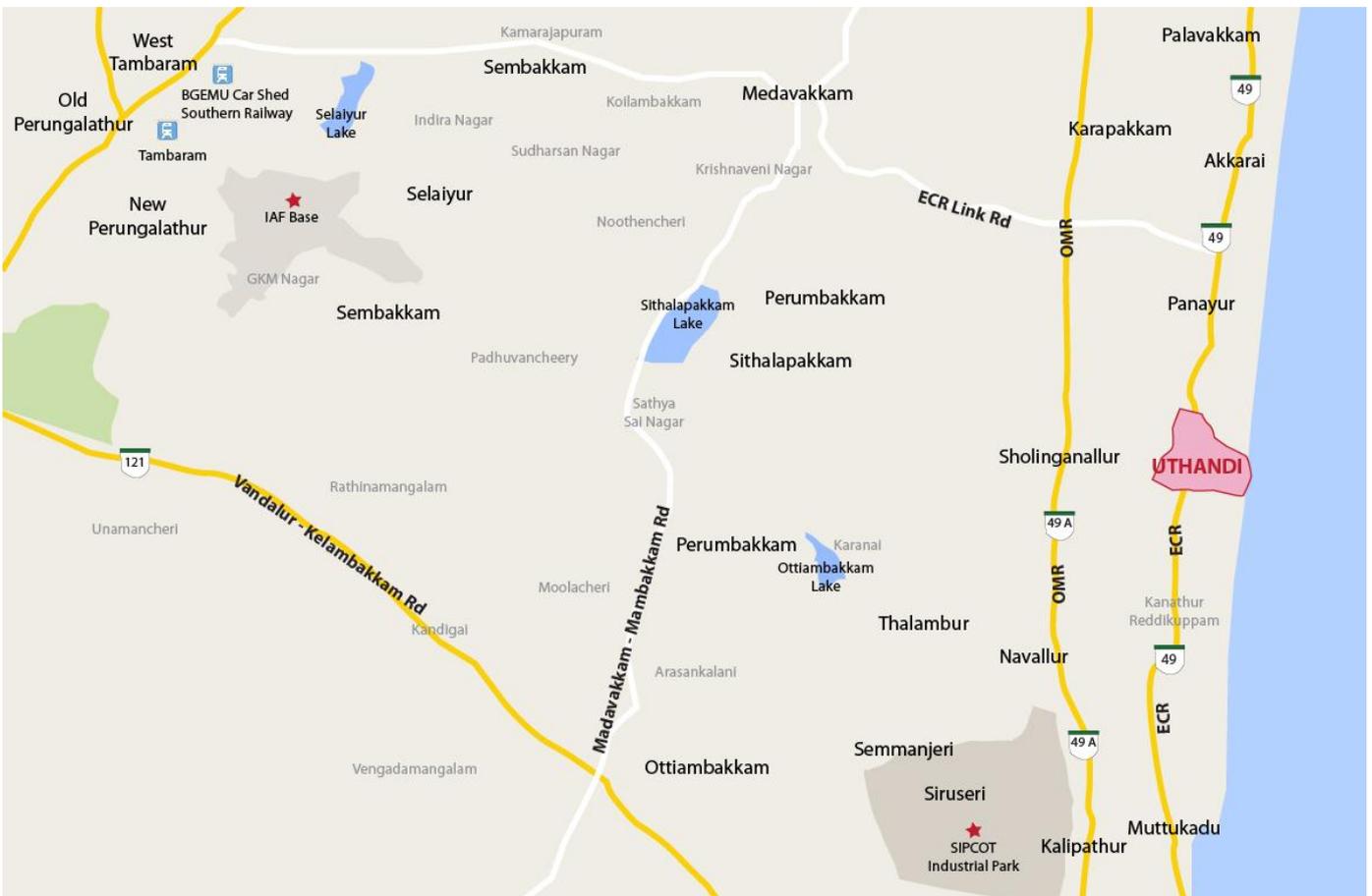


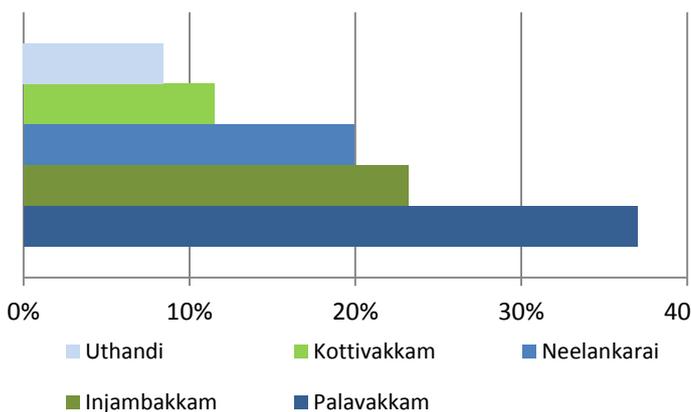
Uthandi

Uthandi is a growing suburb on ECR (East Coast Road) and is emerging as a preferred destination for the hospitality industry. While its neighbouring localities like Neelankarai and Palavakkam have flourished in terms of real estate, Uthandi is still awaiting major development on this front. Picturesque view and good connectivity to OMR (Old Mahabalipuram Road) has pushed a number of builders to consider Uthandi as an investment option.

