



**NOW, EVEN I CAN OWN A HOME.**



**VGN**  
**ROYALE**  
HOMES AT AVADI

PRESENTING  
VGN ROYALE.  
AFFORDABLE HOMES  
AT AVADI.





LIVING ROOM



LIVING ROOM



KITCHEN



DINING

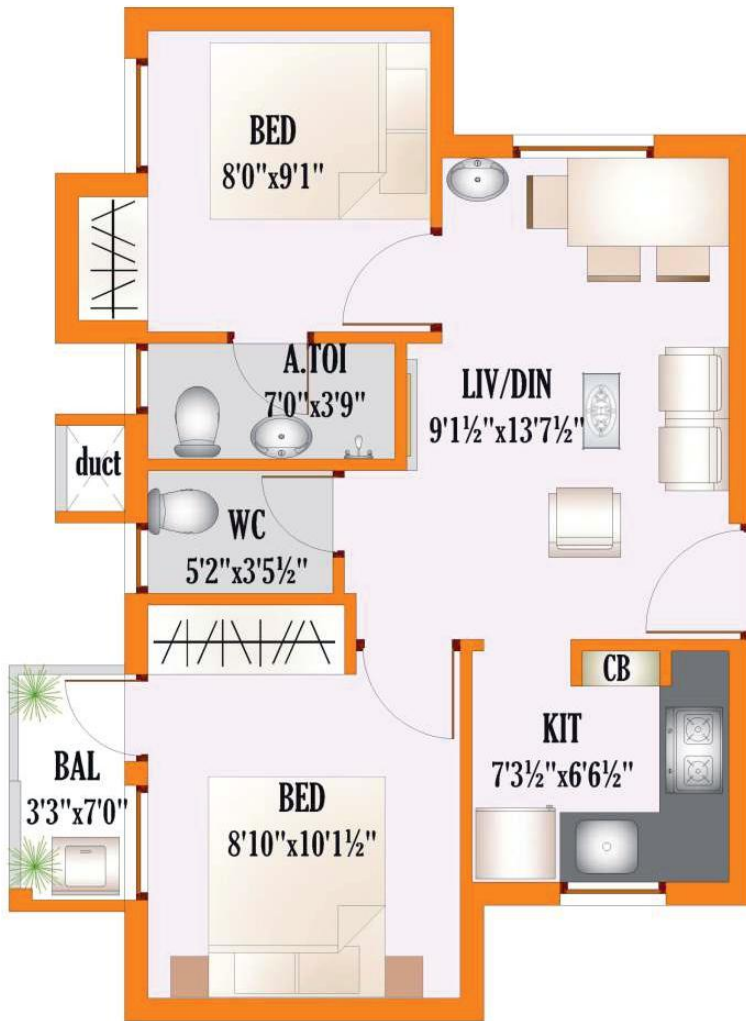


MASTER BED ROOM



GUEST BED ROOM





**2 BHK - 638 SQ.FT.**

EAST FACING

BLOCK-1

FLAT NOS:

119-122 / 219-222

319-322 / 419-422

**2 BHK - 638 SQ.FT.**

NORTH FACING

BLOCK-1

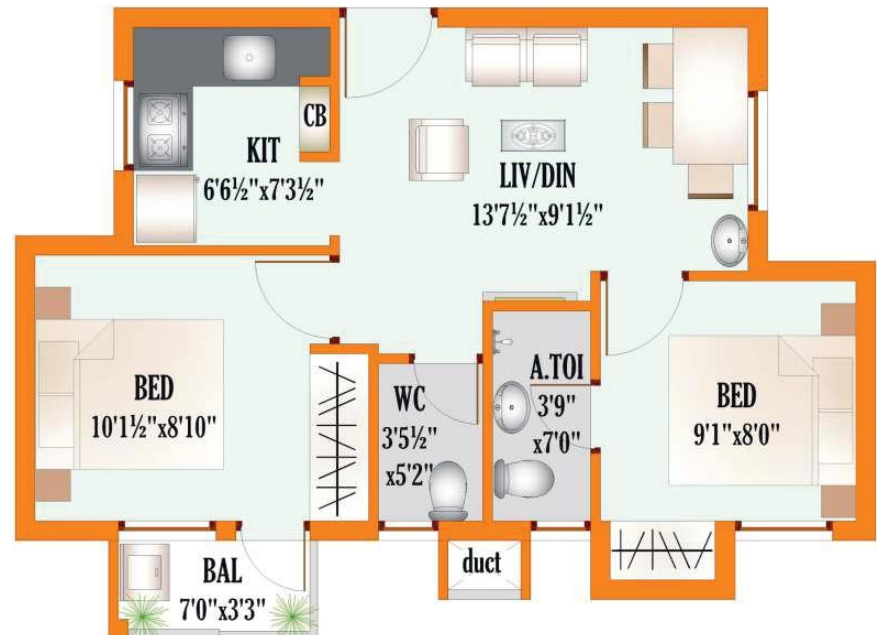
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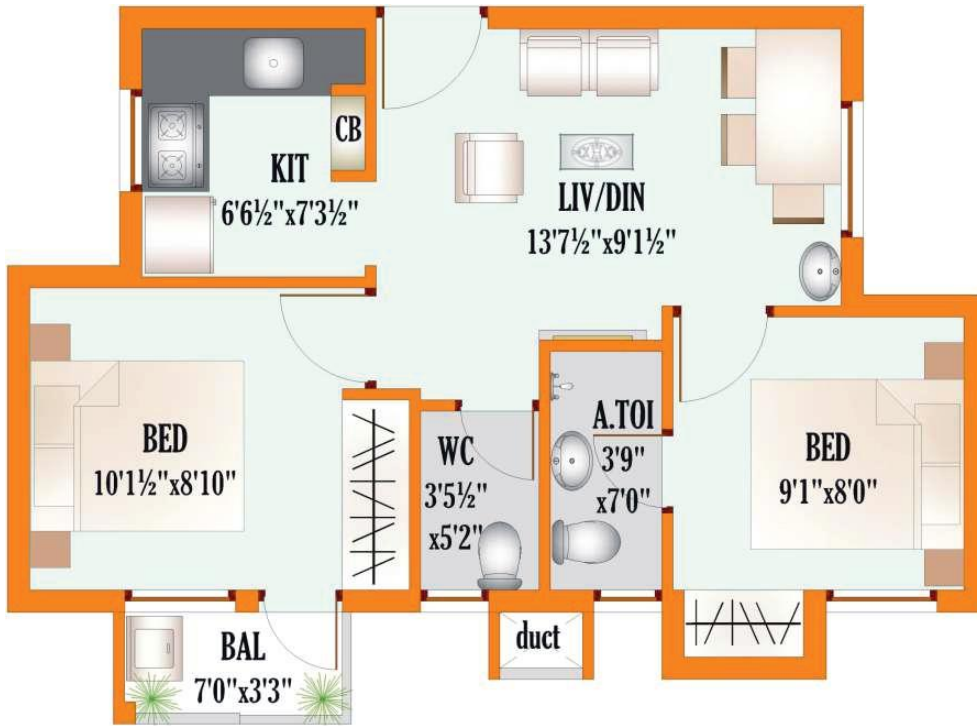
112/114/115/118

212/214/215/218

312/314/315/318

412/414/415/418





**2 BHK - 634 SQ.FT.**

NORTH FACING

BLOCK-1

FLAT NOS:

113/116/117

213/216/217

313/316/317

413/416/417

**2 BHK - 645 SQ.FT.**

WEST FACING

BLOCK-1

FLAT NOS:

123/128/135/140/147/152

223/228/235/240/247/252

323/328/335/340/347/352

423/428/435/440/447/452





**2 BHK - 639 SQ.FT.**

WEST FACING

BLOCK-1

FLAT NOS:

124-127/136-139/148-151

224-227/236-239/248-251

324-327/336-339/348-351

424-427/436-439/448-451

**2 BHK - 638 SQ.FT.**

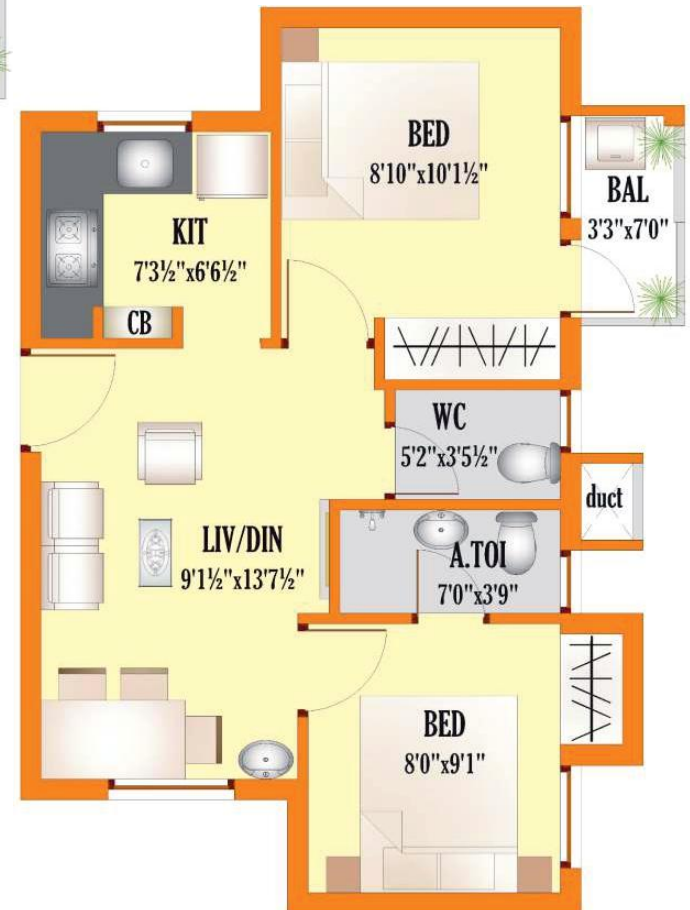
WEST FACING

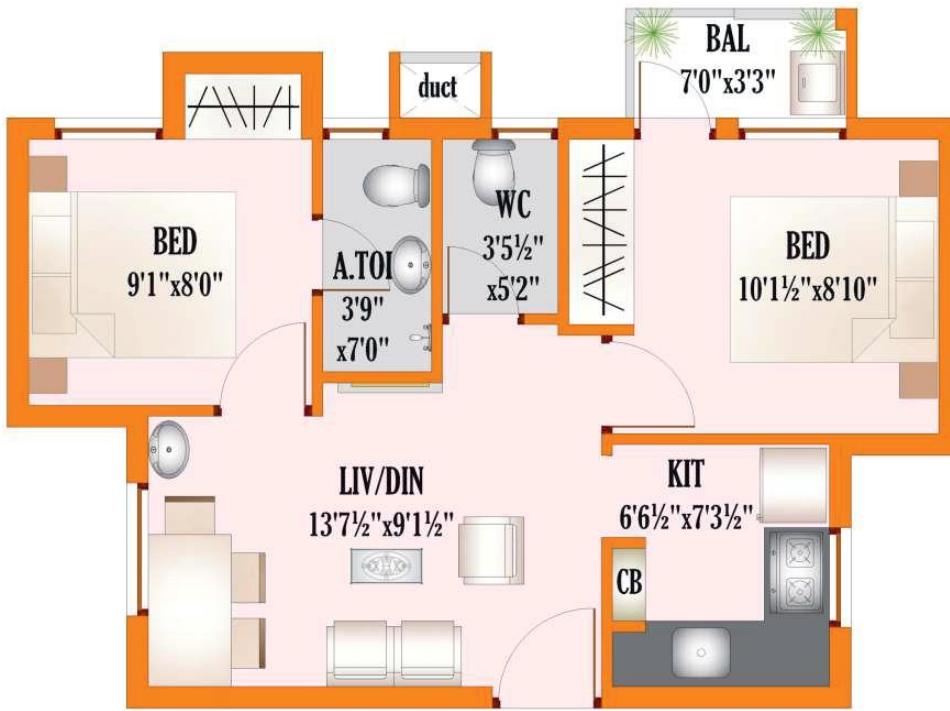
BLOCK-1

FLAT NOS:

108-111/208-211

308-311/408-411

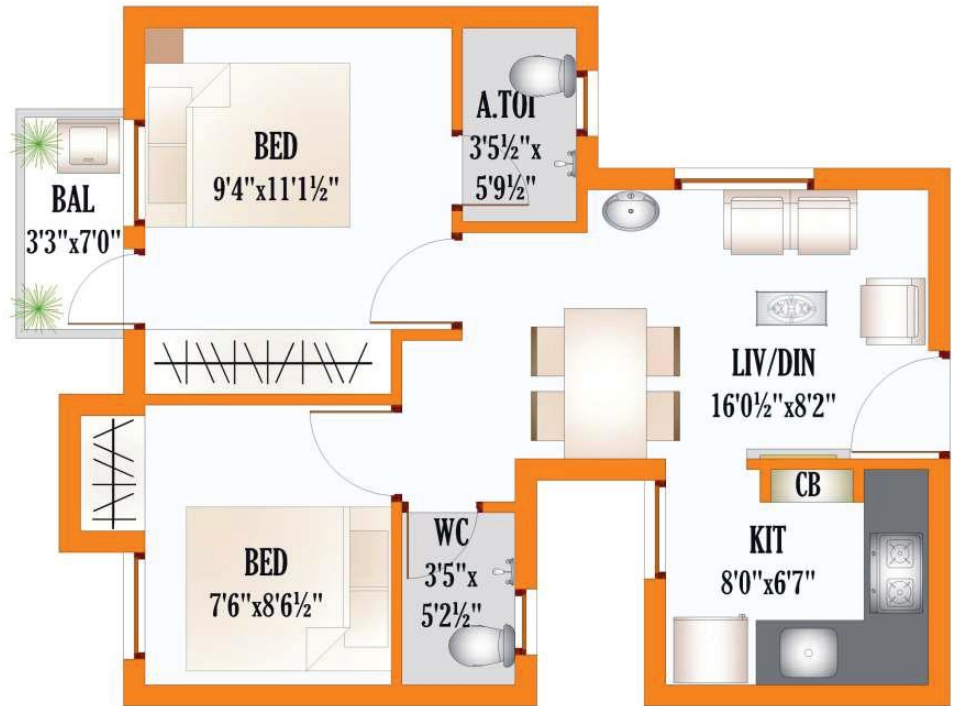




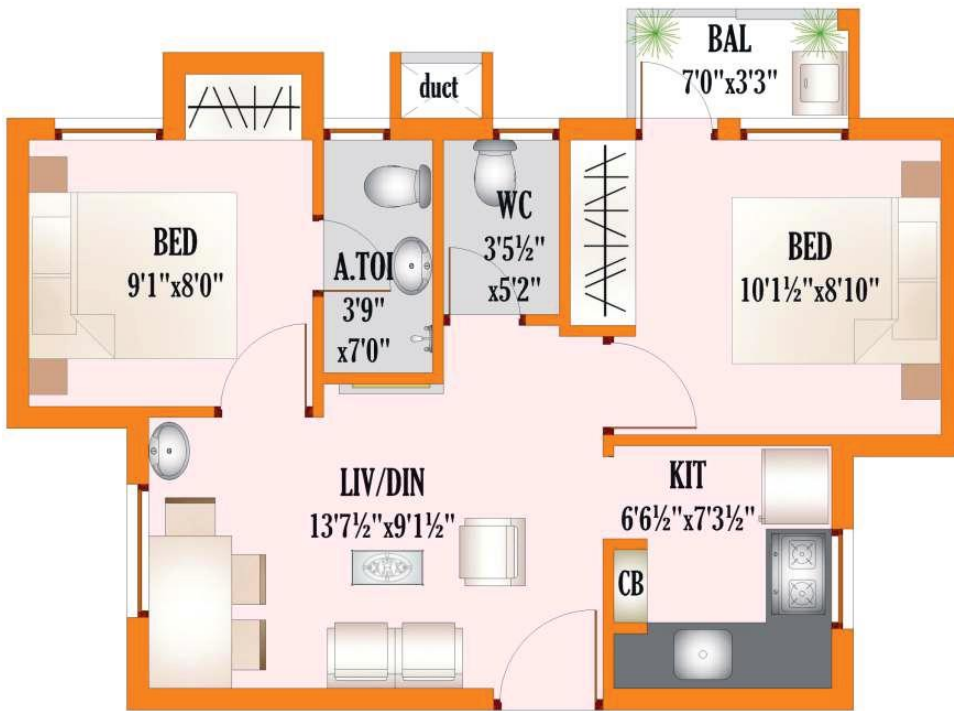
**2 BHK - 638 SQ.FT.**

SOUTH FACING  
BLOCK-1  
FLAT NOS:  
101/103/104/107  
201/203/204/207  
301/303/304/307  
401/403/404/407

**2 BHK - 639 SQ.FT.**  
EAST FACING  
BLOCK-1  
FLAT NOS:  
130-133/142-145/154-157  
230-233/242-245/254-257  
330-333/342-345/354-357  
430-433/442-445/454-457







**2 BHK - 634 SQ.FT.**

SOUTH FACING  
BLOCK-1  
FLAT NOS:  
102/105/106  
202/205/206  
302/305/306  
402/405/406

**2 BHK - 645 SQ.FT.**

EAST FACING  
BLOCK-1  
FLAT NOS:  
129/134/141/146/155/158  
229/234/241/246/255/258  
329/334/341/346/355/358  
429/434/441/446/455/458



# SPECIFICATIONS

## STRUCTURE

RCC framed structure designed for earthquake resistance

## JOINERIES

**Main Door:** CW frames and compressed paneled door shutters.

**Other doors:** Country wood frame with flush shutter.

**Windows:** Windows using Aluminium powder coated with 4mm thick pin headed glass with sliding shutters with MS Grill.

**Ventilator:** Powder Coated Aluminium Ventilator with 4 mm pin headed glass louvers.

**Painting:** Ceiling with OBD painting.

