


IMAGINE THE POSSIBILITIES WHEN YOU
HAVE YOUR OWN INDEPENDENT SPACE



VGN
MONTE CARLO
PERFECT LIFESTYLE SPACES
P L O T S | V I L L A S

A person with long brown hair is seen from behind, sitting in a black rope hammock. They are holding an open book and reading. The background is a soft-focus view of autumn trees with yellow and orange leaves. A white text box is overlaid on the right side of the image.

IMAGINE
HAVING
A STUDY SPACE
IN YOUR
BACKYARD



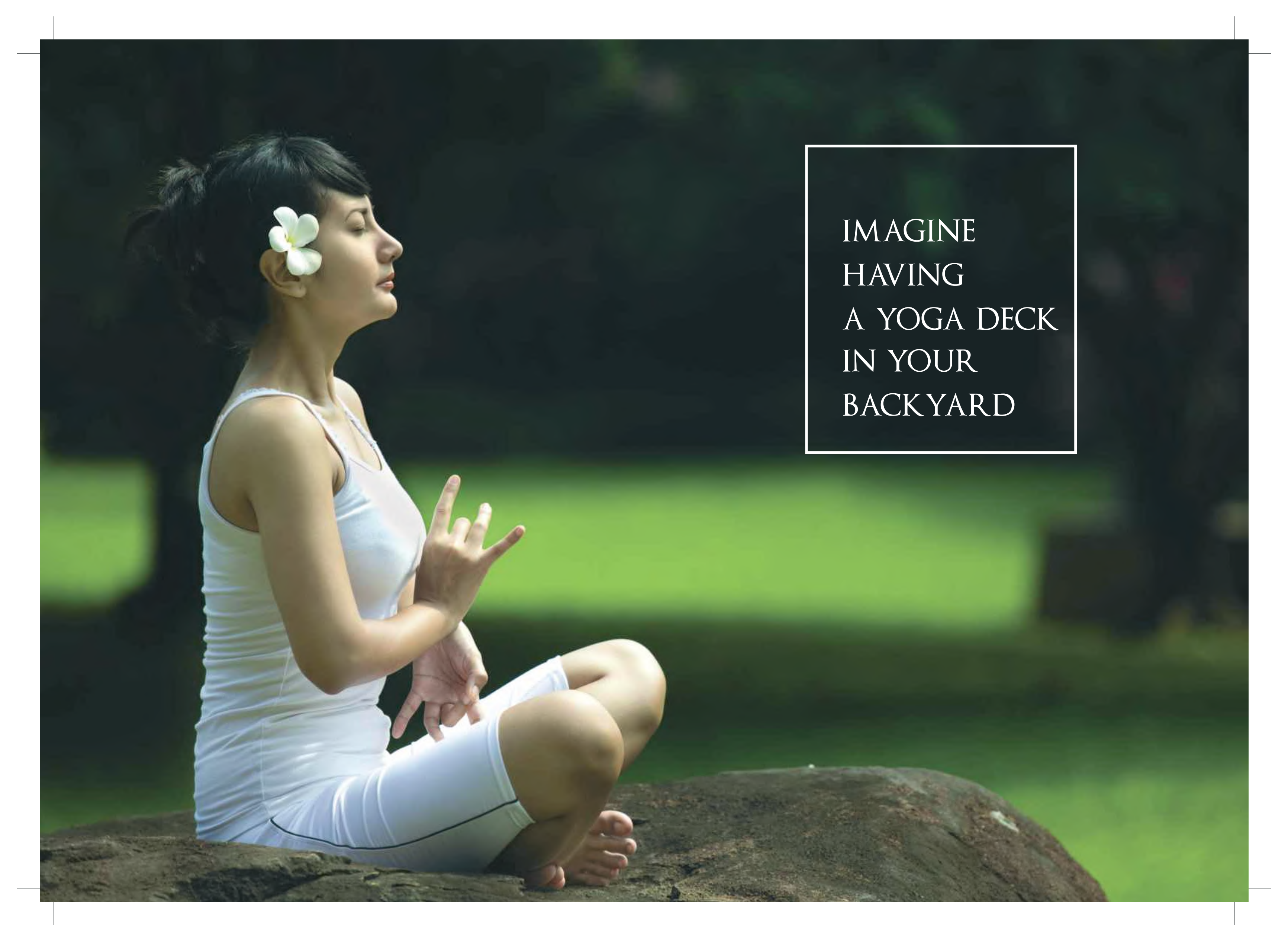
Established in the year 1942, VGN has carved a niche for itself by delivering quality homes and living spaces in the highly dynamic Chennai market.

VGN is the pioneer in large scale layouts within Chennai city limits, building harmonious communities and neighbourhoods coupled with great lifestyle and substance. Our customers happily narrate how their few lakhs of investment has become few crores in a decade or two's time, investing in VGN properties. Our relationship with our customers has spanned across multiple generations from early twenties through octogenarians.

