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News >

Madhya Kailash traffic changes ease movement, but pedestrian's concerns remain

By K.Rajshree

The recent traffic changes at Madhya Kailash Junction have brought much-needed relief to motorists travelling between OMR, Tidel Park, Adyar and Guindy. The revised arrangements, introduced following the opening of the new flyover, are aimed at reducing conflict points at one of Chennai's busiest intersections. But with traffic movement being reorganised around the junction, commuters have suggested that pedestrian infrastructure should receive equal attention.

Under the new arrangement, vehicles travelling along Sardar Patel Road towards Guindy can no longer cross directly through Madhya Kailash Junction. Instead, motorists have to take a left towards Rajiv Gandhi Salai (OMR), proceed to the designated U-turn near the entrance of Kasturba Nagar MRTS station and

then continue towards Guindy.

At the same time, motorists coming from Tidel Park can now take a right turn beneath the newly constructed flyover to reach Sardar Patel Road. Earlier, vehicles heading towards Adyar had to take a right turn near the Cancer Institute, adding to the traffic pressure around the IIT-Madras stretch.

These changes appear to have made a noticeable difference. Several motorists say the new route allows them to bypass the congestion that traditionally builds up near the IIT signal and provides a more direct connection towards Adyar and Kotturpuram.

"We can avoid that bottleneck near IIT and reach Kotturpuram signal," praises one commuter. This change is welcomed by students travelling from OMR towards Adyar, saying that they save the waiting time near

IIT.

However, the initial response also points to some challenges. Some motorists have complained that vehicles continue to approach the junction from the wrong direction despite the revised traffic pattern. One commuter said they narrowly avoided a collision with an auto carrying schoolchildren.

This highlights an important aspect of the new arrangement: the success of the traffic redesign will depend not only on the road engineering but also on compliance. Clearer signage, adequate barricading and enforcement during the transition period could help prevent motorists from reverting to the old routes.

There is also a pedestrian-safety concern. A pedestrian overpass near the CLRI bus stop, for instance, could make crossing the busy road safer and reduce conflicts between



pedestrians and moving vehicles.

The flyover and the new routes are expected to ease congestion and make travel between OMR,

Adyar and Guindy smoother.

While commuters have welcomed the change, its long-term success will depend on how well motor-

ists follow the new routes. Better traffic enforcement and improved facilities for pedestrians could make the junction safer and more efficient.

Community >



▲ Renowned dancer and Thiruvannamiyur resident, Kalaimamani V. Balagurunathan, was, on July 26, conferred with the 'Nartaka Praveena' title by the Natya Manjari during Sathavarshikotsava, the centenary year celebration of Guru Sri Udipi Lakshminarayanan. He was honoured in the presence of art stalwarts including V.P. Dhananjayan and Shantha Dhananjayan, Chitra Visweswaran, Dr. Narthaki Nataraj, veteran director S.P. Muthuraman, Cleveland Sundaram, and Nandakumar.



▲ Sharada Sangeetha Vidyalaya, Adyar, celebrated its 20th annual Carnatic music program on July 5 at the Arulmigu Kapaleeswarar Temple in Mylapore. Conceptualised by founder Guru Deivanayaki, the performance featured her students Bavishni Prakash and Durai Murugavel, accompanied by Pathangeeswaran (violin), J. Vadivel (mridangam), and Giri Prasad (kanjira). Founded in 2006, the institute remains dedicated to nurturing Carnatic music among young learners. For information regarding music classes, contact 93103 88223.

INWA Holds AGM and host 'Aadipattam' workshop



The Indira Nagar Women's Association (INWA) conducted its Annual General Body Meeting (AGM) on July 21, presided over by President Shanthi Sambantham.

The association also honoured J. Rathnesh, son of member Umadevi, for securing first place at The Hindu Senior Secondary School in his 10th and 12th board examinations consecutively.

The AGM concluded with a vote of thanks by Joint Treasurer Umadevi.

The association hosted an 'Aadipattam' event on July 28. Assistant Director of the Tamil Nadu Department of Horticulture, Abhnaya, delivered an informative session on terrace gardening and vegetable cultivation.

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Community >

Thiruvanniyur Kerala Samajam hosts friendship meet

The Thiruvanniyur Kerala Samajam organised an informal gathering titled 'Chumma Orithiri Neram' (A Casual Time Together), aimed at bringing members together, welcoming new entrants, and strengthening community bonds.

Presided over by Adv. R. Vasudevan, President of the Samajam, the event felicitated members who recently represented the organisation at the Chennai District Tamil Nadu Malayali Association (CTMA) 'Utsav' program.

The evening featured cultural performances by the children of the members, including music and dance, over a high tea. Key office bearers who addressed the gathering included C. Praveen, Smitha Menon, K. S Sreekanth, Sreeja S. Chandra, and Amritha.



▼ Hattakatta, an AI-powered preventive healthcare platform for healthy ageing, organised a meet-up and jamming session for senior citizens at Indira Nagar Corporation Park, Adyar. Nonagenarian couple Ramamoorthy (95) and Vasantha Ramamoorthy (90) attended as chief guests for the musical gathering, which saw active participation from residents including Jayalakshmi Devarajan, Sasikala, and S. V. Rajagopalan.



▼ Sanitary worker Rasitha found a mobile phone worth Rs.7,500 while sweeping Elliot's beach around 11 am. She promptly alerted her supervisors, who safely handed it back to its owner, Ashok Kumar from Triplicane, who expressed deep gratitude to the staff for their integrity.





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A glimpse of Hastakalaa 2026, organised by Manya Art & Kraft, showcasing nation wide exquisite handicrafts and traditional artistry at CERC campus exhibition grounds, Thiruvannamiyur.

ADYAR TIMES wishes its readers and advertisers a Happy Independence Day.

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Events >

Music

● To mark the eve of Independence Day, **Sancara** is organising Sangitha Samrajyam, a grand fusion concert celebrating India's musical heritage. Led by renowned violinist Dr. M. Narmadha, the performance will feature a unique ensemble of violin, keyboard, mridangam, and thavil. On **Aug. 14 (6 pm)** at Bharatiya Vidya Bhavan, Mylapore. Entry free; open to all. Ph: 98400 77026.

● Srila Prabhupada's ISKCON, 1st Seaward Road, Valmiki Nagar, Thiruvanniyur, conducts Kala Madhuryam. Programme at 5.20 pm. All are welcome. Ph: 96003 30108. **Aug.9:** Classical dance by Jayam Kalaikoodam, Kovilambakkam; **Aug.15:** Bharatanatyam by Sri Bharathalaya, Kancheepuram.

Trainings

● **Sanskrita Bharati** (Adyar) is organising a free 10-day Spoken Sanskrit class (Shibiram) in the Adyar neighbourhood. Open to all. **Aug.11-20:** 2nd Crescent Park Street, Gandhi Nagar, Adyar; Ph: 96771 50294, 98400 93802. **Aug.16-25:** C1, Block3, Ramaniyam Shivani, ECR, Thiruvanniyur. Ph: 98410 28230, 98414 12360.

Programmes at Hamsadhwani

Hamsadhwani will present the following programmes as part of its 36th Annual festival, at Youth Hostel, 2nd Avenue, Indira Nagar. Membership is open. All are welcome for the events; the Aug.22 event (drama) is ticketed (tickets available at venue). Ph: 97909 09567. Programmes at 6.15 pm.

