

Marketed by: Chennai Property Service

Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

250TH
PROJECT

VGN
Aspire
Gardens

The World of Happiness!

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BUILD YOUR **HAPPINESS** THE WAY YOU WANT

Founded in 1942, VGN is a leader, visionary and a pioneer in the real estate business and stands out distinctly among its competitors. Headquartered in Chennai, we are one of the oldest and most trusted real estate companies, certified by ISO 14001:2004. Years of experience helped us create our own path by understanding our customer's desires and helped us improve their quality of life by providing them with the best projects. And this has helped us become a brand that customers deeply trust.



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VGN
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FIND YOUR BLISS IN OUR 69 VILLAS OF HAPPINESS!



Discover VGN Aspire Gardens in Avadi, where convenience meets comfort. With close proximity to Avadi Main Road, the railway station, Pattabiram Tidel Park, and all your daily necessities, this is the perfect place to call home. Seize the opportunity to own your dream villa in one of Chennai's rapidly growing residential neighborhoods. Begin your journey of happiness with VGN-today and forever.

SALIENT FEATURES

 <p>Thoughtfully designed 69 semi-independent villas, spread across 3.27 acres 2, 3 & 3.5 BHK</p>	 <p>Ground floor + First floor + terrace design structure</p>	 <p>Best in class clubhouse with 15+ amenities</p>	 <p>Personalized landscape garden for each house</p>	 <p>100% Vaastu compliant homes</p>
 <p>Underground EB connection</p>	 <p>Storm water drain with rainwater harvesting for the entire property</p>	 <p>Rainwater harvesting for every villa</p>	 <p>Individual borewell</p>	 <p>Individual Sump of 6000 Litres capacity</p>
 <p>Individual OHT of 1500 Litres capacity</p>	 <p>Well developed parks</p>	 <p>Tidel park at 3.5 kms distance</p>	 <p>Surrounded by prominent schools, colleges & Hospitals</p>	 <p>Bank loans facilitated</p>

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DISCOVER HAPPINESS IN EVERY AMENITY



VGN Aspire Gardens in Avadi is designed to provide a luxurious, stylish living experience and complete with a range of club-class amenities. Residents can look forward to a lifestyle enriched by daily wellness activities in our well-equipped play area, jogging track, cricket lounge, green lawn, and children's play area, among other facilities. The peaceful life here begins with our international-standard infrastructure and amenities. VGN guarantees that the best of life starts at Aspire Gardens, where a world-class amenities ensure your happiness and well-being every day.

CLUBHOUSE AMENITIES

- Swimming Pool
- Jacuzzi
- Lockers
- Multipurpose Hall (150 Pax)
- Buffet Area
- Table tennis
- Carrom
- Billiards
- Chess
- Play Station
- Gym
- Yoga
- Creche
- Home Theatre - 3 Nos - 80 / 40 / 30-Seater
- Library
- Meeting Lounge / Work Space

OUTDOOR AMENITIES

- Seater With Pergola
- Walking & Jogging Track
- Childrens play equipments
- Net cricket practice
- Landscape /Lawn

INFRASTRUCTURE AMENITIES

- Entry Portal with Gate
- Secured compound wall
- Security cabin
- Internal driveway with pavers
- Storm water drain
- Electrical Trench
- LED street lights
- Sewage treatment plant
- Provision of DG for common area

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VGN
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Gardens



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LIVING & DINING



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BEDROOM VIEW



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BEDROOM VIEW



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KITCHEN VIEW



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Phone: +91 96000 51444 | Email: sales@chennaipropertyse.com

SITE MAP



VGN
Aspire
Gardens

BLOCK - 1
 Marketed by: **Chennai Property Service**

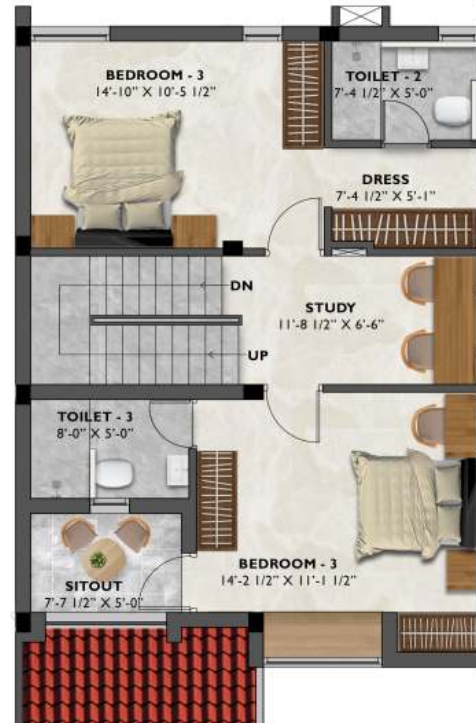
Phone: +91 96000 51444 | Email: sales@chennaiproperty.com



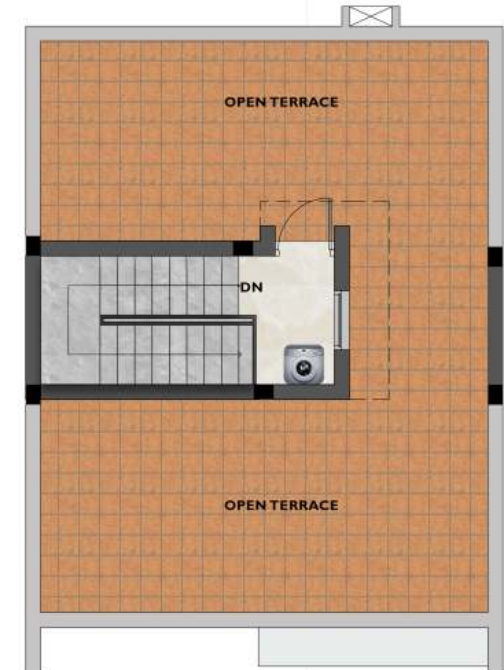
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
1	1	1244	1711	1783	948



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - I | Chennai Property Service

UNIT 2

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Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
1	2	1408	1629	1611	856



SITE CUM GROUND FLOOR PLAN

BLOCK - I | Marketed by: Chennai Property Service

UNIT 2
Phone: +91 96000 51444 | Email: sales@chennaiproperty.com



FIRST FLOOR PLAN

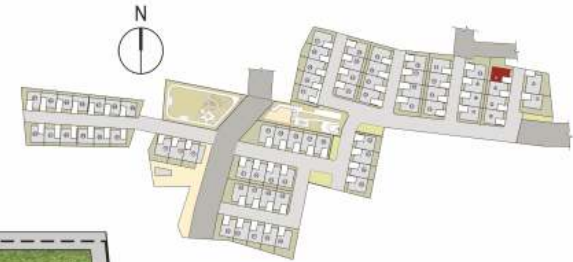


TERRACE FLOOR PLAN

Marketed by: Chennai Property Service

UNIT 03
Phone: +91 96000 51444 | Email: sales@chennaipropertyService.com

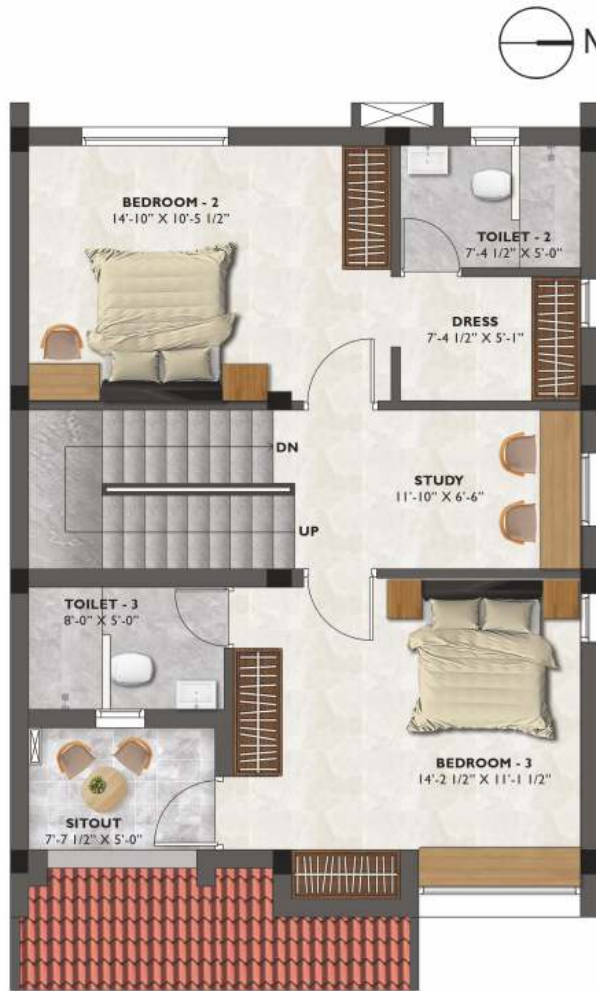
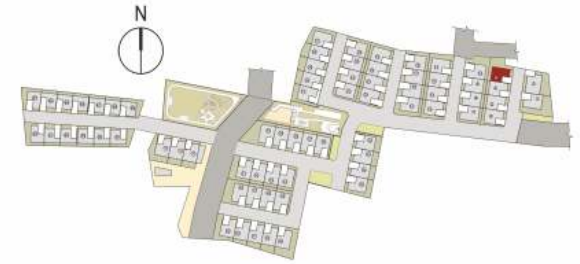
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
2	3	1254	1702	1435	763



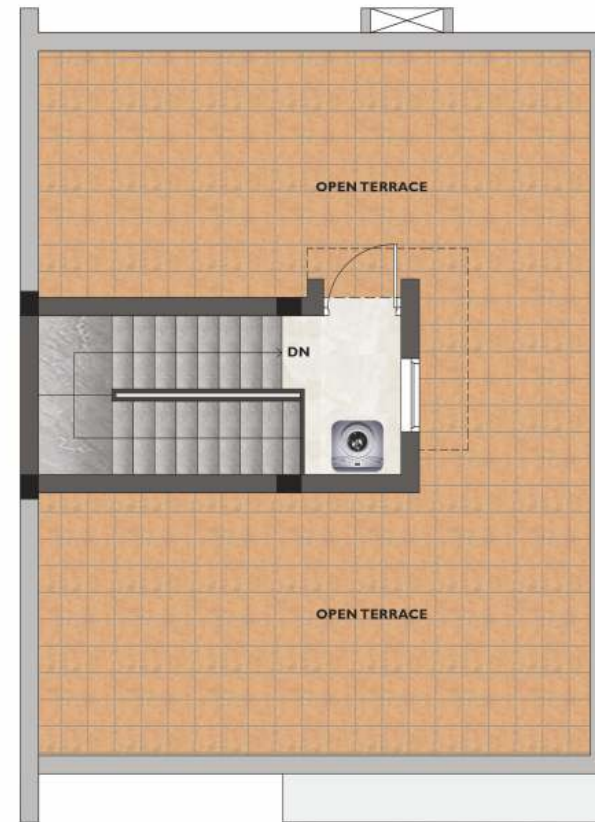
SITE CUM GROUND FLOOR PLAN

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FIRST FLOOR PLAN

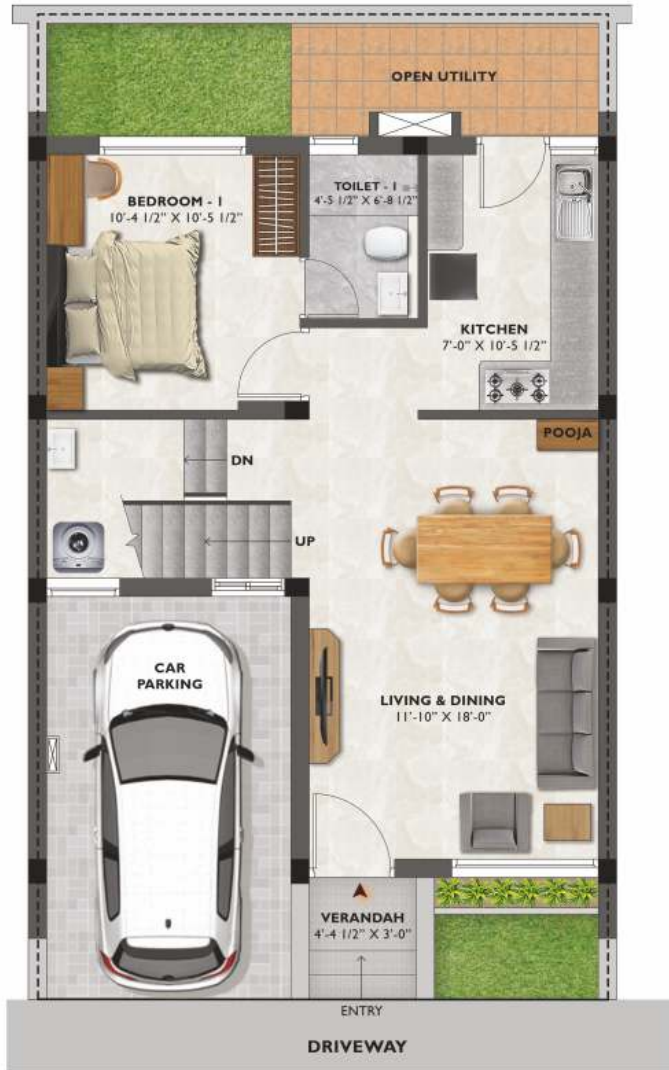
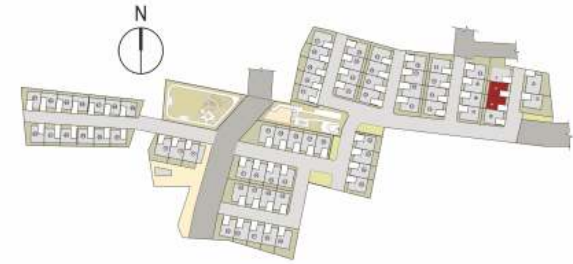


TERRACE FLOOR PLAN

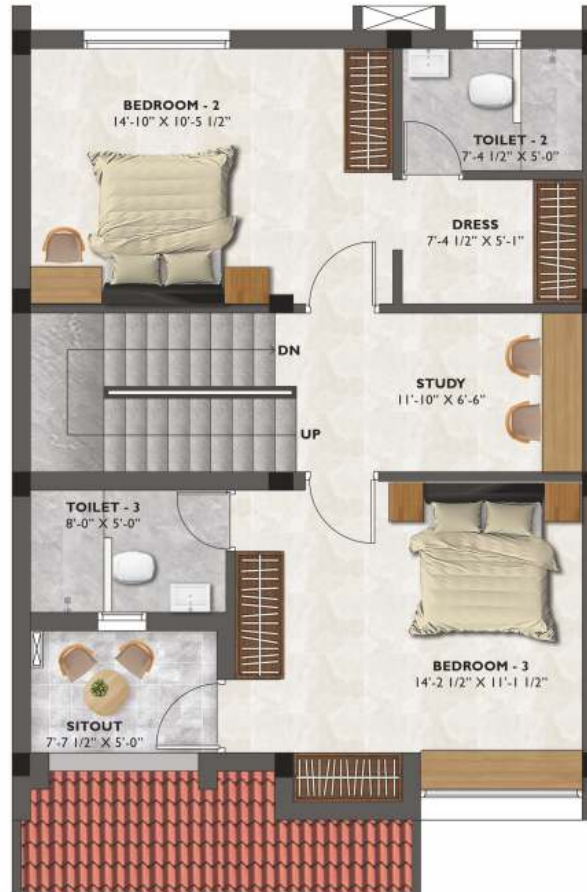
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Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

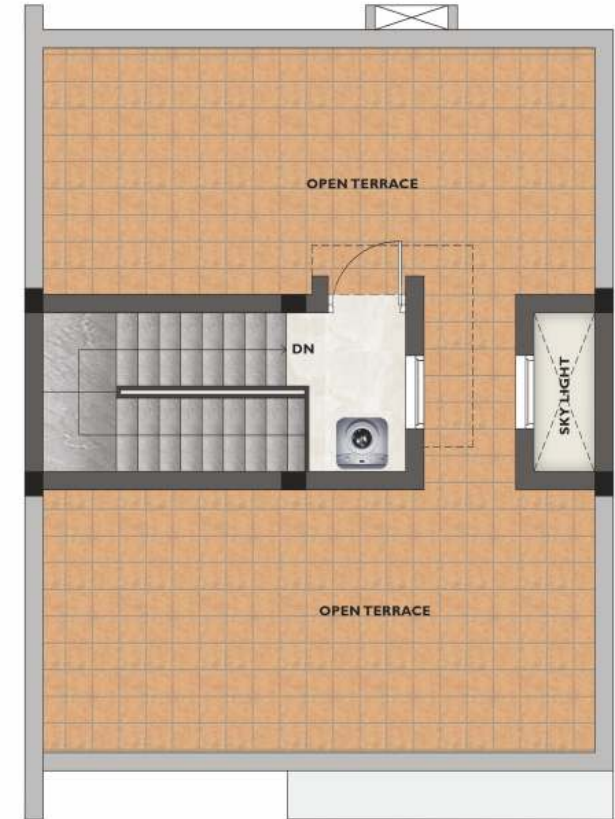
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
2	4,5	1254	1678	941	500



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

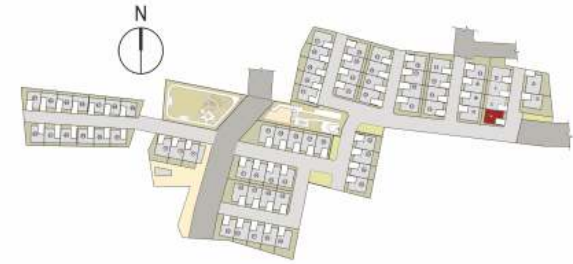


TERRACE FLOOR PLAN

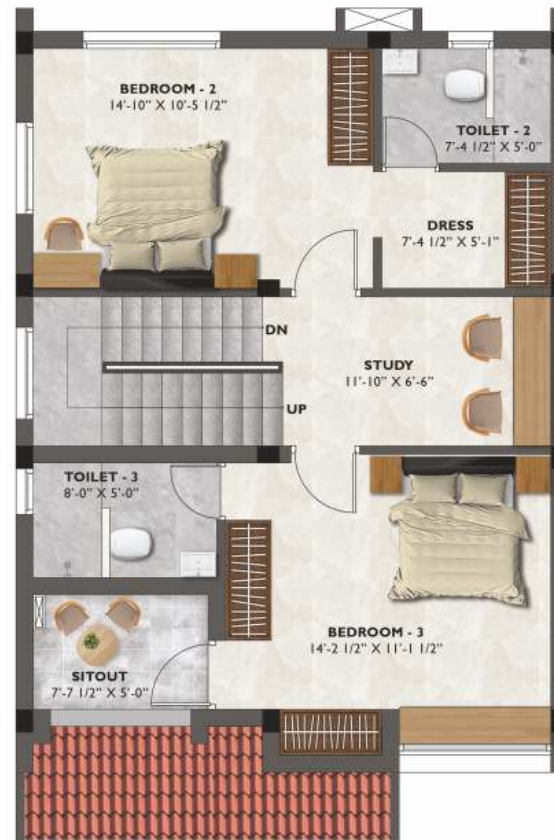
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UNIT 06 Phone: +91 96000 51444 | Email: sales@chennaiproperty-service.com

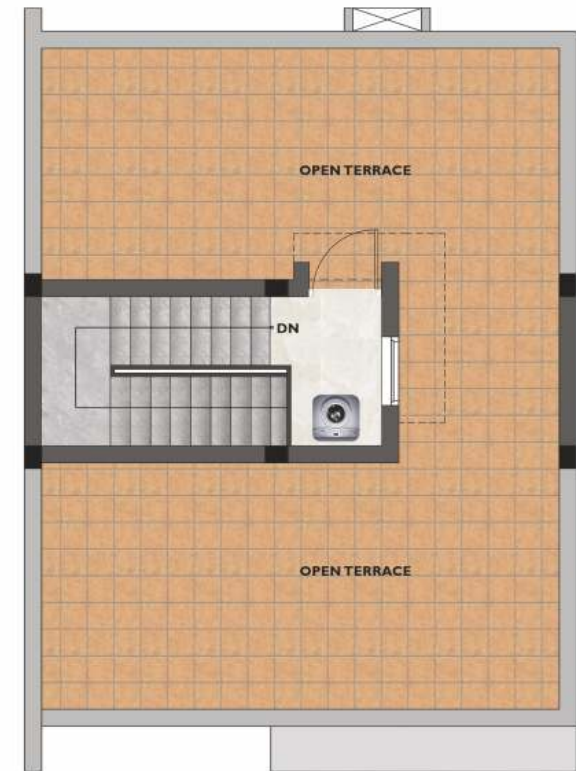
Block No.	Unit No.	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
2	6	1254	1702	1056	561



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

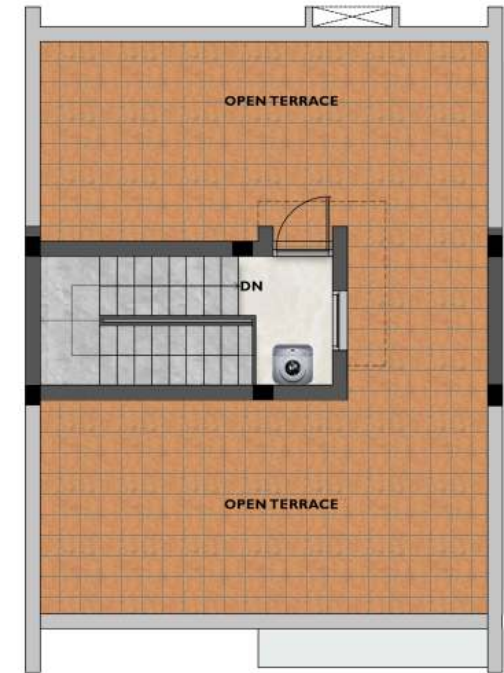
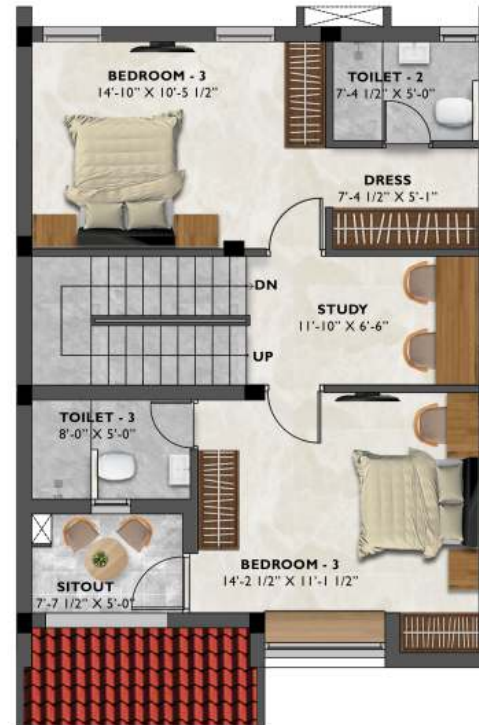


