Why Should I Invest in Westgate?

Why Invest in WestGate by VR Foundation?

WestGate by VR Foundation is a premium villa plot development located in the fast-growing residential area of Thiruninravur. The project is designed for homebuyers and investors looking for approved plots, reliable infrastructure, convenient transportation, and strong long-term value.

Strategic Location

WestGate is situated in a well-developed residential neighbourhood with easy access to major roads, railway connectivity, schools, hospitals, markets, and other everyday facilities. Its location provides a comfortable balance between peaceful residential living and convenient access to Chennai's important commercial and employment areas.

Excellent Railway Connectivity

One of WestGate's major advantages is its connectivity to Thiruninravur Railway Station. Regular suburban train services provide convenient access towards Chennai Central, Avadi, Ambattur, Villivakkam, Perambur, and other important locations.

Railway connectivity makes daily travel easier for working professionals, students, and families. Properties located near established railway routes also generally attract stronger residential demand because of their accessibility and lower travel costs.

CMDA-Approved Villa Plots

WestGate offers CMDA-approved plots, providing buyers with better transparency, documentation, and investment security. Approved layouts also make it easier for buyers to apply for bank loans and plan future construction.

Ready for Construction

The plots are suitable for immediate or future home construction. Buyers can secure the land today and build their dream home based on their budget and preferred timeline.

Nearby Amenities

WestGate is surrounded by essential social infrastructure required for convenient everyday living:

- Thiruninravur Railway Station
- Bus transportation facilities
- Schools and educational institutions
- Hospitals and healthcare centres
- Supermarkets and local shopping areas
- Banks and ATMs
- Temples and places of worship
- Restaurants and daily-need stores
- Petrol stations
- Established residential communities

Strong Future Appreciation Potential

Thiruninravur is steadily developing as an affordable residential destination near Chennai. Improving infrastructure, railway connectivity, expanding residential demand, and access to nearby employment zones can support the long-term appreciation potential of properties in this location.

Investing during the early stages of development may provide better value compared with purchasing in already highly priced areas.

Suitable for Both Investment and Home Construction

WestGate is suitable for:

- Families planning to build an independent villa
- First-time land buyers
- Long-term property investors
- Buyers looking for approved plots near railway connectivity
- Parents planning a secure asset for their children
- NRIs looking for land investment near Chennai

Trusted Development by VR Foundation

VR Foundation focuses on developing approved residential projects in promising locations. Buyers benefit from proper guidance, transparent documentation, site-visit assistance, and support throughout the purchasing process.

WestGate Gives You More Than a Plot

It offers a secure investment, convenient railway access, essential amenities, planned infrastructure and the freedom to build your dream home.

WestGate by VR Foundation –
Well Connected Today. Well Valued Tomorrow.

PROXIMITY

Schools

Air force school	25 mins - 10 km
Oxford public school	2 mins - 600 m
Sriram vidya mandhir cbse	3 min - 1 km
Chennai Public School	12 mins - 6 km
Spartan international school	25 mins - 10 km
ST.John's matriculation school	28 mins - 12 km

Hospital

Government hospital	15 mins - 8 km
Bethestha Hospital	10 mins - 5 km
Be well hospital	28 mins - 12 km
Ramdas hospital	25 mins - 10 km
DPS Hospital	30 mins - 13 km
A.G Speciality hospital thiruninravur	10 mins - 3 km

College

Saveetha medical college and hospital	25 mins - 10 km
Panimalar medical college and hospital	25 mins - 10 km
Prathyusha Engineering College	10 mins - 5 km
Sriram engineering college	10 mins - 3 km
Jaya college of education	10 mins - 3 km
Jaya college of arts and science	15 mins 4 km
Jaya engineering college	20 mins - 8 km
Sri sastha college of education	25 mins - 10 km
Sri ramachandra medical college and research institute	15 mins - 5km

Connectivity

Thiruninravur railway station	5 mins - 2 km
Pattabiram railway station	15 mins - 5 km
Kuthambakkam bus terminus	25 mins - 10 km
Poonamallee metro station	20 mins - 8 km
Pattabiram Rountana ORR	15 mins - 5 km
Pattabiram tidel park	20 mins - 7 km

Entertainments

Queensland	25 mins - 10 km
EVP Film city	25 mins - 10 km
VR Cinemas	20 mins - 8 km

VR FOUNDATION
CRAFTING LANDMARKS

WESTGATE

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HOME LOANS FROM

LIC | TATA CAPITAL | ICICI Bank | Piramal | Jana Small Finance Bank | Indian Bank

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WESTGATE

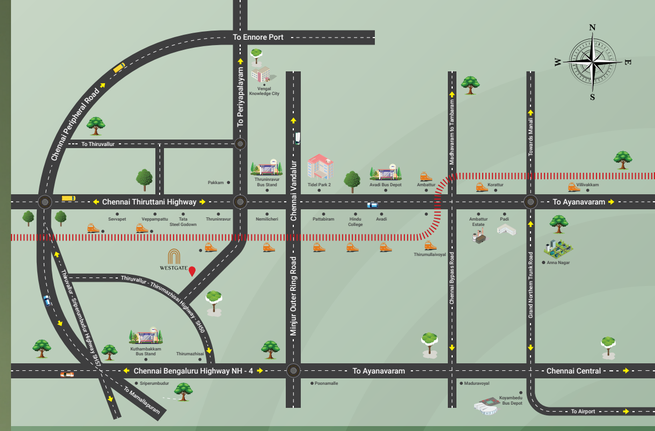
PLANT THE SEEDS OF YOUR
FUTURE



PREMIUM RESIDENTIAL PLOTS

LIMITED STOCKS BUY WHILE THEY LAST

www.vrfoundation.in



PROJECT HIGHLIGHTS

- Grand Entrance Arch
- Black Top Road
- Street Lights
- Fully Compounded
- Paver Walkway
- Avenue Trees
- Plot Numbering Board

Master Layout Plan

Thiruninravur Village, Avadi Taluk, Thiruvallur District.
S.no 352/2a,2b1& 4b

WESTGATE

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Plot Area Statement

Plot No.	Area in Sq.m	Area in Sq. Ft
1	142.72	1536
2	163.20	1757
3	133.73	1439
4	114.72	1235
5	96.00	1033
6	77.64	836
7	98.43	1060
8	155.1	1669
9	79.35	854
10	82.95	893
11	82.95	893
12	82.95	893
13	82.00	883
14	77.88	838
15	79.00	850
16	79.00	850
17	79.00	850
18	93.68	1008
19	93.68	1008
20	79.00	850
21	79.00	850
22	79.00	850
23	77.88	838
24	82.00	883
25	82.95	893
26	82.95	893
27	82.95	893
28	81.84	881
29	89.94	968
30	79.00	850
31	79.00	850
32	79.00	850
33	79.00	850
34	79.00	850
35	79.00	850
36	79.00	850
37	79.00	850
38	79.00	850
39	94.74	1020
Shop	70.96	764