

**250<sup>TH</sup>**  
**PROJECT**



*The World of Happiness!*





## BUILD YOUR **HAPPINESS** THE WAY YOU WANT

Founded in 1942, VGN is a leader, visionary and a pioneer in the real estate business and stands out distinctly among its competitors. Headquartered in Chennai, we are one of the oldest and most trusted real estate companies, certified by ISO 14001:2004. Years of experience helped us to create our own path by understanding our customers' desires and helped us to improve their quality of life by providing them with the best projects. And this has helped us to become a brand that customers deeply trust.







**VGN**  
**Aspire**  
Gardens



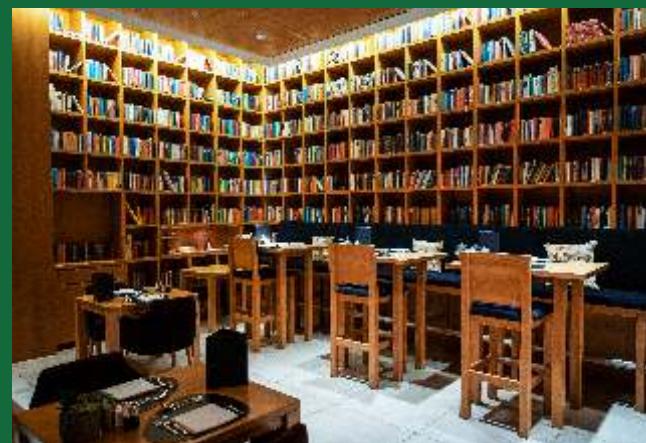
# FIND YOUR BLISS IN OUR 69 VILLAS OF HAPPINESS!



Discover VGN Aspire Gardens in Avadi, where convenience meets comfort. With close proximity to Avadi Main Road, the railway station, Pattabiram Tidel Park, and all your daily necessities, this is the perfect place to call home. Seize the opportunity to own your dream villa in one of Chennai's rapidly growing residential neighbourhood. Begin your journey of happiness with VGN-today and forever.

## SALIENT FEATURES

Thoughtfully designed 69 semi-independent villas, spread across 3.27 acres 2, 3 & 3.5 BHK	Ground floor + First floor + terrace design structure	Best in class clubhouse with 15+ amenities	Personalized landscape garden for each house
Underground EB connection	Storm water drain with rainwater harvesting for the entire property	Rainwater harvesting for every villa	Individual borewell
Individual OHT of 1500 Litres capacity	Well developed parks	Tidel park at 3.5 kms distance	Surrounded by prominent schools, colleges & Hospitals
			Bank loans facilitated



# DISCOVER HAPPINESS IN EVERY AMENITY



VGN Aspire Gardens in Avadi is designed to provide a luxurious, stylish living experience and complete with a range of club-class amenities. Residents can look forward to a lifestyle enriched by daily wellness activities in our well-equipped play area, jogging track, cricket lounge, green lawn, and children's play area, among other facilities. The peaceful life here begins with our international-standard infrastructure and amenities. VGN guarantees that the best of life starts at Aspire Gardens, where a world-class amenities ensure your happiness and well-being every day.

## CLUBHOUSE AMENITIES

- Swimming Pool
- Jacuzzi
- Lockers
- Multipurpose Hall (150 Pax)
- Buffet Area
- Table tennis
- Carrom
- Billiards
- Chess
- Play Station
- Gym
- Yoga
- Creche
- Home Theatre - 3 Nos - 80 / 40 / 30-Seater
- Library
- Meeting Lounge / Work Space

## OUTDOOR AMENITIES

- Seater With Pergola
- Walking & Jogging Track
- Children's play equipments
- Net cricket practice
- Landscape /Lawn

## INFRASTRUCTURE AMENITIES

- Entry Portal with Gate
- Secured compound wall
- Security cabin
- Internal driveway with pavers
- Storm water drain
- Electrical Trench
- LED street lights
- Sewage treatment plant
- Provision of DG for common area

**VGN**  
*Aspire*  
Gardens



## LIVING & DINING



## BEDROOM



## BEDROOM



# KITCHEN



# SITE MAP



**VGN**  
*Aspire*  
Gardens

**BLOCK - 1**  
**UNIT 1**

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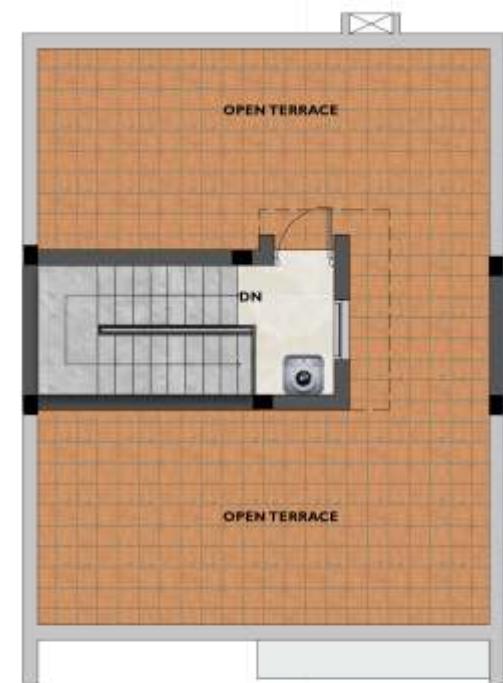


SITE CUM GROUND FLOOR PLAN

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
1	1	1244	1711	1783	948



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

**BLOCK - I**  
UNIT 2

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
1	2	1408	1629	1611	856



**SITE CUM GROUND FLOOR PLAN**

**BLOCK - I**  
**UNIT 2**

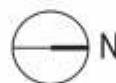


**FIRST FLOOR PLAN**



**TERRACE FLOOR PLAN**

**BLOCK - 02**  
**UNIT 03**



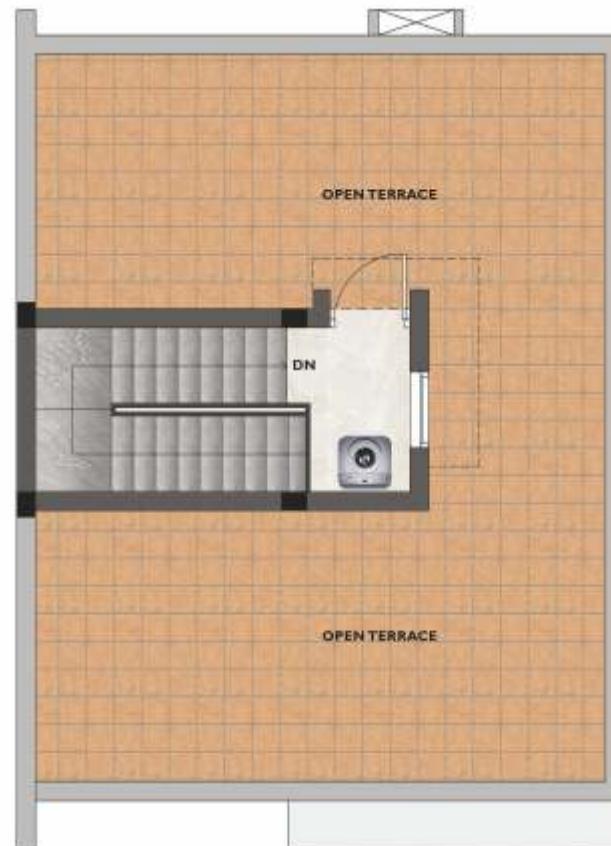
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
2	3	1254	1702	1435	763



