



Own a plot at the
ADDRESS
of rapid development

ONE NAME YOU CAN TRUST

Founded in 1942, VGN is a leader, visionary and a pioneer in the real estate business and stands out distinctly among its competitors. Headquartered in Chennai, we are one of the oldest and most trusted real estate companies, certified by ISO 14001:2004. Years of experience helped us create our own path by understanding our customer's desires and helped us improve their quality of life by providing them with the best projects. And this has helped us become a brand that customers deeply trust.

We always believed in going the extra mile for our customers. That's why just ordinary plotted developments weren't enough. Every idea, every unique feature, and our passion reflected in our projects, and our customer family grew rapidly, making us a trustworthy brand. Our projects are spread across the city with plenty of happy families and investors reaping from their investments. Residential, commercial, retail and plots, we develop and transform land of every kind. With our expertise in consumer behavior, we have offered plots with unmatched quality, right from affordable to ultra-luxury.

As much as we take pride in our range of offering, we are also proud of our industry-best practices, transparency and customer service. And this inspires us to do more and venture into many more challenges with confidence.

THE PERFECT CHOICE FOR YOUR HOME OR INVESTMENT IN AN INTEGRATED TOWNSHIP

Surrounded by wide open space and serenity, the neatly planned plotted community at VGN Westfield is the perfect spot to build your future home or as an investment that is bound to appreciate. With easy access to Avadi main road, railway, shopping, restaurants, schools, colleges and hospitals, this community will soon be the talk of the town. It is worth mentioning that with this project, the brand VGN would have developed over 100 acres in Avadi.



Actual site image



Actual site image

WHY PLOTS?



Finite resource,
hence more value



Asset
for life



Doesn't deteriorate
over time



Build quality can be
completely controlled



Flexibility in
construction



Completely
private



Zero
waiting period



Easy transfer
of ownership



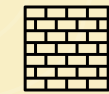
100% ownership



No floor rise
charges



Rapid appreciation



Fully independent,
zero wall sharing



Carpet area can be increased with more floors

A GLANCE AT AVADI OVER THE YEARS...

1957

Murugappa Polytechnic College starts in August as a Government aided polytechnic by AMM Charities Trust

1961

Ordnance Clothing Factory is sanctioned by President Rajendra Prasad at an estimated cost of ₹17.40 L

1961

Heavy Vehicles Factory is set up by the Ordnance Factory Board, Government of India to manufacture heavy battlefield equipment

1967

CVRDE (Combat Vehicles Research & Development Establishment) is set up at Avadi with the name as 'VRDE, Avadi'

2001

Population of Avadi is at 229,403

1979

The first lines in the station are electrified at the Avadi railway station

1955

The famous 1955 Avadi Congress session takes place with Jawaharlal Nehru in attendance

2013

The Tamil Nadu Highways department issues a GO to extend the entire Chennai to Tiruttani highway to 6 lanes

2011

The population of Avadi grows to 344,701

2006

The production of T-90S Bhisma tanks starts at the Heavy Vehicles Factory

2019

Avadi gets upgraded from municipality to corporation in June

2019

Paruthipattu lake gets a makeover as an eco-park along with a ₹35 Cr worth sewage treatment plant

