

FOR THE LIFE YOU DESERVE.

VGN
STAFFORD

Because, you deserve a better life.

HOMES NEAR AMBATTUR



It's true when they said, "There's no place like home." For it is a place that calls out to you. It is where you stay. It is where your heart resides. It is where memories are created. And cherished. Be it a palace or a humble abode, nothing comes close to the warmth with which it welcomes you. A home is all these wonderful things and more.

We, at VGN, understand what a home means to you. Which is why, at VGN Stafford, we have done everything to ensure that your home is all you imagined it to be. A confluence of comfort and convenience. A promise of better lifestyle and better living. Because you deserve nothing less.



A man with dark hair, wearing a white short-sleeved shirt and white pants, is sitting on a lawn covered in a thick layer of fallen autumn leaves. He is looking upwards with a joyful expression, his mouth open in a smile. Numerous colorful autumn leaves (red, orange, yellow) are captured in mid-air around him, as if he has just thrown them or they are falling from above. The background is a dark, out-of-focus forest or garden. The overall mood is peaceful and liberating.

YOU DESERVE
MORE SPACE.

VGN STAFFORD

Because, you deserve a better life.

HOMES NEAR AMBATTUR



Sprawling over 20 acres next to a large lake, VGN Stafford is embellished with lush greenery, landscaped gardens and water bodies. Tucked away from the hustle-bustle of the city, VGN Stafford is serenity redefined. And being the largest planned residential development in the suburbs of Chennai, it gives you the space to live and relive all the little joys life has to offer.





**YOU DESERVE
A BETTER LIFESTYLE.**





At VGN Stafford, you get to choose from 1, 2 and 3 BHK apartments ranging from 572 sq. ft. to 1576 sq. ft. Quite literally, a home for every type of family. But no matter the size of the apartment, we have made it a point that it reflects the higher lifestyle you aspire.

We have designed your home to maximise living area and yet, at the same time, look contemporary. Every apartment at VGN Stafford is Vaastu compliant and is also spacious with ample ventilation, allowing enough natural light to flow in.

Even the finishes of your home are done tastefully using only the best available premium specifications. Only to add a touch of class to your every day routine.

But that's not it. At VGN Stafford, your home is a safe haven. Every apartment comes with security systems and round-the-clock security personnel ensuring your family's safety.





YOU DESERVE
TO BE PAMPERED.







Be it a brisk early morning jog, catching up with friends and family over a coffee, the weekend trip to the movie hall, or your anniversary celebrations, at VGN Stafford you don't have to go too far from the confines of your plush home. Here, we have ensured that the best of everything you need, and always wished for, is right at your door step.



VGN
STAFFORD

CLUB STAFFORD

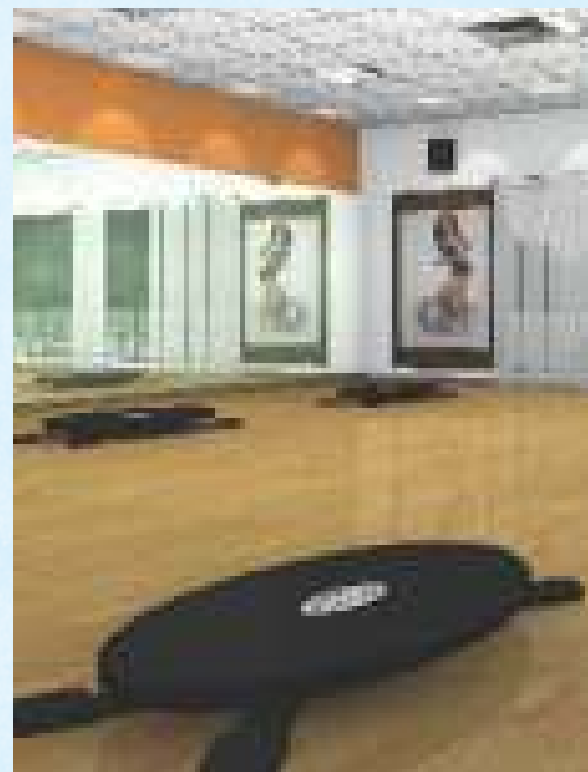


YOU DESERVE TO HAVE FUN.

Welcome to the life you always wanted to live.

Club Stafford, our 42,000 sq.ft. club house, is crafted to take your lifestyle to the next level. Here, you have access to a host of modern amenities like dedicated aerobics and yoga halls, gym and a swimming pool with an overlooking deck area. We even have a jogging track that runs across the expanse of the complex through landscaped gardens and rich greens, providing the calm you need to start your day with.

And if you are the one with a penchant for fun and games, we have an indoor games facility to suit your palate. With squash courts, snooker halls, table tennis, carom and chess rooms and a PlayStation Dome, we're sure there won't be a single dull moment at VGN Stafford.



- Gymnasium • Swimming Pool • Aerobics / Party Hall / Dance / Yoga
- Multipurpose Hall • Squash • Library • PlayStation Alley
- Table Tennis • Store Room • Language Training Classes
- Carom and Chess Rooms • Kids' play area • Theater Suites • Planetarium
- Indoor Cricket with Bowling Machine • Shuttle Court • Snooker





YOU DESERVE TO INDULGE YOURSELF.

Treat yourself to the best every weekend.

Whether you choose to take your family out to a blockbuster movie, or have countless hours of coffee and conversations, or sit quietly to read the latest bestseller, you can do all this and more without leaving the comforts of your home.

VGN Stafford comes with the best of lifestyle amenities to put you in the lap of luxury. With a theatre suite, party hall, cafeteria, library and salon, your journey across the city to have a good time is now cut down to just a walk around the corner.







