



HOMES THAT RADIATE  
*Comfort & joy*  
FROM EVERY CORNER...

**VGN**  
**EXOTICA**

VGN Mahalakshmi Nagar



WHEN IT'S FILLED WITH COMFORT,  
IT'S FILLED WITH

# Happiness.

The city is fast filling with high rises and big gated communities. But we know there are still some of you who like a quiet, cosy community, tucked away yet close to everything.

Presenting VGN Exotica, an apartment community of just 12 premium signature homes in Velappanchavadi, 2 kms before Thiruverkadu . Perfect for those who love privacy, peace and a spacious home.

And when you step outside, the connectivity is unbeatable. Close to the bypass connecting Tambaram on the South and Ambattur on the North, your home will be close to Koyambedu, DLF IT Park, and the Metro Station. The locality has been and still is rapidly developing so your daily necessities and leisure needs will be easily fulfilled by plenty of supermarkets, restaurants, hospitals, and theatres. Thanks to this rapid development, many people who invested early in VGN Mahalakshmi Nagar are now reaping the high appreciation value. And you can be one of them too and enjoy the 46.5% UDS at VGN Exotica.

Start living the life of your dreams here!



VGN  
**EXOTICA**

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PROJECT  
**Highlights**

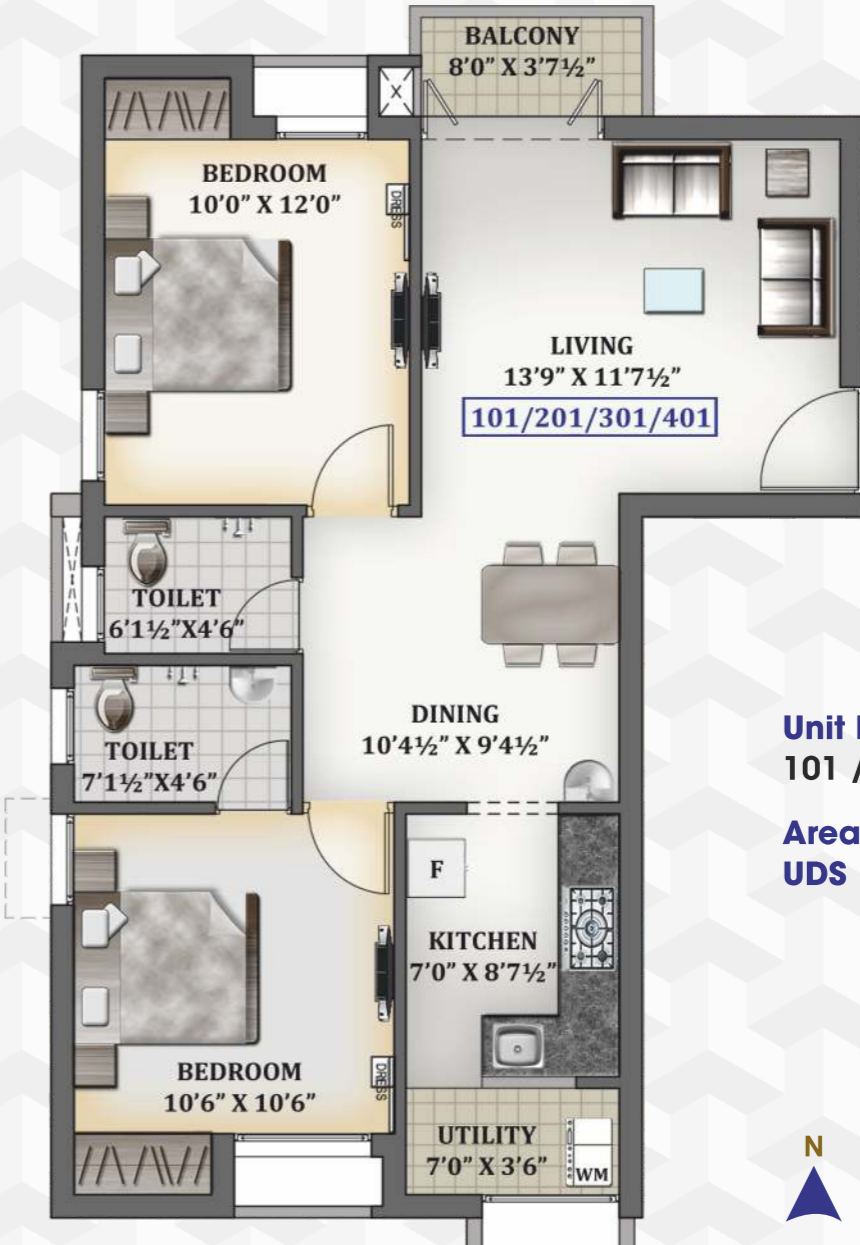
Only 12 units for easy  
& comfortable living

