




PROJECT PROPOSAL



An aerial photograph of a rural village in Madurai, India. The image shows several small, simple houses with corrugated metal roofs, surrounded by lush green trees and vegetation. A dirt road or path runs through the center of the village. The overall scene is peaceful and rural.

SUBIKSHA BHOOMI MADURAI





மதுரை கப்பலூர்

சுபிக்ஷயுமி

வீட்டடி மனைகள்



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City Population

3.03 MN

Decadal Population Growth

17.95%

City Area

148 SQKM

Literacy Rate

83.45%

Key Highlights



KEY ECONOMIC DRIVERS

Manufacturing food products & textile industry are the major industries of the city



2ND LARGEST AREA

2nd largest corporation city by area and third largest city by population in Tamil Nadu



RUBBER GROWING AREA

One of the few rubber growing regions in India and consists of many rubber based industries



4% OF GDDP

Madurai contributes 4% of Gross District Domestic Product to the State GDP



IT/ITES

Madurai is promoted as a second-tier city for IT and some software companies like Honeywell Technology Solutions have opened Centres in Madurai



30 Engineering Colleges

Madurai Residential Real Estate Sector Outlook

Property rates in Madurai have risen by 1.75% in the last 1 year after witnessing downward trends during the height of COVID lockdowns in 2020. According to price trends, buying and selling properties in Madurai is currently profitable.

On an average, the per square foot rate of a property in Madurai is ₹4,062, while the most expensive property listed here is ₹17,561 per square foot. Nowadays, as investors are looking for budget homes in the medium price range category, there is a massive surge in demand for these types of homes among buyers. In addition, luxury and ultra-luxury units are also seeing customer interest.

Residential Real Estate vs Other Asset Classes

The following is a comparison between residential real estate and other asset classes and the returns they give:

Residential Real Estate vs Commercial Real Estate

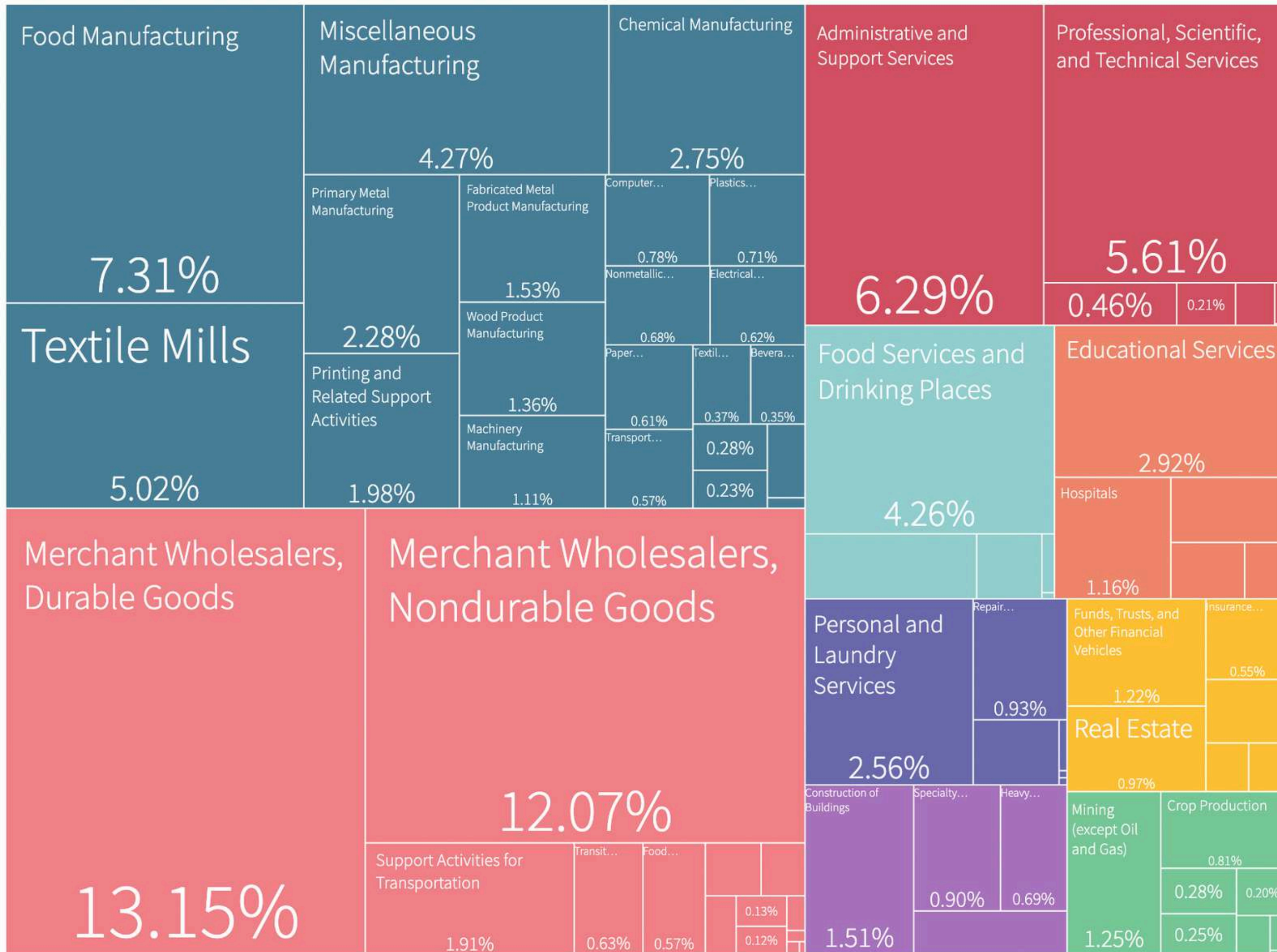
Residential real estate offers better tax benefits in comparison to commercial real estate if the property is taken on a home loan. While commercial real estate provides greater returns than residential property, it is easier to look for a tenant in the case of residential property.