● **Aug.15:** Celebrating our 80th Independence Day: 'Kalaigalil Ilaya Bharatham' - focussing on young talent: 'Deiva Bhakthiyum - Desa Bhakthiyum' Thematic musical presentation by Vishruthi Girish & Samnvitha Sasidharan (vocal);

● **Aug.16:** Vocal by Kruthi Vittal with V.V.S.Murari (violin), Sai Giridhar (mridangam), Sunil Kumar (kanjira);

● **Aug.18:** Hamsadhwani's Annual Day Celebrations: Presentation of the Distinguished Citizen of the Year Award - 2026 jointly with Sri Krishna Sweets to B.Santhanam, Former Chairman & CEO of Saint-Gobain Asia Pacific Region, followed by a special concert by Spoorthi Rao & party;

● **Aug.21 at 6.30 pm:** Katha Cutcheri on 'Siva Sthalangal' from the repertoire of Muthuswamy Dikshithar by Madhusudhan Kalaichelvan (discourse) & G.Ravikiran (vocal)

● **Aug.22 at 6.40 pm:** Stage Creations presents Kathadi Ramamurthy's evergreen comedy 'Ayya, Amma, Amamma' by Crazy Mohan.

HSPA to Present 5th Edition of 'Itihaas Ke Pannon Se' at Kalakshetra

Heritage Stories & Performing Arts (HSPA) will present the 5th edition of its annual Independence Month production, 'Itihaas Ke Pannon Se', on Aug. 16 (6 pm) at Rukmini Arangam, Kalakshetra Foundation. Curated by HSPA founder Sarita Nair, this multidisciplinary presentation celebrates the contributions of Tamil Nadu's freedom fighters through traditional music, dance, storytelling, and visual arts.

The lineup includes a Villupattu performance by Kalaimamani Bharathi Thirumagan, Dr. S. Thirumagan, and Kalaivalarmani T. Kalaimagan; storytelling on 'Khadi as Freedom Fighter' by Dr. V. R. Devika; Songs of Freedom by vocalist Shreya Ramnath with live painting by Satwik Gade; and a Bharatanatyam dance drama on a lesser-known freedom fighter by students of Rukminidevi Natyakshetra.

T.N.Venkatesh, IAS, Principal Secretary (Department of Handlooms, Handicrafts, Textiles and Khadi), will be the chief guest, with writer Niranjan Bharathi, great-great-grandson of Mahakavi Subramania Bharathi, as guest of honour. Tickets on mdnd.in and www.hspbysarita.com.

Tribute >



C. S. Athinarayanan, 59, passed away on Aug.3. He was a resident of P.A. Apartment, 2nd Main Road, Kasturba Nagar, Adyar, where he had lived for more than 40 years.

He was a renowned Tanjore artist and a direct student of Kumara Rani Meena Muthaiya, having learnt

his art at the Chettinad School. He has received the Poompuhar Award, State Award and Kalai Sudarmani Award. He was highly recognised by the Kasturba Nagar Association for his artistic contributions and dedication to traditional art forms.

He touched the lives of many through his warmth, generosity, and unwavering support. He was known for his kindness, humility, and dedication to his family, they say.

His family can be contacted on WhatsApp at 98425 51805.

Community >



◀ Continuing its annual tradition, the Sakambari Women's Group celebrated the Aadi month Amman worship festival on July 26 at its premises in Indira Nagar. The event featured the chanting of *Sri Soundarya Lahari* and *Lalitha Sahasranamam* by members, followed by a traditional pooja. The celebrations concluded with the distribution of *Koozh* (porridge prasadam) to participating members and neighbourhood workers, led by Group President Raji Rao and fellow members.

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News >

Damaged EB box raises safety concerns



By Baskar Ekambaram

Residents of Allied Elegant Enclave, located on Swaminathan Nagar 3rd Main Road in Thiruvanniyur, have raised serious concerns over a damaged electricity board (EB) distribution box that has become a potential safety hazard for the community.

According to residents, the EB box is severely rusted, partially open, and has exposed live electrical wires at its base. They have also reported continuous earth leakage in the surrounding area, increasing the risk of electric shock. The apartment complex is home to more than 50 families, including many young children who regularly play near the area.

Three security guards are also stationed close to the damaged EB box throughout the day, making the situation even more alarming. Residents fear that if the issue is not addressed immediately, it could result in a serious accident. They have appealed to the Tamil Nadu Electricity Board (TNEB) to treat the matter as an emergency and take swift corrective action.

The damaged installation (the rusted EB box) should be replaced with a new weatherproof unit, secure all exposed wiring, and rectify the earth leakage without delay.

The community hopes that the authorities concerned will respond promptly and ensure the safety of all residents before any unfortunate incident takes place.

Free consultation rooms available at Durgabai Deshmukh General Hospital

The hospital is offering doctor consultation rooms, free of cost. Interested doctors and medical professionals can contact the hospital administration for further details and booking. For more information contact S. Sathish at 94440 66169.

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My Talk Series >

Awareness about dementia, its care, and management.

By M.Rajini

We talk with Shyam Viswanathan, Senior Corporate Consultant, and B. Ashok, Former Chairman of IndianOil, both Co-founders of the Dementia India Alliance (DIA). The duo came together with a few others who have cared for persons with dementia, to establish DIA, a pan-India non-profit organisation with a clear purpose - to "Bring Help and Hope for the person with dementia and their family caregivers."

Dementia is a progressive neurodegenerative syndrome that causes a decline in memory, thinking, orientation, behaviour, and the ability to perform everyday activities; it is not a normal part of ageing. As it progresses, patients may experience agitation, aggression, depression, or hallucinations.

Ashok adds, "There is no cure *per se* for most forms of dementia, but timely diagnosis, coordinated care, and preventive strategies can alter the course of this epidemic. Despite its rising prevalence, it remains a highly underdiagnosed and misunderstood condition."

Shyam, then the CEO of a consulting firm in Gurugram, faced the challenge when his father was diagnosed with Alzheimer's disease - the most common form of dementia. He and his wife had to quit lucrative careers in their forties, while their daughters were yet to



B. Ashok



Shyam Viswanathan

complete their education.

What triggered this decision, Sir?

"Father would disappear, sometimes more than once a day! He would insist on walking out of the home, leaving us to mount a search. When he became unmanageable in our Gurugram apartment, we decided to shift to a retirement gated community on the outskirts of Coimbatore. It was painful to see my suave and confident father transform into an aggressive and abusive stranger. Two decades ago, trained and professional caregivers were almost nonexistent. Few were familiar with this condition; it was just viewed as a malady related to old age. My wife and I discovered that caring for a loved one with dementia can seriously deplete the mental resilience and financial resources of the immediate family caregiver. Many caregivers, and their children, succumb to the stress and end up experiencing mental health issues themselves."

"Listen to these statistics: credible estimates indicate that close to 7.5% of all Indians above the age of 60 suffer from this ailment. Our life expectancy has also risen to 70 years, which means an extension of the timeframe for dementia. Today, there are about 1 crore Indians with dementia, and by 2035, this number is likely

to double."

Alarming statistics indeed!

The care burden falls heavily on families, especially women, who provide daily support, supervision, and personal care. This leads to lost income, emotional strain, and caregiver burnout. The direct and indirect costs associated with dementia care are enormous. The physical and emotional burden of caring for someone with dementia is immeasurable, given the chronic nature of the ailment and the long journey involved. The massive stigma attached to the illness, along with a lack of awareness, prevents many from approaching professionals for early detection and timely management.

The Dementia India Alliance (DIA) can assist families in planning and establishing a customised care plan tailored to each case. Families can seek help by calling the National Dementia Helpline at 85859 90990 or by visiting DIA's online clinic at www.demclinic.com.

Dem Con'26 - Dementia care: Action to Acceleration

Dem Con'26 is a conference to be held at IIT Research Park Taramani on Sept.18 and 19.

Highlights of the Event: Plenaries, panel discussions and workshops by National and International faculty; Pre-conference workshops; Abstracts and poster presentation; and competition.

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■ ADYAR (1) Indra Nagar 2000 sft. 3 bedroom apartment, 2 bathroom, lift, covered carpark, 60000. (2) 1000 sft. 2 bedroom furnished apartment 45000. (3) 3 rooms single both carpark, 28000. 9940132942.

■ ADYAR (1) Radhakrishnan Nagar 1300 sft. 3 bedroom, 1st floor, lift, covered carpark, Brahmin, 37K. Sastri Nagar 1700 sft. 3 bedroom, 1st floor, lift, covered carpark, 75K. 9789761666.