Vaasthu  
compliant

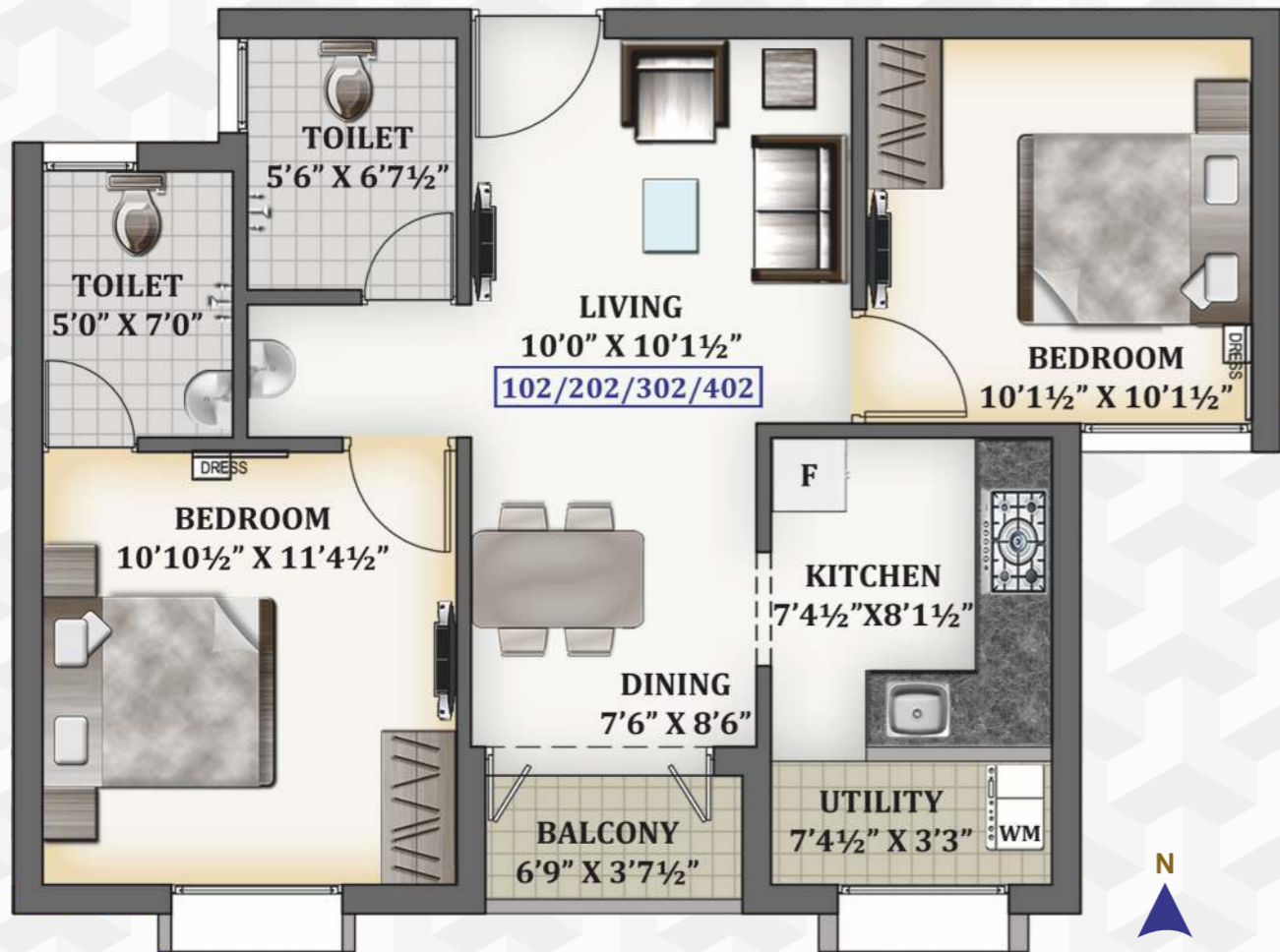
UDS  
46.5%

Lift  
facility

**UNIT**  
*Plan*

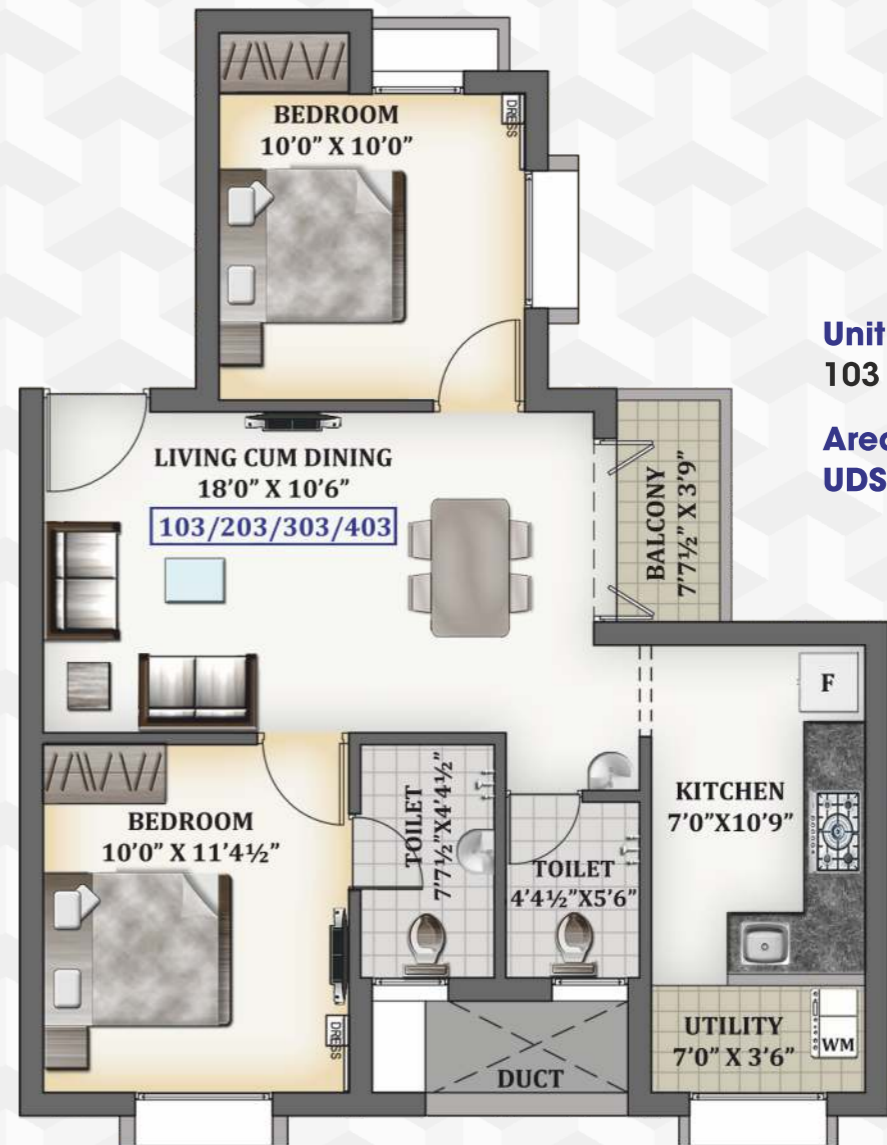


**Unit Plan**  
101 / 201/301/401  
**Area** : 1033 sq.ft.  
**UDS** : 481 sq.ft.



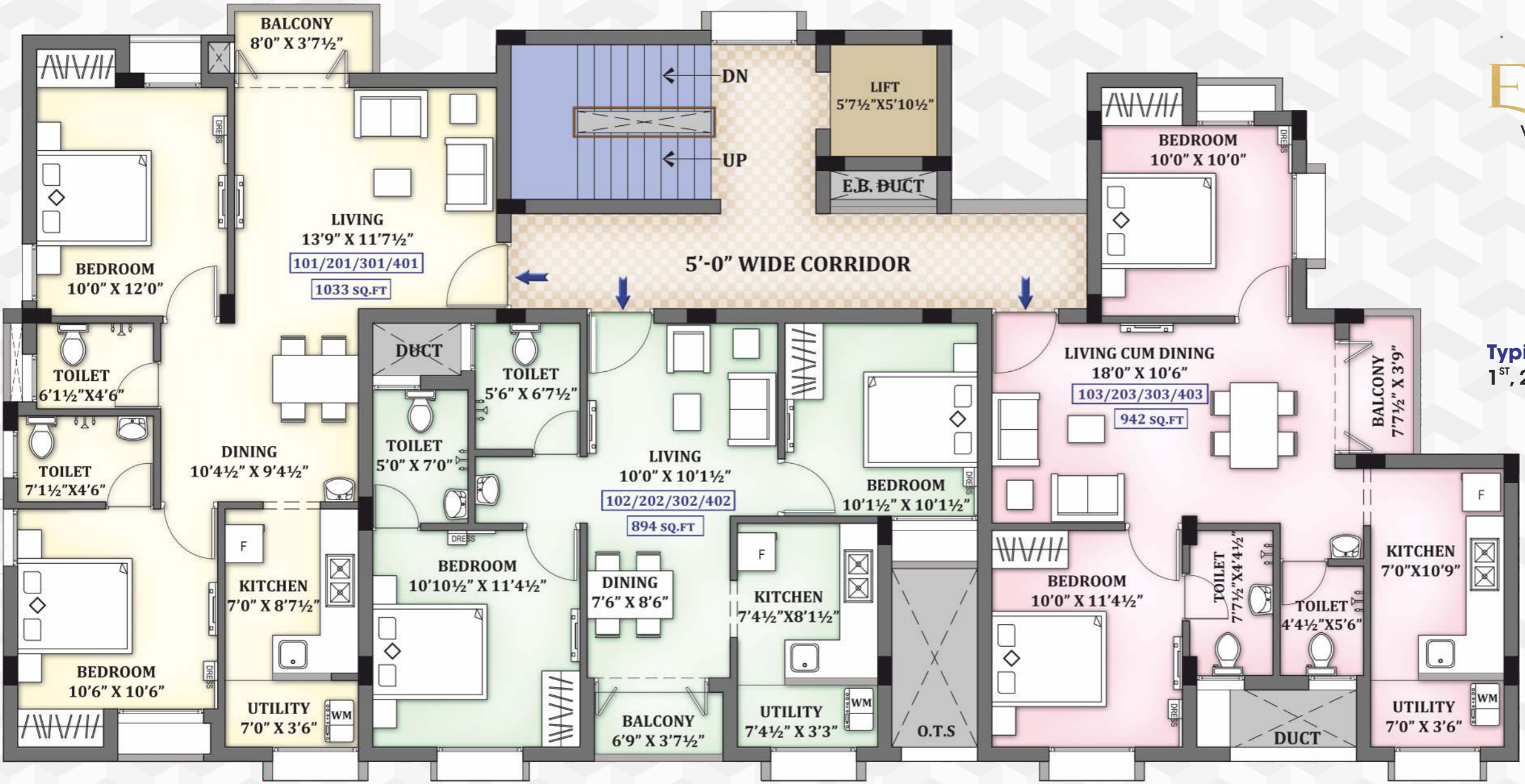
**Unit Plan**  
102 / 202/302/402

**Area** : 894 sq.ft.  
**UDS** : 416 sq.ft.



**Unit Plan**  
103 / 203/303/403

**Area** : 942 sq.ft.  
**UDS** : 438 sq.ft.



**Typical Floor Plan**  
1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup> & 4<sup>TH</sup> FLOORS



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## LOCATION

### Advantages

- 2 mins drive from Poonamallee High Road
- 3 mins drive from Apollo Hospital, Vanagaram
- 10 mins drive from Ambattur Industrial Estate
- 10 mins drive from Chennai Metro Rail
- 10 mins drive from Koyambedu (Mofussil Bus Station - CMBT)