Discover More: [Guide for Madurai Commercial Real Estate Investment](#)

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WHAT IS MADURAI'S ECONOMIC COMPOSITION?

Madurai has a population of 1.5 million people (2020) and an estimated GDP per capita of \$8.7 thousand. Out of the 348 cities covered in Asia, Madurai ranks as the 88th most populated, and displays the 304th highest GDP per capita. Madurai's labor force consists of about 454 thousand workers.

The largest sector in Madurai consists of Manufacturing industries, accounting for 33.06% of employees in the city. A prime example is Food Manufacturing, providing 7.31% of the city's employment. Similarly, it shows a large presence in Trade and transportation (29.23%), in industries such as Merchant Wholesalers, Durable Goods (13.15%).

MARKET TREND AND ANALYSIS

Brief overview of Madurai city

Located in the southern state of Tamil Nadu, Madurai is renowned for its architectural marvels, especially the iconic Meenakshi Amman Temple, which draws tourists from all over the world. The city's economy is robust, supported by diverse industries such as textiles, automotive, and information technology. Additionally, Madurai has a thriving agricultural sector, contributing significantly to its economic stability and growth. This diverse economic base not only sustains the city's population but also enhances its real estate potential, attracting both local and national investors.

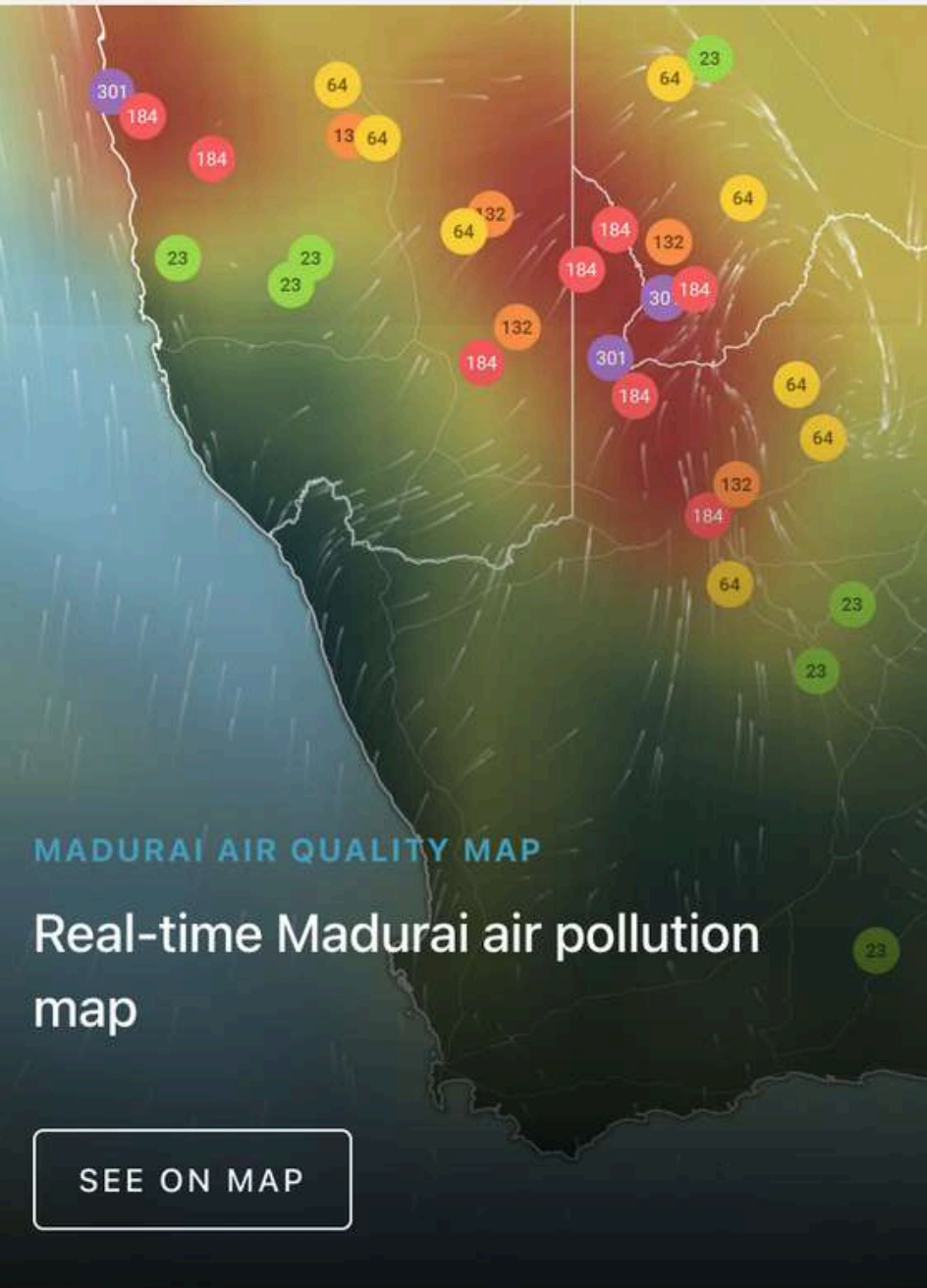
Key features of Madurai real estate

The market offers a wide array of properties, including residential, commercial, and industrial spaces. Key features of this market include:

- **Affordable housing:** Compared to major metropolitan areas, Madurai offers more affordable housing options, making it an ideal choice for first-time homebuyers and investors seeking value for money.
- **Infrastructure development:** The city is witnessing significant infrastructure projects, including the expansion of roads, the development of new residential colonies, and the enhancement of public utilities.
- **Property value appreciation:** Consistent appreciation in property values has been observed, driven by increasing demand and improved infrastructure, ensuring good returns on investment.

Current market trends in Madurai

The market is currently experiencing steady growth, primarily driven by the rising demand for residential properties and commercial spaces. New residential projects are being developed to cater to the growing population, and improved connectivity through enhanced transportation networks is making previously inaccessible areas more attractive. Additionally, the influx of IT companies and industrial growth is boosting the demand for commercial real estate, further propelling the market.