Although the area is not connected via trains yet, the closest MRTS (Mass Rapid Transit System) station is the Thiruvanniyur MRTS which is about 13 km away. However, Uthandi is very well networked to the city via MTC buses (Metropolitan Transport Corporation). There are a number of buses from Chennai Central (27 km), Broadway (27.5 km) and Parrys (27 km) to Uthandi at regular intervals.



Locality Ranking: Uthandi



- Becoming one of the most favourable locality on the ECR belt, owing to the availability of large land parcels, [properties in Uthandi](#) are now being bought by builders and investors to build many residential projects
- Dotted by luxury villa projects, the neighbourhood is slowly attracting a number of HNIs (High Net-worth Individuals), NRIs and expatriates

- The stretch before the Uthandi Toll Plaza has many uber-luxurious residential projects which are priced in the range of INR 7,600 to 15,000 psft
- Further with improving connectivity via the ECR Link Road between Thoraipakkam–Pallavaram Radial Road junction and Neelankarai many IT professionals from OMR are also investing in homes here
- ECR belt is considered to be an accident prone zone and the government is taking steps to widen this 33 km stretch at a cost of INR 272 crore
- The roads in Uthandi are promptly lined with LED street light that help reduce collision during the nights

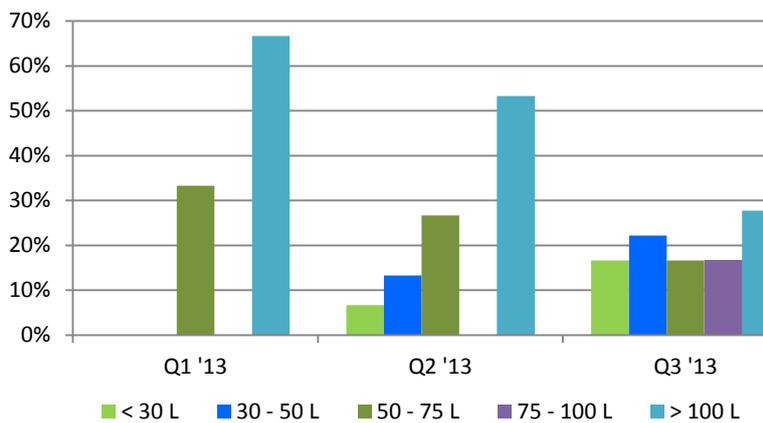
Demand for Uthandi: Top Localities*

RESIDING LOCALITY	DEMAND IN %
Adyar	9.09
Ambattur	9.09
Egmore	9.09
Palavakkam	9.09
Ponnammanmedu	9.09
Thiruvanmiyur	9.09
Uthandi	9.09
Villiambakkam	9.09

The current residing locality of buyers looking for properties in Uthandi

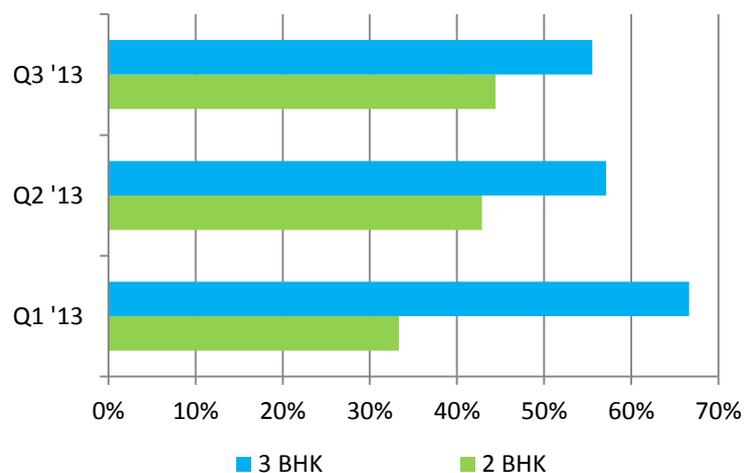
- Crime rate in suburban Chennai is high as compared to the city. Therefore the Neelankarai Police Station is on regular patrol to a keep track of the law and order situation in Uthandi
- Located on the entertainment corridor, Uthandi attracts the cosmopolitan crowd with its getaway spots, resorts and recreational options. There is very little organized commercial establishments in the region
- Apart from luxury projects, the area has few mid-segment developments too. These include apartments and plots
- [Apartments in Uthandi](#) costs anywhere between INR 5,000 to 7,000 psft

Budget Preference of Buyers



- The locality might not see major land price appreciation in the next few years but the property prices will still remain high because ECR has been a luxury residential real estate hub of Chennai
- Residential plot for sale in Uthandi could cost anywhere between INR 2,155 to 3,600 psft
- Uthandi falls under the CRZ II (Costal Regulation Zone II), where structures can be built only on the landward side
- Any property that is bought here needs to be registered at the SRO (Sub-Registrar Office) in Neelankarai

Unit Type Preference of Buyers



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