

KEY PLAN



AMENITIES & SITE FEATURES



CCTV CAMERA



LIFT



AVENUE TREES



EV CHARGING POINT



GEN - SET



COPIOUS SWEET GROUND WATER

**2BHK APARTMENTS
EAST TAMBARAM**

@

IRUMBULIYUR

**LIVE IN
ABSOLUTE
ABUNDANCE**



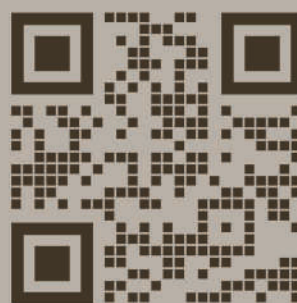
OFFICE ADDRESS

NO.25, SECOND FLOOR, B.R.COMPLEX, DURAISAMY REDDY STREET,
WEST TAMBARAM, CHENNAI - 600 045.

SITE ADDRESS

Kurunji Nagar Main Rd, Ponnan Nagar,
Irumbuliur, Chennai, Tamil Nadu 600059

SCAN FOR
SITE LOCATION



**LUXURY
APARTMENTS**



FLOOD PROOF APARTMENTS

STILT PARKING FLOOR PLAN

TYPICAL FLOOR PLAN - (F / S / T)



SPECIFICATION

STRUCTURE

R.C.C Framed structure as per structural design 9" & 4 1/2" Thick AAC BLOCK Wall as per approval drawing plastering as per standards.

JOINERY

- MAIN DOOR** Teak wood frame with 35mm thick panel shutter with godrej Main door locks.
- DOOR** Country wood frames with 30mm thick commercial flush shutter.
- TOILET DOOR** 30mm thick Full Panel PVC doors.
- M.S.GRILL** Grill works for windows as per the architect design.
- WINDOWS** UPVC Frames with open or sliding shutter.

KITCHEN

- GRANITE TOP** Jet Black 20mm.
- SS SINK** (18" X 24" X 9").
- Premium quality of ceramic wall tiles 4' from the granite top.

FLOORING FINISHES

Entire flat with somany 4' x 2' premium quality digital tiles with spacer.

TOILET

- WALL** Premium quality of ceramic somany 2' x 1' Tile upto 9' height.
- TOILET FLOOR** Antiskid ceramic 1' x 1' with spacer.

PAINTING

- ALL INTERNAL WALLS** 2 Coat putty finish with premium emulsion paint.
- EXTERNAL WALLS** Emulsion paint.
- DOORS, WINDOWS & GRILLS** Synthetic enamel paint.

SANITARY & BATHROOM FIXTURES

- HOT WATER LINES** CPVC Pipes with necessary fittings & geyser provision
- COLD WATER LINES** PVC Pipes Conforming to IS
- RAIN WATER & SANITARY LINE** PVC Pipes Conforming to IS
- Parryware fitting, Rain water harvesting with necessary arrangement. Drainage, Sump, Bore, Overhead Tank, will be provided for each block's & Main door grill gate will be provided.

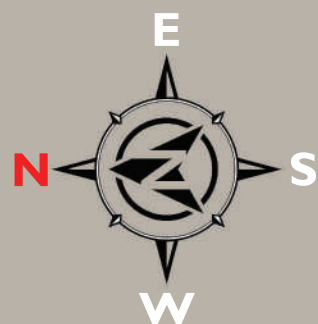
AREA STATEMENT

S:NO	FLOOR	FLAT NO	BUILDUP AREA	CARPET AREA	UDS
1	1st Floor	F1-2BHK	964	631	355
2	1st Floor	F2-2BHK	987	656	363
3	2nd Floor	S1-2BHK	964	631	355
4	2nd Floor	S2-2BHK	987	656	363
5	3rd Floor	T1-2BHK	964	631	355
6	3rd Floor	T2-2BHK	987	656	364

NOTE - CAR PARKING ALLOTMENT CANNOT BE CHANGED

PAYMENT DETAILS

1) At the time of Booking	10%
2) At the time of Agreement (WITH IN 15 DAYS)	45%
3) On Completion of Foundation Work	10%
4) On Completion of CORRESPONDING FLOOR Roof Slab	10%
5) At the time of REGISTRATION	10%
6) On Completion of Plastering work	05%
7) On Completion of CORRESPONDING UNIT flooring work	05%
8) At the time of Handing over	Balance



with terrace access lifts



Tiles



Sanitaryware



Switches

PREFERRED BANKERS



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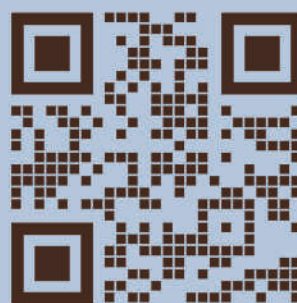
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SITE ADDRESS

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SCAN FOR
SITE LOCATION



LUXURY
APARTMENTS



FLOOD PROOF APARTMENTS

STILT PARKING FLOOR PLAN

FIRST & SECOND FLOOR PLAN



NOTE - CAR PARKING ALLOTMENT CANNOT BE CHANGED



SPECIFICATION

STRUCTURE

R.C.C Framed structure as per structural design 9" & 4½" Thick AAC BLOCK Wall as per approval drawing plastering as per standards.

