Guideline Value For Sembakkam Main Road

₹2750/Sq.Ft.

Chengalpattu

Zone

Chitlapakkam

Village

Tambaram Joint 1

SRO

Residential Class I Type - II

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Period	Guideline value
From 1-7-2024	₹2750 /sq.ft.
From 1-4-2023	₹2500 /sq.ft.
From 9-6-2017 To 31-3-2023	₹1675 /sq.ft.
From 1-4-2012 To 8-6-2017	₹2500 /sq.ft.
From 1-8-2007 To 31-3-2012	N/A
From 1-4-2003 To 31-7-2007	N/A
From 1-4-2002 To 31-3-2003	N/A

Guideline Value Timeline

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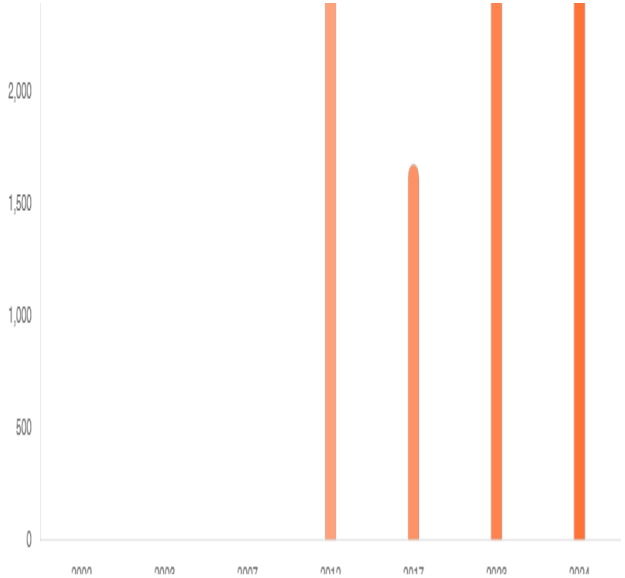
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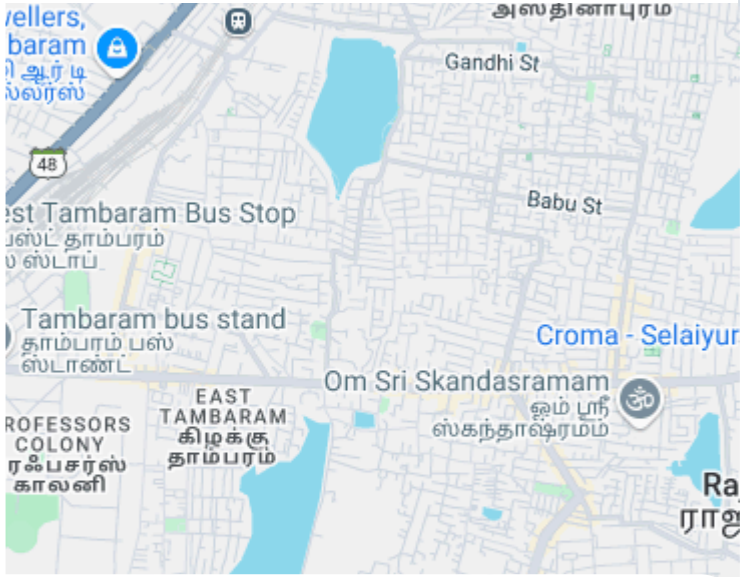
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Guideline Value Comparison