TERRACE FLOOR PLAN

Block 3 by: Chennai Property Service

Unit 7 Phone: +91 96000 51444 | Email: sales@chennaiproperty-service.com

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
3	7	1244	1688	1116	593



SITE CUM GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

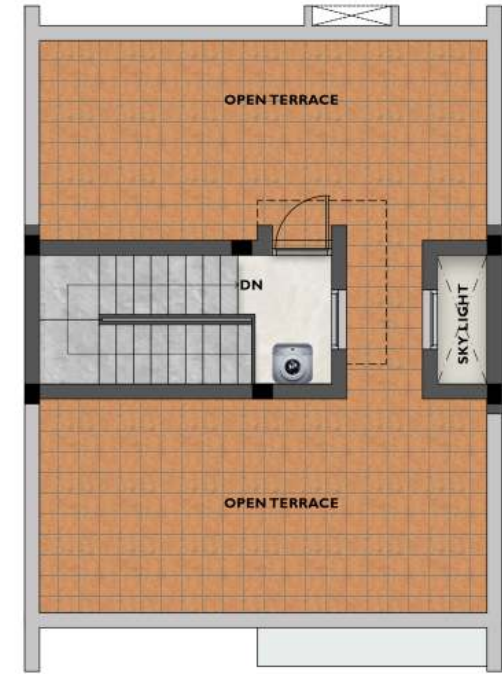
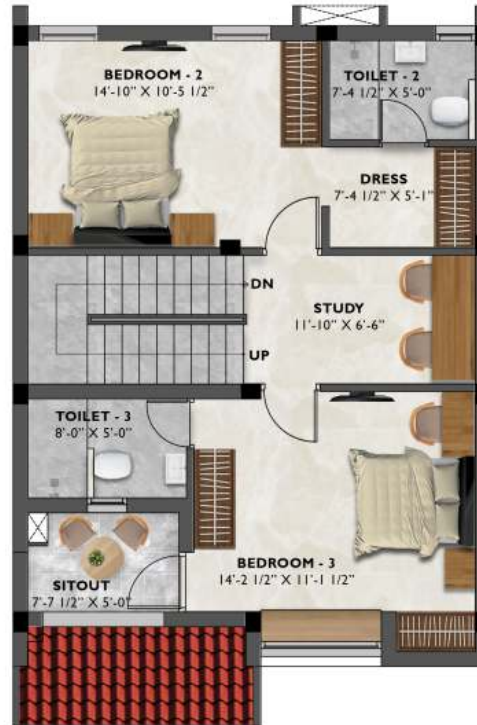
BLOCK - 3

Marketed by: **Chennai Property Service**

UNIT'S 8,9

Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
3	8, 9	1244	1664	941	500



SITE CUM GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

Marketed by: Chennai Property Service

Unit No: 10-91 96000 51444 | Email: sales@chennaiproperty.com

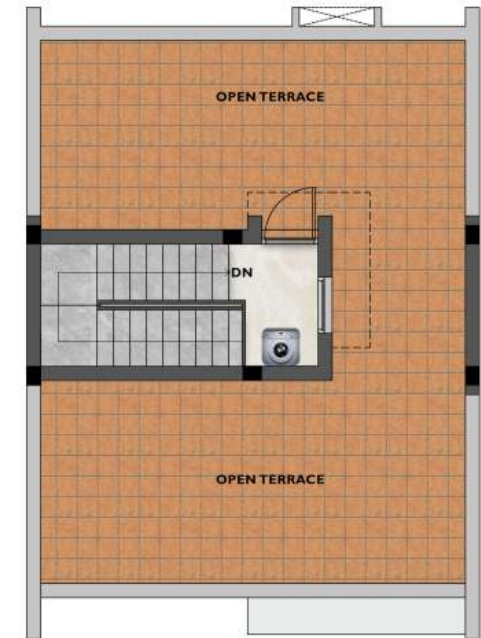
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
3	10	1244	1688	1436	763



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

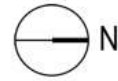
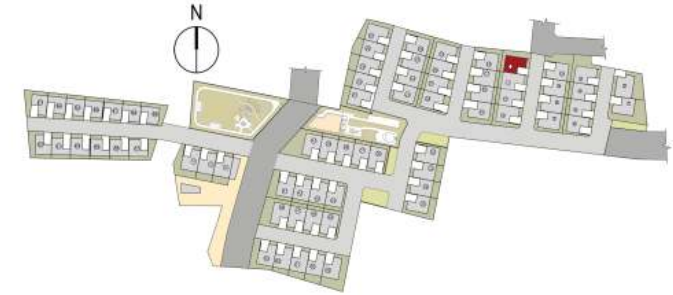


TERRACE FLOOR PLAN

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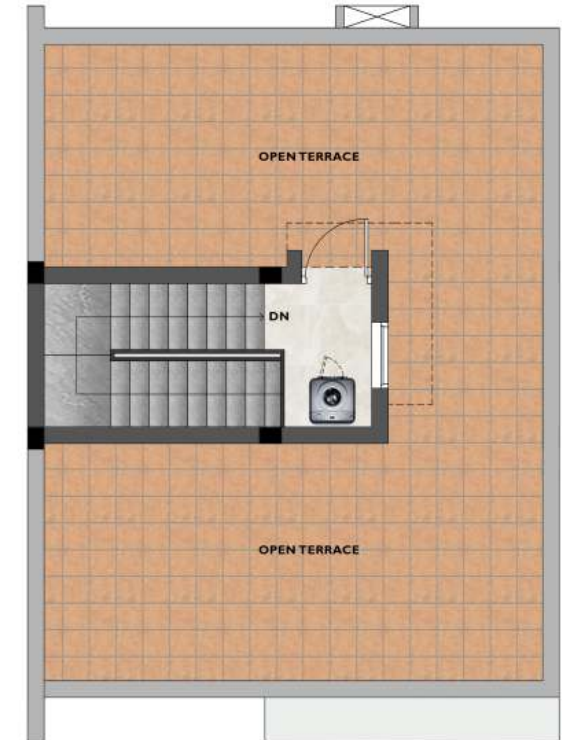
Block No.	Unit No.	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
4	11	1254	1702	1281	681



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



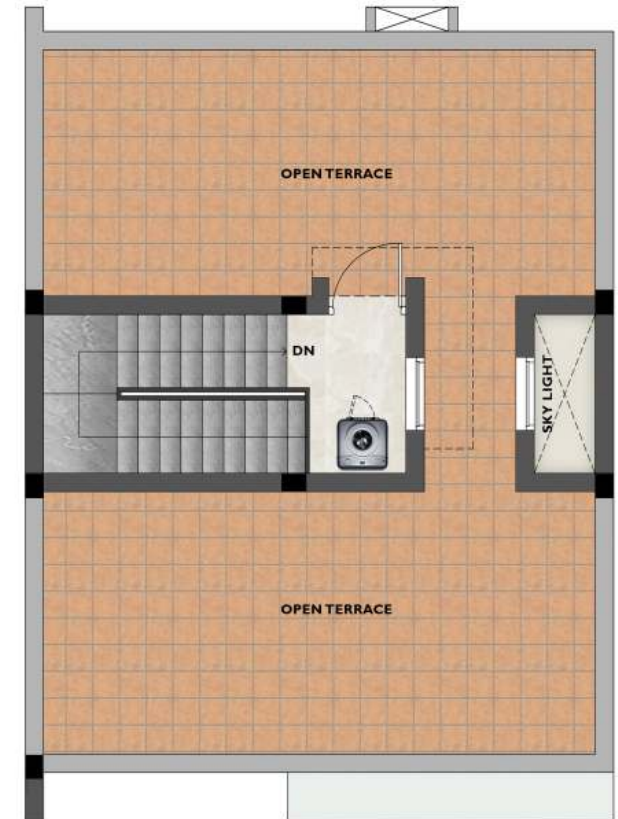
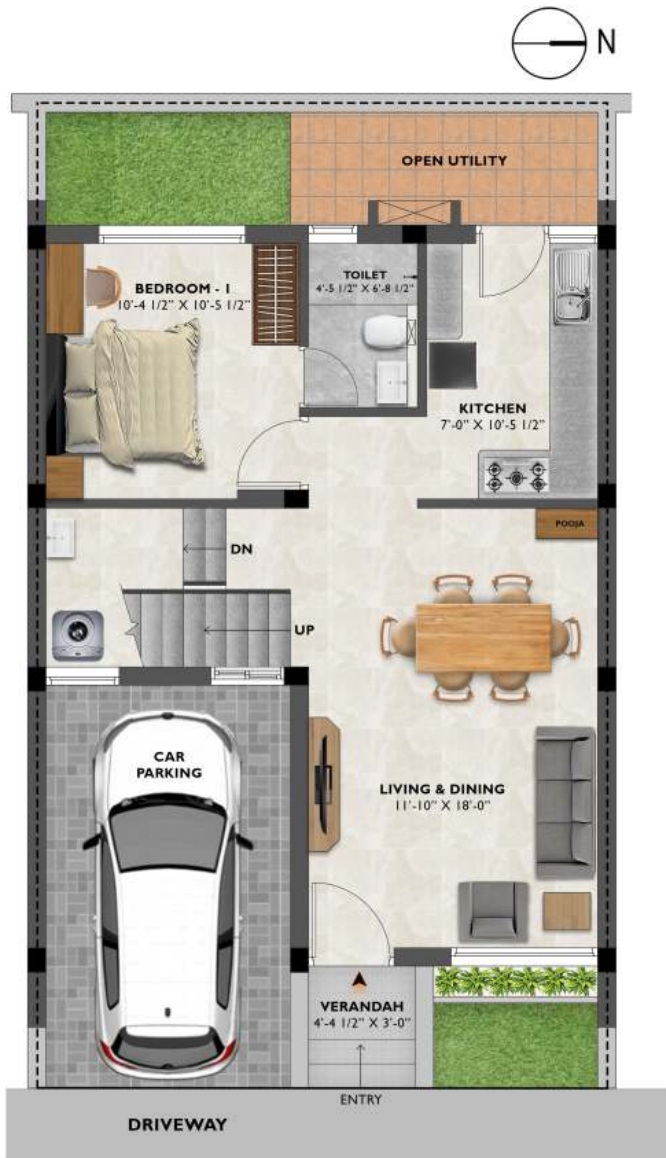
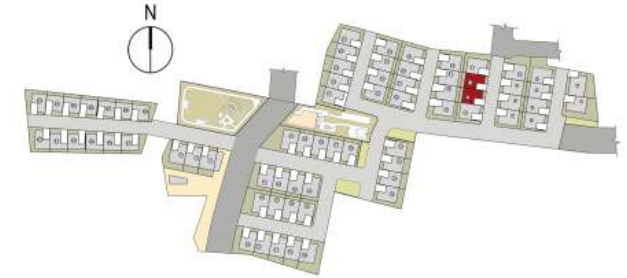
TERRACE FLOOR PLAN

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BLOCK - 04

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
4	12, 13	1254	1678	941	500



SITE CUM GROUND FLOOR PLAN

FIRST FLOOR PLAN

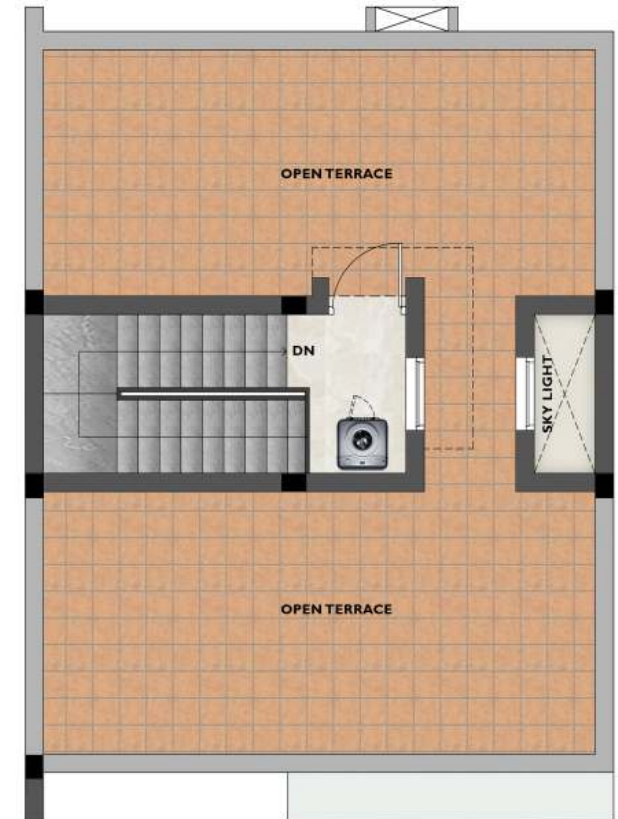
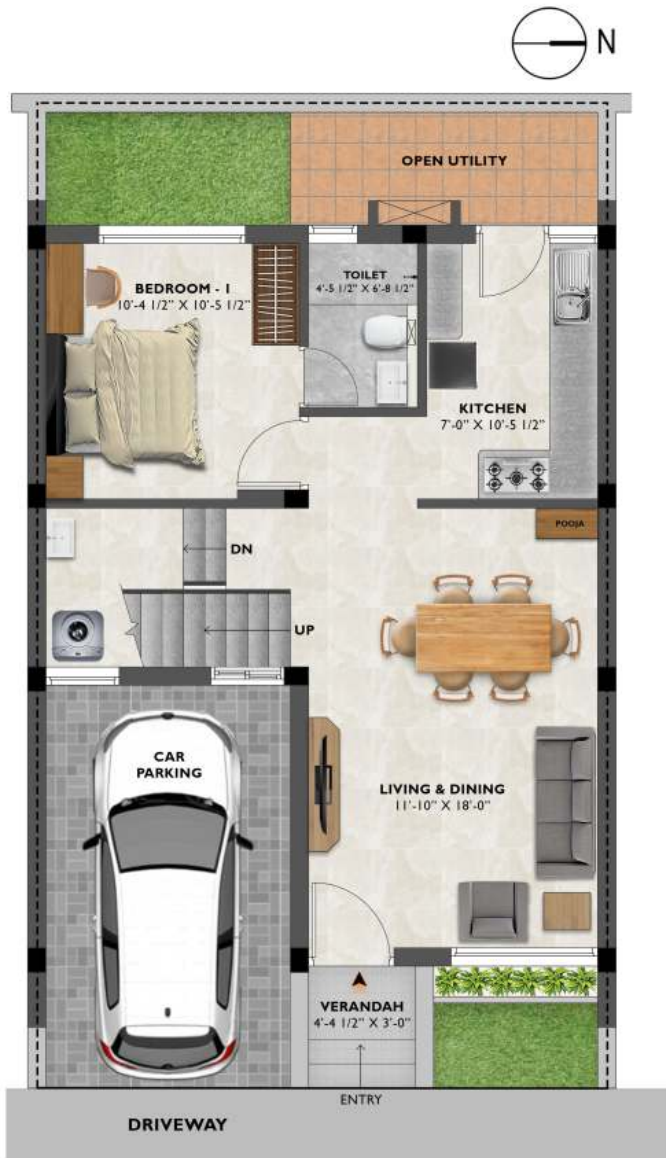
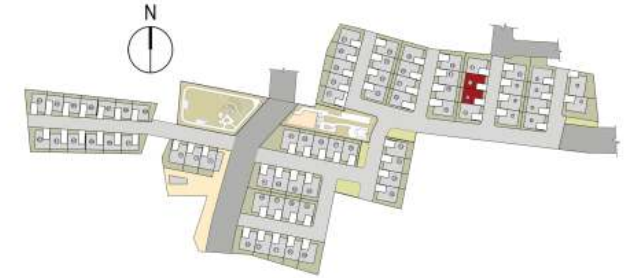
TERRACE FLOOR PLAN

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BLOCK - 04

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
4	12, 13	1254	1678	941	500



SITE CUM GROUND FLOOR PLAN

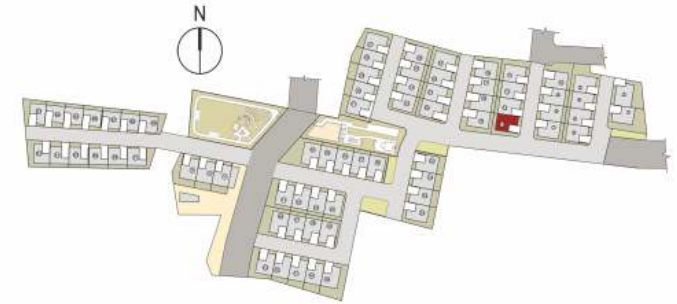
FIRST FLOOR PLAN

TERRACE FLOOR PLAN

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Unit 14 | Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

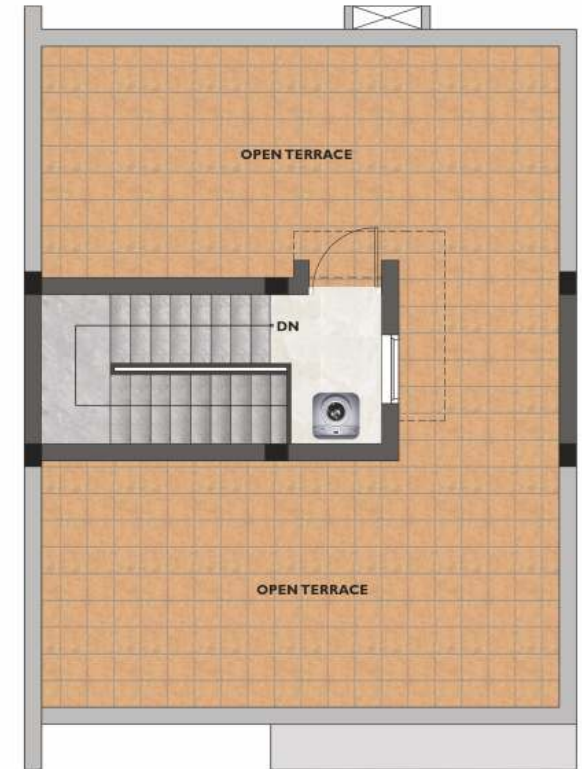
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
4	14	1254	1702	1178	626



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

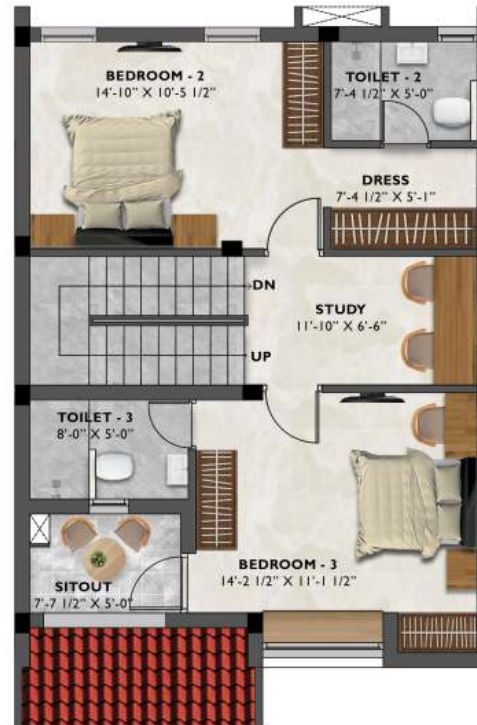
Marketed by: Chennai Property Service

Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

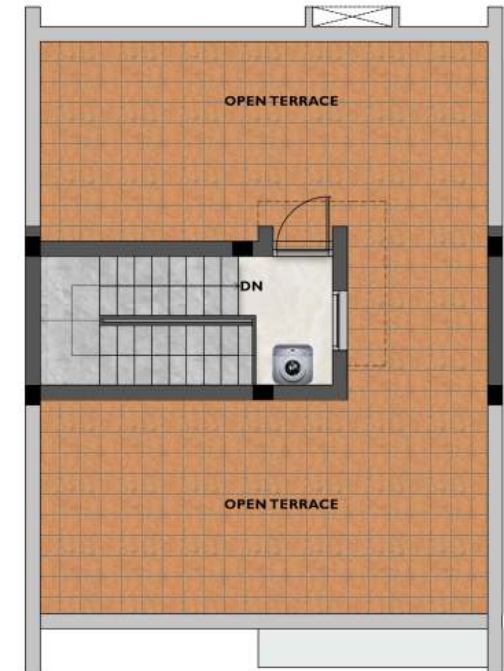
Block No	Unit No	Carpet Area (Sq. ft)	Saleable Area (Sq. ft)	Plot Area (Sq. ft)	UDS Area (Sq. ft)
5	15	1244	1688	1371	729