■ ADYAR (i) Gandhi Nagar 1600 sft. 3 bedroom, east facing, Brahmins family preferred, 60K. (ii) Sastri Nagar 1700 sft. 3 bedroom, 65K. (iii) Padmanabha Nagar near Sishya 1800 sft. 3 bedroom, 75K. Agent - 9941045231, 9566171775.

■ ADYAR (i) Near Sishya brand new 1500 sft. 3 bedroom, 1 carpark, rent 60K + 5K maintenance (negotiable). (ii) Off M.G. Road 2200 sft. 3 bedroom, 2 carpark, 100% power backup, rent 1 lakh + maintenance, ready to occupation. Agent - 7299141164, 6380844247.

■ ADYAR (Residential / Commercial) Kasturba Nagar independent bungalow, vaastu, 7 bedrooms, 4500 sft. 230000 (or) ground floor, 3 bedroom, 2200 sft. 110000, first floor, 4 bedroom, 2300 sft. 130000, with carparks, generator backup. 9841033667.

■ ADYAR 1100 sft. 2 bedroom hall kitchen, decent apartments, woodwork, modular and spacious kitchen, service area, semi-furnished, rent 37K. Anburaj: 9042909055.

■ ADYAR 3 bedroom flat near Aavin 50K. Parameshwari Nagar, Sastri Nagar 3 bedroom brand new flat, 2 covered carpark, 1800 sft. 75K. 9551264500.

■ ADYAR 4 bedroom independent house, 75K. Thiruvanniyur Adyar flat, 3 bedroom 75K. Kottivakkam flat, 3 bedroom 55K. Neelankarai 3 bedroom, independent villa, 60K. 9884777887, 9500177734.

■ ADYAR Gandhi Nagar 2nd Main Road, SBUA 1833, 3 bedroom hall kitchen, service area, 4 balconies, 2nd independent floor, lift, 2 covered carpark, power backup, 85K. Brokers excuse. 9941850856.

■ ADYAR house for lease at Indra Nagar, 18th Cross Street, single bedroom attach bathroom, hall, kitchen, 2nd floor, lease amount 15 lakhs, monthly maintenance 2500. 8939539539.

■ ADYAR Gandhi Nagar 3 bedroom, hall, kitchen rental Rs. 50K. 3 bedroom, hall, kitchen rental Rs. 65K, vegetarian only. 9176519785.

■ ADYAR Indra Nagar furnished 2 bedroom hall kitchen, 850 sft. and Thiruvanniyur 2 bedroom hall kitchen, 750 sft. with carparking for family, bachelors, auditing, advocate, architect, backoffice, insurance, IT offices and godowns are preferable. Rental / lease. Contact owner: 9600000171.

■ ADYAR Kamaraj Avenue 2 bedroom flat 1200 sft. covered carpark, lift, power backup, 40000. Thiruvanniyur Kalakshetra 3 bedroom flat 1200 sft. 40000. 9962338343.

■ ADYAR Kamaraj Avenue, 3 bedroom, 1680 sft. fully renovated flat, 2 bath, 3rd floor, north facing, lift, carparking, 47000. Asset Doctors: 8939767888, 8489677888.

■ ADYAR Kasturba Nagar flat, north facing, 900 sft. 2 bedroom, 2 floor, lift, 28K. Agent: 9940544669.

■ ADYAR Padmanabha Nagar 3 bedroom flat 1800 sft. 1st floor, 80K. Besant Nagar 3 bedroom flat, 1st floor 1500 sft. 45K. Besant Nagar 3 bedroom flat 2100 sft. 1 lakh. 9884499157.

■ ADYAR Radhakrishnan Nagar near M.G.Road 1850 sft. flat 3 bedroom 3 bathroom genset airconditioners gym. Besant Nagar Kalashetra Colony fully renovated 1500 sft. 3 bedroom gated community. 9566238499.

■ ADYAR rental one room accommodation L.B.Road, opposite Barani Hotel, 2/2 Kaveri Apartments. Contact: 9444629524, 9840381887.

■ ADYAR Sastri Nagar new apartment 3 bedroom 2000 sft. 2 carparking, Rs. 1 lakh. Thiruvanniyur independent house, ground floor, 2 bedroom, 2 toilet, vegetarian, Rs. 17000, Office Use ground floor 300 sft. godown, office, Rs. 17000. 9941130506.

■ ADYAR Sastri Nagar 1650 sft. 3 bedroom hall kitchen 2nd floor, lift, 1 covered carpark, power backup, 58K negotiable. 7904594370.

■ ASHOK NAGAR, 1026 sft. 2 bedroom hall kitchen + 2 toilets, 1 covered carpark, south facing, only vegetarian, 35,000 + maintenance. Ramaniyam Pavithram - 9841269156.

■ BESANT NAGAR MIG 2 bedroom, ground floor, 1000 sft. carpark, 35000. Near M.G. Road 3 bedroom 1500 sft. ground floor, 45000. 2 bedroom 900 sft. covered carpark, 25000. 9884998686, 9840789797.

■ BESANT NAGAR near fully furnished, 1 bedroom, kitchen for bachelors, Rs. 12500. 9841007599.

■ BESANT NAGAR near St. John's 3 bedroom 1800 sft. woodwork, 80000, vegetarian. New 3 bedroom 2000 sft. woodwork, carpark, 1 lakh. Near M.G. Road independent house, 1st floor, 3 bedroom, 2000 sft. 50000, vegetarian. 9840789797, 9884998686.

■ ECR Kottivakkam Sri Venkateswara Nagar, seaside independent house, east facing, 1800 sft. built-up area, ground+1, 3 bedroom hall kitchen, 3 toilets, covered carpark, rent Rs.37.5K. Owner: 6369516717.

■ ECR Palavakkam 2 bedroom 850 sft. 2nd floor, lift, fully furnished, family and bachelors, 1 covered carpark, 30K. 9884577898.

■ INDRA NAGAR 1st Avenue, 1000 sft. 2 bedroom hall kitchen, ground floor, open carpark and security near Hindu School, rent 33K plus 2K maintenance, advance 2 lakhs. No Brokers. 9500082268.

■ INDRA NAGAR good neighborhood, walkable from Hindu School, IT parks, 1 bedroom, hall, kitchen + dining, bore, Metro, Water, CCTV, covered carpark, grill doors, well ventilated, rent 23000, no bargain, no broker, small family, individuals. Contact - 9445968415.

■ INDRA NAGAR new 3 bedroom hall kitchen, 1600 sft. 1st floor, 1 lakh rent, lift, covered carpark, available only tenants call, The Legends Estates: 7904040769.

■ KOTTUR GARDEN behind AMM school, 2 bedroom hall kitchen, 3 bedroom hall kitchen, covered carpark, woodwork, 30K, 45K. for commercial also. 9382874944.

■ KOTTURPURAM Kottur Garden, 800 sft. office, commercial 2 bedroom, 2 bathroom, ground floor, covered carparking, rent 30000. 9710706720.

■ KOTTURPURAM new flat 2 bedroom 1200 sft. hall, woodwork, lift, modular kitchen, covered carparking, CCTV Camera, 36K, 35K, 30K, 23K. One bedroom 15K. 9500020846.

■ M.G. ROAD Sastri Nagar ground floor 1100 sft. 2 bedroom 40000. 1200 sft. 2 bedroom + 1 study, 1st floor, 40000 including maintenance. A. Murali Real Estate - 9840536455.

■ NEELANKARAI Ranga Reddy Garden, for rent 3800 sft. 4 bedroom hall kitchen, independent semi furnished house at First Main Road, Neelankarai ECR for residential, MNC Corporates Employees preferable. Not suitable for pets. Brokers excuse. Contact: 9940636296.

■ OMR Thuraipakkam Annai Indra Nagar 2200 sft. 3 bedroom, independent house, 1st floor, 1 carpark, rent 42K, ready to occupation, family only. Agent - 9566171775, 9941045231.