**SITE CUM GROUND FLOOR PLAN**

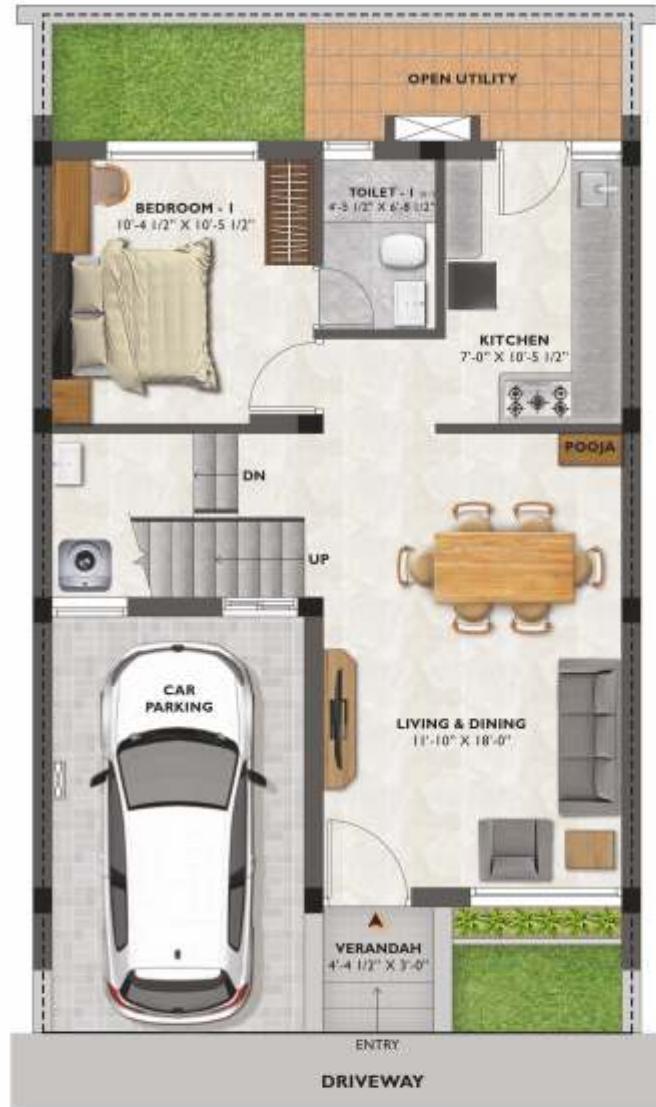
**BLOCK - 02**

UNIT 03

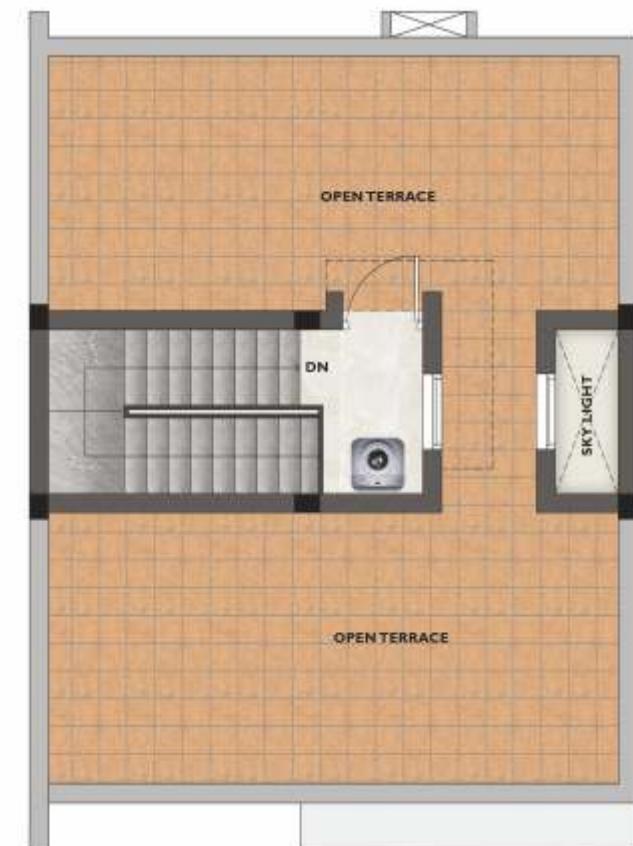


## BLOCK - 02

UNIT 04 & 05



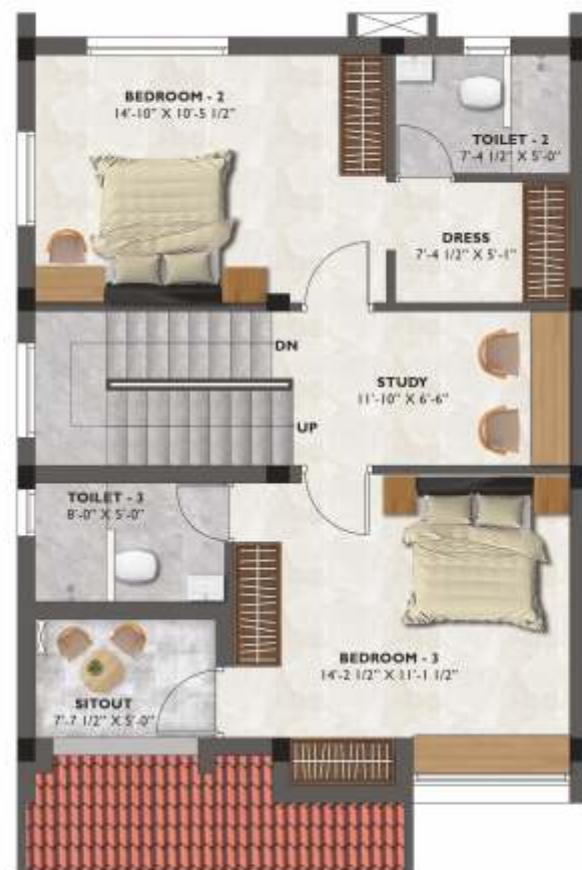
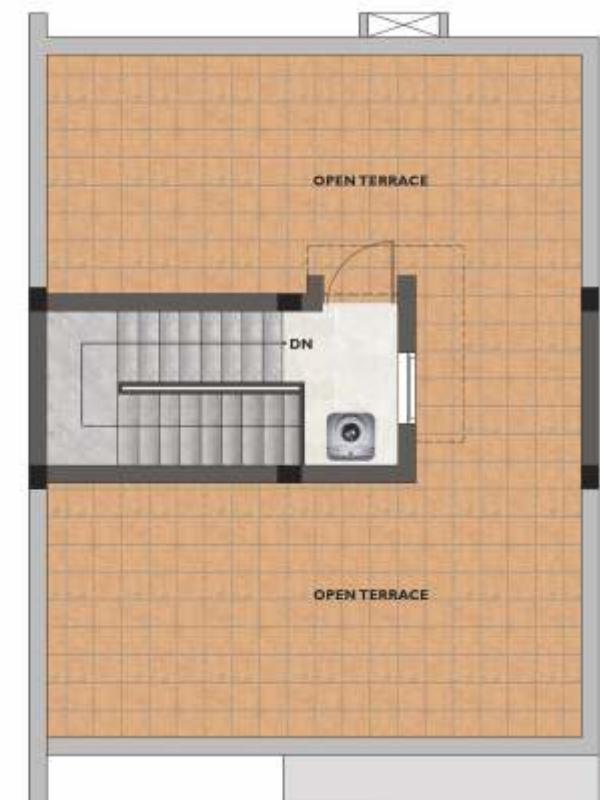
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
2	4,5	1254	1678	941	500



**BLOCK - 02**

UNIT 06

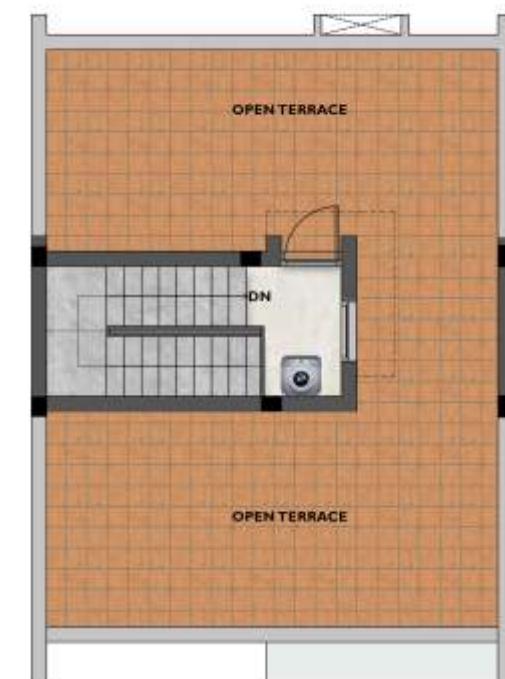
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
2	6	1254	1702	1056	561

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 3**

UNIT 7

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.Ft)
3	7	1244	1688	1116	593

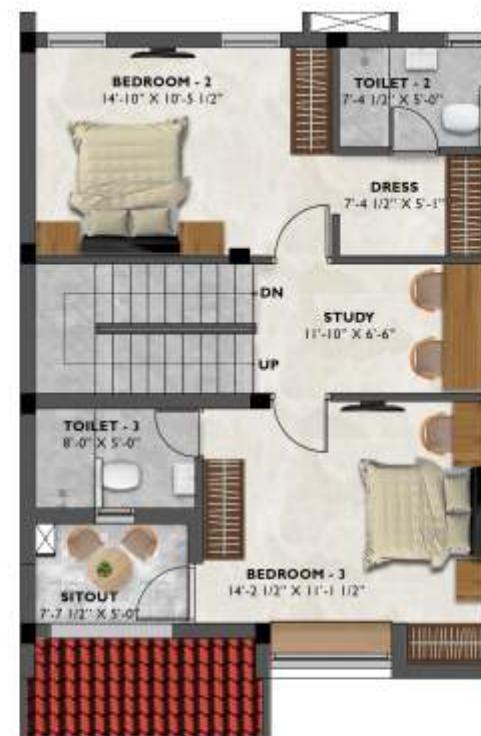
**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 3**  
UNIT'S 8,9

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
3	8, 9	1244	1664	941	500



**SITE CUM GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

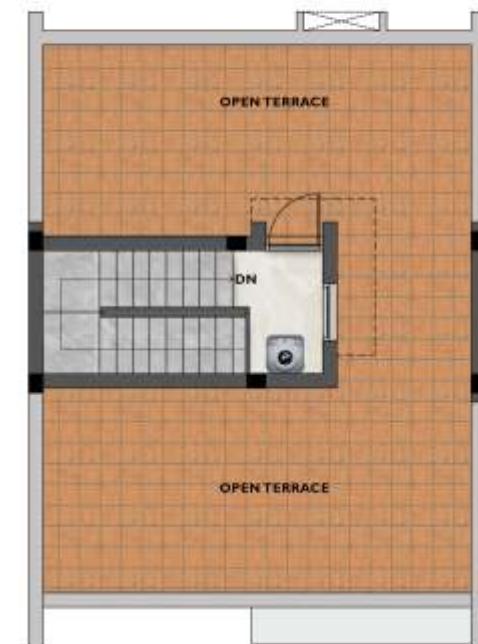
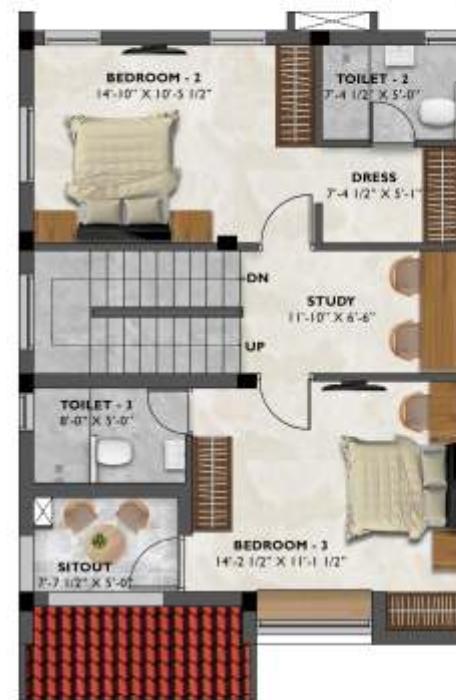


**TERRACE FLOOR PLAN**

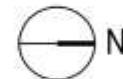
**BLOCK - 3**

UNIT 10

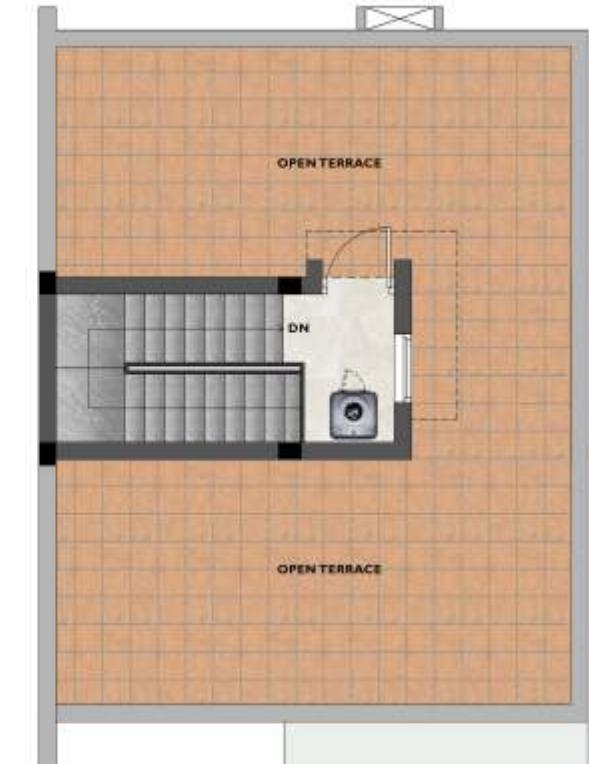
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
3	10	1244	1688	1436	763



**BLOCK - 04**  
UNIT 11

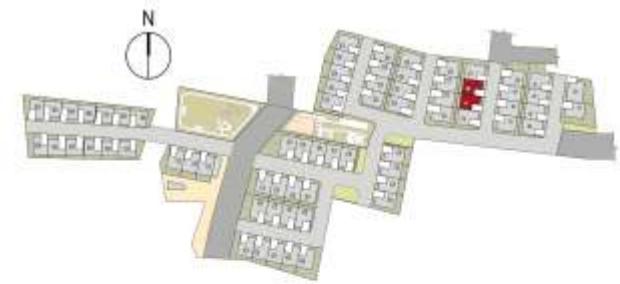
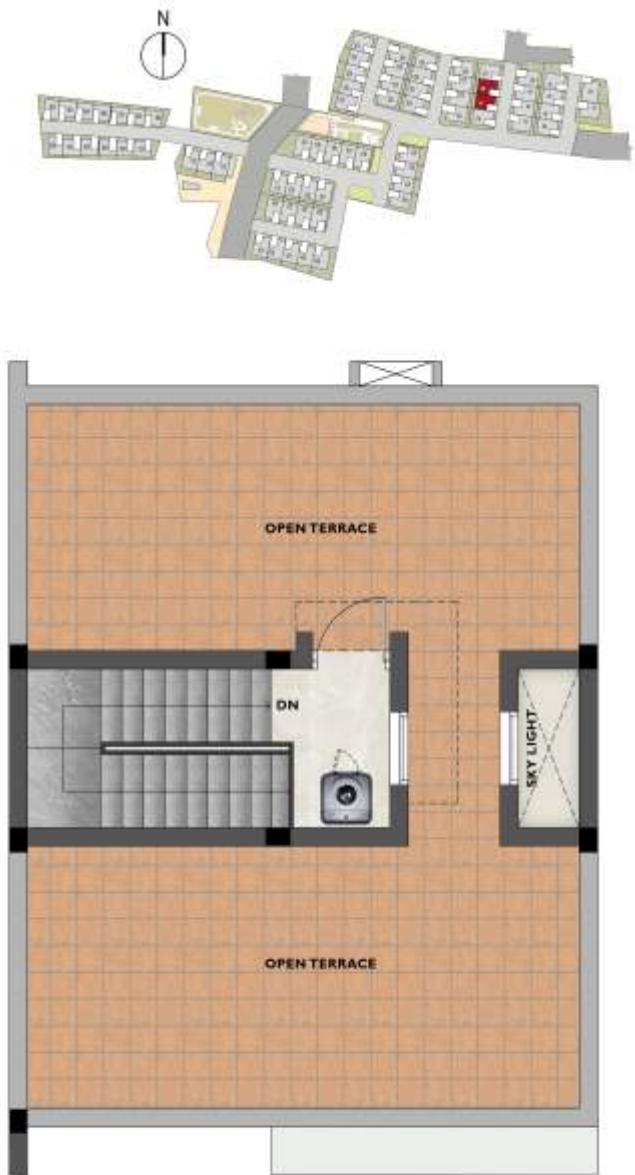
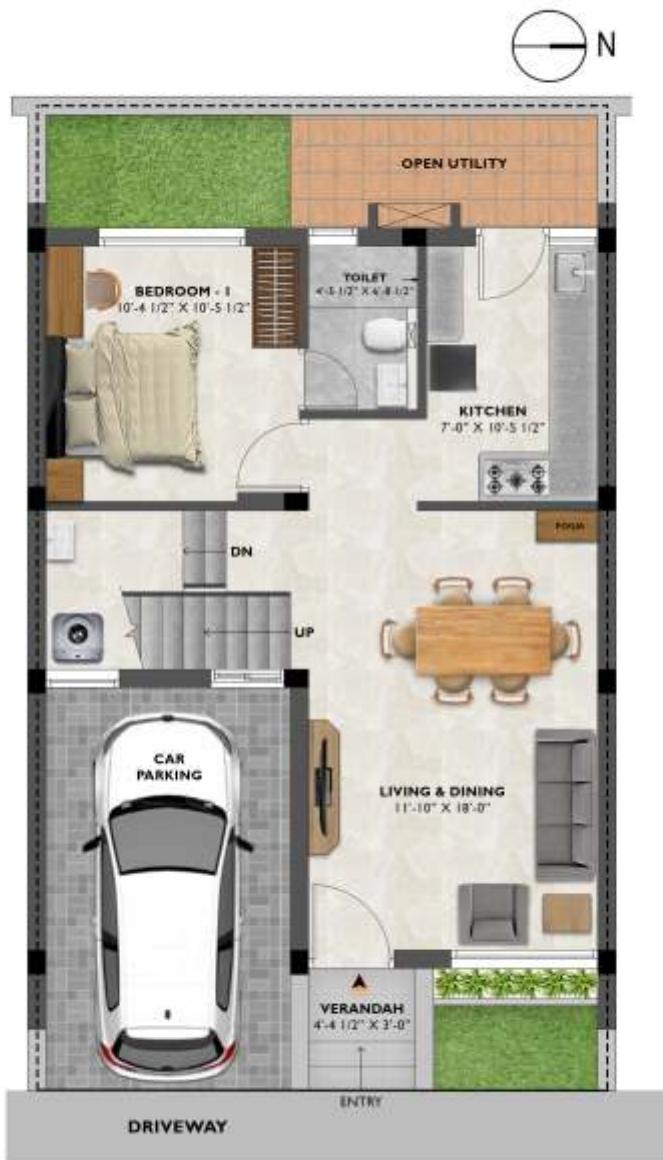


Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
4	11	1254	1702	1281	681



**BLOCK - 04**  
UNIT 12 & 13

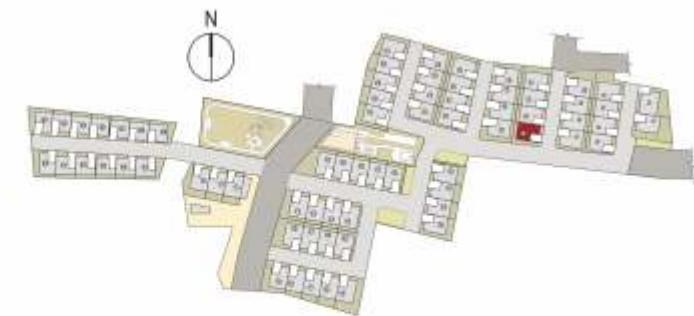
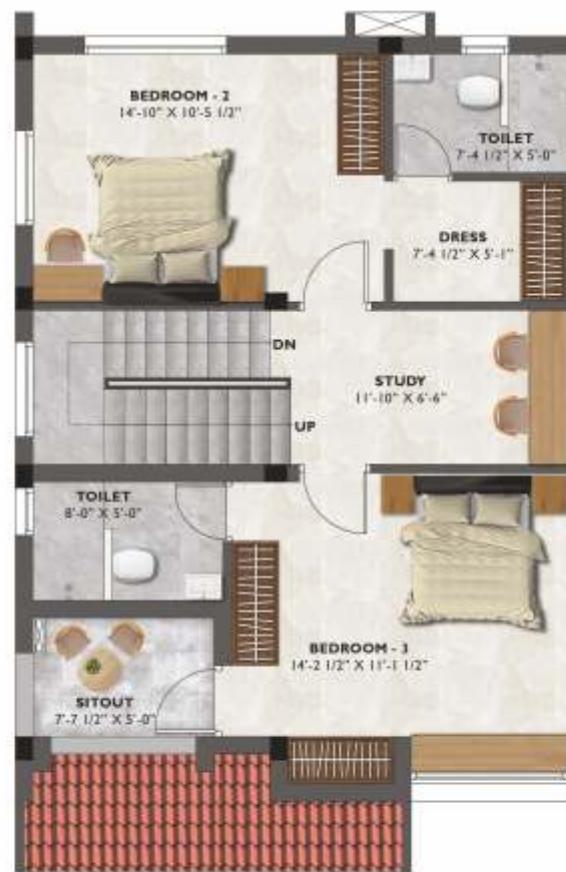
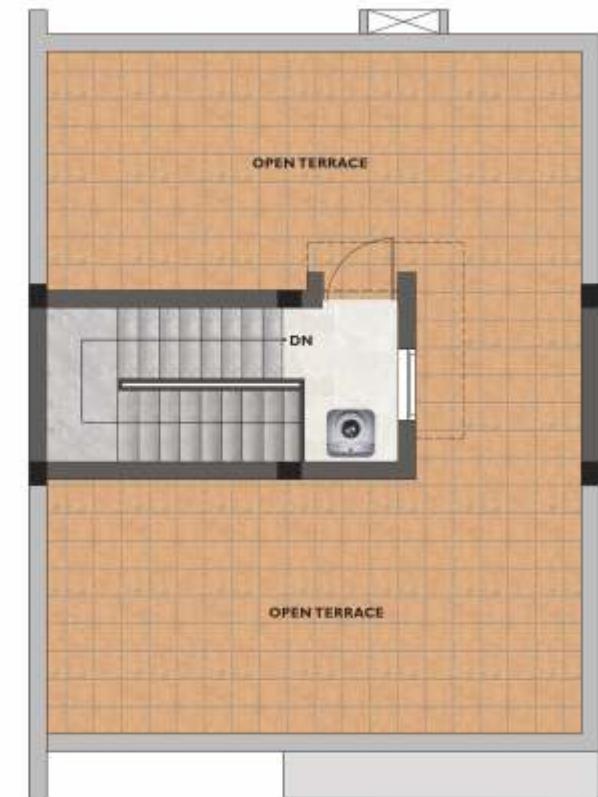
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
4	12, 13	1254	1678	941	500



**BLOCK - 04**

UNIT 14

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
4	14	1254	1702	1178	626

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

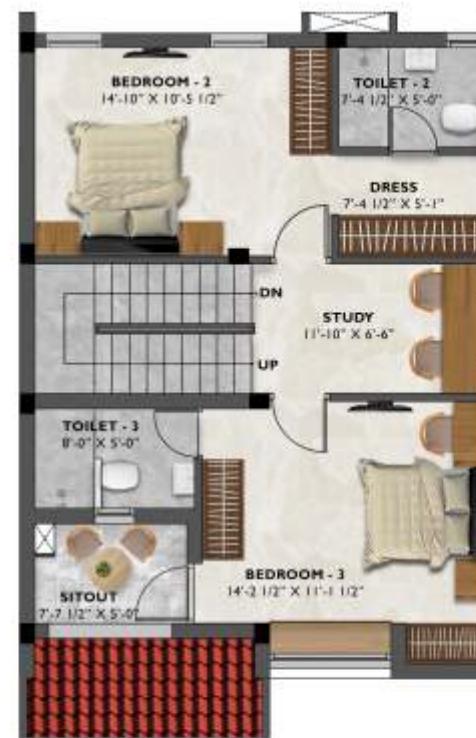
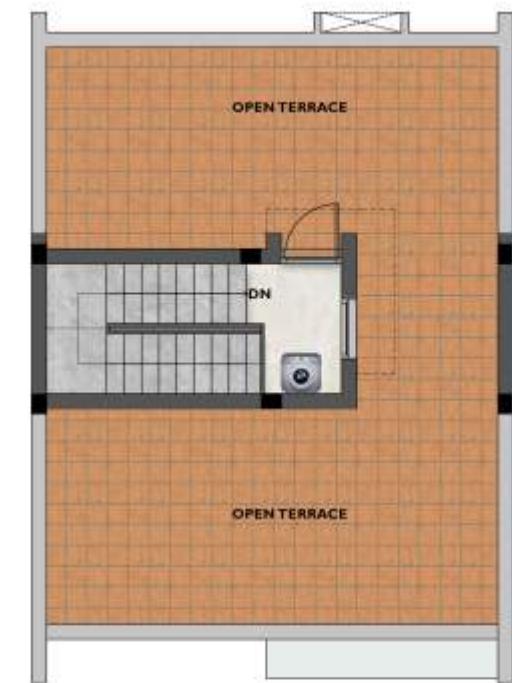
**BLOCK - 5**

UNIT 15

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
5	15	1244	1688	1371	729



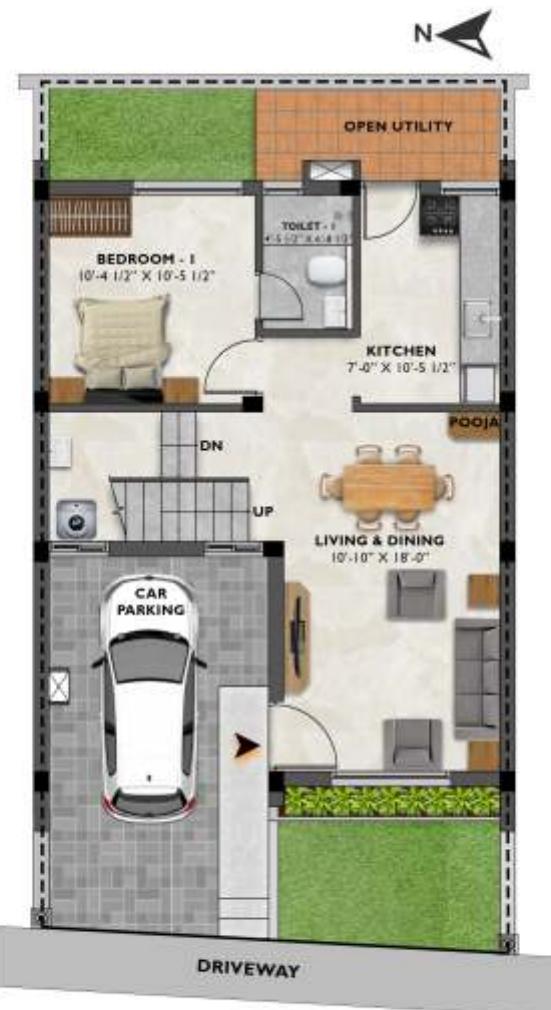
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**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 5**

UNIT 16

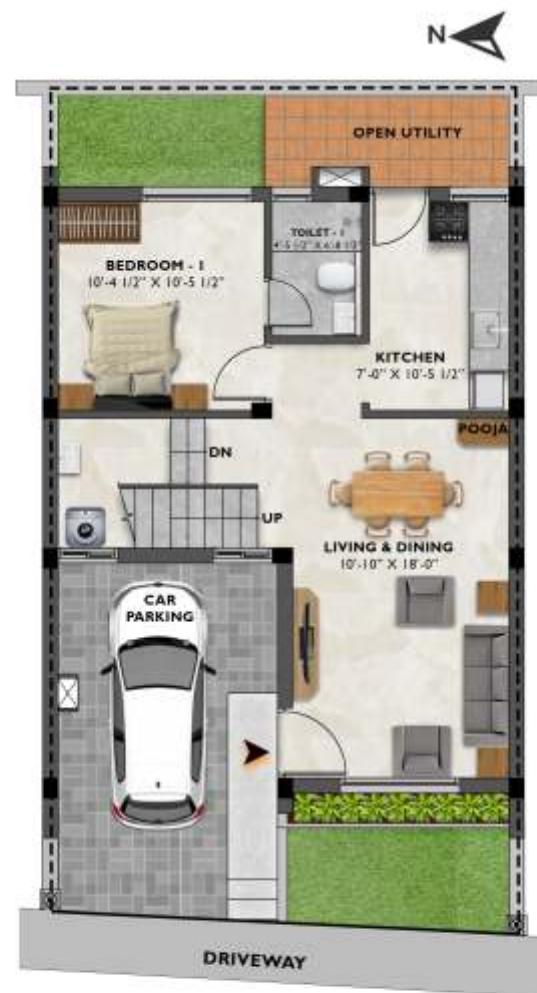
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
5	16	1244	1664	1004	534



**BLOCK - 5**

UNIT 17

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
5	17	1244	1664	974	518

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 5**

UNIT 18

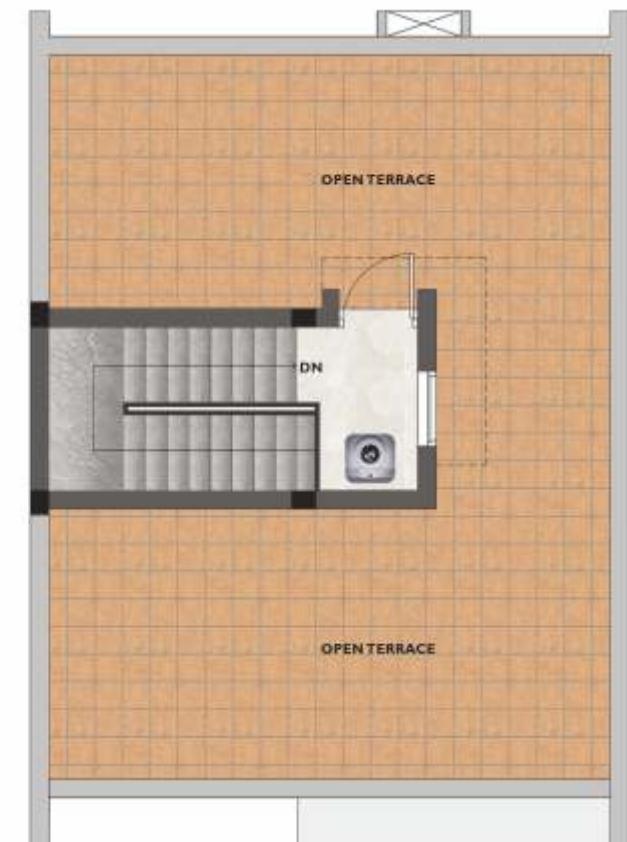
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
5	18	1244	1688	1191	633

