



**LIVE A  
JOYFULLY  
COLOURFUL  
LIFESTYLE**

**VGN**  
**Varna bhoomi**



COLOURFUL LIVING  
**PHASE-II**

**PUDUPAKKAM,  
(BEHIND SIRUSERI IT PARK)**

# A CHARMINGLY GREEN & LUCRATIVE PLOT INVESTMENT...

We truly believe every customer is royalty and shouldn't be denied of their dreams. Therefore, soon after VGN Varnabhoomi was sold out successfully, we were inspired to launch Phase II of the project so every customer whose dream to own a plot here could become reality.

Presenting Phase II of VGN Varnabhoomi, a premium collection of plots located in Pudupakkam (behind Siruseri IT Park), on Vandalur-Kelambakkam Road. Located close to the OMR IT Hub and GST Road, it is conveniently surrounded by schools, colleges, universities, hospitals and companies. MNC and tech giants like TCS, Cognizant, Capgemini and many more are right behind the compound inside SIPCOT, which is also a major residential neighbourhood. Right from top shopping destinations to transportation hubs like the railway station or airport, all essential lifestyle amenities are situated in close proximity.

Here, your dream lifestyle would be complete with the rich and vibrant colours of nature, thanks to a diverse range of trees and plants that cover the property in a lush green cloak. Apart from being a great investment that offers a healthy dose of greenery, these plots are also ready to build so you can start constructing your dream home right away! Along with serene landscaped parks, Varnabhoomi is a truly valuable and once-in-a-lifetime investment for your home.

**VGN**  
**Varna bhoomi**  
COLOURFUL LIVING  
**PHASE-II**

Spread across 4.02 acres | Total plots - 95  
Sizes ranging from 451 - 2954 sq.ft.



# PROJECT HIGHLIGHTS



Ready for Construction



Elevated Blacktop Roads



Native Trees



Well Developed Parks



Organic Garden



Children's Play Area



24 x 7 Security



LED Street Lights



Shuttle Court



Acupuncture Walkways



Abundant Groundwater



## NEARBY SCHOOLS

- Hindustan International School
- Sushil Hari International Residential School
- Gateway International School
- Velammal Vidhyashram, Mambakkam
- Amethyst International School
- PSBB School, Polacherry
- BVM Global CBSE School
- Billabong High International School
- HLC International School



## NEARBY COLLEGES & UNIVERSITIES

- Hindustan University
- VIT, Chennai
- Chettinad Hospital & Research Institute
- Tagore Medical College & Engineering College
- Crescent Institute of Science & Technology
- Anand Institution of Higher Technology
- S.S.N College of Engineering
- SMK Fomra
- Sathyabama University
- AMET
- Dr. Ambedkar Law College



## NEARBY WORKPLACE

- Siruseri IT Park
- PAR Formulations
- Emerald Engineering (Diamond Group)
- Butterfly Appliance Ltd
- Tafe Product Training Centre
- Elista Pharmaceuticals
- Novotel Chennai - Sipcot
- Valeo India
- Virtusa
- Polaris
- Accenture
- HCL Technologies Ltd
- FLSmidth
- Capgemini
- Infosys Ltd
- UST Global
- CTS
- Wipro



## NEARBY HOSPITALS

- Chettinad Health City
- Praveena Hospital
- Tagore Medical College Hospital



**AREA STATEMENT**

PLOT NO	AREA WITH SPLAY	AREA WITHOUT SPLAY	PLOT NO	AREA WITH SPLAY	AREA WITHOUT SPLAY
1	1674	1662	50		451
2		1640	51		607
3	1373	1358	52		576
4	1246	1234	53	643	631
5		1236	54		643
6	1448	1436	55		1424
7		1356	56		1370
8	1348	1336	57	1522	1510
9		1169	58	2038	2019
10		1244	59		1050
11	1431	1419	60		1182
12	1250	1238	61		1050
13		1260	62		1050
14	1351	1339	63		1050
15		1346	64		1050
16	1381	1369	65		1050
17		1346	66		1050
18		1317	67		1050
19	1347	1335	68		1182
20	895	883	69		1293
21		957	70		1352
22		958	71		1182
23	1341	1329	72		1050
24		914	73		1050
25	1364	1352	74		1050
26		1275	75		1050
27		1246	76		1050
28	1472	1460	77		1050
29	1532	1520	78		1050
30		1697	79		1182
31		2954	80		1050
32		847	81	1375	1363
33		831	82	1874	1857
34		839	83		1221
35		848	84		1165
36	1234	1222	85		1109
37	1161	1149	86		730
38		2128	87		665
39		1336	88		677
40		1045	89		710
41	1116	1104	90		570
42		972	91		548
43	1108	1096	92		553
44		945	93		600
45		1213	94		655
46	633	621	95		797
47		636	SHOP-1		1704
48		607	SHOP-2	1207	1195
49		596	TOTAL		109743

- >450 sq.ft. - <700 sq.ft.
- >701 sq.ft. - <1000 sq.ft.
- >1001 sq.ft. - <1200 sq.ft.
- >1201 sq.ft. - <1500 sq.ft.
- Above 1501 sq.ft.