**YOU DESERVE
TO HAVE
EVERYTHING
WITHIN YOUR
REACH.**

We have now brought you closer to everything you need. With a departmental store to take care of your everyday needs and a pharmacy and medical centre for your medical emergencies. All within the premises. And with an ATM just around the corner, we've made sure that your home is your world of convenience.



SPECIFICATIONS

STRUCTURE

- a) RCC framed structure with Earthquake Resistant design

BUILDING SPECIFICATIONS

- a) Building external walls, Periphery of apartment walls, OTS Walls will be 200mm thick and all internal walls will be 100mm thick with solid blocks
- b) Ceiling Plastering
- c) Internal Wall Plastering
- d) External Wall Plastering

PAINTING

- a) Ceiling - Emulsion Paint
- b) Internal Walls - Putty with Emulsion Paint
- c) External Walls - Texture painting for visible external elevations (weather shield paint for other areas)

COMMON AREA

- a) 605 X 605mm Vitrified Tile Flooring with 100mm high skirting for passages / corridors
- b) Staircase - Step tile flooring with skirting
- c) Staircase railing - MS Pipe with MS verticals and horizontals with good designs
- d) Stilt Floor Entrance Lobby - Closed Lobby with Granite flooring
- e) Lift wall, lift door jambs and soffit cladding - Granite will be provided up to ceiling height for stilt floor and texture paint finish from 1st floor to 4th floor
- f) Terrace treatment - Weathering course with surki concrete by using broken brick jelly over RCC roof slab with red clay pressed tile with haunch tile all round
- g) Biometric Access System at the Main Entry / Entrance Lobby at Stilt Floor

DG BACKUP

- a) 1BHK - 300 Watts per apartment
- b) 2BHK & 3BHK - 500 watts per apartment
- c) Lifts, STP, WTP, Club House and Utility block Area (Excluding A/Cs)
- d) Common Area lighting - 50%

FOYER

Flooring:

- a) 605 X 605mm Vitrified tiles for flooring
- b) 100mm high skirting with Vitrified tiles

Joineries:

- a) Main door - Wooden panel door with Architrave

Electrical:

- a) Wall light point - 1 No.
- b) Bell push point (external) - 1 No.

LIVING ROOM

Flooring:

- a) 605 X 605mm Vitrified tiles for flooring
- b) 100mm high skirting with Vitrified tiles

Joineries:

- a) Windows - UPVC Sliding windows
- b) MS Grill, enamel painted

Electrical:

- a) Telephone point with 6 Amp Socket - 1 No.
- b) TV point with 6 Amp Socket - 1 No.
- c) Wall light points - 2 Nos.
- d) Fan point - 1 No.
- e) A/C point - 1 No.

DINING HALL

Flooring:

- a) 605 X 605mm Vitrified tiles for flooring
- b) 100mm high skirting with Vitrified tiles

Joineries:

- a) French Doors - Wood glazed door with grill

Sanitary ware and CP Fittings:

- a) White colour wall mounted wash basin

- b) Angle valve, Pillar Cock, Connecting hose, Bottle Trap

Electricals:

- a) Fan point - 1 No.
- b) Wall light point - 1 No.
- c) 16 Amp point (Fridge) (if applicable) - 1 No.
- d) A/C point - 1 No.
- d) Buzzer (Bell Ring Point) - 1 No.

BALCONY / SERVICE VARANDAH

Flooring:

- a) 380 X 380mm Anti-skid Matt Ceramic Tiles for flooring
- b) 100mm high skirting with Anti-skid tiles

Electricals:

- a) Wall light point - 1 No.

KITCHEN

Flooring:

- a) 605 X 605mm Vitrified tiles for flooring
- b) 100mm high skirting with Vitrified tiles
- c) 300 x 450mm Ceramic tile wall dadoing will be provided 2' height above kitchen counter

Joineries:

- a) Windows - UPVC Sliding window
- b) MS Grill, enamel painted

Sanitary:

- a) Plumbing provision for water purifier
- b) Plumbing provision for sink

Electrical:

- a) Wall light point - 1 No.
- b) 16 Amp points - 2 Nos.
- c) 6 Amp point - 1 No.
- d) 6 Amp point for water purifier - 1 No.
- e) 16 Amp point (Fridge) (if applicable) - 1 No.
- f) 6 Amp for Electrical Chimney - 1 No.

SERVICE

Flooring:

- a) 380 X 380mm Anti-skid Matt Ceramic Tiles for flooring.
- b) 380 X 380mm Ceramic wall tiling up to 3' 6" height or sill level

Joineries:

- a) Doors - Wooden flush door with Architrave

Sanitary ware and CP fittings:

- a) Two way bib tap for Washing machine

Electrical:

- a) Wall light point - 1 No.
- b) 16 Amp point - 1 No.

MASTER BEDROOM (BED-I)

Flooring:

- a) 8mm thick wooden flooring with skirting

Joineries:

- a) Doors - Wooden flush doors with Architrave
- b) Windows - UPVC Sliding windows
- c) MS Grill, enamel painted

Electrical:

- a) Wall light points (two way control*) – 2 Nos. (*Applicable only for one light point)
- b) 6 Amp point - 1 No.
- c) Fan point (two way control) - 1 No.
- d) A/C point - 1 No.
- e) TV point with 6 Amp Socket - 1 No.

SPECIFICATIONS

MASTER BEDROOM BALCONY (BED-I) / SERVICE VARANDAH

Flooring:

- a) 380 X 380mm Anti-skid Matt Ceramic tiles for flooring
- b) 100mm high skirting with Anti-skid tiles

Joineries:

- a) French Doors - Wooden glazed door with grill

Electrical:

- a) Wall light point - 1 No.