US AQI **33**

LIVE AQI INDEX **Good**

OVERVIEW

What is the current air quality in Madurai?

| Air pollution level | Air quality index | Main pollutant |
|---------------------|-------------------|----------------|
| Good | 33 US AQI | PM2.5 |

| Pollutants | Concentration |
|------------|-------------------------------|
| PM2.5 | 6 $\mu\text{g}/\text{m}^3$ |
| O3 | 6.8 $\mu\text{g}/\text{m}^3$ |
| NO2 | 4 $\mu\text{g}/\text{m}^3$ |
| SO2 | 10.7 $\mu\text{g}/\text{m}^3$ |

AIR QUALITY DATA CONTRIBUTORS

1 Station operated by AQI US legend



Tamil Nadu

Madurai AIIMS gets off ground, work to be over in 33 months

The release said the institute aims to provide high-standard healthcare, comprehensive medical education, and innovative research.



Puja ceremony for the All India Institute of Medical Sciences (AIIMS) Madurai project. (File - Photo | Special arrangement)

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Over 15 lakh patients visit Tamil Nadu annually for medical diagnosis and treatment, according to the state tourism department. As the state has established itself as a leader in medical tourism, the state department of tourism along with hospitals have established a Medical Tourism Information Centre at the Tamil Nadu Tourism Complex and travel desks in Chennai and Madurai. A core committee of medical experts and the Directorate of Medical Education oversee the system.

The department of tourism is also planning to launch a medical and wellness tourism scheme to develop medical and wellness tourism in Tamil Nadu, in line with the National Strategy and Roadmap drafted by the Ministry of Tourism. Efforts will be taken to promote Tamil Nadu under the 'Heal in India' brand while setting up enabling regulatory and institutional frameworks for medical and wellness tourism.

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Tamil Nadu is leading in the medical tourism sector in India with over 40 per cent of the international patients availing medical services in the state.

Cities such as Chennai, Coimbatore, Madurai, and Vellore attract 1.5 million international patients annually.

About the impact of the Covid-19 pandemic and the subsequent lockdowns on the medical tourism industry, Praveen Kumar Miital, Senior Director, FICCI said, "Even during the Corona pandemic, this sector, which saw less than 5% growth, is now growing at 29.3%."

"Medical treatment in India is provided at a cost that is about a tenth of the cost that needs to be paid in America and Britain. Though patients in these countries are covered under the insurance scheme, the wait time is long. India has zero wait time. This conference will give a boost to the sector, and help focus on policies," he added.

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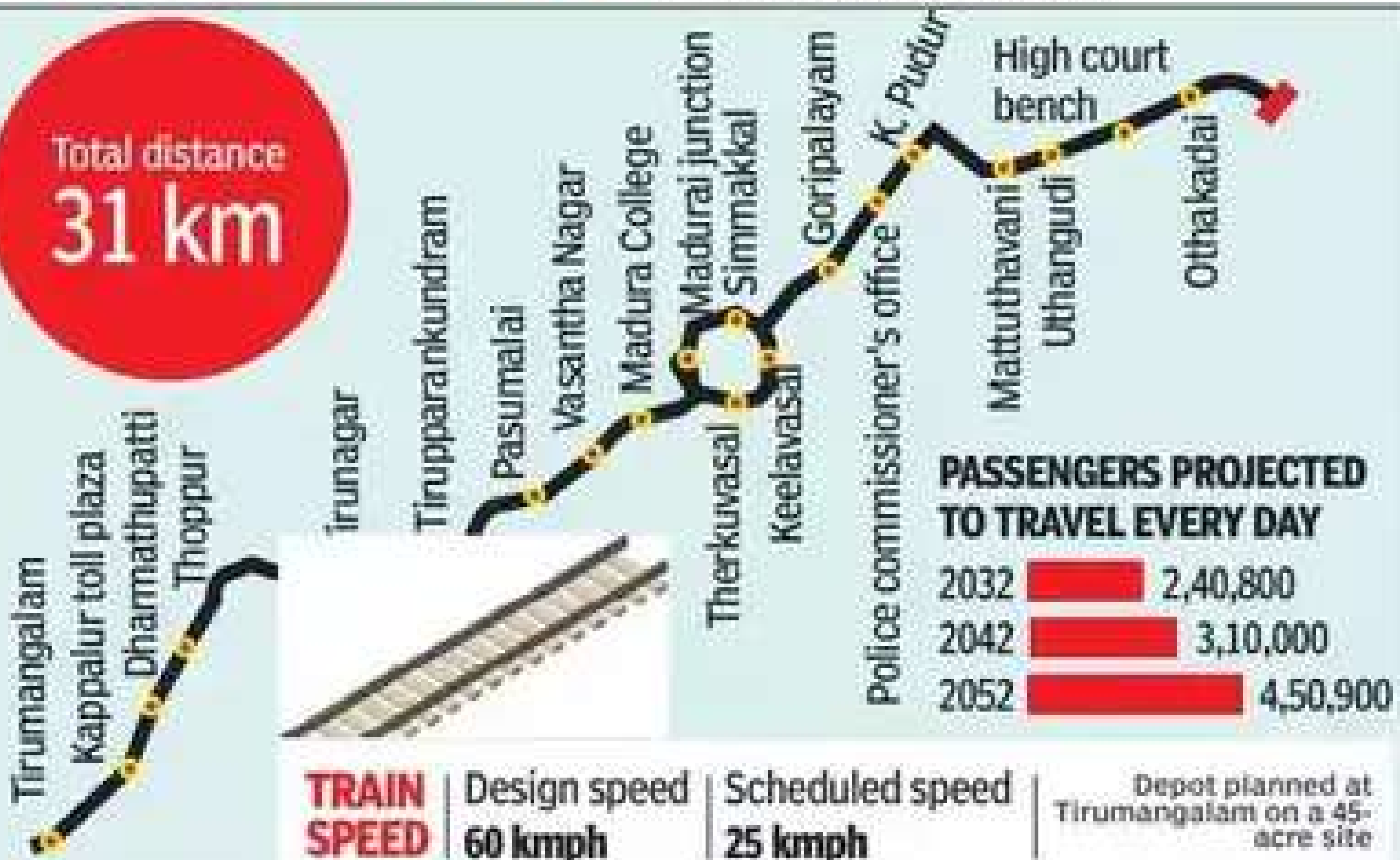
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MADURAI: In the final detailed project report (DPR) for Madurai metro, a total