2020

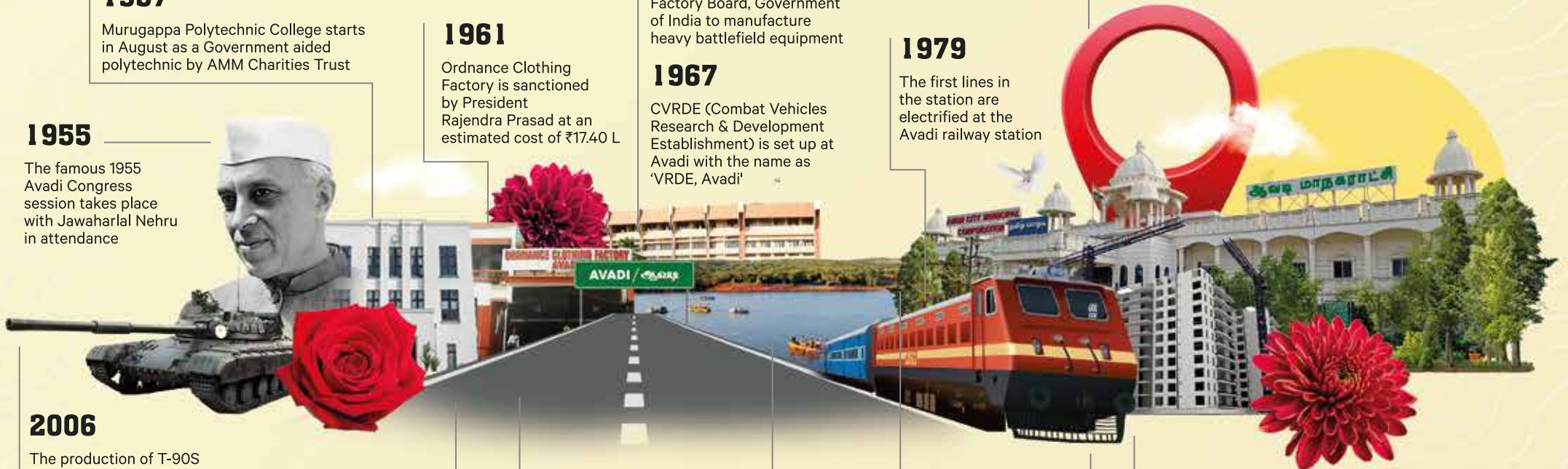
Construction work starts for a new Tidel Park, with a built-up area of 5,57,000 sq.ft. on a 10-acre land at a cost of ₹2,300 million

2021

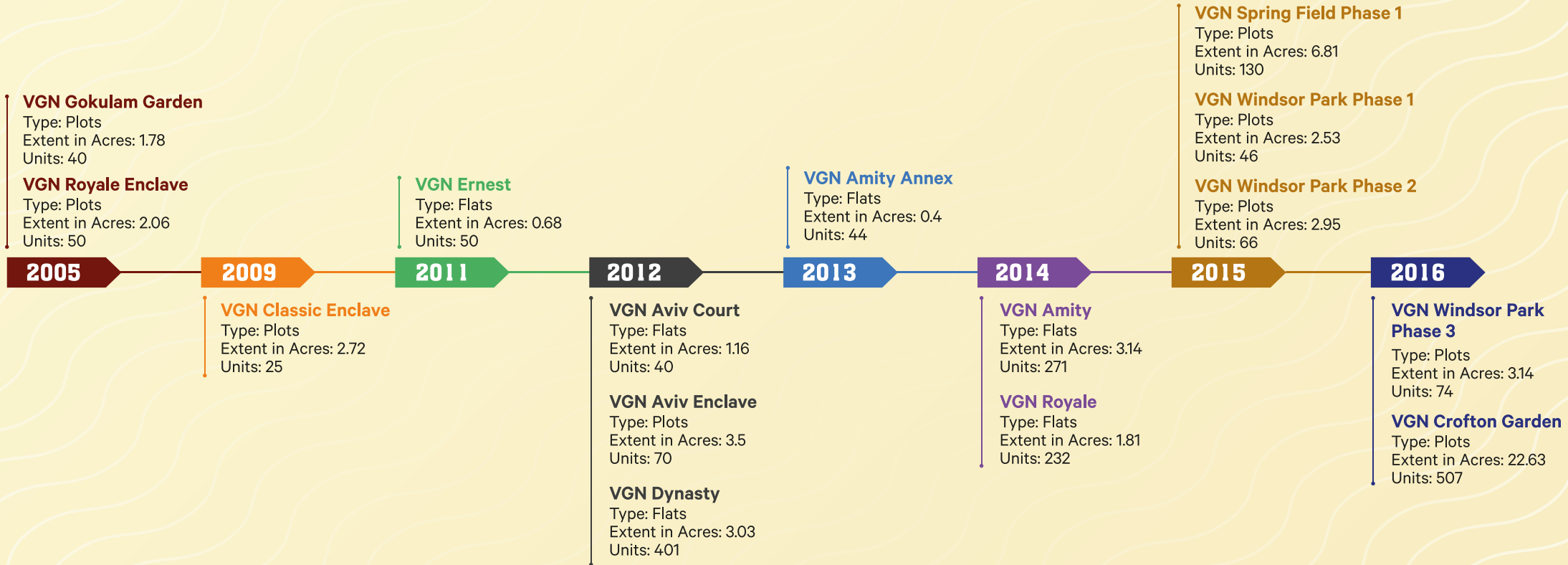
Estimated population of Avadi is more than 5 Lakhs