MASTER BEDROOM TOILET (BED-I)

Flooring:

- a) 300 X 300 mm Anti-skid Matt Ceramic tiles
- b) 300 X 450 mm Ceramic wall tiling up to 7' height

Joineries:

- a) Doors - Wooden flush doors with waterproof coating on the back side with powder coated aluminium frame
- b) Ventilator - UPVC openable shutter for bottom pinhead glass and top fixed louvers in the same shutter
- c) 9" dia exhaust hole provision above ventilator
- d) Shower - Glass partition up to 7' height

Sanitary ware and CP fittings:

- a) White colour wall mounted washbasin - 1 No.
- b) Angle valve, Pillar Cock, Connecting hose, Bottle Trap - 1 No.
- c) White colour floor mounted EWC with Flush Tank - 1 No.
- d) Angle valve, Connecting hose - 1 No.
- e) Health faucet - 1 No.
- f) 2-in-1 wall mixer - 1 No.
- g) Overhead shower - 1 No.

Electrical:

- a) Wall light point - 1 No.
- b) 6 A Shaver Socket - 1 No.
- c) Mirror Light Point - 1 No.
- d) 20 Amp point (Geyser) - 1 No.
- e) Exhaust fan point - 1 No.

SECOND BEDROOM (BED-II)

Flooring:

- a) 605 X 605mm Vitrified tiles for flooring
- b) 100mm high skirting with Vitrified tiles

Joineries:

- a) Doors - Wooden flush doors with Architrave
- b) Windows - UPVC sliding window
- c) MS Grill, enamel painted

Electrical:

- a) Wall light points (two way control*) - 2 Nos. (*Applicable only for one light point)
- b) 6 Amp point - 1 No.
- c) Fan point (two way control) - 1 No.
- d) A/C point - 1 No. (Not applicable for a 2BHK apartment)

SECOND BEDROOM TOILET (BED-II)

Flooring:

- a) 300 X 300mm Anti-skid Matt Ceramic Tiles for flooring
- b) 300 X 450mm Ceramic wall tiling up to 7' height

Joineries:

- a) Doors - Wooden flush doors with waterproof coating on the back side with powder coated aluminium frame
- b) Ventilator - UPVC openable shutter for bottom pinhead glass and top fixed louvers in the same shutter
- c) 9" dia exhaust hole provision above ventilator

Sanitary ware and CP fittings:

- a) White colour wall mounted wash basin - 1 No.
- b) Angle valve, Pillar Cock, Connecting hose, Bottle Trap - 1 No.

- c) White colour floor mounted EWC with Flush Tank - 1 No.
- d) Angle valve, Connecting hose - 1 No.
- e) Health faucet - 1 No.
- f) Overhead shower - 1 No.
- g) Bib Tap - 1No.
- h) Concealed stop cock - 1 No.

Electrical:

- a) Wall light point - 1 No.
- b) 6 A Shaver Socket - 1 No.
- c) Mirror light point - 1 No.
- d) Exhaust fan point - 1 No.
- e) 20 Amp point (Geyser) - 1 No. (Not applicable for a 2BHK apartment)

THIRD BEDROOM (BED-III)

Flooring:

- a) 605 X 605 mm Vitrified tiles for flooring
- b) 100mm high skirting with Vitrified tiles

Joineries:

- a) Doors - Wooden flush doors with Architrave
- b) Windows - UPVC sliding windows
- c) MS Grill, enamel painted

Electrical:

- a) Wall light points (two way control*) - 2 Nos. (*Applicable only for one light point)
- b) 6 Amp point - 1 No.
- c) Fan point (two way control) - 1 No.

THIRD BEDROOM TOILET (BED-III) / COMMON TOILET

Flooring:

- a) 300 X 300mm Anti-skid Matt Ceramic Tiles
- b) 300 X 450mm Ceramic wall tiling upto 7' height

Joineries:

- a) Doors - Wooden flush doors with water proof coating on the back side with powder coated aluminium frame
- b) Ventilator - UPVC openable shutter for bottom pinhead glass and top fixed louvers in the same shutter
- c) 9" dia exhaust hole provision above ventilator

Sanitary ware and CP Fittings:

- a) White colour floor mounted EWC with Flush Tank - 1 No.
- b) Angle valve, Connecting hose - 1 No.
- c) Health faucet - 1 No.
- d) Overhead shower - 1 No.
- e) Concealed stop cock - 1 No.
- f) Bib-Tap - 1 No.

Electrical:

- a) Wall light point - 1 No.
- b) 6 A Shaver Socket - 1 No.
- c) Exhaust fan Point - 1 No.

AMENITIES

CLUBHOUSE WITH

- a) Gymnasium
- b) Swimming pool
- c) Aerobics / Party Hall / Dance / Yoga
- d) Multipurpose hall
- e) Squash
- f) Library
- g) PlayStation alley
- h) Table Tennis
- i) Indoor cricket with bowling machine / Shuttle Court
- j) Language training classes
- k) Store room
- l) Billiards
- m) Carom & chess rooms
- n) Kids' play room
- o) Home Theater
- p) Planetarium

RETAIL SERVICES

- a) Food Court
- b) ATM
- c) Clinic
- d) Pharmacy
- e) Salon
- f) Departmental store

COMMON AMENITIES

- a) STP
- b) WTP
- c) Integrated DTH System
- d) Telephone / Broadband
- e) Security System



