



THALAMBUR

# HOME FRONT

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Property prices set to rise to a new high in

More under CMRL Phase II ambit

## Editor's Note



Real Estate in Chennai is bouncing back to new highs after the pandemic-induced slowdown. With home buyers wanting to expand and upgrade their lifestyle, real estate is beginning to benefit and match the renewed vigour of the people. Extra space for work-from-home (a separate office space at home) and familial bonding concepts are turning home buyers to seek bigger and better homes with amenities, style, and comfort.

The pandemic has changed consumer behaviour, buyer type, mode of searching for properties, and prices. House search has turned the digital way and the millennial generation prefers to buy homes rather than rent. Buying is going to happen NOW as prices will soar, opine the buyers. Though bank Interest has gone up compared to the previous year, it is still considerably less and therefore there has been a lot of buying in the real estate sector as it is the best time to invest.

The demand in the real estate sector is seeing an upward trend despite an increase in the cost of construction materials (up by 20%). Actually, home seekers are urged to buy now they fear that prices might soar higher. A study by 'India Real Estate H1-2022' says that Chennai's residential market has registered a 21% year-on-year growth in sales during the first half of 2022.

Another reason why people are increasingly viewing real estate as an investment because compared to all other investment classes, it is the most profitable. In other words, it delivers high returns in the long run and can provide a steady cash flow and several tax benefits. Investing options such as stocks or mutual funds cannot guarantee you a profit unlike its tangible comparable namely, plots, homes or apartments.

We at KG, are excited to present you with new and sought-after projects at prime locations in Chennai, such as **TTK Road, Anna Nagar, Sholinganallur, Mogappair, Srinagar Colony, Toll Gate, and Tiruvotriyur.**

Owning a home gives one emotional security and is a sign of financial affluence. KG's exhilarating new launches that will be rolled out soon will give buyers all this and much more!

Warm Regards

Gayithri Punjabi-Mirza  
(Vice President)

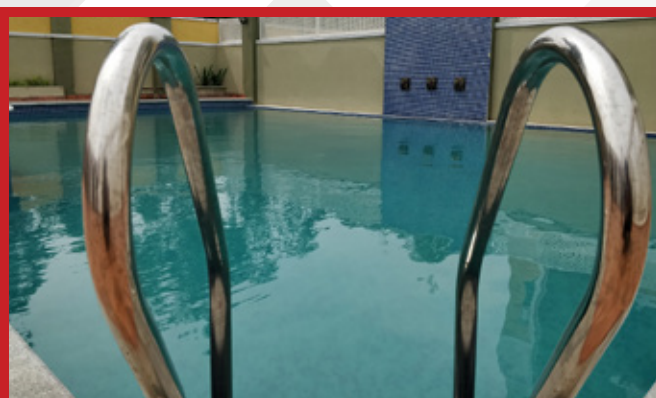
# KG EARTH HOMES READY TO OCCUPY



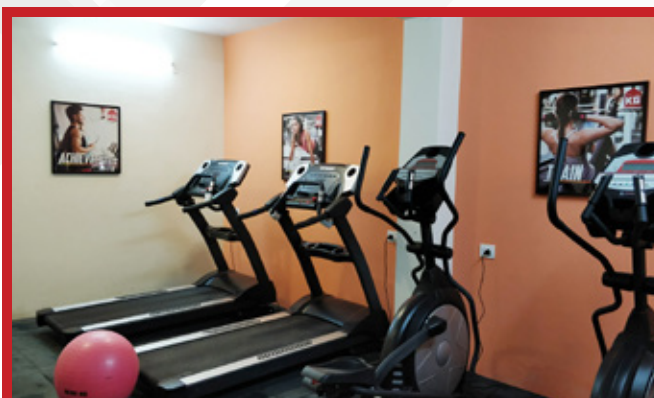
COMPLETED BLOCK VIEW



COMPLETED BLOCK VIEW



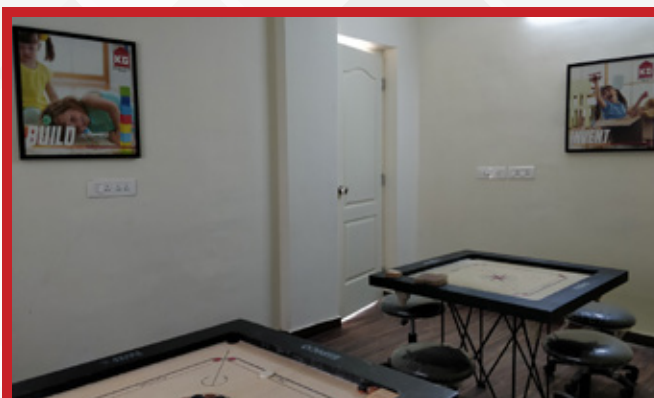
SWIMMING POOL VIEW



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## PROPERTY PRICES SET TO RISE TO A NEW HIGH IN

# NEWS



Thalambur, is five minutes from Sholinganallur and is located in the southern part of Chennai. As it is close to the IT corridor on OMR, it has seen significant growth in the realty sector in the last two decades. It enjoys good connectivity to areas like Ottiambakkam, Moolacheri, Sithalapakkam, Perumbakkam, and Siruseri.

When real estate giants stepped into the suburb of Sholinganallur, a few kilometers from it, in 2012 price of square feet was as low as Rs.3,475 /sq.ft. The surrounding areas too began to witness a steady rise in prices. Within just three years prices doubled in Sholinganallur, Thalambur, Navalur, and other nearby localities. Prices at the end of 2022 (Jul-Sep) were a phenomenal Rs. 7,547/ sq.ft. Just a calm village till a few years ago, this neighborhood gained importance in the real estate sector because of the development of IT parks and other infrastructural development.