■ PALAVAKKAM at Anna Salai, 1450 sft. first floor, 3 bedroom flat with covered carpark. Brokers excuse. Contact: 9444023787.

■ PERUNGUDI 1 bedroom, hall, kitchen, fully furnished near OMR Rs. 12000. 9841007599.

■ SASTRI NAGAR 1500 sft. 3 bedroom, 3 bathroom, full woodwork, marble flooring, lift, carpark, 1150 sft. 2 bedroom, modular kitchen, 1st floor, 42000. A. Murali Real Estate - 9840536455.

■ THIRUVANMIYUR 1 bedroom hall kitchen, 5 nos. rent 15K. 1 bedroom hall 3 nos. 9K. One room 6K (Bachelors only). Ashok Real Estate: 9003284310.

■ THIRUVANMIYUR commercial Three bedroom, lift, carpark, power backup, security, 1900 sft. 1.40 lakh. Valmiki Nagar 900 sft. 35K. 1200 sft. 60K. 9840524415.

■ THIRUVANMIYUR RTO 2400 sft. 3 bedroom, hall, kitchen, 1st floor, 2 carpark, rent 70K, maintenance 5000 extra, pet allowed. Muthu - 9940350985, 7871950985.

■ THIRUVANMIYUR RTO backside 2 bedroom hall kitchen ground floor 30000, 1 bedroom hall kitchen flat carpark 17000. (2) Perungudi fully furnished gents 40000. Contact: 9363101427.

■ THIRUVANMIYUR Valmiki Nagar two bedroom hall kitchen, 1200 sft. two AC, covered carpark, lift, modular kitchen, complete woodwork, inverter, power backup, 43K. Two bedroom hall kitchen, second floor, no lift, two wheeler parking, 850 sft. 24K. 9282113562, 9092344411.

■ VALMIKI NAGAR 1000 sft. 2 bedroom, Rs. 25000, Valmiki Nagar Ramaniyam flat, 3 bedroom, 1500 sft. Rs. 45000, lift, carpark. Kottivakkam brand new 3 bedroom 1500 sft. Rs. 50000. Neelankarai villa 3 bedroom 1800 sft. Rs. 50000. 9841383711, 8608335555.

■ VELACHERY 1 bedroom hall kitchen, 700 sft. 2nd floor flat, fridge, AC, two wheeler parking, Rs. 23000 plus maintenance. Contact: 9444037707, 9445260137.



RENTAL

● ACCOMMODATION WANTED ● COMMERCIAL ● RESIDENTIAL
● HALL ● GUEST HOUSE ● PAYING GUEST ACCOMMODATION



RENTAL

CLASSIFIEDS contd. from Page 7

RENTAL COMMERCIAL

■ ADYAR No. 2, Sardar Patel Road, Chennai – 20, 1000 sft. office space in Gokul Arcade, west wing, 5th floor, rent Rs. 55000 per month. Contact: 8939137132. Brokers excuse.

**COMMERCIAL
SHARED SPACE
FOR RENT**

BESANT NAGAR

Features & Benefits:

- Central location
- Modern Facilities
- Flexible Leasing Options
- Professional Environment
- On-Site Support

CONTACT US
98414 09174

■ ADYAR (1) Indra Nagar 1000 sft. individual house 3 bedroom, 3 bathroom attached, carpark, 65000. (2) 850 sft. 3 rooms single bathroom house, carpark, 30000. (office / commercial). 9940132942.

■ ADYAR 1000, 1200, 900 sft. Commercial office space rental 70K, 50K, 30K. Contact: Home Hunterz – 9884038618.

■ ADYAR 1750 sft. prime location, decent office space, duplex type apartments, spacious hall, good ventilation, lift, carparking, north facing, vastu design, rent 75K. Anburaj: 9042909055.

■ ADYAR Commercial Space for rent at Indra Nagar, 1st floor, 1000 sft. opposite Sundari Silks, rent 65000, carpark. Contact – 9150459063.

■ ADYAR Indra Nagar on Main Road as per vastu (near Hindu school), posh independent 1300 sft. ground floor house with open carpark, rent Rs. 80000, any commercial, Architect office, Dr. Clinic, showroom. Brokers excuse. Consultant P.S. Saravanan: 9840044778. Adyar.

■ ADYAR independent house 1500 sft. ground floor, covered carpark, clinic, office purpose. Besant Nagar 600 sft. office type 40000. Akshaya Properties – 9283187571.

■ ADYAR Karpagam Garden, independent house, 1800 sft. north facing, 1 covered carpark, 30 feet road, suits for office, clinic, institute, Rs. 70K. 9384222319.

■ ADYAR Padmanabha Nagar near Adyar post office, newly built commercial, residential office space, 500 sft. at ground floor for rent, suitable for dancers, yoga, fitness studio, coaching classes, teachers, architects, back office. Contact: 9003218725.

■ ADYAR Sastri Nagar Hi-End Premium Commercial Building 3400 sft. North Facing, 3 covered carpark, lift, Genset, Warmshell, 1st floor rent Rs. 175 per sft. 2nd floor Rs. 150 per sft. 80 feet Road, Total Stilt + 5 floors, Suits Branded Showrooms like Jewellery, Textiles, Fashion, IT Office. 9384222319.

■ BESANT NAGAR on road, ground floor, 1400 sft. suitable for any commercial. 9500007697.

**COMMERCIAL SPACE
FOR RENT**

**THIRUVANMIYUR
PRIME LOCATION
Ready for FITOUTS**

- * COMMERCIAL COMPLEX
- * Opp. Thiruvanniyur Bus Terminus
- * 2750 sft - Facing Main Road
- * 3rd Floor - Stilt + 3
- * Lift
- * 5 CCP
- * Generator Backup
- * Vaasthu Compliant
- * 150 Mts. from Metro Rail

95000 54986

**THE PERFECT NEW SPACE FOR
YOUR BUSINESS!**

■ BESANT NAGAR Near Elliotts beach, ground floor, 1 bedroom, hall, dining, kitchen, carpark, total 1000 sft. available for rent, Suitable for Office, food joint etc., Rent 50K negotiable. Whatsapp 9717002064 for further details.

■ GANDHI NAGAR Canal Bank Road, commercial space for rent, 330 sft. 1 room and kitchen, 1 bathroom, 1 first floor. Contact Arun: 9884664551.

**ADYAR
INDIRA NAGAR**

1st Avenue

**700 sft,
Commercial space
ground floor
for saloon,
beauty parlour
office, clinic etc..**

93425 04643

■ KOTTUR commercial locality near railway station, 1800 sft. 1st and 2nd floor, duplex house, rent 50000 and advance 400000. 9150566257, 9444444846.

■ M.G. ROAD opposite A2B, office for rent, owner, 800 sft. 2nd floor, 45K per month. 9566667074. No Brokers.

■ THIRUVANMIYUR 1600 sft. – Gynaecologist and Pediatrician to practice in running clinic. Contact: 9841157532.

■ THIRUVANMIYUR Sea view 3 ground land 10 bedroom fully furnished servant quarters, swimming pool, suitable for guest house and any commercial rent 4 lakhs. OMR SRP near Main Road 3 bedroom, ground floor, 1400 sft. 60K, OMR Thuraipakkam duplex flat, 1400 sft. 3 bedroom, 50K. Agent: 9380632256, 7358331158.

■ THIRUVANMIYUR Thiruvalluvar Nagar 1500 sft. 1st floor, commercial space rent Rs. 60000. Thiruvanniyur Kamaraj Nagar, 800 sft. ground floor, commercial space rent 35000. Contact: 9444277652.

■ THIRUVANMIYUR Journalist Colony Main Road, for commercial ground floor, rent 35K. 9840177211.

RENTAL RESIDENTIAL

■ ADYAR Kasturba Nagar 3 bedroom, 1 floor flat, fully furnished with balcony, covered carpark, rent 48000. Bachelors and family. Contact Sujata: 8144929800, 9150215269.