Flat No. 103
1 BHK
576 SFT
EAST FACING

Flat No. 102
1 BHK
572 SFT
EAST FACING

Flat No. 101
1 BHK
572 SFT
EAST FACING



Flat No. 104
1 BHK
576 SFT
WEST FACING

Flat No. 105
1 BHK
576 SFT
WEST FACING

Flat No. 106
1 BHK
576 SFT
WEST FACING



Flat No. 203, 303 & 403
1 BHK
576 SFT
EAST FACING

Flat No. 204, 304 & 404
1 BHK
576 SFT
WEST FACING

Flat No. 202, 302 & 402
1 BHK
572 SFT
EAST FACING

Flat No. 205, 305 & 405
1 BHK
576 SFT
WEST FACING

Flat No. 201, 301 & 401
1 BHK
572 SFT
EAST FACING

Flat No. 206, 306 & 406
1 BHK
576 SFT
WEST FACING

FIRST FLOOR PLAN
BLOCK-B



Flat No. 103
3 BHK
1481 SFT
EAST FACING

Flat No. 104
3 BHK
1481 SFT
WEST FACING

Flat No. 102
2 BHK
1159 SFT
EAST FACING

Flat No. 105
2 BHK
1159 SFT
WEST FACING

Flat No. 101
3 BHK
1545 SFT
EAST FACING

Flat No. 106
3 BHK
1545 SFT
WEST FACING





Flat No. 203, 303 & 403
3 BHK
1481 SFT
EAST FACING

Flat No. 204, 304 & 404
3 BHK
1481 SFT
WEST FACING

Flat No. 202, 302 & 402
2 BHK
1159 SFT
EAST FACING

Flat No. 205, 305 & 405
2 BHK
1159 SFT
WEST FACING

Flat No. 201, 301 & 401
3 BHK
1545 SFT
EAST FACING

Flat No. 206, 306 & 406
3 BHK
1545 SFT
WEST FACING

FIRST FLOOR PLAN
BLOCK-C, D, E, V

Flat No. 104
3 BHK
1481 SFT
EAST FACING

Flat No. 105
3 BHK
1481 SFT
WEST FACING

Flat No. 103
2 BHK
1159 SFT
EAST FACING

Flat No. 106
2 BHK
1159 SFT
WEST FACING

Flat No. 102
3 BHK
1517 SFT
EAST FACING

Flat No. 107
3 BHK
1517 SFT
WEST FACING

Flat No. 101
3 BHK
1541 SFT
EAST FACING

Flat No. 108
3 BHK
1541 SFT
WEST FACING



BLOCK-C, D, E, V

Flat No. 204, 304 & 404
3 BHK
1481 SFT
EAST FACING

Flat No. 203, 303 & 403
2 BHK
1159 SFT
EAST FACING

Flat No. 202, 302 & 402
3 BHK
1517 SFT
EAST FACING

Flat No. 201, 301 & 401
3 BHK
1541 SFT
EAST FACING

Flat No. 205, 305 & 405
3 BHK
1481 SFT
WEST FACING

Flat No. 206, 306 & 406
2 BHK
1159 SFT
WEST FACING

Flat No. 207, 307 & 407
3 BHK
1517 SFT
WEST FACING

Flat No. 208, 308 & 408
3 BHK
1541 SFT
WEST FACING



FIRST FLOOR PLAN

BLOCK- F, G, W & X

Flat No. 107
1 BHK
572 SFT
EAST FACING

Flat No. 106
1 BHK
572 SFT
EAST FACING

Flat No. 105
1 BHK
572 SFT
EAST FACING

Flat No. 104
1 BHK
572 SFT
EAST FACING

Flat No. 103
1 BHK
572 SFT
EAST FACING

Flat No. 102
1 BHK
572 SFT
EAST FACING

Flat No. 101
1 BHK
572 SFT
EAST FACING

Flat No. 108
1 BHK
576 SFT
WEST FACING

Flat No. 109
1 BHK
572 SFT
WEST FACING

Flat No. 110
1 BHK
576 SFT
WEST FACING

Flat No. 111
1 BHK
576 SFT
WEST FACING

Flat No. 112
1 BHK
576 SFT
WEST FACING

Flat No. 113
1 BHK
576 SFT
WEST FACING

Flat No. 114
1 BHK
576 SFT
WEST FACING



BLOCK- F, G, W & X

BLOCK-F, G, W & X

(2nd, 3rd & 4th floor)