MADURAI METRO

A feasibility report has been submitted to the state government

Total distance
31 km





- ◆ துணைகோள் நகரம் எதிரில் நமது மனை பிரிவு அமைந்துள்ளது.
- ◆ Benz, BMW, Toyota, Suzuki, Mahindra, Renault, TATA, Nissan, M போன்ற மிகப்பெரிய கார் விற்பனை நிறுவனங்கள் அமைந்துள்ளது.
- ◆ SBI, Canara Bank, Indian Bank போன்ற அரசு வங்கிகள் நமது மனை பிரிவின் அருகில் அமைந்துள்ளது.

- ◆ திருப்பரங்குன்றம் முருகன் கோவில் 20 நிமிட பயணம்
- ◆ திருமங்கலம் பஸ் நிலையம் 10 நிமிட பயணம்
- ◆ விமான நிலையத்திற்கு 20 நிமிட பயணம் மட்டுமே
- ◆ சுவையான குடிநீர் மற்றும் சுகாதாரமான காற்றோட்ட அமைப்பு
- ◆ மின்சார இணைப்புகள் உள்ளது.
- ◆ மெட்ரோ ஜங்ஷன் மிக அருகில்
- ◆ வாஸ்து முறைப்படி அமையபெற்ற வீட்டடி மனைகள்
- ◆ AIIMS மருத்துவமனைக்கு 10 நிமிட பயணம்.



AIIMS MADURAI... KAPPALUR AREA IS CALLED AS "MADURAI GOLDEN REGION AREA."

Key Plan

| | | | | |
|----|----|-----|----|---|
| 67 | 65 | 40 | 38 | 2 |
| 66 | 39 | 39A | 1 | |

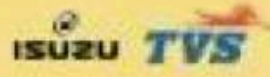
9.15km அகல கூத்தியங்குனிடு சாலை

சுபிக்ஷயுமி



சுமார் 1000 மீட்டர்

கருப்பயா
கா
அகலாபிம்



சி.பி.என் ரோடு



30 அடி சரிவில் ரோடு



மதுரை - திருநெல்வேலி 6 வழி சாலை

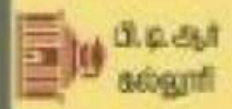
30 அடி சரிவில் ரோடு



சுமார் 100 மீட்டர்



தினமணி





TATA
Tata Motors Cars
Showroom - Chima...