### Nearby Educational Institutions

- Velammal International School
- Spartan School
- SBOA School, Anna Nagar West
- Maharishi Vidya Mandir
- RMK Senior Secondary School
- Narayana E Techno School
- Schram Academy
- ACS Medical College
- Rajarajeswari Engineering College
- MGR Engineering College
- Saveetha Dental College
- Panimalar Engineering College

### Nearby Hospitals

- Apollo Hospital, Vanagaram
- Saveetha Dental Hospital
- Madras Medical Mission Hospital
- Sundaram Medical Mission



# SPECIFICATIONS

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## 1 Structure

- RCC framed structure. 9" thick Red Brickwork for External Walls & 4½" thick for internal walls. Designed for earthquake resistance.
- Loft will be provided any one side in all bedrooms & kitchen. Preferably above the entry.

## 2 Joinery

- Main Door: Teak wood frame with solid core skin door or OST finish flush door. All hardware shall be in brass.
- Bedroom Doors: Country wood frame with skin moulded door. All hardware in SS finish.
- Toilet: Country wood frame with flush door shutter with PU coated on one side. All hardware in SS finish.
- Windows: UPVC - Openable / Sliding windows with clear glass & grill
- Ventilator: UPVC & louvers with pin headed glass
- French Door/ Window: T.W. Framed with glazed shutter

## 3 Handrails

Staircase & Balcony: M.S. Handrail - As per architect's design

## 4 Flooring

- Lobby: 2'x2' - Vitrified tile flooring with 4" high skirting
- Staircase: Granite flooring with 4" high skirting
- Living, dining & bedrooms: 2'x2' vitrified tile flooring with 4" high skirting.
- Kitchen: 2'0"x 2'0" vitrified tile flooring of matt finish with 4" high Skirting. 20mm thick 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

## 5 Dadoing

- Toilet: Glazed ceramic tile dado up to 7'0" height
- Kitchen: Glazed ceramic tile dado tile up to 2'0" height from cooking platform
- Service: Glazed ceramic tile dado up to 3'0" height from floor level
- Dining: Glazed tile dado for 2' ht above washbasin

## 6 Painting

- Ceiling: 2 coats of OBD over white cement & primer
- Inner walls: 2 coats of emulsion over putty & primer
- Exterior walls: 2 coats exterior emulsion over primer
- 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**

- Wires & switches: All electrical wirings are ISI standard with modular switches. Anchor / Legrand or other equivalent brand
- Light points: Sufficient light points and power sockets will be provided in all rooms.
- TV & Telephone points: TV and telephone points provision for all bedrooms & living
- Split AC: Split AC provision for living & all bedrooms
- Fridge: Fridge provision in kitchen or dining. Exhaust provision for all toilets & kitchen

## **8 Sanitation & Plumbing**

- Kitchen: SS sink. provision for water purifier
- Dining: Wall mounted washbasin with necessary fittings
- Attached toilet: Washbasin, floor-mounted EWC with flush tank & two-in-one tap with health faucet, wall mixer & over head shower
- Common toilet : Floor-mounted EWC with flush tank & two-in-one tap with health faucet, wall mixer & over head shower. Geyser

provision with hot & cold piping provision in both toilets

- Service: Provision for washing machine in service area
- Sanitary fittings: Parryware / Hindware or equivalent
- CP fittings: Parryware / Jaquar or equivalent

## **9 Lift**

- 1 No 6 passenger lift of standard manufacture

## **10 General**

- Waterproofing for all sunken & terrace area
- Anti-termite treatment
- Rainwater harvesting
- Sufficient lighting will be provided for common area
- Power backup only in common area and lift

## Payment Schedule



On booking	10%	On completion of brick work	10%
30 days from booking	45%	On completion of plastering	8%
On completion of foundation	5%	On completion of flooring	5%
On completion of roof slab	15%	At the time of handover	2%

## VGN ADVANTAGES



75+ years of  
business expertise



225+  
projects



60,000+  
customers



700+ acres of plot  
property developed



20 million sq.ft. of  
residential projects

RERA: TN/02/Building/0024/2021 | [www.rera.tn.gov.in](http://www.rera.tn.gov.in)



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Member  
**CREDAI**

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