Flat No. 207, 307 & 407
1 BHK
572 SFT
EAST FACING

Flat No. 206, 306 & 406
1 BHK
572 SFT
EAST FACING

Flat No. 205, 305 & 405
1 BHK
572 SFT
EAST FACING

Flat No. 204, 304 & 404
1 BHK
572 SFT
EAST FACING

Flat No. 203, 303 & 403
1 BHK
572 SFT
EAST FACING

Flat No. 202, 302 & 402
1 BHK
572 SFT
EAST FACING

Flat No. 201, 301 & 401
1 BHK
572 SFT
EAST FACING

Flat No. 208, 308 & 408
1 BHK
576 SFT
WEST FACING

Flat No. 209, 309 & 409
1 BHK
572 SFT
WEST FACING

Flat No. 210, 310 & 410
1 BHK
576 SFT
WEST FACING

Flat No. 211, 311 & 411
1 BHK
576 SFT
WEST FACING

Flat No. 212, 312 & 412
1 BHK
576 SFT
WEST FACING

Flat No. 213, 313 & 413
1 BHK
576 SFT
WEST FACING

Flat No. 214, 314 & 414
1 BHK
576 SFT
WEST FACING





Flat No. 102
3 BHK
1377 SFT
EAST FACING

Flat No. 103
3 BHK
1377 SFT
WEST FACING

Flat No. 101
3 BHK
1377 SFT
EAST FACING

Flat No. 104
3 BHK
1377 SFT
WEST FACING





Flat No. 202, 302 & 402
3 BHK
1377 SFT
EAST FACING

Flat No. 203, 303 & 403
3 BHK
1377 SFT
WEST FACING

Flat No. 201, 301 & 401
3 BHK
1377 SFT
EAST FACING

Flat No. 204, 304 & 404
3 BHK
1377 SFT
WEST FACING





Flat No. 101
3 BHK
1541 SFT
SOUTH FACING

Flat No. 102
3 BHK
1517 SFT
SOUTH FACING

Flat No. 103
3 BHK
1517 SFT
SOUTH FACING



Flat No. 106
3 BHK
1541 SFT
NORTH FACING

Flat No. 105
3 BHK
1517 SFT
NORTH FACING

Flat No. 104
3 BHK
1517 SFT
NORTH FACING



Flat No. 201, 301 & 401
3 BHK
1541 SFT
SOUTH FACING

Flat No. 202, 302 & 402
3 BHK
1517 SFT
SOUTH FACING

Flat No. 203, 303 & 403
3 BHK
1517 SFT
SOUTH FACING



Flat No. 206, 306 & 406
3 BHK
1541 SFT
NORTH FACING

Flat No. 205, 305 & 405
3 BHK
1517 SFT
NORTH FACING

Flat No. 204, 304 & 404
3 BHK
1517 SFT
NORTH FACING







Flat No. 101
3 BHK
1517 SFT
SOUTH FACING

Flat No. 102
3 BHK
1517 SFT
SOUTH FACING

Flat No. 103
3 BHK
1541 SFT
SOUTH FACING



Flat No. 106
3 BHK
1517 SFT
NORTH FACING

Flat No. 105
3 BHK
1517 SFT
NORTH FACING

Flat No. 104
3 BHK
1541 SFT
NORTH FACING



Flat No. 201, 301 & 401
3 BHK
1517 SFT
SOUTH FACING

Flat No. 202, 302 & 402
3 BHK
1517 SFT
SOUTH FACING

Flat No. 203, 303 & 403
3 BHK
1541 SFT
SOUTH FACING



Flat No. 206, 306 & 406
3 BHK
1517 SFT
NORTH FACING

Flat No. 205, 305 & 405
3 BHK
1517 SFT
NORTH FACING

Flat No. 204, 304 & 404
3 BHK
1541 SFT
NORTH FACING



Flat No. 101
2 BHK
912 SFT
SOUTH FACING

Flat No. 102
2 BHK
912 SFT
SOUTH FACING

Flat No. 103
2 BHK
912 SFT
SOUTH FACING

Flat No. 104
2 BHK
908 SFT
SOUTH FACING

Flat No. 105
2 BHK
912 SFT
SOUTH FACING



Flat No. 110
2 BHK
912 SFT
NORTH FACING

Flat No. 109
2 BHK
912 SFT
NORTH FACING

Flat No. 108
2 BHK
912 SFT
NORTH FACING

Flat No. 107
2 BHK
908 SFT
NORTH FACING

Flat No. 106
2 BHK
912 SFT
NORTH FACING





Flat No. 101
2 BHK
912 SFT