2022

Chennai Metro Rail's Phase II to roll another 93 km. Corridors 3, 4 and 5 to be extended till Kelambakkam, Parandur and Avadi respectively



AVADI'S GROWTH POWERED BY VGN



VGN Spring Field Phase 2

Type: Plots
Extent in Acres: 9.22
Units: 176

VGN Windsor Park Phase 4

Type: Plots
Extent in Acres: 11.84
Units: 265

VGN Edinburgh

Type: Flats
Extent in Acres: 0.07
Units: 6

VGN Windsor Park Phase 5

Type: Plots
Extent in Acres: 10.31
Units: 231

VGN Expanza

Type: Flats
Extent in Acres: 0.15
Units: 15

VGN Pearl Blossom

Type: Flats
Extent in Acres: 0.12
Units: 12

VGN Windsor Park Phase 7

Type: Plots
Extent in Acres: 0.6
Units: 15

VGN Bloom

Type: Plots
Extent in Acres: 1.82
Units: 46

2018

2019

2020

2021

2022

2023

TOTAL

VGN Windsor Park Phase 6

Type: Plots
Extent in Acres: 0.42
Units: 18

VGN Derbyshire

Type: Flats
Extent in Acres: 0.08
Units: 6

VGN Brookville

Type: Flats
Extent in Acres: 0.07
Units: 6

VGN Spring Field Phase 2 PP

Type: Plots
Extent in Acres: 0.65
Units: 24

VGN Sparkle

Type: Plots
Extent in Acres: 0.72
Units: 24

VGN Westfield

Type: Plots
Extent in Acres: 4.57
Units: 108

**EXTENT IN ACRES
99.9**

**TOTAL
NO. OF PLOTS
1913**

**TOTAL
NO. OF FLATS
1164**

**TOTAL
NO. OF UNITS
3077**

PROJECT HIGHLIGHTS



TIDEL PARK
AT 3.5 KM DISTANCE



ELEVATED
BLACKTOP ROADS



READY FOR
CONSTRUCTION



CLUBHOUSE



BANK LOANS
FACILITATED



CHILDREN'S
PLAY AREA



LED
STREET LIGHTS



WELL DEVELOPED
PARK



AVENUE
TREES



ENTRY
ARCH



STORM WATER
TRENCH



PEDESTRIAN
PATHWAY



STREET
NAME BOARDS



GREEN POCKET
WITH SHRUBS



PLOT ENTRY MARKED
AS PER VASTHU

PARK AMENITIES



WALKING &
JOGGING TRACK



GARDEN
PERGOLA



INFINITY
PATH



ACUPRESSURE
PATH



YOGA &
MEDITATION COURT



OUTDOOR
GYM



MONKEY
BAR



SEESAW



SWING



GRANITE
SEATER



PARTY
LAWN



FAMILY
LAWN



DENSE TREES
& SHRUBS



READING ZONE WITH
GRANITE SEATER



CMDA : NO. PPD/LO/NO.63-2022
 RERA: TN/02/Layout/0001/2023
www.rera.tn.gov.in

AREA STATEMENT

Plot No.	With Splay Area in Sq.ft.	Without Splay Area in Sq.ft.
1		1709
2		1356
3		1356
4	1635	1623
5		1535
6		1306
7		1201
8		1466
9	1162	1150
10		1167
11		1177
12		1182
13		1182
14		1182
15		1172
16	1323	1311
17		1279
18	1209	1197
19		1162
20		1162
21		1162
22		1162
23		1162
24		1162
25	1162	1150
26	1363	1351
27		1452
28		1481
29		1510
30		1582

Plot No.	With Splay Area in Sq.ft.	Without Splay Area in Sq.ft.
31		1688
32		1802
33		1184
34	1349	1337
35		802
36		807
37		807
38		807
39		807
40		912
41		1072
42		974
43		890
44		804
45		1303
46		1455
47	1162	1150
48		1162
49	1162	1150
50		1931
51		2064
52	1162	1150
53		1162
54	1162	1150
55		1286
56		1488
57		1650
58		1308
59		1308
60	1308	1296

