

Appreciation Impact for Residential / Commercial Properties located at different Areas

Locality / Area	Within City Limits, Suburb & Outskirts of City (All Directions) (Example - Guindy to Singaperumal Kovil / Red Hills / Poonamallee)					Isolated Area After Chengalpat	Choice is Yours
	1	2	3	4	5	6	
	POSH Area (Within 10 Kms)	Good Area (Within 20 Kms)	Developing Area (Within 30 Kms)	Future Development (Within 40 Kms)	Long Term Investment	Long Term Investment	
Nearby Amenities - Transportation, Shops, Schools, Bank, Hospital, Entertainment, etc	All Amenities Nearby	All Amenities Nearby	All Amenities Nearby Within 1Km	Basic Amenities Nearby Within 2 Kms	Less Amenities Nearby No Amenities	NIL	
Sold Out Properties	90%	75%	50%	30%	20%	Below 20%	
Property available for Re-Sale / Sale	10%	25%	50%	70%	80%	Above 80%	
Buy on Demand (Own Use)	100%	90%	50%	30%	10%	5%	
Buy to Sell in Future (Investment)	0%	10%	50%	70%	90%	95%	
Property Usage	Own Use	Own Use Investment	Own Use Investment	Own Use Investment	Investment	Investment	
Construction & Occupation	Immediate	Immediate	Immediate Within 3 Years	Immediate Within 5-10 Years	Above 10 Years	Above 15 Years	
Scope for Area Development	Developed	Feeble	Good	Decent	Minimum	Less	
Area Development expected in Years	0	Within 1 Year	Within 5 Years	6 to 10 Years	Above 10 Years	Above 15 Years	
Cost of 1 Ground (2400 Sqft) @ Current Price Range in Rs. Per Sqft	1.5Cr & Above 6000 & Above	1Cr – 1.5 Crore 4200 – 6000	50L – 1 Crore 2000 – 4000	25L – 60 Lakhs 1000 – 2500	10L – 24 Lakhs 500 – 900	2L – 10 Lakhs Below 500	
Current Price TAG	Saturated	Nearing Saturation	Value for Money	Affordable	Low Cost	Cheap	
Scope for Appreciation	Limited	Minimum	Decent	Good	Minimum	Less	
Approximate Appreciation Expected in 6 to 10 Years time	30 to 60%	40 to 80 %	80 to 100%	100 % & above	20 to 60%	Below 40 %	

Approximate Appreciation Sample for Knowledge

Approx. Purchase Cost for 1 Ground	1.5 Crores	1 Crore	60 Lakhs	25 Lakhs	15 Lakhs	7 Lakhs	
Approx. Selling Price in 6 to 10 Years	2.2 Crores	1.60 Crores	1.15 Crores	55 Lakhs	21 Lakhs	8.5 Lakhs	
Average Appreciation Expected in 6 to 10 Years time	45%	60%	90%	120%	40%	20%	

Net Result 1 Ground Cost @ Rs.Per Sqft	Buy on Demand 1 Ground = 1 Crore & above @ Rs.4200/- & above per Sqft	Smart Investment 1 Ground = 25L to 96 Lakhs @ Rs.1000 to 4000/- per Sqft	Stretch/Dead Investment 1 Ground = 2L to 20 Lakhs @ Rs.75 to 900/- per Sqft
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Area Development depends on	Extension of Corporation, City Limits / Expansion of Roads / Quick Transport / Water, Drainage Facility & Electricity New Bus Terminus, Train, Airport Projects / New Government Projects / New Industries / New Commercial Projects Residential & Commercial requirements may increase in future in City, Suburb & Outskirts basis the above developments
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