JOINERY

MAIN DOOR

Teak wood frame with 35mm thick panel shutter with godrej Main door locks.

DOOR

Country wood frames with 30mm thick commercial flush shutter.

TOILET DOOR

30mm thick Full Panel PVC doors .

M.S.GRILL

Grill works for windows as per the architect design.

WINDOWS

UPVC Frames with open or sliding shutter.

KITCHEN

GRANITE TOP

Jet Black 20mm.

SS SINK

(18" X 24" X 9").

Premium quality of ceramic wall tiles 4' from the granite top.

FLOORING FINISHES

Entire flat with somany 4' x 2' premium quality digital tiles with spacer.

TOILET

WALL

Premium quality of ceramic somany 2' x 1' Tile upto 9' height.

TOILET FLOOR

Antiskid ceramic 1' x 1' with spacer.

PAINTING

ALL INTERNAL WALLS

2 Coat putty finish with premium emulsion paint.

EXTERNAL WALLS DOORS, WINDOWS & GRILLS

Emulsion paint.
Synthetic enamel paint.

SANITARY & BATHROOM FIXTURES

HOT WATER LINES

CPVC Pipes with necessary fittings & geyser provision

COLD WATER LINES

PVC Pipes Conforming to IS

RAIN WATER & SANITARY LINE

PVC Pipes Conforming to IS

Parryware fitting, Rain water harvesting with necessary arrangement.

Drainage, Sump, Bore, Overhead Tank, will be provided for each block's & Main door grill gate will be provided.

AREA STATEMENT

S:NO	FLOOR	FLAT NO	BUILDUP AREA	CARPET AREA	UDS
1	1st Floor	F1-2BHK	1091	686	433
2	1st Floor	F2-2BHK	1095	754	434
3	1st Floor	F3-2BHK	937	609	372
4	2nd Floor	S1-2BHK	1091	686	433
5	2nd Floor	S2-2BHK	1095	754	434
6	2nd Floor	S3-2BHK	937	609	372
7	3rd Floor	T1-2BHK	1108	686	438
8	3rd Floor	T1-2BHK	939	609	371

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4) On Completion of CORRESPONDING FLOOR Roof Slab	10%
5) At the time of REGISTRATION	10%
6) On Completion of Plastering work	05%
7) On Completion of CORRESPONDING UNIT flooring work	05%
8) At the time of Handing over	Balance

THIRD FLOOR PLAN



PREFERRED BANKERS



We understand your world



with terrace access lifts



Tiles



Sanitaryware



Switches

www.vgkbuilders.com



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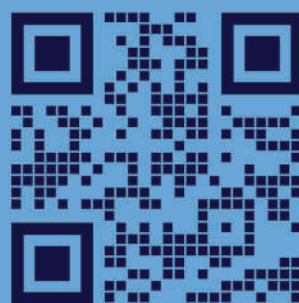
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SITE LOCATION**



**LUXURY
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FLOOD PROOF APARTMENTS



STILT PARKING FLOOR PLAN

TYPICAL FLOOR PLAN - (F / S / T)



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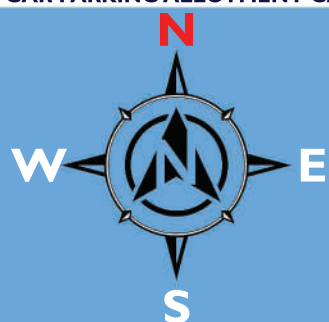
AREA STATEMENT

S:NO	FLOOR	FLAT NO	BUILDUP AREA	CARPET AREA	UDS
1	1st Floor	F1-2BHK	979	645	374
2	1st Floor	F2-2BHK	818	534	313
3	2nd Floor	S1-2BHK	979	645	374
4	2nd Floor	S2-2BHK	818	534	313
5	3rd Floor	T1-2BHK	979	645	374
6	3rd Floor	T2-2BHK	818	534	313

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8) At the time of Handing over	Balance



KONE

with terrace access lifts

SOMANY

Tiles

Parryware

Sanitaryware

GM

Switches

PREFERRED BANKERS