Plot No.	With Splay Area in Sq.ft.	Without Splay Area in Sq.ft.
61	1448	1436
62		1453
63		1334
64		1760
65	1220	1208
66		1235
67		1235
68		1235
69		1235
70		1235
71		1235
72		1235
73		1235
74	2092	2080
75		1628
76		1647
77		1647
78		1647
79	1866	1854
80	2207	2195
81		1375
82		1364
83	1370	1358
84	1453	1441
85		1272
86	807	795
87		699
88		699
89		699
90		699

Plot No.	With Splay Area in Sq.ft.	Without Splay Area in Sq.ft.
91		699
92		667
93		667
94		699
95		699
96		699
97		699
98		699
99	807	795
100	888	876
101		769
102		769
103		769
104		769
105		769
106		722
CS-1		748
CS-2		712
TOTAL		1,29,151

VGN
KOSMOS Club House





SWIMMING POOL



INDOOR GAMES



MULTIPURPOSE HALL

INDOOR GAMES



THEATRE



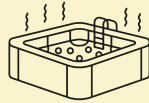
CLUBHOUSE AMENITIES



Waiting Lounge



Swimming Pool



Jacuzzi



Lockers



Multipurpose Hall
(150 Pax)



Buffet Area



Toilets for Ladies,
Gents and Differently
Abled Persons



Carrom



Chess



Play Station



Gymnasium



Yoga Zone



Steam



Sauna



Creche



Home Theatre
3 Nos - 80 / 40 / 30
Seater



Billiards Table
3 Nos



Library

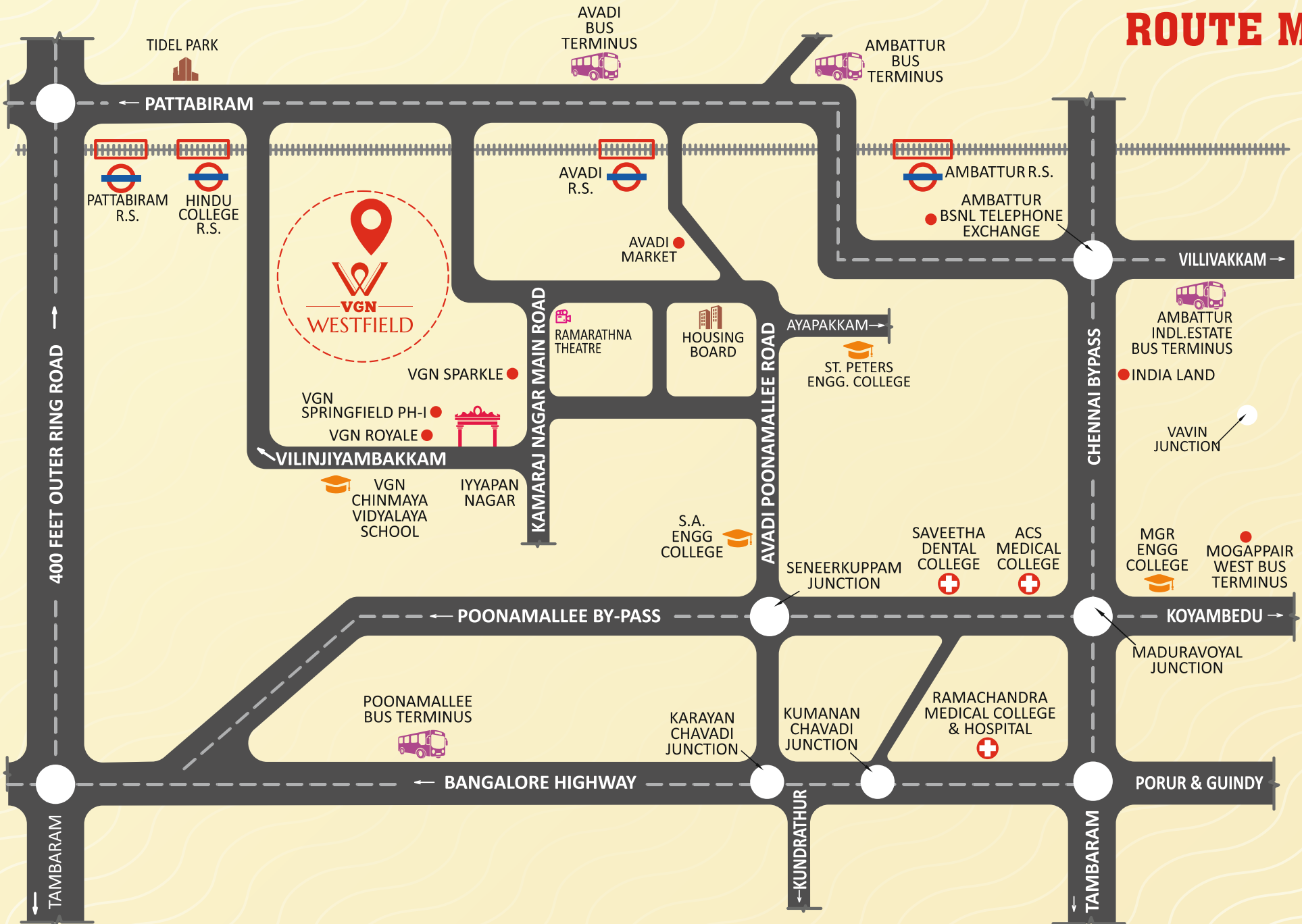


Reading Zone



Meeting Lounge /
Work Space

ROUTE MAP



LOCATION ADVANTAGES

Schools

1. VGN Chinmaya Vidyalaya CBSE School	400 m	5 min
2. Kendriya Vidyalaya OCF CBSE - Avadi	3.9 km	15 min
3. Maharishi Vidya Mandir	4.1 km	14 min
4. Vijayanta Model Higher Secondary School	4.3 km	16 min
5. Velammal Vidyalaya - Avadi	4.5 km	14 min

Colleges

1. Tamilnadu Special Police Regimental Centre	4.3 km	12 min
2. St. Peter's College of Engineering and Technology	5 km	17 min
3. Murugappa Polytechnic College	5.8 km	16 min
