



Dear All,

At the outset, we thank you for choosing our project and we always fervent to serve you.

In the legacy of six decades, Vijay Raja has completed 66 Lakh sqft with a well-built support from 4787 customers. In a step further, we are proud to present multi-level villas "Vijay Raja's Classic" in the motherhood of nature-Vandalur. Each villa is designed with exquisite elevation and highly optimized floor plan, Vijay Raja's Classic really brings you a Classic Lifestyle.

Vijay Raja's Classic has a scenic view of private picturesque garden makes an impeccable living. The contemporary designed state-of-art Clubhouse gives several reasons to flourish. Strategically located in the place with all amenities and greater access to anywhere in Chennai City.

***So start to live a classic life in Vijay Raja's Classic,  
Fly on your own!***



Chairman cum Managing Director



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## WHAT WE OFFER



We give special preference to a location of our project with regards to the mode of commute for a buyer from different location all across the city.



Security is paramount to us and so we ensure it is considered even before a design is carried out.



The highest quality of materials are utilized in building your home.



We are totally committed in bringing your dream home a reality.



We have a great affinity for Nature and for that reason we make sure a peaceful and scenary atmosphere with a lush green area is made available at all times around your dream home.



We ensure that every design from us has a taste of freshness and modern lifestyle to it.

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## PRE-SALES



The information you get from our marketing team about our properties is accurate, the reason being that we take our time to verify the veracity of all information before they put out to you.



You will enjoy our hospitality at every step of the way as part of the Vijay Raja family and you are also welcome to our premises any time of the year.



We have no firm belief in giving freebies and negotiations because we ensure to stick to our commitment made from the beginning.

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## SALES & AFTER SALES



We categorically explain the process of documentation.




We ensure that payment terms and milestones are clearly explained in advance with no confusion so our clients can make a payment on time.



Our Competent executives will be there with you at all steps of the way in the purchase process.



Client queries are addressed in the shortest possible time.

An aerial architectural rendering of a modern residential complex. The buildings are white, multi-story structures with flat roofs and large windows, arranged in a semi-circular pattern around a central area. The complex is surrounded by a dense forest of green trees. A paved road with a crosswalk is visible on the right side. The scene is illuminated by soft, warm light, suggesting a sunset or sunrise. A diagonal line with a gradient from teal to purple runs across the left side of the image.

Vandalur naturally portrays the green world where loveliness arises with a quiet walk of Mother nature will nurture one's mind, body and soul. The Green environment holds the key to our aesthetic, intellectual, cognitive and even spiritual satisfaction. The wind calls our wandering feet through our green world with birds surrounding us, where 1500 acres of forest and 30% more Oxygen.

# Master Plan



Total Villas 57

Villa Sizes : 1106sqft to 2465 sqft

Love & Live in the nature of motherhood  
and Breathe in all of nature's blossoms



Glossy view of your residence



Live the classic life





VILLA Type - 5B

Total Saleable Area : 1562 Sqft.

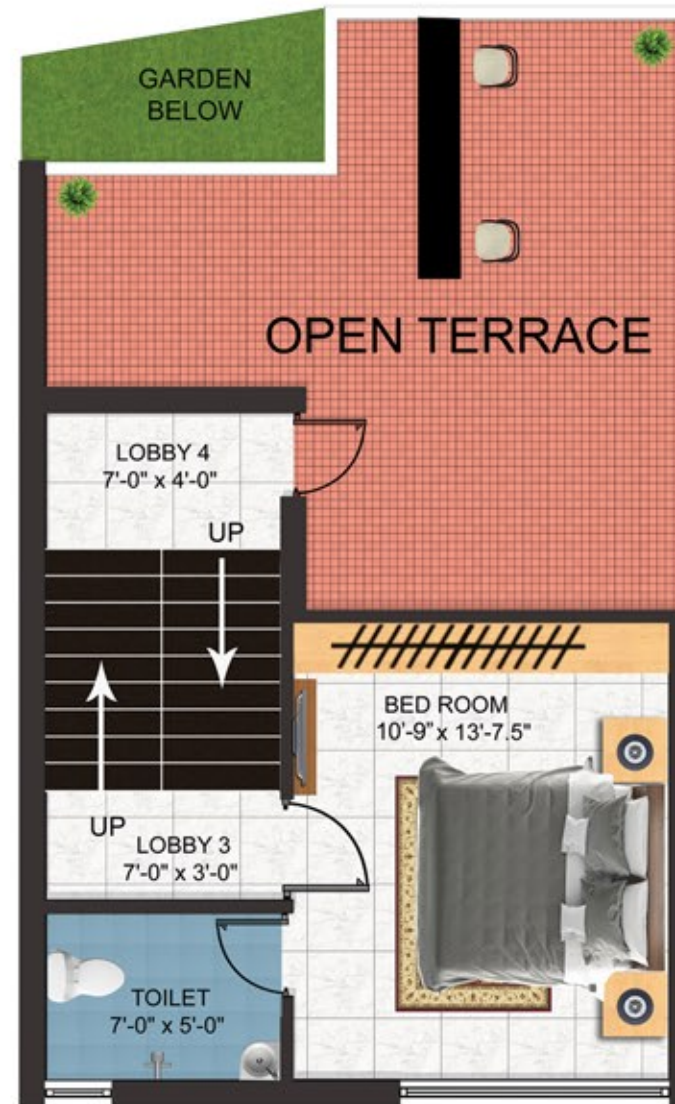
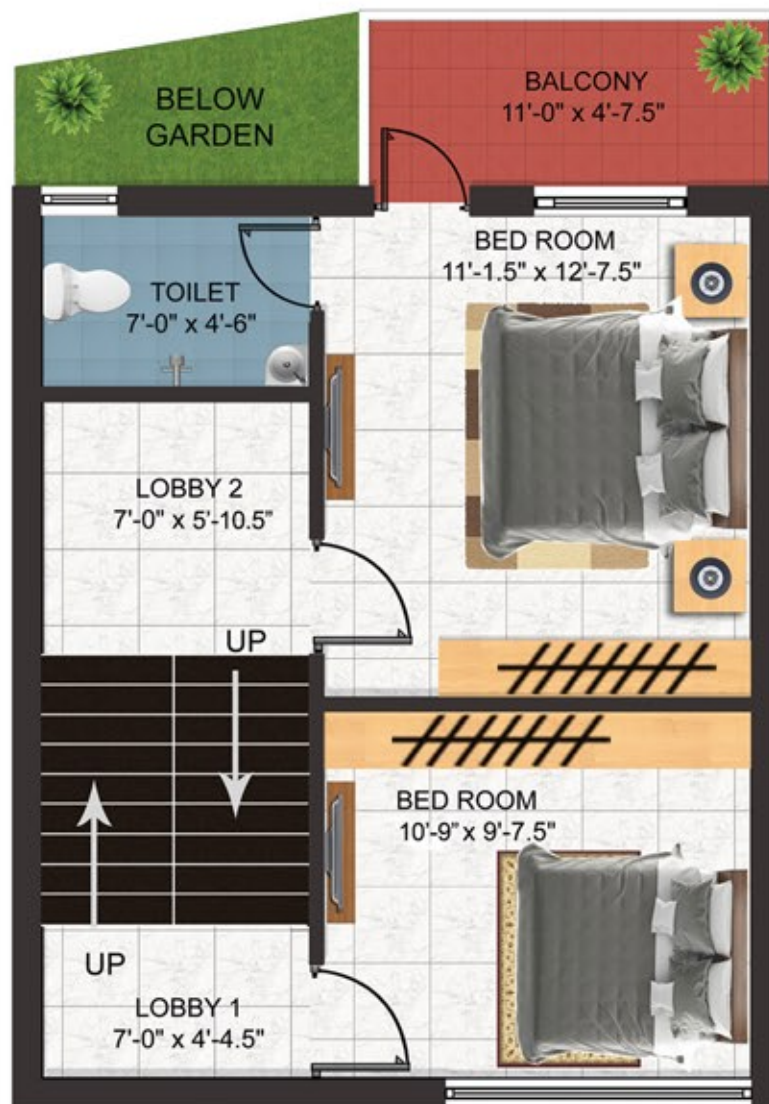
Ground Floor - Plan