■ ADYAR 1100 sft. 2 bedroom, 2 bathroom, ground floor, north facing, covered carpark, near Tidel Park behind Kanagam, 25000 negotiable. 9710290903.

■ ADYAR 2 bedroom, bath attached 800 sft. 1st floor, east facing, lift with covered carparking, 30000. Contact: Chandramohan – 9840045684, 8667458217.

■ ADYAR good location 200 sft. 1 room attached bathroom, 1 no staying boys, girl, small office, 1 open carparking, rent 12000. Poovaraghan – 9841324142.

■ ADYAR Indra Nagar L.B.Road, two bedroom, first floor, 28000. Thiruvanniyur Avvai Nagar, two bedroom, covered parking, woodwork, 25000. Thiruvalluvar Nagar second floor, 21000. 8939635971, 8939635973.

■ ADYAR Kasturba Nagar 3 bedroom apartment, built-up 1700 sft. 2 covered carpark, lift, power backup, rent 55K maintenance 5K. Contact: 7358578478.

■ ADYAR Kasturba Nagar duplex 3 bedroom hall kitchen apartment, ground and 1st floor, 1400 sft. covered carpark, Rs. 45000, vegetarians preferred. Firstman Assets Management: 9003154298.

■ ADYAR new flat, 3 bedroom hall kitchen, 1750 sft. lift, carpark, woodwork, modular kitchen, 5 ACs, balcony, rent 75K. 9003158479.

■ ADYAR Sastri Nagar three bedroom, 2 flats at 1650 sft. each, balcony, pooja, vastu, woodwork carpark, generator backup 50000, 57000. Contact: 9841033667.

■ GANDHI NAGAR three bedroom, 6 months only 42000. Sastri Nagar new three bedroom 1650 sft. 5 AC, covered parking, 75000. T. Nagar near Vasanth Street, three bedroom 55000. 8939635971, 8939635973.

■ INDRA NAGAR prime residential flat 2000 sft. 3 bedroom hall kitchen, first floor, semi-furnished, lift, genset, ACs, 2 covered carpark, pooja, west facing, 2 balcony, rent Rs. 1.20 lakhs. 9384222319.

■ INJAMBAKKAM beach side, new villa, east facing, 3 bedroom, 2000 sft. semi-furnished, lift, CCTV, covered carparking, rent 65K. Owner: 9444310913.

FOR RENT

**ADYAR, NEAR LB ROAD
PARAMVEER APARTMENTS**

New construction Single occupancy for Gents or Ladies

Studio apartment with kitchenette and attached toilet, Light vegetarian cooking, No smoking, Not pet friendly, 24 hours security, Biometric access, Provided; Ac, geyser, Fan, exhaust fan, wall fan in bath room, and cupboards

Not provided: Fridge, hot plate, cots or furniture,

**Rent 17000-20000
different room sizes**

**Contact : 91 73388 06071
WhatsApp +65 98716211**

■ INJAMBAKKAM deluxe flat, 2 bedroom hall kitchen, service balcony, 1st floor, near Saibaba Temple beach Primrose, Pon Vidyashram Schools. Owner: 9884277175.

■ KELAMBAKKAM near Siruseri IT Park, three bedrooms, gated community flat, Akshaya Adora apartment, 34000. New flat, Madipakkam Kuberan Nagar vegetarian 35000. Thuraipakkam first floor, 3 bedroom, 2000 sft. vegetarian 40000. 8939635971, 8939635973.

SHARE THIS NEWSPAPER WITH YOUR FRIENDS



REAL ESTATE

● BUYING

● SELLING

REAL ESTATE BUYING

■ A BIBLE-believing church is looking for land in East Chennai at a reasonable price. If you know of a suitable property or would like to help or volunteer in this effort, we would be glad to hear from you. Please contact us at 9884612454.

■ SELL your vacant plot in Kottivakkam, Palavakkam, Neelankarai, Injambakkam, Uthandi, Kanathur, Muttukadu, Mahabalipuram, Kovalam, Kelambakkam, Thaiyur, Mambakkam immediate settlement. Contact: M. Subramaniam – 9840032784.

■ WANTED 2 or 3 bedroom hall kitchen flat, lift, covered carpark, 10 years old maximum in and Adyar area. Contact JeyanR: 9566982231.

REAL ESTATE SELLING

■ ABHIRAMAPURAM new apartment 1300 sft. 3 bedroom hall kitchen, 3 Toilet, 2 carpark, lift and 2 bedroom hall kitchen, 2 Toilets, 1 covered carpark. RPC: : 9543600999.

■ ADYAR (1) 4 bedroom flat 2418 sft. UDS 560, 2 carpark, power backup, high rise building, 4 crores. Kasturba Nagar 2 bedroom flat 1000 sft. 1.35 crore. Ganesaa realty – 9551264500.

■ ADYAR 2200 sft. 4.5 crores. Besant Nagar 1500 sft. 3.5 crores, Thiruvanniyur 2 bedroom, 1410 sft. UDS 800, 12500 per sft. ECR Uthandi 1 ground 2.5 crores. Thiruvanniyur 45x70 frontage 2800 sft. 5 crores. 9087020603, 9092155442.

■ ADYAR Kasturba Nagar near Ambika Appalam, single bedroom, third floor flat, lift, 535 sft. UDS 140 sft. 55 lakhs negotiable. South Avenue, Thiruvanniyur TNHB flat, 800 sft. UDS 556 sft. 1 crore. Three bedrooms, 1375 sft. 1.65 crores. 9380922663, 9380576641.

**BESANT NAGAR
Parvathy Street**

Kalakshetra Colony

**ready to occupy
1632 / sq.ft, 3BHK flat,
CCP, VDP,
CCTV, BACKUP,
LIFT upto Terrace.**

ATITHYAA HOMES
9840037824, 9342081661

■ ADYAR (1) M.G. Road near A2B Restaurant 3.25 ground, west facing, 33 feet road. Besant Nagar 2 grounds 58 feet frontage. Ganesaa Realty – 9551264500.

■ ADYAR Kasturba Nagar flat for sale, 1250 sft. UDS 640, 3 bedroom hall kitchen, second floor, reserved carparking, 28 years old, no lift, well maintenance, 1.55 crore negotiable. Agent: Barani – 9500140267.

■ ADYAR Prime Kasturba Nagar Brand New Hi End Flat 2650 sft. 4 bedroom hall kitchen, UDS 1090 sft. 2 covered carpark, North Facing, 3rd Floor, Total 3 floors, 3 flats, 40 feet road, Rs. 4.75 crores, Handover April 2027. 9384222319.

**LUXURY FLATS FOR SALE
2, 3 & 4 BHK FLATS**

ABIRAMAPURAM
2238 sqft, 4985 sqft, 5658 sqft

ABIRAMAPURAM / RA PURAM
1220, 1850 & 2300 sqft

POES GARDEN
4494 sqft, 5545 sqft

VELACHERY
1225 sqft, 1265 sqft

ADYAR
1044 sqft, 1689 sqft

Call 98840 32003

■ ADYAR and Besant Nagar ½ ground, 1 ground, 2 ground, 2.5 ground, 3 ground, residential and commercial land. M.M. Realty – 9884154648.

■ ADYAR Jeevarathnam Colony, brand new flat, 3 bedroom, north facing, 3 toilets, two covered carparking, lift, power backup, sft. 1700 per sft. 17000, for sale. Contact: 9840496923.

■ KOTTIVAKKAM Independent ground floor, single bedroom house, 16500. Kottivakkam independent 2 bedroom, 1200 sft. ground floor house, 30000, carpark. 9176223246.

■ KOTTIVAKKAM seaside, Sri Venkateswara Nagar, available 632 sft. in an independent house ground floor, 2 bedroom hall, compact kitchen, for small family, 20K. Contact: 8148383001.

■ KOTTURPURAM prime location, 2000 sft. 3 bedroom hall kitchen, well furnished, 1st floor of decent bungalow. Call JS Raama Rao: 9841013625.