VGN is an IMS certified customer centric and professionally managed Chennai focused company. VGN is passionate about delivering the absolute best value for customer's every rupee. It is one of the few fully integrated companies in India with in-house capabilities to deliver large scale projects on time, within budget and as per scope while meeting customer expectations.

VGN has been consistently ranked as the No. 1 builder in Chennai on the basis of 3 parameters – number of launches, number of units sold and square feet sold between the first quarters of 2013 and 2015. (Source: Research report by www.propequity.com for this period). Currently, VGN has 20 Mn. Sq. Ft. of living spaces under progress with the growing clan of its loyal customer base.

VGN takes pride in the mindshare it enjoys with discerning investors which has helped in realizing their dream homes and incidentally gained phenomenal return on their investments.

A woman with dark hair tied back, wearing a white tank top and white leggings, is sitting in a meditative pose on a large, dark, textured rock. She has a white flower tucked behind her ear. Her hands are in a mudra position, with fingers spread. The background is a lush green garden with trees and foliage, slightly out of focus. The lighting is soft and natural, suggesting a sunny day.


IMAGINE
HAVING
A YOGA DECK
IN YOUR
BACKYARD

ABOUT MONTE CARLO



Monte Carlo, a name that's carefully chosen to form a space within the city, is a unique experience to savour with its breathtaking topography, sports and leisure lifestyle. VGN Monte Carlo is an exquisite combination of Elegant Plots and Luxury Villas tucked amidst 63% of Open Space with a thousand trees and shrubs, the likes of which will never be seen in the city. It is an ambitious initiative with Contemporary Architecture spread over a sprawling 15 acres to straddle luxury with space and the busy city life, allowing residents to enjoy the best of both worlds. VGN Monte Carlo is strategically located at West Mogappair, with excellent connectivity to all that you can ever wish for.

Monte Carlo, a superlative piece of land with its impeccable landscaping and outdoor amenities is best suited for Urban Business Owners and Accomplished Professionals who want to enjoy complete freedom in building homes or home offices of their vision and dreams within the city.



IMAGINE
HAVING
A SWING
IN YOUR
BACKYARD



BEST OF BOTH WORLDS

P L O T S

“Price is what you pay. Value is what you get.”

– Warren Buffett, the most successful investor of the 20th century.

An unrivalled piece of land with immaculate landscaping and outdoor amenities, Monte Carlo provides you with the freedom to build a home or a home office of your dreams. Alternatively, it could be a capital asset, appreciating in value with time.

No longer is there a need to choose between substance and style. VGN helps you put an end to this dilemma by giving you the best of both worlds.

Immerse yourself by taking long walks on the boulevards of Monte Carlo. Appreciate nature around you and feel privileged to be part of such an environment. Spend quality time with your family on Monte Carlo’s vast expanses, languidly watching people jog, children play and perform in the amphitheater, teaching badminton to your children or even conduct work meetings in a peaceful and serene environment that will inspire you to achieve perfect work-life balance. All this and more in one place – Monte Carlo.



IMAGINE
HAVING
A PLAY SPACE
IN YOUR
BACKYARD

ROUTE MAP



A young girl with blonde hair and a small pink bow is smiling joyfully while floating on a colorful inflatable ring in a swimming pool. The ring is blue and green with cartoonish patterns. The water is bright blue with some white foam from the ring. In the background, a person's legs are visible, and the pool deck is a light-colored material. The overall scene is bright and sunny, suggesting a warm day.

IMAGINE
HAVING A
KIDS POOL
IN YOUR
BACKYARD

LOCATION ADVANTAGE

0 km – 2 km

FINANCIAL INSTITUTIONS

Allahabad Bank
Punjab National Bank
State Bank of India
Indian Overseas Bank

MEDICAL FACILITIES

Vasan Eye Care

EDUCATIONAL INSTITUTION

The Schram Academy
Little Millenium
Dawn School

FOOD JOINTS

Dominos
Pizza Hut
French Loaf
The Cascade
Dindugul Thalapakattu

DAILY NEEDS

Nilgiris
DR market
Pazhamudir Cholai

2 km – 4 km

FINANCIAL INSTITUTIONS

Bank of Baroda
Axis Bank
ICICI Bank
IDBI Bank

MEDICAL FACILITIES

Apollo Hospitals

EDUCATIONAL INSTITUTIONS

Apollo Institute of Medical
Sciences and Research Center
Moogambai Dental College
SBIOA Model School
Spartan School.