4. S.A. Engineering College	6.8 km	15 min
5. S.A. College of Arts & Science	7.4 km	20 min
6. Saveetha Dental College and Hospitals	9.2 km	23 min
7. ACS Medical College and Hospital	10.3 km	39 min

Hospitals

1. K.C. Multispeciality Hospital	2 km	6 min
2. Dr. Agarwals Eye Hospital	2.3 km	8 min
3. ESI Hospital - Avadi	2.9 km	10 min
4. Sri Sudharsanam Hospital	3 km	10 min
5. HVF Hospital	5.4 km	17 min

Restaurants

1. Pascah Restaurant	2.3 Km	8 min
2. A2B	3 Km	10 min
3. Domino's Pizza	3.4 Km	10 min
3. S.S. Hyderabad Biryani	3.9 Km	13 min
4. Pandian Hotel	4 Km	14 min
5. Ayyaar Bawan Sweets	4.6 Km	13 min

Work Places

1. Tidel Park (Upcoming)	3.5 Km	12 min
2. Ordnance Clothing Factory	3.8 Km	12 min
3. HVF	6.7 Km	17 min
4. Schneider Electric India Private Limited	10.7 Km	26 min
5. WABCO India Limited	11.7 Km	31 min
6. TI Cycles of India	11.9 Km	29 min
7. HCL Technologies Limited	13.9 Km	33 min

Entertainment Hubs

1. Kumaran Cinemas	1.4 Km	5 min
2. Paruthipattu Lake Green Park	2.7 Km	7 min
3. VR Cinemas	4.8 Km	15 min
4. Dolphin Sports	5.7 Km	18 min
5. Krono Cricket and Football Academy - Avadi	6.5 Km	18 min

Supermarkets

1. Grace Supermarket	2.3 Km	8 min
2. Ponnu Super Bazaar - Avadi	3 Km	11 min

Avadi will now be run by a municipal corpn.

It's the 15th town in State to get one

Avadi, in Tiruvallur district, was on Monday notified as a municipal corporation. It was hitherto a special grade municipality.

The town was notified as a municipal corporation "considering the increase in population, growth in annual income and the level of the civic services to be provided towards fulfillment of the basic needs of the growing population of Avadi." a notification stated.