First Floor - Plan

From Ground Level  
• Lobby 1 @ 5'-6" ft (ht)  
• Lobby 2 @ 10'-0" ft (ht)

Second Floor - Plan

From Ground Level  
• Lobby 3 @ 15'-6" ft (ht)  
• Lobby 4 @ 20'-0" ft (ht)



First Floor



Ground Floor



A dream to live



VILLA-16A

VILLA-17A

VILLA-18A

VILLA-19A

VILLA-20A

VILLA-21A

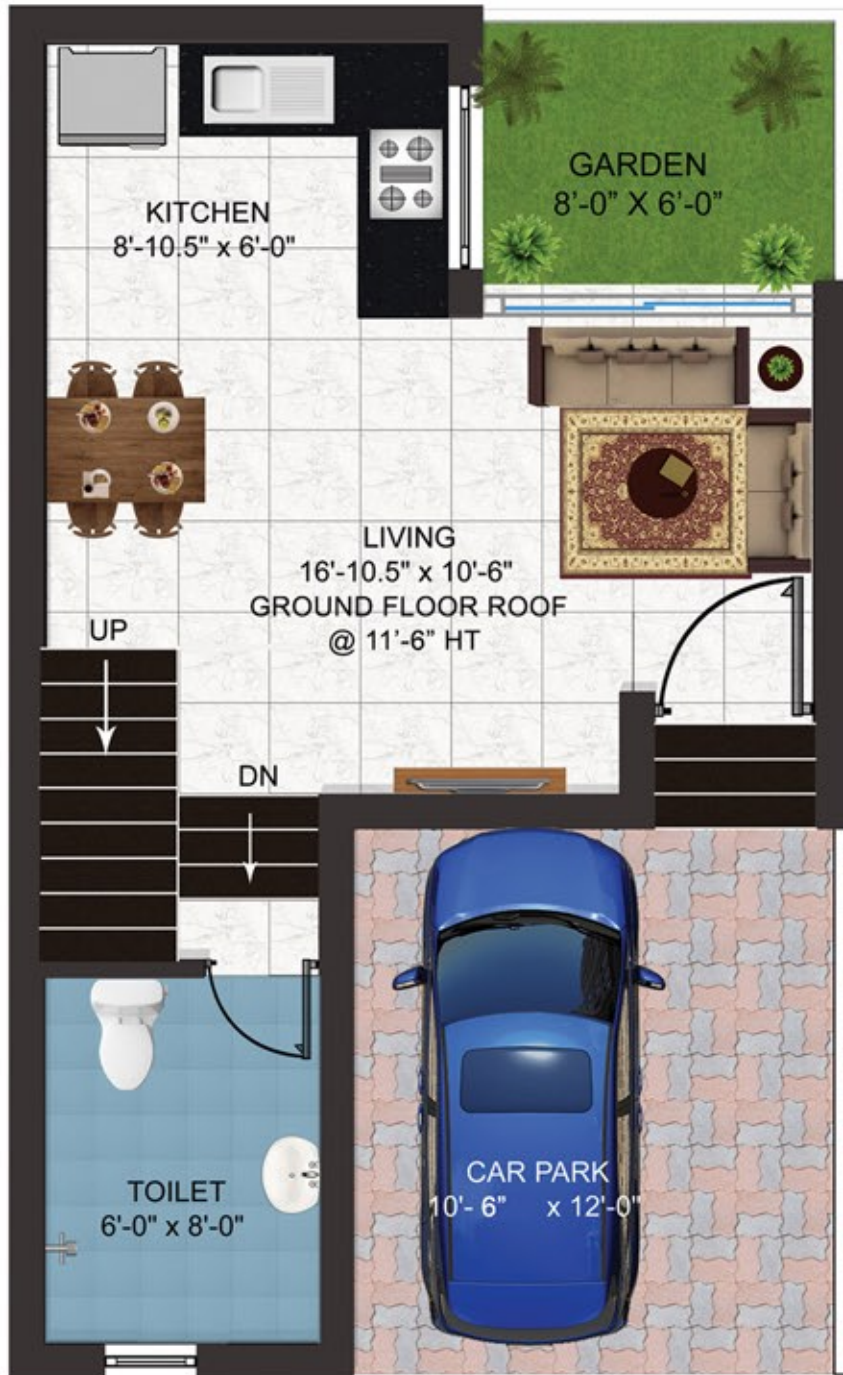
VILLA-22A

VILLA-23A

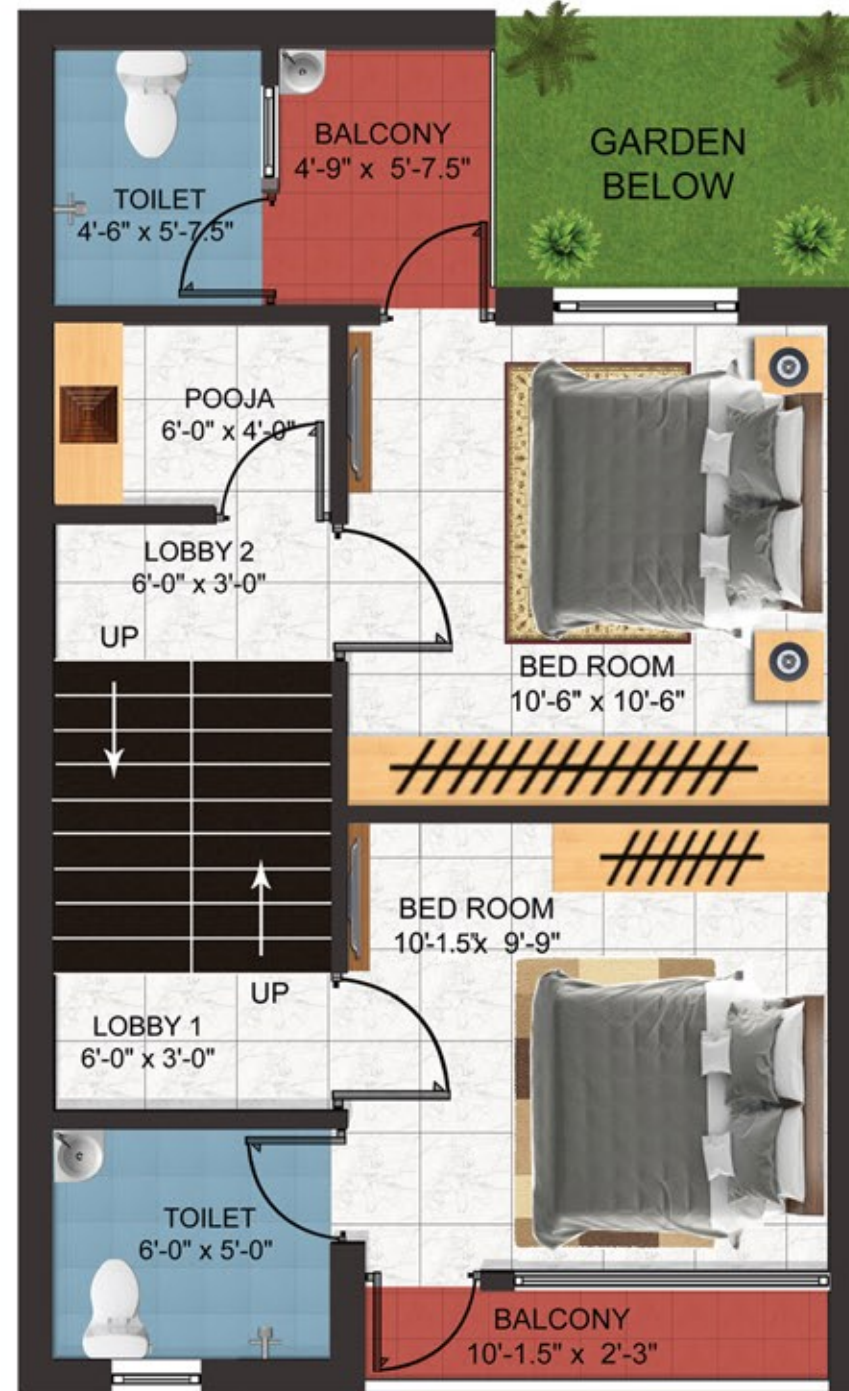
A starry night view makes you feel peace