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 06**

UNIT 19

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
6	19	1254	1702	1153	613



**BLOCK - 06**

UNIT 20



Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
6	20	1254	1678	975	518

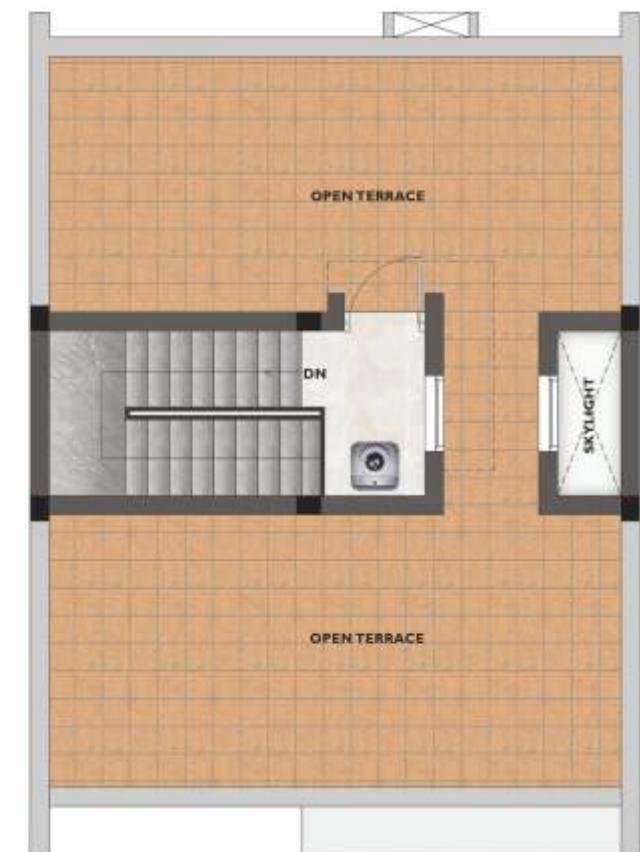
**FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 06**

UNIT 21



Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
6	21	1254	1678	1002	533

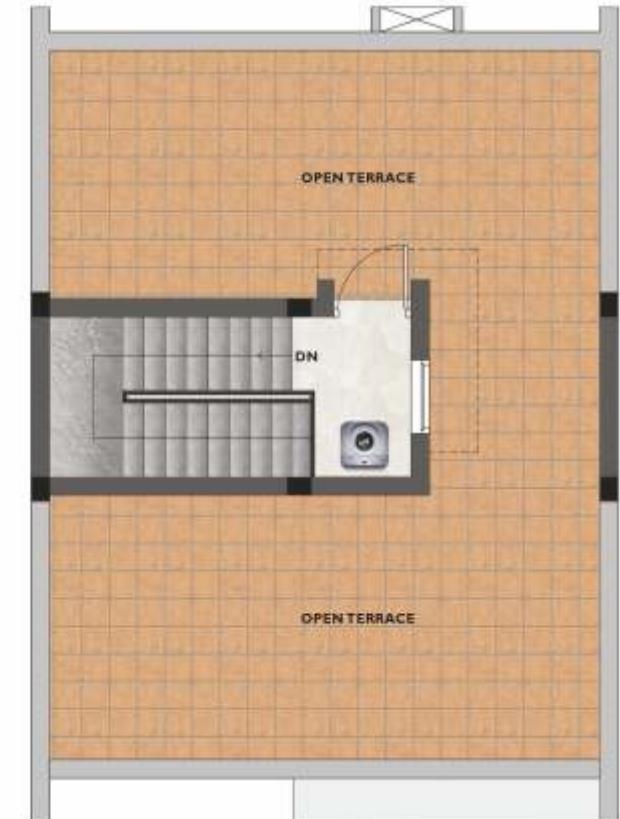


**BLOCK - 06**

UNIT 22

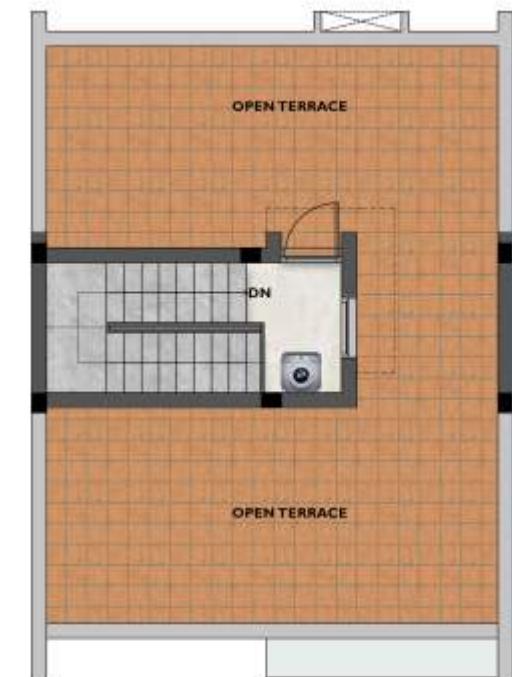


Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
6	22	1254	1702	1178	626



**BLOCK - 7**  
UNIT 23

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
7	23	1244	1688	1069	568



**SITE CUM GROUND FLOOR PLAN**

**FIRST FLOOR PLAN**

**TERRACE FLOOR PLAN**

**BLOCK - 7**  
UNIT'S 24,25

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
7	24,25	1244	1664	941	500



**SITE CUM GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**TERRACE FLOOR PLAN**

**BLOCK - 7**

UNIT 26

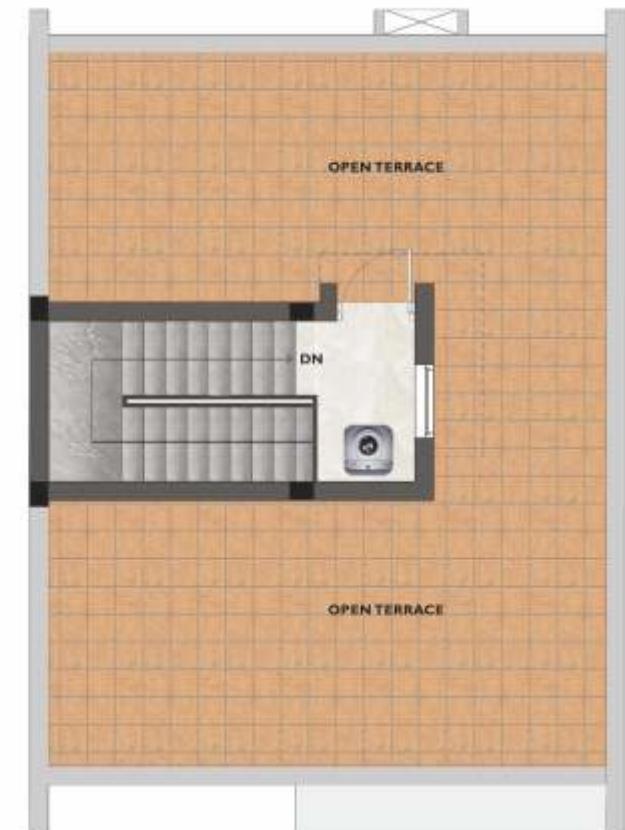
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
7	26	1244	1688	1167	620

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 08**

UNIT 27

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
8	27	1254	1702	1236	657

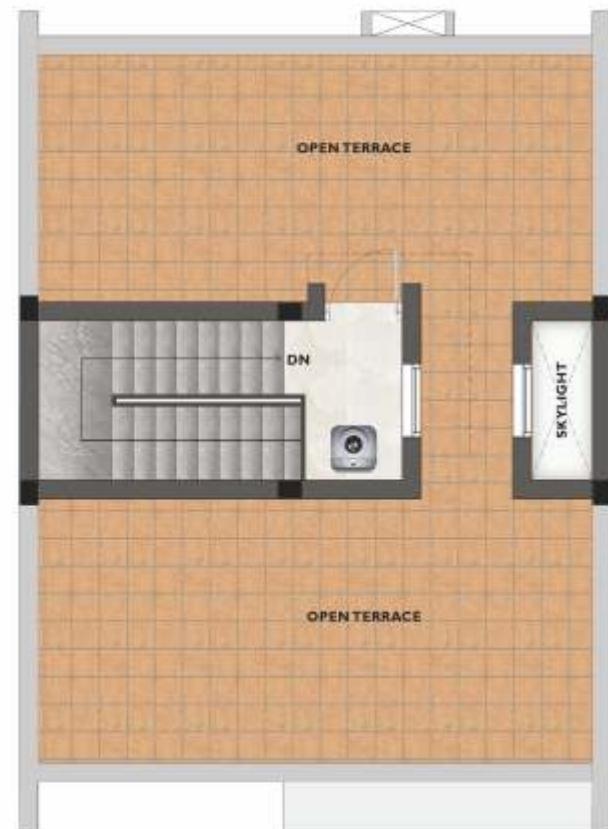


**BLOCK - 08**

UNIT 28



Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
8	28	1254	1678	1104	587



**BLOCK - 08**

UNIT 29



SITE CUM GROUND FLOOR PLAN

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
8	29	1254	1678	1106	588



FIRST FLOOR PLAN



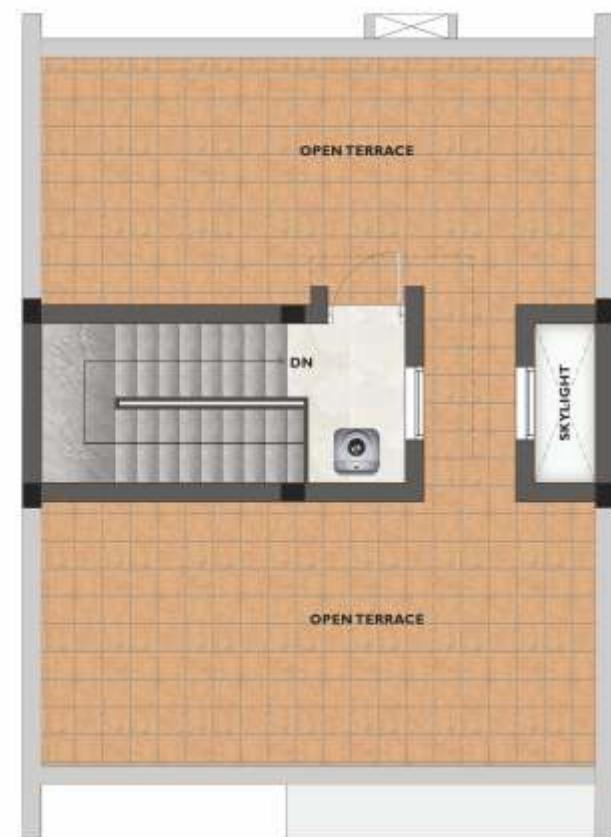
TERRACE FLOOR PLAN

**BLOCK - 08**

UNIT 30



Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
8	30	1254	1678	1074	571

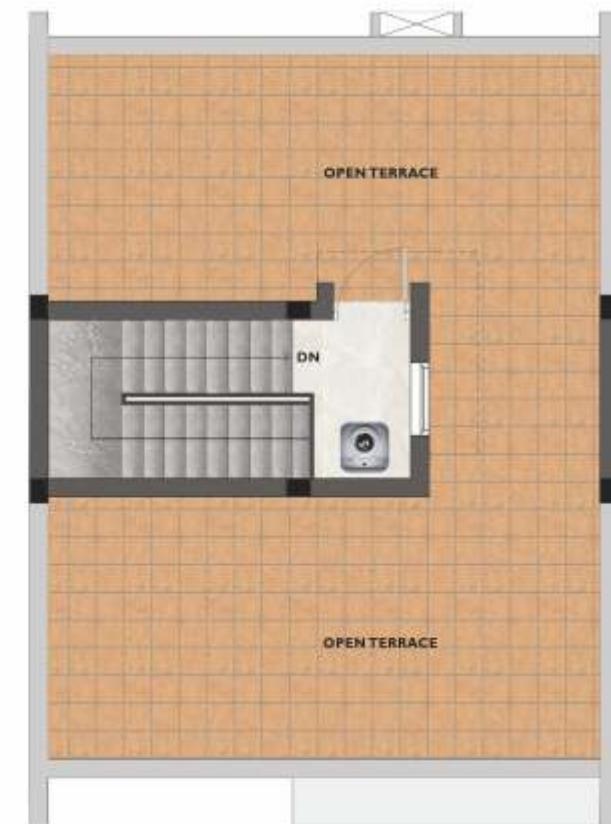


**BLOCK - 08**

UNIT 31



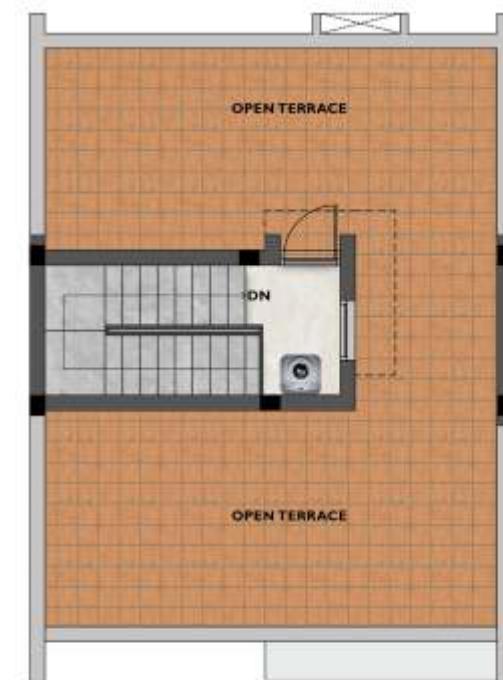
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
8	31	1254	1702	1284	682