SOUTH FACING

Flat No. 102
2 BHK
912 SFT
SOUTH FACING

Flat No. 103
2 BHK
912 SFT
SOUTH FACING

Flat No. 104
2 BHK
908 SFT
SOUTH FACING

Flat No. 105
2 BHK
912 SFT
SOUTH FACING



Flat No. 110
2 BHK
912 SFT
NORTH FACING

Flat No. 109
2 BHK
912 SFT
NORTH FACING

Flat No. 108
2 BHK
912 SFT
NORTH FACING

Flat No. 107
2 BHK
908 SFT
NORTH FACING

Flat No. 106
2 BHK
912 SFT
NORTH FACING



Flat No. 201, 301 & 401
2 BHK
912 SFT
SOUTH FACING

Flat No. 202, 302 & 402
2 BHK
912 SFT
SOUTH FACING

Flat No. 203, 303 & 403
2 BHK
912 SFT
SOUTH FACING

Flat No. 204, 304 & 404
2 BHK
908 SFT
SOUTH FACING

Flat No. 205, 305 & 405
2 BHK
912 SFT
SOUTH FACING



Flat No. 210, 310 & 410
2 BHK
912 SFT
NORTH FACING

Flat No. 209, 309 & 409
2 BHK
912 SFT
NORTH FACING

Flat No. 208, 308 & 408
2 BHK
912 SFT
NORTH FACING

Flat No. 207, 307 & 407
2 BHK
908 SFT
NORTH FACING

Flat No. 206, 306 & 406
2 BHK
912 SFT
NORTH FACING



Flat No. 101
2 BHK
912 SFT
SOUTH FACING

Flat No. 102
2 BHK
912 SFT
SOUTH FACING

Flat No. 103
2 BHK
912 SFT
SOUTH FACING

Flat No. 104
2 BHK
908 SFT
SOUTH FACING

Flat No. 105
2 BHK
845 SFT
WEST FACING



Flat No. 110
2 BHK
912 SFT
NORTH FACING

Flat No. 109
2 BHK
912 SFT
NORTH FACING

Flat No. 108
2 BHK
912 SFT
NORTH FACING

Flat No. 107
2 BHK
908 SFT
NORTH FACING

Flat No. 106
2 BHK
831 SFT
WEST FACING



Flat No. 201, 301 & 401
2 BHK
912 SFT
SOUTH FACING

Flat No. 202, 302 & 402
2 BHK
912 SFT
SOUTH FACING

Flat No. 203, 303 & 403
2 BHK
912 SFT
SOUTH FACING

Flat No. 204, 304 & 404
2 BHK
908 SFT
SOUTH FACING

Flat No. 205, 305 & 405
2 BHK
845 SFT
WEST FACING



Flat No. 210, 310 & 410
2 BHK
912 SFT
NORTH FACING

Flat No. 209, 309 & 409
2 BHK
912 SFT
NORTH FACING

Flat No. 208, 308 & 408
2 BHK
912 SFT
NORTH FACING

Flat No. 207, 307 & 407
2 BHK
908 SFT
NORTH FACING

Flat No. 206, 306 & 406
2 BHK
831 SFT
WEST FACING



Flat No. 101
3 BHK
1541 SFT
SOUTH FACING

Flat No. 102
3 BHK
1517 SFT
SOUTH FACING

Flat No. 103
2 BHK
1162 SFT
SOUTH FACING

Flat No. 104
3 BHK
1541 SFT
SOUTH FACING



Flat No. 108
3 BHK
1541 SFT
NORTH FACING

Flat No. 107
3 BHK
1517 SFT
NORTH FACING

Flat No. 106
2 BHK
1162 SFT
NORTH FACING

Flat No. 105
3 BHK
1541 SFT
NORTH FACING

BLOCK-L, M & N
(2nd, 3rd & 4th floor)

TYPICAL FLOOR PLAN



Flat No. 201, 301 & 401
3 BHK
1541 SFT
SOUTH FACING

Flat No. 202, 302 & 402
3 BHK
1517 SFT
SOUTH FACING

Flat No. 203, 303 & 403
2 BHK
1162 SFT
SOUTH FACING

Flat No. 204, 304 & 404
3 BHK
1541 SFT
SOUTH FACING



Flat No. 208, 308 & 408
3 BHK
1541 SFT
NORTH FACING

Flat No. 207, 307 & 407
3 BHK
1517 SFT
NORTH FACING

Flat No. 206, 306 & 406
2 BHK
1162 SFT
NORTH FACING

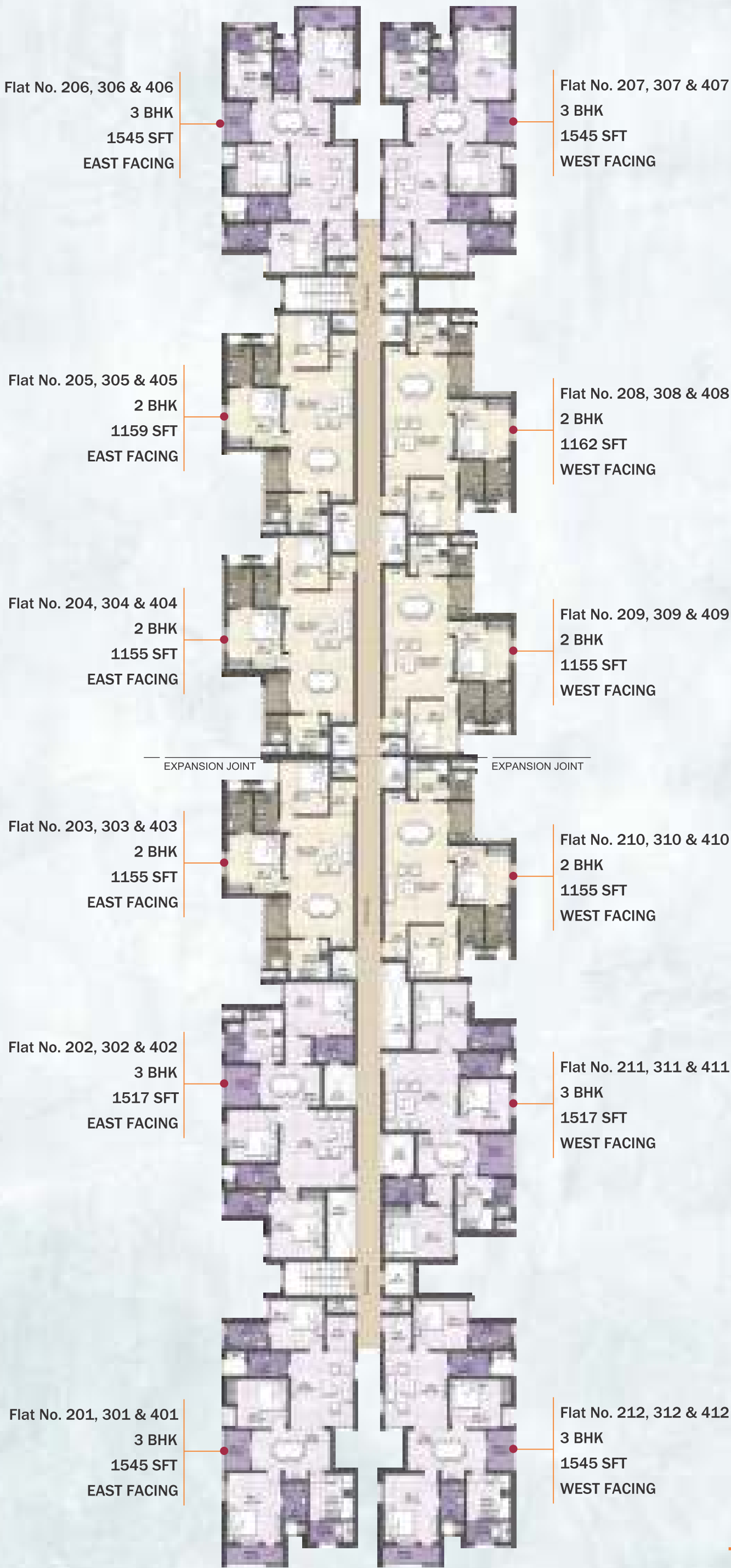
Flat No. 205, 305 & 405
3 BHK
1541 SFT
NORTH FACING