Ground Floor - Plan



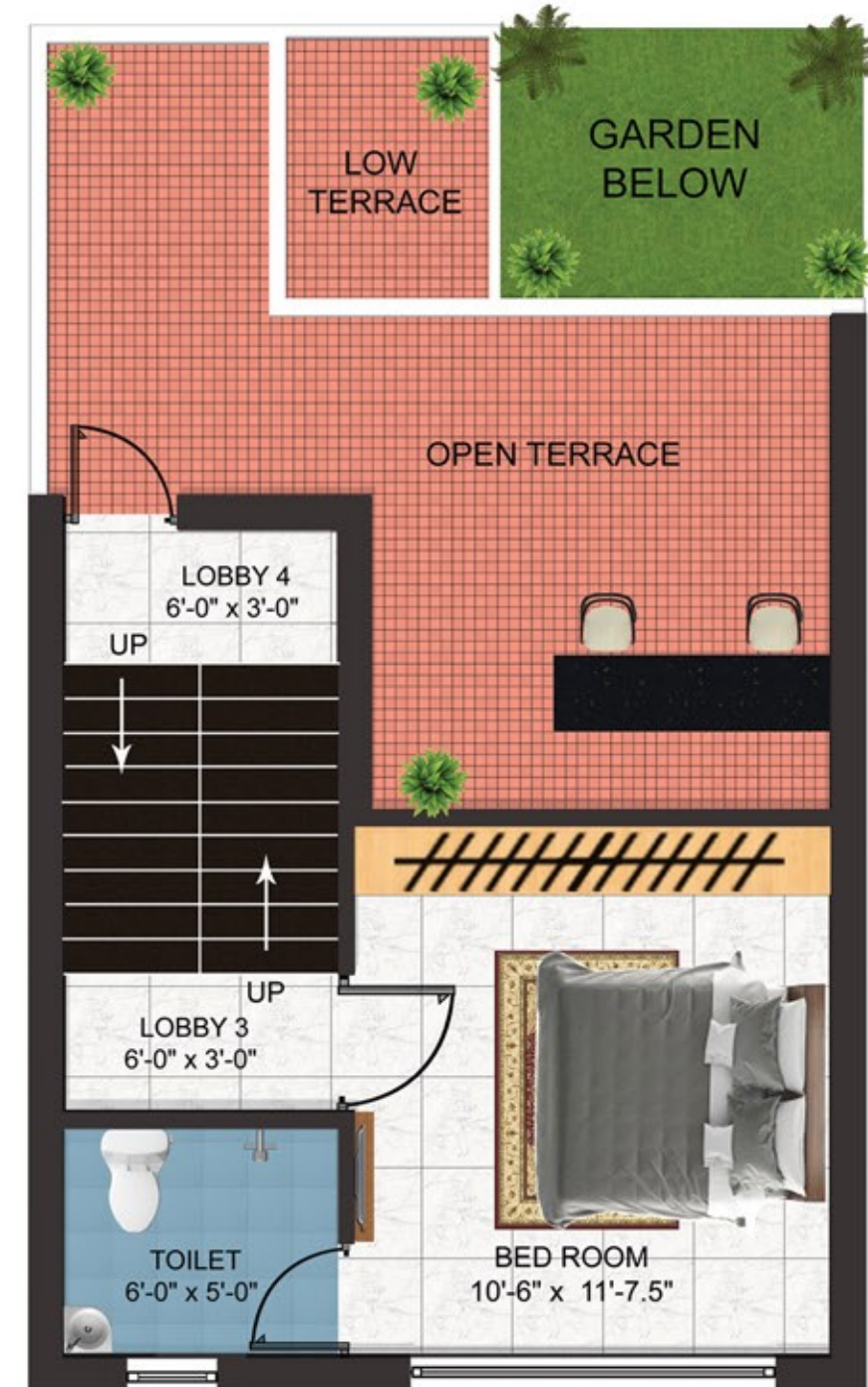
First Floor - Plan



From Ground Level

- Lobby 1 @ 6'-6" ft ( ht )
- Lobby 2 @ 11'-6" ft ( ht )

