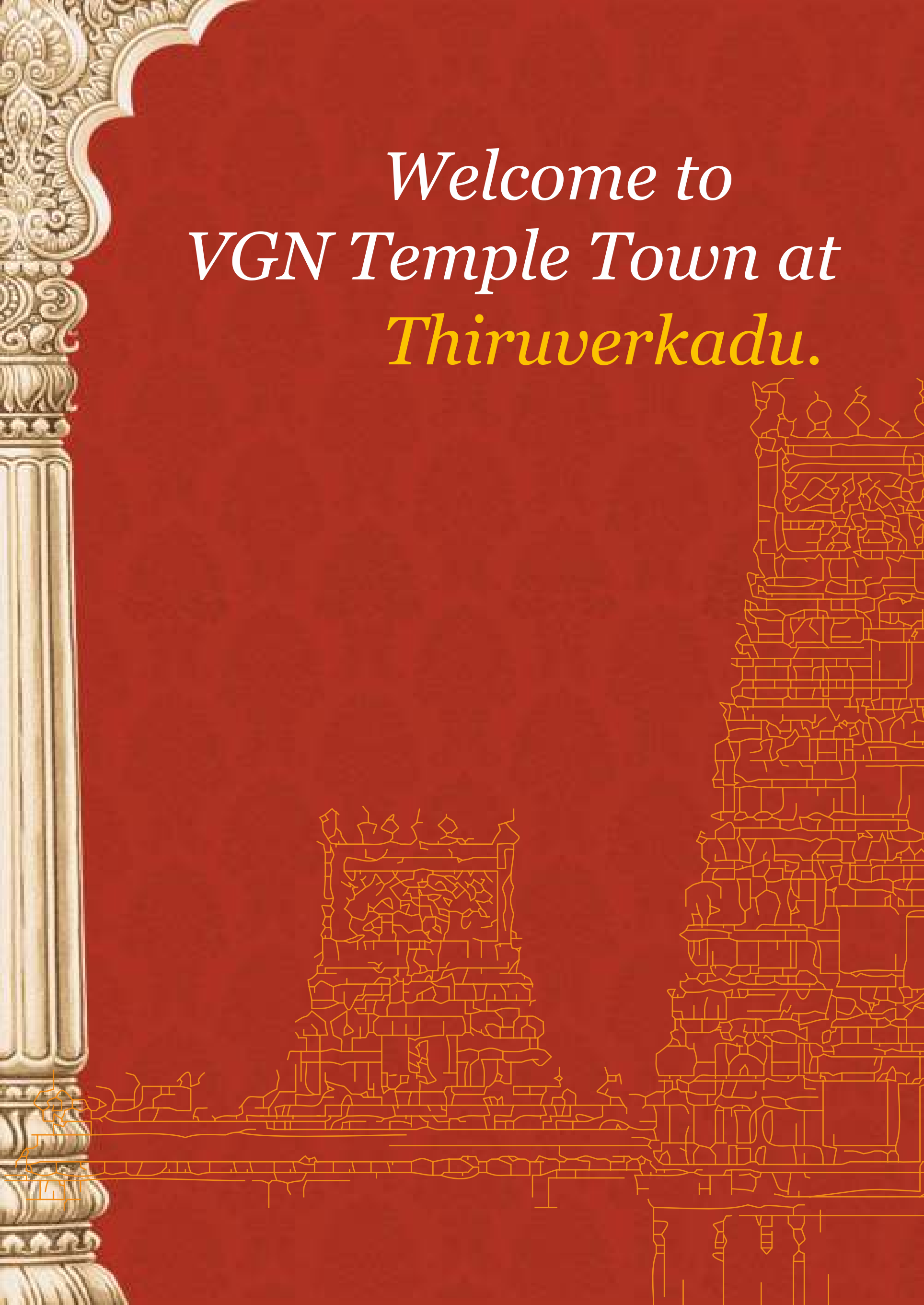


TRADITION

WEDS

Modernity

*Welcome to
VGN Temple Town at
Thiruverkadu.*

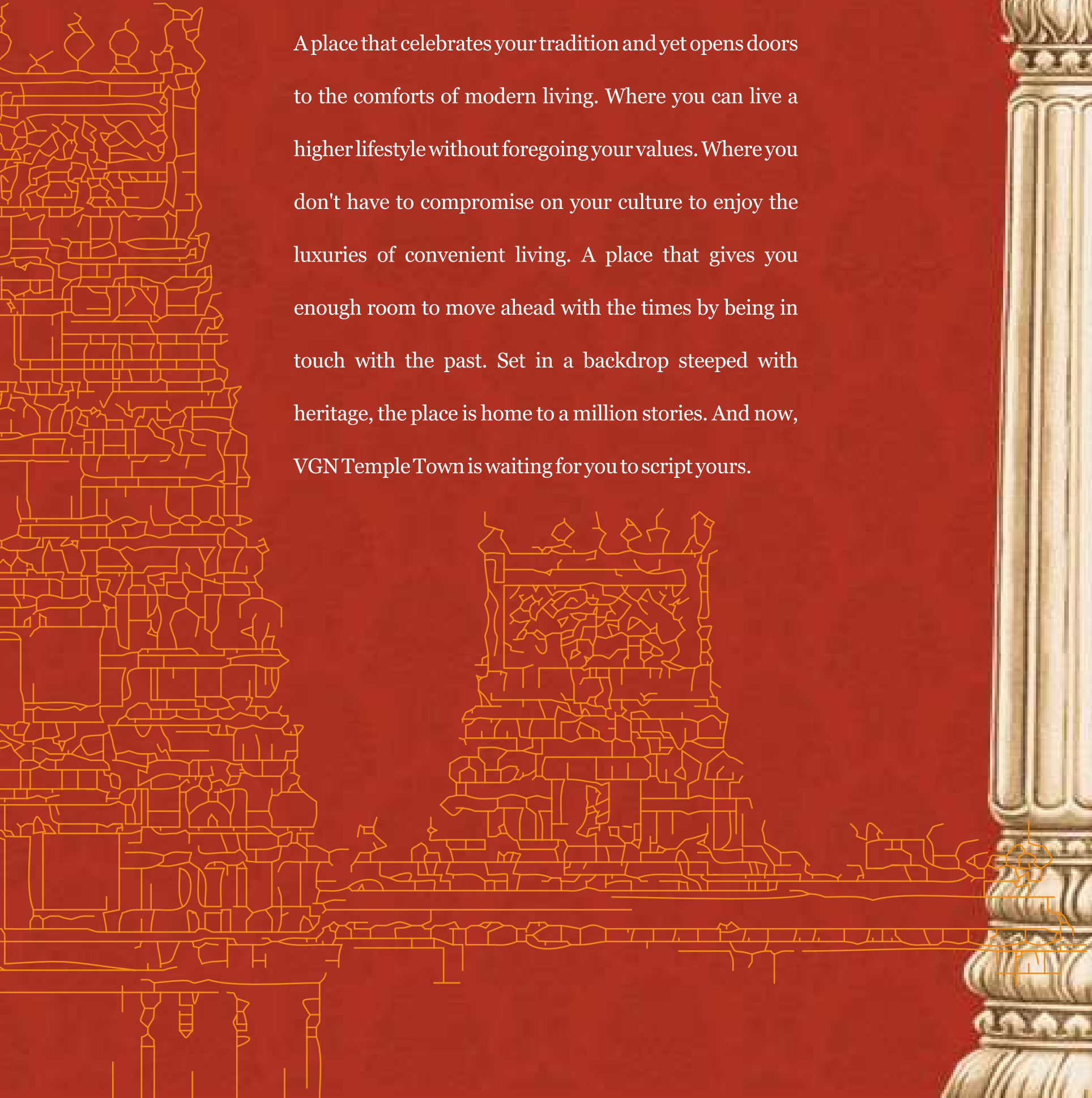




VGN TEMPLE TOWN

Live easy. Live big.

Flats at Thiruverkadu




A place that celebrates your tradition and yet opens doors to the comforts of modern living. Where you can live a higher lifestyle without foregoing your values. Where you don't have to compromise on your culture to enjoy the luxuries of convenient living. A place that gives you enough room to move ahead with the times by being in touch with the past. Set in a backdrop steeped with heritage, the place is home to a million stories. And now, VGN Temple Town is waiting for you to script yours.