Volkswagen
Volkswagen Madurai
வோக்ஸ்வேகன்
மதுரை

HYUNDAI
Susee Hyundai, Kappalur
சுஷி ஹைண்டாய்,
கப்பலூர்

Pillayr Kovil
பிள்ளைர்
கோவில்

TNCSC

Volkswagen

PARLE

Koothiyarkundu
sri Meenakshi...

Koothiyarkundu
Post Office
கூத்தியர்குண்டு
தபால் நிலையம்

MG
MG Madurai

Mercedes

BRITANNIA
Britannia
Industries Madurai

Sri Amman Polymers
ஸ்ரீ அம்மன்
பாலிமர்ஸ்

Mahindra Automotive
Manufacturers - SUV...

MARUTI SUZUKI

Maruti Suzuki ARENA
(Meenakshi Autozone...)

Shri Angala
Parameshwari Temple
ஸ்ரீ அங்காள
பரமேஸ்வரி...

SBI

IFB
IFB Industries
Ltd, Madurai

MaduraPET Industries
மதுரா பிளாஸ்டிக்
பாட்டில்...

Suresh Milk Fresh
சுரேஷ் மில்க்
ஃப்ரெஷ்

NH
44

PENGUIN
APPARELS (P)
பென்குயின்
அப்பரெல்ஸ் (பி)...

