



VR FOUNDATION
CRAFTING LANDMARKS

ONE PLOT COULD
CHANGE YOUR
FORTUNE



About US

V.R. Foundations - Building Trust for Over Two Decades For over 20 years, V.R. Foundations has been a trusted name in Chennai's real estate and construction sector. From villas and gated communities to commercial and industrial projects, we deliver excellence through quality design, strong engineering, and on-time execution. Guided by a customer-first approach, we build not just spaces - but lasting trust and value.



About LOCATION

VR Foundation Fortuna is strategically positioned in one of Chennai's fast-growing suburban corridors, seamlessly connecting two of the city's busiest hubs. It's the ideal choice for homebuilders and investors seeking a ready-to-construct plot in a location that delivers growth, connectivity, and convenience. Surrounded by key workplaces, reputed educational institutions, and robust public transport, the area's true advantage lies in two game-changing upcoming developments the metro line and the Kuthambakkam Bus Terminus. These landmark projects will significantly enhance daily commute and ensure smooth, effortless connectivity for years to come.



Location
MAP

About PROXIMITY

Schools :

| | |
|---|-----------|
|  Government Higher Secondary School | - 04 Mins |
|  Sri chaitanya international school | - 08 Mins |
|  Infant Jesus Nursery And Primary School | - 08 Mins |
|  Vijay matriculation school | - 09 Mins |
|  Jai hind matriculation school | - 10 Mins |
|  Government primary school | - 12 Mins |
|  Chennai public school | - 14 Mins |
|  International Maritime Academy | - 14 Mins |
|  Oxford matriculation higher school | - 14 Mins |
|  Oxford public school | - 16 Mins |
|  Air force school | - 16 Mins |
|  Kendriya Vidyalaya AFS Avadi | - 16 Mins |

Colleges:

| | |
|--|-----------|
|  Jaya college of arts and science college | - 06 Mins |
|  Dharmamurthi Rao Bahadur Calavala Cunnan Chetty Hindu College | - 09 Mins |
|  Jaya College of Education | - 10 Mins |
|  Jaya Engineering & polytechnic College | - 10 Mins |
|  Jaya Sakthi Engineering College | - 10 Mins |
|  Aalim Muhammed Salegh College Of Engineering | - 10 Mins |
|  Aaron institute of paramedical science | - 12 Mins |
|  Alpha college of engineering | - 14 Mins |
|  Panimalar medical college & hospitals | - 16 Mins |

Connectivity :

| | |
|--|-----------|
|  Tidel park - Pattabiram tidel park | - 07 Mins |
|  Thiruninravur railway station | - 10 Mins |
|  Engine factory avadi | - 12 Mins |
|  CMRL Poonamallee Metro Depot | - 18 Mins |
|  Poonamallee ORR Road | - 10 Mins |
|  Kuthambakkam bus terminus | - 24 Mins |
|  Poonamallee bus stand | - 13 Mins |
|  Pattabiram Rountana ORR | - 04 Mins |

Location ADVANTAGES

| |
|--|
|  Pattabiram tidel park |
|  Upcoming Pattabiram metro station |
|  Upcoming poonamalle metro station |
|  Upcoming kuthambakkam bus terminus |
|  Porur IT corridor |
|  Ambattur IT park |
|  Ambattur industrial estate |
|  ORR the future road of Chennai |
|  Proposed grid road |



Fortuna

— POONAMALLEE —

Fortuna is designed for those who love the freedom of independent living while enjoying the comforts of a vibrant community. Crafted to elevate everyday life, it combines thoughtful planning with unmatched connectivity. Spread across 10 acres and developed into 200+ premium plots, Fortuna offers the ideal setting to build your dream home. The community features an exclusive clubhouse, beautifully curated landscape zones, and a range of lifestyle amenities created for the residents of Fortuna. Strategically located along the ORR belt, this is the only community in the region offering such an extensive blend of amenities & well-designed green spaces - ensuring a superior living experience for every resident.

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DAY - VIEW

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NIGHT - VIEW

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About OSR AMENITIES & LIFESTYLE

Every green space and amenity at FORTUNA is crafted to gift your beautiful evenings wrapped in love, laughter, and family time.



Pond



Childrens play area



Out door gym



Yoga & meditation area



jogging track



Gazebo



Senior seating



Green space



Angling

Clubhouse
ELEVATION

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Clubhouse AMENITIES

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Project HIGHLIGHTS



*Grand
entrance arch*



*Blacktop
road*



*Street
lights*



*Paver
walkway*



*Underground
EB cable*



*Storm
water drain*



*Water
line*



*Fully
compounded*



*Avenue
trees*



*Plot numbering
stone*

LAYOUT PLAN

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Area
STATEMENT

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Area
STATEMENT

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Project

VILLA ELEVATION

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Villa Floor
PLAN

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Why Buy VR FOUNDATION'S FORTUNA?

- 🔑 **Prime Location** - Strategically positioned between two major Chennai hubs - Poonamallee and Pattabiram - ensuring excellent connectivity and rapid growth potential.
- 🔑 **Exclusive Community Living** – The only gated community on the ORR belt offering a dedicated **clubhouse, lifestyle amenities, and expansive green spaces** for a superior living experience.
- 🔑 **Plug & Play Development** - A fully prepared community with all essential infrastructure, making it effortless to begin constructing your dream home immediately.
- 🔑 **High ROI Potential** - Located in one of Chennai's **fastest growing corridors**, fueled by upcoming **Metro stations, new IT zones, and major infrastructure developments**, ensuring strong appreciation and investment value.
- 🔑 **Villa Construction Assistance** - End-to-end support to help you build your dream villa, ensuring a seamless journey from agreement to handover.

Growth CHART





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