SITE CUM GROUND FLOOR PLAN



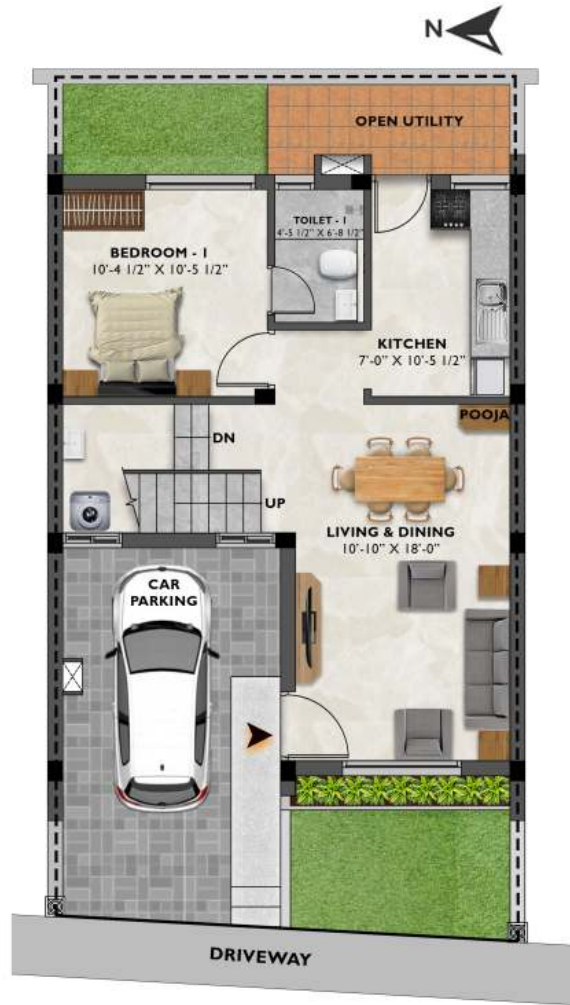
FIRST FLOOR PLAN



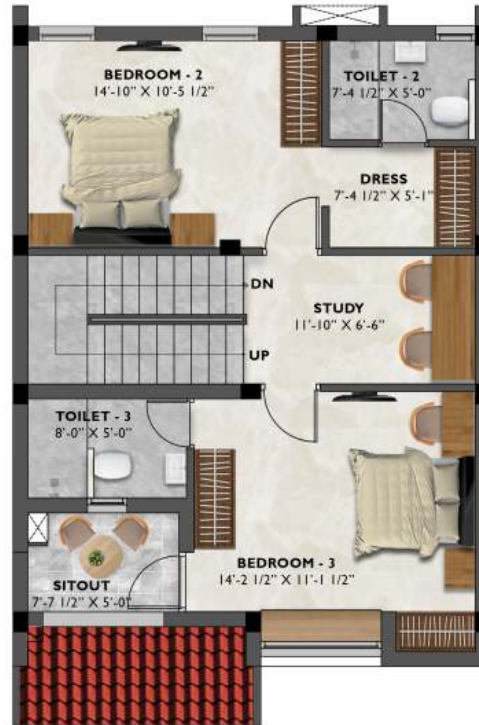
TERRACE FLOOR PLAN

BLOCK 5
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UNIT 16
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Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
5	16	1244	1664	1004	534



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - 5

UNIT 18

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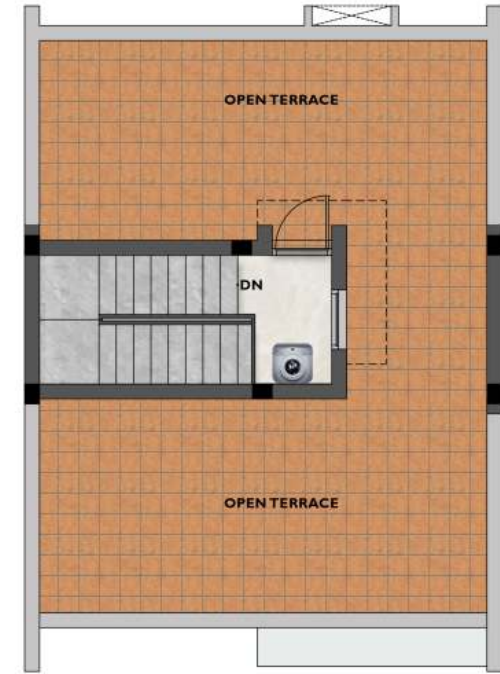
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
5	18	1244	1688	1191	633



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

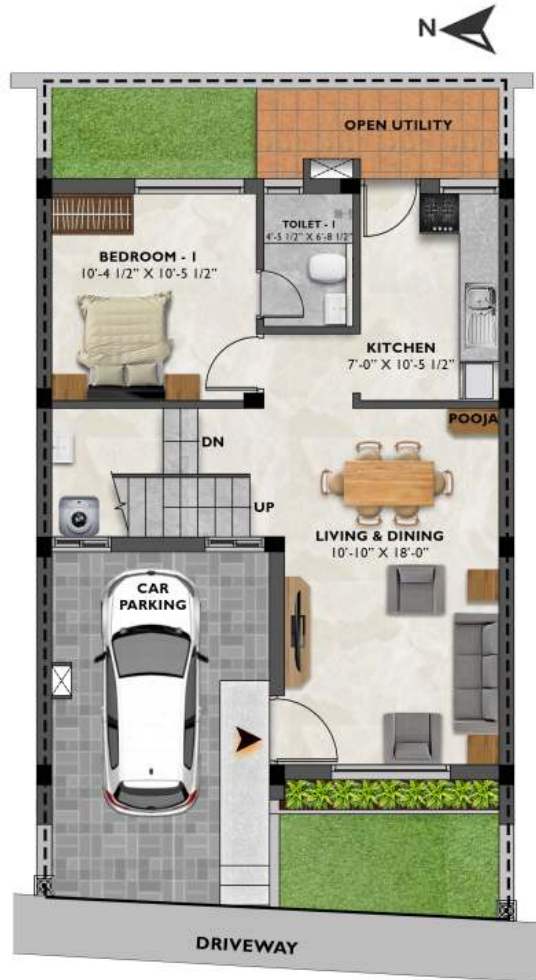


TERRACE FLOOR PLAN

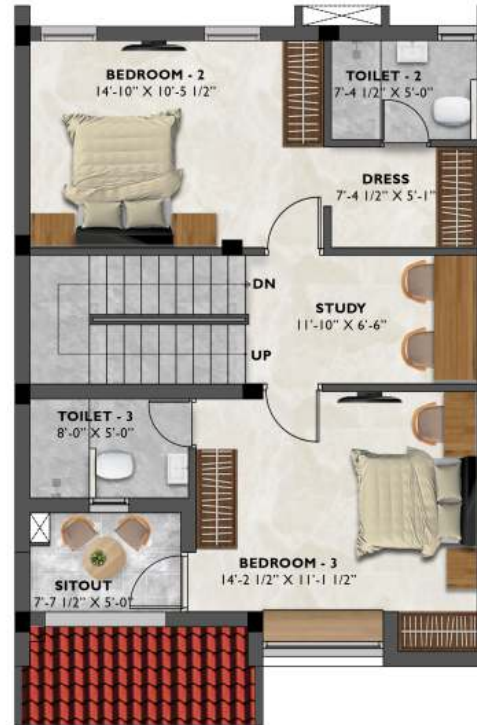


BLOCK - 5
 Marketed by: Chennai Property Service
 UNIT 17
 Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
5	17	1244	1664	974	518



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - 5

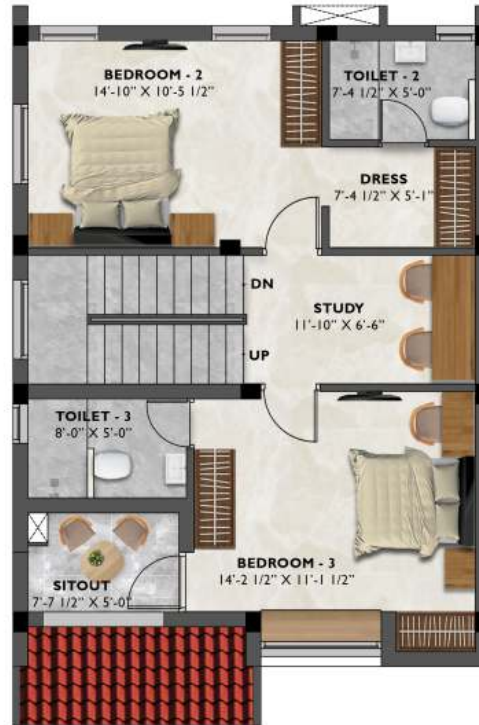
UNIT 18

Marketed by: Chennai Property Service
 Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

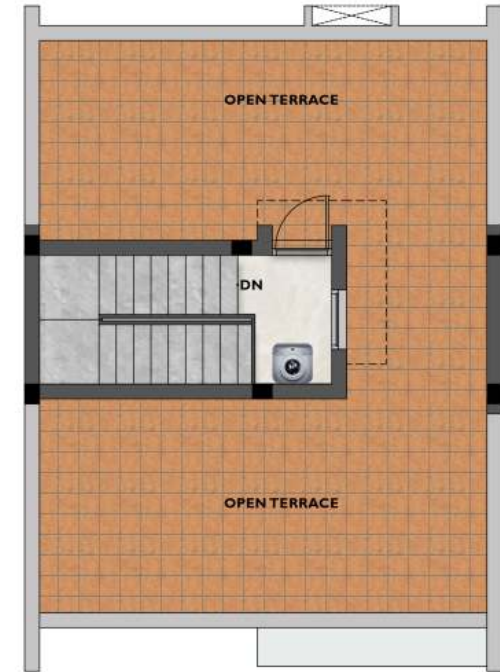
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
5	18	1244	1688	1191	633



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



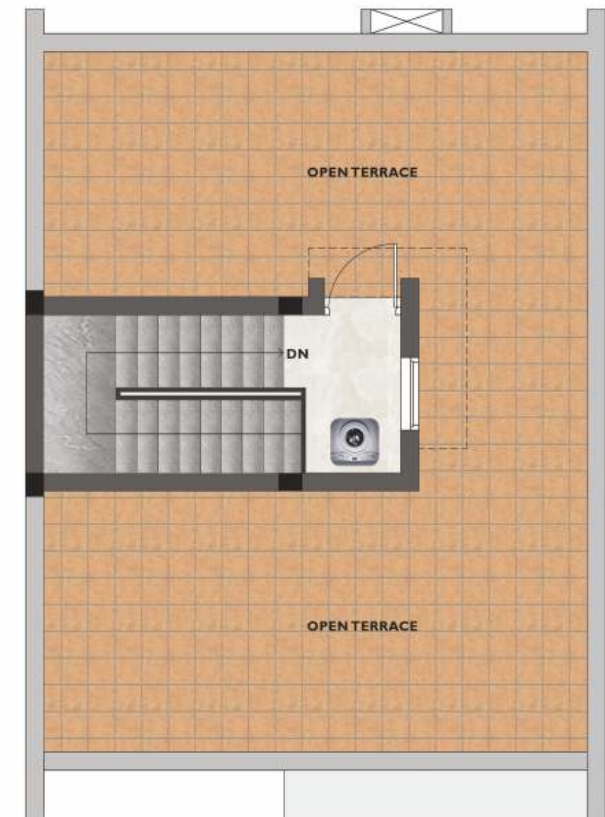
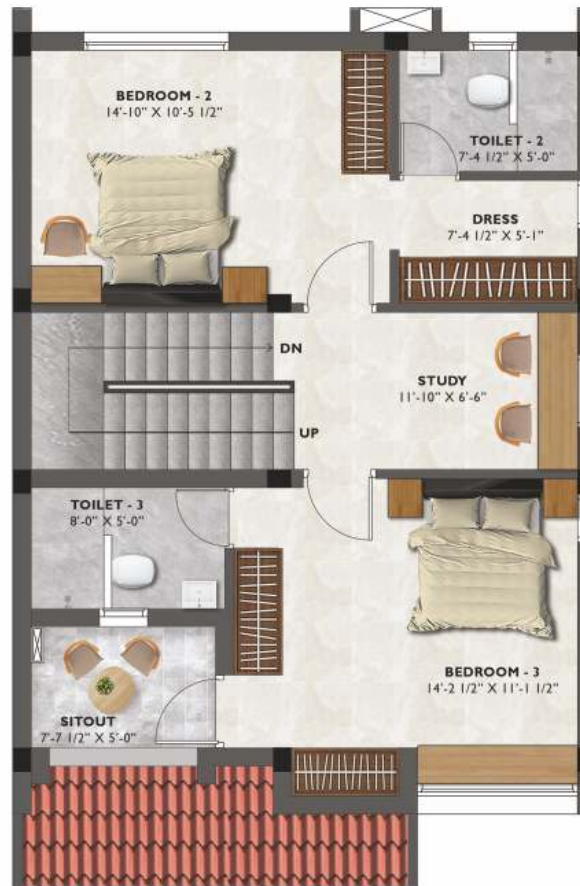
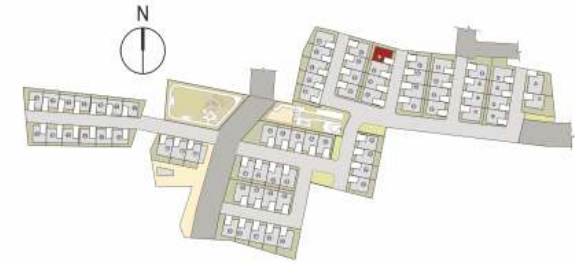
TERRACE FLOOR PLAN



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Block No	Unit No	Carpet Area	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
6	19	1254	1702	1153	613



SITE CUM GROUND FLOOR PLAN

FIRST FLOOR PLAN

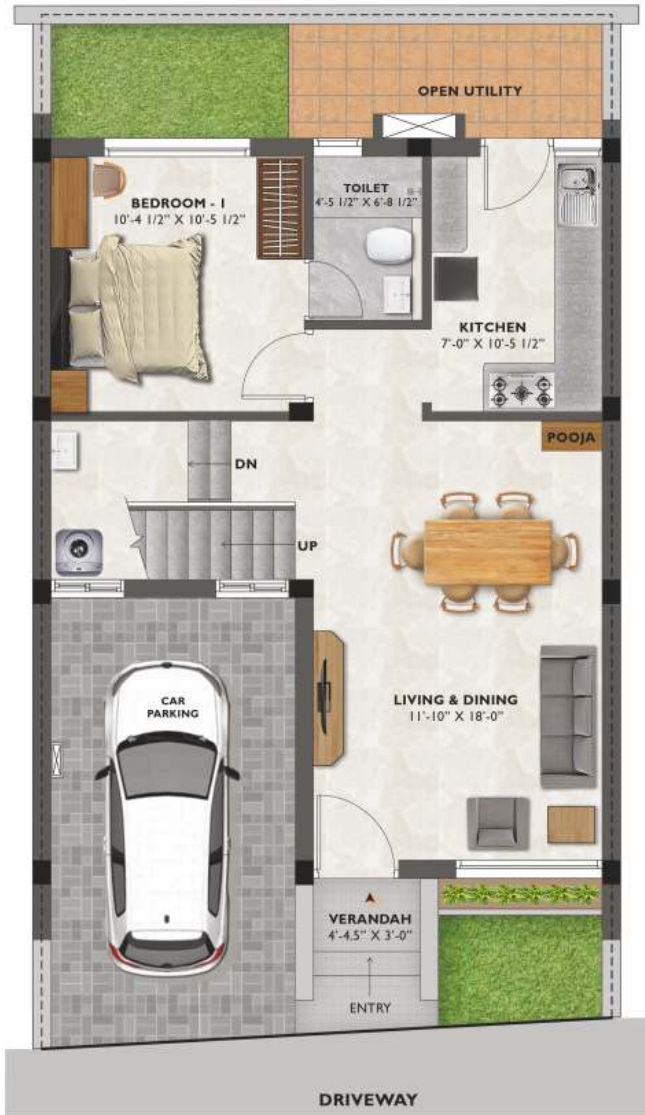
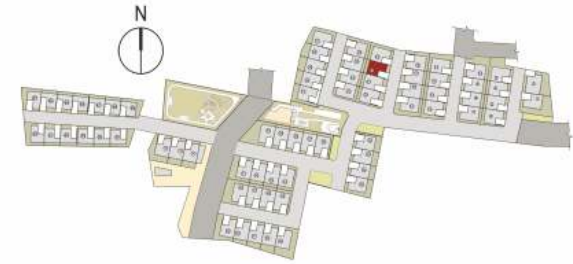
TERRACE FLOOR PLAN

Marketed by: **Chennai Property Service**

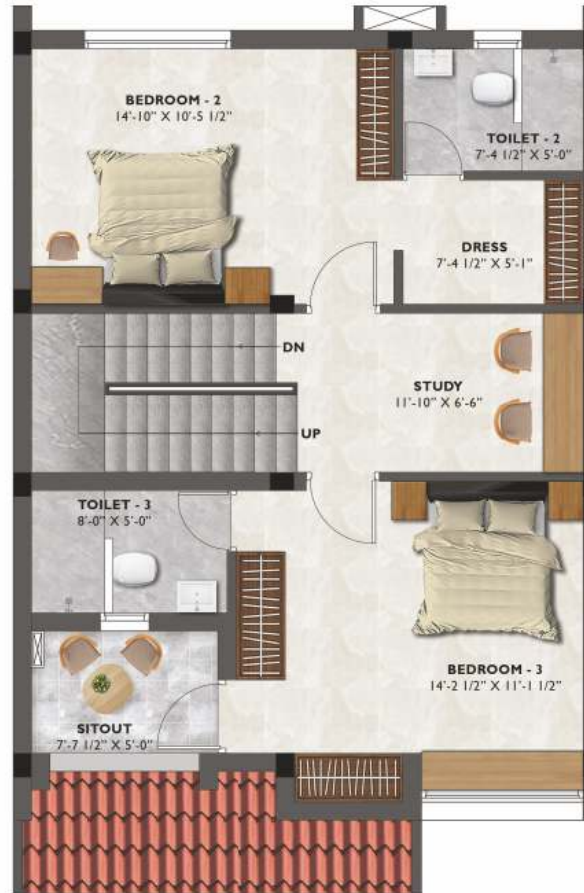
Phone: +91 96000 51444 | Email: sales@chennaiproperty-services.com



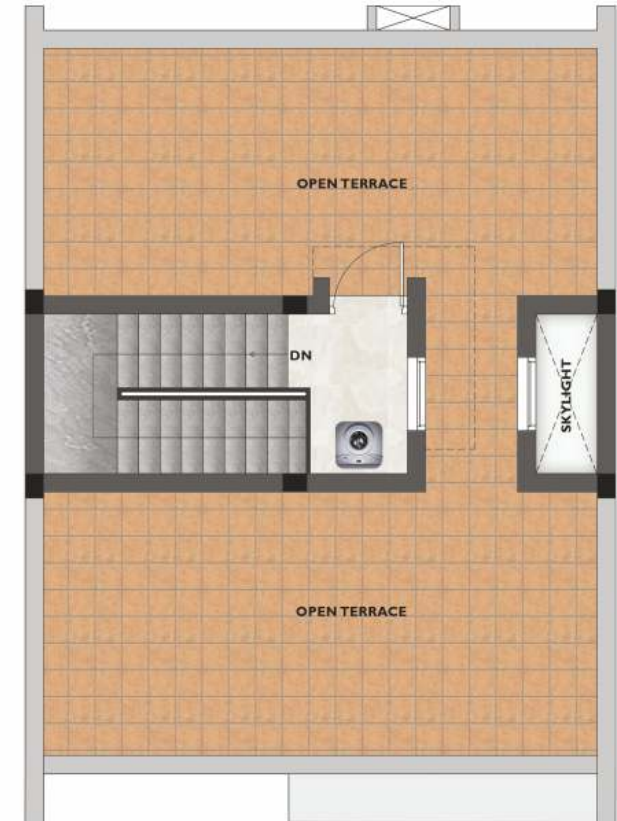
Block No	Unit No	Carpet Area	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
6	20	1254	1678	975	518



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



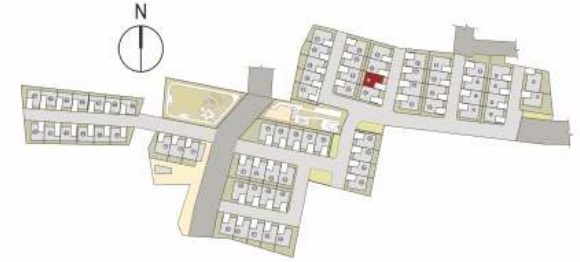
TERRACE FLOOR PLAN

Marketed by: **Chennai Property Service**

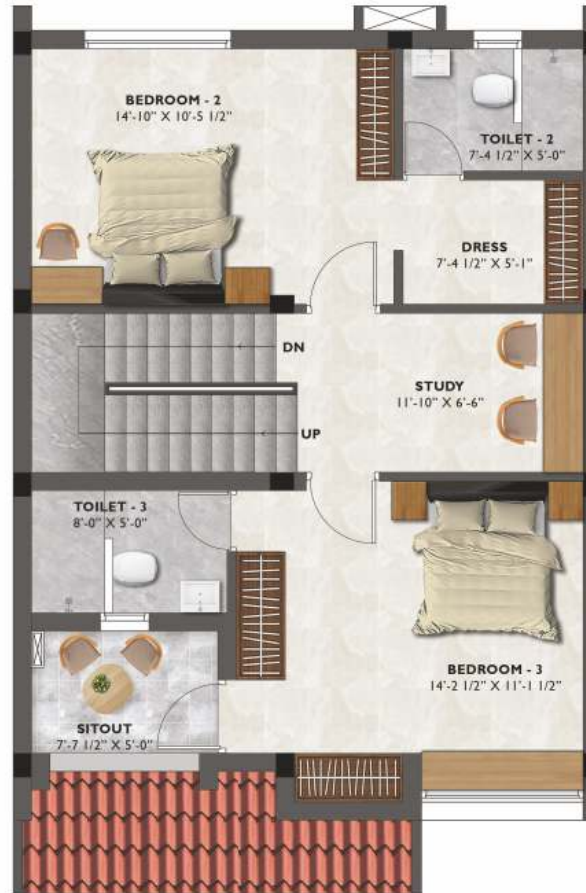
Phone: +91 96000 51444 | Email: sales@chennaiproperty-services.com