TYPICAL FLOOR PLAN

BLOCK-L, M & N
(2nd, 3rd & 4th floor)

FIRST FLOOR PLAN
BLOCK-0







Flat No. 101
3 BHK
1576 SFT
SOUTH FACING



Flat No. 102
3 BHK
1541 SFT
NORTH FACING



Flat No. 201 & 301
3 BHK
1576 SFT
SOUTH FACING



Flat No. 202 & 302
3 BHK
1541 SFT
NORTH FACING

FIRST FLOOR PLAN
BLOCK-U



Flat No. 105
3 BHK
1545 SFT
EAST FACING

Flat No. 106
3 BHK
1545 SFT
WEST FACING

Flat No. 104
2 BHK
1159 SFT
EAST FACING

Flat No. 107
2 BHK
1162 SFT
WEST FACING

Flat No. 103
2 BHK
1155 SFT
EAST FACING

Flat No. 108
2 BHK
1155 SFT
WEST FACING

Flat No. 102
3 BHK
1517 SFT
EAST FACING

Flat No. 109
3 BHK
1517 SFT
WEST FACING

Flat No. 101
3 BHK
1545 SFT
EAST FACING

Flat No. 110
3 BHK
1545 SFT
WEST FACING



Flat No. 205, 305 & 405
3 BHK
1545 SFT
EAST FACING

Flat No. 206, 306 & 406
3 BHK
1545 SFT
WEST FACING

Flat No. 204, 304 & 404
2 BHK
1159 SFT
EAST FACING

Flat No. 207, 307 & 407
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WEST FACING

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Flat No. 202, 302 & 402
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Flat No. 209, 309 & 409
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Flat No. 201, 301 & 401
3 BHK
1545 SFT
EAST FACING

Flat No. 210, 310 & 410
3 BHK
1545 SFT
WEST FACING

ABOUT VGN

Established in the year 1942, VGN has successfully carved a niche for itself in the ever-dynamic real estate industry for over 70 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 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.

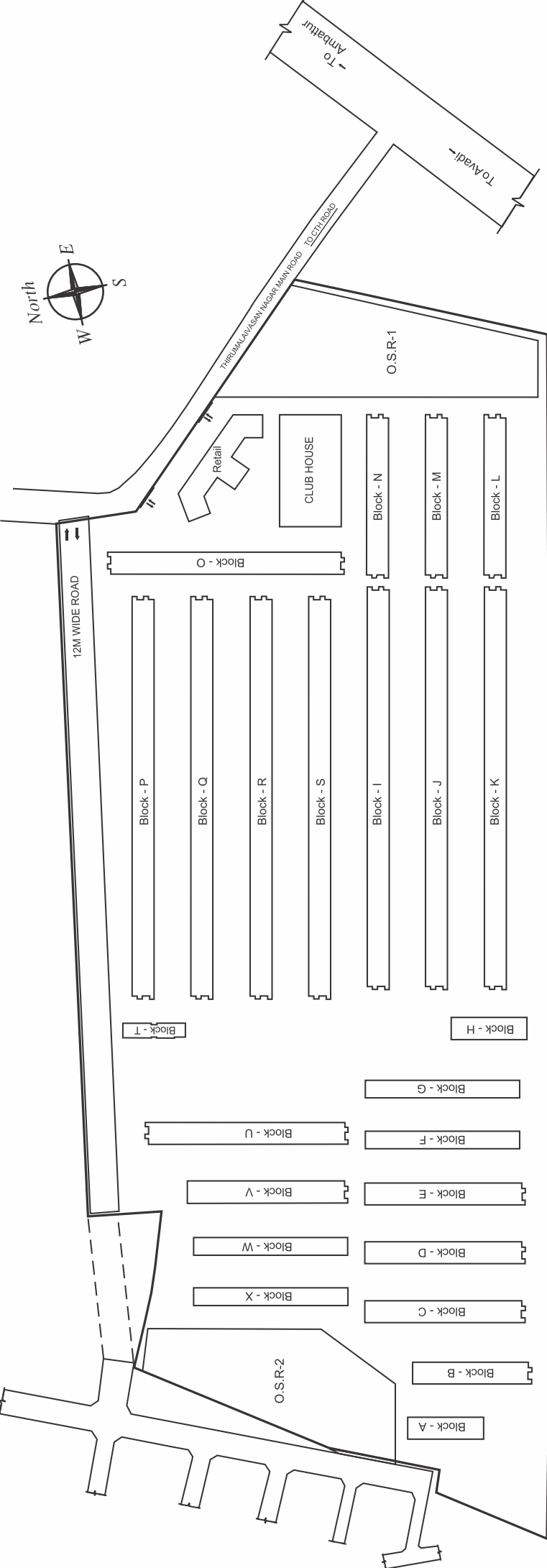


- Our quality processes are ISO 9001:2008 certified by LRQA
- SOPs for quality assurance along with well defined method statement and inspection test plans
- A full-fledged in-house quality control team to implement quality process at site
- A full-time third-party quality assurance team at site



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.

SITE PLAN



(Plan not to scale. Only indicative)

FAQs

1. Where is VGN Stafford located?

VGN Stafford is located at Thirumullaivoyal, near Ambattur.

2. What is the distance from Ambattur OT / CMBT/ Anna Nagar?

VGN Stafford is 3.5 kms from Ambattur OT, 12 kms from CMBT and 10 kms from Anna Nagar.

3. Is VGN Stafford on the main road?

No, the site is just 200 mts from the MTH road. So you are free from noise or dust pollution.

