



THE WHEEL OF  
**FORTUNE** IS ON  
YOUR SIDE!

PREMIUM PLOTS  
OPP. SRM UNIVERSITY, POTHERI



## THE ULTIMATE LAND TO SOW YOUR SEEDS OF PROSPERITY

Presenting VGN Southern Fortune - a premium plotted development situated just opposite SRM University, Potheri, a location that is fast growing and well-connected to nearby schools, colleges, supermarkets, hospitals, IT hubs and the airport. It also offers great connectivity to the GST Road, Outer Ring Road and Maduravoyal - Tambaram Bypass Road.

This location is also a thriving residential area that includes plenty of VGN's successfully completed projects in the vicinity. VGN Southern Avenue, VGN Southern Crystal, VGN Tranquil, VGN Southern Splendour, VGN Southern County – Phase 1, 2, 3 and VGN Southern Meadows are just some of the projects in the 35 acre development.

Whether you'd like to construct a home or invest here, this would be a great choice due to the booming neighbourhood. The streets are named after auspicious symbols of fortune and prosperity like Clover, Bamboo, Acorn, Hummingbird and so on.

If great returns, a developing location, greenery and serene surroundings are what you want in your dream house, then VGN Southern Fortune is the perfect place for you to build it.



## PROJECT HIGHLIGHTS



Blacktop Roads  
(As per  
IRC Standards)



LED Street  
Lights



Native  
Trees



Entry Portal  
with Gate







>500 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.

### AREA DETAILS

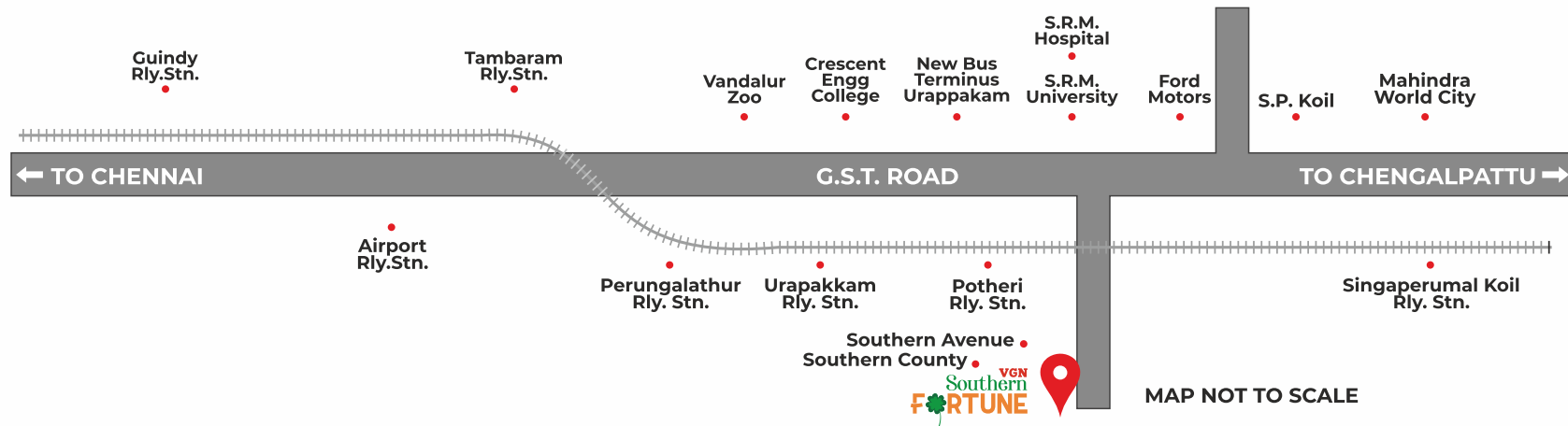
	WITH SPLAY AREA (SQ.FT.)	WITHOUT SPLAY AREA (SQ.FT.)	PLOT NO.	WITH SPLAY AREA (SQ.FT.)	WITHOUT SPLAY AREA (SQ.FT.)	PLOT NO.	WITH SPLAY AREA (SQ.FT.)	WITHOUT SPLAY AREA (SQ.FT.)	PLOT NO.	WITH SPLAY AREA (SQ.FT.)	WITHOUT SPLAY AREA (SQ.FT.)
1	1238	1226	30		660	59		1050	88		963
2		1259	31		673	60		1050	89		837
3	1271	1259	32		686	61	1134	1122	90		945
4		993	33		693	62		1075	91		748
5		993	34	1726	1714	63	1095	1083	92	1467	1455
6		887	35		1652	64		1050	93		729
7	1330	1318	36		1703	65		1050	94		729
8	1515	1503	37		1738	66		985	95		729
9		973	38		1693	67		985	96		815
10		1098	39		1915	68		985	97		938
11		1105	40		1387	69		985	98		1339
12		733	41	1457	1445	70		801	99		1897
13		644	42	1822	1810	71		952	100		1075
14		648	43		1738	72		1014	101		1047
15	662	650	44		2747	73		1061	102		1102
16	666	654	45		1395	74		1113	103		1205
17		648	46		1266	75		1253	104		1045
18		644	47		1142	76	1123	1111	105		1014
19		575	48	1459	1447	77		1141	106		1555
20	1265	1253	49		894	78		2028	107		1331
21		662	50		1080	79		1311	108		1243
22		667	51		1127	80		1554	109	1920	1908
23		681	52		1179	81		1851	SHOP 1		988
24		721	53		1226	82		1112	SHOP 2		2066
25	1122	1110	54		1269	83		1095	SHOP 3	514	502
26		1319	55		989	84	1172	1160	TOTAL		125649
27		656	56		985	85	1239	1227			
28		656	57		985	86		976			
29		656	58		985	87	862	850			

## PROJECT AMENITIES

-  Senior citizen sit-out
-  Outdoor gym
-  Sand pit with play equipment
-  Walking & jogging track
-  Cage cricket
-  Snake & ladder
-  Yoga
-  Acupuncture path
-  Landscaping with medicinal plants

## ABOUT VGN

Established in the year 1942, VGN has successfully carved a niche for itself in the ever-dynamic real estate industry over the last 78 years. VGN is known as much for its beautiful, world-class homes as it is for following the best practices in the industry. With over 20 million sq.ft. of residential projects under development and over 600 acres of plotted development, 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 the society. 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.



### LOCATION ADVANTAGES

4 mins from  
Potheri Railway Station  
and GST Road

5 - 10 mins drive to Industrial Hubs  
like Maraimalai Nagar Industrial Estate,  
Ford & Mahindra World City

12 mins drive to  
New Bus Terminus,  
Urappakkam

20 mins drive to  
Oragadam  
Automobile Hub

### 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



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Member

**CREDAI**



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