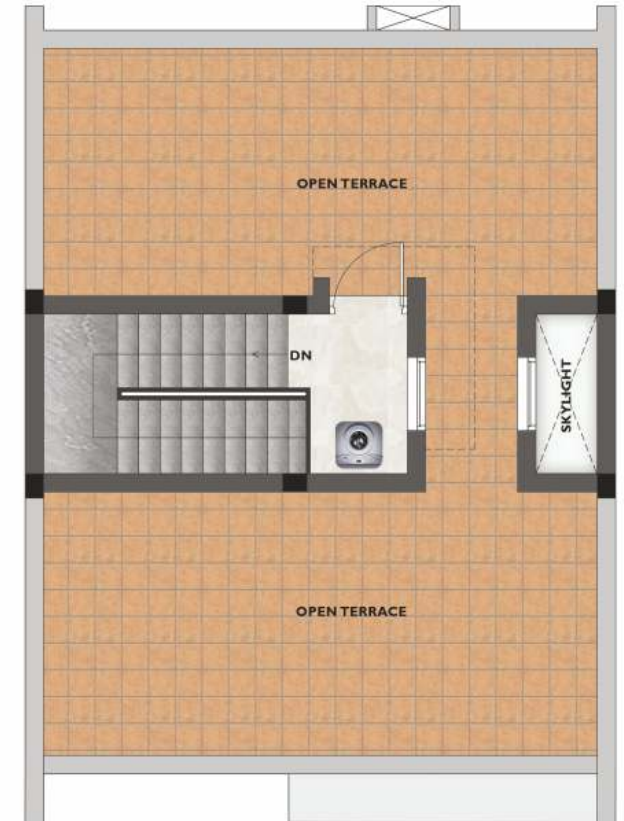
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
6	21	1254	1678	1002	533



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

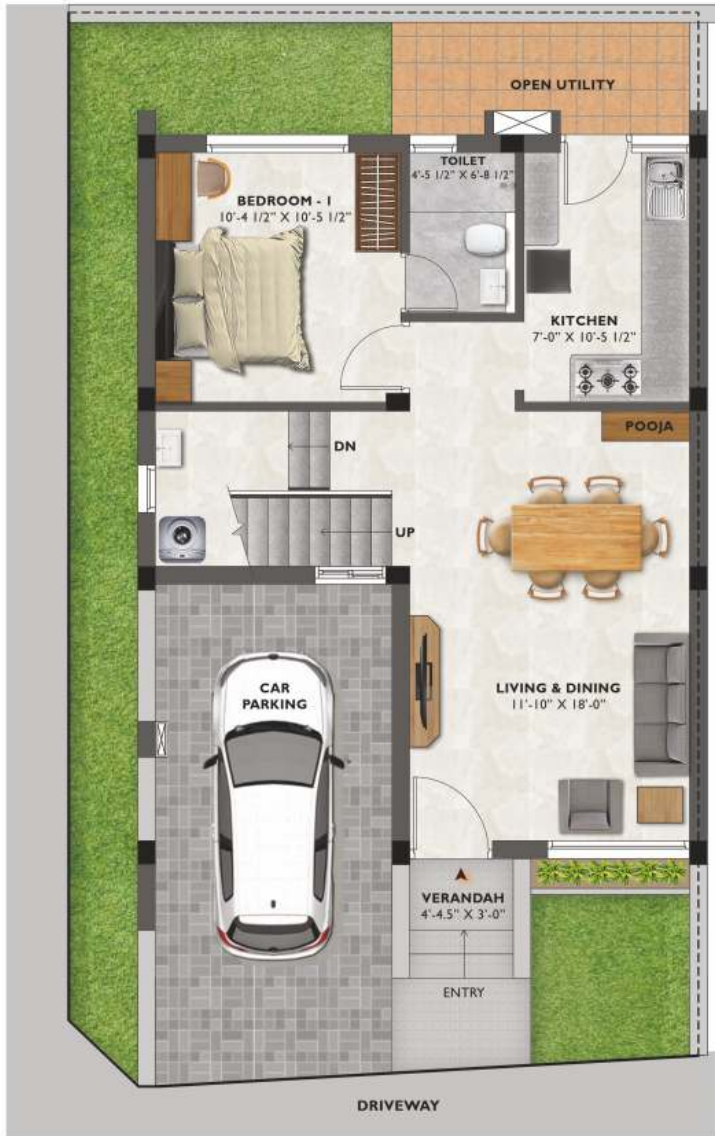
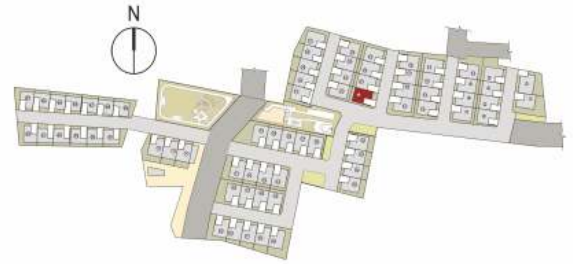


TERRACE FLOOR PLAN

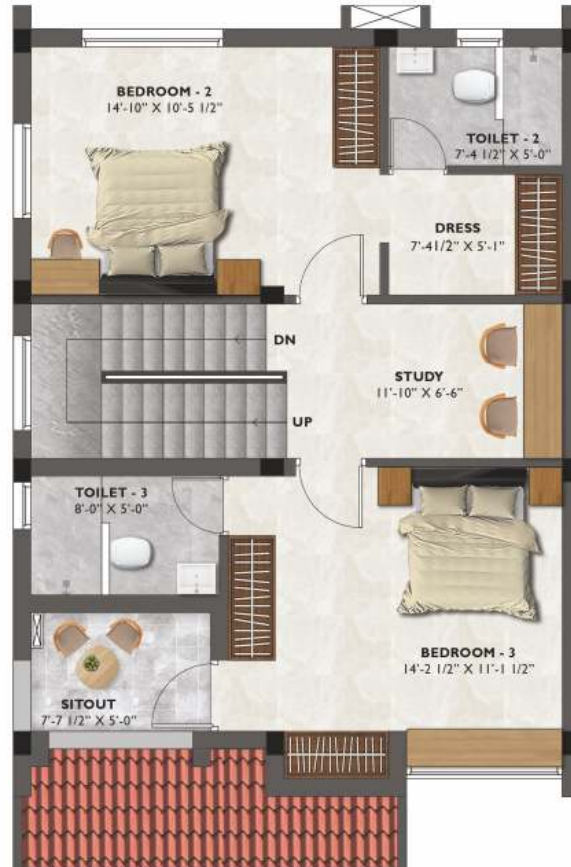
Marketed by: Chennai Property Service

Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

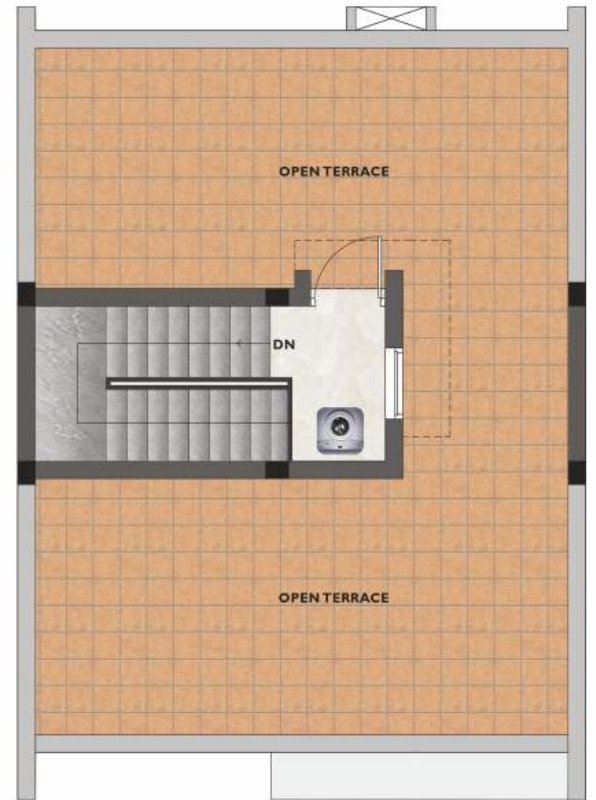
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
6	22	1254	1702	1178	626



SITE CUM GROUND FLOOR PLAN



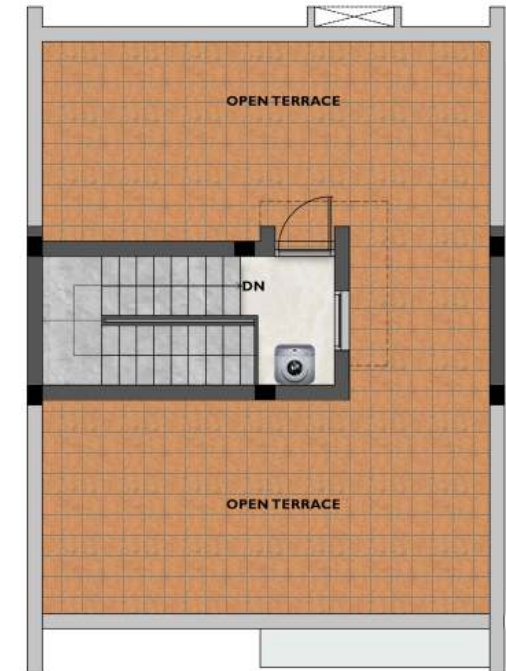
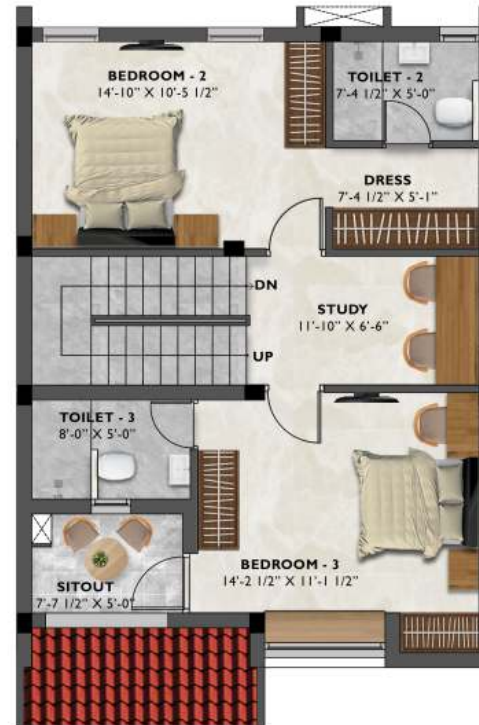
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - 7
 Marketed by: Chennai Property Service
 UNIT 23
 Phone: +91 96000 51444 | Email: sales@chennaipropertyservice.com

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
7	23	1244	1688	1069	568



SITE CUM GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

BLOCK - 7

Marketed by: **Chennai Property Service**

UNIT'S 24,25

Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
7	24,25	1244	1664	941	500



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

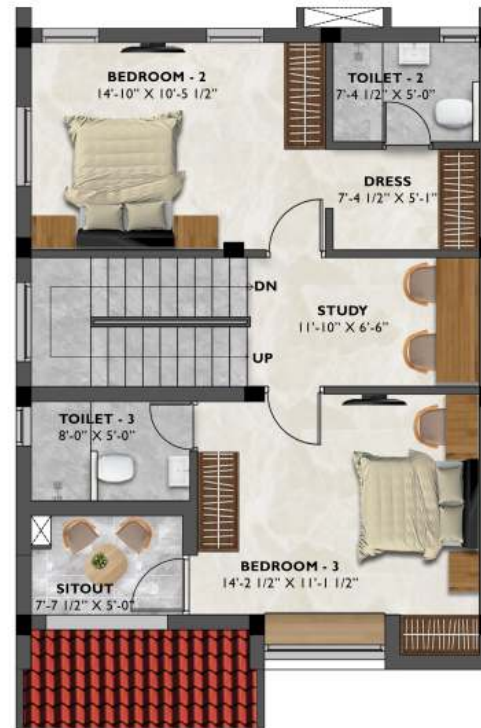
BLOCK - 7

Marketed by: Chennai Property Service
 UNIT 26
 Phone: +91 96000 51444 | Email: sales@chennaipropertyservice.com

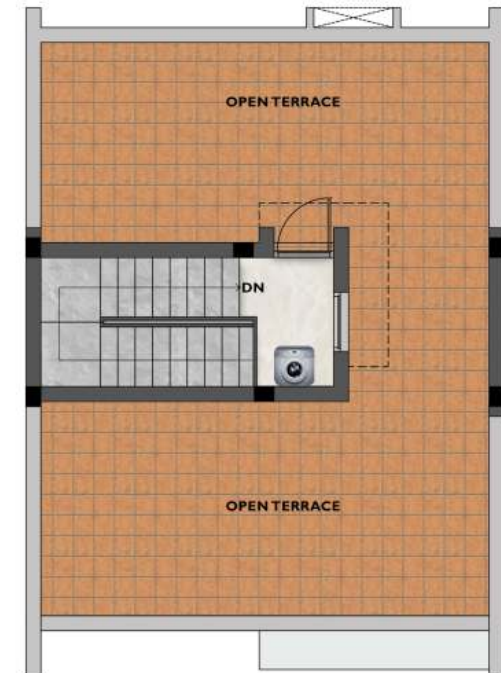
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
7	26	1244	1688	1167	620



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

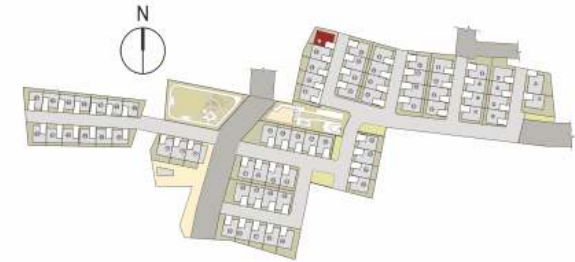


TERRACE FLOOR PLAN

Marketed by: Chennai Property Service

Phone: +91 96000 51444 | Email: sales@chennaipropertyse.com

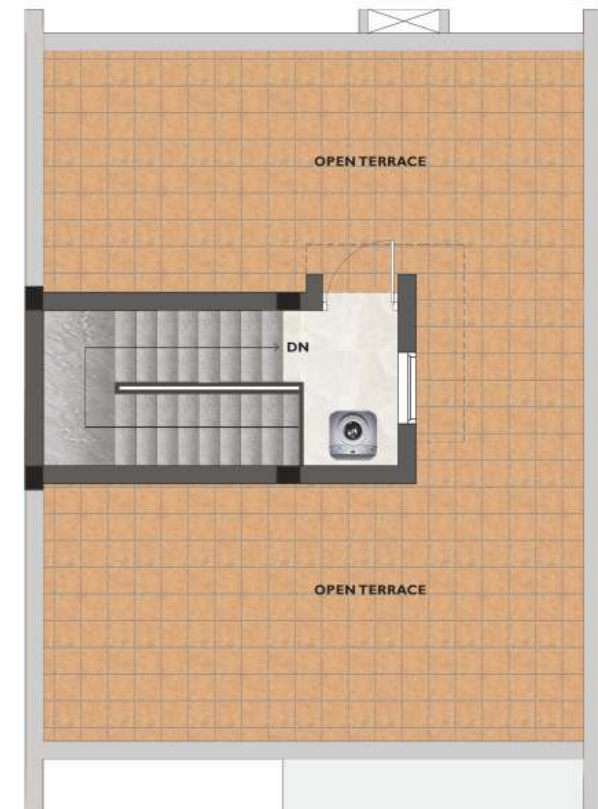
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
8	27	1254	1702	1236	657



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

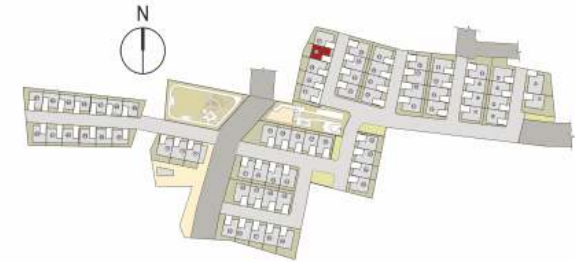


TERRACE FLOOR PLAN

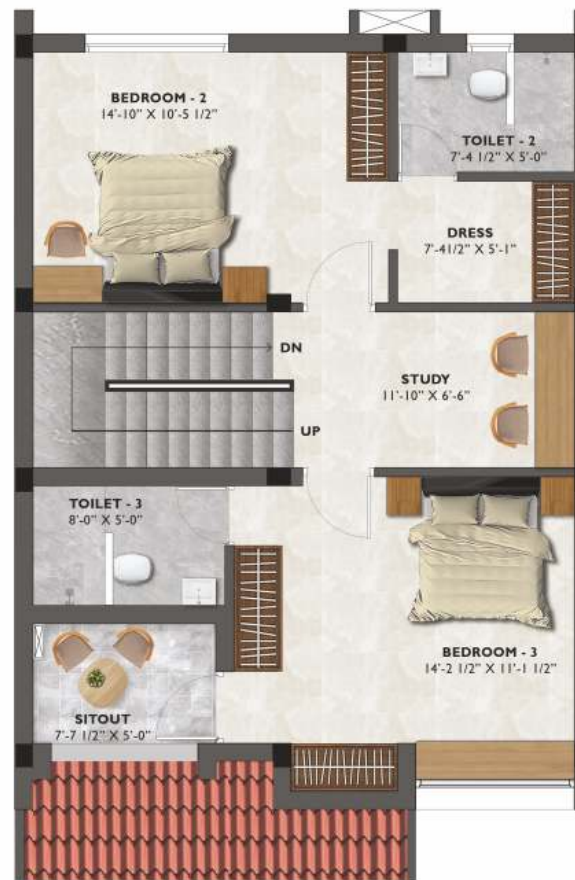
Marketed by: **Chennai Property Service**

Phone: +91 96000 51444 | Email: sales@chennaipropertyservices.com

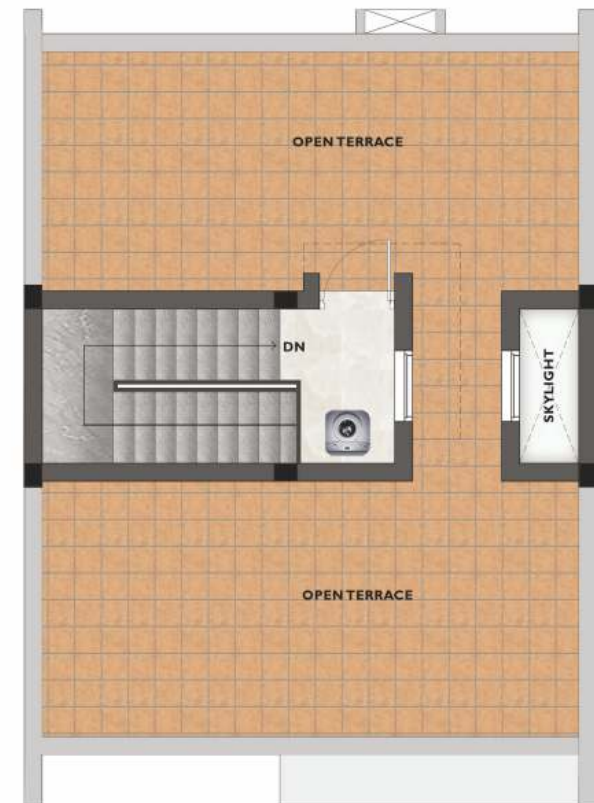
Block No	Unit No	Carpet Area	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
8	28	1254	1678	1104	587



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



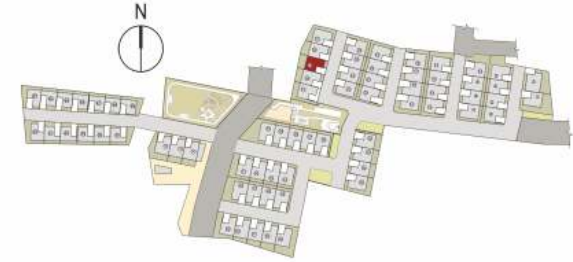
TERRACE FLOOR PLAN

Marketed by: Chennai Property Service

Phone: +91 96000 51444 | Email: sales@chennaiproperty-services.com



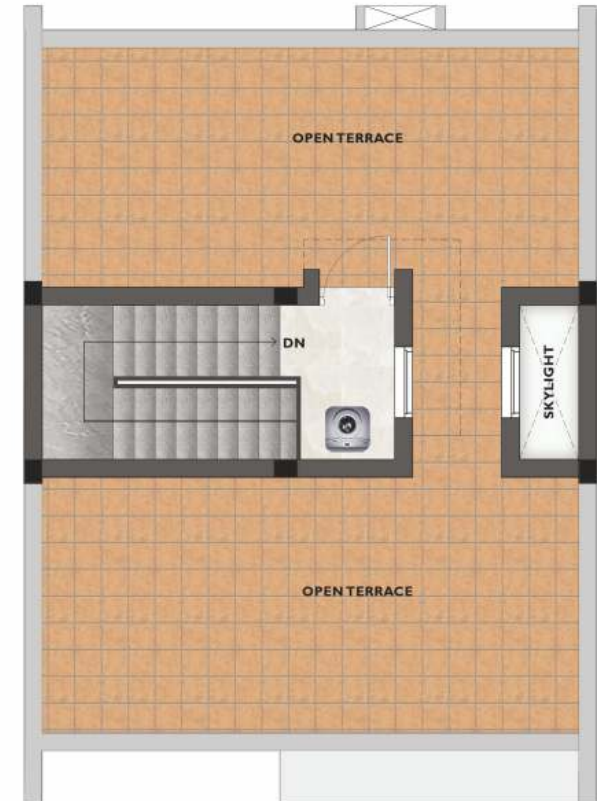
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
8	29	1254	1678	1106	588



