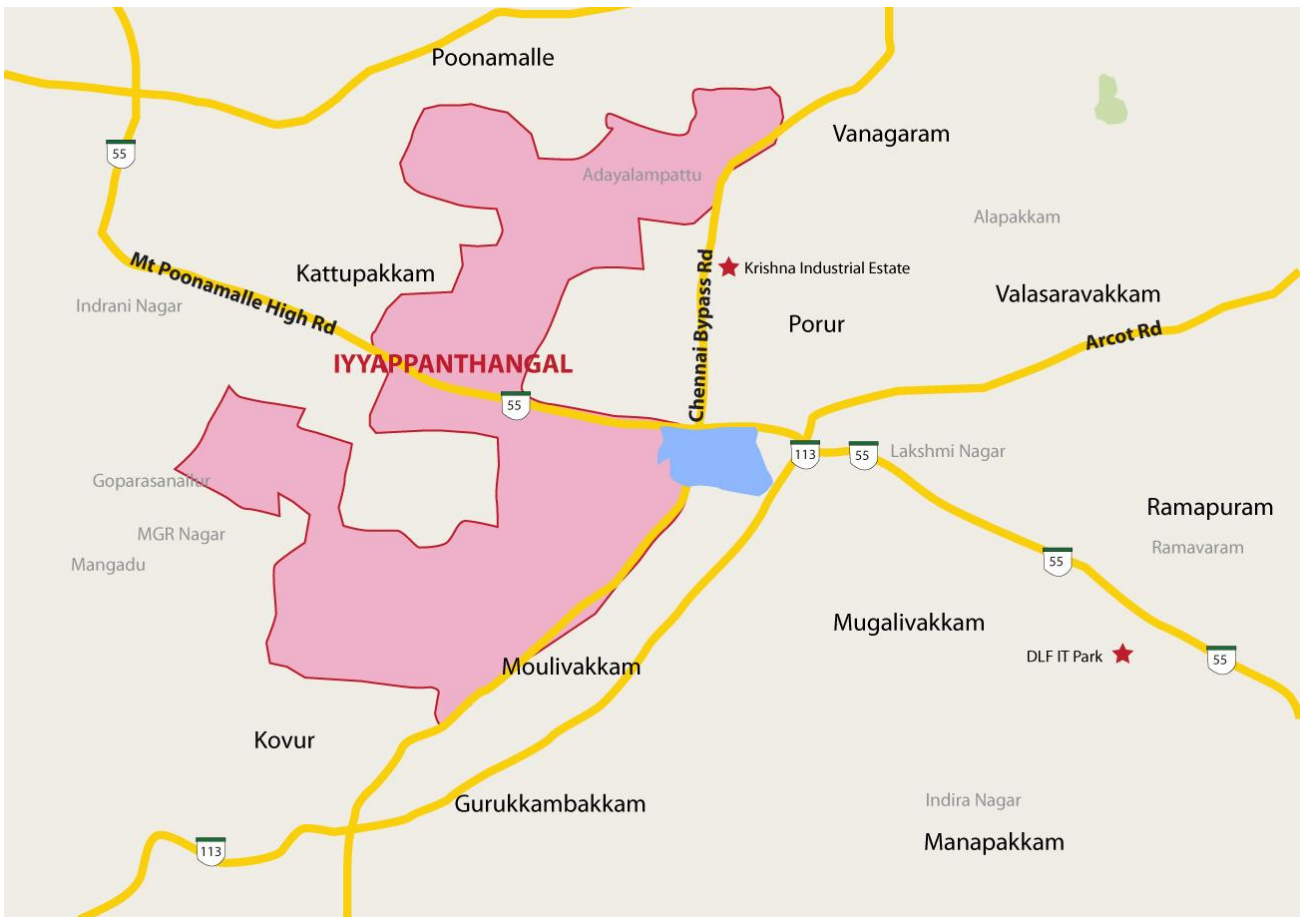


# Iyyappanthangal

Iyyappanthangal is a Chennai suburb located in Kanchipuram district, 19 kms away from Chennai Central. It is ideally placed next to Porur, a locality which has witnessed high demand over the last few years. Other localities which surround it are Kattupakkam and Poonamalle which are up and coming residential localities.

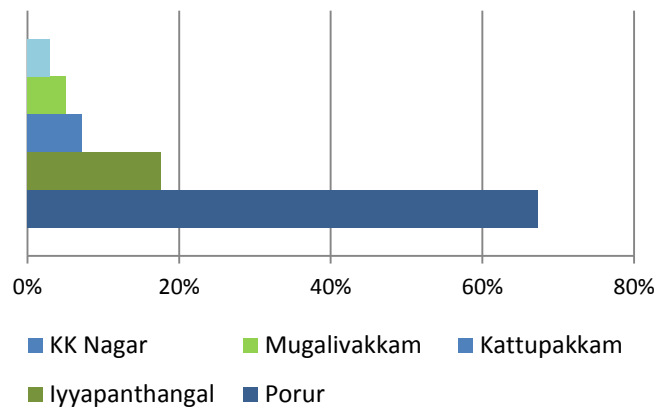
Connectivity has a large role to play in this locality’s growth story. The Mt. Poonamalle High Road and the Chennai Bypass Road, which are considered to be Chennai’s major arterial roads, pass through Iyyappanthangal. It is well connected to the industrial corridors in Sriperumbudur, Ambattur and Guindy.



