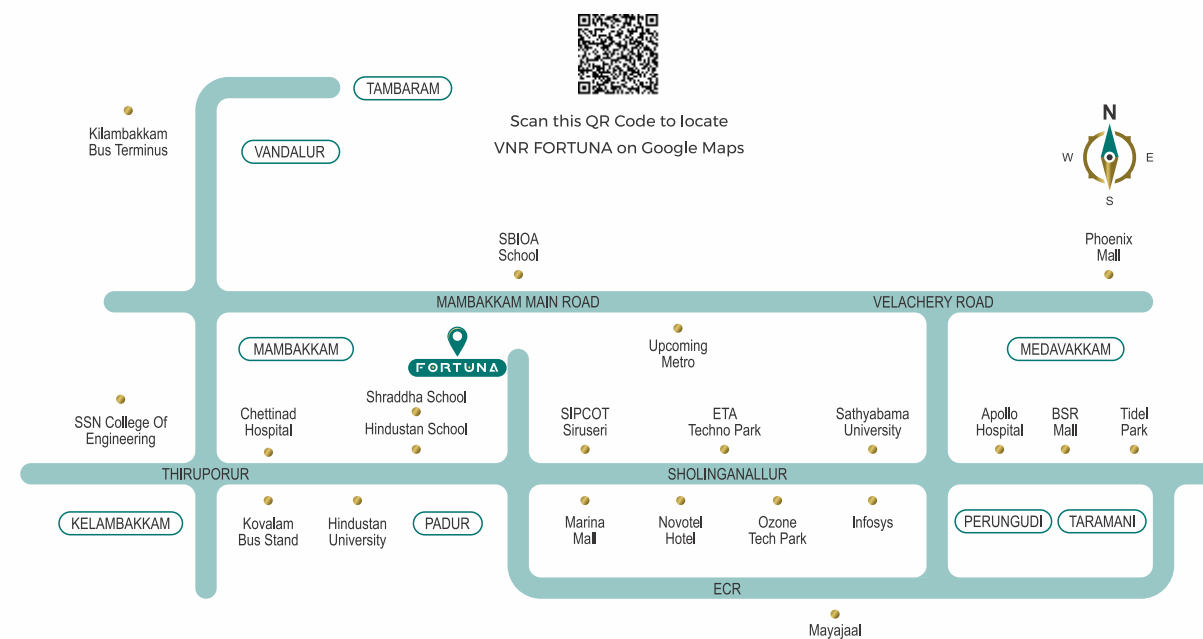


PROXIMITY OVERVIEW

- Right next to Siruseri SIPCOT & Upcoming Metro • 10 mins. from Sholinganallur Junction
- 2 mins. from OMR main road • 2 mins. from Hindustan International School • 5 mins. from KG High International School • 2 mins. from Shraddha School • 5 mins. from Amethyst International School
- 20 mins. from ELCOT SEZ • 30 mins. from Vandalur • 30 mins. from Chennai Airport • Surrounded by large residential developments, IT parks, and reputed Schools/Colleges/Hospitals.



VNR
HOMES

VNR HOMES PRIVATE LIMITED

No. 5/20, Blue Beach Road, Neelangerai, ECR, Chennai - 600115.

Our Preferred Bankers:



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, VNR Homes or their agents cannot be held responsible for any inaccuracies. VNR Homes reserves the right to make alterations and amendments as may be necessitated from time to time without prior notice.

**WALK INTO A BRIGHT TOMORROW:
YOUR FUTURE HOME AWAITS**

VNR
HOMES



◆ PRESENTING ◆



PREMIUM CITY PLOTS AT PADUR

BIG REASONS TO BUY

Scope for great appreciation

Strategically located close to OMR IT corridor,
Siruseri SIPCOT & upcoming metro

Excellent infrastructure & amenities

Black top roads, storm water drains, street lights,
avenue trees & 20+ fun amenities

Unbeatable price at Padur

Fortuna offers an attractive rate of Rs.4400/sq.ft.
whereas the market price is Rs.5200/sq.ft.

AMENITIES & FEATURES

- Grand Entrance Arch • Children Play Area • Senior Citizen Park • Organic Garden Area
- Tree House • Pergola With Bird Nest & Seating • Chime Garden • Landscaped Seating
- Badminton Court • Tennis Court • Half Basketball Court • Outdoor Gym • Toddler Play Area
- Jogging Track • Painting Lawn • Barbeque Lawn • Aerobic Area • Meditation Zone
- Hammock • HIIT Workout Area



Black Top
Roads



Boundary
Wall



Ready For
Construction



Clear
Title



Proximity to Upcoming
Metro Station



Street
Lights



Abundant
Ground Water



Avenue
Plantation



Wide
Internal Roads



Gated
Community

MARKET PRICE

~~RS. 5200/SQ.FT.~~

FORTUNA'S OFFER PRICE

RS. 4400/SQ.FT.

WHY PADUR?

Padur, an emerging hub in OMR, Chennai's IT corridor, offers strategic connectivity at the crossroads of Sholinganallur, ECR, and Vandalur. With a new six-lane road to ECR and proximity to renowned educational and healthcare facilities, it's poised as the next Sholinganallur. The upcoming metro station, just 1 km away at Siruseri, and affordable plots priced between Rs.4500 – Rs.5500 psft., 50% less than Sholinganallur, enhance its appeal. Sholinganallur is a quick 15-minute drive from Padur, and the Kilambakkam bus terminus is within 30 minutes. Moreover, Padur enjoys superior groundwater and elevated altitude, reducing water stagnation risks during heavy rains.



TN/35/Layout/1589/2024
Dated 08/04/2024



39/2024



Scan this QR Code to locate
VNR FORTUNA on Google Maps



Children's Play Area



AREA STATEMENT

Plot no.	Size in sq.ft.
1	1602
2	1453
3	1558
4	1280
5	1420
6	824
7	1113
8	1491
9	1491
10	1113
11	1113
12	1113
13	1113
14	1113
15	1113

Plot no.	Size in sq.ft.
16	1113
17	1113
18	1113
19	1113
20	1295
21	1324
22	1151
23	1103
24	1058
25	1028
26	1073
27	1115
28	1087
29	1113
30	1408

Plot no.	Size in sq.ft.
31	1422
32	1423
33	1529
34	1388
35	1372
36	1659
37	1291
38	1358
39	1220
40	1220
41	1220
42	1220
43	1220
44	1220
45	1220

Plot no.	Size in sq.ft.
46	1220
47	1569
48	1362
49	1049
50	1049
51	1049
52	1049
53	1049
54	1049
55	2369
56	1153
57	1271
58	1386
59	1610
Total	95596

KEY PROXIMITY FEATURES:

- Located 1 kilometer from the junction of OMR and ECR roads
- Situated 500 meters from Siruseri SIPCOT
- Just 500 meters from the forthcoming Metro Station
- Within 400 meters of four or more well-regarded schools
- A mere 1 kilometer from Chettinad Hospital