

## METTUPALAYAM ROAD, COIMBATORE – STRATEGIC LOCATION & GROWTH SIGNIFICANCE

CATEGORY	KEY INSIGHT	INVESTOR RELEVANCE
Location	Mettupalayam Road (NH-181), North Coimbatore	Primary growth corridor
City Role	Backbone road for northward expansion of Coimbatore	Long-term urban importance
Connectivity	Direct city link + rail corridor to Mettupalayam & Nilgiris	High liquidity & demand
Development Pattern	Continuous residential & plotted developments	Strong absorption
Demand Type	End-user + investor driven	Low speculation risk
Lifestyle Factor	Green belt proximity with city access	Preferred residential zone
Future Outlook	Infrastructure-aligned expansion	Sustained appreciation

## INVESTMENT PERFORMANCE & APPRECIATION OUTLOOK METTUPALAYAM ROAD CORRIDOR

METRIC	DATA / TREND	WHAT IT MEANS FOR INVESTORS
Appreciation (Last 5 Years)	35% – 45%	Proven growth
Appreciation (Last 3 Years)	22% – 30%	Consistent momentum
Appreciation (Last 1 Year)	10% – 15%	Active demand
Projected Growth (Next 3 Years)	25% – 35%	High upside phase
Projected Growth (Next 5 Years)	45% – 60%	Wealth creation zone
Risk Profile	Low–Moderate	End-user dominated
Exit Potential	High	Faster resale & liquidity
Rental Demand	Stable & growing	Dual income advantage



A location chosen by growth, shaped by connectivity, and secured by long-term value.

PREMIUM VILLA PLOT  
PER CENT

₹ **9.5**  
LAKHS  
onwards



### MANJU PROMOTERS PRIVATE LIMITED

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# GREENSPOT METTUPALAYAM 2.0

## MASTER PLAN



## AREA STATEMENT

PLOTS	Sq.ft	Cent	PLOTS	Sq.ft	Cent	PLOTS	Sq.ft	Cent	PLOTS	Sq.ft	Cent
1	1460	3.35	31	1500	3.44	61	1350	3.10	91	1350	3.10
2	1600	3.67	32	1500	3.44	62	1350	3.10	92	1563	3.59
3	1634	3.75	33	1500	3.44	63	1350	3.10	93	607	1.39
4	1671	3.84	34	1500	3.44	64	1350	3.10	94	619	1.42
5	1983	4.55	35	1444	3.31	65	1563	3.59	95	619	1.42
6	2079	4.77	36	1412	3.24	66	1563	3.59	96	619	1.42
7	1808	4.15	37	1350	3.10	67	1575	3.62	97	619	1.42
8	1750	4.02	38	1350	3.10	68	1350	3.10	98	688	1.58
9	1690	3.88	39	1350	3.10	69	1350	3.10	99	688	1.58
10	1630	3.74	40	1350	3.10	70	1350	3.10	100	688	1.58
11	1463	3.36	41	1563	3.59	71	1468	3.37	101	688	1.58
12	1243	2.85	42	1563	3.59	72	1644	3.77	102	676	1.55
13	1350	3.10	43	1575	3.62	73	1500	3.44	103	1738	3.99
14	1350	3.10	44	1350	3.10	74	1500	3.44	104	1500	3.44
15	1350	3.10	45	1350	3.10	75	1500	3.44	105	1500	3.44
16	1350	3.10	46	1350	3.10	76	1750	4.02	106	1500	3.44
17	1563	3.59	47	1423	3.27	77	1738	3.99	107	1500	3.44
18	1563	3.59	48	1600	3.67	78	1738	3.99	108	1695	3.89
19	1575	3.62	49	1500	3.44	79	1500	3.44	109	816	1.87
20	1350	3.10	50	1500	3.44	80	1500	3.44	110	911	2.09
21	1350	3.10	51	1500	3.44	81	1500	3.44	111	673	1.54
22	1350	3.10	52	1750	4.02	82	1500	3.44	112	670	1.54
23	1378	3.16	53	1738	3.99	83	1625	3.73	113	670	1.54
24	1550	3.56	54	1738	3.99	84	707	1.62	114	668	1.53
25	1500	3.44	55	1500	3.44	85	743	1.71	115	663	1.52
26	1500	3.44	56	1500	3.44	86	675	1.55	116	643	1.48
27	1500	3.44	57	1500	3.44	87	675	1.55	117	679	1.56
28	1750	4.02	58	1500	3.44	88	675	1.55	118	784	1.80
29	1738	3.99	59	1594	3.66	89	675	1.55	119	674	1.55
30	1738	3.99	60	1427	3.28	90	1350	3.10			