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PTR ENGG COLLEGE

5 KM

PROPOSED THOPPUR METRO

2.8 KM

PROPOSED DHARMATHUPATTI METRO

1.5 KM



PROPOSED KAPPALUR METRO

3.5 KM



5.6 KM

THIRUPARANKUNDRAM RAILWAY STATION

THIRUPARANKUNDRAM TEMPLE

MADURAI AIRPORT

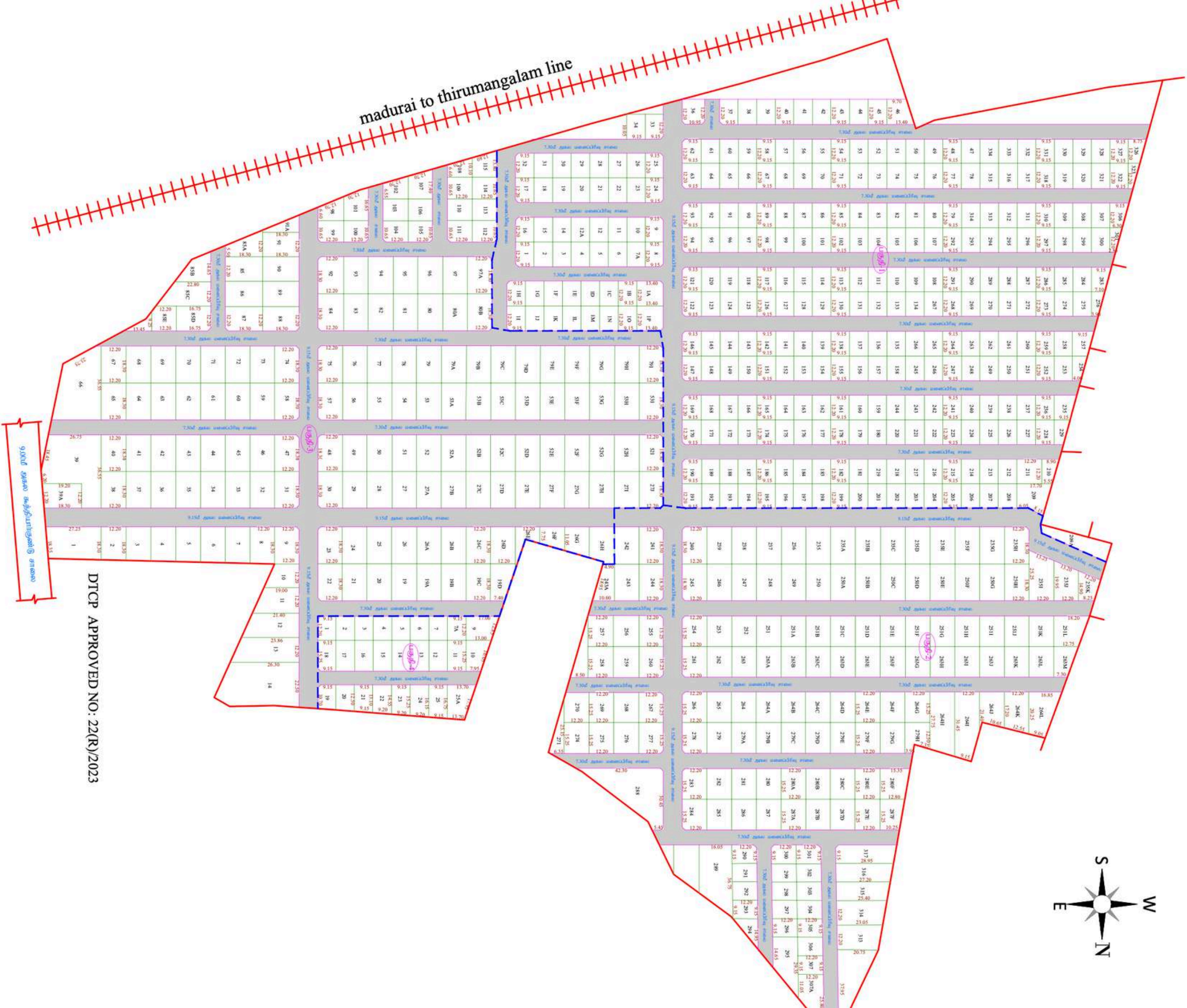


7 KM

7 KM

13 KM

NILAIYUR VILLAGE, THIRUPPARAKUNDRAM TALUK, MADURAI DISTRICT



DTCP APPROVED NO: 22(R)/2023

மதுரை கப்பலூர்

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TN59DA0940

ALTROZ

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REASONS TO BUY PLOT HERE

- **Live near world-class medical care:** Enjoy peace of mind knowing AIIMS, Madurai, is just 5km away.
- **Be at the center of it all:** Thrive in a vibrant location surrounded by commercial developments.
- **Well-connected to the city:** Stay connected to the heart of Madurai with the airport only 13km away.

REASONS TO BUY PLOT HERE

Unmatched Connectivity:

- **1.5 KM from NH:** Enjoy effortless access to major highways for long-distance travel and easy commutes to nearby cities.
- **3 Proposed Metro Stations Nearby:** Be at the forefront of infrastructural development and experience the future of convenient commutes within the city.

REASONS TO BUY PLOT HERE

- **Developing Area:** Kappalur's proximity to commercial developments indicates it's likely an up-and-coming area.
