

**5th Floor**  
2BHK + Study  
E2  
Area 1065.Sq.ft  
UDS 375.Sq.ft  
RERA CARPET AREA 732.Sq.ft



**5th Floor**  
2BHK  
E3  
Area 902.Sq.ft  
UDS 317.Sq.ft  
RERA CARPET AREA 645.Sq.ft



## About Us

Home is where the Heart is. We truly understand this challenging process of buying a home, we help you to find the right Home with the Right Budget .VGK Builders is a symbol of quality, an emerging name in the world of real estate. For over a decade VGK Builders has been offering approved residential plots and contemporary lifestyle apartments with amenities that tie in seamlessly with life, and an environment that is maximized to lead a peaceful life in tranquil ambience, safe and secure abode for you and your loved ones, all within affordable budgets.





**1st Floor to 5th Floor**  
 Typical Floor Plan -2BHK  
 A1, B1, C1, D1, E1  
 Area 876.Sq.ft  
 UDS 307.Sq.ft  
 RERA CARPET AREA 645 Sq.ft

**1st Floor to 4th Floor**  
 Typical Floor Plan -3BHK  
 A2, B2, C2, D2  
 Area 1106.Sq.ft  
 UDS 388.Sq.ft  
 RERA CARPET AREA 820.Sq.ft



**1st Floor to 4th Floor**  
 Typical Floor Plan -4BHK  
 A3, B3, C3, D3  
 Area 1360.Sq.ft  
 UDS 477.Sq.ft  
 RERA CARPET AREA 1014.Sq.ft



**1st Floor to 4th Floor**  
 Typical Floor Plan -2BHK  
 A4, B4, C4, D4  
 Area 893.Sq.ft  
 UDS 313.Sq.ft  
 RERA CARPET AREA 655.Sq.ft



## SPECIFICATIONS

### STRUCTURES

R.C.C. Framed structures as per structural design 9" and 4½" thick Brick wall with partial AAC Blocks as per working drawing plastering as per standard.

### JOINERY

Main Door: Teak wood frame with 35 mm thick panel shutter  
 Doors: Country wood door frames with 30mm thick commercial Flush shutter.  
 Toilet Doors: 30 mm thick full panel PVC Door.  
 M.S. Grill: Grill works for windows as per the architect's design.  
 Windows: UPVC frames with open or glazed shutter.

### FLOORING

VITRIFIED TILES FLOORING.  
 DADOING for Bathroom 7" height glazed tiles.

### KITCHEN

Kitchen Counter Black Granite Top ceramic tiles 4" above platform, S.S.sink.

### PLUMBING & SANITATION

Hot Water lines: CPVC pipes with necessary fittings & geyser provision  
 Cold waterlines: PVC pipes Conforming to IS  
 Rain Water and Sanitary line: PVC pipes Conforming to IS.

### SANITARY FITTINGS

Parryware / metro cp fittings, Rain water Harvesting with necessary arrangements. Individual septic tank will be provided for each Block's & Main Door Grill gate will be provided.

### ELECTRICAL

Concealed Copper Wiring Wires conforming to ISI Modular Switches/ Wonder or any standard make.

### PAINTING

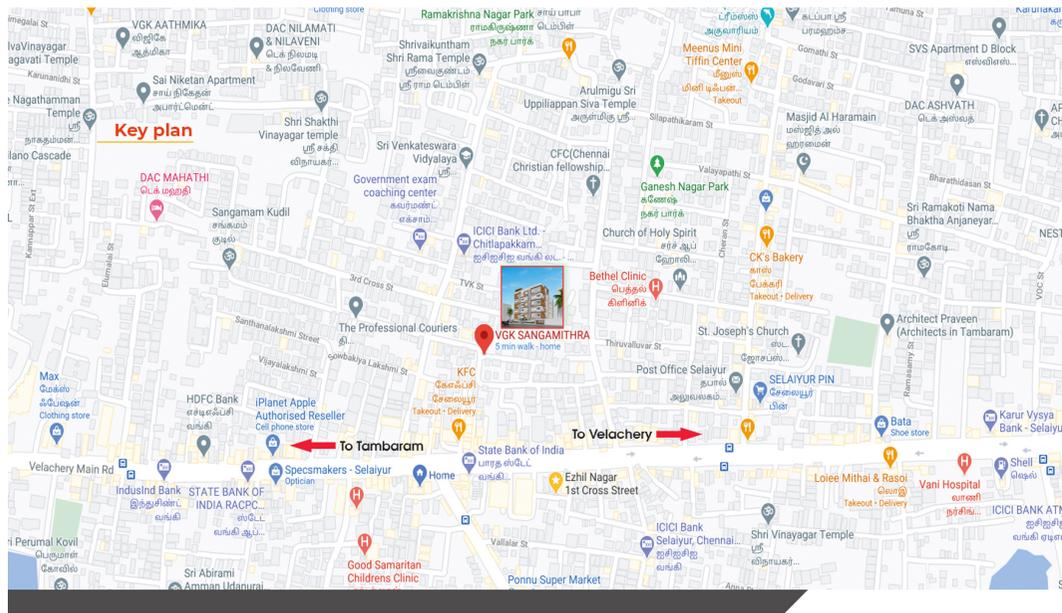
All Internal walls: 2 coat putty finish with Tractor Emulsion Paint.  
 External Walls: Exterior Emulsion Paint.  
 Doors, Windows & Grills: Synthetic Enamel Paint.