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



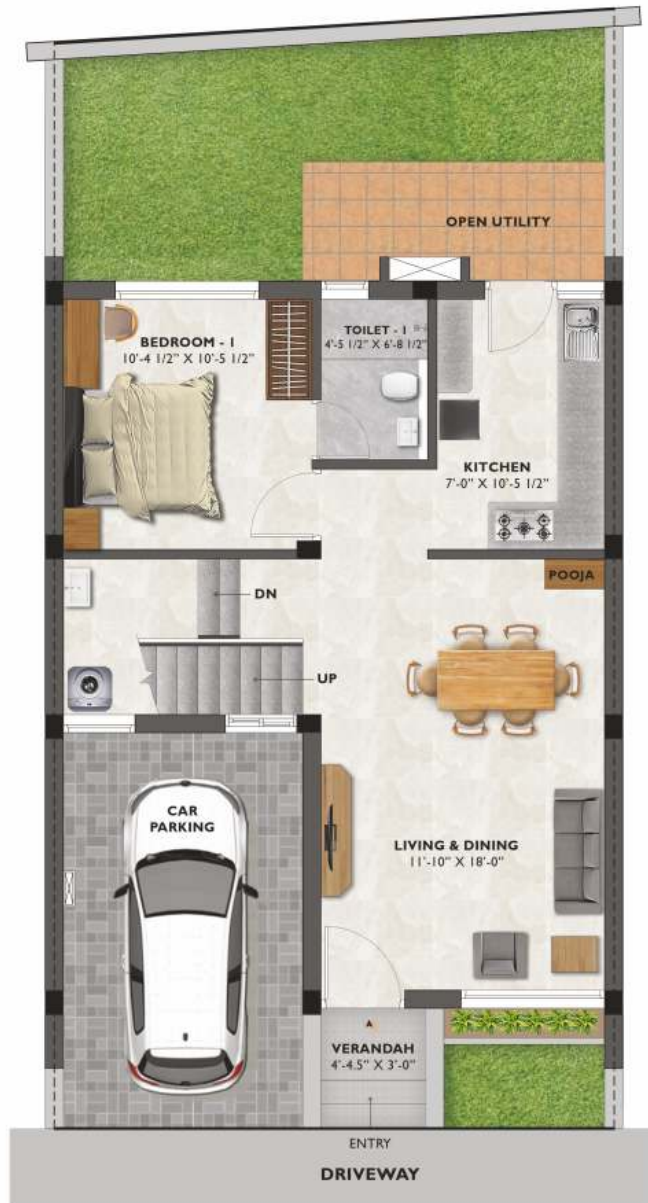
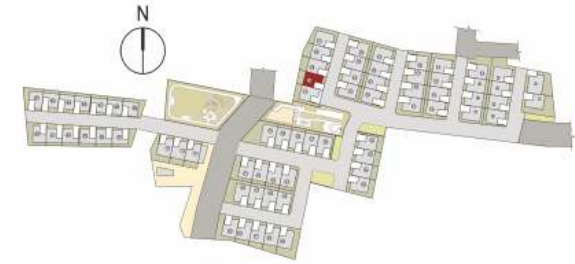
TERRACE FLOOR PLAN

Marketed by: Chennai Property Service

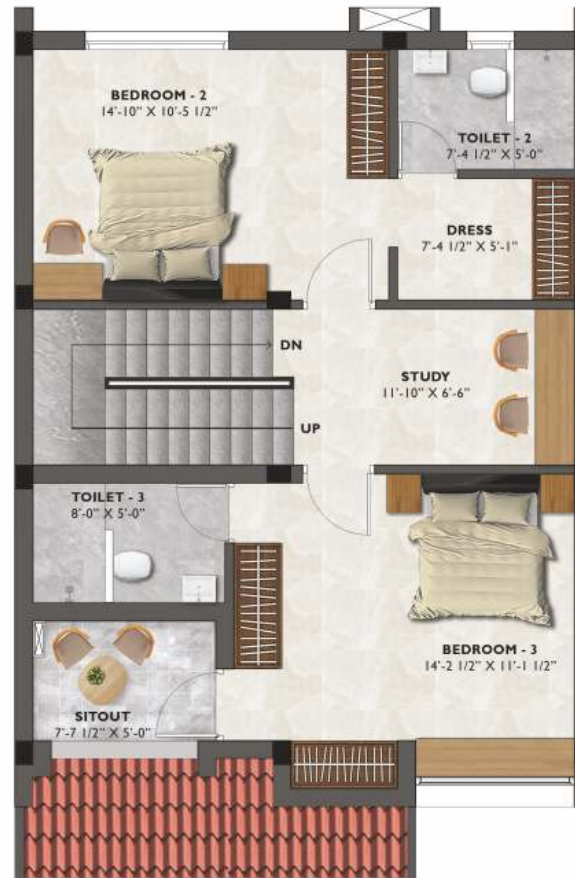
Phone: +91 96000 51444 | Email: sales@chennaiproperty-services.com



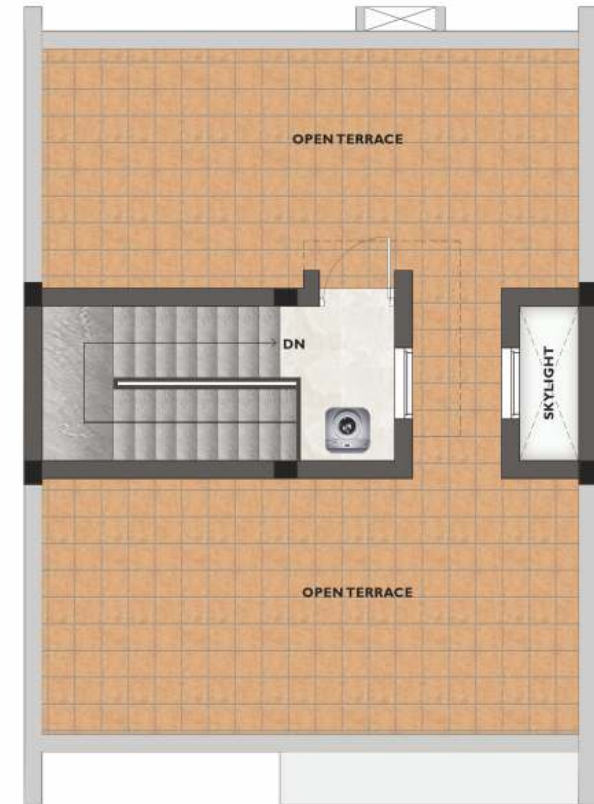
Block No	Unit No	Carpet Area	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
8	30	1254	1678	1074	571



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

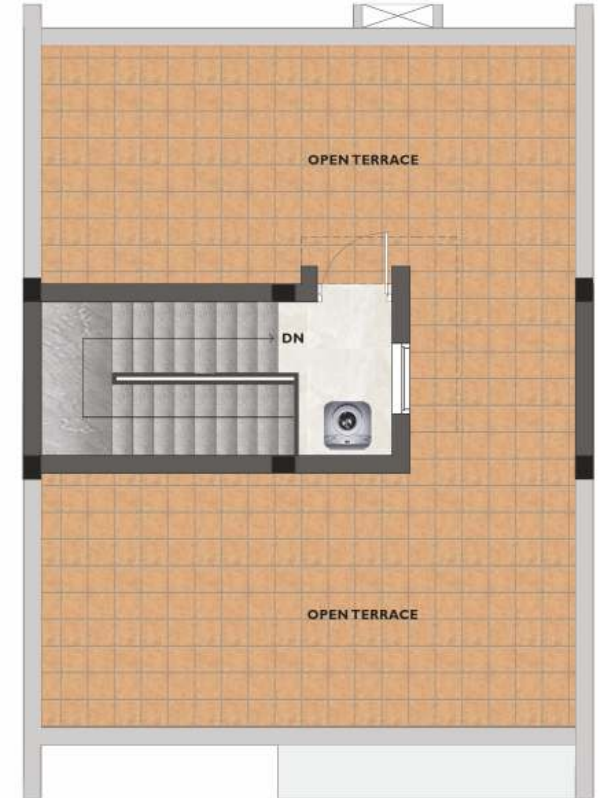
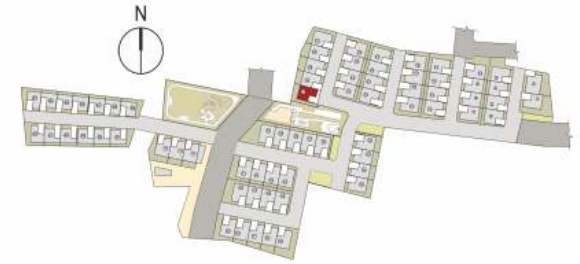


TERRACE FLOOR PLAN

Marketed by: Chennai Property Service

Phone: +91 96000 51444 | Email: sales@chennaipropertyService.com

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
8	31	1254	1702	1284	682



SITE CUM GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

BLOCK - 9 Marketed by: Chennai Property Service

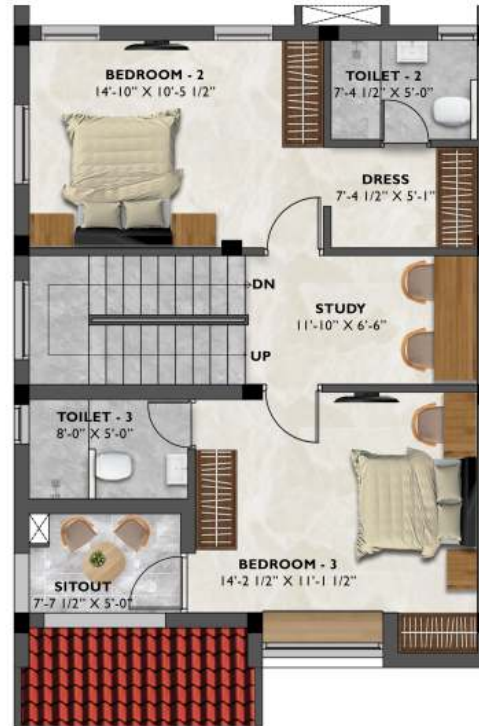
UNIT 32

Phone: +91 96000 51444 | Email: sales@chennaiproperty-service.com

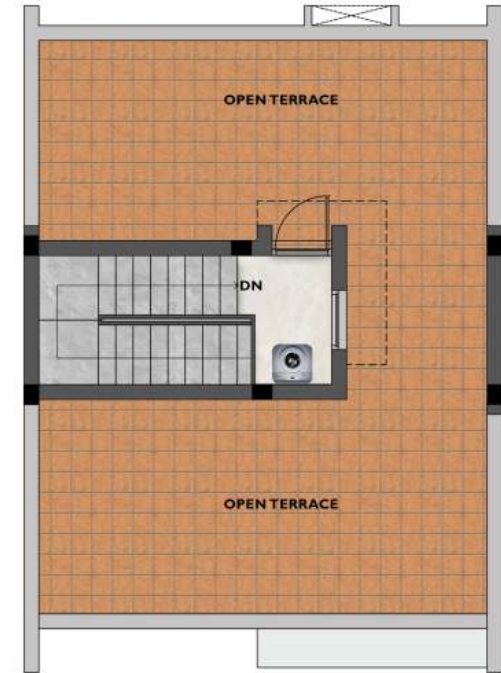
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
9	32	1244	1688	1187	631



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



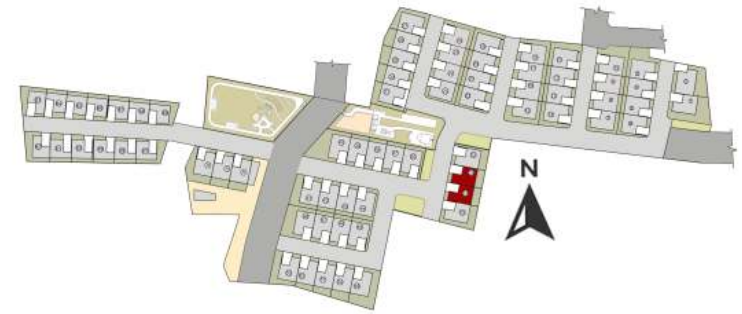
TERRACE FLOOR PLAN

BLOCK - 9
Marketed by: Chennai Property Service

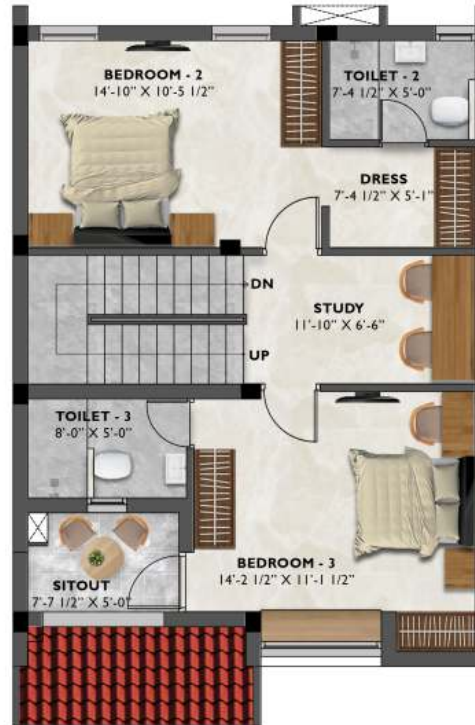
UNIT'S: 33, 34

Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

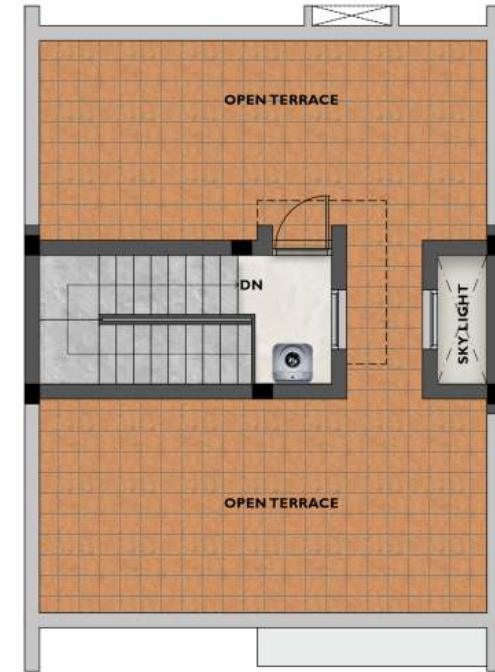
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
9	33	1244	1664	1053	560
	34	1244	1664	1054	560



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

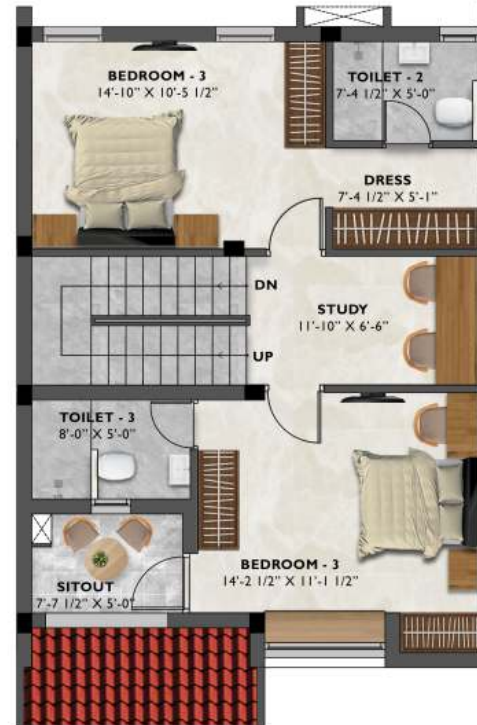
BLOCK - 9
Marketed by: Chennai Property Service
UNIT 35

Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

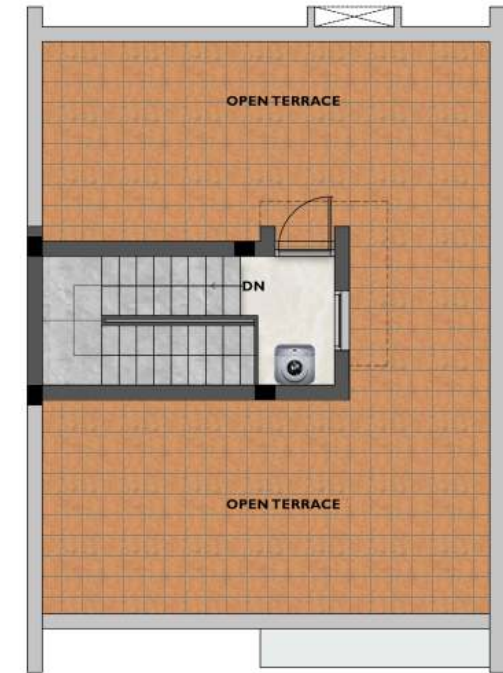
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
9	35	1244	1688	1341	713



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

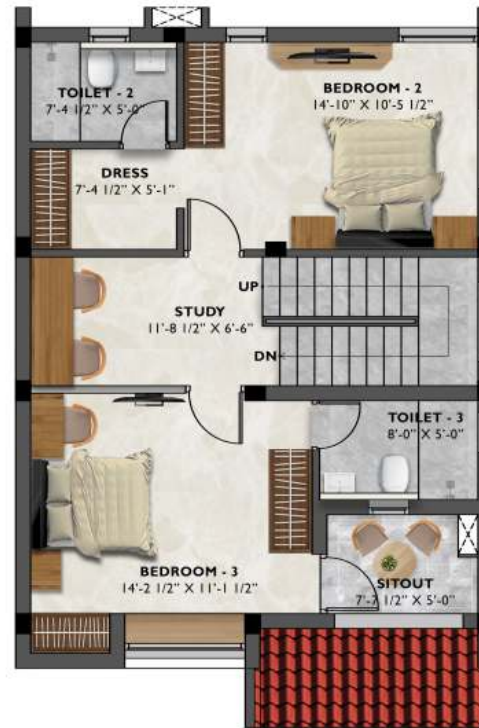
Market by: **Chennai Property Service**

Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

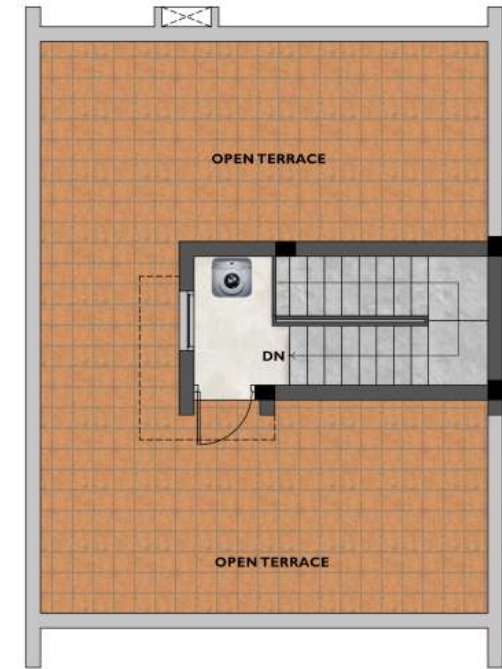
Block No.	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
10	36	1244	1688	1051	559



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

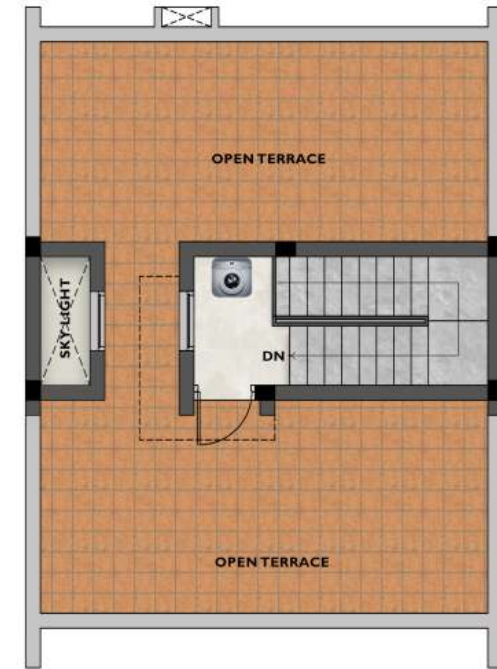
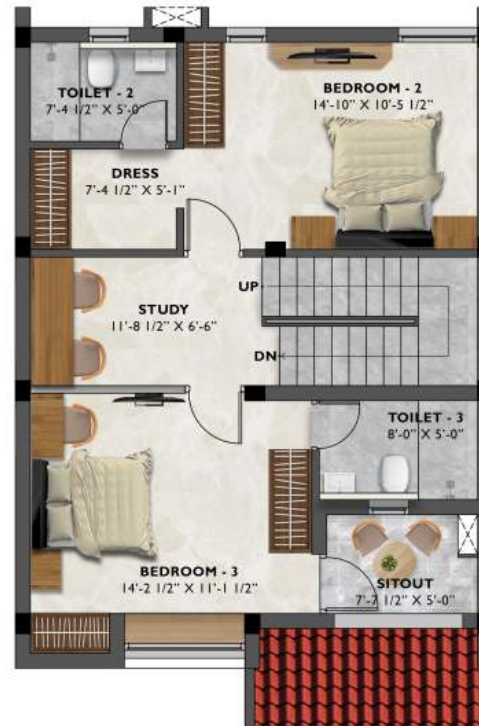
BLOCK - 10

Marketed by: **Chennai Property Service**

UNIT 37, 38, 39

Phone: +91 96000 51444 | Email: sales@chennaipropertysevice.com

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
10	37	1244	1664	939	499
	38	1244	1664	939	499
	39	1244	1664	940	500



SITE CUM GROUND FLOOR PLAN

FIRST FLOOR PLAN

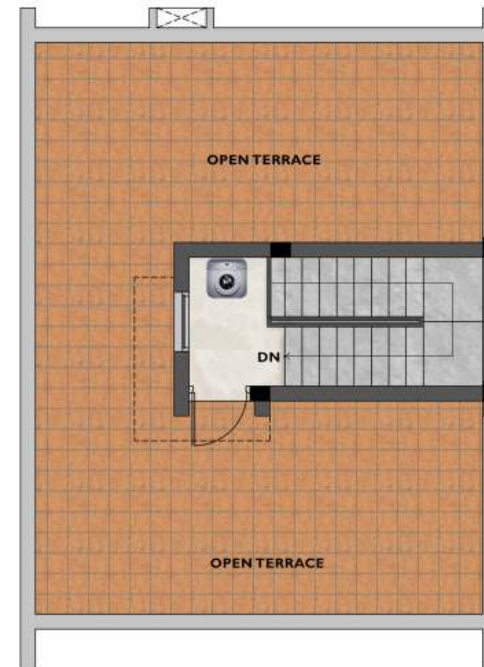
TERRACE FLOOR PLAN

Marketed by: Chennai Property Service

Phone: +91 96000 51444 | Email: sales@chennaiproperty.com
BLOCK - 10
UNIT 40



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - 10

Marketed by: Chennai Property Service

UNIT 40

Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
10	40	1244	1688	1783	948

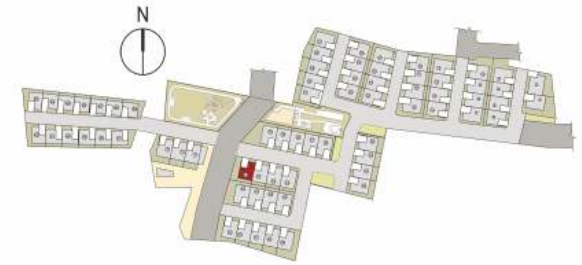


SITE CUM GROUND FLOOR PLAN

Marketed by: Chennai Property Service

BLOCK - 11

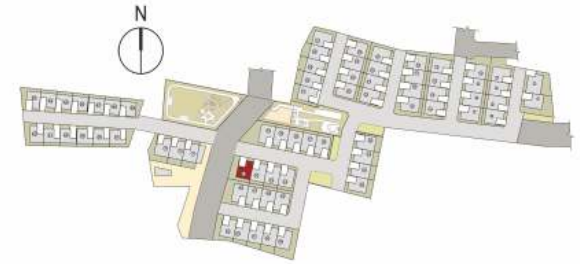
Phone: +91 96000 51444 | Email: sales@chennaiproperty.com



