

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.



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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.



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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

RETAIL FACILITIES

- Wine and cheese lounge
- Laundromat
- Spa

OTHER FEATURES

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



High performance designer gyms by
World Champ Evander Holyfield

WARREN•TRICOMI
— SALON & SPA —

An elite salon and spa chain from USA

Wine & Cheese
— Lounge —

A private wine and cheese lounge
for the first time in Chennai

lesconcierges®

The world's largest and finest
work/life benefits provider

SPECIFICATIONS

STRUCTURE

- RCC framed structure with earthquake resistant design

FLOORING

- Marble flooring for ground and first floor common areas
- Granite flooring for all upper floor common areas
- Wooden laminated flooring for master bedroom
- Premium vitrified tiles for foyer, living, dining, kitchen and other bedrooms
- Vitrified matt finish tiles for covered deck and service
- Matt finish tiles for toilet flooring and gloss finish tiles for walls
- Cement flooring for stilt and basement floors

STAIRCASE & COVERED DECK

- Stainless steel handrail top
- Toughened glass railing with stainless steel top for balcony

DOORS & WINDOWS

- Main door - Teak wood door with architrave
- Other doors - Wooden skin doors
- French door - UPVC sliding doors
- Windows - UPVC sliding windows with grill

SPECIFICATIONS

PAINTING

- Internal walls - Full putty with emulsion paint
- External walls - Texture with waterproof paint

CP FITTINGS

- Premium fittings

SANITARY WARE

- Wall mounted EWC, shower glass partition and wash basin counter
- Servant toilet - Floor mounted EWC

ELECTRICAL

- Modular switches and accessories with copper cables with adequate lighting & power points at suitable locations
- Power backup - 750 watts for all flats

TV & TELEPHONE

- Provision for TV, telephone points in bedrooms, living and dining

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 Property Developers 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.

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



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



Established in the year 1942, VGN has successfully carved a niche for itself in the ever-dynamic real estate industry over the last 72 years. An ISO 9001:2008 certified company, VGN is known as much for its beautiful, world-class homes as it is for following best practices in the industry.

With over 20 million sq. ft. of residential projects under development, 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. 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.



VGN PROPERTY DEVELOPERS PVT. LTD.

No. 15, Wallace Garden, 2nd Street, Nungambakkam, Chennai - 600 006.
Call: 044-4343 9999. For online enquiries, log on to www.vgn.in



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SITE & FLOOR PLANS



SITE PLAN





1st FLOOR PLAN





2nd FLOOR PLAN





3rd FLOOR PLAN





4th FLOOR PLAN





6th FLOOR PLAN





7th FLOOR PLAN





8th FLOOR PLAN





9th FLOOR PLAN





10th FLOOR PLAN





11th FLOOR PLAN



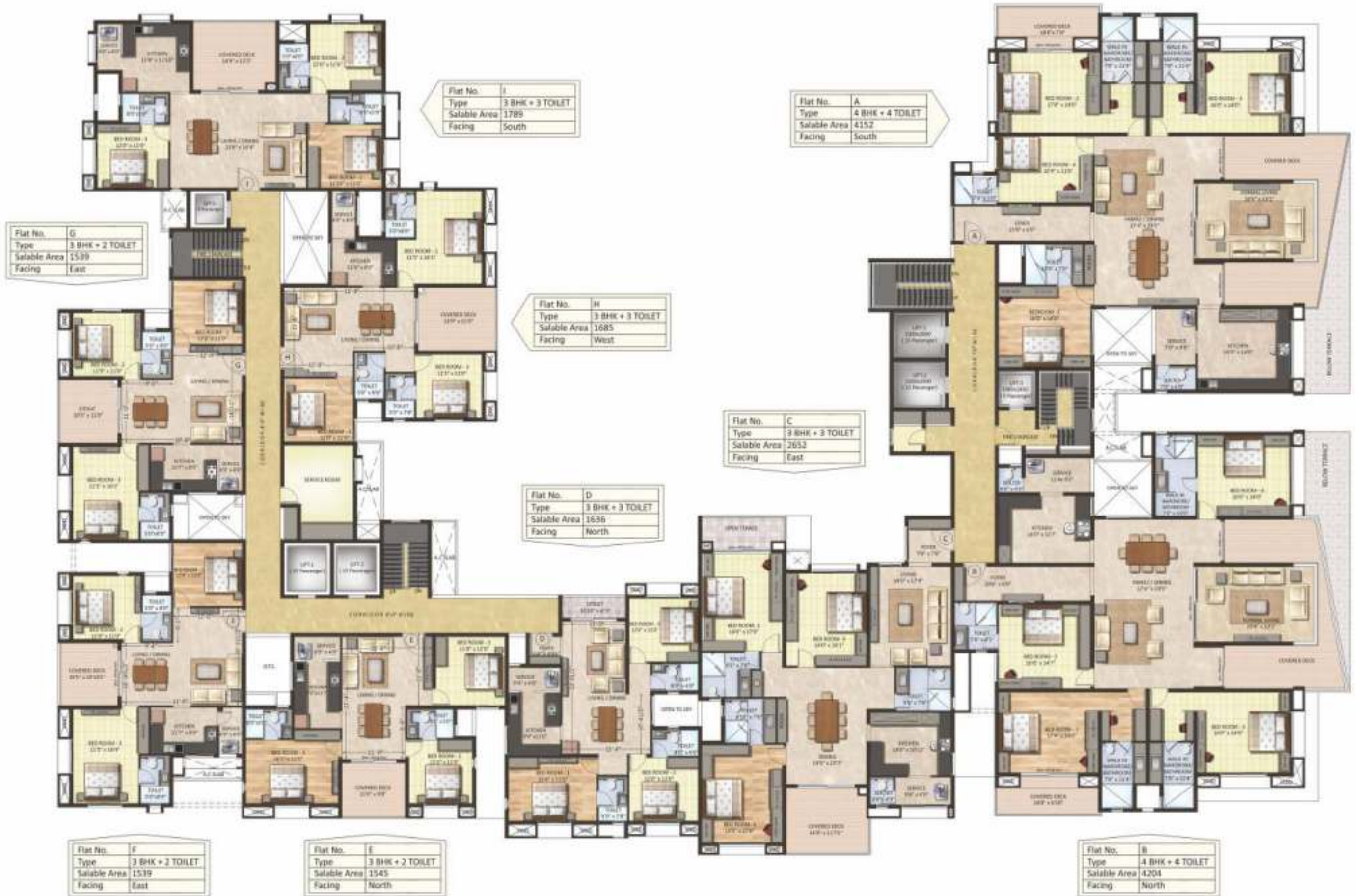


12th FLOOR PLAN





13th FLOOR PLAN





14th FLOOR PLAN





15th FLOOR PLAN



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STRUCTURE

- RCC framed structure with earthquake resistant design

FLOORING

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STAIRCASE & COVERED DECK

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DOORS & WINDOWS

- Main door - Teak veneer door with architrave
- Other doors - Wooden skin doors
- French door - UPVC sliding doors
- Windows - UPVC sliding windows

PAINTING

- Internal walls - Full putty with emulsion paint
- External walls - Texture with waterproof paint

CP FITTINGS

- Branded fittings

SANITARY WARE

- Wall mounted EWC and wash basin
- Servant toilet - Floor mounted EWC

ELECTRICAL

- Modular switches and accessories with copper cables with adequate lighting & power points at suitable locations
- Power backup - 750 watts for all flats

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