Welcome to the abode of luxury.



While we know that you are rooted to your tradition, we also understand the desire within you to live a life that reflects who you are. A home that reflects your successes and achievements. And that is exactly what you will find in your home at VGN Temple Town.

Every apartment at VGN Temple Town is built keeping you in mind. Which is why, though we have crafted every wall and every corner to look contemporary, we have also ensured that your home is vastu compliant. And no matter the size of your home, we have designed it to maximise living area and let in ample natural light. Come, experience the higher lifestyle you aspired for.





VGN
TEMPLE
TOWN

Live easy. Live big.

Flats at Thiruverkadu



**2 & 3 BHK Homes
ranging from
1094 Sq. Ft. - 1453 Sq. Ft.**

*Let the world
revolve around you.*



At VGN Temple Town, you will find that you are at the centre of your world. Located at the heart of rapid development taking place in the locality, VGN Temple Town is sure to become a landmark in the near future. It is close to transportation hubs, shopping zones, work, schools, colleges, hospitals and much more. And with the social infrastructure already in place, the quality of your life at VGN Temple Town can only get better.



LOCATION ADVANTAGES

9.5 kms from Koyambedu

5 kms from Porur

5 kms from Ambattur

Opposite to Thiruverkadu Bus terminus

Surrounded by leading schools and colleges

2 kms from Apollo Hospitals

*A backdrop of tradition.
With an outlook of
modernity.*





At VGN Temple Town, we have left no stone unturned so you live a life of luxury that you have always aspired to. In fact, with access to arguably the longest list of lifestyle and retail amenities in the locality, here you will lead a life reserved for royalty.

Built on 7.2 acres of prime property, here you'll have ample open space with landscaped gardens and well lit pathways. So feel free to stretch your legs any time

of the day. And for those looking for some indoor action, we have a luxurious Club House where you will have access to the choicest of lifestyle amenities, indoor games, a swimming pool among others.

And with a retail block just around the corner, with a food court, pharmacy, departmental store and much more, you won't have to step out of the confines of your luxurious home for your needs.





CLUB HOUSE AMENITIES

Gymnasium
Swimming pool
Aerobics
Multipurpose hall
Party Hall / Dance / Yoga
Library
Play Station
Table Tennis
Snooker
Carrrom & Chess
Kids' Play Room
Cinema Suites

RETAIL AMENITIES

Food Court
ATM
Pharmacy
Clinic
Salon
Departmental Store

OTHER AMENITIES

STP
WTP
DTH

Note: All amenities mentioned above will be executed as per the feasibility. VGN reserves the right to amend / modify as per the site conditions.

Site Plan





(Plan not to scale. Only indicative)