**BLOCK - 9**

UNIT 32

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
9	32	1244	1688	1187	631



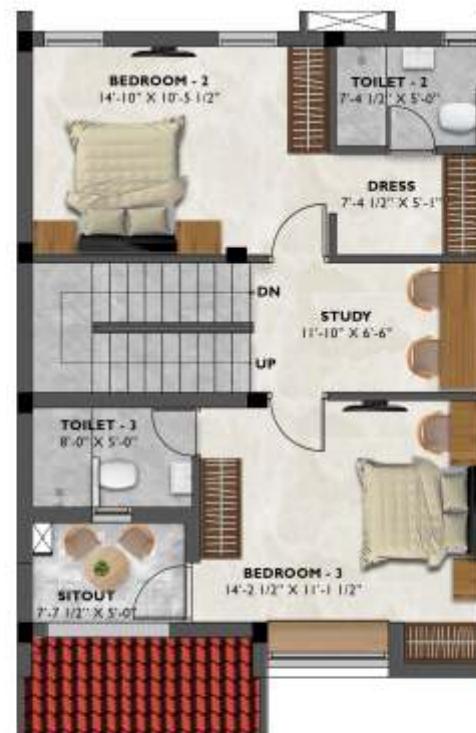
**BLOCK - 9**  
UNIT'S 33,34

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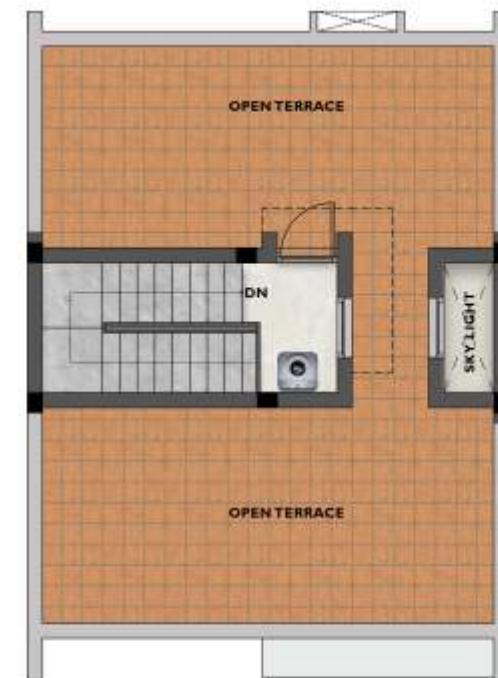


SITE CUM GROUND FLOOR PLAN

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
9	33	1244	1664	1053	560
	34	1244	1664	1054	560



FIRST FLOOR PLAN

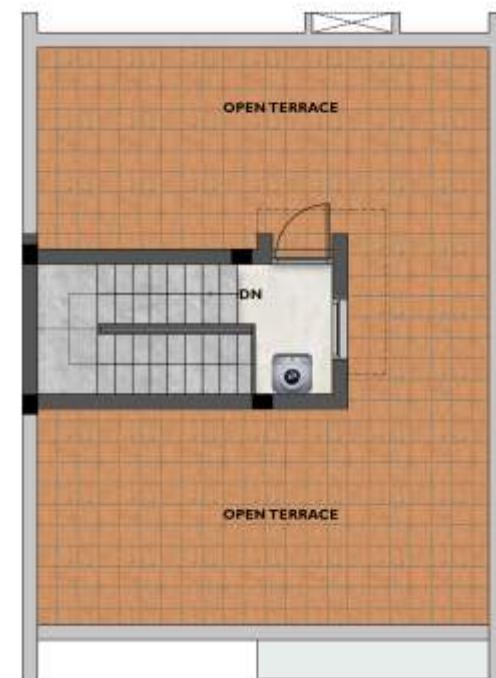


TERRACE FLOOR PLAN

**BLOCK - 9**

UNIT 35

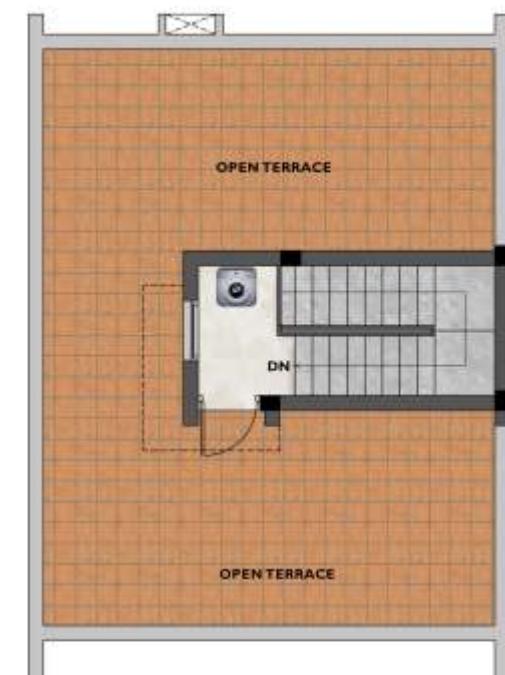
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
9	35	1244	1688	1341	713

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 10**

UNIT 36

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
10	36	1244	1688	1051	559



**BLOCK - 10**  
UNIT 37,38,39

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
10	37	1244	1664	939	499
	38	1244	1664	939	499
	39	1244	1664	940	500



**SITE CUM GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**TERRACE FLOOR PLAN**

**BLOCK - 10**  
UNIT 40

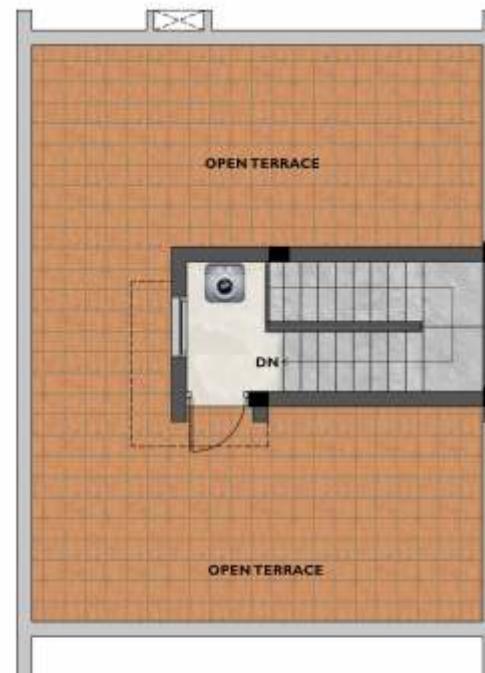
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
10	40	1244	1688	1783	948



**SITE CUM GROUND FLOOR PLAN**



**BLOCK - 10**  
UNIT 40



**BLOCK - 11**

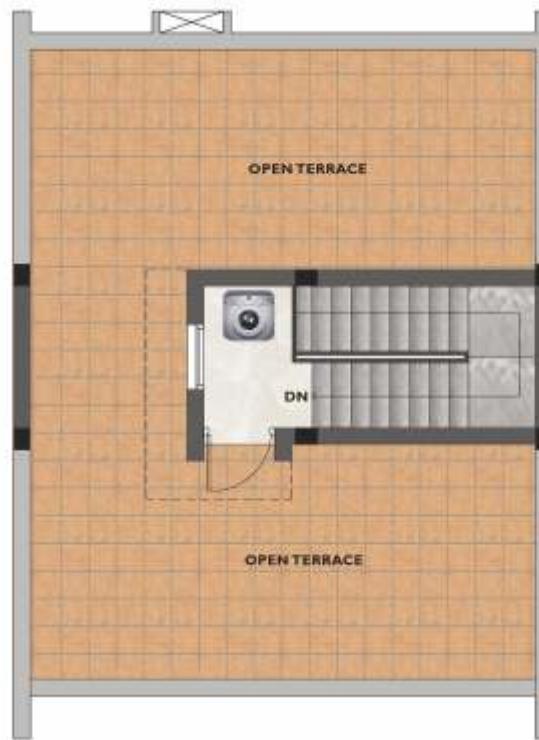
UNIT 41

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
11	41	1254	1702	1412	751

**SITE CUM GROUND FLOOR PLAN**

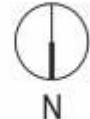
**BLOCK - 11**

UNIT 41

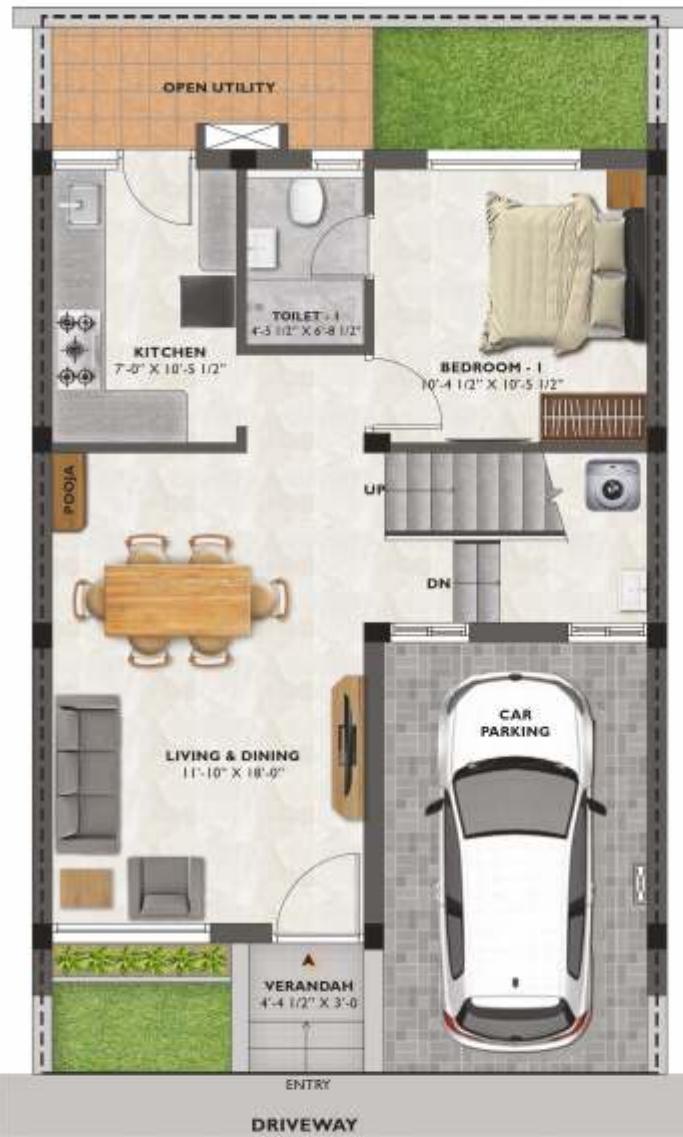
**FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - II**

UNIT 42 &amp; 43



Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
11	42, 43	1254	1678	942	501