- **High Demand Location:** The plot's close proximity to AIIMS, commercial hubs, and good transportation links makes it highly attractive for tenants. You can build a house or apartment on the plot and generate a steady rental income.

WHY MADDURAI?

Real estate markets in non-metros or Tier-2 cities continue to grow by leaps and bounds, in the process outperforming many metros in terms of investment and demand growth. This massive rise in real estate investment in non-metros can be attributed to various factors.

A recent analysis by Cushman and Wakefield, together with the Confederation of Real Estate Developers' Associations of India (CREDAI), reveals that approximately 35% of India's population currently resides in urban areas, with projections suggesting this will increase to 50% by 2050.

This population growth is exerting significant pressure on Tier-1 cities, where space is becoming increasingly scarce. Consequently, there is a heightened focus on developing alternative urban areas that are likely to become new economic and real estate hubs. These areas are identified as Tier-2 cities. According to CREDAI, by 2050, India's urbanization rate is expected to surpass 50%, which could lead a significant migration of population towards Tier-2 cities.

ALSO READ



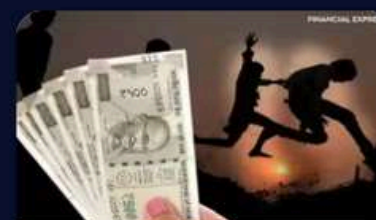
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STOCK ACTION

NSE

BSE

Nifty 50



Market Data

Top Performing Indices

Top Gainers

Toj

WHY MAY BE THE BEST TIME TO ?