Second Floor - Plan

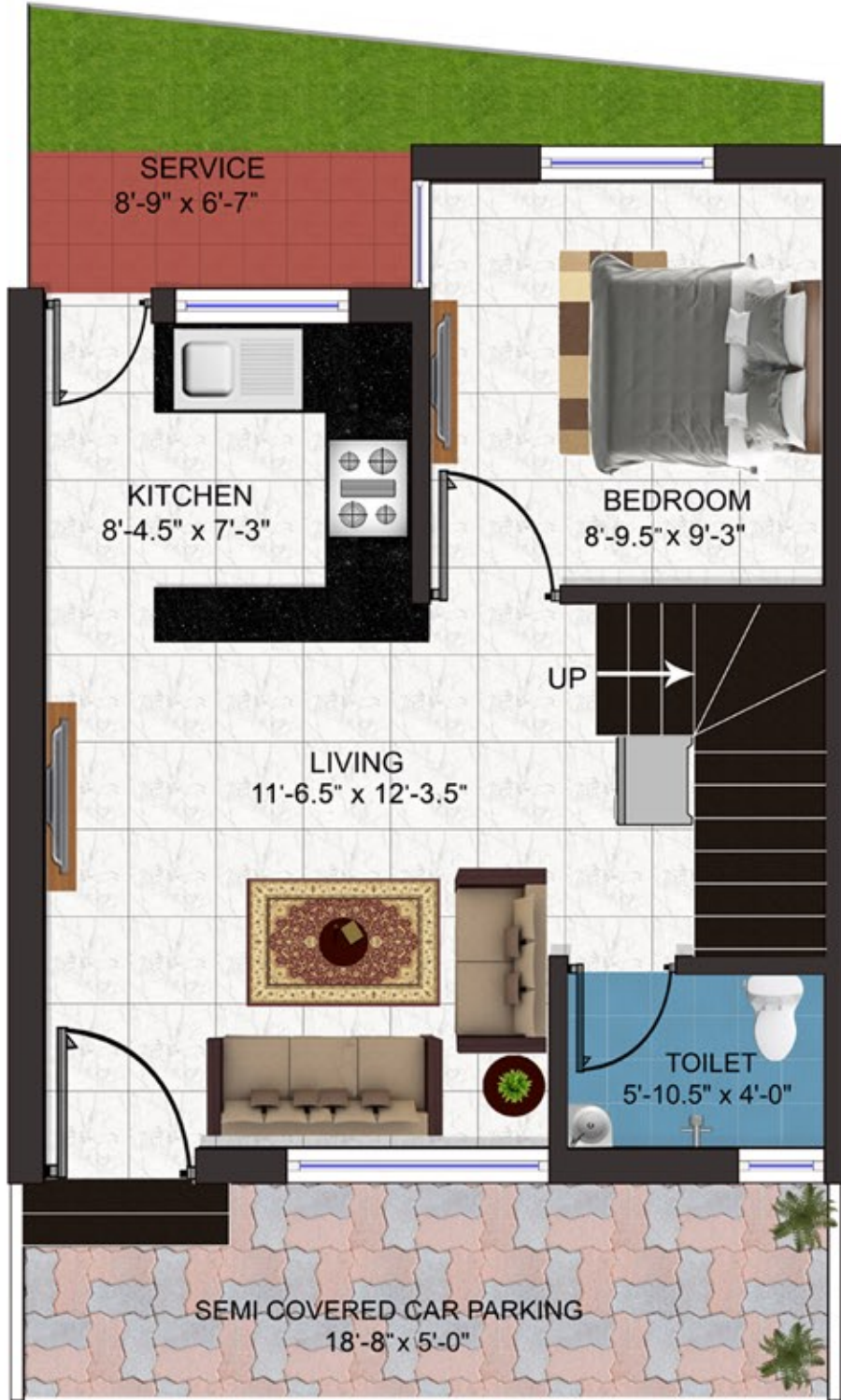


From Ground Level

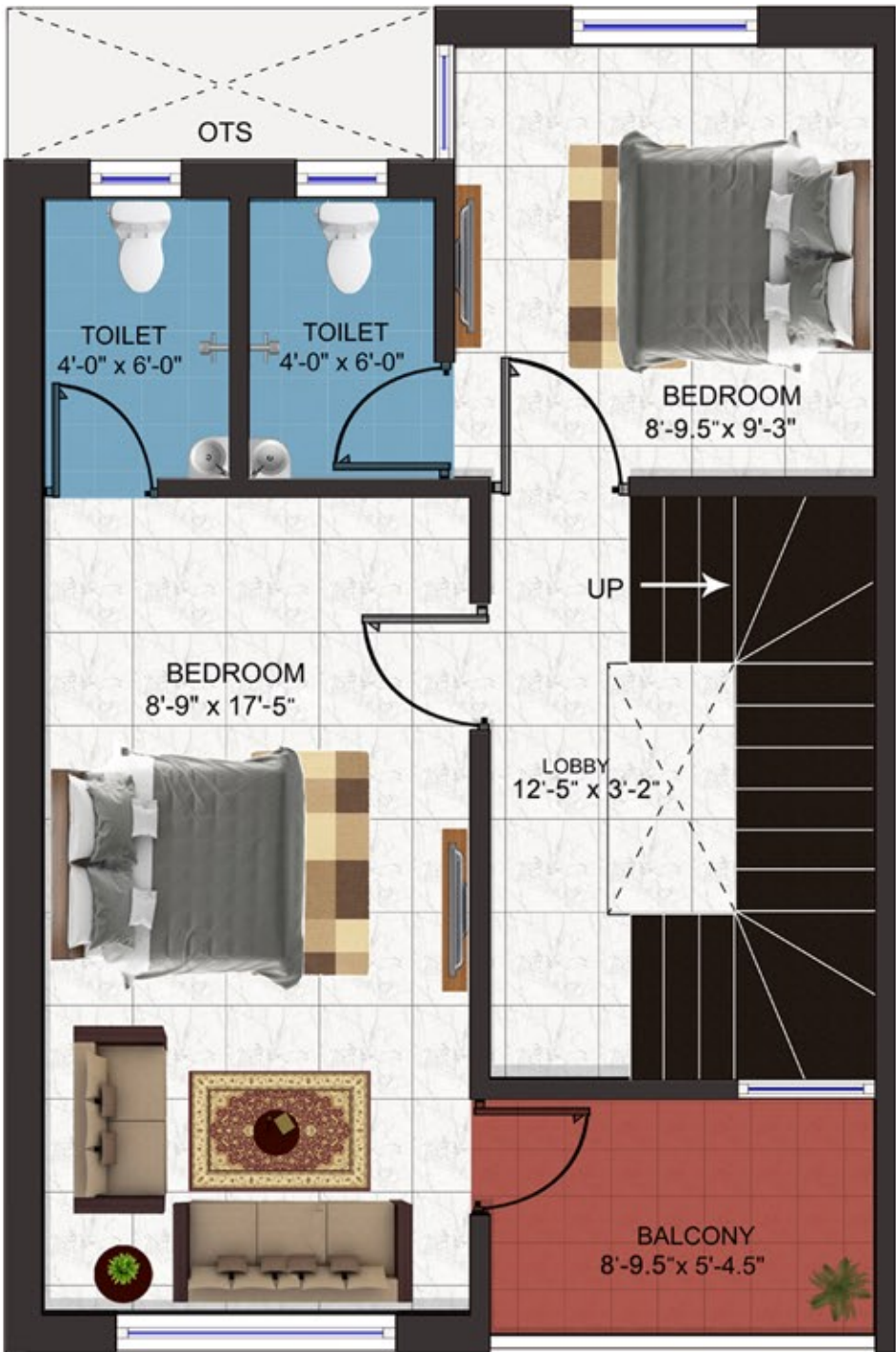
- Lobby 3 @ 16'-6" ft ( ht )
- Lobby 4 @ 21'-6" ft ( ht )