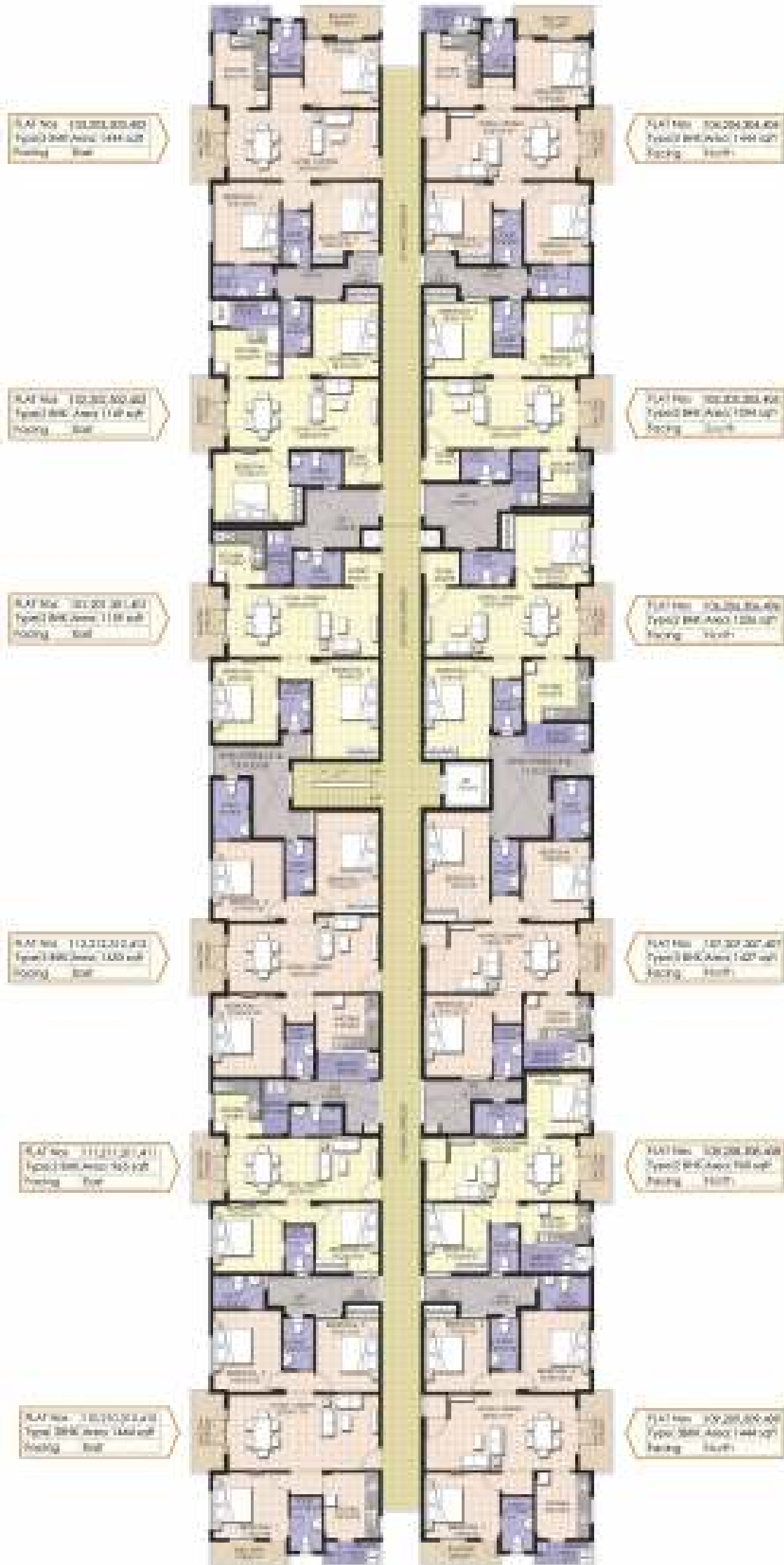
Specifications

- RCC framed structure with earthquake resistant design
- Vitrified floor tiles for living, dining, all bedrooms & kitchen
- Anti-skid floor tiles in bathrooms
- SS handrail for staircase
- Toughened glass railing with SS top for balcony
- Granite in staircase
- Wooden panel door with Architrave for main doors
- Wooden flush doors for internal doors
- Premium UPVC glazed door with grill for French door
- Premium UPVC sliding windows
- Premium CP fittings
- Premium white sanitary fittings
- Premium Modular switches
- Power back-up, 300 Watts for 1BHK, 500 Watts for 2 & 3 BHK
- Provision for TV, telephone points in living and master bedroom
- Air-condition power point provision in living, dining and all bedrooms
- Security Intercom Provision

Payment Schedule

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

Floor plans











FAQs

1. Where is VGN Temple Town located?

VGN Temple Town is located in Thiruverkadu, opposite to Bus Terminus.

2. What is the distance from Ambattur OT/ CMBT (Chennai Mofussil Bus Terminus) / Avadi?

VGN Temple Town is 5 kms from Ambattur OT, 9.5 kms from CMBT, 5 kms from Avadi & 8 kms from Ambattur Estate, 20 kms to Airport, 5 kms from Poonamallee, 5 kms from Porur and 10 kms from Anna Nagar.

3. Is VGN Temple Town on the main road?

Yes.

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

VGN Temple Town is within easy reach of educational institutions, hospitals, etc.

Schools & Colleges: RMK School & Saveetha Pupil within 1 km, 1.5 kms from ACS College and Hospital, 2 kms from Sindhi College, 200 mts from Ramakrishna Vidya Mandir, 4 kms from Apollo College, 2 kms from SA College.