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Guideline Value

Apartment Composite Value

Temple Property Check

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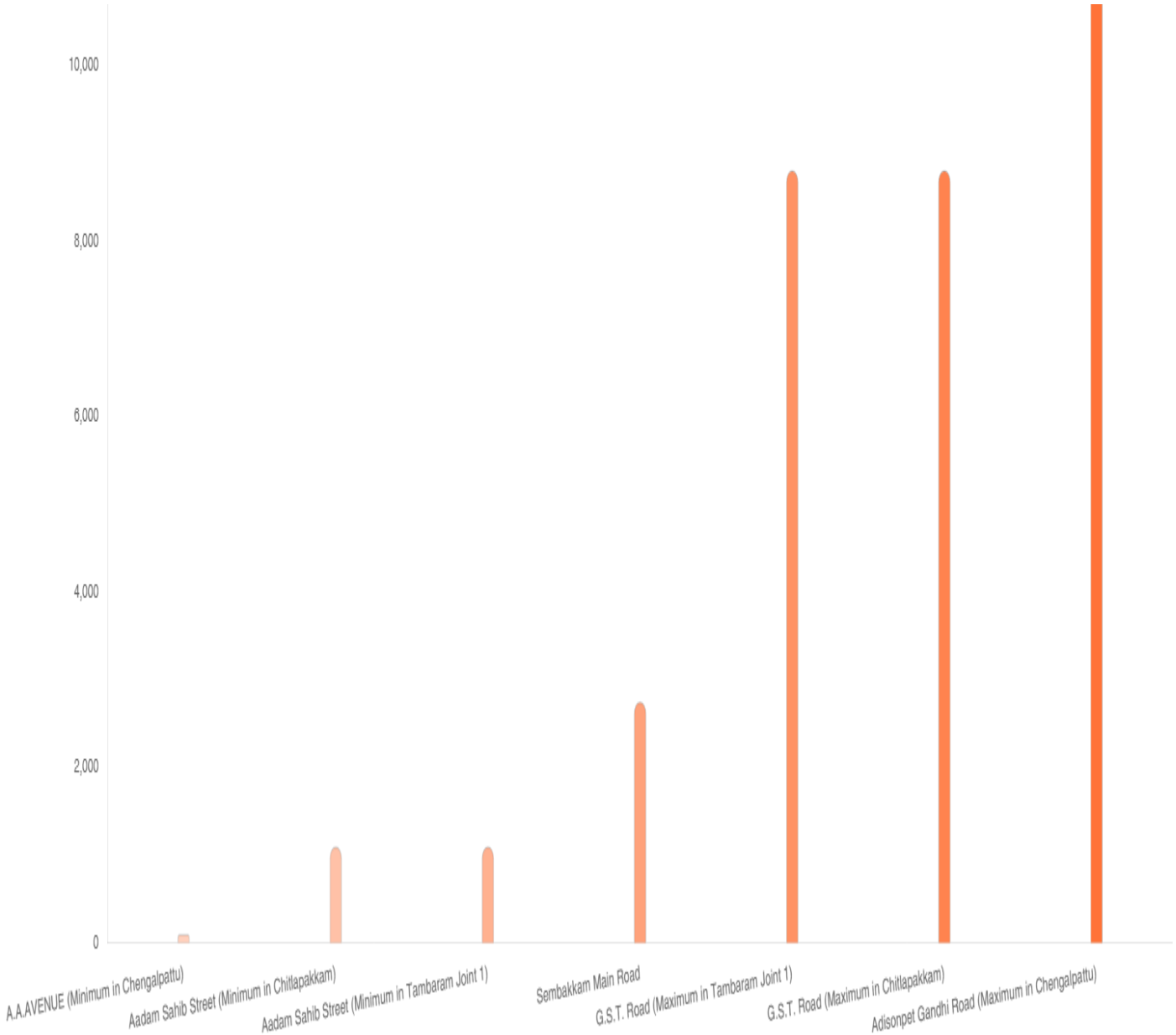
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Guideline Value

Community



Encumbrance Certificate (EC)

Guideline Value

Apartment Composite Value

Temple Property Check

WAQF Property Check

Stamp Duty & Registration Fees Calculator

Find your SRO

Forms & Templates

Building Value Calculator

Survey Number Finder

REVENUE & CONSTRUCTION

Guideline Value

Community

Encumbrance Certificate (EC)

Guideline Value

Apartment Composite Value

Temple Property Check

WAQF Property Check

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Guideline Value

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Apartment Composite Value

Temple Property Check

WAQF Property Check

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Survey Number Finder

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Guideline Value

Community

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Understanding Guideline Values on Sembakkam Main Road in Chitlapakkam, Chengalpattu

Introduction to Guideline Values and Their Importance

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Guideline Value

Apartment Composite Value

Temple Property Check

WAQF Property Check

Stamp Duty & Registration Fees Calculator

Find your SRO

Forms & Templates

Building Value Calculator

Survey Number Finder

REVENUE & CONSTRUCTION

Guideline Value

Community

essential for determining stamp duty and property taxes. For potential buyers, sellers, and investors, understanding guideline values is vital for making informed decisions in the property market.