Ground Floor - Plan



First Floor - Plan



Villa - 19A

Total saleable Area - 2465 sqft

Ground Floor - Plan



First Floor - Plan



Isometric





Artistic Living space



Live in the place where your home extends into lush green private gardens





Magnificent master bedroom

Share the beautiful moments with your friends and families at roof top barbeque counter



The contemporary designed clubhouse gives you several options to flourish yourself

  
Dual Clubhouse

  
Gym

  
Mini Theatre

  
Community Hall

  
Indoor Swimming Pool  
with Paddle Pool

  
Outdoor & Indoor Games

  
Individual power backup

  
Individual RO system

  
Video door phone with  
CCTV Surveillance



A sumptuous and soothing sessions of clubhouse makes you to stay effortless and enjoying at well deserved time



Snooker



Squash



Badminton Court



Table Tennis



Play Station



The State-of-art gymnasium leads to the healthiest life



Exhilarate yourself with a dip in swimming pool and rejuvenate everyday



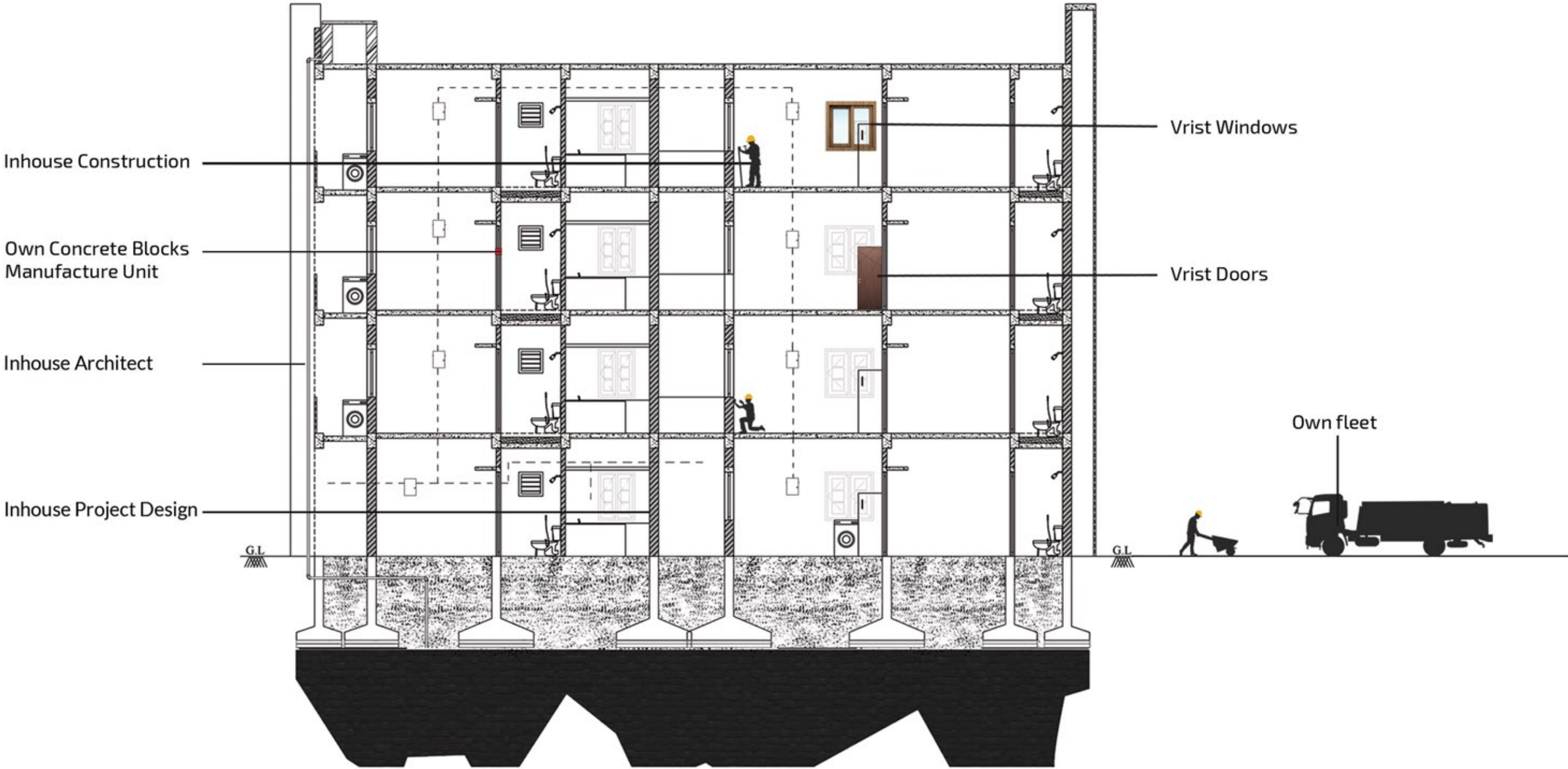
The real fascination is watching out the magic in snooker with the magic of the rolling ball



The great way to stimulate one's mental alertness, concentration, improving eye co-ordination while playing table tennis



# BACKWARD INTEGRATION



**VR** cost effective with improved efficiency and guaranteed supply / ontime delivery.

# FORWARD INTEGRATION



## Market Expertise

Location and proximity, Competitive analysis, Infrastructure and development, Amenities, Commutation/Transportation