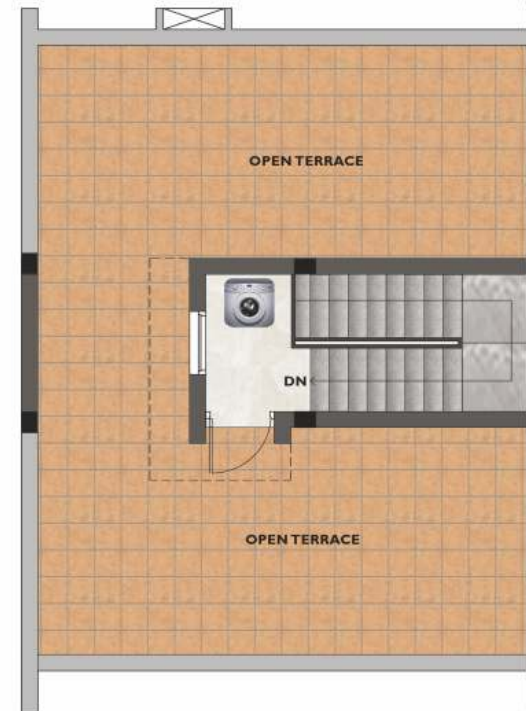
SITE CUM GROUND FLOOR PLAN

Marketed by: Chennai Property Service

Phone: +91 96000 51444 | Email: sales@chennaiproperty.com



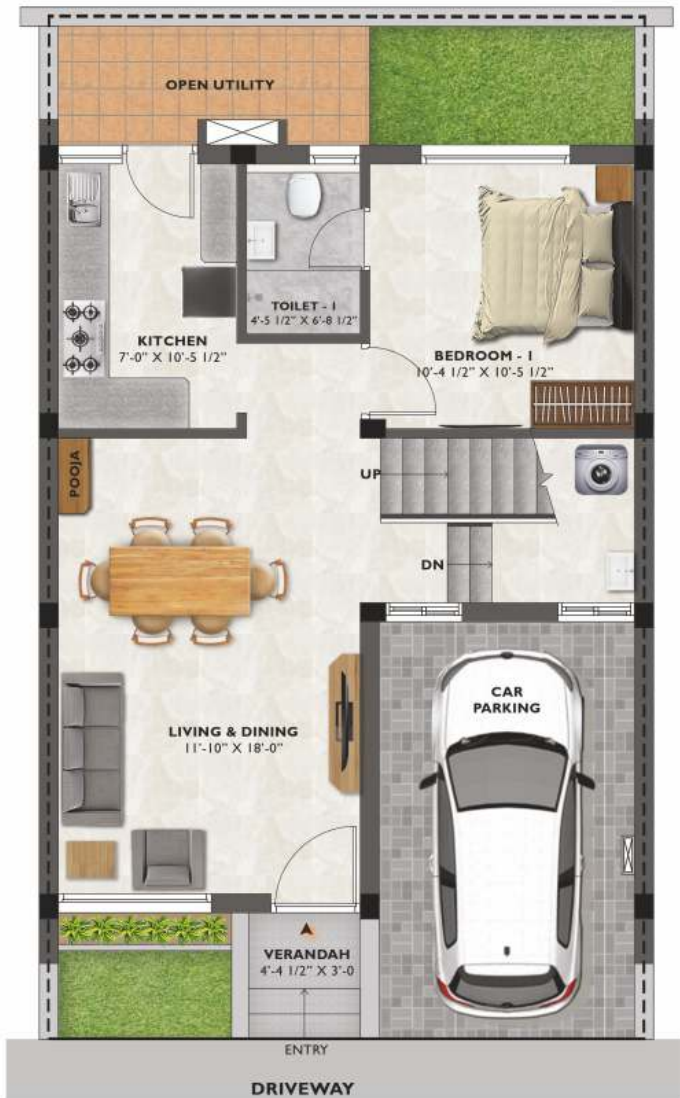
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Marketed by: **Chennai Property Service**

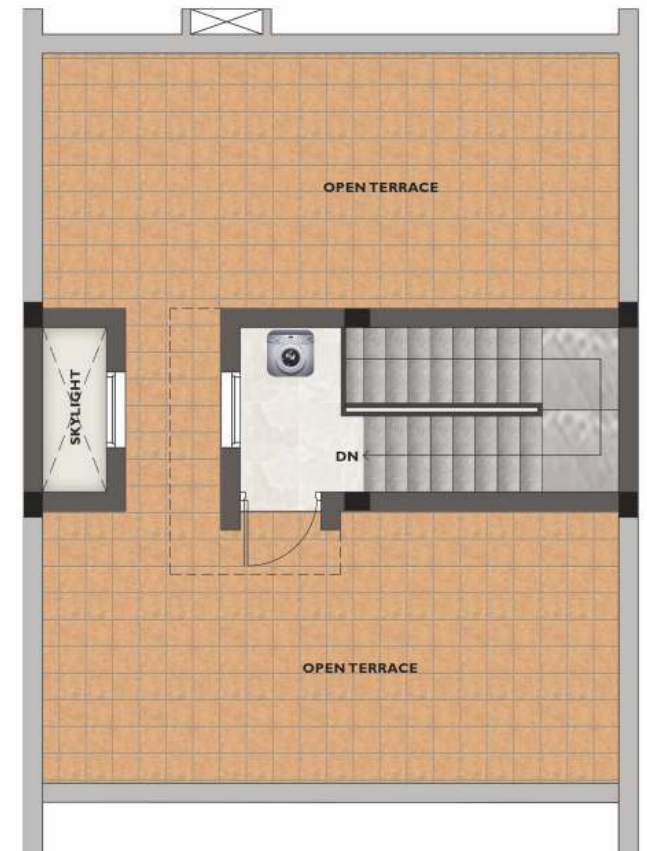
Phone: 49 49600 51444 | Email: sales@chennaiproperty.com



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

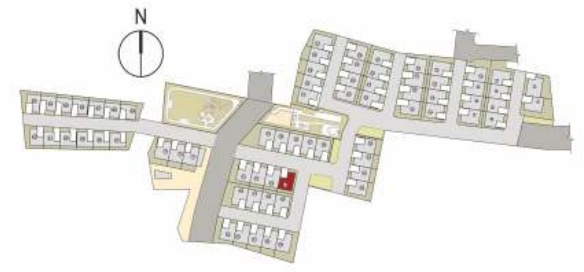


TERRACE FLOOR PLAN

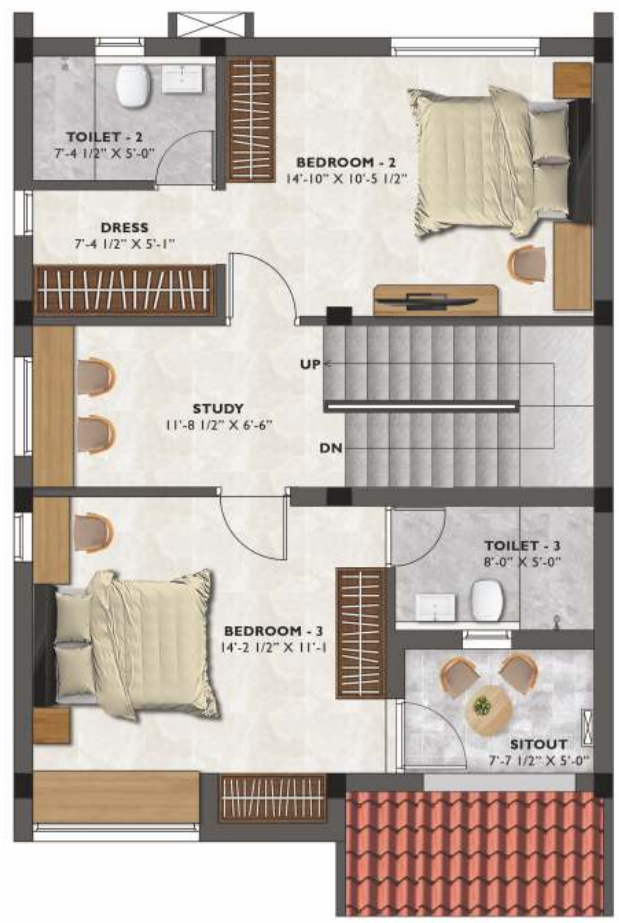
Marketed by: Chennai Property Service

Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

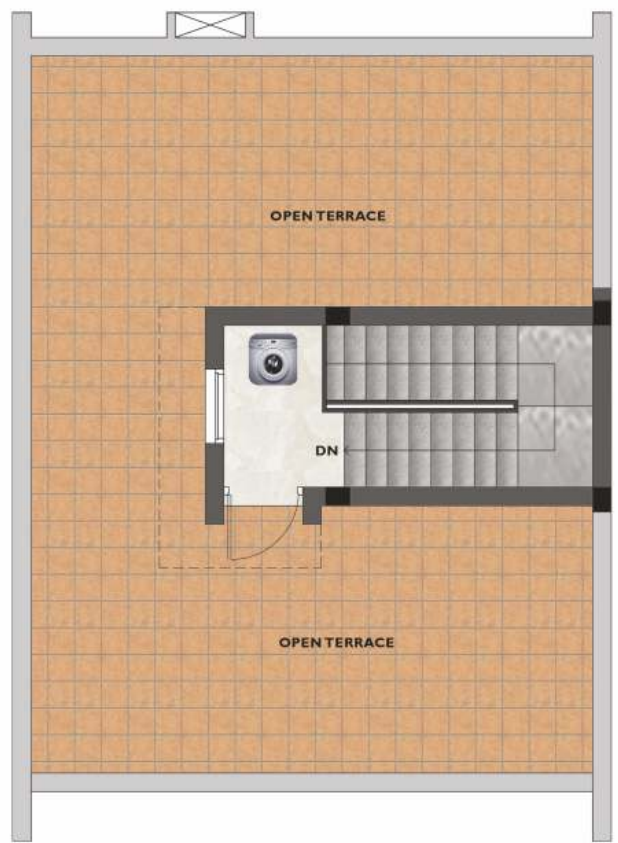
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
11	44	1254	1702	1076	572



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - 12

Marketed by: **Chennai Property Service**

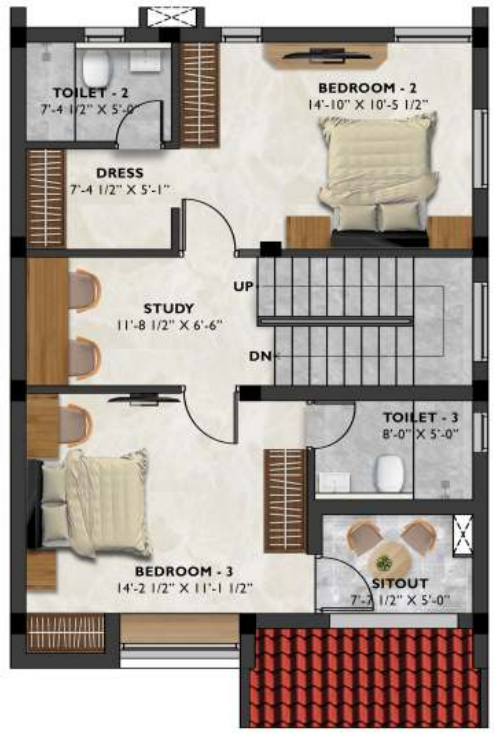
UNIT 45

Phone: +91 96000 51444 | Email: sales@chennaiproperty.com

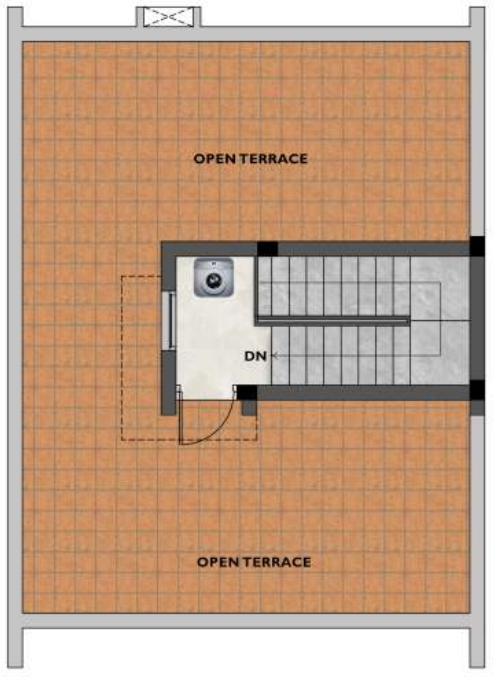
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
12	45	1688	1688	1074	571



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

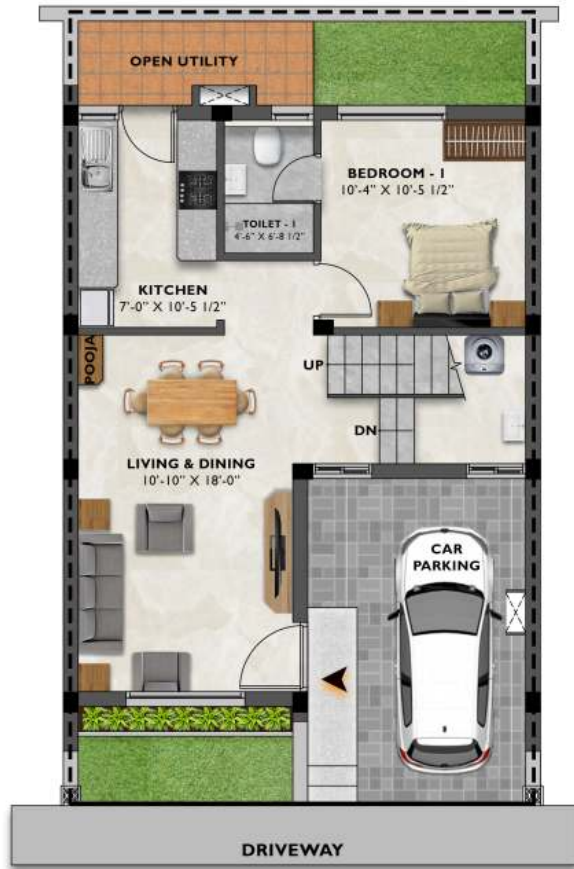


TERRACE FLOOR PLAN

Marketed by: **12** Chennai Property Service

UNIT 46 & 47
 Phone: +91 96000 51444 | Email: sales@chennaiproperty-service.com

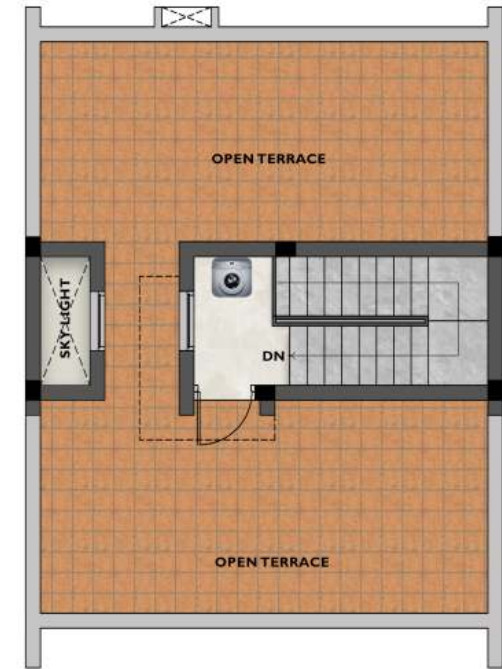
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
12	46	1244	1664	943	501
	47	1244	1664	944	502



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

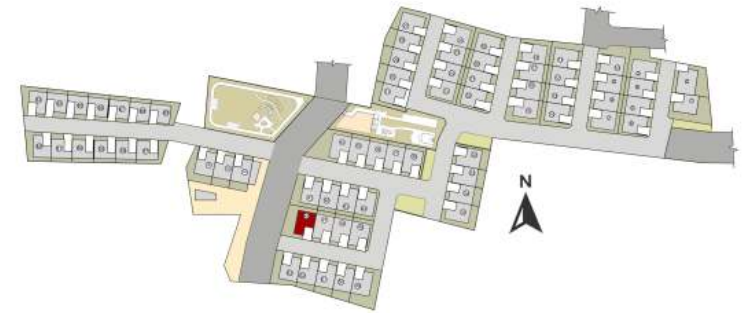
BLOCK - 12

Marketed by: **Chennai Property Service**

UNIT 48

Phone: +91 96000 51444 | Email: sales@chennaipropertysevice.com

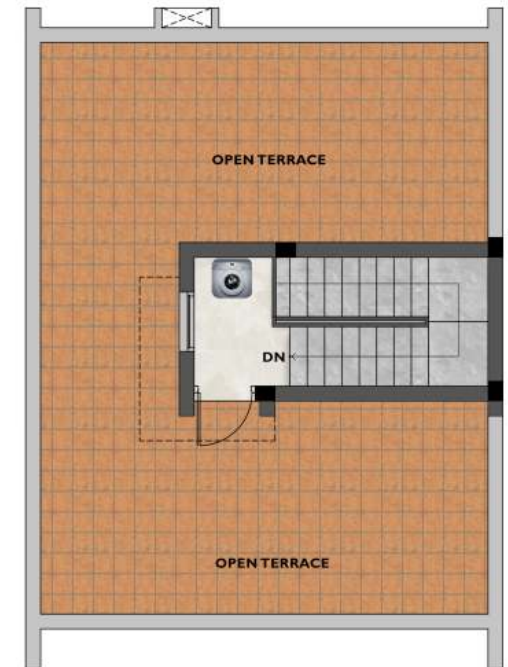
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
12	48	1244	1688	1548	823



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Marketed by: Chennai Property Service

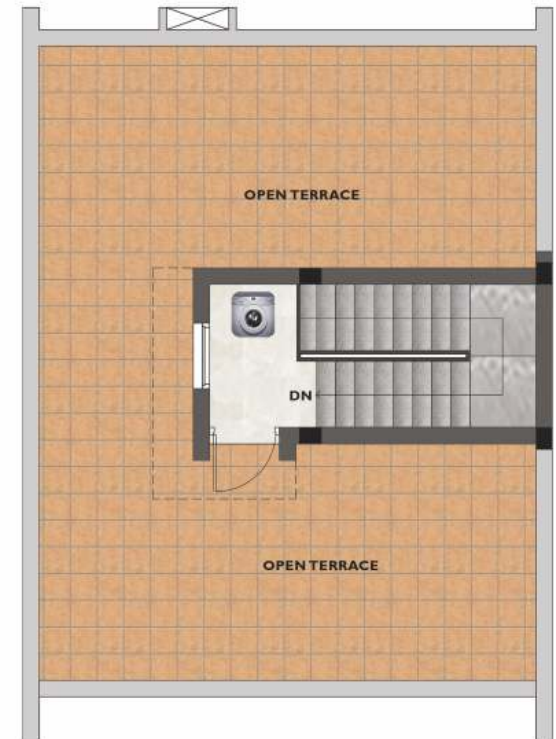
UNIT 49
Phone: +91 96000 51444 | Email: sales@chennaiproperty.com



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Marketed by: **Chennai Property Service**

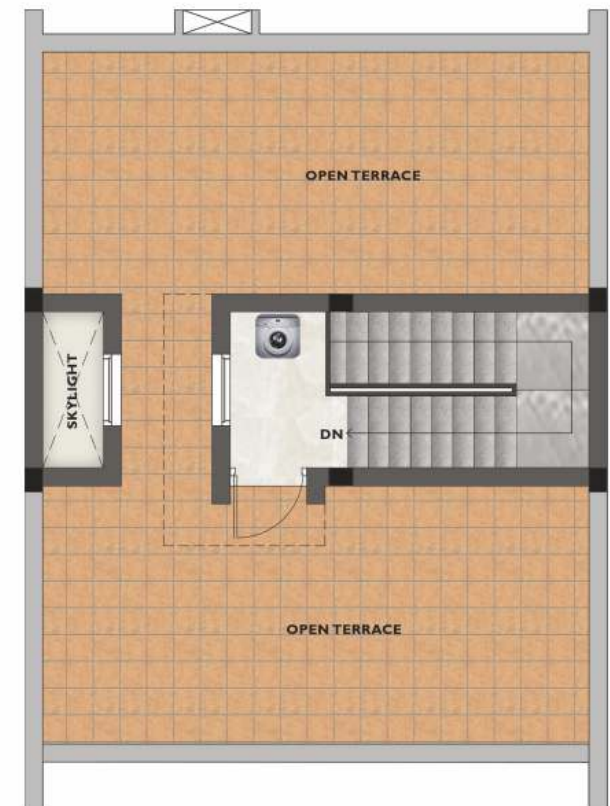
Unit 50
Phone: +91 96000 51444 | Email: sales@chennaiproperty.com