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 11**

UNIT 44



Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
11	44	1254	1702	1076	572



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

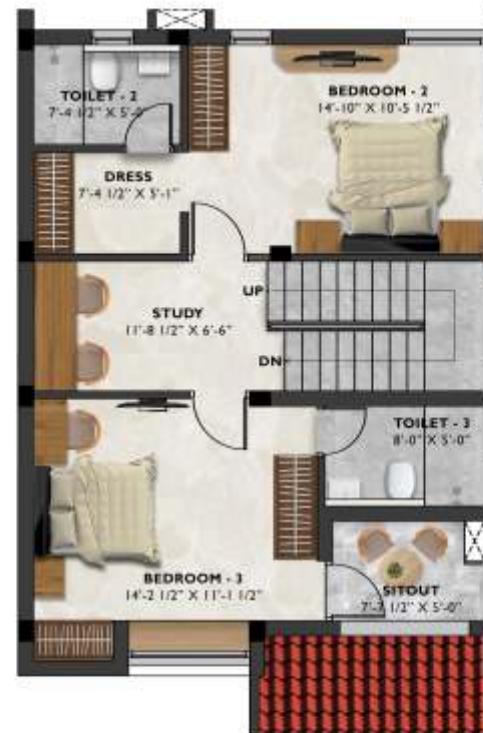
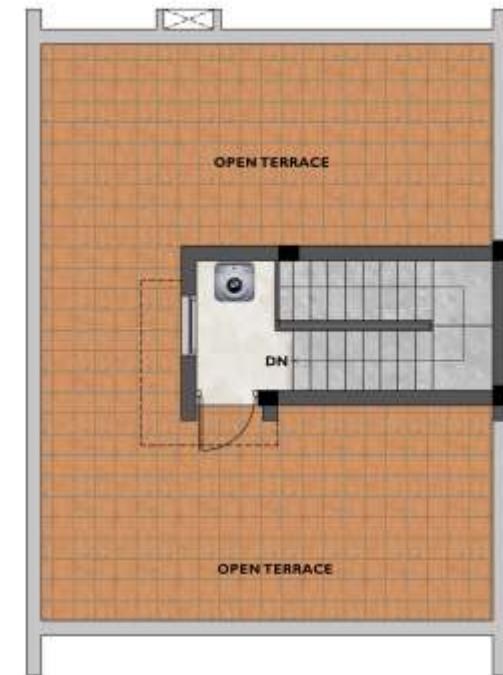


TERRACE FLOOR PLAN

**BLOCK - 12**

UNIT 45

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
12	45	1244	1688	1074	571

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 12**  
**UNIT 46 & 47**

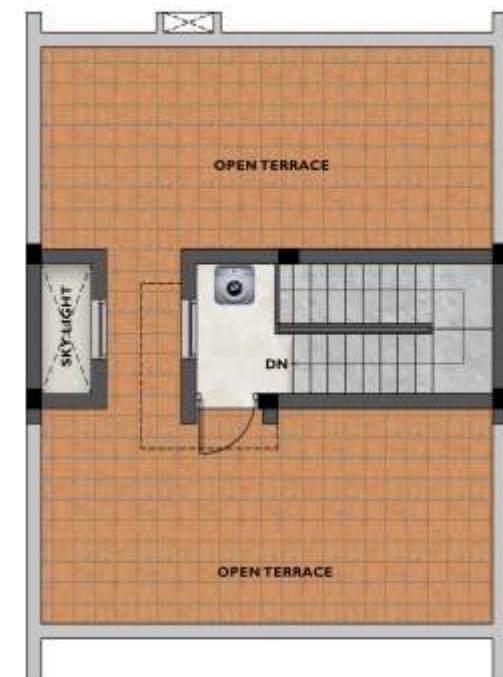
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.Ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
12	46	1244	1664	943	501
	47	1244	1664	944	502



**SITE CUM GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



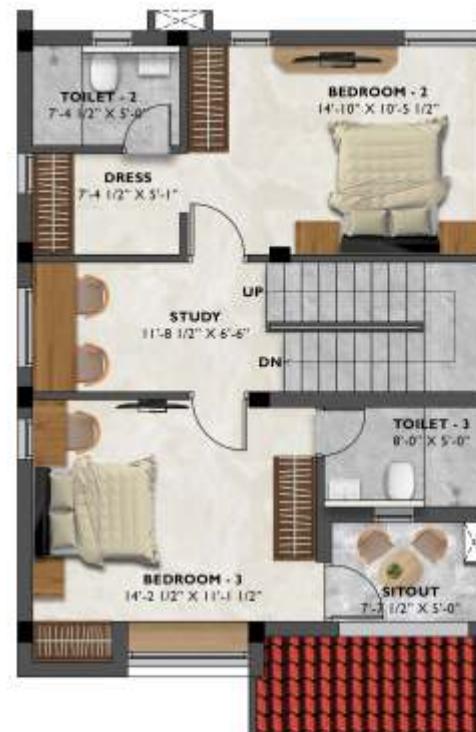
**TERRACE FLOOR PLAN**

**BLOCK - 12**  
**UNIT 48**

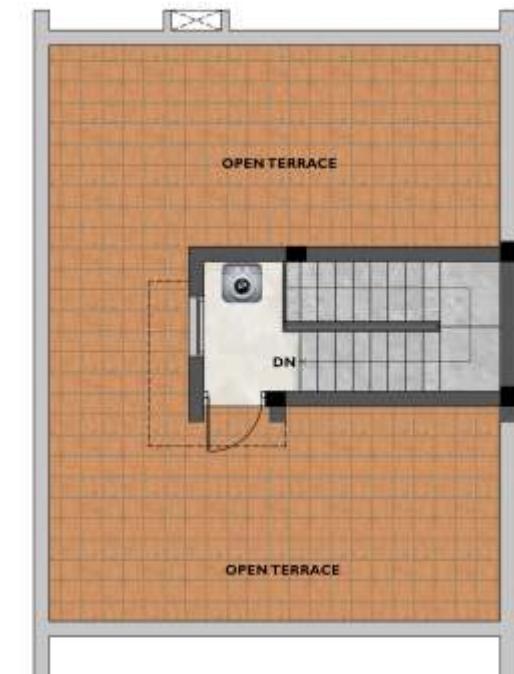
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
12	48	1244	1688	1548	823