## Deliver Performance

Project Positioning, Marketing strategy, Design, Digital Marketing, Execution

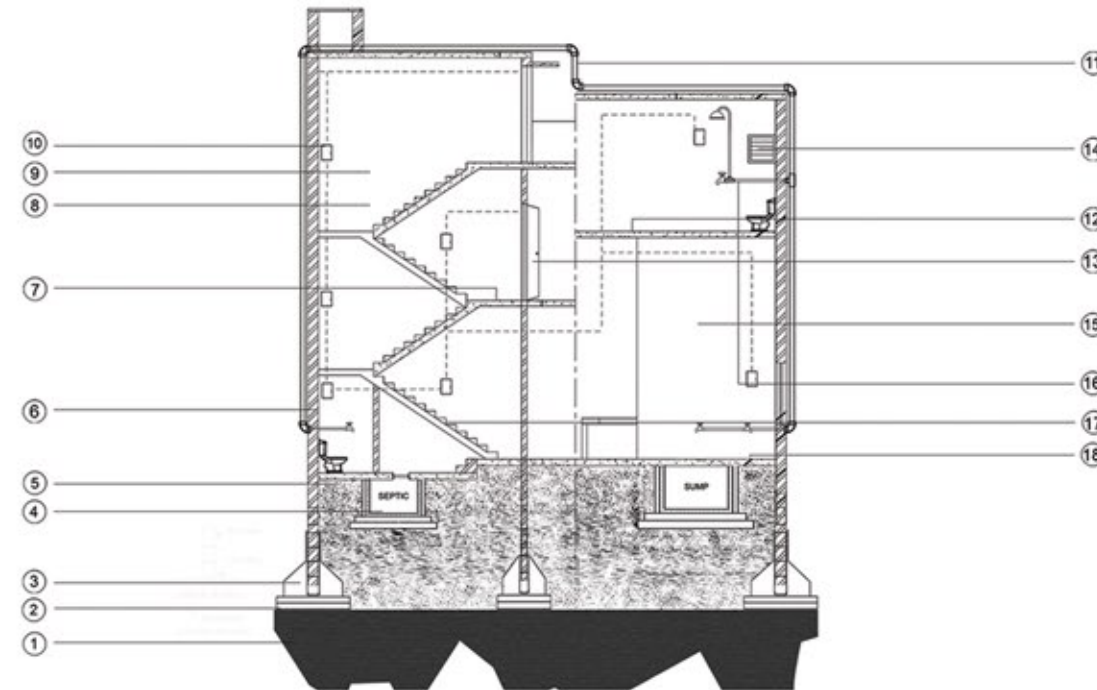


## Personalized Service

We always value our customers with a personalized service over sales, customer relationship and post sale.

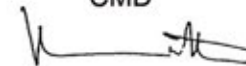


We are one among few builders in India who provides 16 drawings in the field of electrical, plumbing and civil for the future ease of the consumer, which reflects the confidence in our workmanship.



- ① → FOUNDATION: As per the Geotechnical investigation report, Isolated footing is recommended by structural engineer.
- ② → River sand filling for 6" thickness, under the PCC of M5 grade with 6" thickness as basement for footing.
- ③ → FOOTING: As recommended by structural engineer.
- ④ → SUMP / SEPTIC TANK: Both in RCC with double matt reinforcement covered by 6" block work all around the RCC wall.
- ⑤ → CONSOLIDATION: Layer by layer consolidation of earth / filling sand at the interval of every 1'6" height before starting the PPC work in basement to ensure proper compaction.
- ⑥ → STEEL: Fe 500 HYSD grade steel received / used only after checking the Tensile Test with report.
- ⑦ → COLUMN, ROOF & BEAM: RCC with M20 grade / as recommended by structural. Strengthening by providing 21 days proper curing. Every batch of concrete will be tested by cube & slump cone to ensure the strength, workability & water cement ratio of concrete.
- ⑧ → WALL: We use VR product of fine quality solid blocks with maximum compression strength & use stretcher bond as pattern.
- ⑨ → PLASTERING: Inner plastering done with diagonal & vertically along binding of concrete elements with block work by chicken mesh. Outer plastering done with verticality and water proof compound used to prevent dampness. Exterior walls are coated with exterior emulsion(Asian). Interior walls are coated with 2 coats of putty and 2 coats of Acrylic emulsion(Asian).
- ⑩ → ELECTRICAL: We provide more than adequate points. Wiring - (Havells (or) Indo Asian) and Switches - Modular (Roma or Equivalent)
- ⑪ → PLUMBING: We provide more than adequate points. External (Open) - PVC ISI standard & Internal (Concealed) - CPVC ISI standard as per route drawing of internal water supply & external water supply and soil waste drawing.
- ⑫ → TILE: Living & bed - floor tile 800mm X 800mm vitrified - Johnson / Asian. Bath & balcony & wet area 300mm X 300mm vitrified Anti slippery. Dadoing 300mm X 600mm ceramic. Diagonal, edges & spacing are maintained by spacer.
- ⑬ → DOOR: Laminated ply doors from VRIST (A unit of vijay raja group) with 5 years warranty.
- ⑭ → WINDOWS & VENTILATORS: UPVC from LG or equivalent.
- ⑮ → KITCHEN: Top will be granite, SS 304 grade sink.
- ⑯ → CP FITTING & SANITARY WARE: Single level concealed diverter, circular shower, plain bib cock with health faucet (Jaquar or equivalent) as per drawing. EWC wall hung with concealed cistern, corner or rectangular wash basin (Jaquar or equivalent) as per drawing.
- ⑰ → STAIR CASE: Tread (granite) with half round and riser (vitrified tile). SS 304 grade hand rail in necessary sides.
- ⑱ → CAR PARK: Eurocon tiles with gropper with necessary ramp.

CMD



# SPECIFICATIONS

## STRUCTURE

RCC framed structure, designed as per soil test report.

