



ROAD OF INFRASTRUCTURE

Several infrastructure projects are expected to find shape this year, paving the way for further real estate development

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in the last ten years,

Chennai has expanded on all the three sides. Many localities have been added to the limits of Chennai Corporation and the government has penned down plans for further development of a constantly growing city. Among the many long-term plans, there are a few that are expected to see implementation this year.

"All eyes are set on the metro rail project as one phase is expected to open this year. If the overhead extension between Alandur, Saidapet, air-port and the stretch beyond Koyembedu opens, this will re-

duce a majority of tourist traffic around the area and will be a significant addition to the city's infrastructure. This corridor will induce the growth of office spaces as businesses (both big and small) will establish base around the metro station. This will also trigger the residential growth around the areas," says R Kumar, MD of Navin's, who feels that concentrating on the metro rail is not enough. Focus should also be placed on facilitating transportation facilities from the station. "Auto stands, bus terminus, taxi services and additional car and two wheeler parking should also be provided," Kumar adds.

Transportation and decongesting traffic bottlenecks will

be the prime focus in 2016 as developers see many connectivity projects opening up. "In the coming year, we will also see the MRTS and metro rail integration project taking place. Keeping the transport in mind, the attention will also be on converting the East Coast Road (ECR) stretch into a six lane road," shares Prathish Devadoss, MD, VGN.

"Chennai's Outer Ring Road (ORR), which will connect the GST Road from Vandalur to the Tiruvottiyur Ponneri Pancheti (TPP) Road in Min-jur, is also one of the key developments. The Smart City project will also kick start this year. The Corporation of Chennai has shortlisted three neighbourhoods - T Nagar, Sholin-



WE WILL SEE THE MRTS AND METRO RAIL INTEGRATION PROJECT TAKING PLACE. ATTENTION WILL ALSO BE ON CONVERTING THE EAST COAST ROAD (ECR) STRETCH INTO A SIX LANE ROAD

ganallur and Mylapore - for development under the centre's Smart City project. It will select one of the three places to present the Smart City challenge mission proposal as a prerequisite to find a place in the final list of 20 cities across the country. The selected cities will get '1,000 crore over five years,' shares Sarita Hunt, managing director, JLL, Chennai and Coimbatore. "We will also see projects related to the clean-up of the Coovum, solid waste management plants being set up and more power projects opening up," adds Devadoss.

While the year looks promising, N Nandakumar, MD of Devinarayan Housing, says that the prime focus should be water manage-

ment, given the havoc caused by the recent floods. "The city's development is incomplete as there is a dislocation of basic infrastructure development. Facilities like water supply, drainage, power supply and sewerage system need to be in place for the area to function properly. The government needs to focus on quality development to help people live a quality life," he says.

Nandakumar also says that developers are ready to help the government in giving a facelift to the city. "Developers can contribute towards the city's infrastructure in many ways. We can support in form of knowledge facilitation by reaching out to various international bodies and participating through consultation. Developers can also assist by creating support infrastructure in their upcoming projects and green field areas," he says. "Do not allow residential developments to take place in an area until basic infra-structural development has taken place," Nandakumar suggests.

- With inputs from
Arjun Narayanan

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RESIDENTIAL APTS: CHENNAI

Locality	Capital Values (₹/Sq feet)
Adyar	7670 to 9570
Anna Nagar West	7630 to 9920
Kilpauk	9850 to 13070
Korattur	5290 to 6870
Mylapore	14160 to 19200
Okkiyam Thuraiyakkam	5240 to 6280
Perambur	5510 to 6560
Rajakilpakkam	4290 to 5070
Selayur	4250 to 5130
Siruseri	3660 to 4410
T Nagar	10280 to 13650

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FAST FACT

THE CORPORATION OF CHENNAI HAS SHORTLISTED THREE NEIGHBOURHOODS - T NAGAR, SHOLINGANALLUR AND MYLAPORE - FOR DEVELOPMENT UNDER THE CENTRE'S SMART CITY PROJECT

PICK OF THE WEEK

Big demand for panorama park in Kelambakkam, OMR

30 PER CENT PLOTS SOLD IN 30 DAYS

This fully compounded gated community of premium residential plots enjoys the advantage of strategic location, excellent connectivity, perfect infrastructure including bitumen topped internal roads, street lights and piped water connection. This development remained totally unaffected even during the recent record rainfall and consequent flooding.

Situated near Kelambakkam, just 500 meters from OMR and surround-



ed by projects of reputed property development companies, is one of the finest housing plot projects by Green-

peace Luxury Homes, spread across a sprawling 4.30 acres, with plotted development in 2.35 acres and the remaining 1.95 acres earmarked for children play area, lawn, walking & jogging track and an exclusive space for organic vegetable garden. Individual plots here measure in sizes from 1/2 to 1 1/2 grounds. This once in a life time investment comes at amazingly affordable price of Rs. 1750/- per sq.ft. Bank loan available.

For details contact **Panorama Park**,
OMR, 9962167778 / 9884012344