

**CHENNAI'S SUBURBAN AREAS
ARE GROWING FAST.**

**“OUR PLOT
INVESTMENT
TOO IS...”**



Presenting
**KUBERAN
AVENUE**
At Pakkam, Thiruninravur

Marketed by
VION
— better Possibilities —

VILLA PLOTS AT THIRUNINRAVUR, A FASTEST GROWING SUBURB.

Land has always been a prime wealth creator for Indian families and any investment in land has only grown. We are going through a rapid infrastructure and industrial development phase triggering appreciation and immense wealth creation. Choosing the right location is an art and we have brought it to you at an affordable price.

Kuberan Nagar is situated within a few minutes drive from Thiruninravur Junction and has fantastic and quick connectivity to work, shopping, schools, hospitals, railway station, outer ring road and to upcoming metro station at Pattabiram. With train facility and upcoming metro, Kuberan Nagar will offer a best convenience you always wanted. Either for investment or for living, Kuberan Nagar offers a wise choice to make. Invest today for a prosperous future.

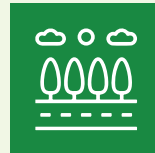
PROJECT FEATURES



Clear
Title



Black Top Roads
as Per IRC Norms



Avenue
Trees



Potable
Water



Gated
Community



DTCP
Approved



Registered in
TNRERA



Street
Lights



DEVELOPMENT AND INFRA PROJECTS SURROUNDING THIRUNINRAVUR



**Aerospace Hub
Sriperumpudur**



**Chennai - Bangalore
Expressway**



**Koyembedu Pattabiram
Metro Train**



**Tidel Park
Pattabiram**



**Knowledge City
Thiruvallur**



**Tamilnadu Polumer
Industries Park, Thiruvallur**

KUBERAN AVENUE

At Pakkam, Thiruninravur

LAYOUT PLAN OF HOUSE SITES IN S.No. 542/1, 2, 3A, 4, 5, 549/3 (Pt), 549/4 (Pt), 549/5, 551/2A, 2B, 553/5A, No. 086. Pakkam, Nathemedu Village, Thiruvallur District.

PLOTS RANGING FROM 586 - 1066 SQ.FT

AREA STATEMENT

PLOT NO	SQ.FT	PLOT NO	SQ.FT
1	1066	107	962
2	850	108	884
3	875	109-112	858
4	905	113	884
5	925	114	748
6	950	115-118	726
7	915	119-120	748
8	834	121-124	726
9	833	125-126	748
10	830	127-130	726
11	870	131-132	748
12	875	133-134	726
13	865	135	586
14	825	136	631
15	805	137	685
16-21	PARK	138	780
22	895	139	750
23	905	140	ROAD
24	810	141	979
25	905	142	953
26	1290	143	933
27	840	144	907
28	755	145	876
29	792	146-147	PARK
30-36	PARK	148	886
37	979	149	902
37A-43	1064	150	902
44	902	151-152	660
45	903	153-154	902
46	914	155	886
47-48	PARK	156	913
49	839	157-158	902
50-53	858	159-160	660
54	852	161-162	902
55	861	163	957
56-59	858	164	1007
60	600	165-166	902
61	874	167-168	660
62	792	169-170	902
63-65	858	171-172	PARK
66	891	173-174	902
67	904	175-176	660
68	858	177-178	902
69	630	179	PARK
70-71	858	180-182	NIL
72	916	183	660
73	822	184-185	902
74-77	858	186	952
78	940	187	891
79	949	188-189	902
80-83	836	190-191	660
84	959	192-193	902
85	962	194-195	853
86-87	858	196-197	902
88-89	NIL	198	ROAD
90	962	199	660
91-94	858	200-201	902
95-96	962	202-203	857
97-100	858	204-205	912
101-102	962	206	667
103-106	858		



DTCP
APPROVAL No
388(R)/2018



RERA No
TN/02/R-LAYOUT/
0484/2022





LOCATION DISTANCES



• Thiruninravur - Periapalayam Highway	1.7 Kms
• Thiruninravur Junction	4.0 Kms
• Thiruninravur Railway Station	4.3 Kms
• Thiruninravur Police Station	3.0 Kms
• Pattabiram	6.0 Kms
• New Bus Terminus at Thirumazhisai	17 Kms
• Thiruvallur	14 Kms
• Outer Ring Road	5.0 Kms
• Chennai Bangalore Expressway	25 Kms
• Sipcot, Irungatukottai	17 Kms
• Poonamalle	19 Kms
• Avadi	14 Kms
• Kilambakkam Bus Terminus	32 Kms



