

AMENITIES & SITE FEATURES



CCTV CAMERA



LIFT



GENSET



EV CHARGING POINT



GROUND WATER

**PREMIUM
3BHK FLATS
EAST TAMBARAM**

Sai DHARMIK

LOCATION MAP:



VGK

YOUR KEY TO HAPPINESS

OFFICE ADDRESS

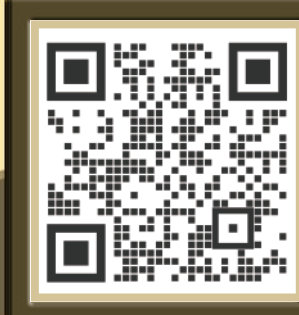
**NO,25, SECOND FLOOR, B.R.COMPLEX, DURAISAMY REDDY STREET,
WEST TAMBARAM, CHENNAI - 600 045.**

SITE ADDRESS

VGK SAI AVIGNA

**PLOT NO: 33, GANAPATHY COLONY , EAST TAMBARAM,
CHENNAI - 600059**

**SCAN FOR
SITE LOCATION**



GET IN TOUCH

7871023456

No, 25, Second Floor , B.R. Complex,Duraisamy Reddy Street,
West Tambaram, Chennai - 600 045

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www.vgkbuilders.com

STILT PARKING FLOOR PLAN

TYPICAL FLOOR PLAN - (F / S / T)

SPECIFICATION

NOTE - CAR PARKING ALLOTMENT CANNOT BE CHANGED



- STRUCTURE**
- Structural System :** RCC Framed Structure.
 - Masonry :** External walls 200 mm & Internal walls 100 mm.
 - Floor height :** Floor height (including slab) Will be maintained at 2950 mm.
- WALL FINISH**
- Internal walls & Ceiling :** Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion Paint.
 - Exterior walls :** Texture wall putty & 2 coats of Exterior Emulsion Paint with colour as per architect's design.
- Bathroom :** Ceramic tile up to 10 ft height of size 2' x 1'.
Kitchen : Ceramic wall tile up to 4 ft height of size 18" x 12" & above the counter top finished level.
- FLOOR FINISH WITH SKIRTING**
- Living, Dining, Bedrooms, Kitchen :** Somany Tiles of size 4' x 2'.
 - Bathroom :** 1' x 1' Anti Skid Tile with spacer.
 - Balcony & utility :** Anti Skid Somany Tiles with spacer of size 16" x 16".
 - Private open terrace (If applicable) :** Anuj tiles of size 1' x 1'.
- KITCHEN & DINING**
- Kitchen :** RCC Platform & Black Galaxy Granite with Granite Beading.
 - CP Fittings :** Sink wall mixer - Kohler.
 - Quartz Kitchen Sink :** Nirali / Prince.
- BALCONY**
- Handrail :** S.S Railing With Frosted Tuffon Glass.
 - Cloth drying provision :** Cloth drying hanger provided in any one balcony.
- BATHROOMS**
- Sanitary fittings :** Kohler.
 - CP fitting :** Kohler.
 - Attached & Common bathroom :** Concealed Tank Geberit With Wall Mounted closet - Kohler, health faucet, single lever diverter with rain shower.
 - Common wash basin :** Parryware box cabinet with Mirror.
- JOINERY**
- Main door :**
 - Wide & Fancy **TEAK WOOD** main door of size 900mm x 2025mm with & 40mm thickness
 - Ironmongeries like digital door lock system of yale / godrej, tower bolt, door viewer, safety latch, magnetic catcher, etc.
 - Bedroom doors :**
 - Good quality door of size 800 mm x 2025 mm with & 30mm thickness **VIOLET WOOD** Frame & Membrane Shutter/Laminated Door - AVT APEX .
 - Ironmongeries door lock system of yale / godrej, tower bolt, safety latch, magnetic catcher, door bush etc.
 - Bathroom doors :**
 - Good quality door of size 675 mm x 2025 mm with & 28mm thickness for WPC Door / Film Coated Door with waterproofing on inner side.
 - Ironmongeries like Mortise baby Latch Equivalent with out key, tower bolt, etc.
- WINDOWS**
- Windows :** UPVC Frame & Sliding shutter with see through Pinned Glass & MS Grill on Inner side (wherever applicable).
 - French door :** UPVC frame & doors with S.S Mesh & toughened clear glass without grill.
 - Ventilator :** UPVC frame of fixed louvered with MS Grill.
- ELECTRICAL**
- Power supply :** 3 - phase power supply connection.
 - Safety Device :** MCB (Havells).
 - Switches & Sockets :** GM Modular.
 - Wires :** Norwood.
 - TV :** Point in living room area, in any one bedroom & provision in other bedrooms
 - DATA :** Data Point in living room area.
 - USB :** Point in living room area & in any one bedroom.
 - Split - air conditioner :** Point will be given in living room area / dining area & in all bedrooms.
 - Foot lamp :** Provision in all bedrooms.
 - Exhaust fan :** Point will be given in all bathrooms & Kitchen.
 - Geyser :** Point will be given in all bathrooms .
 - Back - up :** Lift, Common Area & Each Flat -1kva.
 - Chimney / Water purifier :** Electrical Provision in Kitchen.
 - Video door Phone :** Each flat Main door.
 - Digital lock :** Each flat Main door.
- SPECIFICATIONS COMMON TO BUILDING COMPLEX**
- Lift :** Johnson Elevator of 6 - passenger automatic lift will be provided.
 - Name board :** Apartment owner name will be provided in ground floor & individual Name Board will be provided to each flat.
 - Lift fascia :** Granite cladding at all levels.
 - Lobby :** Entrance lobby with access control & Glass Doors.
 - Corridor & Staircase floor :** Granite flooring at all levels.
 - Staircase handrail :** S.S Handril.
 - Terrace floor :** Grano flooring / Anuj (Tile 1' x 1') Weather tile.
 - Terrace door :** Flim Coated Door.
- OUTDOOR FEATURES**
- Water storage :** Centralised UG sump.
 - Rainwater harvesting :** Rainwater harvesting site (5 feet depth).
 - Safety :** CCTV surveillance cameras will be provided in all around the building & Sperate camera for every floors lobby & terrace floor.
 - Driveway :** Grano flooring / Anuj (Tile 1' x 1').
 - Genset :** KOEL.

PAYMENT DETAILS

1) At the time of Booking	10%
2) At the time of Agreement (WITH IN 15 DAYS)	45%
3) On Completion of Foundation Work	10%
4) On Completion of CORRESPONDING FLOOR Roof Slab	10%
5) At the time of REGISTRATION	10%
6) On Completion of Plastering work	05%
7) On Completion of CORRESPONDING UNIT flooring work	05%
8) At the time of Handing over	Balance

AREA STATEMENT

S:NO	FACING	FLOOR	FLAT NO	BUILDUP AREA	UDS
1	NORTH	1st Floor	F1-3BHK	1650	542
2	NORTH	1st Floor	F2-3BHK	1704	559
3	NORTH	2nd Floor	S1-3BHK	1650	542
4	NORTH	2nd Floor	S2-3BHK	1704	559
5	NORTH	3rd Floor	T1-3BHK	1650	542
6	NORTH	3rd Floor	T2-3BHK	1704	559

with terrace access lifts



PREFERRED BANKERS