**Internal walls:** Internal wall painted with emulsion in all floors.

**External walls:** External wall painting with exterior emulsion.

**Doors:** Enamel painting

## FLOORING

Vitrified flooring tiles of size 2'0"X2'0" for living, dining and bedroom.

Anti skid ceramic flooring tiles of size 16"X16" in kitchen.

Anti skid ceramic flooring tiles of size 16"X16" in utility & balcony.

Bath & WC flooring will be anti skid ceramic tiles of size 12"X12".

Dadoing up to a height of 7'0" using ceramic glazed tiles of size 12"X8" in bath

Dadoing up to a height of 5'0" using ceramic glazed tiles of size 12"X8" in WC

Kitchen counter top to be provided with black granite slab, glazed tiles of 18"X12", dado 2' above kitchen platform.

**Wash Basin in Dining:** Wash Basin above 2' area using ceramic glazed tiles of size 12"X8"

## PLUMBING AND SANITARY

### Master Bedroom Toilet For 2 BHK:

EWC white colour with flushing tank - 1 No.

CP Fittings 2 in 1 wall mixer - 1 No.

2 in 1 Bib cock - 1 No.

Health faucet - 1 No.

CP shower with shower arm - 1 No.

Angle cock - 3 Nos.

### Common Toilet For 2 BHK:

EWC white colour with flushing tank - 1 No.

CP Fittings 2 in 1 wall mixer - 1 No.