Current Market Analysis for Sembakkam Main Road

As of 2024, the guideline value for properties on Sembakkam Main Road stands at ₹2750 per square foot. This area, categorized as Residential Class I Type - II, has become increasingly attractive to homebuyers due to its strategic location and growing infrastructure. Factors such as proximity to educational institutions, healthcare facilities, and commercial hubs contribute to the demand for residential properties in this area.

Historical Trend Analysis Based on Value Progression

Examining the historical guideline values reveals a significant trend in property appreciation on Sembakkam Main Road:

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Guideline Value

Apartment Composite Value

Temple Property Check

WAQF Property Check

Stamp Duty & Registration Fees Calculator

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Forms & Templates

Building Value Calculator

Survey Number Finder

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Guideline Value

Community

- 2017: ₹1675/sq.ft
- 2012: ₹2500/sq.ft
- 2007: ₹2750/sq.ft
- 2003: ₹2750/sq.ft
- 2002: ₹2750/sq.ft

The data indicates a notable increase from ₹1675 in 2017 to ₹2750 in 2024, highlighting the area's rapid development and growing popularity among property buyers.

Factors Affecting Property Valuation in This Area

Several factors influence property valuation along Sembakkam Main Road:

- **Infrastructure Development:** Ongoing and planned infrastructure projects enhance connectivity and accessibility, driving demand.
- **Proximity to Amenities:** Availability of schools, hospitals, and shopping centers significantly affects property desirability.

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Guideline Value

Apartment Composite Value

Temple Property Check

WAQF Property Check

Stamp Duty & Registration Fees Calculator

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Building Value Calculator

Survey Number Finder

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Guideline Value

Community

influence investment attractiveness.

Investment Insights and Opportunities

For property buyers and investors, Sembakkam Main Road represents a promising opportunity. The consistent upward trend in guideline values suggests a stable investment environment. As infrastructure projects unfold, property values are expected to appreciate further, providing potential capital gains. Investors should consider both residential and commercial property options, as the area's growth trajectory indicates diversified investment opportunities.

Legal Compliance and Documentation Importance

Ensuring legal compliance and proper documentation is essential when engaging in property transactions. Buyers must verify the title deed, check for encumbrances, and ensure that the property adheres to local zoning regulations. Working with a qualified

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Guideline Value

Apartment Composite Value

Temple Property Check

WAQF Property Check

Stamp Duty & Registration Fees Calculator

Find your SRO

Forms & Templates

Building Value Calculator

Survey Number Finder

REVENUE & CONSTRUCTION

Guideline Value

Community

Comparison with Neighboring Areas

When comparing Sembakkam Main Road to neighboring areas, a few trends emerge. Areas like Tambaram and Pallavaram, which are also developing rapidly, have guideline values ranging between ₹2500 to ₹3000/sq.ft. However, Sembakkam offers a more balanced mix of residential comfort and accessibility, making it a competitive option for potential homeowners and investors.

Future Market Predictions

Looking ahead, the real estate market along Sembakkam Main Road is poised for continued growth. With planned infrastructure enhancements and the expansion of urban amenities, property values are expected to rise. Market analysts predict that the guideline value could increase by 10-15% over the next few years, making it a strategic time for investment.

Conclusion

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Guideline Value

Apartment Composite Value

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WAQF Property Check

Stamp Duty & Registration Fees Calculator

Find your SRO

Forms & Templates

Building Value Calculator

Survey Number Finder

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Guideline Value

Community

by historical appreciation trends, strong demand, and significant infrastructure development. As the area continues to evolve, staying informed about these factors will empower stakeholders to make wise investment choices in this thriving locality.