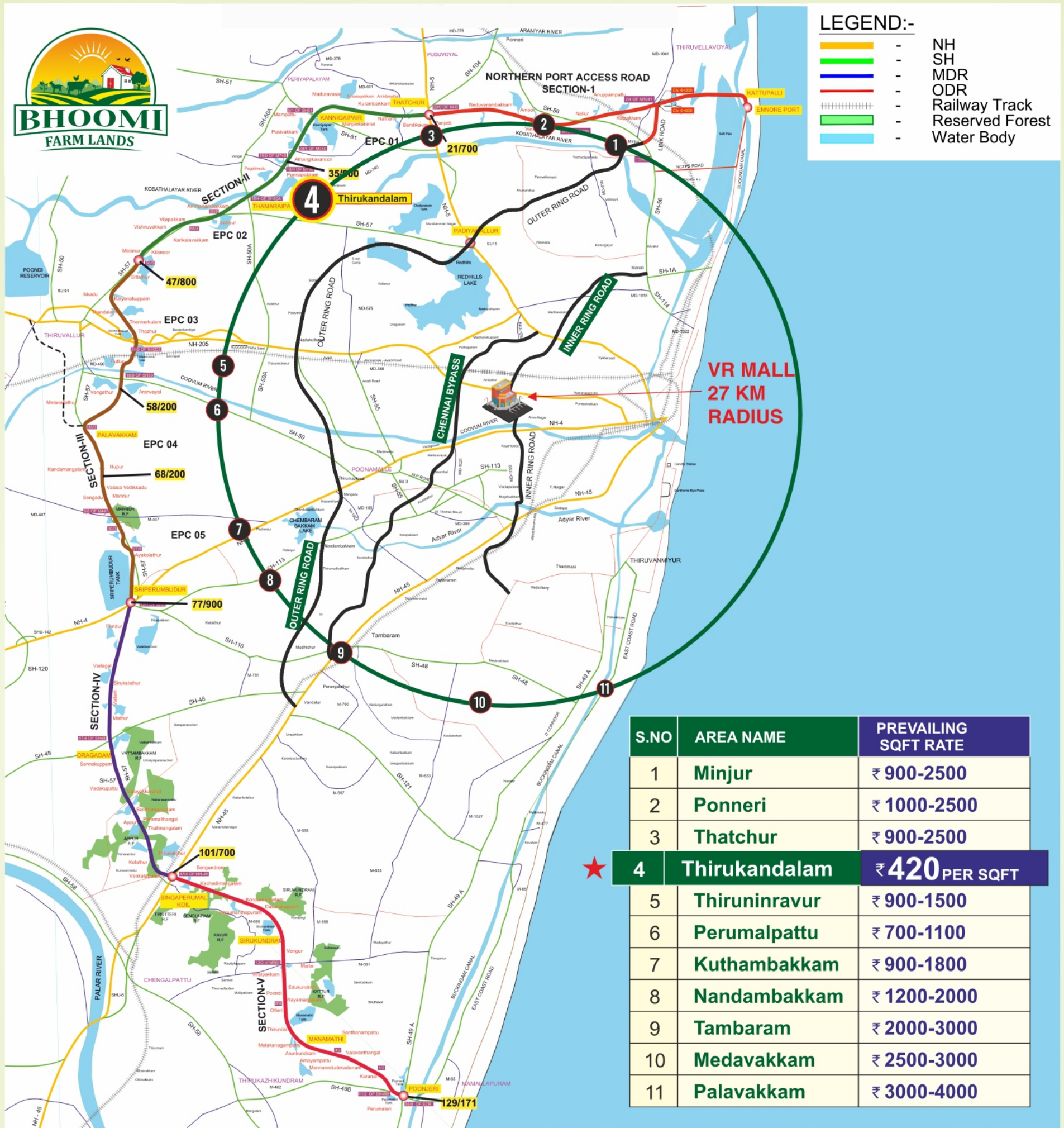
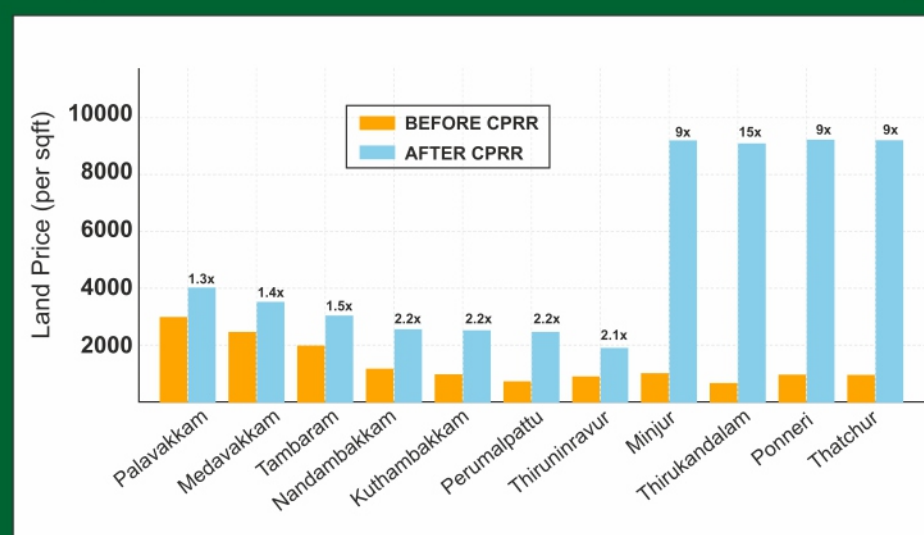


CHENNAI PERIPHERAL RING ROAD PROJECT (CPRR) VS RETURN ON INVESTMENT (ROI)



Impact of CPRR on Land Prices - Appreciation & Multiplication Factor



IMPACT OF CPRR ON LAND PRICES.

- CPRR - COMPLETELY OPERATIONAL by July-Sept 2026.
- Significant jump in Land prices is expected on the complete stretch of CPRR. Conservatively, Min. 2x to 15x.

Under Growth is Expected

- Areas in and around Ponneri, Minjur, Thatchur, Thirukandam.
- Will see enormous growth when compared to areas in the South part of Chennai (Mainly Tambaram, Medavakkam and Palavakkam).

Highest ROI:

- Thirukandam, will see the highest Return on Investment (ROI) with almost 15X growth in a very short span of time as your initial investment is very low at just ₹ 420/- per sqft.