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

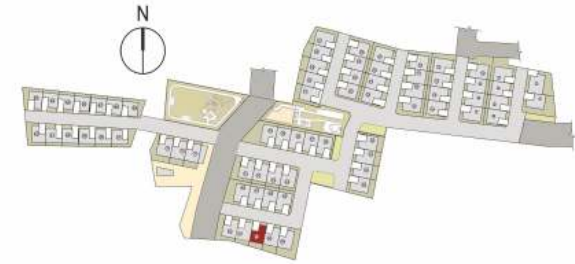


TERRACE FLOOR PLAN

Marketed by: **Chennai Property Service**

Unit 51 | Phone: +91 96000 51444 | Email: sales@chennaipropertyservices.com

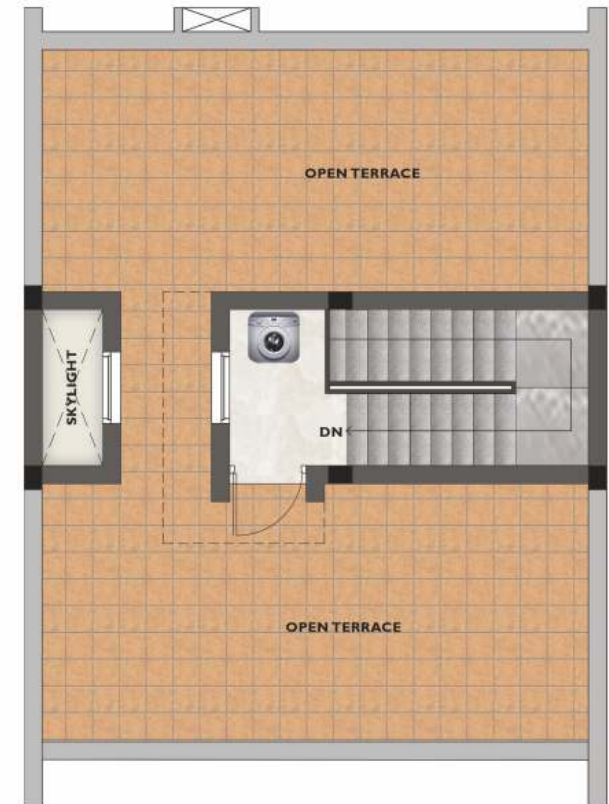
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDA Area (Sq.ft)
13	51	1254	1678	1031	548



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

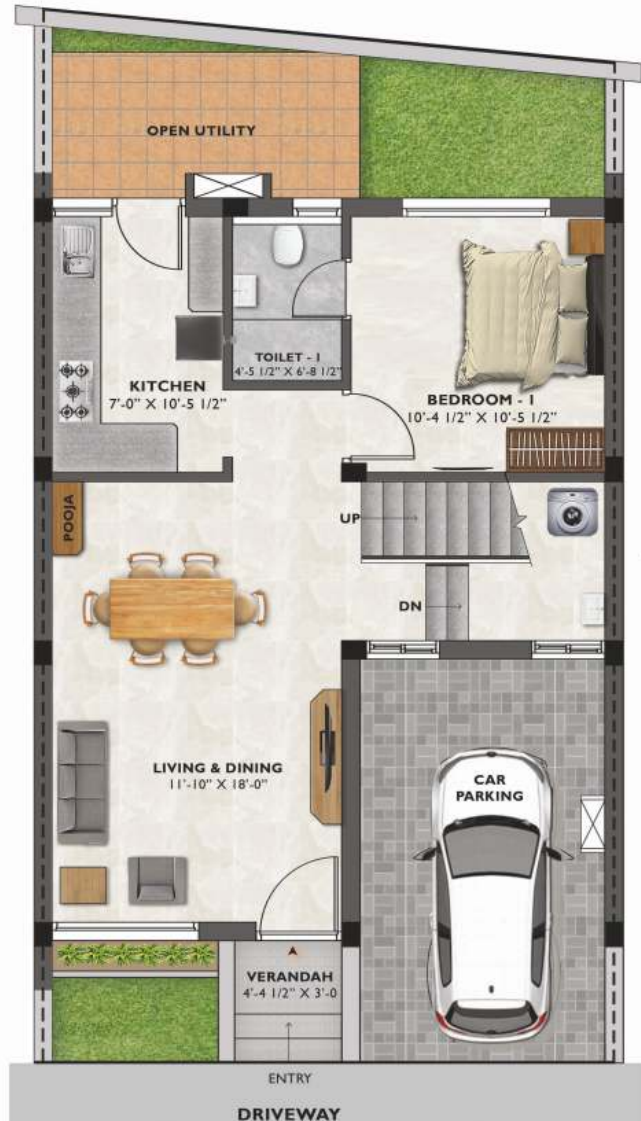


TERRACE FLOOR PLAN

Marketed by: **Chennai Property Service**

Phone: +91 96000 51444 | Email: sales@chennaiproperty-service.com

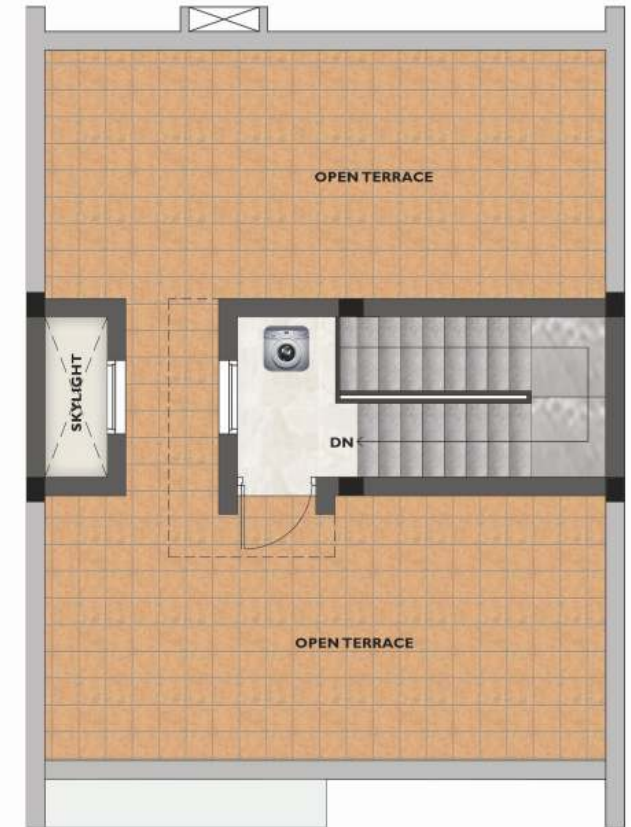
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
13	52	1254	1678	980	521



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Marketed by: **Chennai Property Service**

Phone: +91 96000 51444 | Email: sales@chennaipropertysevice.com

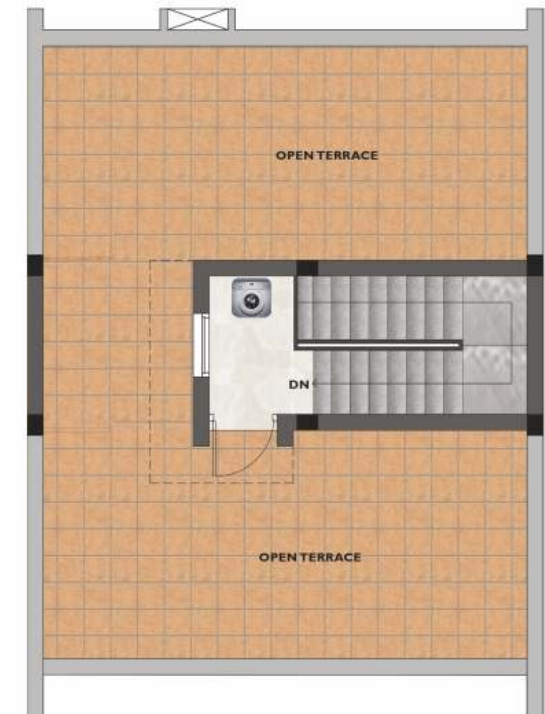
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
13	53	1254	1702	1415	752



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

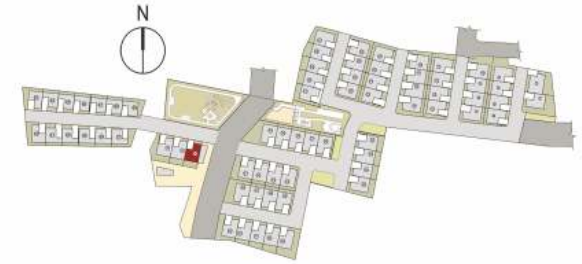


TERRACE FLOOR PLAN

Marketed by: **Chennai Property Service**

Phone: +91 96000 51444 | Email: sales@chennaipropertyService.com

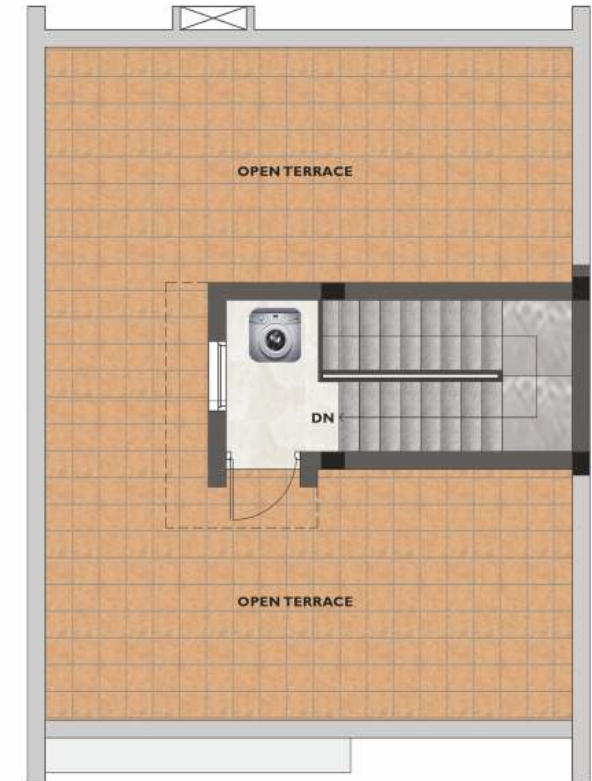
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
14	54	1254	1702	1071	569



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



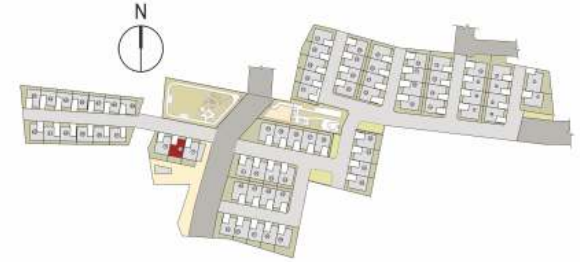
TERRACE FLOOR PLAN

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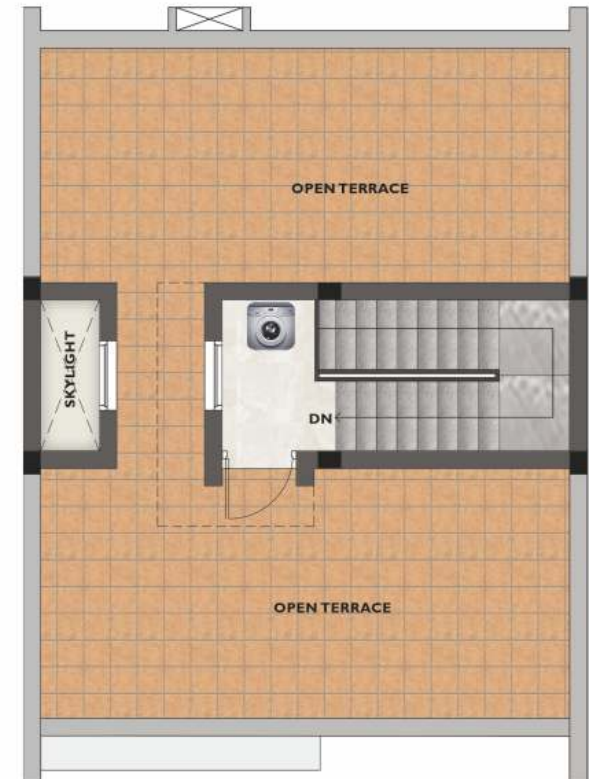
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
14	55	1254	1678	1054	560



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

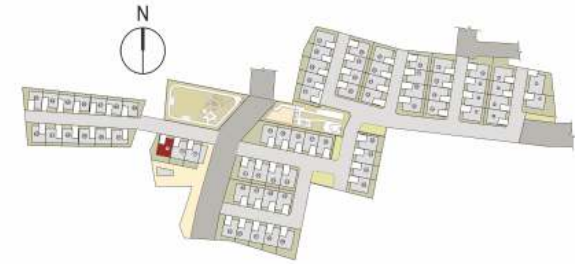


TERRACE FLOOR PLAN

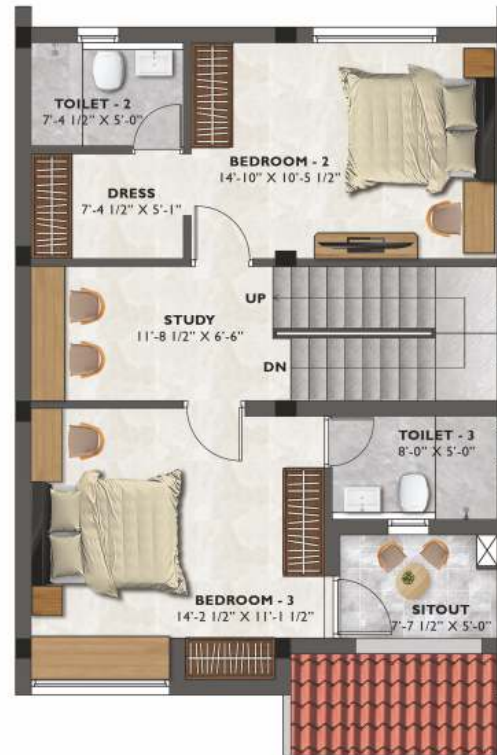
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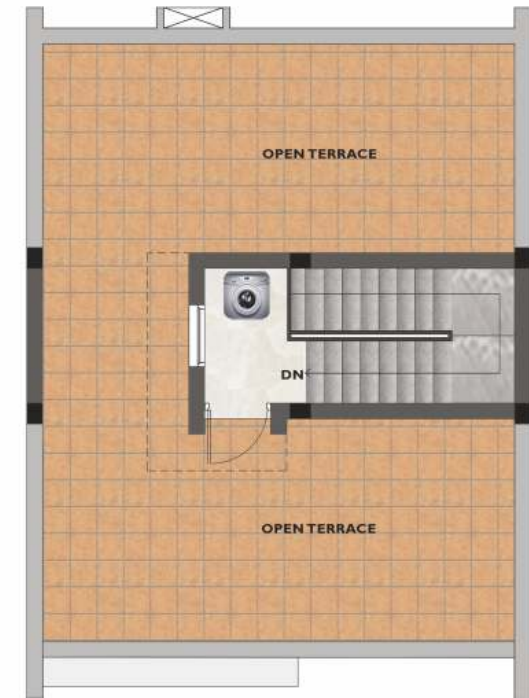
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
14	56	1254	1702	1440	765



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

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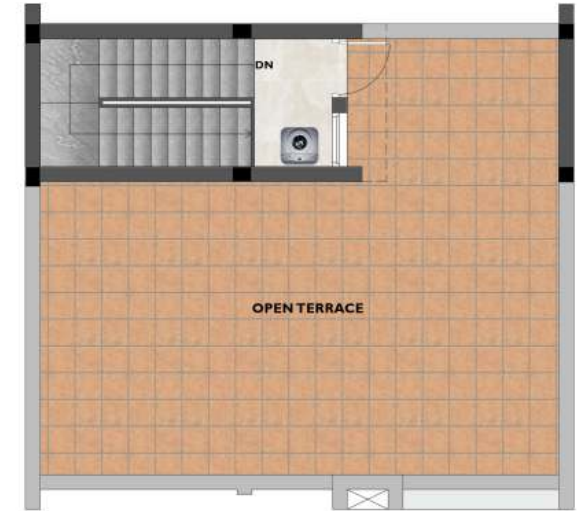
Block No	Unit No	Carpet Area (Sq. ft)	Saleable Area (Sq. ft)	Plot Area (Sq. ft)	UDS Area (Sq. ft)
15	57	1069	1468	1094	581



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

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Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
15	58	1069	1450	871	463



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

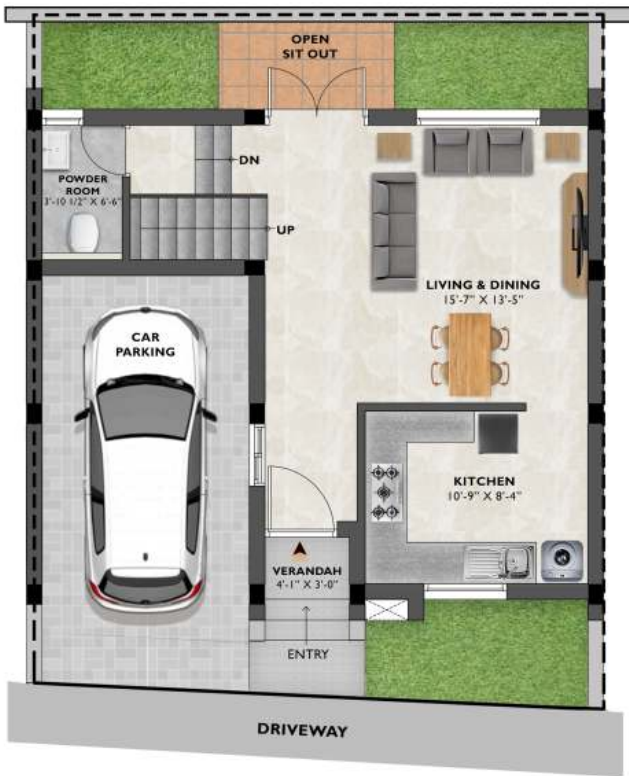


TERRACE FLOOR PLAN

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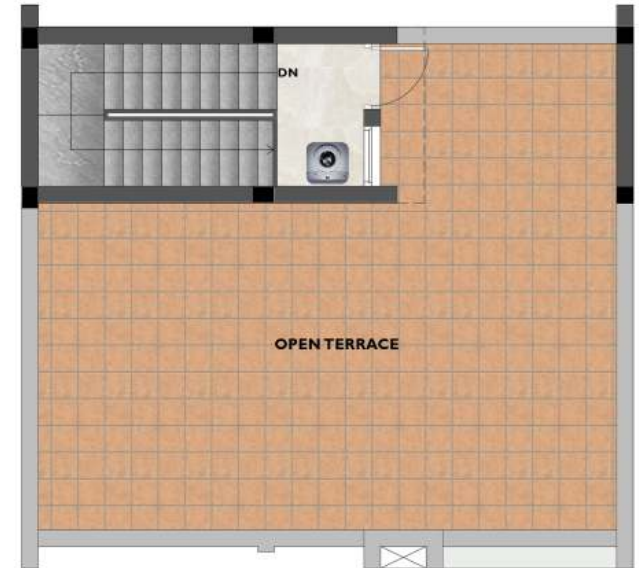
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
15	59	1069	1468	921	490



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

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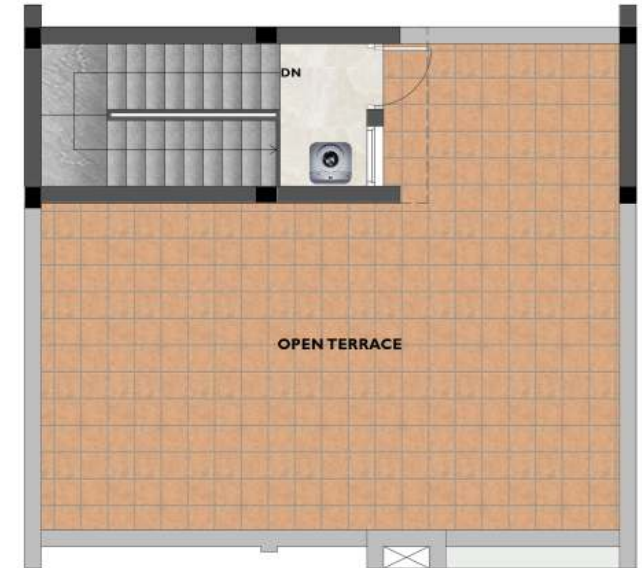
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDA Area (Sq.ft)
15	60	1069	1468	956	508



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

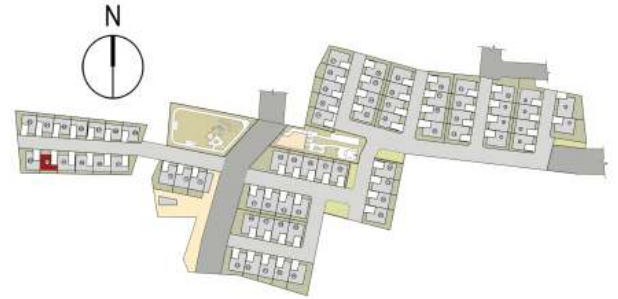


TERRACE FLOOR PLAN

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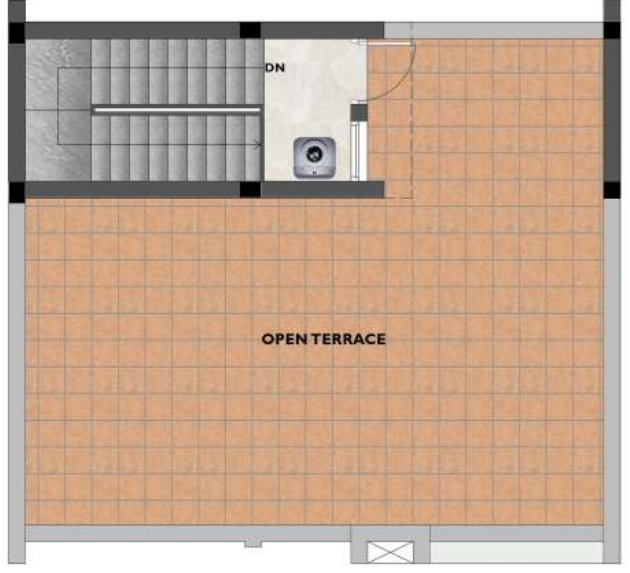
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
15	61	1069	1450	974	518



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

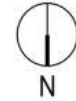


TERRACE FLOOR PLAN

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UNIT 62
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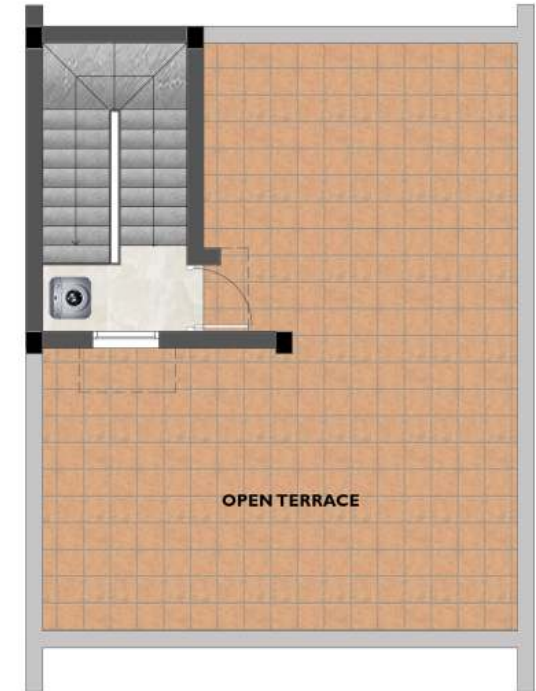
Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
15	62	1057	1422	1177	626