Commenting on this new trend of upsurge and relevance of flexi offices, Pratyush Pandey, CEO, Upflex India, said, "India's workspace landscape is undergoing a transformation, fuelled by technological advancements, changing work cultures, and the rise of entrepreneurship. As urban centers become increasingly congested and expensive, there's a growing trend towards exploring alternative locations for setting up businesses and workspaces. This trend is particularly evident in rural areas and Tier 2 and 3 cities across India."

Cities that are becoming hub of flexi offices for companies

Many non-metro cities are increasingly becoming attractive for companies looking to expand, thanks to the array of benefits they provide. Tier 2 cities, including Ahmedabad, Indore, Jaipur, Kochi, Bhubaneswar, Chandigarh, and Lucknow, are gaining substantial popularity in this regard. Additionally, flexi spaces are emerging in cities like Coimbatore, Madurai, Thiruvananthapuram, Visakhapatnam and Vijayawada.

One of the primary advantages of flexi offices is their affordability compared to traditional office spaces and almost no capital investment into setting up a fitted out office, Pandey said, adding that this aspect is particularly appealing in Tier 2 and 3 cities where real estate costs are relatively lower than in major metropolitan areas.

Top Performing Indices

Top Gainers

Top

PHOTO GALLERY



Market Data

Lok Sabha Election 2024: NDA leads for BJP; INDIA bloc stuns NDA – PHOTOS

PLOT COST

PER SQFT

1032

PER CENT

4.5L

FREE REGISTRATION TILL JUNE 10TH

ESTIMATED GROWTH FROM 1200SQFT PLOT IN 2 YEARS

Investment Amount

₹ 1237500

Investment Period

2 years

Returns

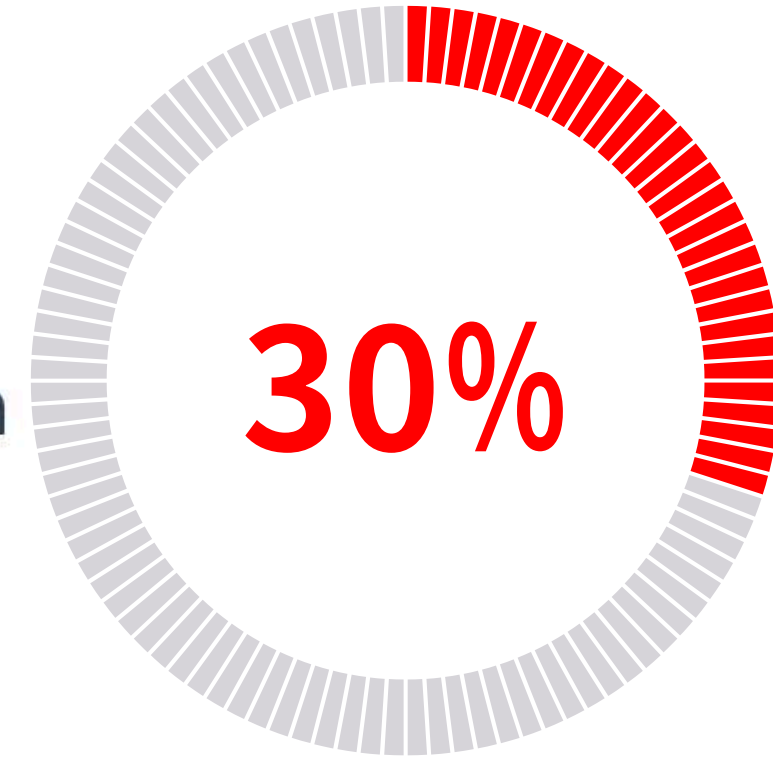
30 %

Total Wealth

₹ 20,91,375

Wealth Gained

₹ 8,53,875



ESTIMATED GROWTH FROM 1200SQFT PLOT IN 2 YEARS

Investment Amount

₹ 1237500

Investment Period

2 years

Returns

36 %

Total Wealth

₹ 22,88,880

Wealth Gained

₹ 10,51,380

36%



Ninety percent of all millionaires
become so through owning real estate.

-Andrew Carnegie





THANK YOU!!!