Ordinance promulgated

The notification followed an ordinance promulgated by the Governor in March. Avadi will become the 15th municipal corporation in the State.

Avadi, Poonamallee and Thiruvetkodu municipalities, besides many town and village panchayats, will comprise the Avadi Municipal Corporation.

In effect, Avadi will have a Mayor, a Council, a Standing Committee, a Wards Committee and a Commissioner. Members of Parliament and Legislative Assembly representing areas within Avadi will become members of the Council.

The provisions of the Tamil Nadu District Municipalities Act, 1920, will not be applicable to Avadi any more.

The provisions of the Avadi Corporation will be in line with the Coimbatore City Municipal Corporation Act, 1981, since the provisions of the latter have been adopted for Avadi.

Existing municipal corporations are Chennai, Coimbatore, Dindigul, Erode, Madurai, Salem, Thanjavur, Tiruchirappalli, Tirunelveli, Tiruppur, Thoothukudi and Vellore.

The State government had announced earlier this year that Hosur and Nagercoil would also be converted into corporations.

Printed from THE TIMES OF INDIA

Avadi becomes corporation

TNN | Jun 18, 2019, 03:41 PM IST



CHENNAI: The Tamil Nadu government on Monday issued an ordinance converting the Avadi municipality into a corporation. Avadi becomes the 15th municipal corporation in the state.

"Considering the increase in population, growth in annual income and the level of the civic services to be provided towards fulfillment of the basic needs of the growing population of Avadi Special Grade Municipality and for improving the standard of living of the people in the said municipality, the government has decided to upgrade the said municipality into municipal corporation," said state law department secretary S S Poovalgam in the explanatory statement.

As per the ordinance, the present special officer of Avadi municipality will continue to be the special officer of the Avadi Corporation.

The corporation will get a mayor, a council, a standing committee, a wards committee and a commissioner.

Printed from THE TIMES OF INDIA

Tamil Nadu highways department to develop seven 'smart roads' in Chennai

TNN | Apr 20, 2022, 04:17 AM IST



CHENNAI: The Tamil Nadu highways department plans to turn seven arterial roads (103.5 km) in Chennai into 'smart roads', which means they will have features to limit vehicle speed to 50kmph, besides having walkways, cycle lanes and parking bays. The roads will also have WiFi poles, CCTV cameras, info kiosks, and other amenities required to manage traffic better.

The chosen seven are Grand Southern Trunk (GST) Road, Grand Western Trunk (GWT) Road, Grand Northern Trunk (GNT) Road, Inner Ring Road, Velachery Bypass Road, Marmalong Bridge-Jumbuliyur Road, and Mount Poonamallee-Avadi Road.

A tender was floated on Monday to finalise a detailed project report (DPR). A Rs 9 crore tender was floated on Monday for a consultant to prepare a detailed project report (DPR), said B Ganesan, project director of Tamil Nadu Road Sector Project II (TNRSP).

The consultant (highest bidder in the tender) will suggest 'traffic calming' measures such as road humps, rumble strips, and speed tables at appropriate places so that average speed of vehicles doesn't exceed 50kmph, officials said.

The consultant will also suggest ways to ensure electric and telecom cables are laid underground properly and drains are properly aligned.

The highways department is responsible for managing about 270 km of roads in GCC limits. To reduce accidents and congestion, and make them non-motorised transport friendly, the government in 2021 issued orders to redesign these stretches, said Ganesan from TNRSP II.

Road safety expert M Radhakrishnan said that the reports prepared by consultants in the past for Chennai roads did not help in solving the problems. The changes they suggested were based on theoretical concepts and look good on paper, but the ground reality is completely different, he said.

"Consultants should come up with area-specific solutions instead of adopting a one-size-fits-all approach. The policy has to be based on the type of vehicles that frequent the stretch and should involve the local residents and experts," said Radhakrishnan, founder of city-based NGO Thozhan.