**PUDUPAKKAM VILLAGE 4.02 ACRE LAYOUT**  
 Survey No: 228/6pt, 230/8pt, 11  
 DTCP: 51/2020  
 RERA : TN/01/LAYOUT/0121/2021 | www.rera.tn.gov.in

# VGN ADVANTAGES



78 years of business expertise



200+ projects



60,000+ customers

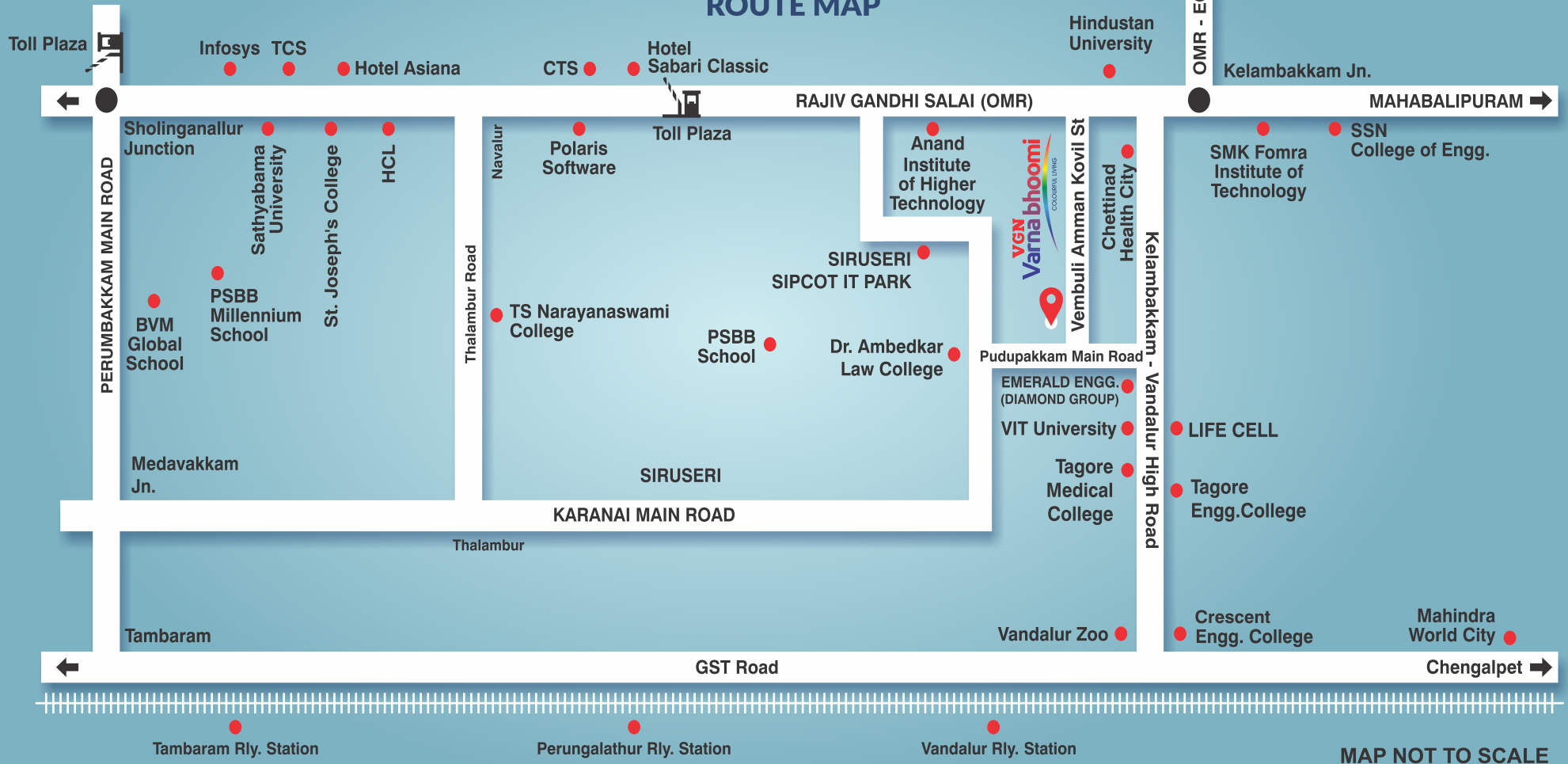


650+ acres of plot property developed



20 million sq.ft. of residential projects

## ROUTE MAP



**VGN**  
CREATING ASSETS SINCE 1942

VGN Homes Pvt. Ltd.,  
No. 333, Poonamallee High Road, Amaindakara, Chennai-29  
Call: 044 - 4002 4009 | [www.vgn.in](http://www.vgn.in)

Member



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