COMMERCIAL & IT HUB

HCL
India Land Tech Park
Ambattur IT Park
Prince Infotech
Intelnet
Ambit IT Park
Kone

FOOD JOINTS

KFC
Saravana Bhavan Hotel

4 km – 6 km

MEDICAL FACILITIES

Frontier Lifeline Hospital
Madras Medical Mission
ACS Medical College
and Hospital

EDUCATIONAL INSTITUTIONS

Velammal Matriculation School
Chennai Public School
Dr. MGR University
SBOA School and Junior
College

7 km

MEDICAL FACILITIES

Sri Ramachandra University

EDUCATIONAL INSTITUTIONS

DAV Matriculation School
Saveetha Dental College
SBOA

ENTERTAINMENT

Ampa Sky Walk

FOOD JOINT

Grand Sweets

COMMERCIAL & IT HUB

Lucas TVS
Wheels India
CMBT Metro Station





MONTE CARLO PLOTS



The fast growing city of Chennai witnesses a plethora of plot offerings in the outskirts, leaving little room to strike the perfect balance between work and life as it disconnects you from the city life. VGN Monte Carlo offers the best of both worlds with superlative plots that are surrounded by leading business, educational, medical and leisure hubs.

VGN Monte Carlo Plots, perched in green natural surroundings, is a tranquil space to let you drown in a world of opulence and lavish lifestyle amenities handpicked just for you. This breathing masterpiece will be distinctly cooler than the rest of Chennai once the trees and shrubs grow to its optimum height.

PROJECT AMENITIES

Basketball Court | Badminton Court | Gazebo | Jogging Track
Toddler's Play Area | Children's Play Area | Amphitheater
Senior Citizen's Seating Area

PLOT SIZES - Compact to King Size

500 Sq. Ft.

1500 Sq. Ft.

1800 Sq. Ft.

2400 Sq. Ft. and above

A young child with dark hair, wearing a yellow shirt and a red skirt, is crouching in a lush green field. They are looking towards a husky puppy that is sitting and looking back at them with its mouth open. The background is a soft-focus green field with trees in the distance. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. A white rectangular box is overlaid on the right side of the image, containing the text "IMAGINE HAVING YOUR PET IN YOUR BACKYARD".

IMAGINE
HAVING
YOUR PET
IN YOUR
BACKYARD

MONTE CARLO PLOT SIZES

Plot No	Survey No.	With Splay Area in Sqft	Without Splay Area in Sqft
1	272/1	1965	1953
2	272/1		1859
3	272/1	1756	1744
4	272/1		1944
5	272/1		1991
6	272/1		2794
7	272/1		2338
8	269/2		1590
9	269/2		1550
10	269/2		1550
11	269/2		1550
12	269/2		1545
13	269/2		1535
14	269/2		1500
15	269/2&268/2	1727	1709
16	269/2&268/2		1769
17	269/2&268/2	1769	1757
18	269/2		1477
19	269/2		1482
20	269/2		1526
21	269/2		1535
22	269/2		1545
23	269/2		1560
24	269/2		1729
25	272/1		2041
26	272/1		2260
27	272/1	2227	2214
28	272/1&278/1A	3022	2992
29	272/1,278/1A&278/2		3172
30	268/2&263/2	2291	2279
31	268/2&263/2		1902
32	268/2&263/2		2470
33	263/2		2421
34	263/2		3455
35	263/2	3120	3108
36	263/2		2212
37	263/2	2227	2215
38	263/2		3635

Plot No	Survey No.	With Splay Area in Sqft	Without Splay Area in Sqft
39	263/2		3308
40	263/2		2972
41	263/2		2275
42	278/1A,278/1B&278/2		3382
43	278/1A&278/1B	2199	2151
44	278/1B&278/2		4859
45	278/1B&279/1	2509	2496
46	278/1B,279/1&278/2		1820
47	279/1		1734
48	279/1&280		1577
49	280		1825
50	280		2120
51	280		2434
52	280		2778
53	280		3426
54	280		1598
55	280		1598
56	280		1598
57	280		1598
58	279/1&280		1598
59	279/1,279/2&280		1598
60	279/1&279/2		1598
61	279/1		1598
62	279/1	2842	2830
63	279/1&279/2	2824	2830
64	279/1&279/2		1598
65	279/1&279/2		1598
66	279/2&280		1598
67	280		1598
68	280		1598
69	280		1598
70	280		3197
71	280		3995
72	280&287/1		3945
73	280&287/1		3197
74	280&287/1		1598
75	280&287/1		1598
76	280&287/1		1598