**SITE CUM GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**TERRACE FLOOR PLAN**

**BLOCK - 13**

UNIT 49

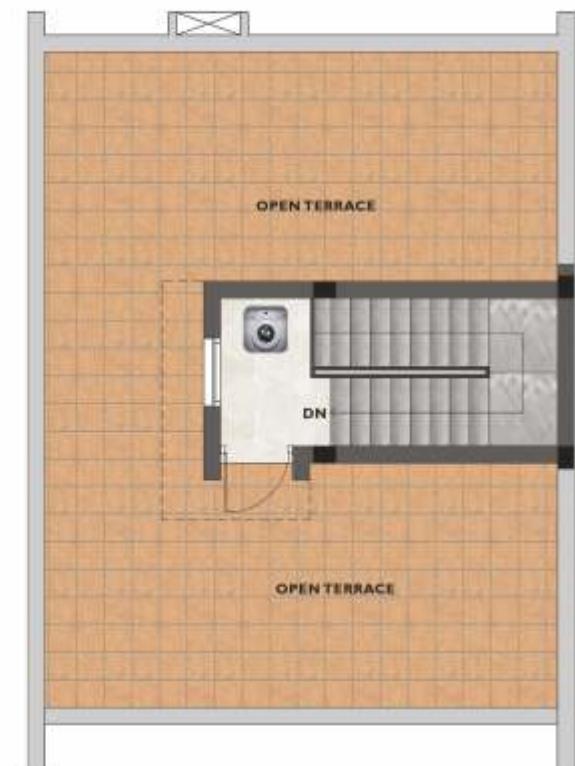


SITE CUM GROUND FLOOR PLAN

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
13	49	1254	1702	1647	875



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

**BLOCK - 13**

UNIT 50

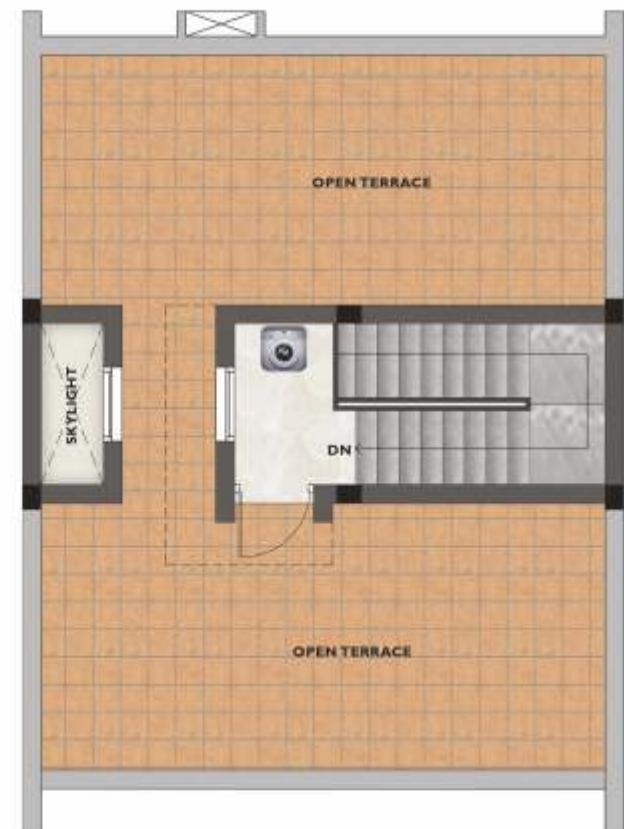


SITE CUM GROUND FLOOR PLAN

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
13	50	1254	1678	1082	575



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

**BLOCK - 13**

UNIT 51

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
13	51	1254	1678	1031	548



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

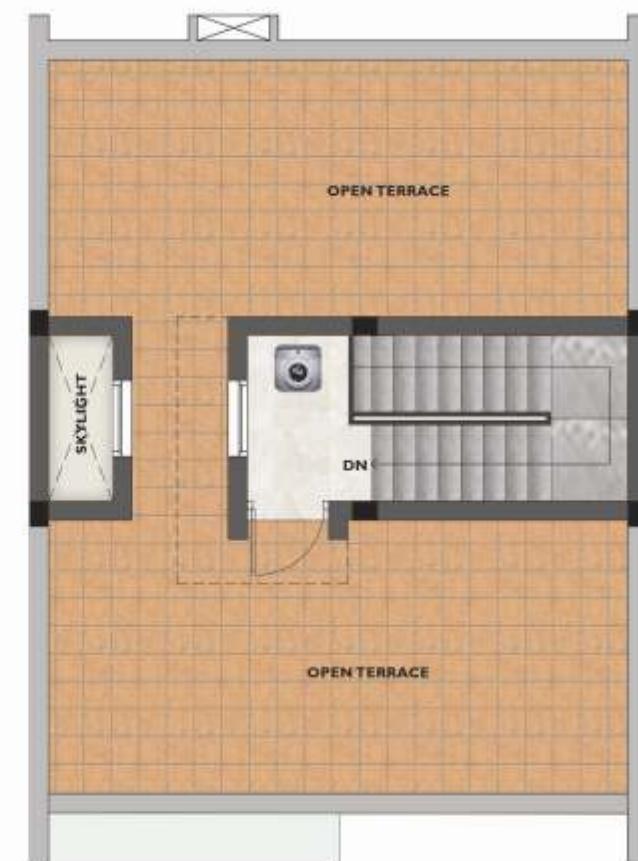


TERRACE FLOOR PLAN

**BLOCK - 13**

UNIT 52

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
13	52	1254	1678	980	521

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 13**

UNIT 53



Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
13	53	1254	1702	1415	752

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 14**

UNIT 54



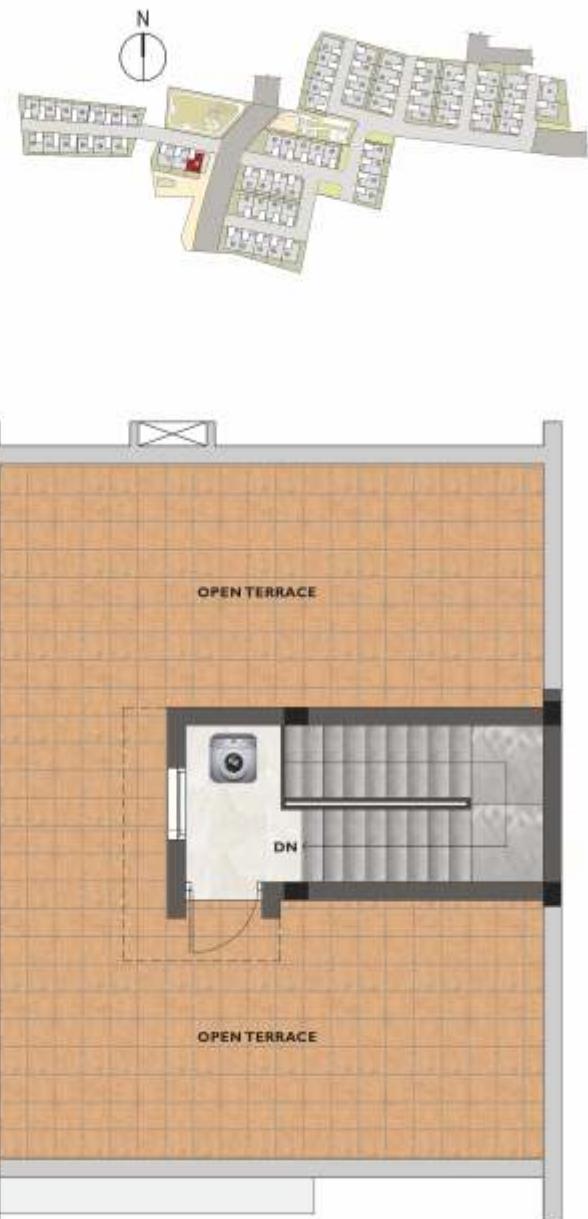
SITE CUM GROUND FLOOR PLAN

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
14	54	1254	1702	1071	569

FIRST FLOOR PLAN



TERRACE FLOOR PLAN



**BLOCK - 14**

UNIT 55



SITE CUM GROUND FLOOR PLAN

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
14	55	1254	1678	1054	560



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - 14

UNIT 56

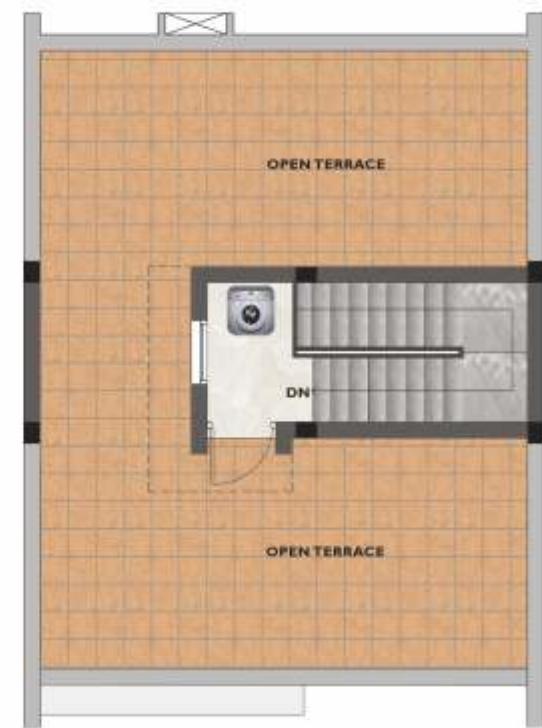
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Piot Area (Sq.ft)	UDS Area (Sq.ft)
14	56	1254	1702	1440	765



## SITE CUM GROUND FLOOR PLAN



## FIRST FLOOR PLAN



## **TERRACE FLOOR PLAN**

**BLOCK - 15**

UNIT 57

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
15	57	1069	1468	1094	581

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 15**

UNIT 58

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
15	58	1069	1450	871	463

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 15**

UNIT 59

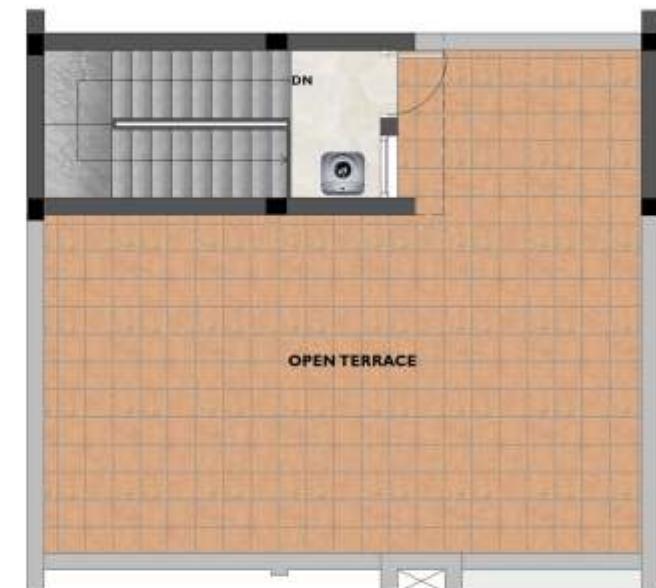
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
15	59	1069	1468	921	490

**FIRST FLOOR PLAN****TERRACE FLOOR PLAN****SITE CUM GROUND FLOOR PLAN**

**BLOCK - 15**

UNIT 60

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
15	60	1069	1468	956	508

**FIRST FLOOR PLAN****TERRACE FLOOR PLAN****SITE CUM GROUND FLOOR PLAN**

**BLOCK - 15**  
UNIT 61

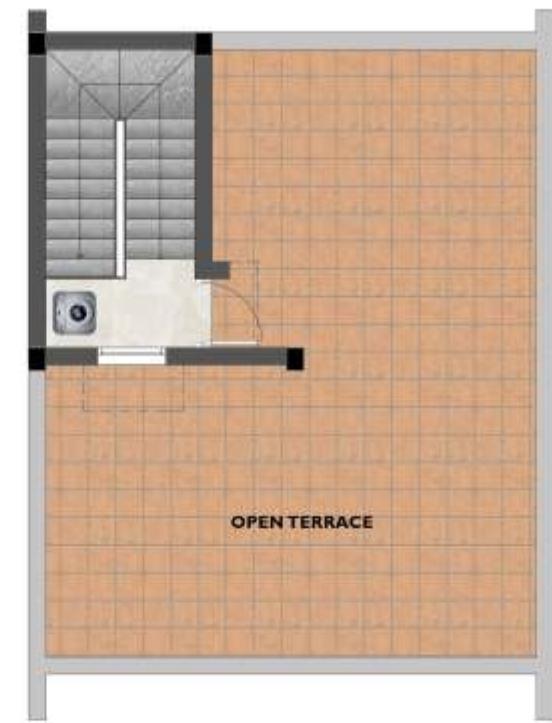
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
15	61	1069	1450	974	518



**BLOCK - 15**

UNIT 62

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
15	62	1057	1422	1177	626



**BLOCK - 16**  
UNIT 63

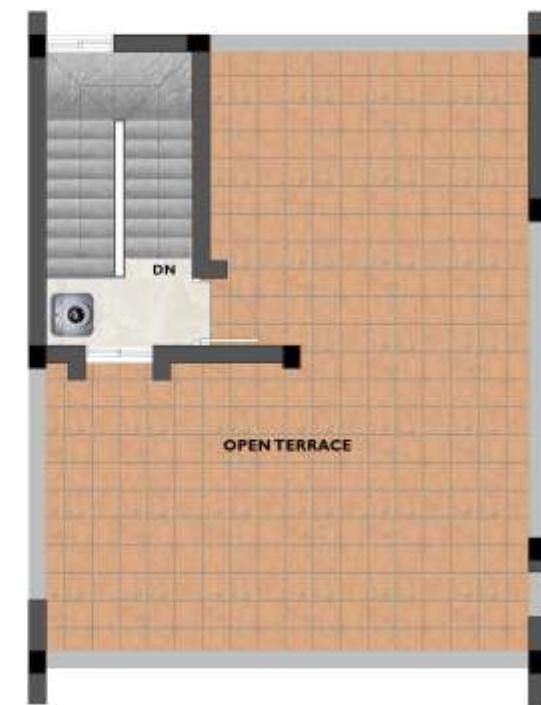
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
16	63	1043	1409	1130	601



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

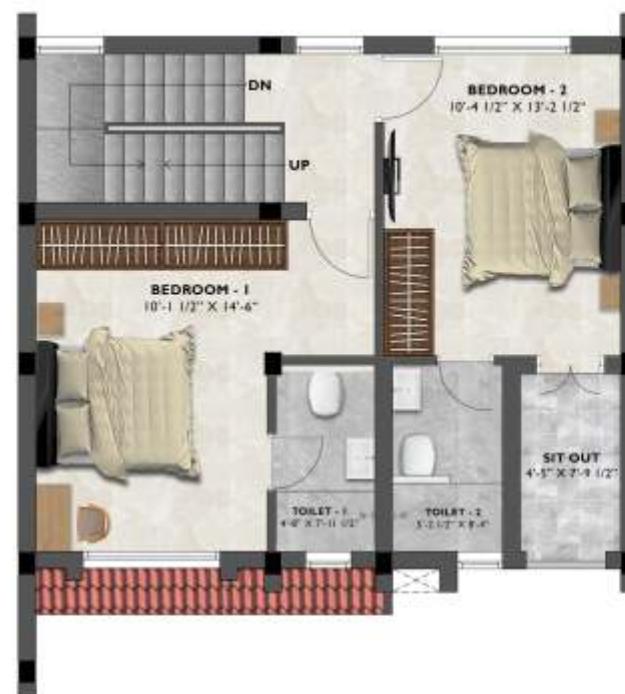
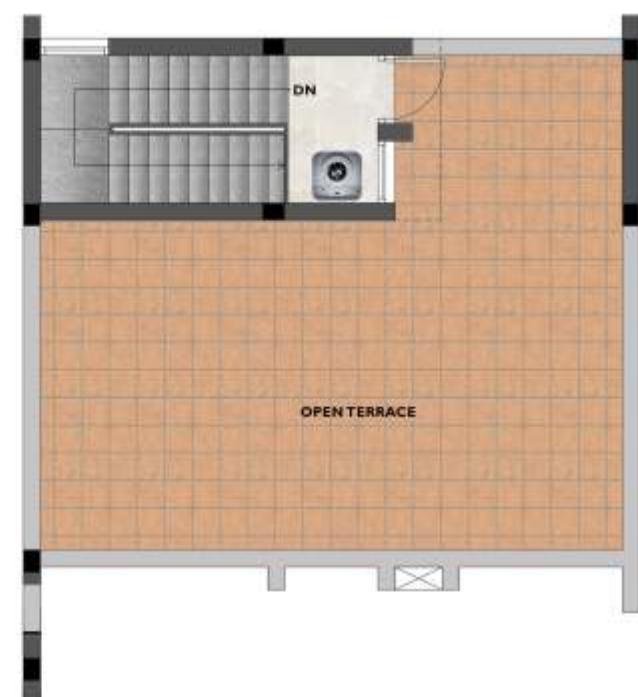


TERRACE FLOOR PLAN

**BLOCK - 16**

UNIT 64

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
16	64	1022	1394	939	499

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 16**

UNIT 65

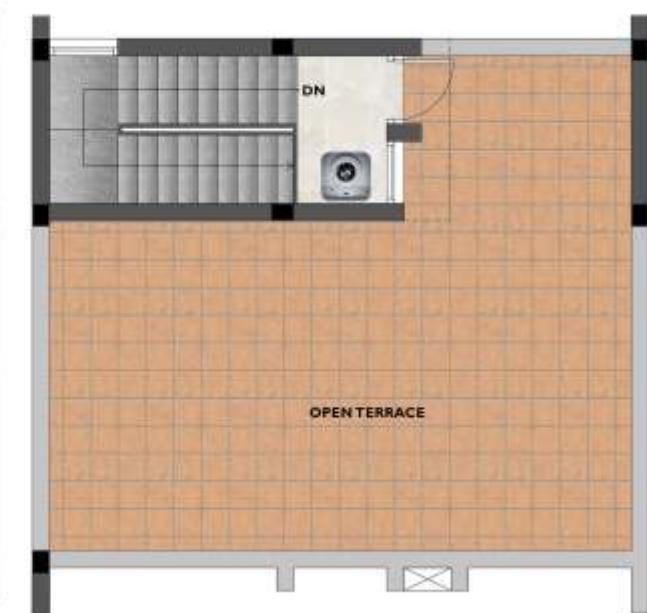
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
16	65	1022	1394	909	483

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 16**

UNIT 66

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
16	66	1022	1412	894	475

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 16**  
**UNIT 67**

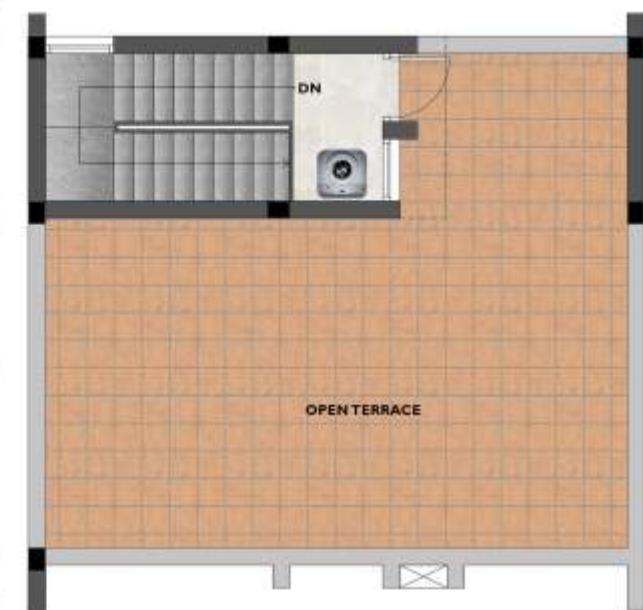
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
16	67	1022	1412	866	460



