PROPTERA REALTY

moving realty forward



WHERE INVESTMENTS TAKE ROOT

RESIDENTIAL PLOTS AT KUTHAMBAKKAM

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A LAND OF

POSSIBILITIES

Proptera Realty | Residential plots | 590sft - 2598sft | 16.5 acres

Like the banyan tree, your investment deserves strong roots & multiplication.

In the rising growth corridor of **Kuthambakkam,** this plotted development stands tall - offering land that's primed for value appreciation and long-term security. Just as the banyan thrives with deep roots and wide reach, your plot connects seamlessly to **ORR, NH-4, and key metro links.** Surrounded by schools, colleges, health care centers, industries, logistics parks, and smart city plans, it's where infrastructure meets opportunity.

With **well-planned layouts and future-ready amenities,** this isn't just land—it's a foundation for generational wealth. **Invest where your future can grow strong, steady, and expansive - like the banyan.**



NEARBY

INFRASTRUCTURE

1. The **Kuthambakkam bus terminus**, along the Chennai–Bengaluru National Highway (NH4), is a significant infrastructure project aimed at enhancing connectivity and decongesting existing terminals like Poonamallee and Kilambakkam. Developed by the Chennai Metropolitan Development Authority (CMDA) at an investment of ₹427 crore, the Kuthambakkam bus terminus is poised to become a pivotal transportation hub, improving intercity connectivity and supporting sustainable urban development in Chennai.

2. The Kuthambakkam bus terminus is part of the broader **New Town development plan**, which envisions a **"15-minute city"** concept. This initiative aims to create a self-sufficient urban area where residents can access essential services within a 15-minute walk or cycle ride. The development will include metro rail connectivity, well-designed roads, bicycle tracks, and provisions for non-motorized mobility.

3. Extension of **Chennai Metro Phase-II Corridor 4** from Light House to Poonamallee, with a proposed extension to Parandur. This extension would link the metro network to the Kuthambakkam bus terminus, further enhancing connectivity.

LAYOUT

PLAN

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AREA

STATEMENT

PLOT NO.	AREA (SQ.FT)
1	1438
2	1818
3	1280
4	1076
5	1431
6	1485
7	1200
8	1200
9	1481
10	1858
11	1200
12	1200
13	1485
14	1485
15	1051
16	1051
17	1051
18	1697
19	1591
20	919
21	919
22	919
23	919
24	1485
25	1485
26	1051
27	1051
28	1051
29	1051
30	1689
31	1707

PLOT NO.	AREA (SQ.FT)
32	919
33	919
34	919
35	919
36	1051
37	1485
38	1485
39	1051
40	1051
41	1051
42	1051
43	1051
44	2169
45	960
46	985
47	985
48	985
49	985
50	985
51	985
52	985
53	985
54	1485
55	1453
56	1046
57	1046
58	1046
59	1046
60	976
61	976
62	976

PLOT NO.	AREA (SQ.FT)
63	976
64	1488
65	1265
66	2043
67	1619
68	1116
69	1265
70	1488
71	976
72	976
73	976
74	976
75	1046
76	1046
77	1046
78	1046
79	1453
80	1485
81	919
82	919
83	919
84	919
85	919
86	919
87	919
88	919
89	1545
90	1301
91	1051
92	2143
93	2141

PLOT NO.	AREA (SQ.FT)
94	1051
95	1051
96	1301
97	1545
98	1353
99	1200
100	1200
101	1200
102	1200
103	1200
104	1485
105	982
106	1023
107	1144
108	1265
109	1386
110	1507
111	1629
112	1122
113	1029
114	1389
115	891
116	891
117	891
118	891
119	891
120	2017
121	1420
122	891
123	891
124	891

PLOT NO.	AREA (SQ.FT)
125	891
126	891
127	891
128	891
129	1389
130	1433
131	985
132	985
133	919
134	919
135	919
136	919
137	919
138	1811
139	1475
140	919
141	919
142	919
143	919
144	985
145	985
146	1433
147	966
148	760
149	760
150	760
151	760
152	760
153	760
154	760
155	1633

PLOT NO.	AREA (SQ.FT)
156	1628
157	760
158	760
159	760
160	760
161	760
162	760
163	760
164	760
165	966
166	1262
167	888
168	910
169	1202
170	807
171	807
172	807
173	807
174	752
175	783
176	783
177	1111
178	762
179	868
180	868
181	856
182	785
183	980
184	877
185	877
186	762
187	1174
188	1090
189	1006
190	1292
191	1117
192	1124
193	974
194	825