## Some Facts

<b>Road Connectivity</b>	Chennai Bypass Road, Mt. Poonamalle High Road
<b>Public Transport</b>	Iyyappanthangal bus depot
<b>Distance from Iyyappanthangal</b>	Airport : 12 Kms Guindy station : 11 Kms DLF IT Park: 5 Kms

## Locality Ranking – KK Nagar, Mugalivakkam, Kattupakkam, Iyyappanthangal, Porur



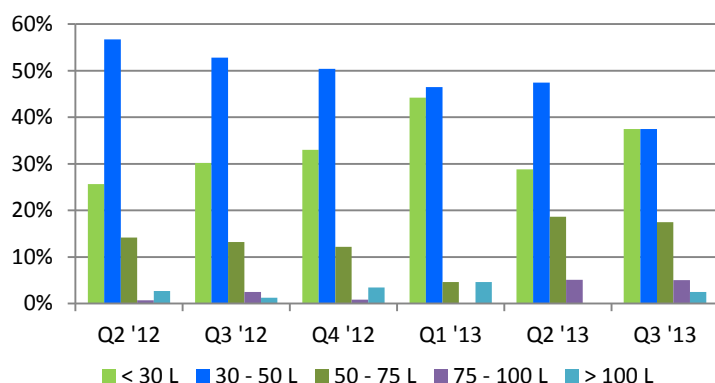
- The Chennai Bypass Road connects Iyyappanathangal to Porur, Anaputhur, Perungalathur, Maduravoyal and the Ambattur Industrial Estate
- The Mt. Poonamallee Road passes through this locality and connects it to Porur, Kattupakkam, Ramapuram, Nandambakkam, St.Thomas Mount and Guindy
- Once the Chennai Metro becomes functional the nearest metro station to Iyyappanathangal will be located in Guindy
- Though the Monorail will not pass through this locality, it will connect Porur to Vadapalani, Poonamallee and Kathipara Junction
- The Chennai International Airport is located at a distance of 12kms from Iyyappanathangal

### Mapping Demand for Iyyappanthal: Top Localities\*

Residing Locality	Demand in %
Porur	24.59
Iyyapanthangal	11.48
Kattupakkam	4.92
KK Nagar	4.92
Kodambakkam	4.92
Alwar Thirunagar	3.28
Mugalivakkam	3.28
Agaram	1.64
Ambattur	1.64
Choolaimedu	1.64

\*The current residing locality of buyers looking for properties in Vadapalani

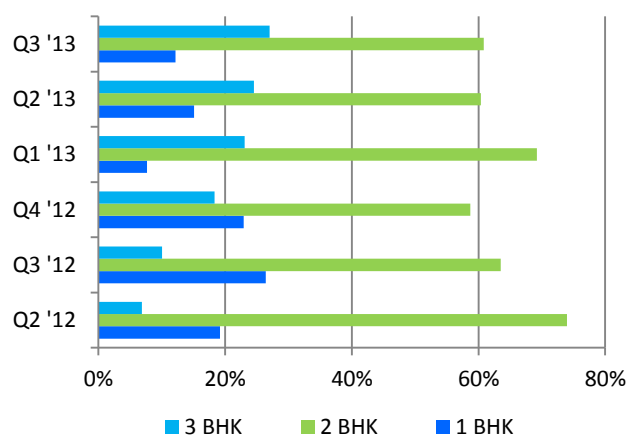
### Budget Preference of Buyers



- Small local builders are present here in abundance. The area is yet to see projects from well-known developers
- The price for properties here ranges between INR 4000 to INR 4500 psft
- Over the last six quarters, 50% of buyers were willing to invest INR 30 to 50 lakhs, closely followed by the less than INR 30 lakhs range
- 51 % of buyers are willing to spend INR 3000 to 4000 psft on properties including on [plots in Iyyappanthal](#)
- There is maximum demand for 2BKH [flats for sale in Iyyappanthal](#) with over 60% of buyers preferring this configuration

- The industrial belt of Sriperumbadur is connected to Iyyappanthal through National Highway 4
- Intersected by a number of major roads, the locality forms a major junction and faces heavy traffic movement
- After Porur became a sought after locality, Iyyappanthal, which is its immediate neighbour, has experienced an increase in demand as well.
- The area is popular among those working in nearby IT Parks such as DLF IT Park, L&T and Jayanth Tech Park

### Unit Type Preference of Buyers



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