**Transport:** Thalambur is well-connected by rail and road. Train stations of Chrompet, Tambaram, Velacherry MRTS, and Tiruvanmiyur MRTS are just 20 km away. The Chennai international airport is accessible via the Pallavaram -Thoraipakkam Road.

**Employment:** A number of IT and other stable companies offer employment in well-connected areas of Sholinganallur, Okkiyam Thoraipakkam, and Karapakkam. One has to reach these areas from Thalambur via OMR.

**Education & Entertainment:** Several international schools such as HLC International School, Amethyst International School, KC High International School, and Gateway International School are located within an 8km radius of Thalambur. Gleneagles Global Health City, The Institute of Neurosciences & Spinal Disorders, Chettinad Health City, and Arun Hospital are present within a 10 km radius of Thalambur.

For all shopping and entertainment needs, residents approach Vivira Mall, Marina Mall, BMR Mall, and KVP Complex.

According to Magic Bricks the price of good real estate complexes in Sholinganallur is Rs. 7,547/sq.ft. with an average price of Rs. 6,106 sq.ft. There are recent rising pricing trends and the potential of the locale in the real estate segment is a burgeoning one. With the confidence to win over the hearts of home seekers, KG EH is offering a low price of just **Rs. 3,999** per sq.ft., with world-class amenities and much more.

*Reference : Magicbricks*

## MORE UNDER CMRL PHASE II AMBIT



The 118.9-km Phase II project of Chennai Metro Rail is set to cover another 93 km in the coming years and the plan is to extend it till Parandur, where a greenfield airport has been proposed.

The ₹61,843-crore Phase II project has been planned with three corridors- Corridor 3 with 45.8-km Madhavaram -Siruseri line, Corridor 4 covering Lighthouse and Poonamallee (26.1 km) and Corridor 5 running from Madhavaram to Sholinganallur (47.0 km).

The Corridor 4 will be extended till Parandur (50 km), Corridor 5 to Avadi through Thirumangalam and Mogappair (17 km) and Corridor 3 from Siruseri to Kilambakkam Bus Terminus via Kelambakkam (26 km).

The government also plans to study the impact of extending these lines. By looking at congestion levels, peak hour travel and demand for transport in these areas, the cost of building them, needed funding, social and environmental impact and various other aspects will be discussed.

There is also a plan to extend the Metro Rail from Chennai airport to Kilambakkam. This line will give the commuters access to the bus terminus from different locations.

Expecting all-round development, people have begun to purchase property, post-covid in Kilambakkam, sholinganallur, Thalambur, Madhavaram and other periphery areas of the city. Also, the work from home concept has caught on and people are preferring mid and high-end units. This will prove to be a boon for real estate developers who will witness more and more demand from home buyers in the city's periphery areas.

*Reference article: published on Sep 16, 2022 in [www.thehindu.com](http://www.thehindu.com)*

### HUMOUR BYTES!

I spotted a group of people standing on the corner of the street drinking earl grey. Turns out it was a T junction

## HOUSES TURN DEARER: JLL

The rise in mortgage and property rates has decreased the affordability of home buyers in 7 cities, say JLL, property consultants. "Kolkata is the most affordable residential market among Pune, Hyderabad, Bengaluru, Chennai, New Delhi, and Mumbai. The consultant released its Home Purchase Affordability Index (HPAI) which signifies whether a household earning an average annual income is eligible for a housing loan on a property in the city, at the prevailing market price. According to the report based on the HPAI values, Kolkata is the most affordable residential market. It is followed by Pune and Hyderabad, Bengaluru, Chennai, New Delhi, and Mumbai.

*Reference article: published on Dec 6, 2022 in [TheAsianAge](http://TheAsianAge.com)*

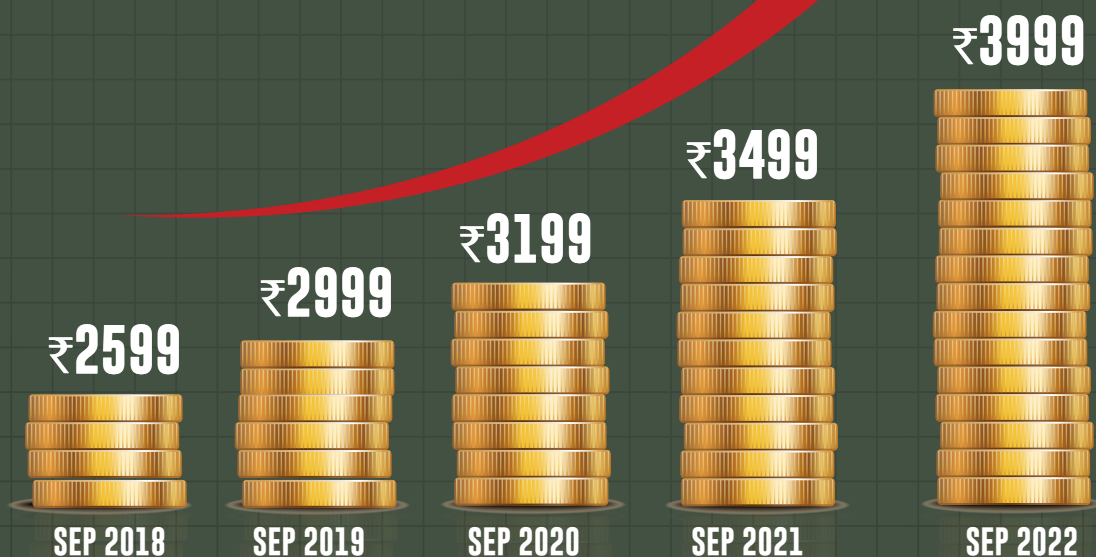
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