PLOT NO.	AREA (SQ.FT)
195	732
196	730
197	872
198	1272
199	2027
200	1041
201	1552
202	1564
203	1634
204	1243
205	1116
206	1116
207	1116
208	1116
209	1116
210	1116
211	1116
212	1279
213	1154
214	1116
215	1116
216	1116
217	1116
218	1116
219	1116
220	1116
221	1243
222	1561
223	919
224	985
225	985
226	985
227	985
228	985
229	985
230	1046
231	1567
232	1051
233	1051

PLOT NO.	AREA (SQ.FT)
234	1051
235	1051
236	1051
237	1051
238	1051
239	991
240	929
241	1071
242	1316
243	1114
244	1103
245	1122
246	1544
247	1498
248	1452
249	1409
250	1254
251	2598
252	2596
253	1395
254	1069
255	1097
256	1719
257	1292
258	1292
259	1292
260	1292
261	1292
262	1292
263	1292
264	1292
265	1292
266	1292
267	1292
268	1292
269	1292
270	1292
271	1095
272	920

PLOT NO.	AREA (SQ.FT)
273	836
274	729
275	732
276	735
277	751
278	931
279	700
280	695
281	700
282	738
283	738
284	738
285	738
286	738
287	738
288	590
289	524
290	646
291	601
292	502
293	738
294	738
295	738
296	738
297	738
298	700
299	695
300	700
301	738
302	738
303	738
304	738
305	738
306	738
307	823
308	718
309	738
310	738
311	738

PLOT NO.	AREA (SQ.FT)
312	738
313	738
314	738
315	727
316	633
317	727
318	743
319	743
320	743
321	743
322	743
323	804
324	804
325	743
326	743
327	743
328	743
329	743
330	674
331	674
332	674
333	634
334	634
335	634
336	634
337	634
338	737
339	758
340	702
341	702
342	702
343	702
344	702
C.S-1	1794
C.S-2	490
C.S-3	554
C.S-4	356

LOCATION

MAP



LOCATION

ADVANTAGES

SCHOOLS

1. Shree Saraswati Vidyalaya – 2 mins
2. SNM International School – 5 mins
3. Spartan CBSE International School – 10 mins
4. Loyola International Residential School – 10 mins
5. Chennai Public School – 10 mins

COLLEGES

1. Apollo Engineering College – 2 mins
2. DMI College of Engineering – 4 mins
3. Saveetha School of Engineering – 5 mins
4. Saveetha Medical College – 5 mins
5. Apollo Arts & Science College – 5 mins
6. Loyola Institute of Technology – 5 mins
7. Rajalakshmi Institute of Techonolgy – 5 mins

WORK HUBS

1. Irungattukottai Industrial Estate - 10 mins
2. Thirumazhisai SIPCOT - 10 mins
3. New Tidel Park - 25 mins
4. Sriperumbadur Industrial Estate - 30 mins
5. DLF & L&T - 35 mins
6. Thirumudivakkam Industrial Estate - 40 mins

ENTERTAINMENT

1. Queensland Amusement Park - 5 mins
2. EVP Cinemas - 5 mins
3. EVP Film City - 5 mins
4. Chokhi Dhani - 5 mins

HOSPITALS

1. Saveetha Medical College & Hospital - 5 mins
2. Rajalakshmi Hospital - 10 mins
3. Panimalar Medical College & Hospital - 15 mins
4. Aravind Eye Hospital - 20 mins
5. Metha Multi Specialty Hospital - 25 mins
6. Ramachadra Medical College & Hospital - 30 mins
7. Apollo Hospital - 30 mins

30+ THOUGHTFUL

AMENITIES

1. Pathway
2. Party Lawn
3. Pergola Seating
4. Grass Mount
5. Childrens Play Area
6. Hopscotch
7. Trampoline
8. Square In The Air
9. Tree House
10. Chalk Board Wall
11. Mountain Climbing Wall
12. Senior Citizen Seating
13. Sand Pit
14. Gaga Ball
15. Fun Palatte
16. Jogging Track
17. Badminton Court
18. Cricket Net Practice
19. Basketball Court
20. Golf Putting Court
21. Yoga Deck
22. Pets Park
23. Pets Wash
24. Therapeutic Garden
25. Soul Garden
26. Organic Garden
27. Rose Garden
28. Lily Garden
29. Umbrella Seating
30. Bonfire Pit
31. Barbeque Lawn
32. Outdoor Fitness Area







PRICE APPRECIATION

KUTHAMBAKKAM

2012	2016	2020	2022	2024	2030
₹600 Per Sq.ft.	**₹1300** Per Sq.ft.	**₹1800** Per Sq.ft.	**₹2200** Per Sq.ft.	**₹4000** Per Sq.ft.	**₹6500** Per Sq.ft.

A banyan doesn't stop growing neither will your returns



From Kuthambakkam soil
to a canopy of prosperity

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