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

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BLOCK - 16

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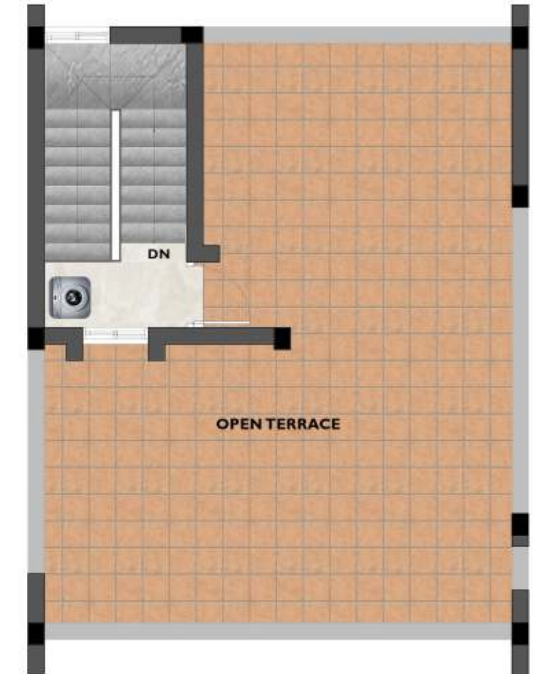
Block No.	Unit No.	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
16	63	1043	1409	1130	601



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

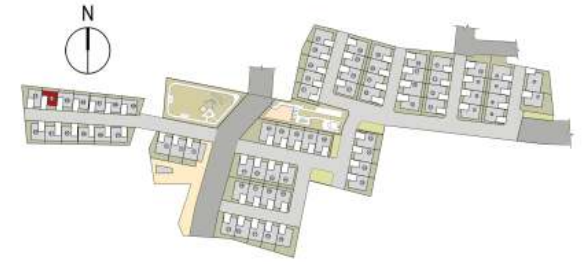


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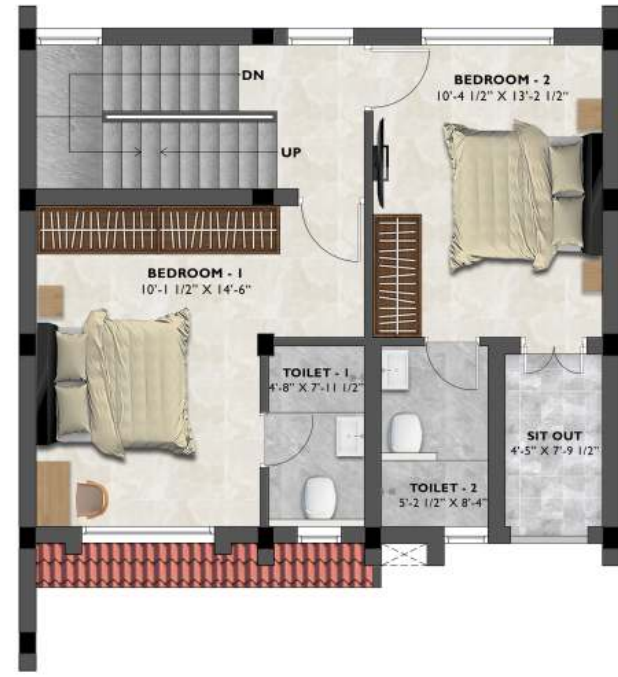
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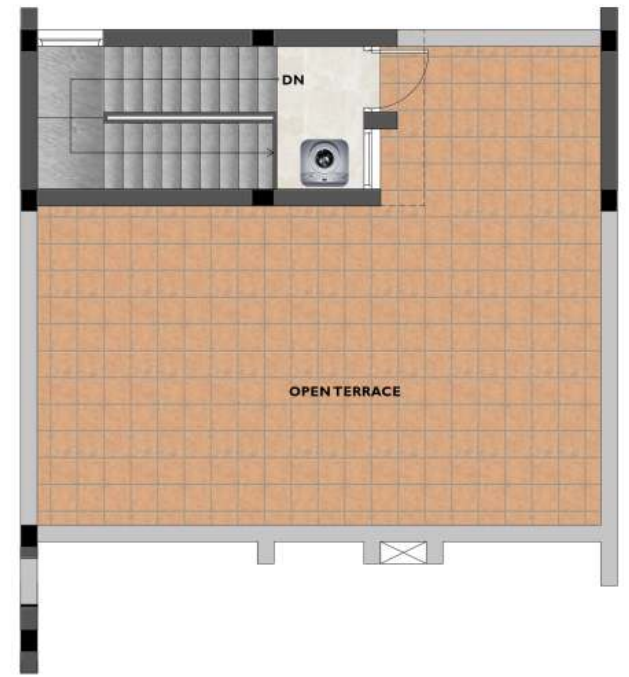
Block No.	Unit No.	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
16	64	1022	1394	939	499



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



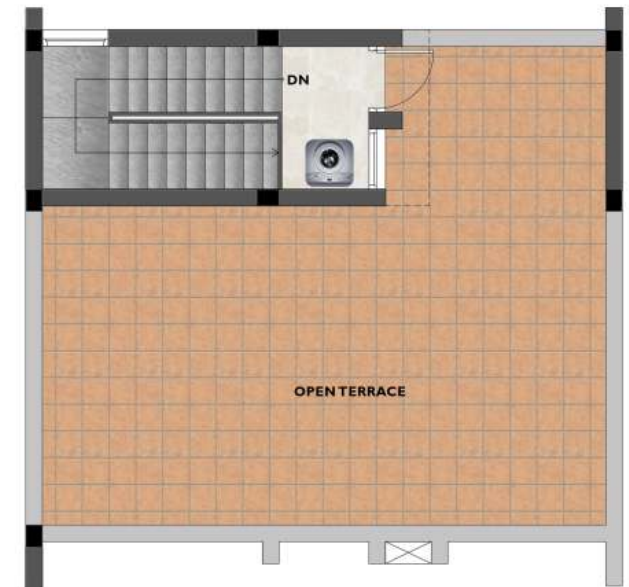
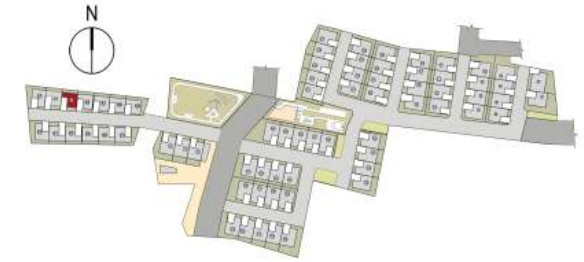
TERRACE FLOOR PLAN

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BLOCK - 16

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Block No.	Unit No.	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDA Area (Sq.ft)
16	65	1022	1394	909	483



SITE CUM GROUND FLOOR PLAN

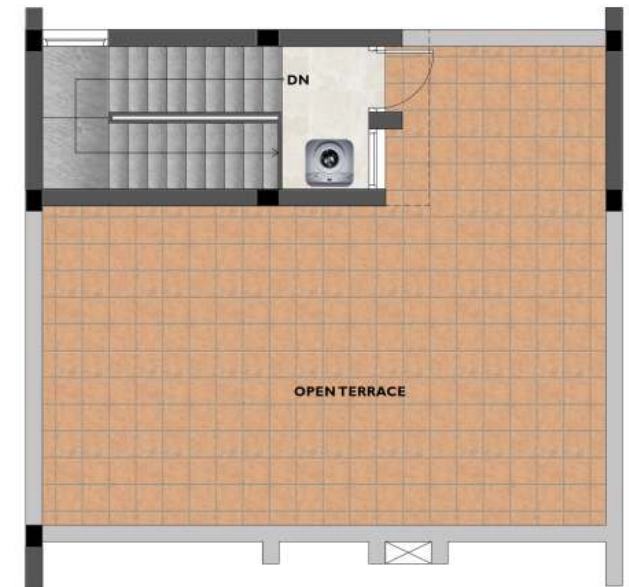
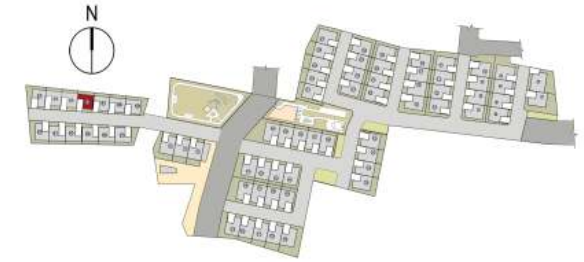
FIRST FLOOR PLAN

TERRACE FLOOR PLAN

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Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
16	66	1022	1412	894	475



SITE CUM GROUND FLOOR PLAN

FIRST FLOOR PLAN

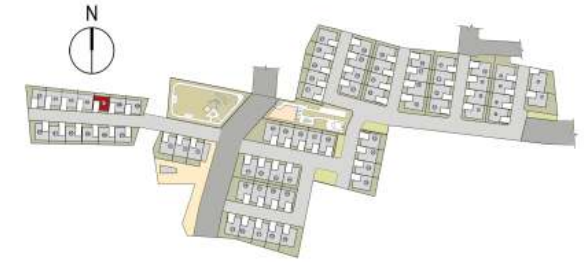
TERRACE FLOOR PLAN

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BLOCK - 16

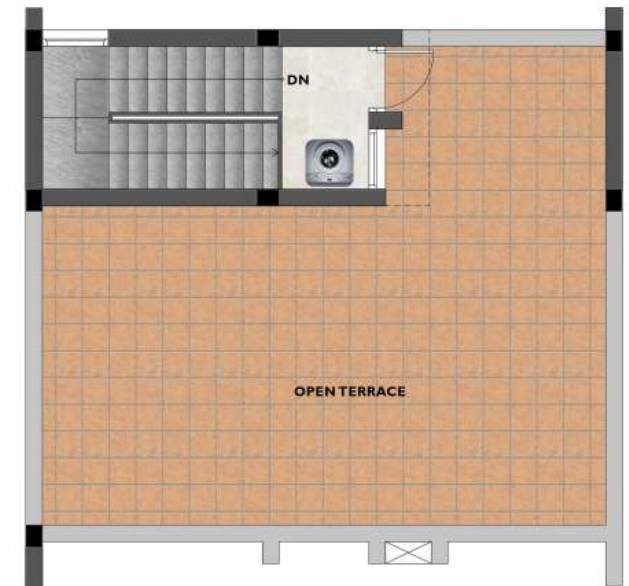
Block No.	Unit No.	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
16	67	1022	1412	866	460



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

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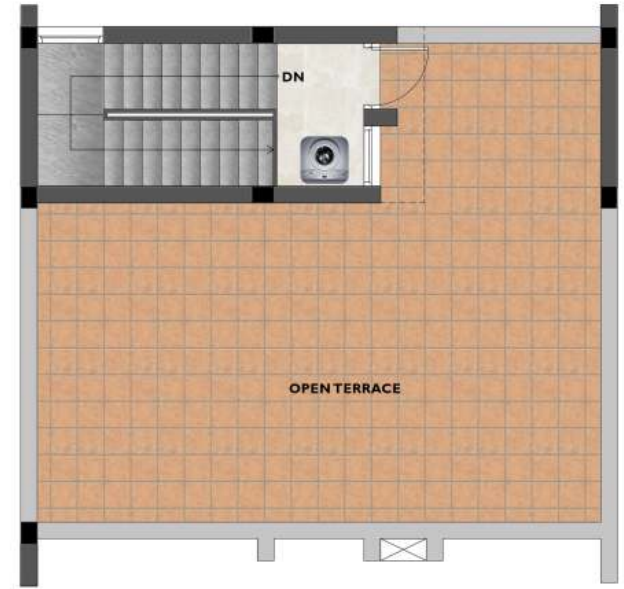
Block No.	Unit No.	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
16	68	1022	1394	824	438



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



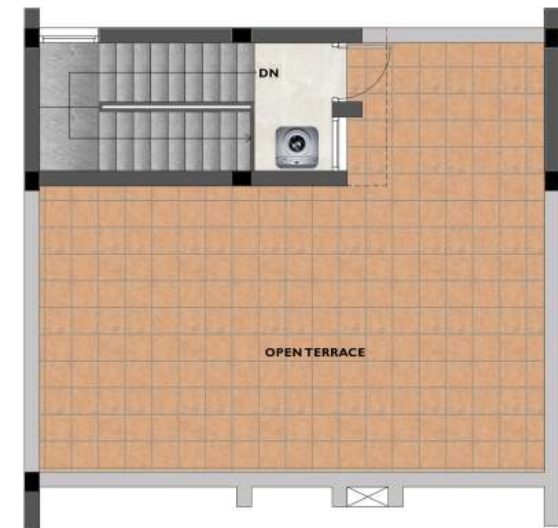
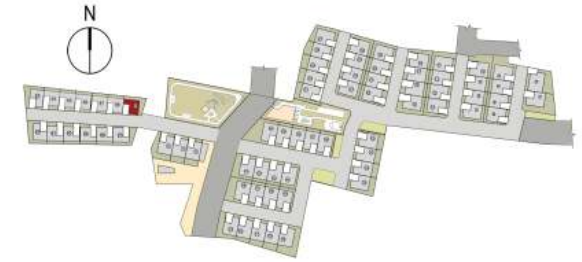
TERRACE FLOOR PLAN

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BLOCK - 16

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Block No	Unit No	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)	Plot Area (Sq.ft)	UDS Area (Sq.ft)
16	69	1022	1412	1040	553



SITE CUM GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

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VGN
KOSMOS Club House

HAPPINESS STARTS WITH
OUR CLUBHOUSE AMENITIES



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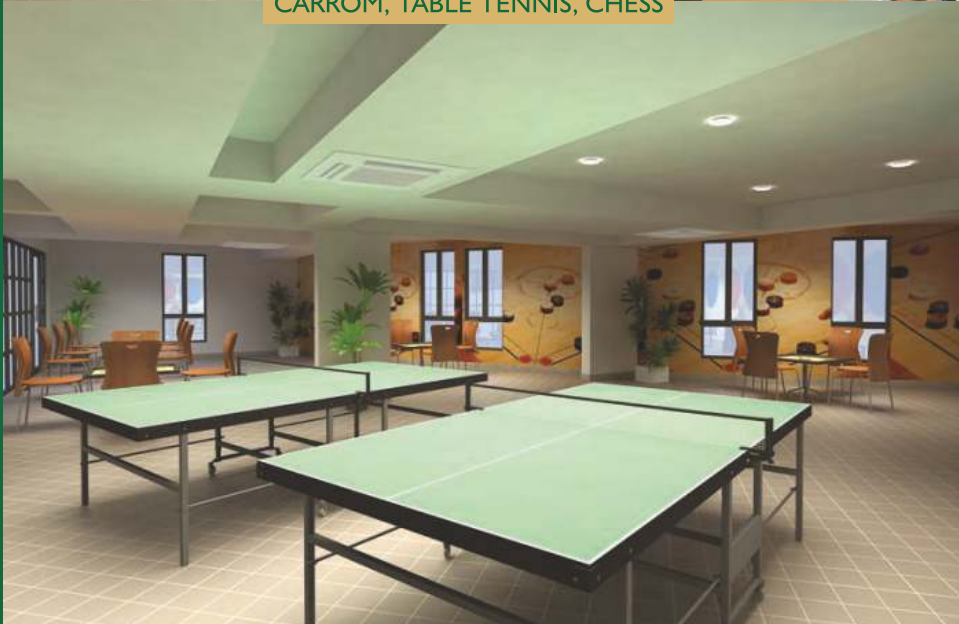
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CARROM, TABLE TENNIS, CHESS



PRIVATE THEATER 3 Nos. (80/40/30 SEATER)



GYM & YOGA

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SPECIFICATIONS TO NOTE

1. Structure

- RCC Framed Structure. 9" thk Red Brickwork for External Walls & 4½" thk for Internal Walls. Designed for Seismic Zone - 3
- Plinth height - 1'6" from Driveway level.
Floor to Roof top (incl slab) - 10'0".
Lintel height shall be 7'-0" from FFL.
- Loft will be provided any one side in all bed rooms & Kitchen Preferably above the Entry.

2. Joinery

- **Main Door** : Teak wood frame with solid designed panelled door including safety latch & magnetic catcher. All Hardwares shall be in Brass finish.
- **Bed room Doors** : Country Wood Frame with compressed door finished with Laminate including magnetic catcher. All Hardwares in SS Finish.
- **Toilet** : Country Wood Frame with Flush Door Shutter with Laminate on one side PU Coated on other side. All hardwares in SS Finish.
- **Terrace** : Country Wood Frame with Flush Door Shutter with PU Coat on both sides . All hardwares in SS Finish.

- **Windows / French Windows** : UPVC - Openable Windows with Clear Glass & Grill
- **Ventilator** : UPVC Louvers with Pin Headed Glass.
- **French Door** : C.W.Framed with Glazed Shutter with grills
- **Grills** : For all French Windows & Windows - 12 mm sq. rod with std design

3. Handrails

- **Staircase handrail** : S.S Hand rail - As per Architect's Design
- **Balcony handrail** : MS Hand rail - As per Architect's Design / Elevation

4. Flooring

- **Entrance Veranda / Steps** : Granite Flooring
- **Staircase** : Granite Flooring with 4" high skirting
- **Living, Dining & Bedrooms** : 2'0"x 2'0" Vitrified Tile flooring with 4" high skirting.
- **Kitchen** : 2'0"x 2'0" Vitrified Tile flooring of Mat finish With 4" high Skirting
20mm thk G20 Polished Granite top for Kitchen platform

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- **Toilet / service** : 12"x12" - Anti Skid Tile flooring
- **Car Parking** : Eurocon Tile flooring

5. Dadoing

- **Toilet** : Glazed Ceramic Tile dado up to 7'0" Height
- **Kitchen** : Glazed Ceramic Tile Dado Tile upto Lintel Height from Cooking Platform
- **Dining** : Glazed tile dado for 2' ht above Washbasin

6. Painting

- **Ceiling** : 2 coats of Emulsion over 1 coat of Primer and putty (Premium).
- **Inner Walls finish** : 2 coats of Emulsion over 1 coat of primer & 2 coats of Putty (Premium).
- **Exterior Walls** : 2 Coats Exterior Emulsion over one coat of Primer (Protech)
- **Main Door** : Melamine Matt Finish Polish.
- **All other Doors** : Enamel Paint Over Putty & Primer
- **Grills** : Two coat Enamel Paint over One coat of Primer

7. Electrical

- **Power supply** : 3 phase power supply connection
- **Safety device** : MCB & ELCB (Earth leakage Circuit braker)

- **Wires** : Fire retardant Low smoke copper wire of a quality IS brand Polycab or equivalent will be provided
- **Switches & sockets** : Modular box , Modular switches & sockets of approved brand.
- **HOB point** : Point provided in the kitchen
- **Light points** : Sufficient Light points and Power Sokets will be provided in all rooms.
- **TV & Data Points** : TV& Cat-6 cable for Data Points Provision for all Bed Rooms & Living
- **Split AC** : Split AC Provision for Living & all Bed Rooms
- **Fridge** : Fridge Provision in Kitchen or Dining
- **Inverter provision** : Wiring for light and fan points
- **Exhaust fan** : Exhaust Provision for all Toilets & Kitchen

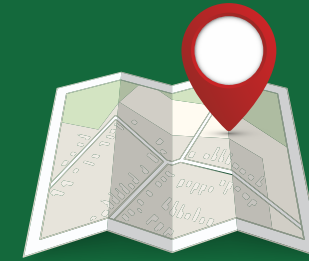
8. Sanitation & Plumbing

- **Kitchen** : SS Sink(Single bowl). Provision for Water purifier.
- **Dining** : Wall mounted Wash Basin with necessary fittings.
- **Toilet** : Wash basin in in all toilets, Wall-mounted EWC with concealed tank & two in one tap with health faucet, diverter & Over head shower.
Geyser Provision with hot & cold piping provision
- **Sanitary Fittings** : Parryware / Jaquar / Hindware or Equivalent
- **CP fittings** : Parryware / Jaquar or Equivalent

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- Common STP to suitable capacity
- Individual Borewell
- Weathering Course brick jelly lime concrete on terrace floor with pressed tiles
- Water proofing for all Sunken & Terrace Area.
- Individual Sump - 6000 Lts Capacity / OHT - 1500 Lts Capacity
- Anti termite treatment will be done
- Landscaping
- Rain Water Harvesting



LOCATION ADVANTAGES



3 km from
Avadi Railway Station



1.5 km from
Hindu College



3.5 km from
Tidel Park Phase 3
(upcoming)



400 meters from
VGN Chinmaya
Vidyalaya



2 km from
K.C. Multi-speciality
Hospital



4.8 km from
VR Cinemas



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friends and family and we will reward
you with exciting referral benefits!

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VGN
Aspire
Gardens

PAYMENT SCHEDULE



1.	Booking advance	10.00%
2.	UDS/Land Registration (or) within 30 days from the date of booking advance, whichever is earlier	45.00%
3.	After completion of Foundation	5.00%
4.	After completion of Ground Floor Roof	7.50%
5.	After completion of Ground Floor Brick work	4.00%
6.	After completion of Ground Floor Plastering	4.00%
7.	After completion of Ground Floor Flooring	4.00%
8.	After completion of First Floor Roof	7.50%
9.	After completion of First Floor Brick work	4.00%
10.	After completion of First Floor Plastering	4.00%
11.	After completion of First Floor Flooring	3.00%
12.	Handing over	2.00%

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Location



Map not to scale

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VGN ADVANTAGES



82 Years of
business expertise



245+
projects



60,000+
customers



850+ acres of plot
property developed



20 million sq.ft. of
residential projects



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V.Guruswamy Naidu & Co
Private Limited
Call: 044 6965 6999, 4002 4099

Project funded by:



Member



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