2 in 1 Bib cock - 1 No.

Health faucet - 1 No.

CP shower with shower arm - 1 No.

### Common Bath - If applicable:

CP Fittings 2 in 1 wall mixer - 1 No.

CP shower with shower arm - 1 No.

Concealed stop cock - 1 No.

### Common WC - If applicable:

EWC white colour with flushing tank - 1 No.

CP Fittings 2 in 1 Bib cock - 1 No.

Health faucet - 1 No.

Angle cock - 1 No.

Concealed stop cock - 1 No.

### Dining:

Wash basin white colour

Angle cock - 1 No.

### Kitchen:

Stainless steel sink with single drain board - 1No.

Long body C.P. tap (swan neck tap) - 1No.

Tap point provision for Aquaguard - 1No.

### Balcony:

Tap point with waste line arrangement - 1 No.

## COMMON AREA

Ceramic tiles size of 16"X16"

Staircase area: Kota stone

## ELECTRICAL

3 phase power supply and modular switch with DB Box

### Living:

Light - 2Nos.

Fan - 1 No.

Telephone + 6A socket - 1 No.

TV Socket + 6A socket - 1 No.

Calling bell point - 1 No.

6 Amps board plug - 1 No.

### Dining:

Light point - 2 Nos.

Fan point - 1 No.

16 Amps point (for fridge) - 1 No.

### Kitchen:

Ceiling light point - 1 No.

6 Amps point (including one Aquaguard point) - 2 Nos.

Exhaust fan point - 1 No.

16 Amps point (micro oven/mixi/grinder) - 1 No

### Balcony:

Light point - 1 No.

16 Amps point (for washing machine) - 1 No.

### Bed Room - 1:

Light point - 2 Nos.

Fan point - 1 No.

Split A/C point - 1 No.

TV point - 1 nos + 6 Amps plug - 1 No.

Telephone point - 1 No. + 6 Amps plug - 1 No.

### Bed Room - 2:

Light point - 2 Nos.

Fan point - 1 No.

6 Amps board plug (away from board) - 1 No.

Provision for split A/C point with conduit only - 1 No.

### Master Bedroom Toilet:

Light point - 1 No

Geyser point - 1 No

Exhaust fan point - 1 No

Mirror light point - 1 No.

6 Amps point for shaver - 1 No

### Common Toilet:

Light point - 1 No

Geyser point - conduit provision only - 1 No

Exhaust fan point - 1 No

### Common Bath - If applicable:

Light point - 1No.

Geyser point - 1No.

6 Amps point - 1 No.

Mirror point - 1No.

### Common WC - If applicable:

Light point - 1No.

Exhaust fan point - 1No.

### Lobby & Common Area:

Light points at corridor

### Common Area and Lift:

Power back up only in common area and for lift.

## GENERAL

Rainwater harvesting and roof water proofing.

Weathering course brick jelly lime concrete on terrace floor with pressed tiles.

UG sump, OHT & all sunken portion - water proofing.

## COMMON AMENITIES

STP

WTP

## PAYMENT SCHEDULE

On booking	-	15%
On 30 days from booking	-	40%
On completion of basement	-	10%
On completion of roofing	-	10%
On completion of masonry	-	10%
On completion of plastering	-	10%
On completion of flooring	-	2.5%
On handover (balance cost)	-	2.5%