4. What is the social support infrastructure in and around VGN Stafford?

VGN Stafford is within easy reach of educational institutions, hospitals, etc. Kendriya Vidyalaya, G.K. Shetty School, Vel Tech Group of Colleges and Jaya College of Engineering are close by. Stedeford Hospital is 3.4 kms away.

5. What is the total land extent?

VGN Stafford is spread over 20.01 acres of land area.

6. How many blocks are there in VGN Stafford?

VGN Stafford is comprised of 24 residential blocks, a 42,000 sq. ft. Club House and a Retail Block.

7. How many floors does each residential block have?

Each residential block has a Stilt level and 4 floors.

8. How many units are there in VGN Stafford?

1166 units.

9. What will be the size of the apartments in VGN Stafford?

1 BHK – 572 sq. ft. and 576 sq. ft.

2 BHK – 1155, 1159 and 1162 sq. ft.

3 BHK – 1377, 1481, 1517, 1541, 1545 and 1576 sq. ft.

10. Is there a model flat that I can take a look at?

Yes.

11. Is it gated community?

Yes.

12. Are the titles of the land clear?

The land is freehold, marketable and free from all encumbrances.

13. Has VGN obtained approval from the CMDA for the project?

Yes. The CMDA approval no. is: B / SPL BLDG / 235 - 1 to 28 / 2012

14. Is there any differential pricing based on floors?

No.

15. Has VGN Stafford been approved by all major Finance Institutions?

Yes, VGN Stafford has been approved by major banks and financial institutions for Home Loans.

16. What is the maintenance charge? Who will maintain the project?

We will collect a sum of ₹ 2.50 per sq. ft. on the basis of total flat area for the first year, which has to be paid in advance for one year of maintenance during the project handover. From 2nd year there will be 10% escalation to cover the inflation, AMC and license renewals.

VGN will be in charge of lifetime maintenance for the project.

17. What amenities will be provided in VGN Stafford?

Club Stafford, a modern 42,000 sq. ft Club House at VGN Stafford includes premium lifestyle amenities like Aerobics, Gym, Deck Area, Swimming Pool, Library, Party Hall, Squash, Snookers, Play station, Table Tennis, Yoga, Theatre Suites, Indoor Games and more. You also have access to the 14,000 sq. ft. Retail block which has a Coffee Shop,

Salon, Departmental Store, Food Court, ATM, Clinic and Pharmacy.

18. Who owns the Club House?

VGN Stafford Association will hold the ownership of the Club House.

19. Who owns the Retail Block?

The developer will hold the ownership of the retail block. Residents can only use the retail facilities.

20. What about security?

Security for the complex will be provided as part of the maintenance.

21. What is the ceiling height at VGN Stafford?

The floor to floor top height is 3.05 M.

22. Is the building earthquake resistant?

Yes.

23. What about power back-up in flats and common areas?

Limited power back-up will be provided for the common area and the flats. 300W for 1 BHK, 500W for 2 BHK and 3 BHK flats. In the Club House, power back up will be provided for lights and fans. Power back-up will not be provided for air conditioners in the club house.

24. What about water source? What is the quality of the ground water?

Sufficient number of bore wells are provided and the ground water quality is good.

25. Do you allow customisation of the flat according to our taste?

No, customisation is not allowed due to contractual obligations.

26. Is the power connection 3 phase or single phase?

3 Phase connection is provided.

27. How many lifts are provided per block and how many flats are there in every floor?

It varies from a minimum of 1 lift for small blocks to a maximum of 3 lifts for bigger blocks. Flats per floor varies from 2 flats in small blocks to 20 flats in bigger blocks.

28. What is the capacity and make of the lift?

Branded lifts are provided at VGN Stafford with a capacity of 6 and 8 people.

29. Do any of the blocks come below the HT power line?

No.

30. Is there a Railway Station close by?

Railway station is only 2 kms away.

31. What is land extent allotted for OSR area?

We have provided 10% land as OSR as per CMDA requirement.

32. How big is the Club House?

Club Stafford, the club house at VGN Stafford covers an area of 42,000 sq. ft.

33. Do you provide individual over head tank for each apartment?

No, but every block has a dedicated over head tank.

34. What is the Main Road width to VGN Stafford?

39 ft.

35. What is the width of internal roads?

20 ft.

36. What is the percentage of Common Area?

20%.

37. How much space is provided per car in the parking lot?

2.5mts X 5mts

PROJECT DETAILS

| | |
|--------------------------------|---------------------------------------|
| PROJECT NAME | VGN STAFFORD |
| PROJECT SIZE | 1.45 MILLION SQ. FT. |
| CMDA APPROVAL NO. | B / SPL BLDG / 235 - 1 to 28 / 2012 |
| PROJECT ARCHITECT | KHARCHE & ASSOCIATES |
| CONTRACTOR | VGN INFRA INDIA PVT. LTD. |
| STRUCTURAL AND MEP CONSULTANTS | POTENTIAL SEMAC CONSULTANTS PVT. LTD. |
| LANDSCAPE ARCHITECTS | BRINDAVANA |

PAYMENT SCHEDULE

| | | | |
|----------------------------|-----|-----------------------------|------|
| On booking | 15% | On completion of brick work | 7.5% |
| 30 days from booking | 40% | On completion of plastering | 7.5% |
| On completion of basement | 5% | On completion of flooring | 5% |
| On completion of roof slab | 15% | At the time of handover | 5% |

ROUTE MAP






VGN Property Developers Pvt. Ltd.

15, Wallace Garden, 2nd Street, Nungambakkam, Chennai - 600 006.

Call: 044 4343 9999. www.vgn.in

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