■ THIRUVANMIYUR Kalakshetra Road, 1 bedroom hall kitchen, service balcony, deluxe flat, 1st floor near Thiruvanniyur Bus Depot Tidel park. Owner: 9884277175.

■ THIRUVANMIYUR near Beach 2nd floor, single bedroom flat, furnished, only single person, gents, IT. Govt. Staff, 16000, owner, no carparking. 8939026399.

■ THIRUVANMIYUR near KSN, Sankara school, three bedroom + study room, modular kitchen, wardrobe, covered parking, vegetarian, 55000. Near L.B.Road, three bedroom, duplex type, covered parking, wardrobes, 42000. 8939635971, 8939635973.

■ THIRUVANMIYUR R.K. Nagar posh 2000 sft. independent 1st floor, 3 bedroom hall kitchen, 3 bath, vastu, woodwork, covered carpark, RO, pooja, balcony, immediate occupancy, vegetarian, Brahmins only. No pets, 53K. Whatsapp only. 9551046691.

■ THIRUVANMIYUR Thiruvalluvar Nagar, first floor of an independent house, 3 bedroom hall kitchen, 2 baths, one covered carpark, air conditioners, rent Rs.35,000/- Only vegetarian families preferred. First Man Assets Management- 9382733003.

■ ADYAR L.B.Road, 4 bedroom flat, 2416 sft. ECR Neelankarai 1.5 ground, east facing, 3.75 crores. Panaiyur 1.5 ground, 3.80 crores. 9382161154, 9791151154.

■ ADYAR Jeevarathnam Colony, brand new flat, 3 bedroom, 3 toilets, lift, power backup, 2nd floor, east facing, two covered carparking, 1450 sft. per sft. 17000, for sale. Contact: 9840496923.

■ ADYAR Padmanabhan Nagar 3 bedroom, new apartment, built-up 2202 sft. UDS 800 sft. 2 covered carpark, lift, power backup, price 4 crores (per floor one apartment). 9952908678.

CLASSIFIEDS
contd. on Page 9



REAL ESTATE

• BUYING

• SELLING

CLASSIFIEDS
contd. from Page 8

■ADYAR Thiruvanniyur 1 ground land 40x60 independent house 30 feet road 5.80 crores. Besant Nagar 1 ground land 40x60 independent house. Akshaya Properties - 9283187571.

Since 2013

VAIDYANATH ESTATES
Leading Property Consultant

BESANT NAGAR

NEW 4BHK Pent House with panoramic view of greenery, quite a rare find

2630+470 SF PvtTerrace
1Apartment / Floor
7.80 Cr + Taxes & Reg

9710424456

vaidyanathstates.com

■ADYAR Venkatrathnam Nagar Extension, First Street for sale, 2 bedroom hall kitchen, 1015 sft. UDS 592 sft. first floor, no common walls, east facing, one covered carparking, lift, CCTV, separate entrance road facing, only 4 flats in building 1.9 crores negotiable. 9845523451, 9986523451.

■ANNA NAGAR prime location, land area 11000 sft. 100 feet frontage, corner, 80 feet road width, buyers only. Contact: 9003158479.

■BESANT NAGAR 3 bedroom hall kitchen for sale, 17th Cross Street, 1120 sft. apartment with 679 sft. UDS approx, 20 years old, prime location, 2.5 crores negotiable. Contact: 9442243512.

■BESANT NAGAR Deluxe flat 2050 sft. 3 bedroom, 3 bathroom, fully woodwork, modular kitchen, 3rd floor, lift, power backup, 2 covered carpark, north facing, 4 crores negotiable. 9677148822.

■BESANT NAGAR near Vannanthurai 3 bedroom, hall, kitchen, east facing, Rs. 1.10 crore with carparking. ECR Kottivakkam Swaminathan Nagar 1 ground Rs. 2.75 crore. Srinivasapuram 1300 sft. 2.40 crore negotiable, seaside. ECR Jayam Agencies - 8825843468.

■BESANT NAGAR posh 1 ground, residential and commercial property. Contact - 7550287184.

■BESANT NAGAR prime residential area, 50x85 4250 sft. north facing with old house, 30 feet road, Rs. 14 crores final. 9384222319.

■BESANT NAGAR prime residential plot, 1.15 ground (44x61) 2700 sft. old house, north facing, 7.50 crores final. 9384222319.

■ECR Neelankarai 2 and 2½ grounds, approved, per ground 3.50 crores. Kottivakkam 3000 sft. vacant land, corner property. 9884577898.

■ECR Neelankarai right Vaidiyalingam 1.5 ground land with old building 5 crore. East, Uthandi Seaside land 1560 building 2500, 5 bedroom new house, 3 crore. Kazura Garden 4320 48x90, 3 crore per ground. Uthandi 2 ground 2.90 per ground, south. 9840884253.

LAND SALE

Kottivakkam
1050 sqft - 1.50 Cr

Thiruvanniyur - 4200 sqft
13500/- per sft (Negotiable)

Kottivakkam Sea Side
30 ft Road
2400 sqft - 15000/- per sft

FLAT SALE

ADYAR
2BHK - 653 sqft - UDS 485
1st Floor - 70 Lakhs

7448 616 616

■ECR Neelankarai Seaside 2.25 grounds 7.50 crores. Palavakkam 2.50 grounds 9.50 crores. Kottivakkam one ground 4.50 crores. 9884499157.

ADYAR
Nr. Sishya School
New Premium 3BHK Flat

ATHITHYAVARMAN VENTURES - ADWAIDHA
One floor one flat (Carpark + 3 floor)
1500 sft, 3BHK, 2 Carpark, Lift, Cctv, Vastu Flat,
100% Power Backup, EV Charge Point, North Facing
Rate 3 Cr. Nego. (Broker Excuse)
8838169060

■ECR Neelankarai sea-side, Kapaleeswarar Nagar, 1.16 grounds (40x70) with 3600 sft. 5 bedrooms, ground and first floor, bungalow as per vastu, north facing plot with 3 nos. covered carpark, Rs. 5 crores. Brokers excuse. Consultant P.S. Saravanan: 9840044778, Adyar.

■ECR Vettuvankeni 4 bedroom, row villa, 2099 sft. UDS 1485, ground + 2. Sarvesh Property Solutions Private Limited: 9884800266.

■INJAMBAKKAM 1) land 600 sft. 52 lakhs, 625, 650 sft. 2) Injambakkam individual 4 bedroom hall kitchen, 1.75 crores, 1.10 crores. 3) Sholinganallur 1650 sft. land 2 bedroom hall kitchen, approved house, 1.20 crores. 4) ECR Kanatur 2400 sft. approved land 65 lakhs. 5) OMR Thairu village, 1650 sft. 37 lakhs. Contact: 7418918977.

■INJAMBAKKAM modern super building 4500 sft. 1.5 ground 4 spacious bedroom attached bath dressing rooms office room Kitchen spacious Halls Big carpark, 5 crores negotiable. 9884722785.

■JAYARAM STREET 2 bedroom hall kitchen, ground floor apartment, for sale 900 sft. with solar backup and low maintenance with open carparking and lift, 20 years old, 78 lakhs negotiable. 9840144706.

■KALAKSHETRA ROAD 3 bedroom, 1670 sft. UDS 905, price 2.25 crores negotiable, 3 bathroom, modular kitchen, 2nd floor. Contact: 9840105171.

■KALAKSHETRA ROAD posh 2069 sft. 3 bedroom, 1st floor, north facing, 2 carpark, 8 years old, 100% power backup, genuine buyers call price 3.75 crore negotiable. Agent - 9566171775, 9941045231.

■KALPAKKAM on road side, land 60 cent, 5.5 acre. Dindugal city 2.06 acre 11 crores. Kelambakkam resale flat, 1556 sft. 63 lakhs. Ashok Real Estate: 9003284310.

