

Pammal in south Chennai rides on affordability and connectivity

If property in Pallavaram and Chromepet are beyond your means, Pammal is the next best option you can opt for. Situated in the southern part of Chennai, the locality offers property in the range of Rs 30-40 lakh. As per MagicBricks.com, the prevailing property rates in the locality are Rs 3,500-4,200 per sq ft.

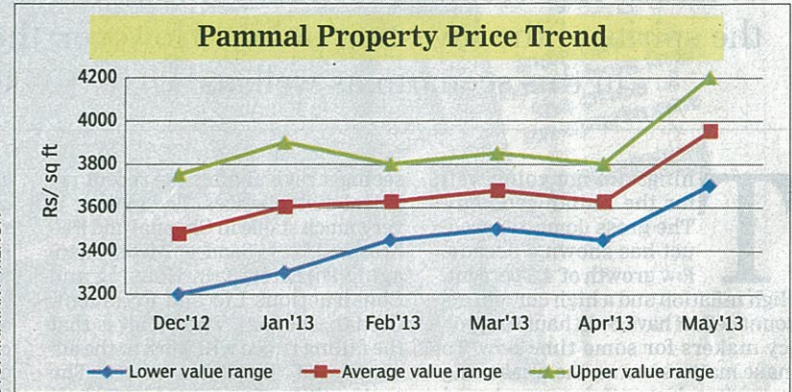
“Pammal is situated within 3-4 km distance of Pallavaram and Chromepet, where property is available for Rs 4,500 and above per sq ft,” says S Kirubakaran, proprietor, Remax Choice Realty.

Apart from this, Pammal has close proximity to the airport and railway station. “The nearest railway Station is at Pallavaram which is 3 km away and the Chennai airport is about 3.5 km away,” says Udaya Kumar, proprietor, Landscape Builder.

So, what type of property is most sought-after in this



PHOTO: VINAYAK P MENON



The above graph explains multi-storey apartment price trends month-over-month with lower, upper and average property price band

Reader's Take



Shivakumar Thandavan
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The areas around the metro line will be the ones which will see an increase in price in the next few years.

locality? Kirubakaran says, “In housing configuration, 2BHK is in high demand in Pammal. However, noticeable demand for 1BHK exists as well. Even developers present in the locality are concentrating on building the same property type.”

“Pammal is situated close to IT hubs such as Porur, Velechary and Guindy. These localities are situated within a 9-12 km distance of each other, which makes Pammal a preferred destination for professionals working in the IT hubs. Pammal is an affordable locality for those who are earning about Rs 5 lakh per annum,” says Kirubakaran. “Since the locality is situated close to

the airport and railways station, it is preferred by those who have to travel frequently,” he adds.

There are many schools and colleges located in and around Pammal; Sri Sankara Vidhyalaya Matriculation, Sri Sankara Vidhyalaya primary school, CSI, Annai Velankanni School, Bhuvarahan School, Ammani Ammal School, Polytechnic to name a few. Hospitals such as B P Jain Hospital, Sri Sankara Eye Hospital, Subiksha Hospital and JIP Heart and Diabetic care are located in the area. Due to its social infrastructure, the locality is in high demand from end-users than investors.

Neighbourhood Watch

Localities	Capital Value Range (Rs/sqft)	Configuration Supply in BHK	Market Performance
Chromepet	4200 to 4950	2 to 3	↑
Kundrathur	3100 to 3350	1 to 2	↓
Tamabaram	3250 to 3900	1 to 2	↑