## CIVIL

Outer wall -	9" Solid block
Inner wall -	4.5" Solid block
Inner plastering -	CM 1:6
Outer plastering -	CM 1:6 (with water proofing)
Ceiling plastering -	CM 1:3
Water proofing in toilet -	Yes
Compound wall height -	5' Height
Loft provision -	One loft on each bedroom
Window type -	UPVC Sliding Window with plain glass & grill
Ventilator type -	UPVC Ventilator with pinned glass louvers

## PAINTING

Exterior painting -	Exterior emulsion (Ace or Equivalent)
Interior painting -	Putty with emulsion (Asian or Equivalent)
Grill paint -	Primer with enamel (Asian or Equivalent)

## CARPENTERING

Main Door Type -	Laminated MR frame & Solid core hard Flush Door (7' X 3'6" X 30mm)
Bedroom Door Type -	Laminated MR frame & Solid core hard flush door (7' X 3'0" X 30mm)
Toilet & Service / Balcony Door Type -	Laminated BWR MR frame & Solid core hard flush door (7' X 2'6" X 30mm)
Lock Type - Main Door -	SS lock handle with key
Lock Type - Bedroom & Service / Balcony -	Cylinder lock with key
Lock Type - Toilet Door -	Cylinder lock without key

## TILE

Kitchen top type -	600mm wide granite top
Flooring -	800mm X 800mm vitrified tiles & 100mm skirting
Toilet flooring / Balcony flooring -	300mm X 300mm anti-skid vitrified tiles
Toilet dadoing -	300mm X 600mm ceramic tile (upto ceiling height)
Kitchen dadoing -	300mm X 600mm ceramic tile (2' Height)
Car parking flooring -	300mm X 300mm car parking tiles
Staircase Tread -	Granite
Riser -	Vitrified tiles
Hand rail type -	SS 304 Grade

## ELECTRICAL

EB-	3 Phase
Chandelier in Living -	Yes
Power backup -	2KVA Individual Genset Power Backup
Video door phone -	Yes
Tv point provision -	TV point in Living, Each bedrooms & family lounge
Telephone point -	1 No in Living & 1 No in Master bedroom
AC Point provision -	Each bedrooms, living & family lounge
Exhaust fan Provision in toilet -	Yes
Exhaust fan Provision in kitchen -	Yes
RO point provision -	Yes (with RO unit)
USB charging port provision -	Yes (USB port in Living & all bedrooms)
Geyser point Provision in toilet -	Yes
Washing machine Point provision -	Yes
Switches -	Roma switches or equivalent/ABB switches
Wires -	Indo-Asian wires or equivalent

## CP FITTINGS

Brand -	Hindware or equivalent
EWC type -	White colour EWC wall hung with concealed cistern. (Parryware or hindware or equivalent)
Wash basin -	White colour wall hung rectangular type with pilar cock for dining & corner type with pilar cock for toilet
Cock type -	Single lever concealed diverter, one circular shower, one plain bib cock with health faucet in each toilet & washing machine provision with 2 in 1 bib cock
Sink type -	SS sink & Sink cock wall mounted long swivel spout

## PLUMBING

Inner plumbing -	CPVC pipe
Outer plumbing -	PVC pipe

## OTHERS

Gym Equipments	
a Treadmill -	2
b EFX -	2
c Weight Training -	Upto 10kg
Sump capacity -	12KL in each villas
Club House 1 -	12KL
Club House 2 -	12KL
Septic capacity -	8KL in each villas
Club House 1 -	8KL
Club House 2 -	8KL
OHT capacity -	1KL in each villas with ladder (G.I.)
Club House 1 -	1KL
Club House 2 -	1KL

## AMENITIES

a)Club House 1 Ground Floor -	Swimming pool with paddle pool Outdoor Badminton Court Park with kids play area
First Floor -	Community Hall Game room
Second Floor -	Gym Mini Theatre - 12 Seats Capacity
b)Club House 2 Ground Floor -	Table Tennis
First Floor -	Squash Play Station
Second Floor -	Pool Table
Grilled Court Yard -	Yes
CCTV Surveillance -	Yes
Barbecue counter in terrace -	Yes





Vandalur-Kelambakkam Road - 800 Mts  
 Vandalur - 3.5 Kms  
 Vandalur Railway Station - 4 Kms

VIT University Chennai Campus - 7.5 Kms  
 Tambaram - 9 Kms  
 Airport - 20 Kms

Mahindra World City - 20 Kms  
 Siruseri IT Park - 16 Kms  
 Oragadam Industrial Corridor - 23 Kms

**A** Anand Dakshina Murthy  
1 review



Recently came to know about Vijay Raja Classic project. I called the office, my parents went to the location, they were happy to see the Villas constructed in the place. Each and every villa is unique style from the plan. The Sales Consultant Pradeep Asokan gave me Highlights and Beauty of the project and Reason to choose Vijay Raja Classic. I have booked an Villa on this Project. I am very Delighted to own a Villa home through this Company



**M** Manoj A  
2 reviews



First impression is the best impression, they say.. I have got the best impression from Sales person (siva) when he explained the plan vividly as it can get. From the core to the end, he made us to visualize the house with his eloquent explanation. I liked their ideology of Quality over quantity. They are using the branded quality materials in the smallest of things to the entire house.



**P** Prabu Thangaraj  
1 review



Choosing a right home is a tough choice! Mr Sivaraj from sales team helped us to make a right decision to choose a villa from Vijaya raja classic. I am getting amazing support from Sivaraj even after booking a villa. Simply amazing. we are happy to choose vijaya raja classic.



# CUSTOMER SATISFACTION, THE GREATEST REWARD OF ALL



Classic RERA No: TN/01/Building/0147/2017 dated:27.10.2017

Classic Plus RERA No: TN/01/Building/0146/2017 dated: 27.10.2017

Classic Plus Plus RERA NO: TN/01/Building/0239/2018 dated 17.07.2018

**VIJAY RAJA'S APEX**

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**84 4000 4000**

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