Hospitals: 2 kms from Apollo Hospitals, 1.5 kms from Saveetha Dental, 0.5 kms from Gayathri Hospital.

5. What is the total land extent?

VGN Temple Town is spread over 7.2 acres of land area.

6. How many Blocks are there in VGN Temple Town?

12 Blocks (A to L), a Club House and a Retail block.

7. How many floors does each residential block have?

Stilt + 4 floors.

8. How many units are there in VGN Temple Town?

524 units.

9. What will be the number of 1, 2 and 3 BHK apartments in VGN Temple Town?

1 BHK - 108 Units

2 BHK - 144 Units

3 BHK - 272 Units

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

No.

11. Is it a gated community?

Yes.

12. Does the land have clear title deeds?

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

13. Can we verify the original documents before booking?

No. But an acknowledgement on possessing the original documents from ICICI bank could be shown.

14. Has VGN Temple Town obtained approval from CMDA?

Yes. Building Permit No.494/2012-2013/, dated 15.03.2013

15. Is there any differential pricing based on the floors?

No.

16. Has VGN Temple Town been approved by all major financial institutions?

Yes, VGN Temple Town has been approved for home loans by Major Banks and Financial institutions like Axis Bank, ICICI, HDFC, LIC and India Bulls.

17. Can I make 100% down payment? If so what will be the percentage of discount?

No. Payment will be accepted as per the stages only.

18. What is the maintenance charge?

We will collect a sum of ₹2.50 per sq. ft. on the basis of total saleable area. Maintenance charges for first one year has to be paid in advance, during the flat handover.

19. What amenities will be provided in VGN Temple Town?

A modern 16,700 sq. ft. Club House that includes Aerobics, Gym, Swimming Pool, Party Hall, Snooker, Table Tennis, Yoga Hall, Indoor Games, Library, Multipurpose Hall, Play Station, Kids' Play Room, Cinema Suites. **Retail amenities:** Food Court, ATM, Pharmacy, Clinic, Salon Spa, Departmental Store.

20. Is there any membership charge / any other charges to use the clubhouse?

Yes. Membership fee is included in your payment schedule in your construction agreement. Most of the facilities will be free to use. Only some facilities like Multipurpose hall and movie screening will be on chargeable basis.

21. Who owns the Club House?

All the flat owners of VGN Temple Town will jointly hold the ownership of the Club House.

22. What about security?

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

23. What is the ceiling height at VGN Temple Town?

The floor to floor top height is 3.05M.

24. Is the building earthquake resistant?

Yes.

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

Only Limited customization may be allowed as per the feasibility and as per the terms and conditions in the agreement.

26. Will the Power connection be 3 phase or single phase?

3 Phase Connection is provided.

27. Does VGN Temple Town come under city limit or panchayat limit?

VGN Temple Town comes under CMDA limit and Thiruverkadu Municipality.

28. How many lifts provided per block?

One lift per block and two lifts in L Block.

29. What is extent of land allotted for OSR area?

As per CMDA requirement, we have allotted 10% of the land as OSR.

30. Do you provide individual overhead tank for each apartment?

No, but each block has an overhead tank.