**SITE CUM GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

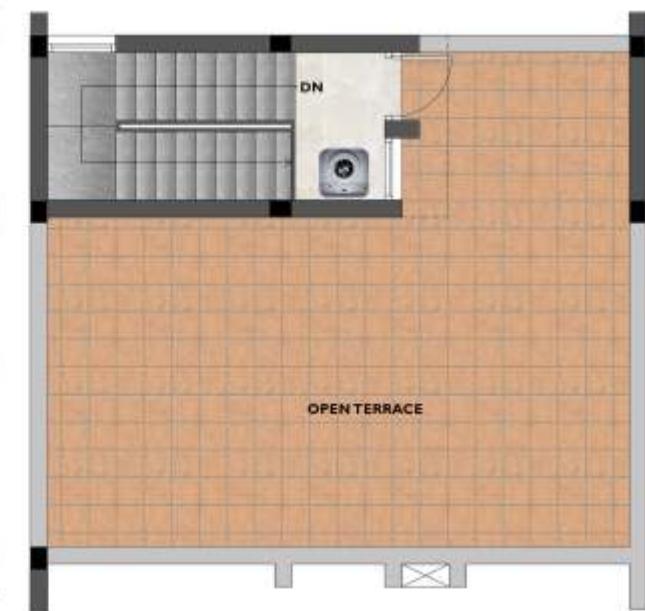


**TERRACE FLOOR PLAN**

**BLOCK - 16**

UNIT 68

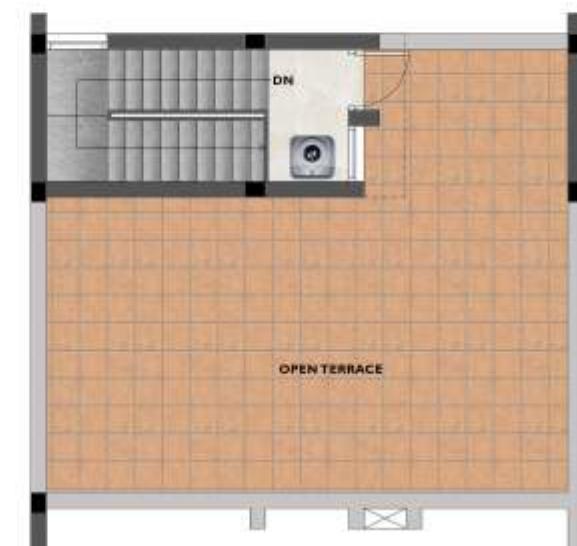
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
16	68	1022	1394	824	438

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**

**BLOCK - 16**

UNIT 69

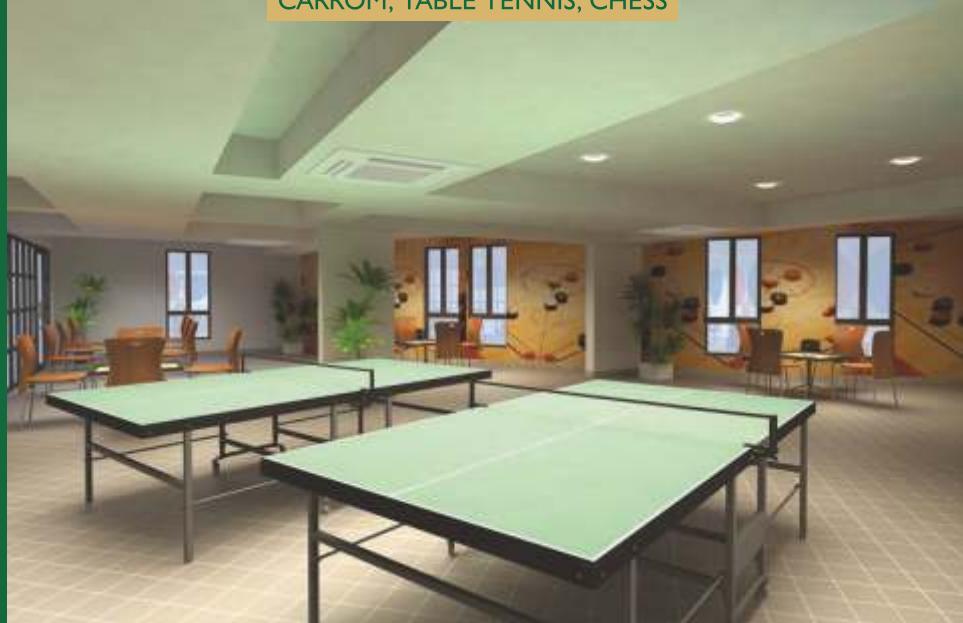
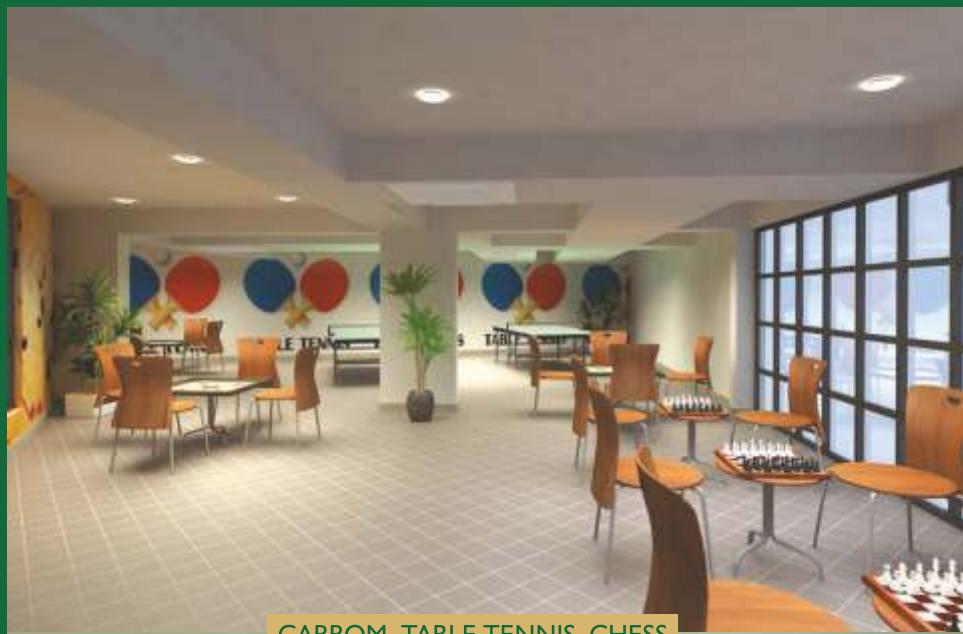
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
16	69	1022	1412	1040	553

**SITE CUM GROUND FLOOR PLAN****FIRST FLOOR PLAN****TERRACE FLOOR PLAN**



HAPPINESS STARTS WITH  
OUR CLUB HOUSE AMENITIES









# SPECIFICATIONS TO NOTE



## 1. Structure

- RCC Framed Structure. 9" thk Red Brickwork for External Walls & 4½" thk for Internal Walls. Designed for Seismic Zone - 3
- Plinth height - 1'6" from Driveway level.  
Floor to Roof top (incl slab) - 10'0".  
Lintel height shall be 7'-0" from FFL.
- Loft will be provided any one side in all bed rooms & Kitchen preferably above the Entry.

## 2. Joinery

- **Main Door** : Teak wood frame with solid designed panelled door including safety latch & magnetic catcher. All hardware shall be in Brass finish.
- **Bed room Doors** : Country Wood Frame with compressed door finished with Laminate including magnetic catcher. All hardware in SS Finish.
- **Toilet** : Country Wood Frame with Flush Door Shutter with Laminate on one side PU Coated on other side. All hardware in SS Finish.
- **Terrace** : Country Wood Frame with Flush Door Shutter with PU Coat on both sides . All hardware in SS Finish.

- **Windows / French Windows** : UPVC - Openable Windows with Clear Glass & Grill
- **Ventilator** : UPVC Louvers with Pin Headed Glass.
- **French Door** : C.W. Framed with Glazed Shutter with grills
- **Grills** : For all French Windows & Windows - 12 mm sq. rod with std design

## 3. Handrails

- **Staircase handrail** : S.S Hand rail - As per Architect's Design
- **Balcony handrail** : MS Hand rail - As per Architect's Design / Elevation

## 4. Flooring

- **Entrance Veranda / Steps** : Granite Flooring
- **Staircase** : Granite Flooring with 4" high skirting
- **Living, Dining & Bedrooms** : 2'0"x 2'0" Vitrified Tile flooring with 4" high skirting.
- **Kitchen** : 2'0"x 2'0" Vitrified Tile flooring of Mat finish With 4" high Skirting  
20mm thk G20 Polished Granite top for Kitchen platform

- **Balcony :** 12"x12" - Anti Skid Tile flooring with 4" high skirting
- **Toilet / service :** 12"x12" - Anti Skid Tile flooring
- **Car Parking :** Eurocon Tile flooring

## 5. Dadoing

- **Toilet :** Glazed Ceramic Tile dado up to 7'0" Height
- **Kitchen :** Glazed Ceramic Tile Dado Tile upto Lintel Height from Cooking Platform
- **Dining :** Glazed tile dado for 2' ht above Wash basin

## 6. Painting

- **Ceiling :** 2 coats of Emulsion over 1 coat of Primer and putty (Premium).
- **Inner Walls finish :** 2 coats of Emulsion over 1 coat of primer & 2 coats of Putty (Premium).
- **Exterior Walls :** 2 Coats Exterior Emulsion over one coat of Primer (Protech)
- **Main Door :** Melamine Matt Finish Polish.
- **All other Doors :** Enamel Paint Over Putty & Primer
- **Grills :** Two coat Enamel Paint over One coat of Primer

## 7. Electrical

- **Power supply :** 3 phase power supply connection
- **Safety device :** MCB & ELCB (Earth leakage Circuit breaker)

- **Wires :** Fire retardant Low smoke copper wire of a quality IS brand Polycab or equivalent will be provided
- **Switches & sockets :** Modular box , Modular switches & sockets of approved brand.
- **HOB point :** Point provided in the kitchen
- **Light points :** Sufficient Light points and Power Sockets will be provided in all rooms.
- **TV & Data Points :** TV& Cat-6 cable for Data Points Provision for all Bed Rooms & Living
- **Split AC :** Split AC Provision for Living & all Bed Rooms
- **Fridge :** Fridge Provision in Kitchen or Dining
- **Inverter provision :** Wiring for light and fan points
- **Exhaust fan :** Exhaust Provision for all Toilets & Kitchen

## 8. Sanitation & Plumbing

- **Kitchen :** SS Sink(Single bowl). Provision for Water purifier.
- **Dining :** Wall mounted Wash Basin with necessary fittings.
- **Toilet :** Wash basin in all toilets, Wall-mounted EWC with concealed tank & two in one tap with health faucet, diverter & Over head shower.  
Geyser Provision with hot & cold piping provision
- **Sanitary Fittings :** Parryware / Jaquar / Hindware or Equivalent
- **CP fittings :** Parryware / Jaquar or Equivalent

## 9. General

- Clock Tower with Security Cabin
- Entry Gate
- Compound Wall all around
- Internal Driveway with Pavers
- Black Top Road Access
- Street Lights
- Storm Water Drain
- Electrical Trench
- Landscape for each Housing
- Individual Borewell
- Individual Sump of 6000 litres Capacity
- Individual OHT of 1500 litres Capacity
- Sewage treatment Plant
- DG for Common Amenities
- Signages



Simply spread the word.  
Get greatly rewarded!

Presenting

## VGN iRefer Rewards

Refer a VGN plot or a flat to your friends and family and we will reward you with exciting referral benefits!



## LOCATION ADVANTAGES



3 km from  
Avadi Railway Station



1.5 km from  
Hindu College



3.5 km from  
Tidel Park Phase 3  
(upcoming)



400 meters from  
VGN Chinmaya  
Vidyalaya



2 km from  
K.C. Multi-speciality  
Hospital



4.8 km from  
VR Cinemas



## PAYMENT SCHEDULE



1. Booking advance	10.00%
2. UDS/Land Registration (or) within 30 days from the date of booking advance, whichever is earlier	45.00%
3. After completion of Foundation	5.00%
4. After completion of Ground Floor Roof	7.50%
5. After completion of Ground Floor Brick work	4.00%
6. After completion of Ground Floor Plastering	4.00%
7. After completion of Ground Floor Flooring	4.00%
8. After completion of First Floor Roof	7.50%
9. After completion of First Floor Brick work	4.00%
10. After completion of First Floor Plastering	4.00%
11. After completion of First Floor Flooring	3.00%
12. Handing over	2.00%



## Location



Map not to scale

## VGN ADVANTAGES



82 Years of  
business expertise



245+  
projects



60,000+  
customers



850+ acres of plot  
property developed



20 million sq.ft. of  
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