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■KOTTIVAKKAM 2400 sft. approved land premium villa plots 3.60 crore, 3 plots available 30 feet road. Kottivakkam brand new flat 3 bedroom, north facing, 1277 sft. UDS 40%. Contact - 9600121669.

■KOTTIVAKKAM house 6 crores. Vettuvankeni 2 crore, Injambakkam 8.5 crores, 3.25 crores. Akkarai 4.75 crores 27 crores. Uthandi 5 crore. Kanathur 2.75 crores approved. Contact: 8939808080.

■KILPAUK 1920 sft. 3 bedroom hall kitchen + 3 toilets, 2 covered carpark, south facing, 17500 per sft. negotiable. Ramaniyam Pavithram: 9841269156.

FOR SALE
ECR MUTTUKADU - sea side - 3.8 grounds -
South & North Facing - per grounds
1.85 Crs. per ground
ECR NEMELI - sea side 1.6 GRNDS -
Approved - SOUTH FACING - 1.49 Cr
ECR KOVALAM - sea side - SEMI
COMMERCIAL - 1 GROUND - NORTHEAST
CORNER - PER SQ FT - 6499/-
ECR NEMELI - sea side - 3.36 GROUNDS -
NORTH FACING - PER GR - 1.20 CR
ECR KOVALAM - sea side - 2.2 GROUNDS -
NORTH EAST - 3.10 cr. Price
Contact: 97864 25551

■KOTTIVAKKAM Kannappan Nagar 1st Cross Street, 1200 sft. flat 2 Nos, UDS 600, 1st floor, 1.20 crore, 2nd floor, 1.20 crore negotiable. Flat for sale Velachery near LIC Nagar, 4th Street, Duplex house 1150 sft. builtup 3470 sft. 95 lakhs negotiable. 9342579890, 9840193129.

■KOTTIVAKKAM land beach side, 2600 sft. available, price 3.2 crore negotiable. Contact owner: 9361963120.

■KOTTURPURAM 1017 sft. UDS 658 sft. 1st floor, 2 bedroom, 2 bathroom, woodwork, modular kitchen, 2 covered carparking, rate 1.20 crores. 9092067207.

■KOTTUR ECR, TTK Road, independent house, new flats, resale flat for sale. Agent: 9841840304. Brokers excuse.

■LAKSHMIPURAM flat for sale, 790 sft. 255 UDS, 2 bedroom hall kitchen, 1st floor, 2 bathroom, 1 bike parking, RO, woodwork, 70 lakhs (negotiable). Direct owner contact: 7639409393.

■MARAIMALAI NAGAR, Chennai Casa Grande Elwood, 1800 sft. Corner Plot. Contact: 9176888353.

■NEELANKARAI Beach facing flat, 3322 sft. UDS 3124 sft. 2 covered car parking, 12 years old, Gated community, Swimming pool, Gym. Philip: 9841031711.

■NEELANKARAI Seaside 6 ground, 4 ground, 2 ground approved. Kottivakkam 70x40 3.50 crores. 50x60 4.50 crores. Palavakkam 1 ground 40x60 4 crores. Vettuvankeni 40x60 3.10 crores. 9884998686, 9840789797.

■OMR Navalur Greenwood city gated 920 sft. land 2500 sft. built-up independent house sale 1.40 crore. Kovalam 1200 sft. land sale 70 lakhs. Neelankarai 2400 sft. approved land sale 2.65 crores. Star Reality - 9940572899.

FOR SALE

PALAVAKKAM Anna Salai, sea side,
1500 sqft land, east facing, L/B
approved 2.33 cr. nego

KOTTIVAKKAM sea side, brand new
villa, s/f, 1830 Land, 4000 buildup,
4 cr. nego

INJAMBAKKAM sea side, 3600 land
E/F, approved 3.25 cr. per ground

NEMMELI sea side, 3684 land s/f
approved overall 1.49 cr. nego

ECR Muttukadu, Opp. sea side,
200 sqft land approved 80 lakhs nego

CONTACT: 93458 91869

■OMR Thuraipakkam 2 bedroom, hall, kitchen flat, south facing, 1st floor, lift, covered carparking, builtup 950 sft. UDS 463, 10 years old, 200 meter on Main Road, AKDR Tower, PTC Bus Stop, Rs.75 lakhs. Contact: 8122757149.

■OMR Thuraipakkam independent flat, land 2600 sft. building 4200 sft. lift, covered carpark, 20 feet road, full white, 3.25 crores, only buyers, 15 years old. 9789761666.

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contd. on Page 10

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REAL ESTATE

• SELLING

CLASSIFIEDS
contd. from Page 9

■ **PALAVAKKAM** ECR Main Road, 3000 sft. land with building will get 6 lakhs rental income, price 10 crores. A.R. Realty: 9884053786.

■ **PALAVAKKAM** seaside, Palkalai Nagar, 1200 sft. flat, 3 bedroom, 1st floor, 11 years old, covered carpark, lift Rs. 1.48 crore and Neelankarai seaside house 3600 sft. building 2850 sft. land sale. 9884019454.

■ **PERUNGUDI** near Apollo hospital new flats for sale, sft. range 1600 to 2100, price 2.3 crore to 3 crore. 9941767671.

■ **PERUNGUDI** 5 flat building for sale. Thirumalai Nagar - facing park, land 2500 + built-up 7000+ sft. approx. Ideal for PG, Co-living, serviced apartments, Corporate stay. Outright sale - No JV. Michael Louis - Property Consultant: 9384231415, 9840881414.

■ **R. A. PURAM** Karpagam Avenue 850 sft. 2 bedroom hall kitchen, UDS 502, ground floor, east facing, lift, 1 covered carpark, 20 years old, rental income Rs. 35K per month, 40 feet Road, Rs. 1.45 crores. 9384222319.

■ **RADHAKRISHNAN** NAGAR lands for sale 1350 sft. 3 crores, 2750 sft. 6 crore. 3220 sft. 7.75 crores. Karpagam Garden, 2 grounds, 14 crore and 12 crore. 9790736113.

■ **TAMBARAM** Irumbuliyur individual home for sale land 2240, built-up 2000, open carpark, ground floor, 2 bedroom, 1st floor, 1 bedroom and 1 bedroom, second floor terrace nearby GST Road, rate price 3.10 crores. Only buyers. 9962602299.

■ **THIRUVANMIYUR** 2 bedroom hall 938 sft. UDS 660 sft. north facing, lift, covered carpark, genset, gated 1.25 crores negotiable. 9003158479.

■ **THIRUVANMIYUR** 3 bedroom, hall, kitchen flat 1965 sft. UDS 1351 sft. with all amenities. Hanu Reddy Realty - 8929241956, 7824868459.

■ **THIRUVANMIYUR** brand new flat, 1470 sft. 2nd floor, 2 flats available. East and north facing, 1 covered carpark, each flat Rs. 2.25 crores, lift, genset, 40 feet road. 9384222319.

■ **THIRUVANMIYUR** 850 sft. resale flat 2 bedroom, 1st floor, covered carpark, UDS 550. 3 bedroom, 1250 sft. 2nd floor, covered carpark. Sukkra Realty - 9840592592.

■ **THIRUVANMIYUR** East Kamaraj Nagar, independent land area, 2600 sft. with old house, 30 feet road, price 6.25 crores (near bus depot). 9551555949.

■ **THIRUVANMIYUR** Kamaraj Nagar 30 feet road 40x60 land 6 crores. Independent house 40x60 5 crores. Kottivakkam independent house, east facing, 4 bedroom land 2300 sft. builtup 3500 sft. 4.50 crores. 9840789797, 9884998686.

■ **THIRUVANMIYUR** Lakshmipuram 2 bedroom, hall, kitchen, 935 sft. built-up UDS 335 sft. lift and covered carpark. Contact - 9790784495.

■ **THIRUVANMIYUR** near Arulmigu Marundeeswarar Temple, independent house land area 1040 sft. with built-up area 2300 sft. ground + 2 floors, 12 years old, west facing, 20 feet road, 3.50 crore negotiable. Contact - 9500049167.