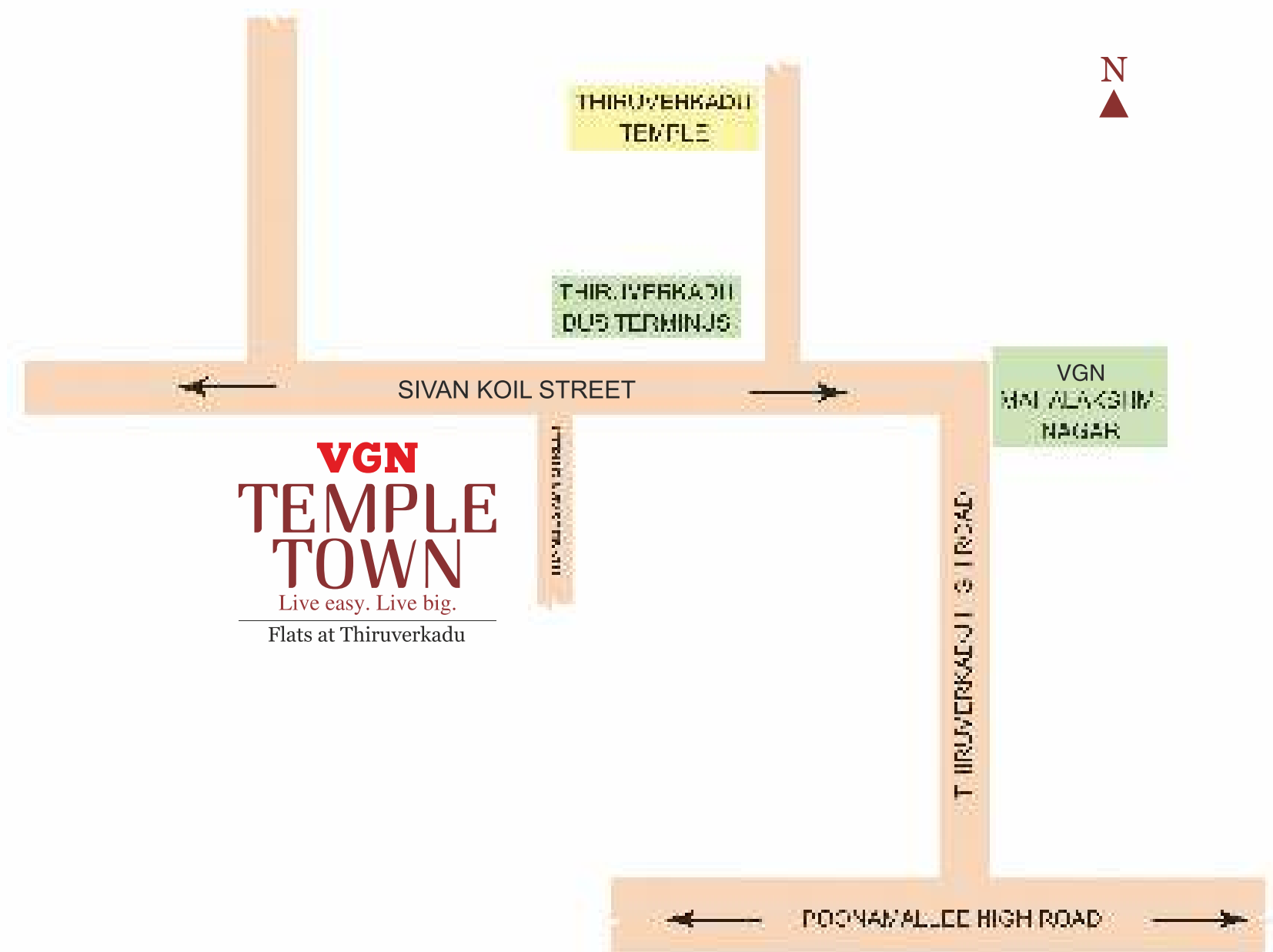
31. What is the total percentage of Common Area?

23.20%.

32. What is the size of car parking?

2.5M X 5M approximately.

Route Map



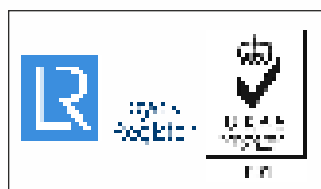
VGN Advantage



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 9001:2015 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.

About VGN

VGN is a multi-million dollar real estate company, headquartered in Chennai. Established in the year 1942, VGN has successfully carved a niche for itself in the ever-dynamic real estate industry for over 76 years. VGN is known as much for its beautiful, world-class homes, as it is for following best practices in the industry. It is not only ISO 9001:2008 certified but also an Integrated Management System (IMS) certified company by Lloyd's Register.

With over 20 million sq. ft. of residential projects under development and 50,000+ families living in our projects, 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. We have successfully delivered 6500 homes as of December 2017 and another 10,000 homes are in the pipeline. 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

CREATING ASSETS SINCE 1942

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VGN PROPERTY DEVELOPERS PVT. LTD.

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Nungambakkam, Chennai - 600 006.

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0012/2018**



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