

VGN
COASTA
LIVE THE BEACH LIFE

OPPOSITE MGM RESORTS, ECR
'CHENNAI'S MOST SCENIC PRIME
RESIDENTIAL DESTINATION'

For your next holiday, **come home.**

What if weekend getaways came at the end of every day?

What if long drives to the beach were reduced to a short walk?

What if you could see the blue expanse of the ocean out of your windows every morning? What if your home was your favourite getaway destination?

Presenting VGN Coasta. Homes opposite the beach in Chennai.

For you to revel in the beach life.



VGN
COASTA
LIVE THE BEACH LIFE

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'CHENNAI'S MOST SCENIC PRIME
RESIDENTIAL DESTINATION'



For your next scenic drive by the coast, **come home.**

Located right opposite MGM Resorts on
East Coast Road, VGN Coasta is your home, your haven
and a holiday destination for life. Which means,
not only is your next getaway just a short walk away,
even your work is very close-by. With OMR just a short
10 minute drive from home, you'll be close to top
MNCs, Colleges and Schools in the vicinity.



VGN
COASTA

For your next 5 star experience, **come home.**

Homes at VGN Coasta are made with all the luxuries in the world. With large sized windows, wooden flooring and Vitrified tiles. The living rooms have glass walls and balconies provide a panoramic view of the coastal skyline. And superior security systems allow for safe and easy living.

But we couldn't stop ourselves with just that. While we provide you everything we can to make you comfortable, we also ensure that your home is filled with happiness and prosperity for generations to come. Which is why every apartment at VGN Coasta is Vastu Compliant.



For your next family's-day-out, **come home.**

Fun never stops at VGN Coasta. With a host of luxury amenities and facilities provided by top brands in the world, you will be spoilt for choice. A fully equipped gym, swimming pool with deck area, spa, mini theatre, restaurant, wine and cheese lounge, barbeque, indoor games square and much, much more await your presence at VGN Coasta.



LIFESTYLE AMENITIES

CLUBHOUSE

- Swimming pool
- Gymnasium
- Banquet hall
- Cinema hall
- Indoor games

OTHER FEATURES

- STP, WTP
- DTH
- Intercom with EPAX
- Automatic lifts (Passengers/stretchers) - 6 nos.
- Security system with access control

RETAIL FACILITIES

- Laundromat
- Spa

SPECIFICATIONS

- RCC framed structure with earthquake resistant design
- Engineered Marble for ground and first floor lobby
- Granite flooring for all upper floor common areas
- Premium laminated wooden flooring for master bedroom
- Vitrified floor tiles for foyer, living, dining, kitchen and other bedrooms
- SS Handrail for main staircase
- SS handrail with toughened glass for balcony
- Teak wood door with Architrave for main door
- Laminated wooden doors for other rooms
- Premium UPVC windows
- Premium UPVC French doors
- Premium CP fittings
- Premium white sanitary fittings
- Premium Modular switches
- Power back-up - 750 watts for all apartments
- Provision for TV, telephone points in bedrooms, living and dining
- Air-condition power point provision in living, dining and all bedrooms
- Security Intercom

PAYMENT SCHEDULE

On booking	- 10%
On 30 days from booking	- 30%
On completion of basement	- 10%
On completion of 2nd floor roofing	- 5%
On completion of 4th floor roofing	- 5%
On completion of 6th floor roofing	- 5%
On completion of 8th floor roofing	- 5%
On completion of 10th floor roofing	- 5%
On completion of 12th floor roofing	- 5%
On completion of 14th floor roofing	- 5%
On completion of 15th floor roofing	- 5%
On completion of flooring	- 5%
On handover	- 5%

PROJECT DETAILS

Project Name:	VGN Coasta
Developer:	VGN Projects Estate Pvt. Ltd.
Project Size:	2,84,289 sq. ft.
DTCP Approval No.:	22/2013-2014
Project Architect:	Chettinaad Design
Structural Consultant:	Somdev Nagesh & Mr. Raman (A.K. Consultant)
Construction Contractor:	VGN Infra India Pvt. Ltd.
Plumbing Consultant:	Mukund & Associates
Electrical Consultant:	JG Consultants
Landscape Architect:	Ravi Kumar & Associates
HVAC Consultant:	Air Treatment Engineering Pvt. Ltd.
Project Funded By:	M/s. Piramal Fund Management Pvt. Ltd. & M/s. Altico Capital India Pvt. Ltd.