■ **THIRUVANMIYUR** PTC Colony, 2 bedroom, 2 bathroom, 1200 sft. UDS 626, north facing, covered carpark, Rs. 1.10 crore (negotiable). 9791127041.

■ **THIRUVANMIYUR** Rajaji Nagar Kottivakkam 1 to 2 ground. Neelankarai 1, 2, 3 ground corner. Injambakkam Akkarai 1 to 2 ground. Contact Vincent: 8939808080.

■ **THIRUVANMIYUR** sale 950 sft. 2 bedroom hall kitchen, third floor, open carpark, lift, UDS 550, 1.15 crores. 9282113562, 9092344411.

■ **THIRUVANMIYUR** Thiruvalluvar Nagar, housing board flat, 940 sft. east facing, 3 floor sales 92 lakhs. 9444277652.

■ **THIRUVANMIYUR** Valmiki Nagar 3 bedroom hall kitchen apartment for sale, 4th floor, 1837 sft. 4.6 crores, sea view, north west entrance, 200 meters from beach. Contact: 9886064364.

■ **THIRUVANMIYUR** 3 bedroom hall kitchen beach view balcony, lift, carparking, 1.99 crores, resale 2 bedroom hall kitchen. Plot at Thiruvanniyur, Adyar, MRC Nagar. All bank loans available. Kailayam Properties (RERA Approved): 7708852266, 9600003435.

■ **VALMIKI NAGAR** 3 bedroom 2300 sft. terrace 3 bedroom, all amenities 5.25 crores. Valmiki Nagar 2 bedroom 980 sft. 1 floor old building 85 lakhs. ECR Palavakkam independent house 49/90, 6 bedroom approved Rs. 6.30 crores. 8608335555, 9841383711.

■ **VELACHERY** property for sale, ground floor for 1300 sft. UDS 1100 sft. 1.20 crores, with covered carparking. Contact: 8807830422 (SLR Property).

■ **VETTUVANKENI** Queens Courte, 3 bedroom hall kitchen flat, built-up area 1600 sft. flat (super built area 2253 sft.) in 1st floor with carpark, for sale. Contact: 9840673407.

Lifestyle >

‘OP1971’ - INDIA’S UNSUNG HEROES

As part of the 80th Independence Day celebrations, Theatrekaran will present OP1971, a powerful theatrical tribute to the bravery, sacrifice and patriotism of the Indian Armed Forces during the 1971 Indo-Pak War.

Directed by Raghav, the play recreates one of the defining moments in India’s military history, highlighting the courage of soldiers who fought selflessly to protect the nation. Featuring a passionate young cast, the production aims to honour the spirit of the armed forces while inspiring audiences with a moving story of valour, resilience and na-

tional pride.

The performance will be staged at Bharata Kalakshetra Auditorium, Thiruvanniyur, on Saturday, August 15, 2026, at 6 p.m. As the nation marks 80 years of Independence, *OP1971* promises to be a meaningful cultural presentation that remembers the heroes of the 1971 war and celebrates their enduring legacy.

The organisers invite theatre lovers, students, families and citizens to witness this heartfelt tribute to India’s brave soldiers. Ph: 91769 96508, 98849 66613.

Prashanti Sarees defines timeless grace

Known for celebrating traditional Indian attire as a global style statement, Prashanti Sarees offers a curated sanctuary of fine textiles at its flagship store on Srinivasa Road, Pondy Bazaar, T. Nagar.

The store’s extensive collection spans pure handwoven, Silk Mark certified Kanchipuram silks sourced directly from looms, alongside Banarasi masterpieces in Katan, Tissue, and Organza. Prashanti features heritage Silk Cottons, breathable handloom Cottons, and innovations like lightweight Banana Silk sarees.

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As part of its ongoing ‘Sugar Rush’ sale, Prashanti is offering up to 30% off across collections until Aug.16.

At No.11, Srinivasa Road (near Kannadasan Statue), Pondy Bazaar, T. Nagar. Ph: 48588555, www.prashantisarees.com.



Dedicated Geriatric Oncology Centre at Geri Care

Geri Care, an integrated eldercare provider, has launched a dedicated Geriatric Oncology Centre at its Adambakkam facility on Jawaharlal Nehru Road. The service will also extend to its branches in T. Nagar and Adyar.

Dr. Lakshmipathy Ramesh, Founder and Managing Director, says that the centre provides comprehensive cancer care for seniors, from screening and diagnosis to treatment, palliative care, and caregiver counselling, as a multidisciplinary team. It combines medical, surgical, and radiation oncologists with geriatricians, psycho-oncologists, nutritionists, and specialised nursing staff.

They also provide pre-

ventive screening tailored for older adults and structured support for caregivers. Geri Care’s other branches are located at 8, Dr. Nair Road, T.

Nagar (behind Vani Mahal), and 17, 4th Main Road, Indira Nagar, Adyar (near TTK Hospital). For inquiries, call 99444 59444.

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• For Adyar areas - Gandhi Nagar, K.B. Nagar, Nehru Nagar - Bakthavachalam Nagar - Venkatrathinam Nagar - Kamaraj Avenue - Kotturpuram. Call: K. Selvam - 98411 30147.

• For Besant Nagar areas - Sastri Nagar - Karpagam Gardens - Parameshwari Nagar - Padmanabha Nagar - Indira Nagar - Kalakshetra Colony - Dr. Radhakrishnan Nagar. Call: R. Karthik - 98416 08736.

• For Thiruvanniyur areas - Valmiki Nagar - Thiruvalluvar Nagar - Kamaraj Nagar (East & West) - Rajaji Nagar - Kottivakkam - Palavakkam. Call: M. Hari - 9342613877.

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Letters >

Illegal burning of garbage



■ We, the residents of Kamaraj Avenue 1st Street, have been facing the illegal burning of garbage and sometimes store-bought firewood almost every day on a vacant plot opposite Lakshanya Apartments. The smoke causes burning eyes and nose irritation to residents as well as passersby, posing a serious threat to our respiratory health.

I kindly request the civic authorities to take swift action against the misuse of private land and illegal burning to protect the health of the residents.

- Kamaraj Avenue 1st Street Residents.

MTC bus charges



■ You will be surprised to note that from the Besant Nagar terminus to the Adyar Telephone Exchange, the route is considered ONE stage, whereas on the return trip from the Adyar Telephone Exchange, it is treated as TWO stages, and higher charges are collected for the exact same distance.

I request, through your platform, that the authorities rectify this anomaly.

- R. Sivaraman, Besant Nagar.

Letters and events are welcome. Please include writer's name, address and telephone number; may be edited for purpose of clarity or space. Pics. welcome. adyartimes@gmail.com.

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ADYAR TIMES

Dear Advertisers, On account of Independence day, 14.08.26 (Friday) 1 pm is the deadline for placing advt for 16.08.26 (Sunday) edition.

அன்புள்ள விளம்பரதாரர்களே, சுதந்திர தினத்தை முன்னிட்டு, 16.8.2026 (ஞாயிறு) இதழக்கான விளம்பரங்களை அளிப்பதற்கான கடைசி நேரம் 14.8.2026 (வெள்ளி) மதியம் 1 மணி ஆகும்

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Sports >

St. Michael's School clinches CISCE Zonal Cricket titles

St. Michael's School emerged as the champions in both the Under-14 and Under-17 categories at the CISCE Zonal Cricket Tournament held on July 14 and 15 at Sumangali Grounds, Medavakkam.

The school's Under-14 Boys and Under-17 Boys teams secured the Winners' title in their respective categories, showcasing impressive performances throughout the tournament. The Under-19 Boys team also put up a strong showing, finishing in third place.

The school appreciated the efforts of the players and coaches for their dedication and teamwork. Special thanks were extended to Hari and Deepak for their continued support, encouragement and guidance, and for accompanying the students throughout the tournament.

Inform us about sports events and young stars in your neighbourhood. Mail us at adyartimes@gmail.com. Or call us on 73585 31212.



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