ON THE WAY

- Traffic calming measures: Speed breakers, rumble strips, and ramps
- Foot Over Bridges, parking bays, and new bus stops
- Underground utilities
- CCTV cameras, Wi-Fi poles, information kiosks

Metro Phase 2 to roll to another 93 km

Corridors to connect Parandur, where a greenfield airport is proposed, Avadi and Kilambakkam



Working ahead Metro rail work in full swing at Kilambakkam on the Madhavaram-Sripuram line, which is proposed to be extended till Kilambakkam. -G. Subramanian/ANI

CHENNAI

The 103.5-km Phase 2 project of Chennai Metro Rail Ltd. (CMRL) is set to cover another 93 km in the coming years with the plan to extend one of the lines till Parandur, where a greenfield airport has been proposed.

The 103.5-km Phase 2 project has been planned with three corridors - Corridor 3 with 45.8 km Madhavaram-Sripuram line, Corridor 4 covering light-rail and Poonamallee (26.4 km) and Corridor 5 running from Madhavaram to Madhavaram-Elodi km.

The Corridor 4 will be an elevated till Parandur (93 km), Corridor 3 to stretch through Thiruvalluvar and Mogappair (67 km) and Corridor 5 from Kilambakkam to Kilambakkam via Kilambakkam (26 km).

A consultant will soon be hired to do a detailed feasibility study for these extensions and submit a report with recommendations, CMRL officials said.

Consultant to be selected "We have just floated a request for proposal to select a consultant for these corridors. The consultant will go through the existing reports such as comprehensive mobility plan, the present transport master and development plans. The consultant will come back to us with a report in a few months," an official said.

The report will include congestion levels, peak hour travel demand in these corridors for the next 30 years, estimated cost involved to build them, public and private funding needed, social and environmental impact and various other aspects. There is a plan to extend the Metro Rail from Chennai airport to Kilambakkam where a bus terminus is coming up.

The CMRL has submitted the detailed project report to the State government. This line will give the commuters access to the bus terminus from different locations, the sources said.

Distance between stations Unlike the other stretches, the route to Parandur is likely to have fewer stations along the city's main areas are covered, the sources said. "The distance between stations will increase and only the areas which have a good travel demand will be taken up for new. Otherwise, when there is a low demand, stations can be built later," an official said.

Govt likely to extend metro rail phase 2 lines, link Sriperumbudur

To Carry Out Feasibility Studies Now

CHENNAI: The state government will carry out feasibility studies for extending metro rail phase 2 lines to link Sriperumbudur to Chennai. The 103.5-km Phase 2 project of Chennai Metro Rail Ltd. (CMRL) is set to cover another 93 km in the coming years with the plan to extend one of the lines till Parandur, where a greenfield airport has been proposed.

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3 arterial roads in Chennai to be upgraded

Rampant encroachments, struggling pedestrians and mismanagement of space in the carriageway - problems besetting the city's arterial roads, but the authorities are now looking to address these issues in a more nuanced way so that these facilities can be developed to international standards. A detailed project report (DPR) that will take into account every conceivable problem and issue, ranging from need for acquiring extra land to utilising available space on Anna Salai, Jawaharlal Nehru Salai and Poonamallee High Road, will take shape in about nine months.

The Highways Department has appointed a Mumbai-based consultant to bring out the DPR on upgrading these three arteries on the city's roadway map.

Proposal

"The consultant will have to bring out a comprehensive proposal that can be implemented including the cost analysis. The DPR would also have to detail the modifications required for a bus rapid transport system. It would have to give even details like ducting, bus shelter design and stormwater drains," said a source in the department.

Segregation of traffic

Urban planners say that segregation of traffic with provision of service lanes and pedestrian footpaths would help in increasing vehicular speed and decreasing accidents.

Any investment on improving these roads would help vehicle-users and pedestrians.

"If there is adequate space on either side it is possible to have service lanes. For instance Anna Salai has enough width in most spaces. Separate lanes for two-wheelers, heavy vehicles and cars would not work as some lanes would be under-utilised and others over-utilised. We had tried it on Anna Salai, but had to revert to the system of mixing traffic," explained an urban planner.

International standards

Another planner explained that with the Chennai Corporation also planning to upgrade several of its roads to international standards, major city roads would be developed.

"Once the city absorbs the standards they can be replicated. But it is not a simple task and not like laying tar roads," he said.



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ON OUR SOLID PAST.**


VGN ADVANTAGES

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business
expertise

 230+
projects

 60,000+
customers

 750+ acres of
plot property
developed

 20 million sq.ft.
of residential
projects



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