Plot No	Survey No.	With Splay Area in Sqft	Without Splay Area in Sqft
77	279/2,288,280&278/1		1598
78	288&279/2		1598
79	288&279/2		1598
80	288&279/2	3019	3007
81	288	3019	3007
82	288		1598
83	288		1598
84	288&287/1		1598
85	287/1		1598
86	287/1		1598
87	287/1		1598
88	287/1		3197
89	287/1		3510
90	287/1		3159
91	287/1		3197
92	287/1		1598
93	287/1		1598
94	287/1&288		1598
95	288		1598
96	288		1598
97	288		1598
98	288	2842	2830
99	288&287/1	2824	2776
100	288&287/1		1574
101	288&287/1		1560
102	288&287/1		1545
103	288&287/1		1540
104	287/1		1540
105	287/1		1535
106	287/1		1531
107	287/1		1531
108	287/1		1531
109	287/1		1505
110	287/2	1507	1495
111	287/2		1598
112	287/2		1598
113	287/2		1598
114	287/2		2167

IMAGINE
HAVING
A BARBEQUE
IN YOUR
BACKYARD



MONTE CARLO PLOT SIZES

Plot No	Survey No.	With Splay Area in Sqft	Without Splay Area in Sqft
115	287/2		2167
116	287/2		2167
117	287/2		2167
118	287/2		2167
119	287/2	3108	3060
120	287/2	3108	3060
121	287/2		2167
122	287/2		2167
123	287/2		2167
124	287/2		2167
125	287/2		2167
126	287/2		1598
127	287/2		1598
128	287/2		1598
129	287/2&284		1078
130	287/2		1231
131	287/2		1405
132	287/2		1481
133	287/2		1525
134	287/2		1572
135	287/2		1621
136	287/2		1652
137	287/2		1653
138	287/2		1657
139	287/2	2906	2858
140	287/2	1424	1375
141	287/2		1387
142	287/2		2850
143	287/2		3196
144	287/2		2778
145	287/2		2809
146	287/1		2843
147	287/1&288		2855
148	288		2750
149	288		2650
150	288		2536
151	288		2423
152	288&279/2		2321

Plot No	Survey No.	With Splay Area in Sqft	Without Splay Area in Sqft
153	287/2		646
154	287/2		646
155	287/2	753	741
156	284	646	634
157	284		517
158	284		452
159	284		646
160	284&287/2		646
161	287/2		646
162	287/2		646
163	287/2		646
164	287/2		646
165	287/2		646
166	287/2	753	741
167	287/2	753	741
168	287/2		646
169	287/2		646
170	287/2		646
171	287/2		646
172	287/2		646
173	287/2	284&287/2	646
174	284		646
175	284		452
176	284		614
177	284		646
178	284&287/2		646
179	287/2		646
180	287/2		646
181	287/2		646
182	287/2		646
183	287/2		646
184	287/2	753	741
185	287/2	753	741
186	287/2		646
187	287/2		646
189	287/2		646
190	287/2		646
191	284&287/2		646

Plot No	Survey No.	With Splay Area in Sqft	Without Splay Area in Sqft
192	284		646
193	284		640
194	284		724
195	284&287/2		646
196	287/2		646
197	287/2		646
198	287/2		646
199	287/2		646
200	287/2		646
201	287/2		646
202	287/2	753	741
203	287/2	753	741
204	287/2		646
205	287/2	646	
206	287/2		646
207	287/2		646
208	287/2	646	
209	287/2		646
210	284&287/2		646
211	284		757
212	287/2	754	742
213	287/2		516
214	287/2		503
215	287/2		490
216	287/2		481
217	287/2		679
218	248&287/2		1019
219	284		1512
CS	168/2		797
PPI	272/1	10043	9996
PPII	272/1&278/1A	12551	12503
PPIII	278/1A,278/1B&279/1	7674	7626
PPIV	279/1&279/2		15754
	Total		408668



Looking for someone
trustworthy to
build your home?

DREAM HOME CONSTRUCTION

VGN has been serving the needs of the customers, from affordable housing to ultra luxury segments across Chennai. Besides land mark structures, we play a catalyst role in building vibrant communities and neighborhoods. Our goal is to offer our customers the absolute best value for their rupee, while satisfying all their lifestyle requirements.

Buying a plot is just a beginning to your dream home. Finding a trustworthy partner who can help you give shape to your dream home, the way you want it, can be a daunting task!

Relax, VGN can make it happen with the help of renowned architects and experienced construction crew.

If you wish to choose us as your partner to help you construct your home, our experienced team will navigate you through detailings, blind spots, options and help you make informed decisions and choices.



IMAGINE
HAVING
A CARWASH
SPACE IN YOUR
BACKYARD



Project Architect

M/s Arvind Varuna Associates
Chennai

Structural Consultant

M/s Suriya Prabha
Chennai

Landscape Architect

M/s Shastri Associates
Bangalore

Disclaimer: The brochure is a conceptual presentation. The information contained herein is subject to changes 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 or their agents cannot be held responsible for any inaccuracies. VGN reserves the right to make alterations and amendments as maybe necessitated from time to time without prior notice.

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