## PROJECT DETAILS

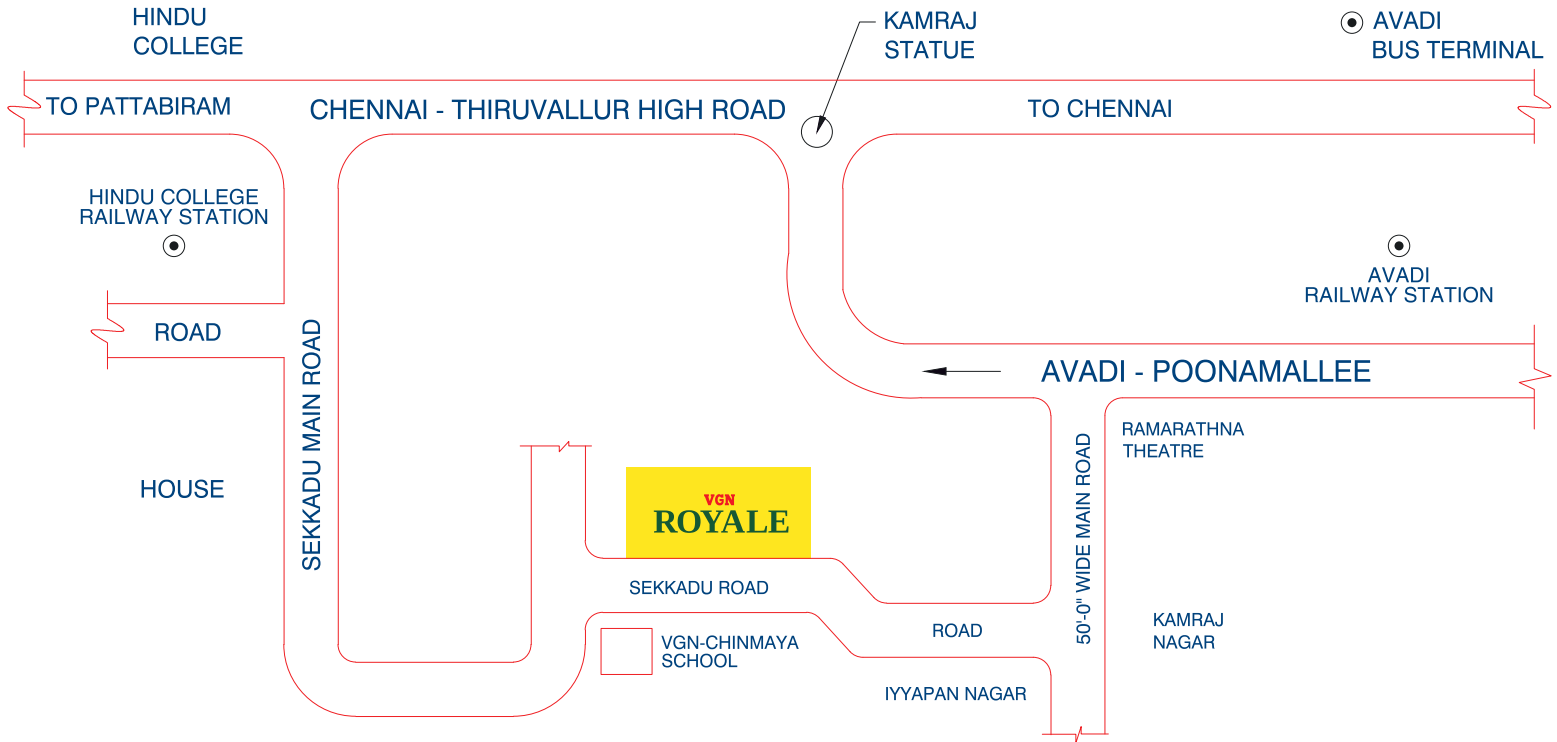
Project Name:	VGN Royale
Developer:	VGN Homes Pvt. Ltd.
Project Size:	9.23 Acre
Principal Architect:	Mr. R Sathyanarayana
Structural Consultant:	Professional Consultancy Services
Construction Contractor:	VGN INFRA Pvt. Ltd.
Electrical Contractor:	Mr. Padmanabhan Ganesh
Plumbing Contractor:	Ganga Consultancy

# VGN ROYALE

HOMES AT AVADI



# ROUTE MAP



Call 044 - 4343 9999

No. 15, Wallace Garden, 2nd Street,  
Nungambakkam, Chennai - 600 006.

Project Approved  
and Funded by  **ANDHRA BANK**

For online enquiries, Log on to  
[www.vgn.in](http://www.vgn.in)



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CREATING ASSETS SINCE 1942

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