

VGN
MUGAVARI
— PHASE - 1 —
TAMBARAM



**A NEW ADDRESS
FOR A LONG LASTING
HAPPINESS!**



INVEST IN A LAND WITH HIGH POTENTIAL!

Tambaram, a much favoured residential and commercial destination. It's vantage location with easy access to several parts of the city and landmark hubs have made it a highly sought-after place for many years now. It's been the cherished dream of many to build their dream home in this beautiful place. An amalgamation of the traditional and the modern, the quaintness of suburban life mixed with the busy city life, that's what Tambaram is all about.

VGN's Mugavari is located in such an enviable location, an address that welcomes prosperity. Whether you are planning to build your perfect home or buying as an investment for your kids' financial security, this place is just right for you. The appreciation in this location is manifold, giving you great returns.

There are 44 units and sizes ranging from 653 sq.ft. to 3490 sq.ft. Mugavari comes with an array of feel-good, cozy amenities that will make life more joyous and meaningful for you.

PROJECT HIGHLIGHTS



Elevated
blacktop roads
(as per IRC standards)



Ready for
construction



Compound wall
all around



Avenue
trees

LOCATION ADVANTAGES

- 300 mts from Sri Ramakrishna School
- 300 mts from Kone Krishna Kalyana Mandapam
- 1 km from Tambaram Bus Stand and Railway Station
- 1 km from Shri Anand Jain Vidyalaya & Chennai Bypass
- 1 km from Hindu Mission Hospital & AG Hospital
- 1.9 km from MCC College
- 3 km from MEPZ
- 3.5 km from Shriram IT Gateway
- 4.5 km from Kishkinta Theme Park
- Closer to Chennai Airport

VGN MUGAVARI PHASE-I



AREA STATEMENT

Plot No.	With Splay Area in Sq.ft.	Without Splay Area in Sq.ft.	Plot No.	With Splay Area in Sq.ft.	Without Splay Area in Sq.ft.
1	735	723	24		973
2		653	25		973
3		3490	26		973
4		1032	27		973
5		954	28	967	955
6		908	29	981	969
7	1033	1021	30		981
8		1033	31		981
9	1033	1021	32		981
10		900	33		981
11		896	34		981
12		900	35		1577
13		1405	36		1100
14		1400	37		783
15		2167	38		795
16	1184	1172	39		883
17		1051	40		933
18		1305	41		973
19		1153	42	1193	1181
20		1115	CS-1	440	428
21		1629	CS-2		270
22		1404	TOTAL		47962
23		986			



CMDA APPROVED NO:
PPD/LO.NO.143/2021

RERA REGISTERED

LOCATION MAP



ABOUT VGN

VGN is a multi-million dollar real estate company, headquartered in Chennai. Established in the year 1942, VGN has successfully carved a niche for itself in the ever-dynamic real estate industry for over 79 years. VGN is known as much for its beautiful, world-class homes, as it is for following the best practices in the industry. It is not only ISO 900:2008 certified but also an Integrated Management System (IMS) certified company by Lloyd's Register.

With over 20 million sq.ft. of residential projects under development, over 700+ acres of plotted development and 60,000+ families living in our projects, VGN is one of the most respected and reputed builders in Chennai. Starting with affordable housing and spreading our wings to the ultra luxury segment, we have catered to all sections of society. We have successfully delivered 13,000 homes as on date and another 10,000 homes are in the pipeline. Synonymous with quality, timely delivery, expertise and trust, VGN is a name that is here to stay.

While we may have numerous achievements under our belt, we take pride in the fact that we have been helping thousands of families realize their dreams, providing exponential returns on their investments. And it is this satisfaction, that we derive from what we do, that makes us venture into newer and more challenging areas in property development.

VGN ADVANTAGES

75+ years of business expertise

225+ projects

60,000+ customers

700+ acres of plot property developed

20 million sq.ft. of residential projects



VGN
CREATING ASSETS SINCE 1942

VGN HOMES PVT. LTD.

No. 333, Poonamallee High Road, Amaindakarai, Chennai - 600 029

Call: 044 - 4002 4004 | www.vgn.in

MEMBER



Project funded by:

Aditya Birla Housing Finance Ltd

Disclaimer: The Information contained herein is subject to change as may be required by the authorities and cannot form an offer or contract. While every reasonable care has been taken in providing the information, VGN and their agents cannot be held responsible for any inaccuracies. VGN reserves the right to make alterations and amendments as may be necessitated from time to time without prior notice.