**Note:**  
 The cost of apartment is exclusive of covered car parking, Registration, stamp Duty, incidental charges, Deposits Payable to TNEB, Underground Drainage, GST tax and Other Government Taxes.




**AMENITIES**

- Multipurpose Hall
- Lift
- Genset
- Guest Room
- Security, CCTV & Video Door Phone
- Gym
- Electrical Vehicle Charging Point



## Insights Into Neighbourhood



### Distance

Tambaram to Velachery Main Road- 400 m  
Camp Road Junction- 500 m  
Tambaram Flyover- 3 km



### Hospital

Bethesda Hospital & Child Care Centre- 750 m  
Medicity Multispeciality Hospital- 500 m  
New Life Hospital- 1.6 km  
Ag Multi Speciality Hospital- 3.4 km  
Hindu Mission Hospital- 4.0 km



### College

Bharath University- 2.5 km  
SIVET College- 3.7km  
Mcc College- 3.0 km  
Sri Lakshmiamma Engg College- 4.2 km



### School

Zion International Public School- 5.4 km  
Kendriya Vidyalaya- 3 km  
Trileaves International School- 3.4 km  
MAV Vidyashram CBSC School- 3.3 km



Find Your New Place With VGK  
**WELCOME**

### GET IN TOUCH



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Plot No:38&4  
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Annai Nagar,  
Selaiyur, Chennai – 600073.

### AMENITIES

- . Gym
- . Multipurpose Hall
- . Lift
- . Genset
- . Guest Room
- . Security
- . CCTV
- . Video Door Phone
- . EV Charging Point

Visit Our Website  
[www.vgkbuilders.com](http://www.vgkbuilders.com)

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**UDS DETAILS:**

Land Area : 6,939 Sqft  
Built Up Area : 19,783 Sqft

**AREA DETAILS**

| S.NO | FLAT         | FLOOR        | AREA          | UDS          | RERA CARPET AREA |
|------|--------------|--------------|---------------|--------------|------------------|
| 1    | A1-2BHK      | First Floor  | 876 sqft      | 307 sqft     | 645 sqft         |
| 2    | A2-3BHK      | First Floor  | 1106 sqft     | 388 sqft     | 820 sqft         |
| 3    | A3-4BHK      | First Floor  | 1360 sqft     | 477 sqft     | 1014 sqft        |
| 4    | A4-2BHK      | First Floor  | 893 sqft      | 313 sqft     | 655 sqft         |
| 5    | B1-2BHK      | Second Floor | 876 sqft      | 307 sqft     | 645 sqft         |
| 6    | B2-3BHK      | Second Floor | 1106 sqft     | 388 sqft     | 820 sqft         |
| 7    | B3-4BHK      | Second Floor | 1360 sqft     | 477 sqft     | 1014 sqft        |
| 8    | B4-2BHK      | Second Floor | 893 sqft      | 313 sqft     | 655 sqft         |
| 9    | C1-2BHK      | Third Floor  | 876 sqft      | 307 sqft     | 645 sqft         |
| 10   | C2-3BHK      | Third Floor  | 1106 sqft     | 388 sqft     | 820 sqft         |
| 11   | C3-4BHK      | Third Floor  | 1360 sqft     | 477 sqft     | 1014 sqft        |
| 12   | C4-2BHK      | Third Floor  | 893 sqft      | 313 sqft     | 655 sqft         |
| 13   | D1-2BHK      | Fourth Floor | 876 sqft      | 307 sqft     | 645 sqft         |
| 14   | D2-3BHK      | Fourth Floor | 1106 sqft     | 388 sqft     | 820 sqft         |
| 15   | D3-4BHK      | Fourth Floor | 1360 sqft     | 477 sqft     | 1014 sqft        |
| 16   | D4-2BHK      | Fourth Floor | 893 sqft      | 313 sqft     | 655 sqft         |
| 17   | E1-2BHK      | Fifth Floor  | 876 sqft      | 307 sqft     | 645 sqft         |
| 18   | E2-3BHK      | Fifth Floor  | 1065 sqft     | 375sqft      | 732 sqft         |
| 19   | E3-2BHK      | Fifth Floor  | 902 sqft      | 317sqft      | 645 sqft         |
|      | <b>TOTAL</b> |              | <b>19,783</b> | <b>6,939</b> |                  |

**PAYMENT SHEDULE**

|   |                |
|---|----------------|
| 1. AT THE TIME OF BOOKING   | Rs. 1,00,000/- |
| 2. AT THE TIME OF AGREEMENT<br>(WITHIN 10 DAYS FROM THE DATE OF BOOKING)    | 20%            |
| 3. AT THE TIME OF REGISTRATION<br>(WITHIN 20 DAYS FROM THE DATE OF BOOKING) | 35%            |
| 4. ON COMPLETION OF FOUNDATION WORK   | 10%            |
| 5. ON COMPLETION OF 1 <sup>ST</sup> FLOOR ROOF SLAB                         | 10%            |
| 6. ON COMPLETION OF BRICKWORK   | 10%            |
| 7. ON COMPLETION OF PLASTERING WORK   | 05%            |
| 8. ON COMPLETION OF FLOORING WORK   | 05%            |
| 9. AT THE TIME OF HANDING OVER  | BALANCE.       |

**PREFERRED BANKERS**



**Project Financed by**



**1st Floor to 4th Floor  
Typical Floor Plan**