SCHOOLS IN THIRUNINRAVUR



• Angel Higher Secondary School, Lakshmipuram, Thirunindravur	3.0 Kms
• St. John's Hr Sec School, Thirunindravur	3.2 Kms
• Oxford Public School, Kosavanpalayam, Thiruninravur	5.0 Kms
• Jaya Matriculation Higher Secondary School, Thiruninravur	3.2 Kms
• St. Claret Higher Secondary School, Nadukuthagai, Thiruninravur	1.0 Km
• Grace Park Convent, Babuji Nagar, Thiruninravur	3.5 Kms

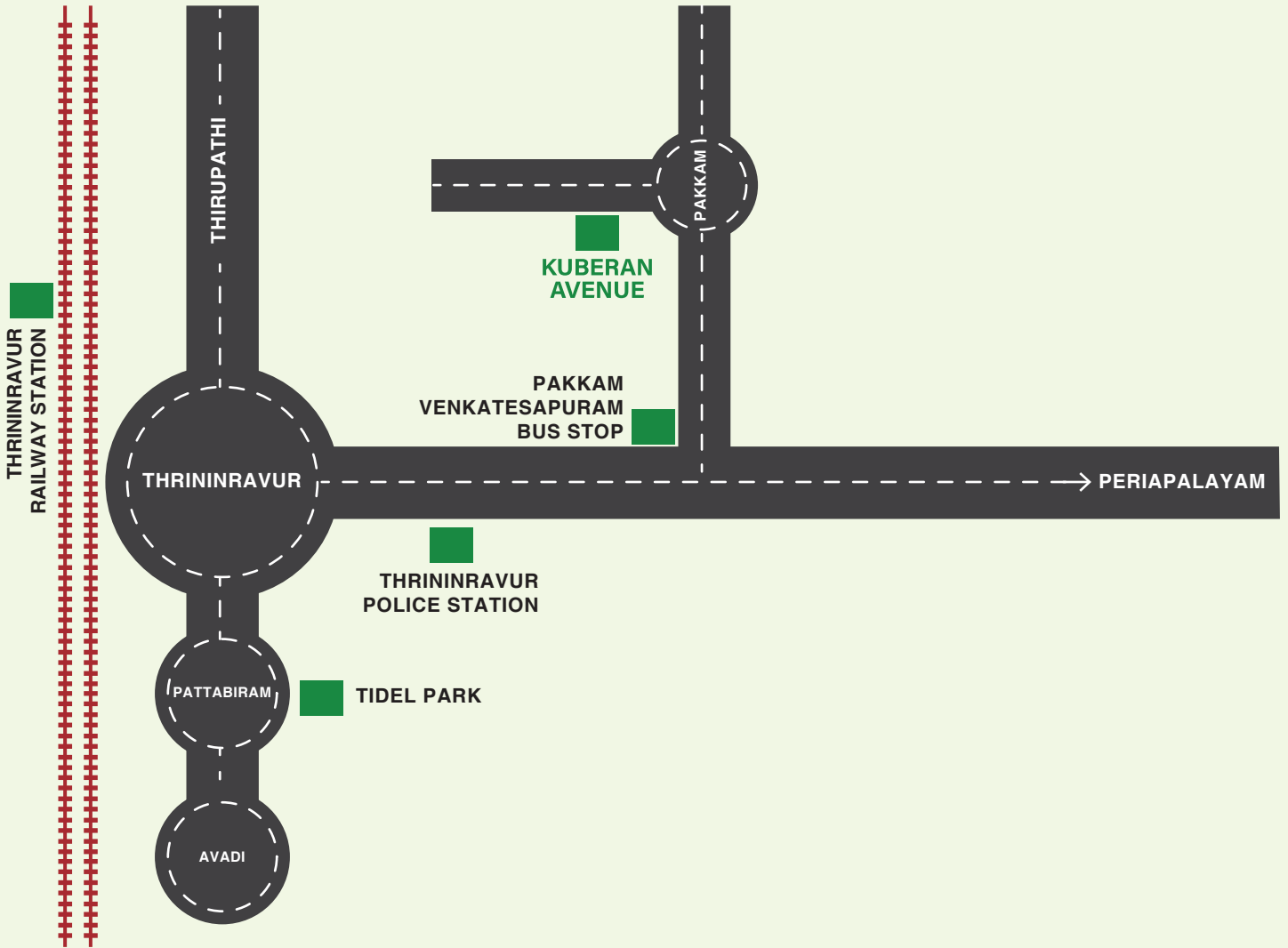


HOSPITALS IN THIRUNINRAVUR



• AG Speciality Hospital	5.5 Kms
• Parvathee Hospital	4.2 Kms
• Sugam Hospitals	4.6 Kms
• Thiruninravur Govt Hospital	7.0 Kms
• Abirami Hospital	9.0 Kms
• Vani Mithra ENT Clinic	4.3 Kms
• MSN Healthcare	3.5 Kms

ROUTE MAP



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