ROUTE MAP



THE VGN ADVANTAGE



This is a system that ensures all customer queries are responded and closed within a given time frame. Customers can post their queries at 'Customer Zone' on our website www.vgn.in and obtain a reference number. The customers then get the exclusive right to track and get clarifications.



Our passion for building homes far exceeds our love for everything else in this world. Which is why we have a dedicated in-house team to conduct quality checks at regular intervals. When they're done, an internal quality audit team runs a battery of checks to ensure nothing was missed out. And if that wasn't enough, we have even hired an independent third-party quality assurance team to ensure that all guidelines are met and to keep us on our toes. Because when it comes to your home, we want to make sure everything is right.



- ♦ Our quality processes are ISO 9001:2008 certified by TUV
- ♦ SOPs for quality assurance along with well defined method statement and inspection test plans
- ♦ A full-fledged in-house quality control team to implement quality process at site
- ♦ A full-time third-party quality assurance team at site

THE VGN ADVANTAGE



VGN, in its pursuit of excellence in systems implementation and meeting the needs of constantly changing, continually evolving business, has chosen SAP as its ERP software. In SAP, systems application components are fully integrated with all business functions. SAP helps in driving business transformation by empowering enterprises to mobilise business, by integrating different business activity right from engineering to materials management, from production planning to sales and distribution. SAP system integrity ensures transparency and control over all our operations, critical business process are as per the best business practices. SAP enhances data access, flexibility, and productivity. SAP Customer Relationship Management (CRM) ensures achieving customer driven growth. The availability of real-time information and also end-to-end processing of transactions eliminate data inconsistencies, thus helping us to serve our customers better and achieve organisational goals and objectives.

ABOUT VGN

VGN is a multi-million dollar real estate company, headquartered in Chennai. Established in the year 1942, VGN has successfully carved a niche for itself in the ever-dynamic real estate industry for over 76 years. VGN is known as much for its beautiful, world-class homes, as it is for following best practices in the industry. It is not only ISO 9001:2008 certified but also an Integrated Management System (IMS) certified company by Lloyd's Register.

With over 20 million sq. ft. of residential projects under development and 50,000+ families living in our projects, VGN is one of the most respected and reputed builders in Chennai. Starting with affordable housing and spreading our wings to ultra luxury segment, we have catered to all sections of the society. We have successfully delivered 6500 homes as of December 2017 and another 10,000 homes are in the pipeline. Synonymous with quality, timely delivery, expertise and trust, VGN is a name that is here to stay.

While we may have numerous achievements under our belt, we take pride in the fact that we have been helping thousands of families realise their dreams, providing exponential returns on their investments. And it is this satisfaction that we derive from what we do that makes us venture into newer and more challenging areas in property development.

Disclaimer: This brochure is a conceptual presentation. 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, VGN or their agents cannot be held responsible for any inaccuracies. VGN reserves the right to make alterations and amendments as may be necessitated from time to time without prior notice. All interiors of the retail and the clubhouse facilities are indicative and will be upgraded or modified as per architect's recommendation. All the third party brands / products to be utilised in the project are indicative and the final implementation will be based on the feasibility and availability, and VGN reserves the right to offer an equivalent product / brand.



VGN PROJECTS ESTATES PVT. LTD.

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Call: 044-4343 9999. For online enquiries, log on to www.vgn.in

PROJECT FUNDED BY:

