



VNR
HOMES

Tiara

**SPACIOUS
SIGNATURE
VILLAS**



3 & 4 BHK VILLAS AT THALAMBUR



VNR HOMES

DELIVERING CUSTOMER SATISFICATION, EVERYTIME

VNR Homes, started by Mr. V N Raghupathy, began its operations in property development in the year 1970 and over the years has carved its name as one of the finest developers in the city of Chennai. The group has been consistently delivering top notch residential spaces that has crossed more than 2 Mn Sq Ft of developed space. With complete focus on delivering customer delight the group has over the years developed a team of professionals consisting of design and development experts and customer centric teams that ensure that the high benchmarks on Customer Delight are always exceeded.

At VNR Homes Customer Delight is a factor of four things - a hassle free buying experience, value for money with superior specifications homes, a happy living experience at VNR Homes, and most importantly getting your dream home on-time, every time.





Tiara













PROJECT OVERVIEW

17 Luxury 3 BHK + & 4 BHK Villas with your own private terrace and a cozy lounge, super spacious rooms, full length windows with excellent ventilation and a small garden in your backyard

British styled villas at the price of apartments

Just 17 villas with 10+ amenities in a premium gated community

Just 10 mins from Sholingnallur at just half the price



PROJECT FEATURES

- Clubhouse
- Gymnasium
- No common area loading which makes your home spacious for you and your family
- 90% Carpet Area
- Located just 10 Min from Sholinganallur
- Secured gated community fully secured by
- CCTV Multipurpose
- Hall/party Hall
- Childrens play area
- Kids play zone for toddlers
- Cricket net
- 100% Vastu compliant
- Lush landscape with beautiful garden
- High end specifications
- Surrounded by prominent schools, colleges, Hospitals



BIG REASONS TO BUY

- Unbeatable price - Buy a villa at the price of an apartment. VNR Tiara offers a signature villa with a lounge, your own private terrace and a private garden all at the price of a villa.
- Exclusive Gated Community - VNR Tiara is an exclusive gated community with just 17 villas and one fun amenity center. VNR Tiara offers a secured gated community for you and your family
- Spacious Villa with Excellent Ventilation - The villas are spacious with full length windows that provides excellent ventilation and all villas are 100% vastu compliant
- Excellent Value for Money - VNR Tiara is located at Thalambur just 15 mins from Sholingnallur, at just 60% of the cost of a similar villa at Sholingnallur
- Fast Growing and a Well Connected Residential Hub - Located near to prominent schools, hospitals, large IT Parks, large residential catchments and just 1 km from the upcoming metro station
- High-end Specification - VNR Tiara offers premium finishes and high end specifications for all its villas. This will enhance your living experience at Tiara

SITE & UNIT PLANS



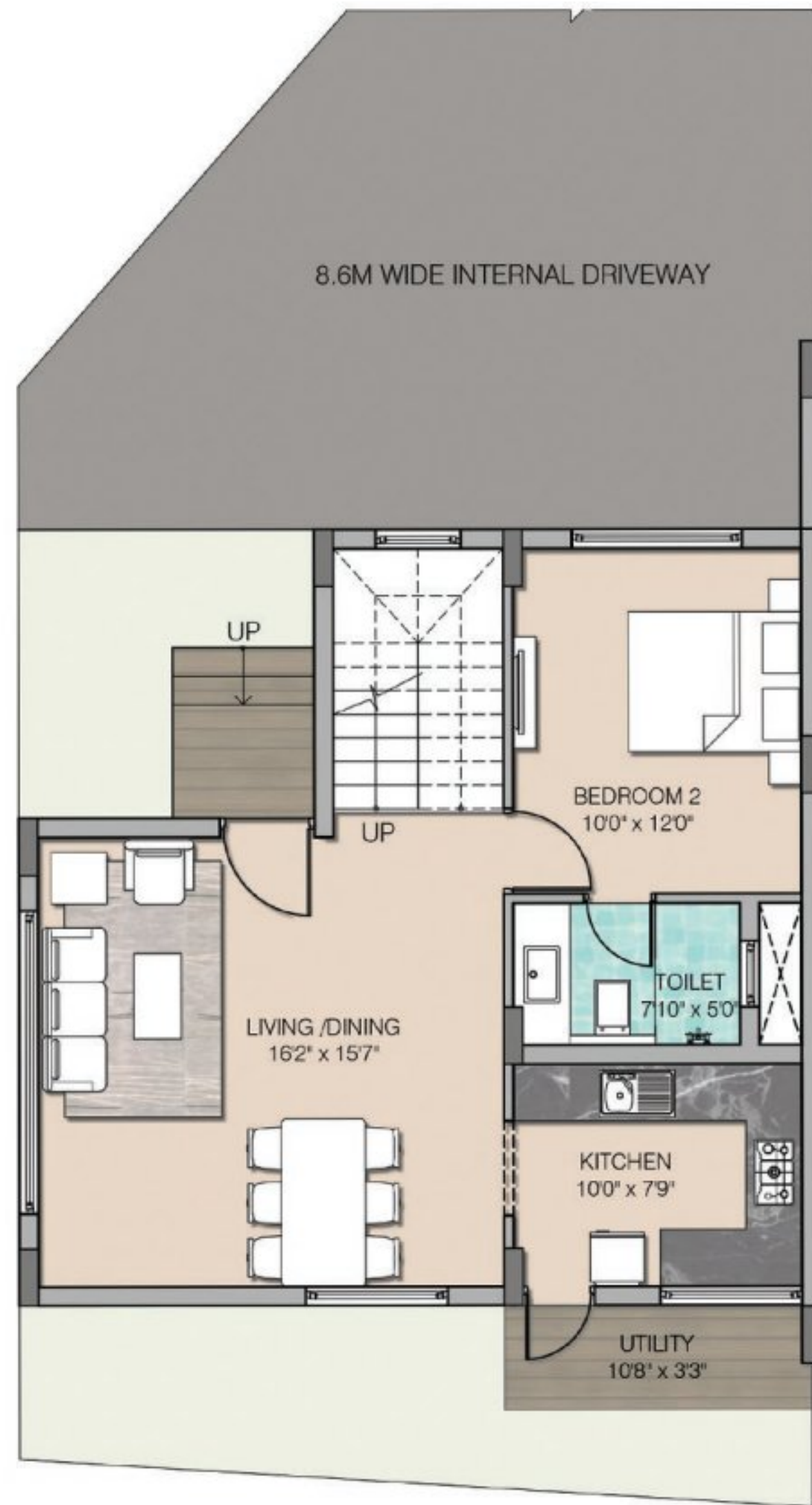
SITE PLAN



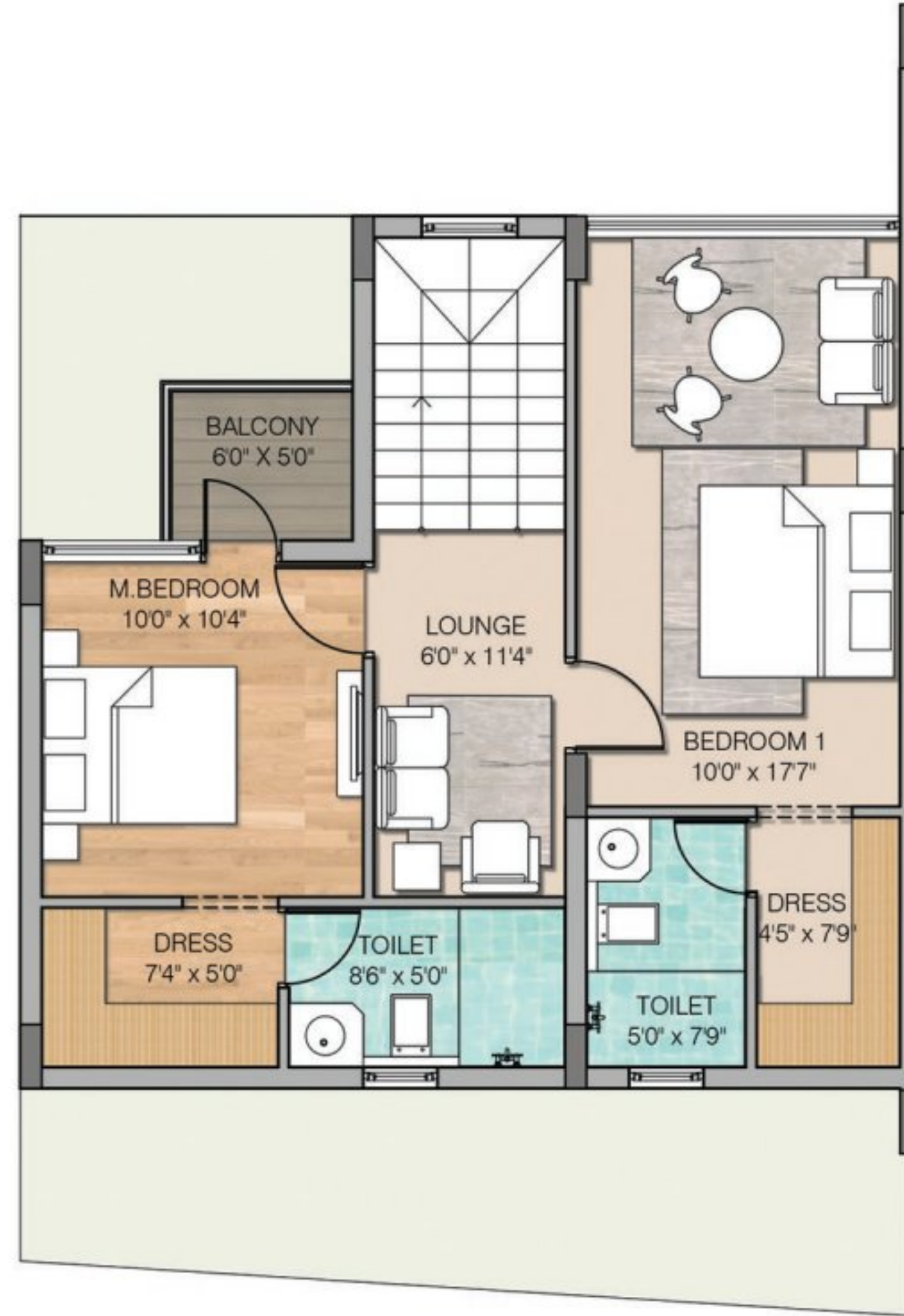
SITE CUM GROUND FLOOR PLAN



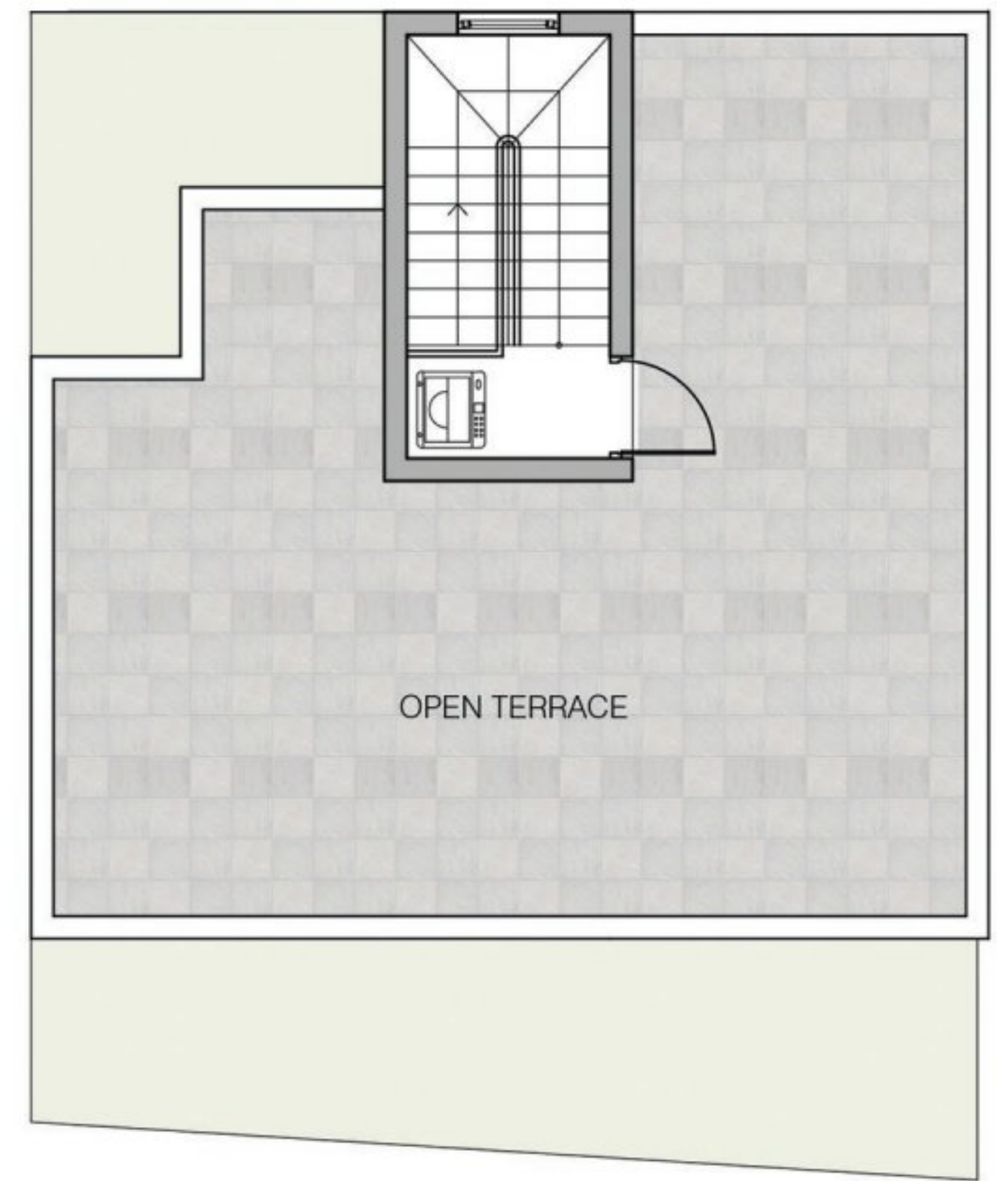
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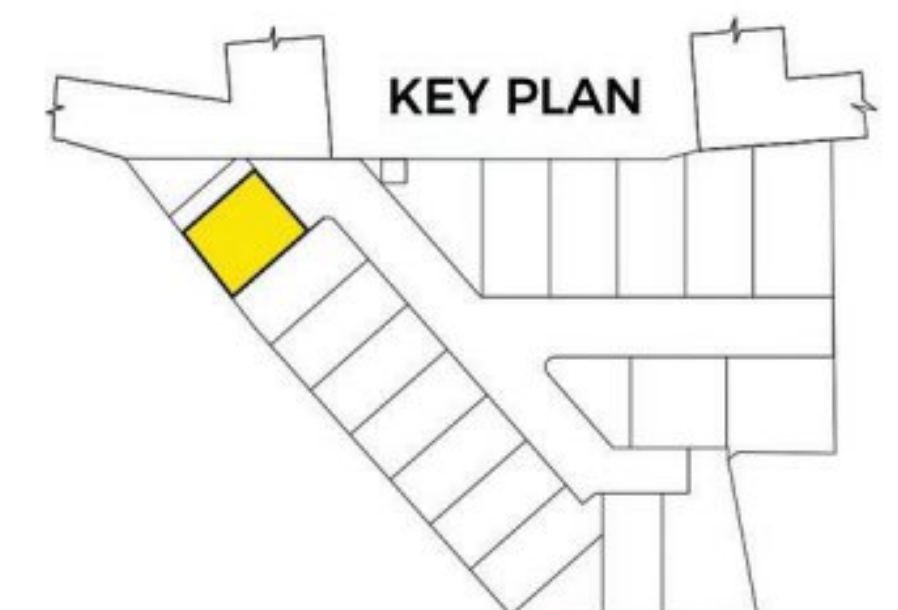
GROUND FLOOR PLAN



FIRST FLOOR PLAN



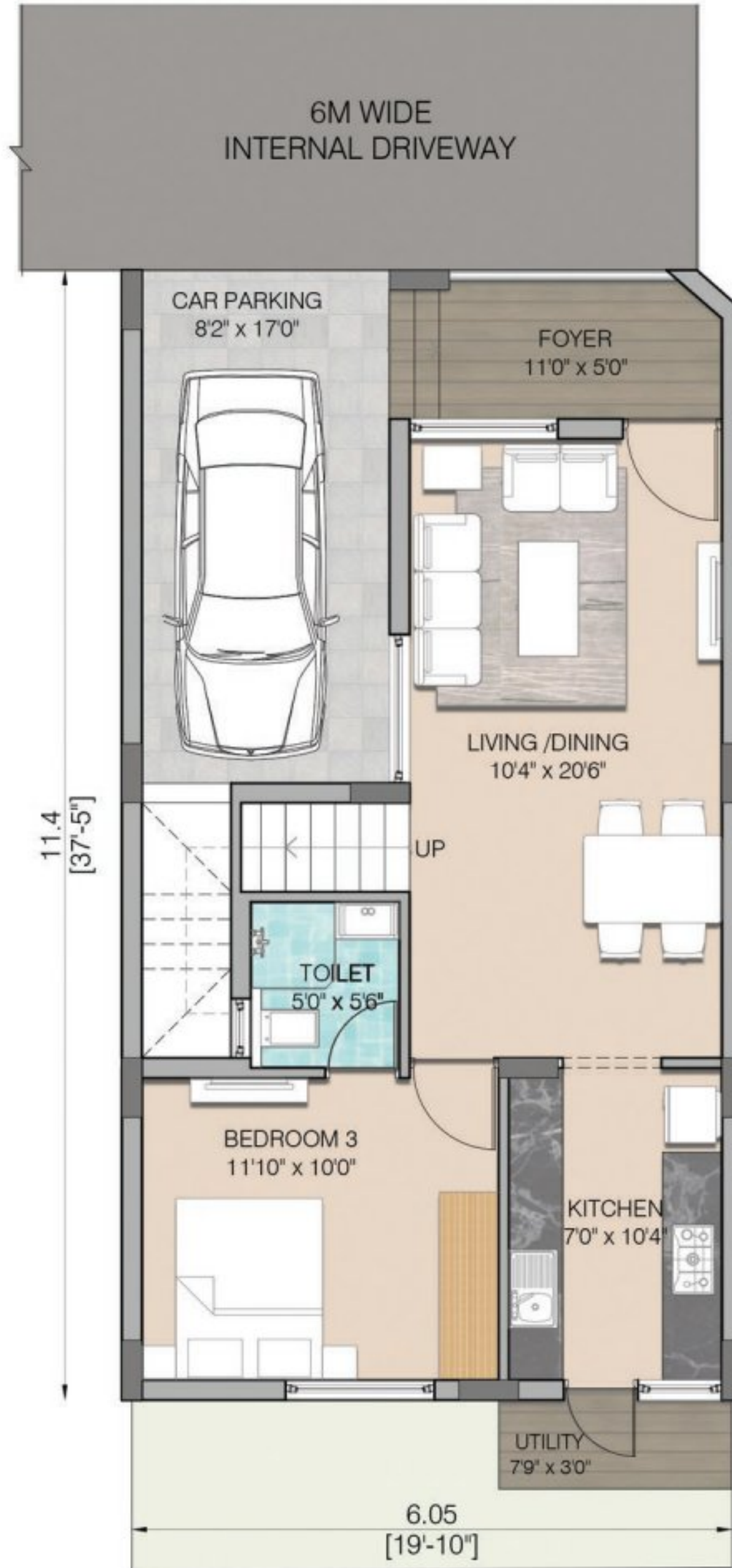
TERRACE FLOOR PLAN



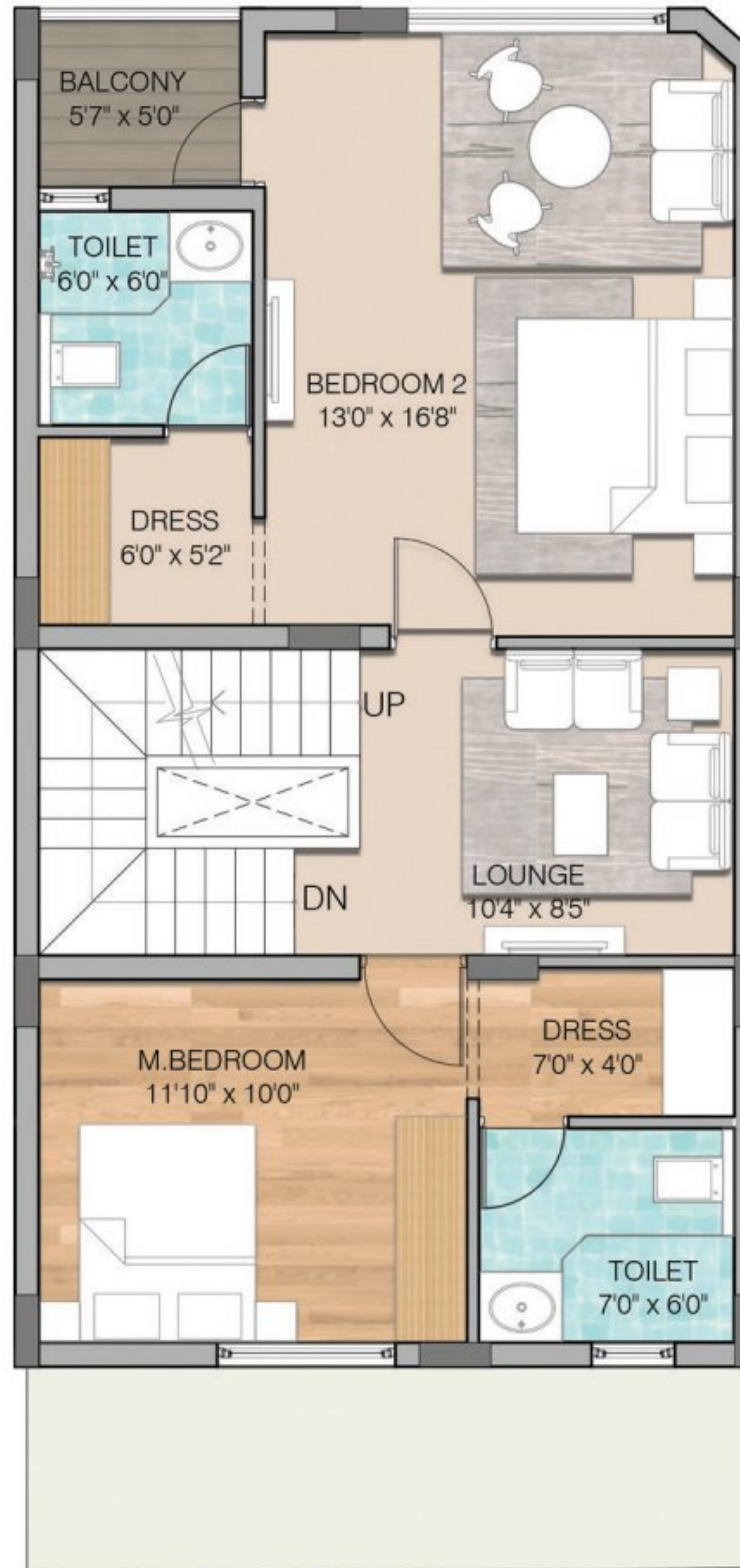
VILLA NO	Build up Area (Sft)	Land Area (Sft)
1	2033 Sq ft	1287 Sq ft



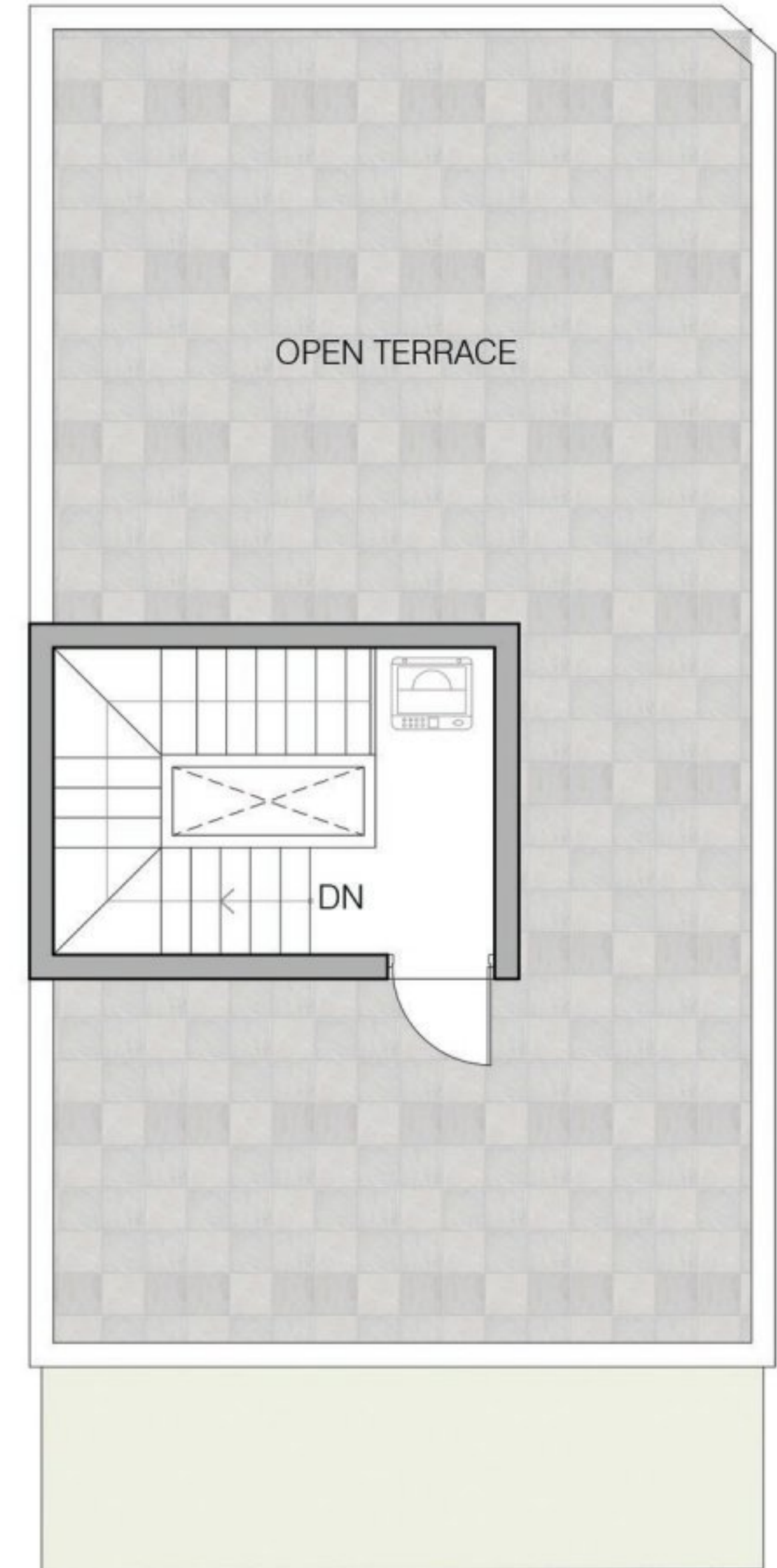
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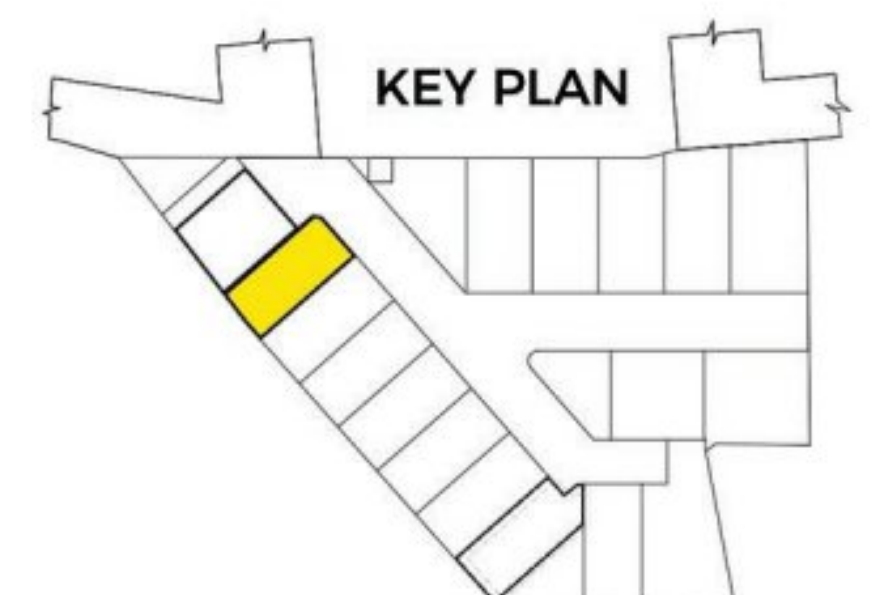
GROUND FLOOR PLAN



FIRST FLOOR PLAN



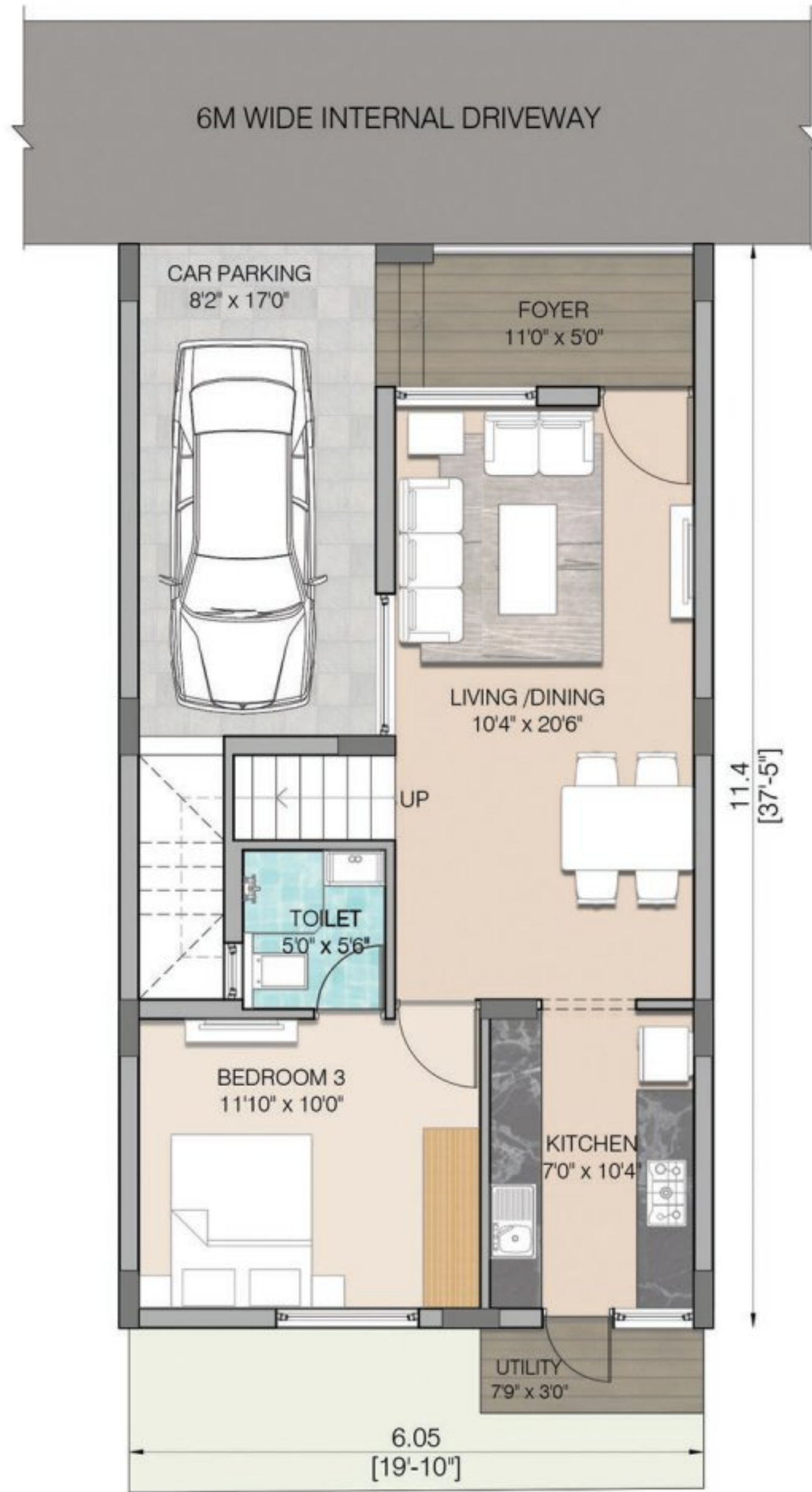
TERRACE FLOOR PLAN



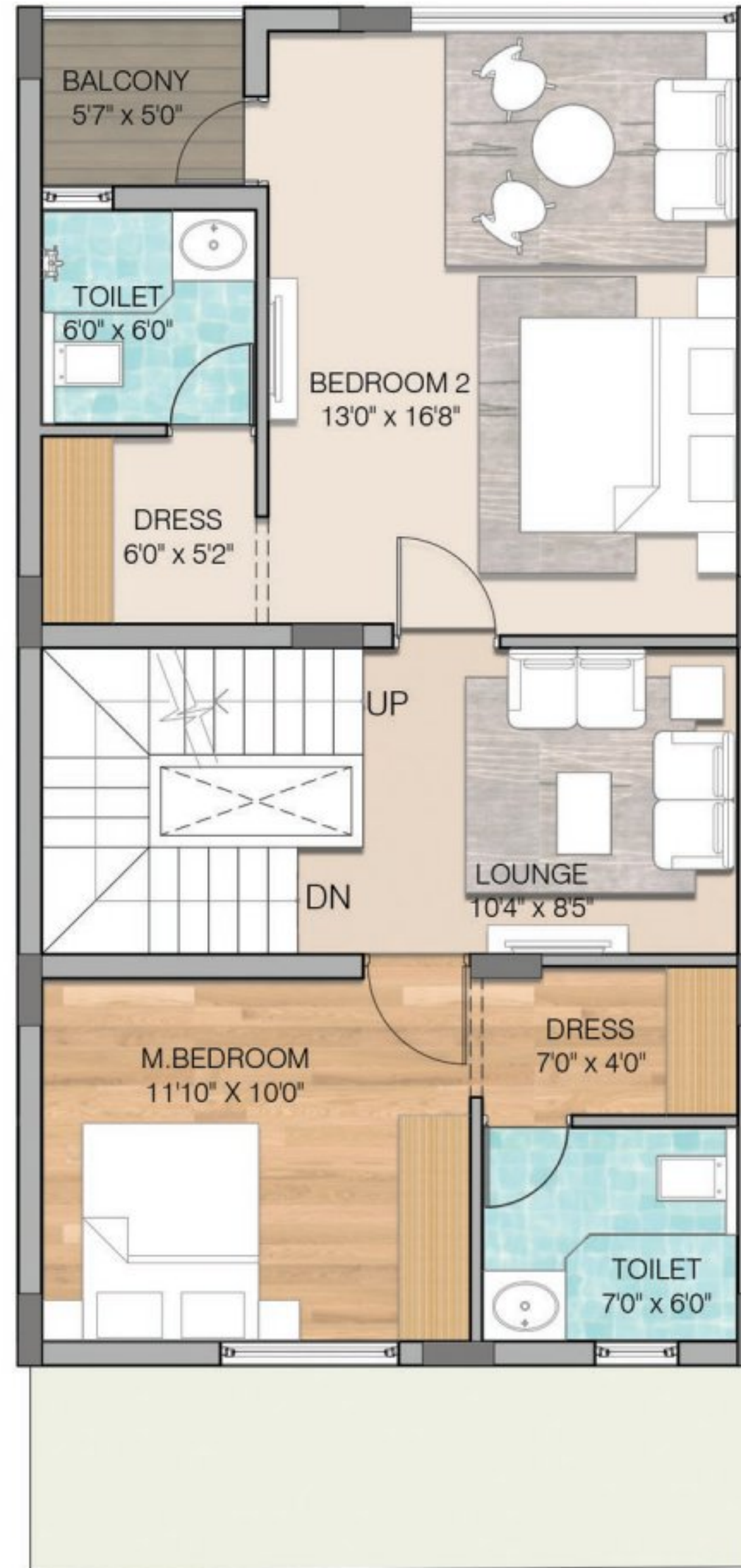
VILLA NO	Build up Area (Sft)	Land Area (Sft)
2	2131 - 2166 Sq ft	1349 - 1371 Sq ft



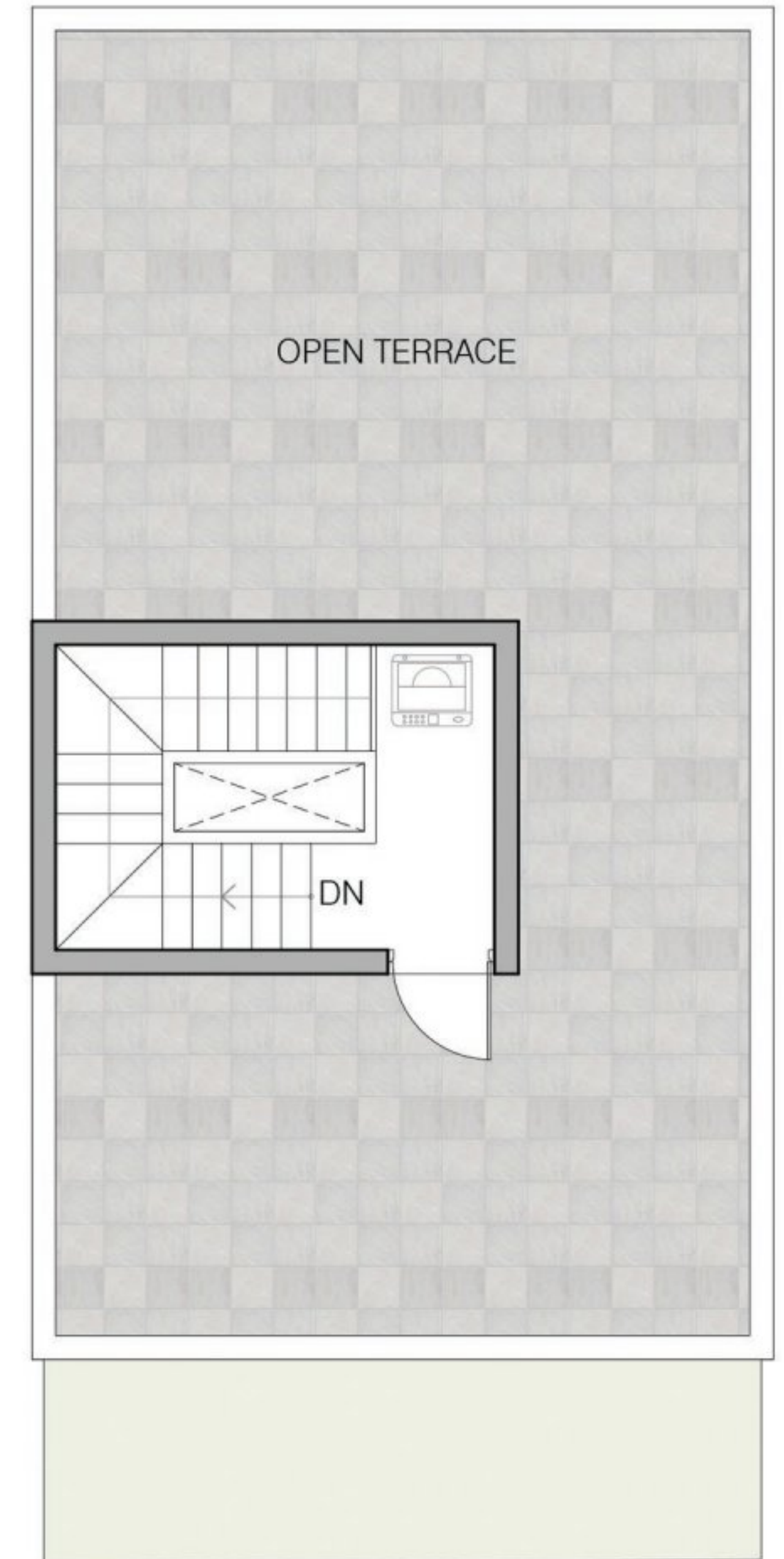
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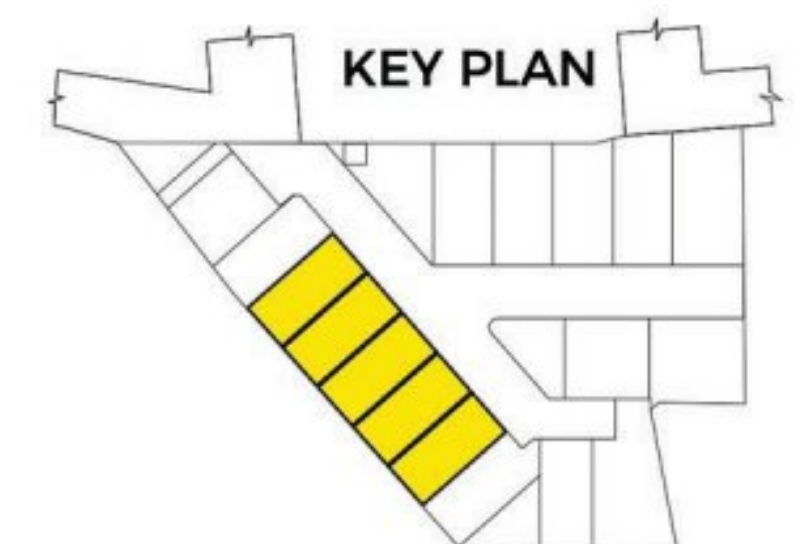
GROUND FLOOR PLAN



FIRST FLOOR PLAN



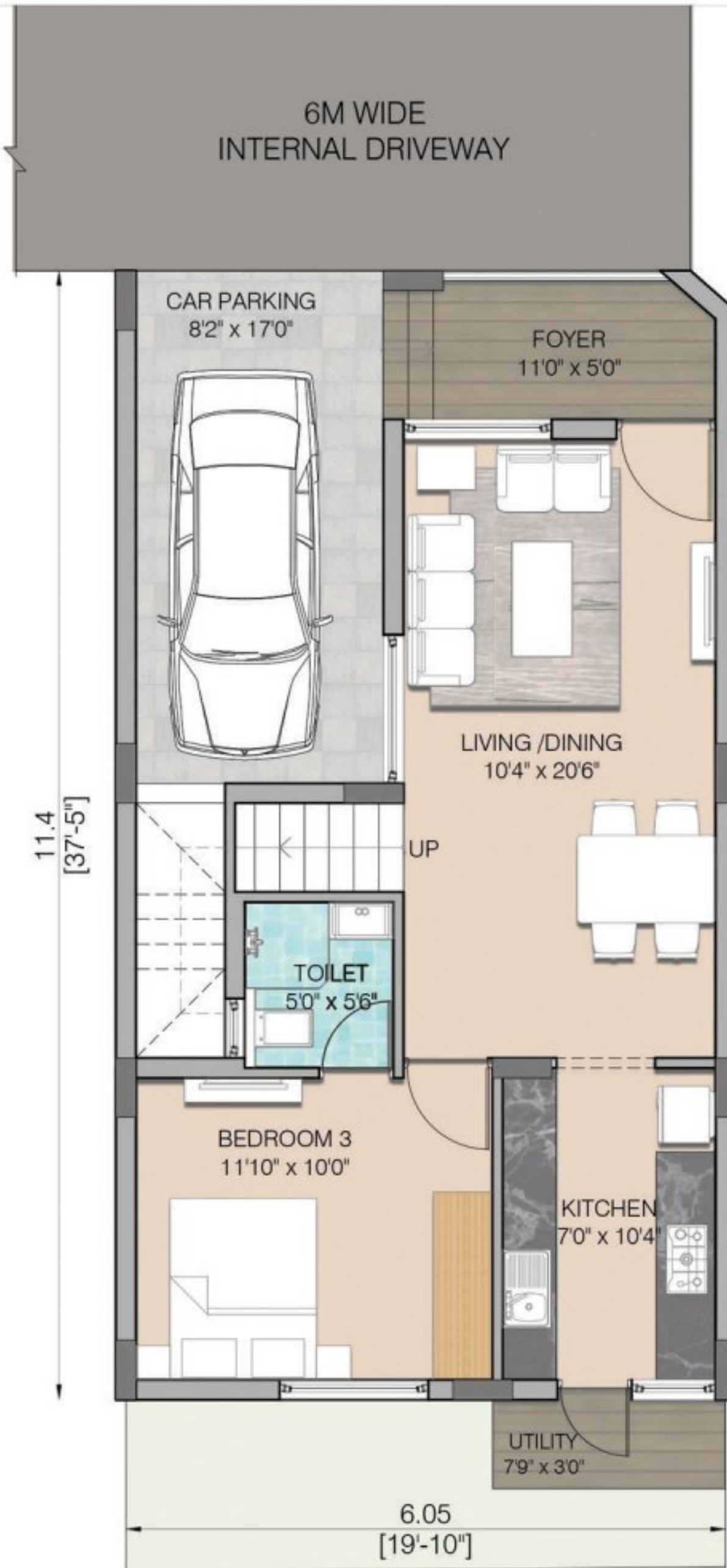
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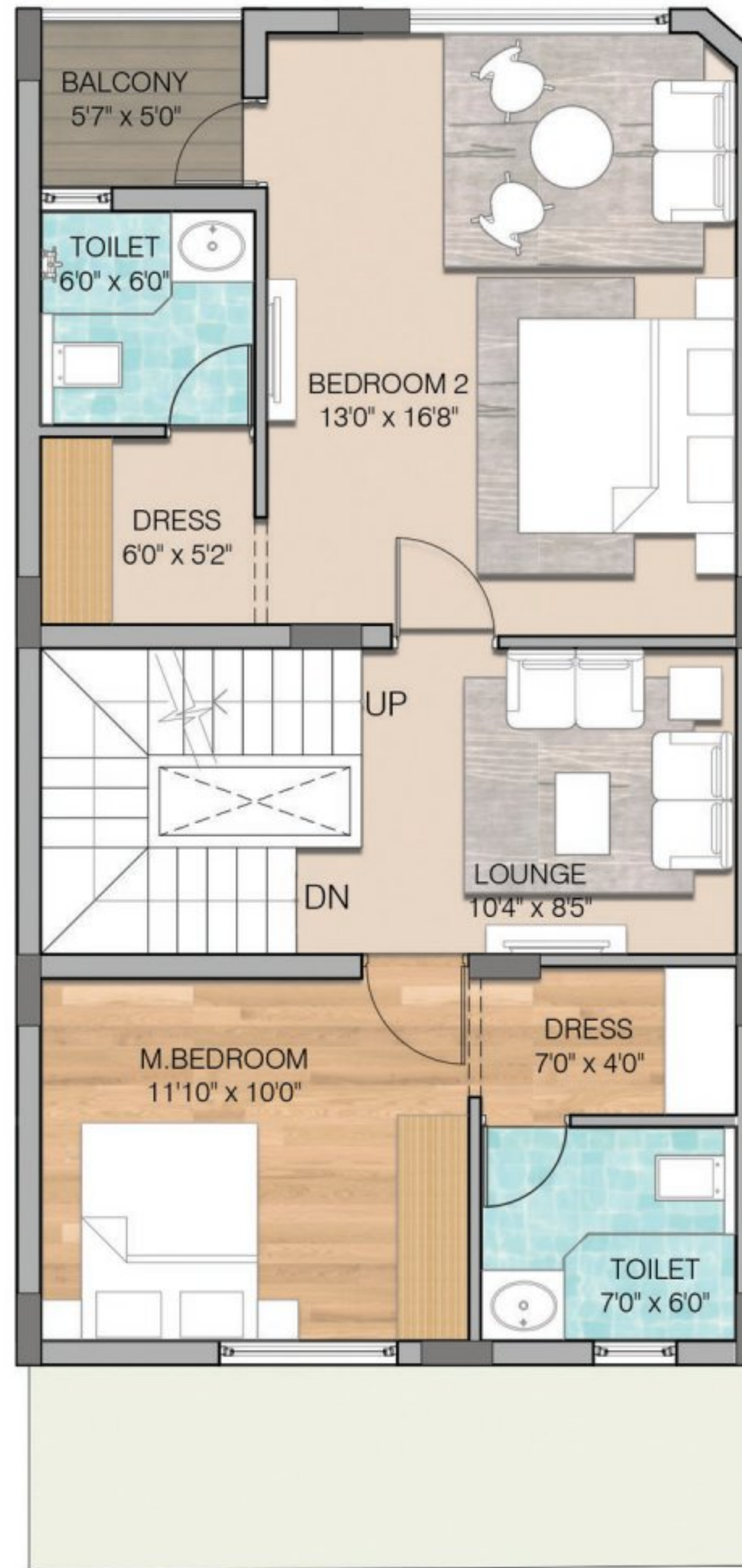
VILLA NO	Build up Area (Sft)	Land Area (Sft)
3 to 7	2131 - 2166 Sq ft	1349 - 1371 Sq ft



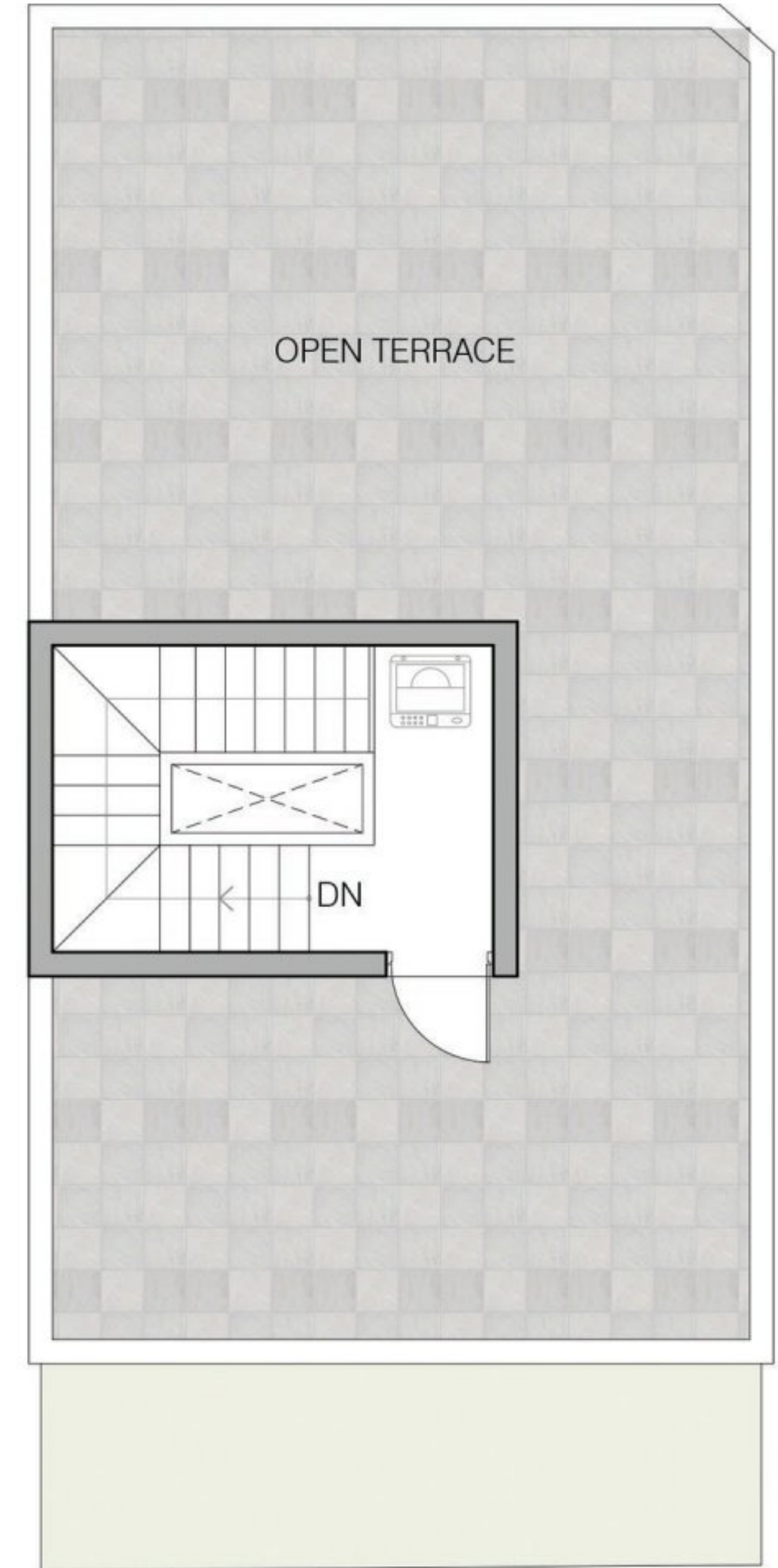
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GROUND FLOOR PLAN

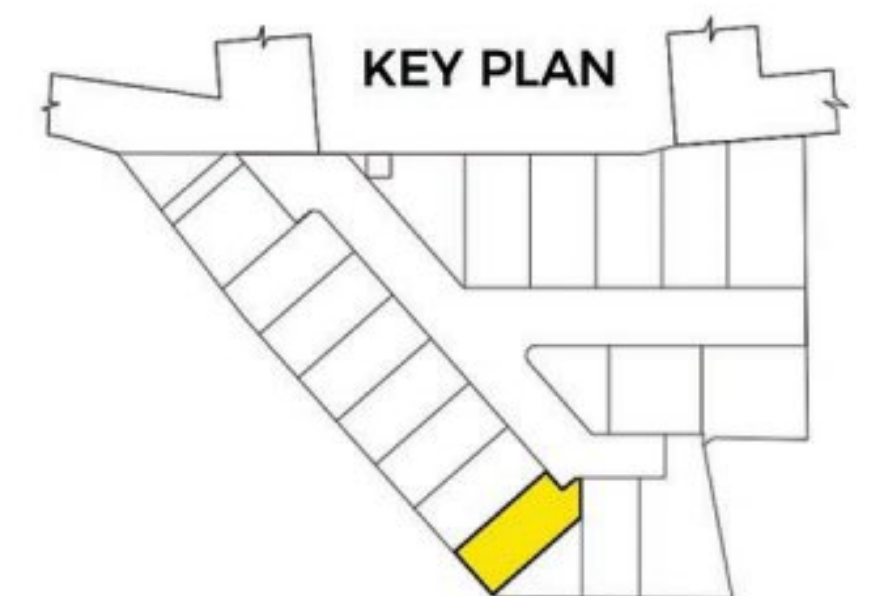


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO	Build up Area (Sft)	Land Area (Sft)
8	2131 - 2166 Sq ft	1349 - 1371 Sq ft

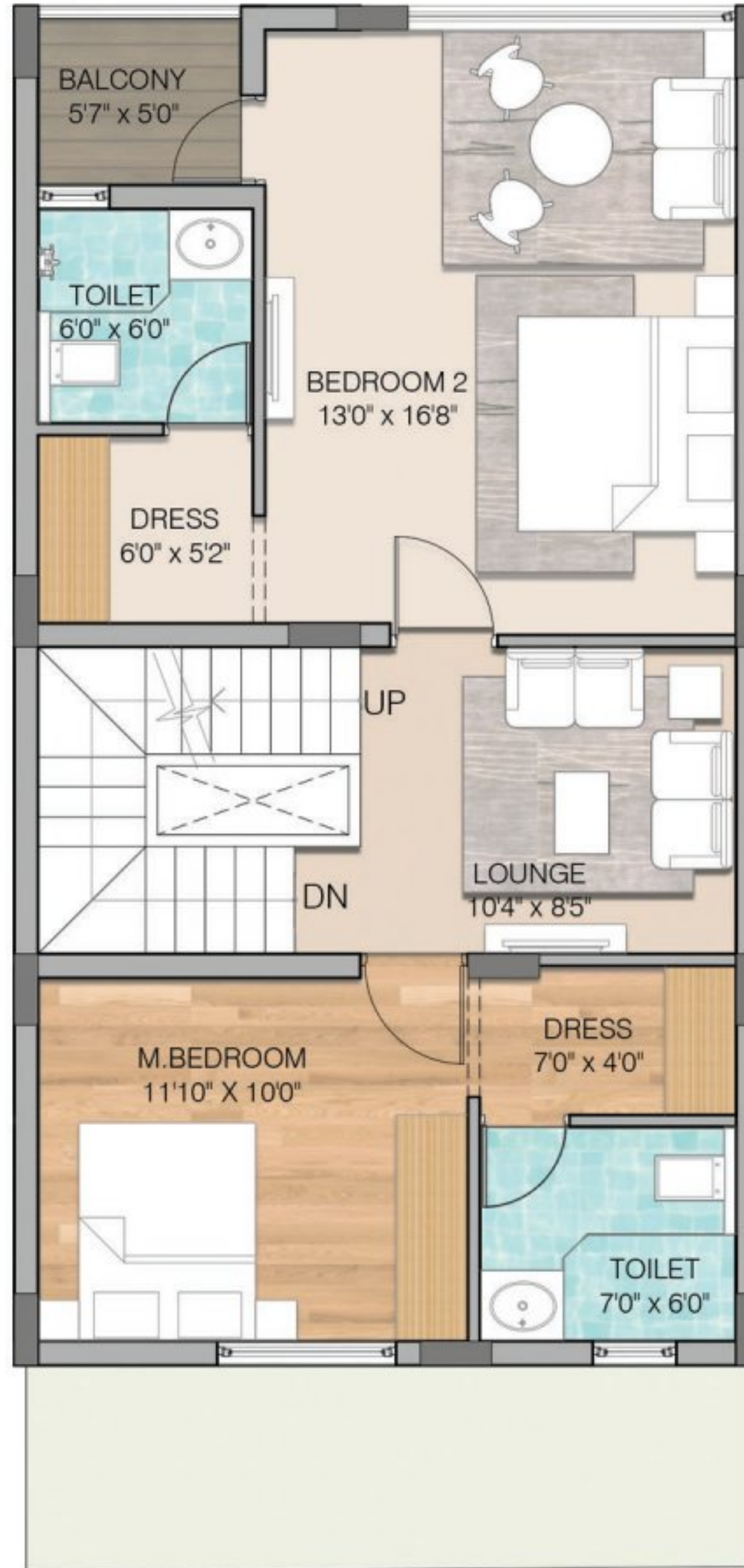




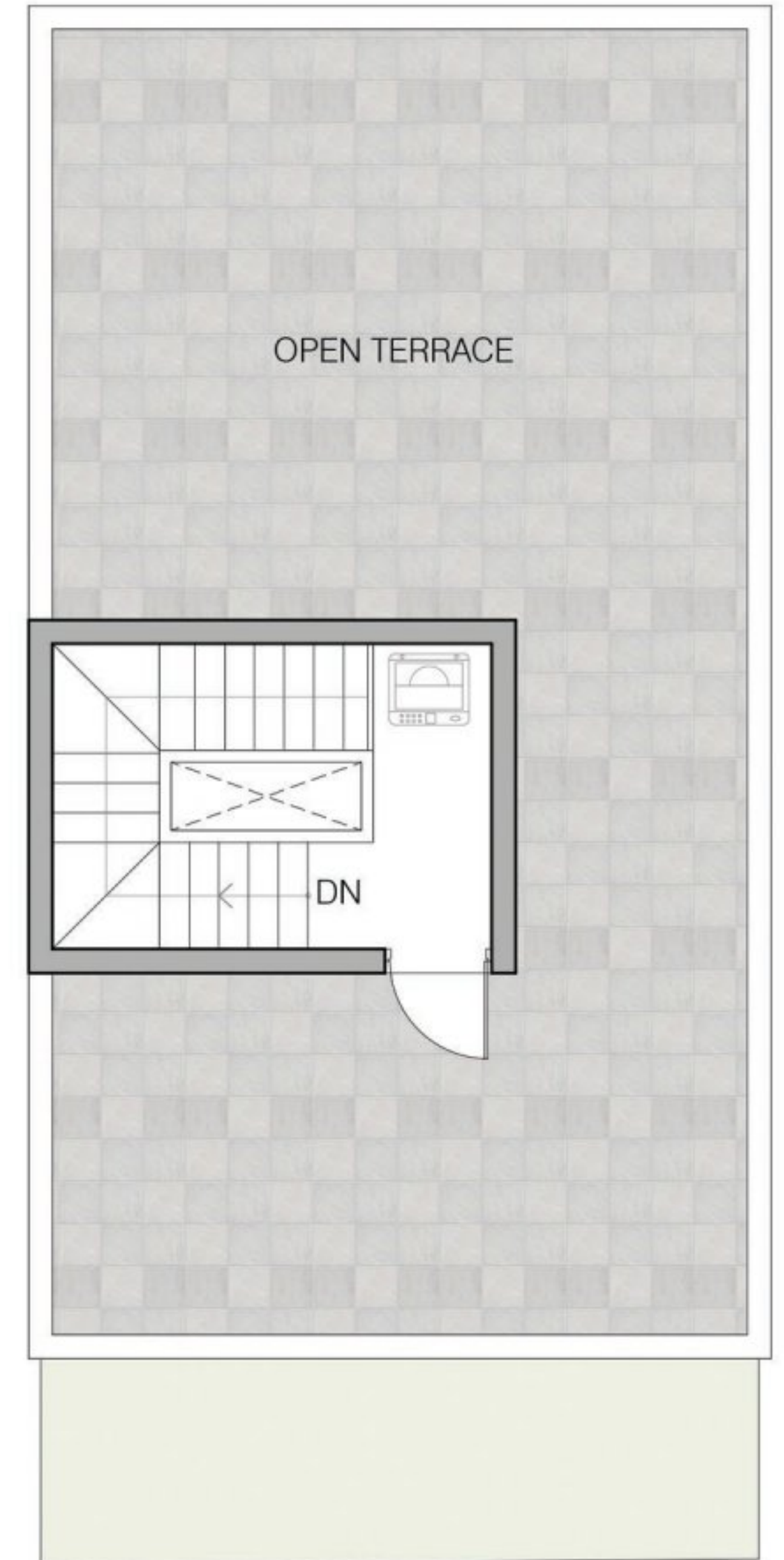
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GROUND FLOOR PLAN

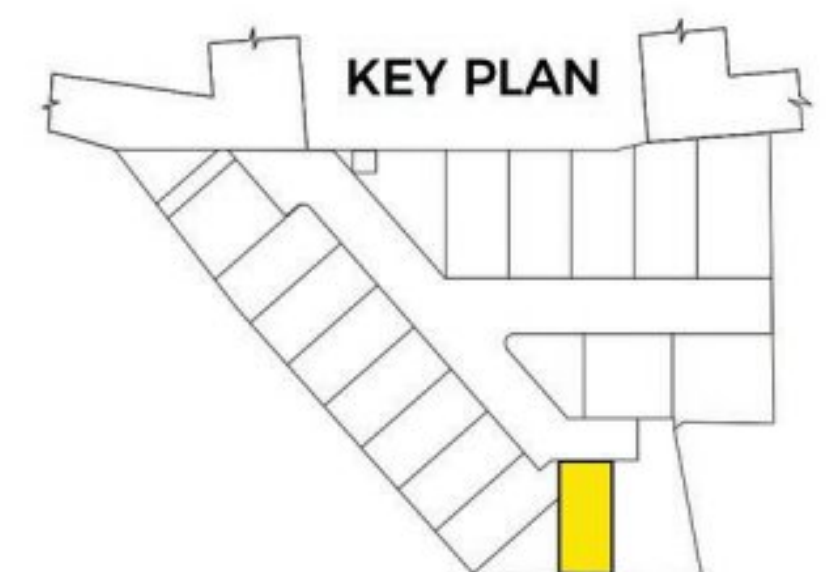


FIRST FLOOR PLAN



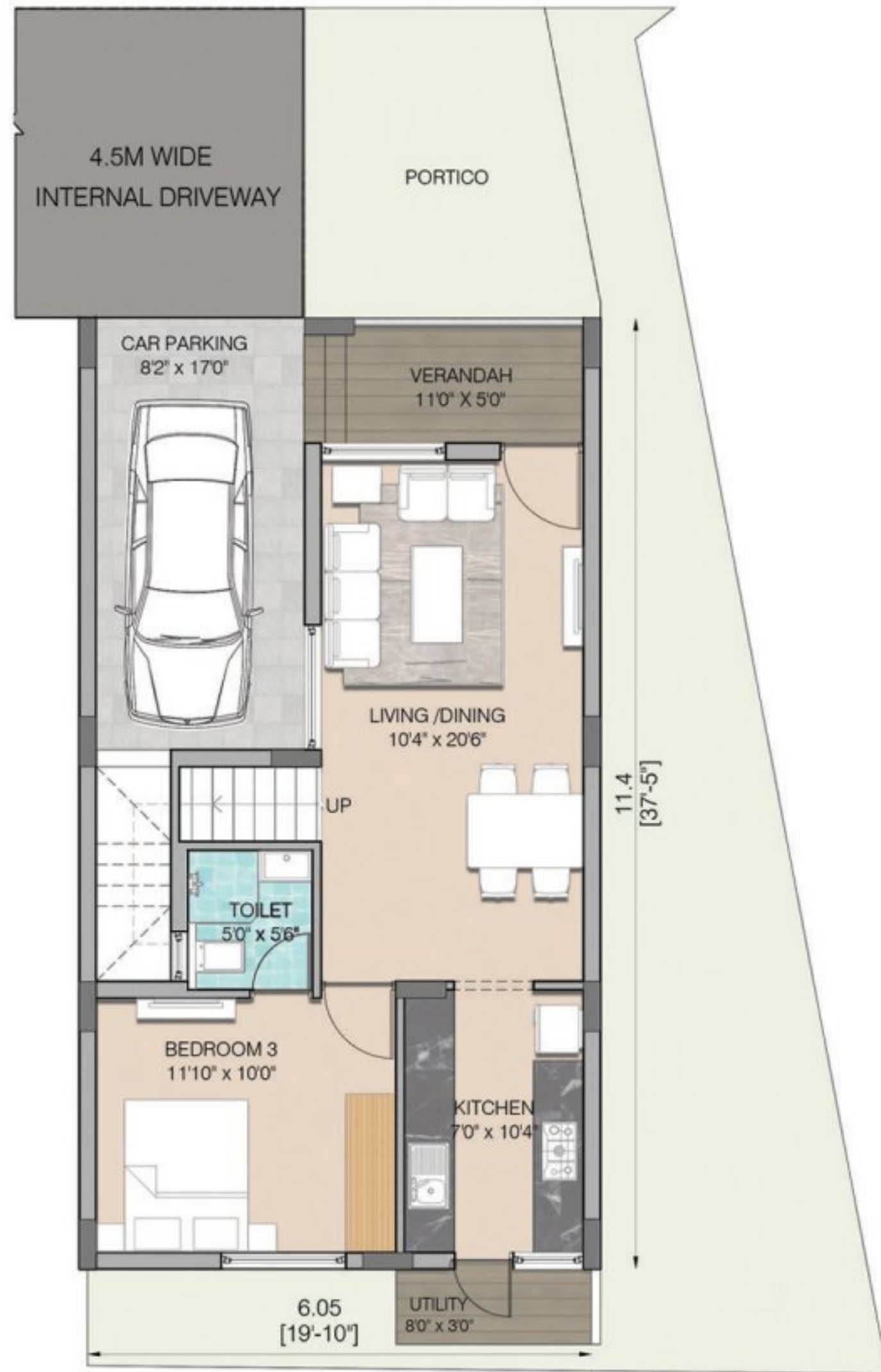
TERRACE FLOOR PLAN

VILLA NO	Build up Area (Sft)	Land Area (Sft)
9	2131 - 2166 Sq ft	1349 - 1371 Sq ft

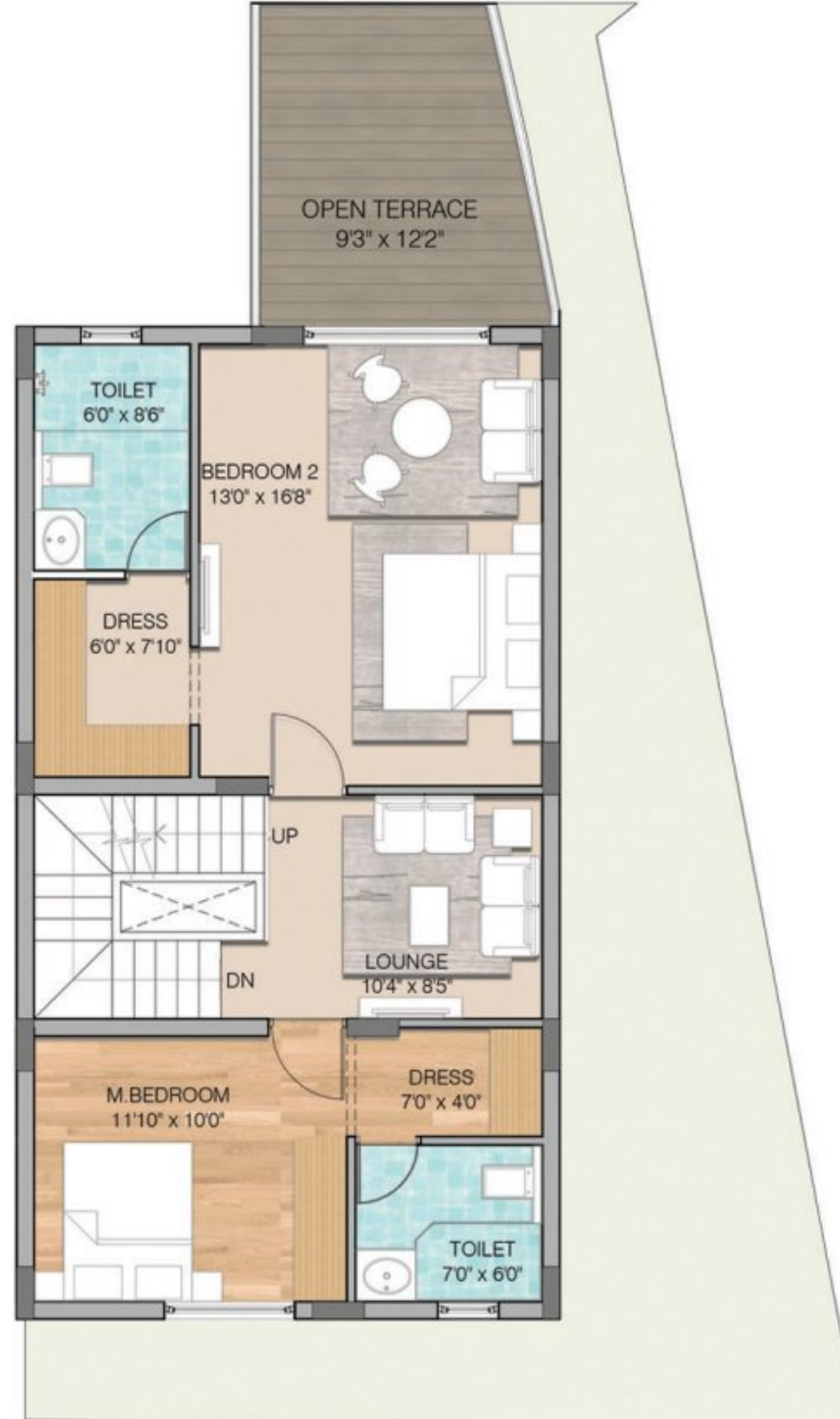




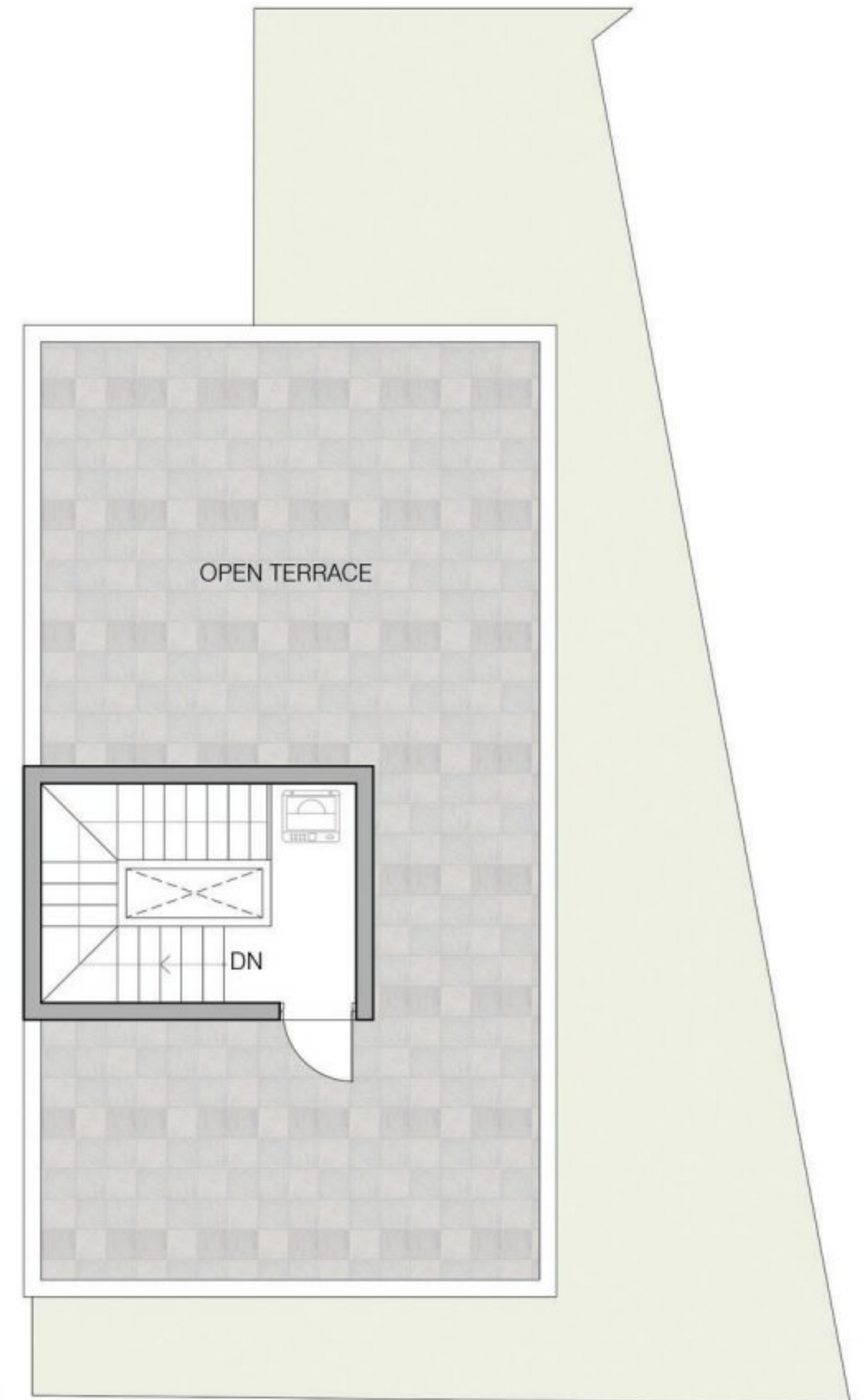
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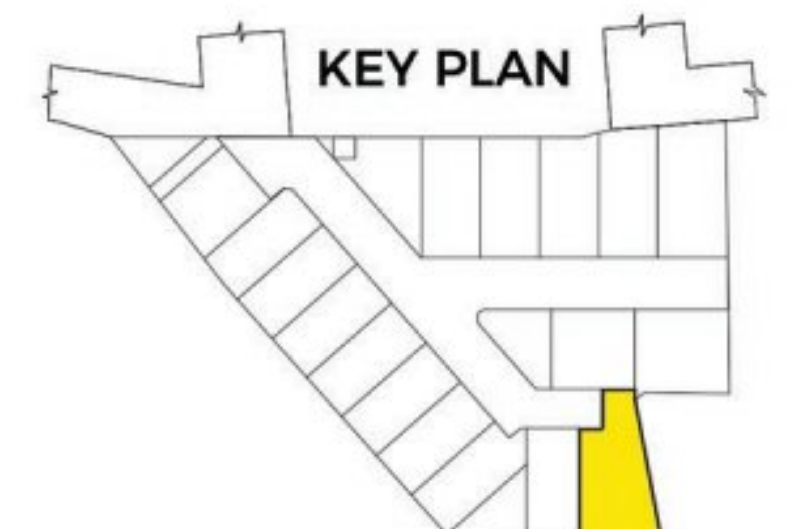
GROUND FLOOR PLAN



FIRST FLOOR PLAN



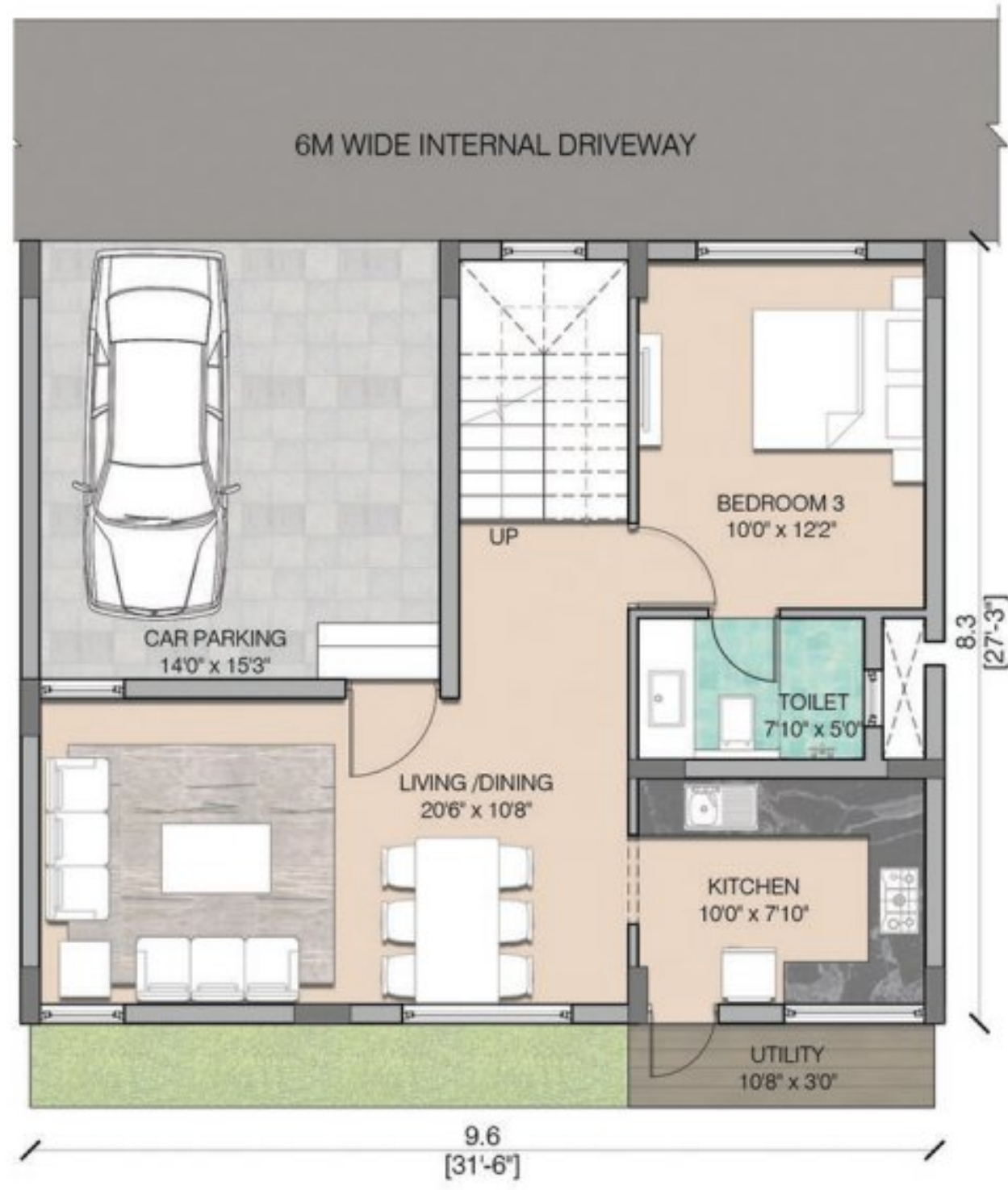
TERRACE FLOOR PLAN



VILLA NO	Build up Area (Sft)	Land Area (Sft)
10	2131 - 2166 Sq ft	1349 - 1371 Sq ft



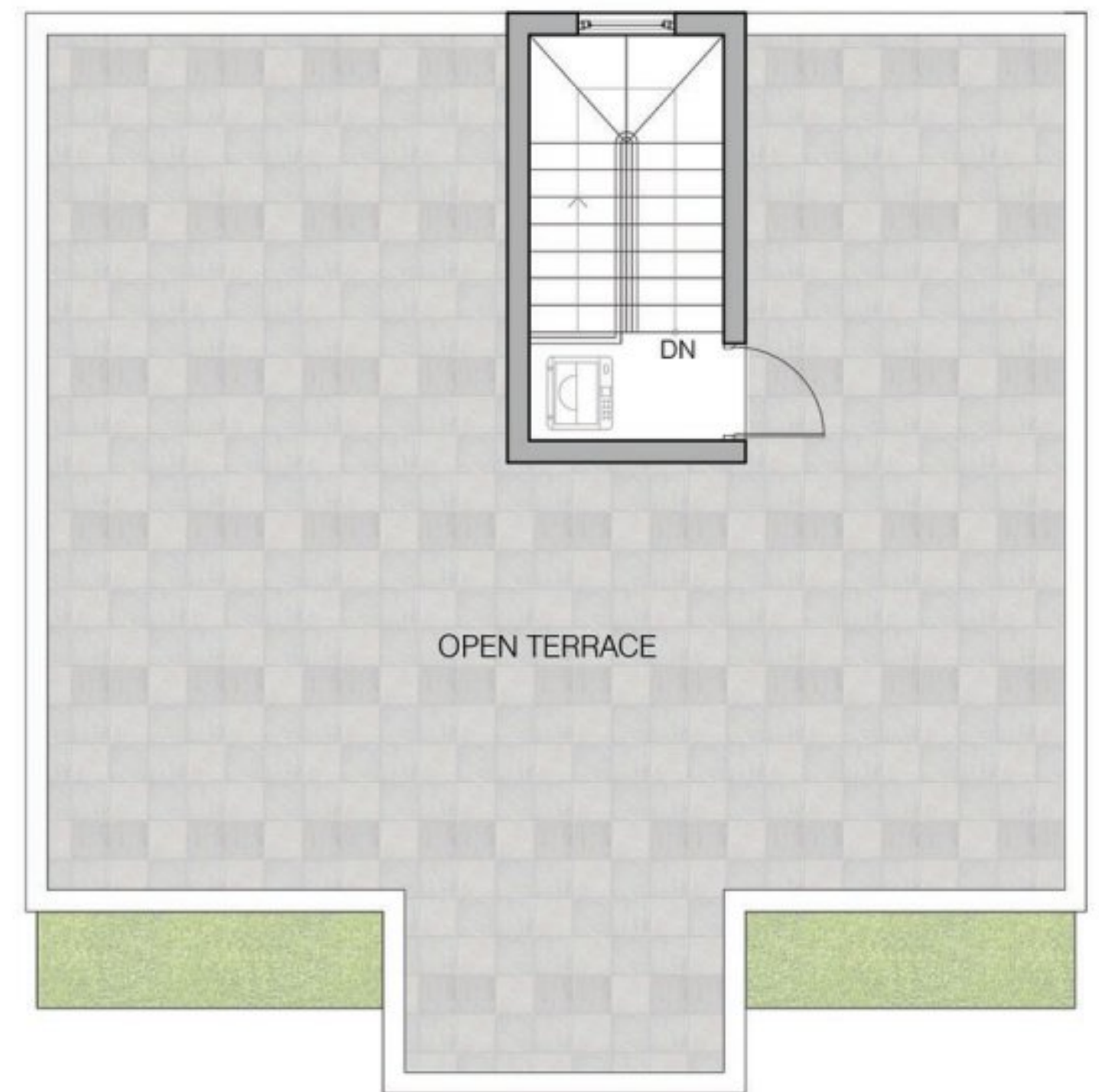
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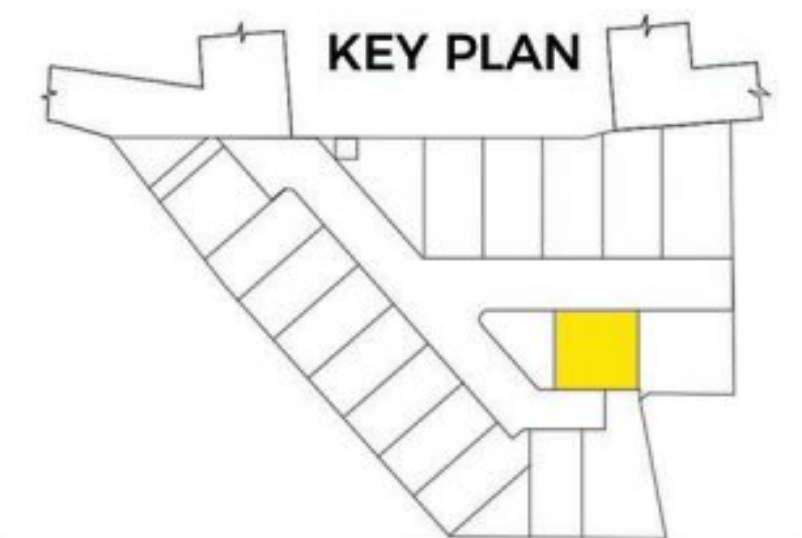
GROUND FLOOR PLAN



FIRST FLOOR PLAN



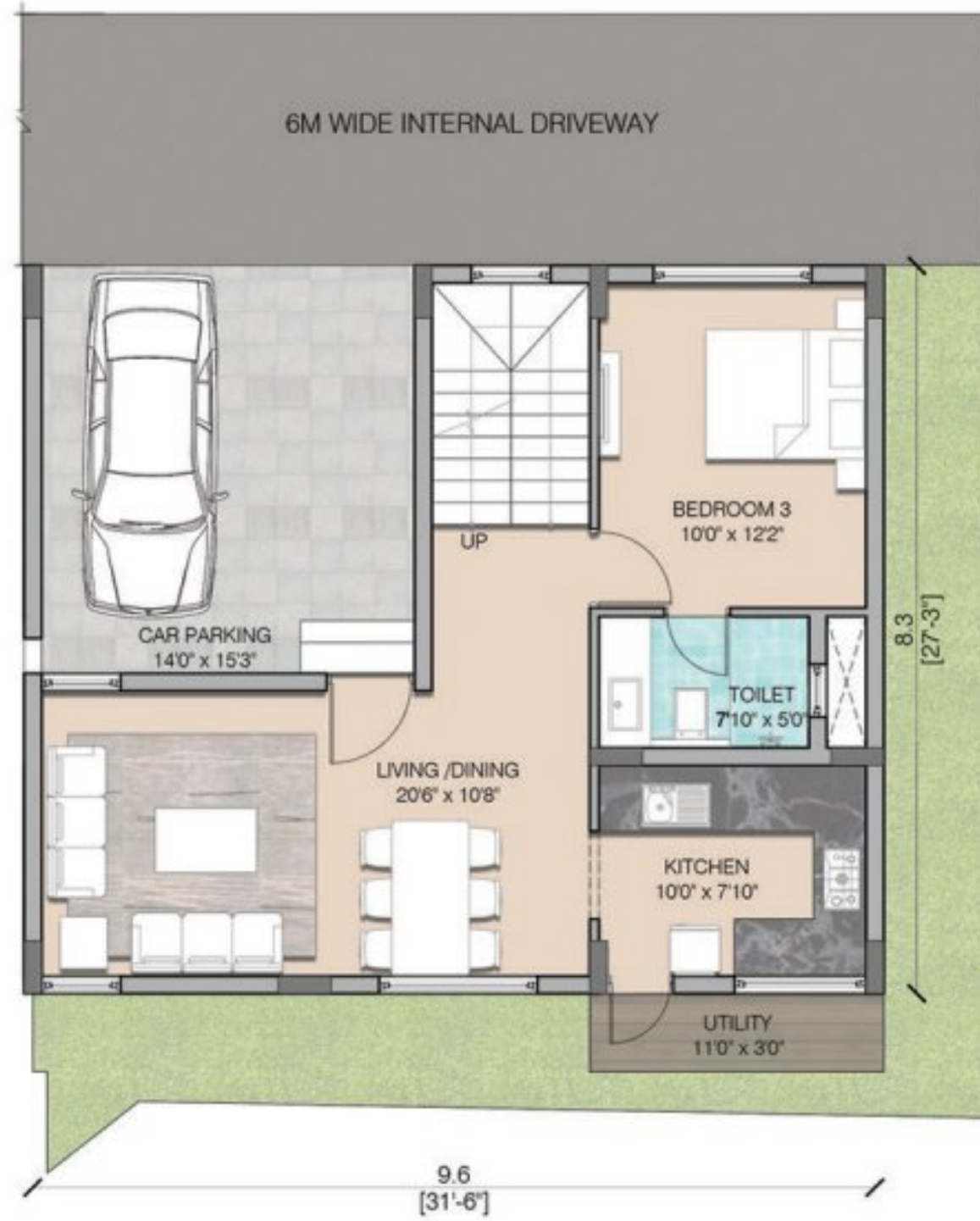
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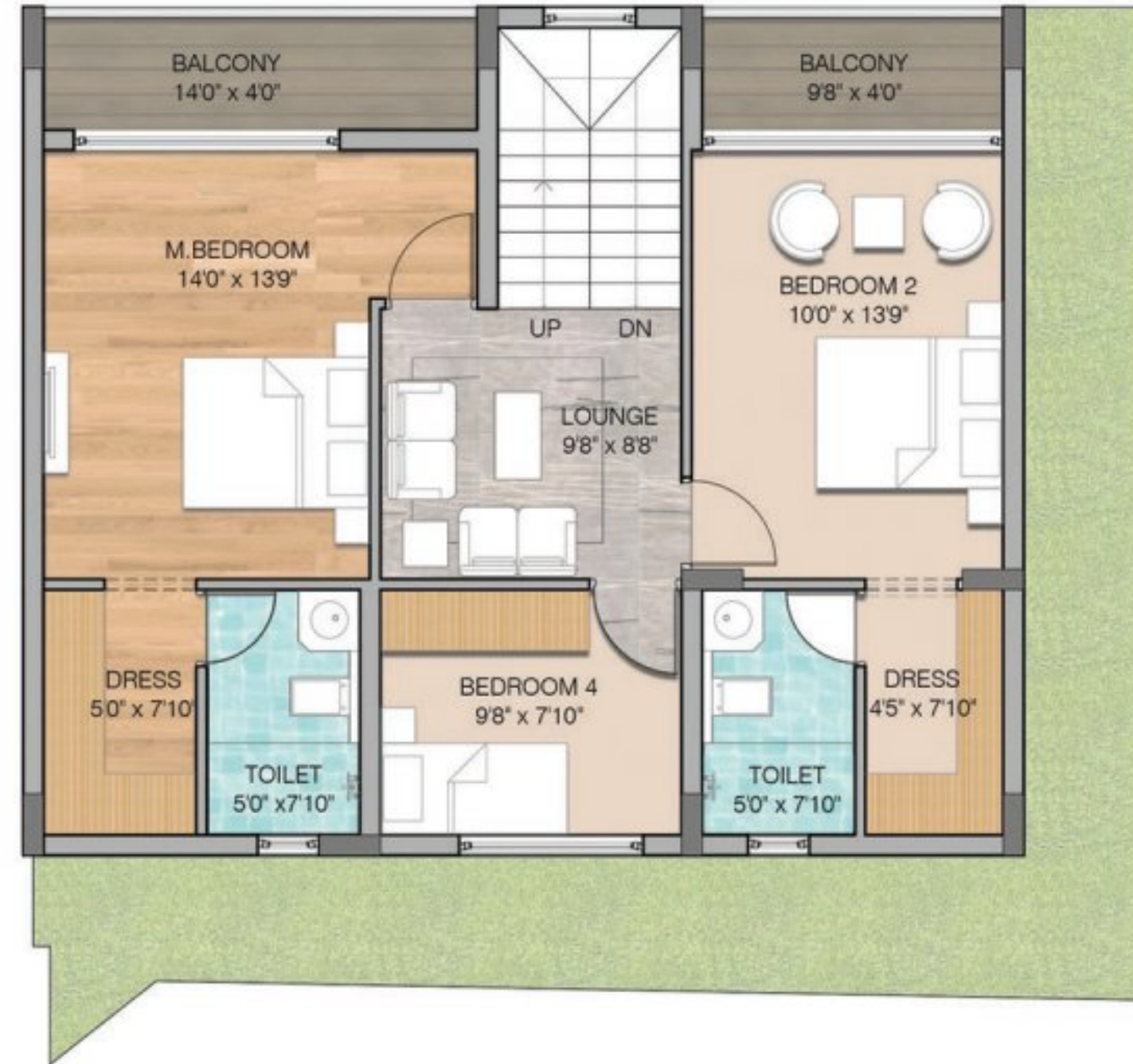
VILLA NO	Build up Area (Sft)	Land Area (Sft)
11	2131 - 2166 Sq ft	1349 - 1371 Sq ft



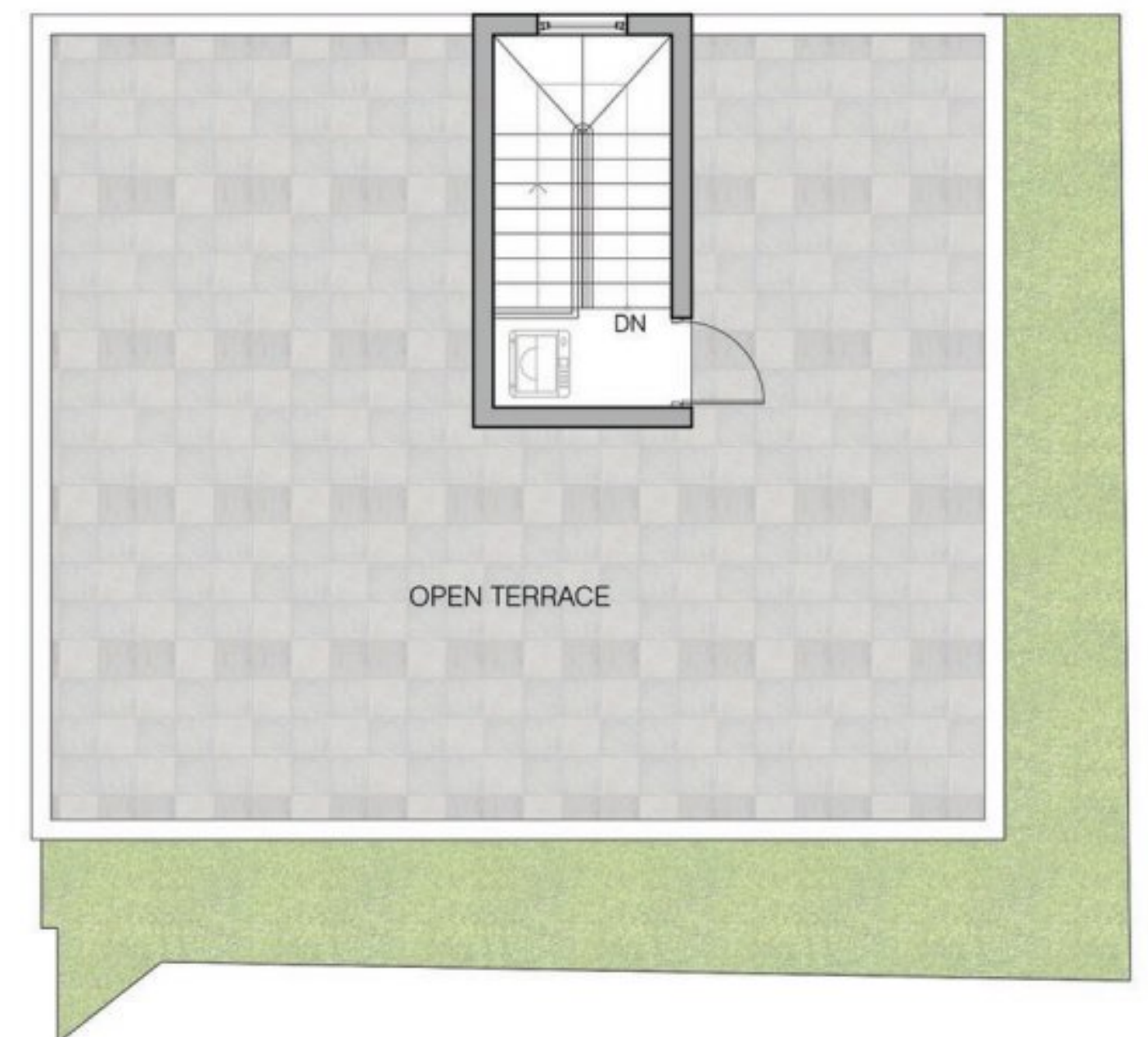
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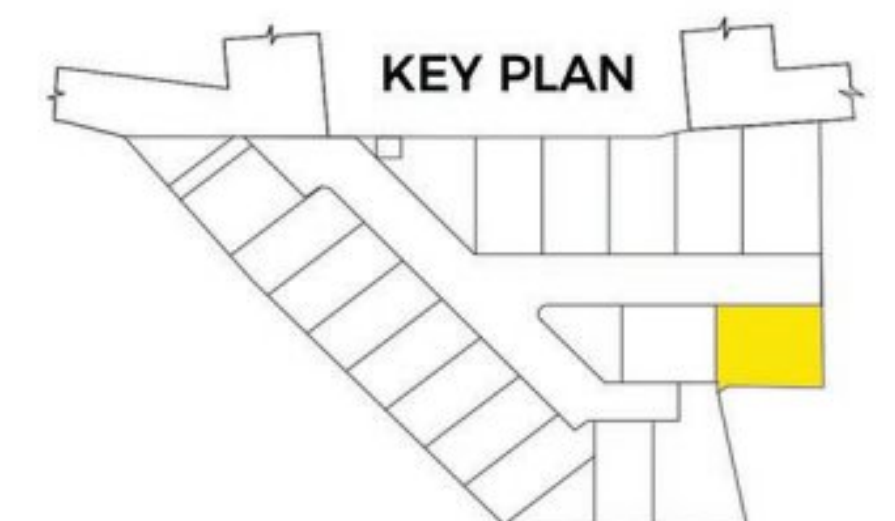
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NO	Build up Area (Sft)	Land Area (Sft)
12	2131 - 2166 Sq ft	1349 - 1371 Sq ft



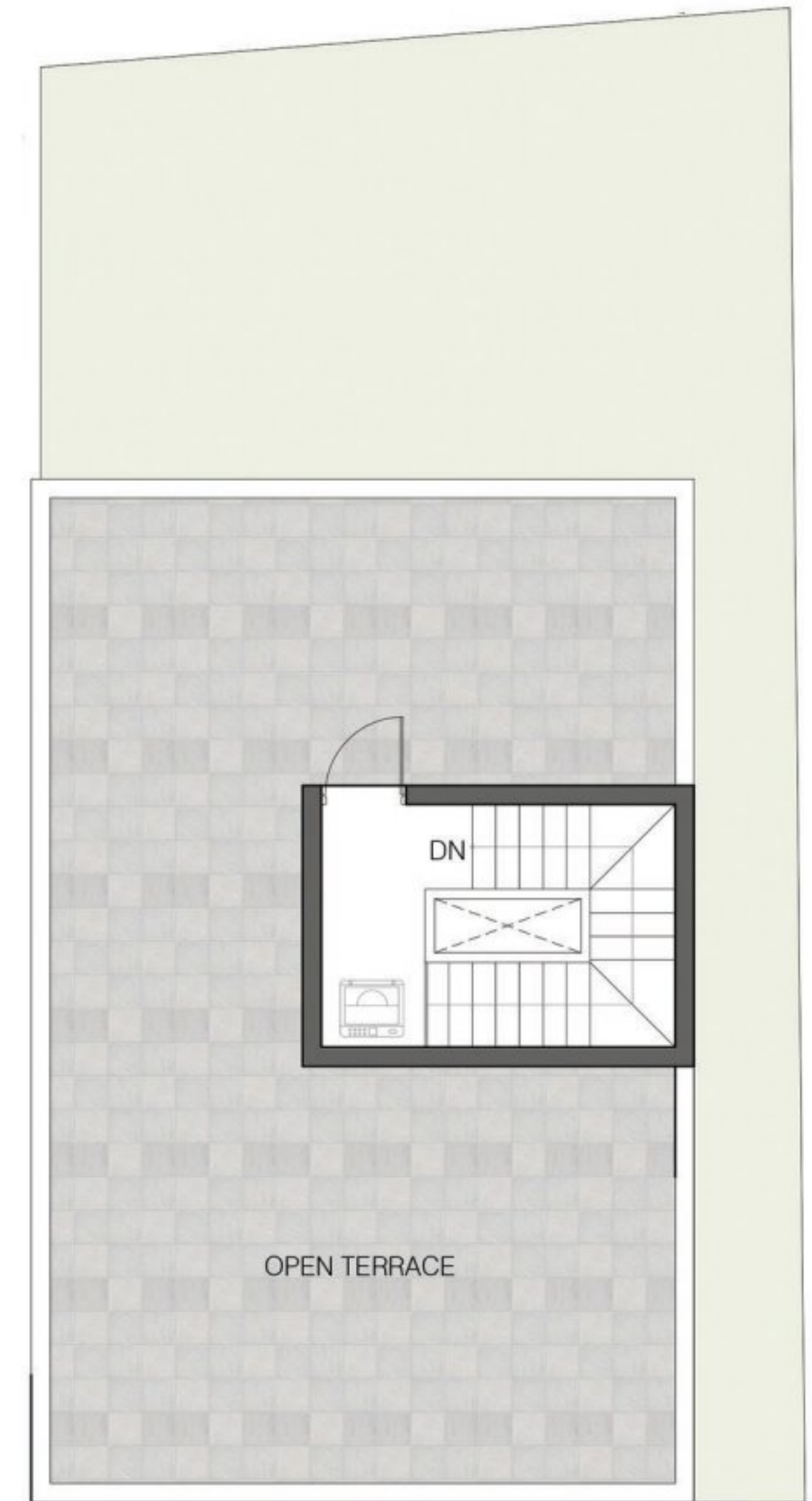
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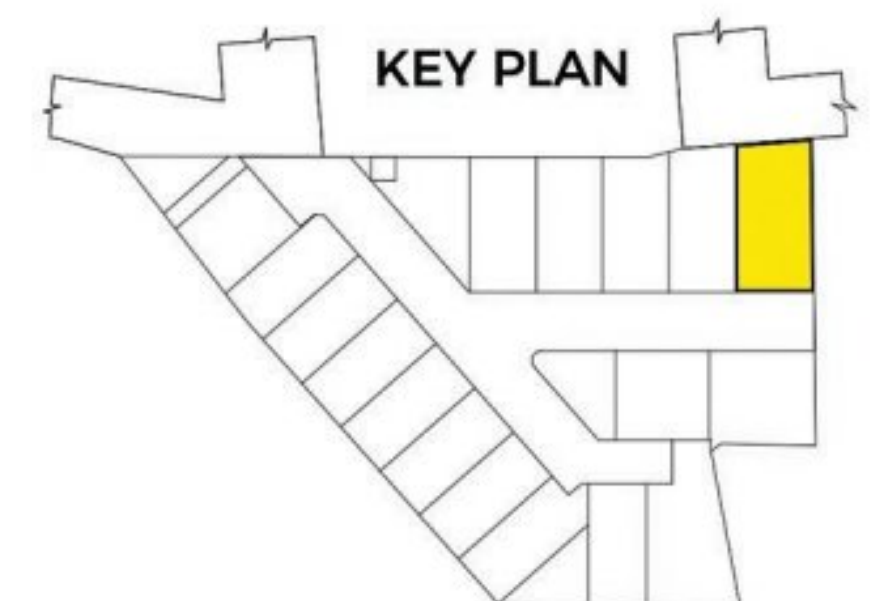
GROUND FLOOR PLAN



FIRST FLOOR PLAN



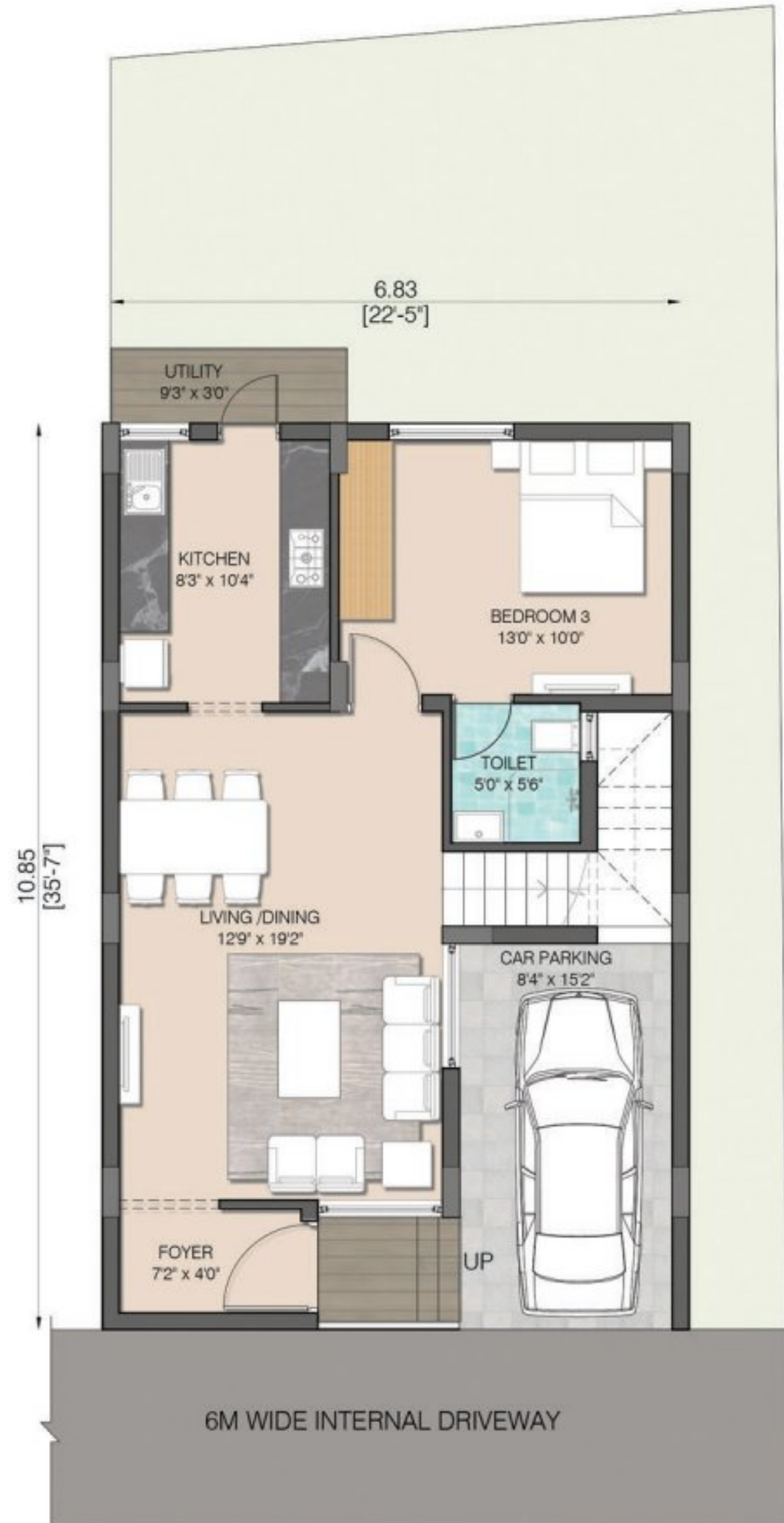
TERRACE FLOOR PLAN



VILLA NO	Build up Area (Sft)	Land Area (Sft)
13	2131 - 2166 Sq ft	1349 - 1371 Sq ft



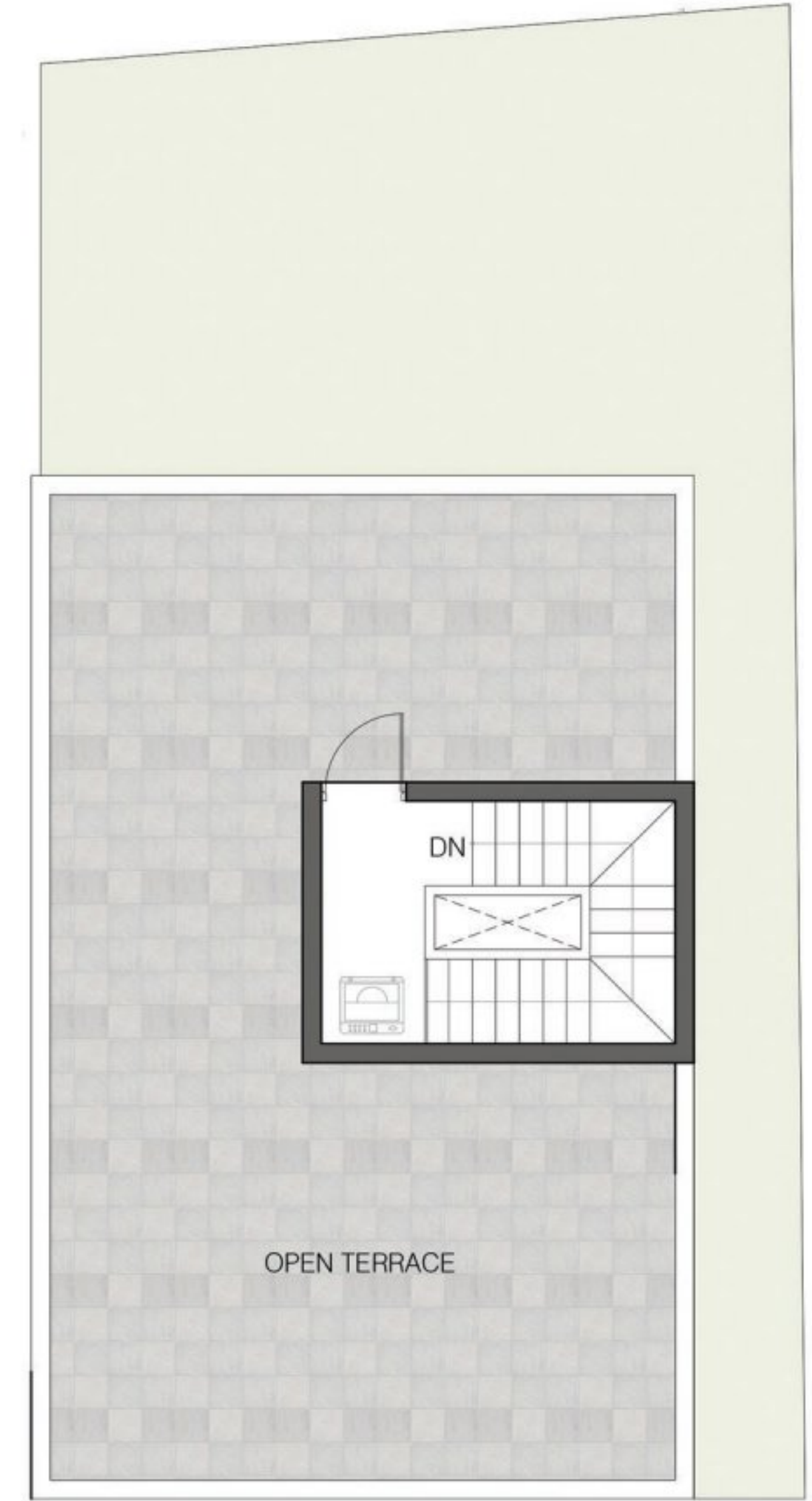
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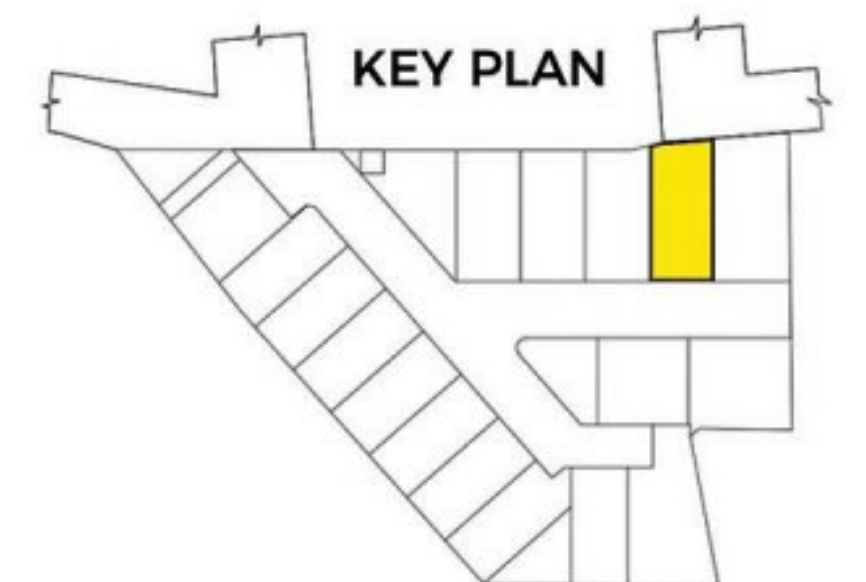
GROUND FLOOR PLAN



FIRST FLOOR PLAN



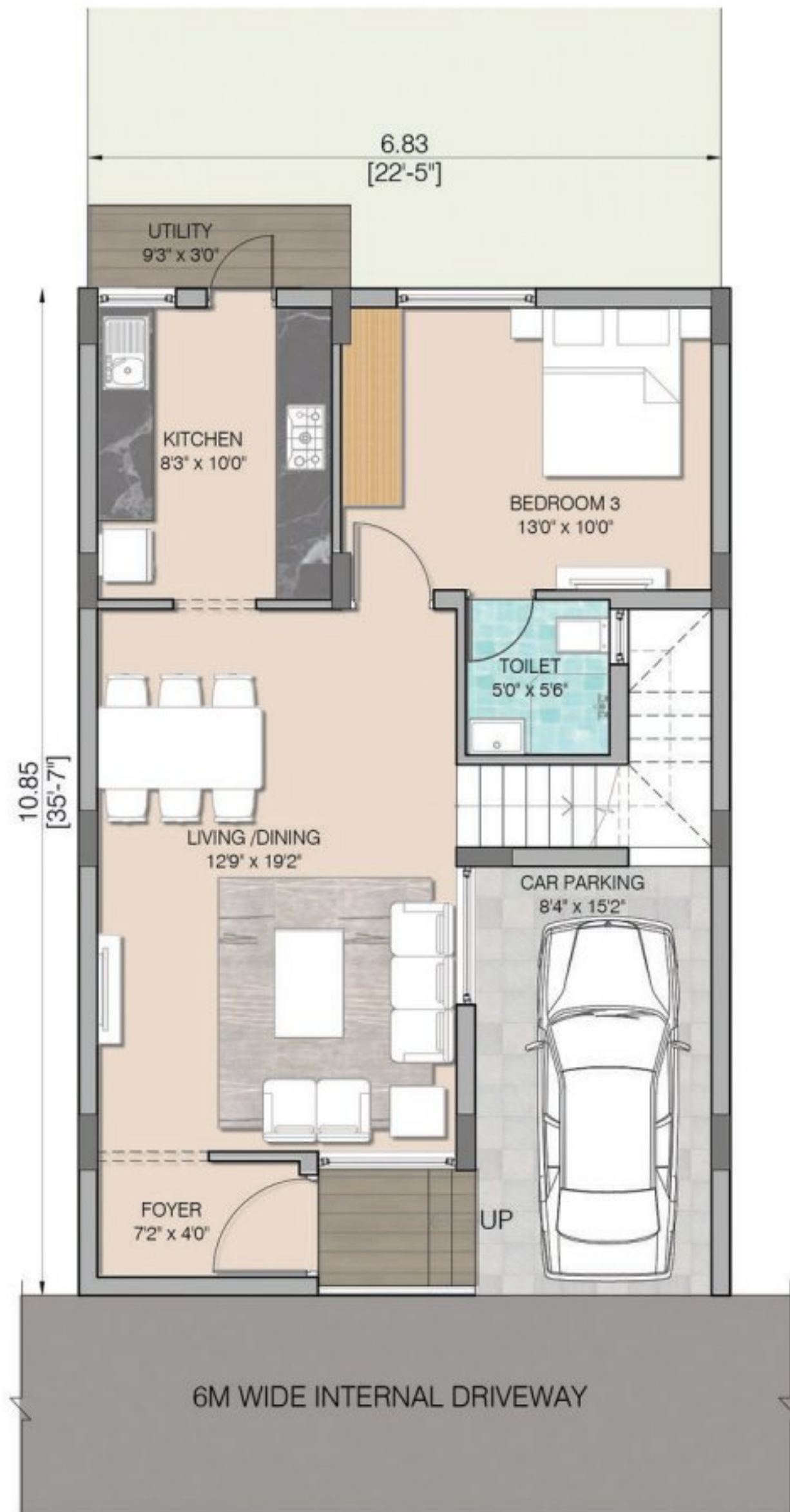
TERRACE FLOOR PLAN



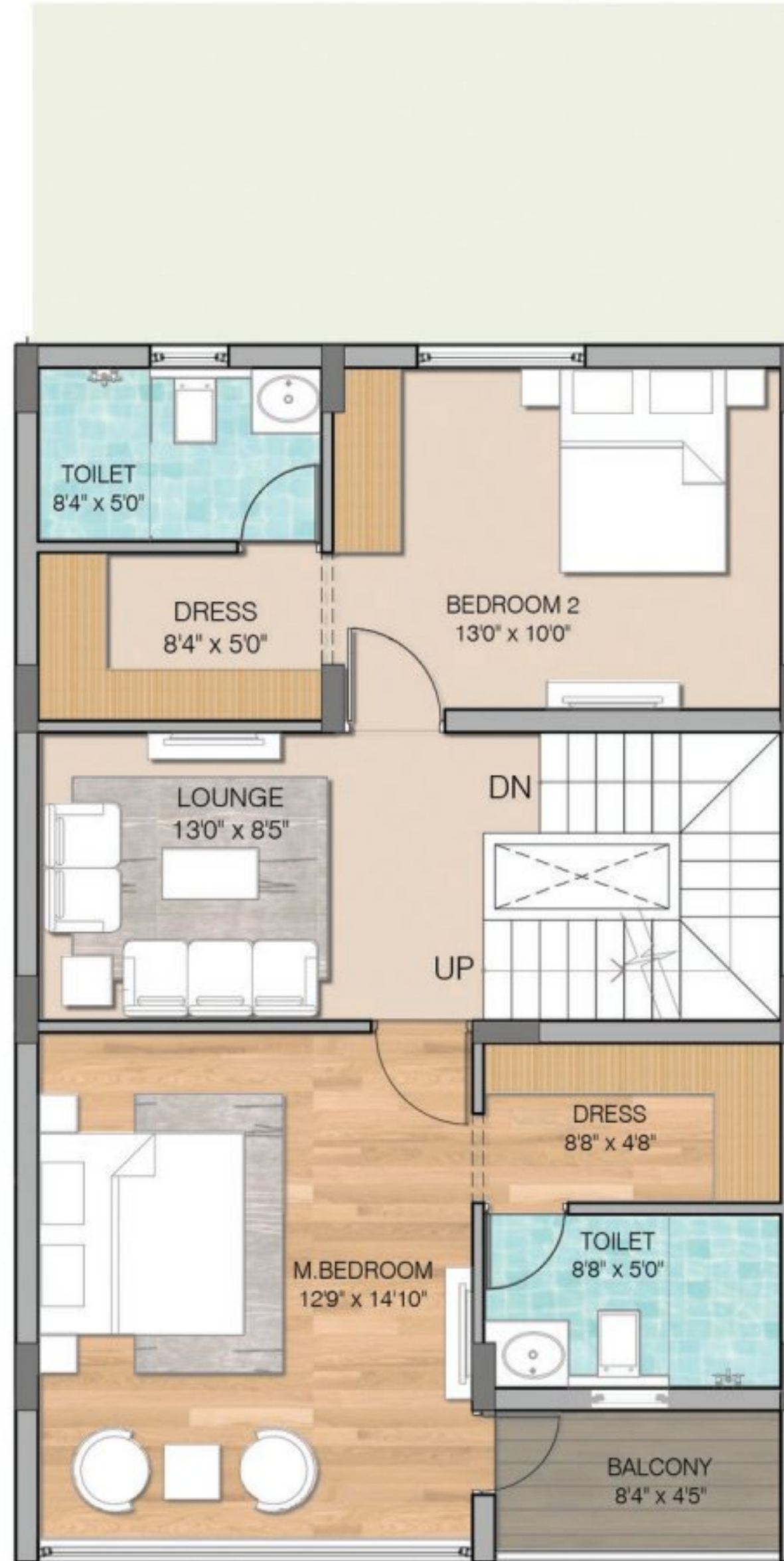
VILLA NO	Build up Area (Sft)	Land Area (Sft)
14	2131 - 2166 Sq ft	1349 - 1371 Sq ft



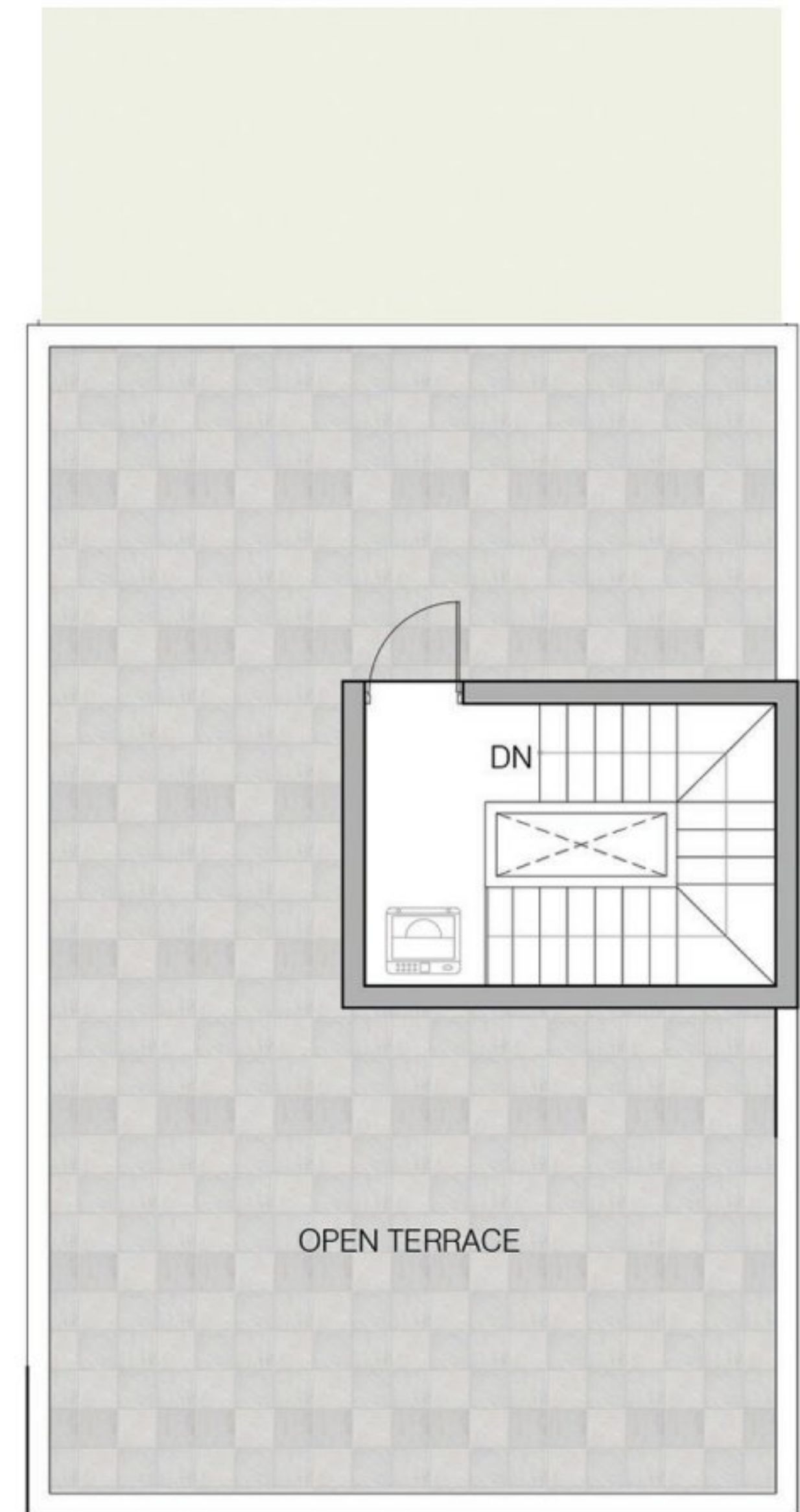
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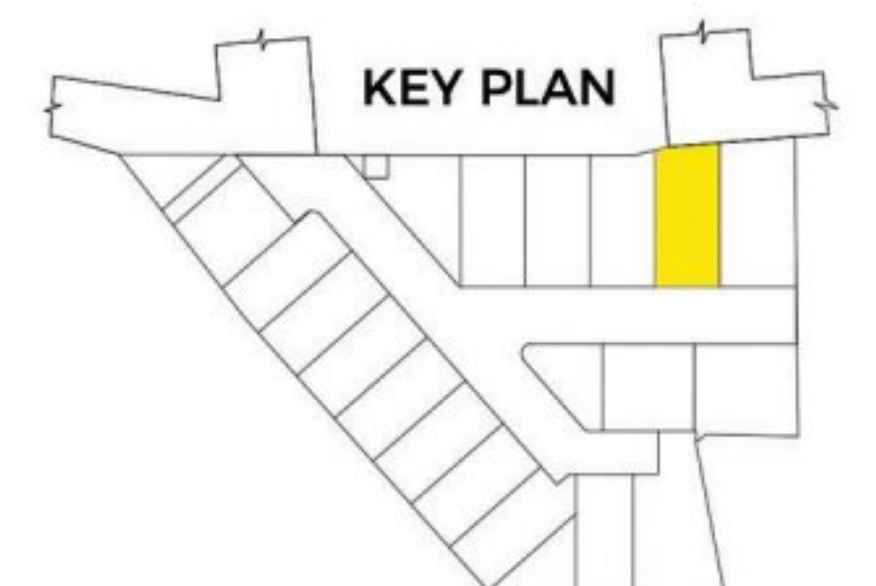
GROUND FLOOR PLAN



FIRST FLOOR PLAN



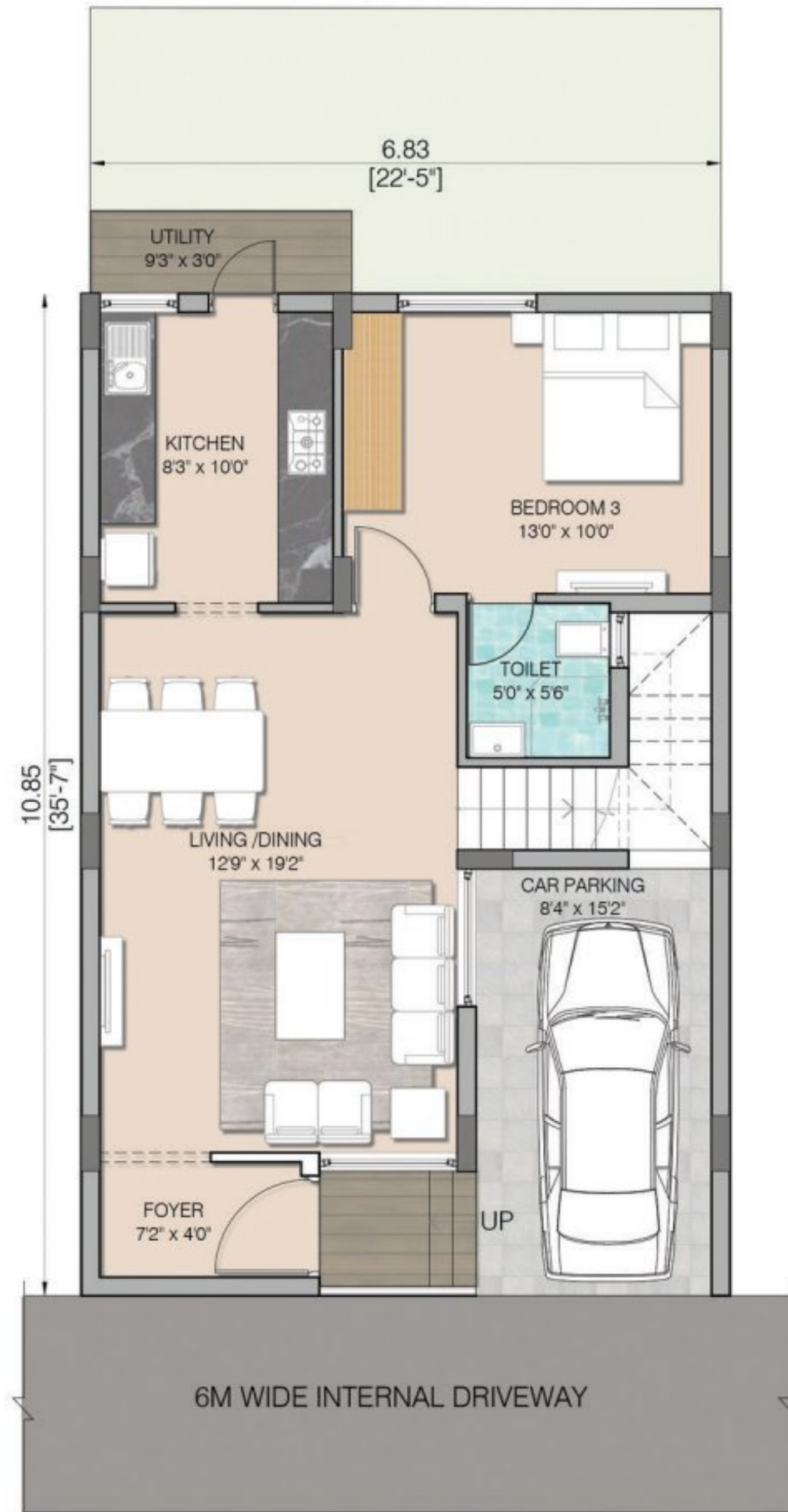
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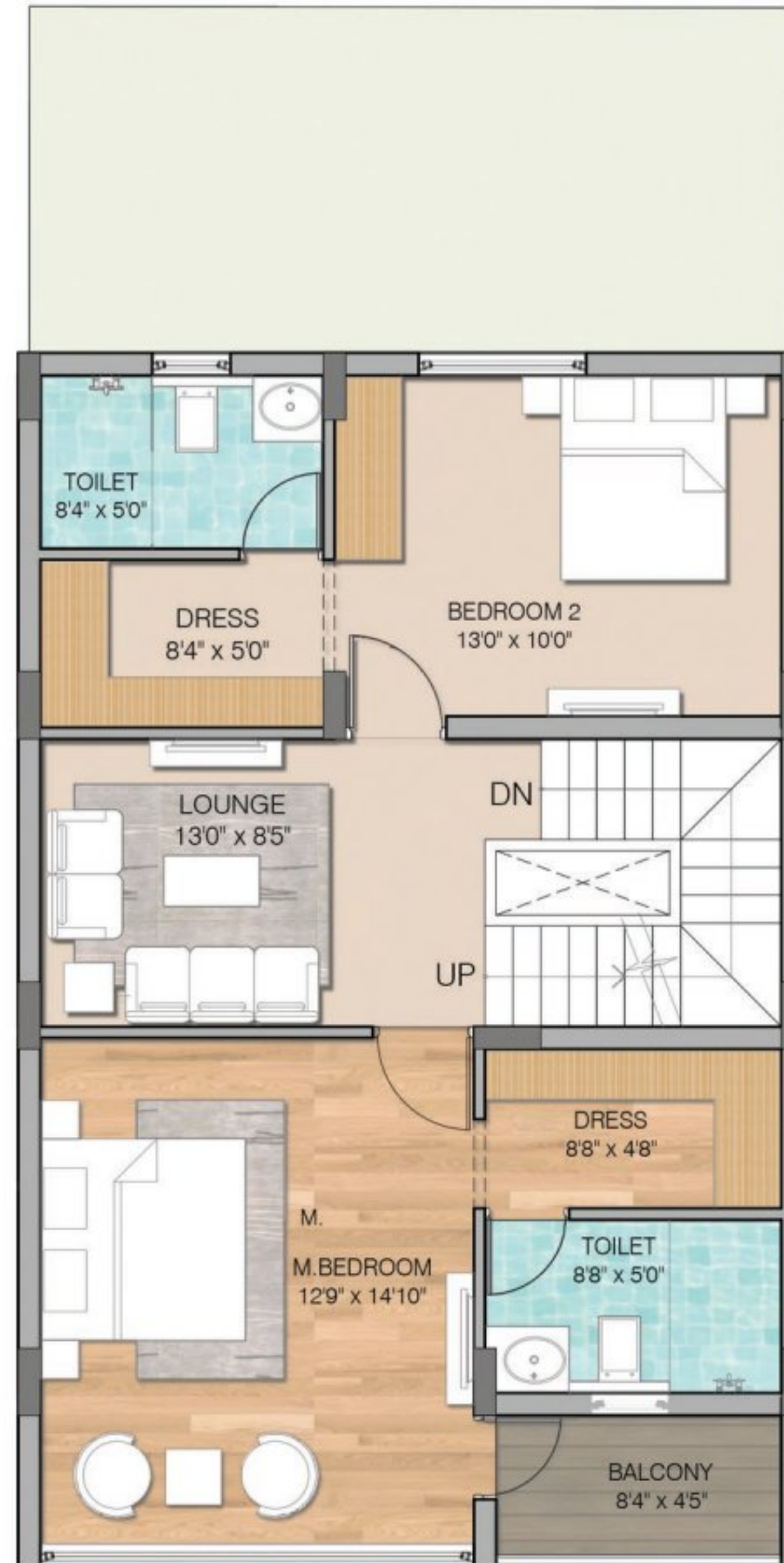
VILLA NO	Build up Area (Sft)	Land Area (Sft)
15	2131 - 2166 Sq ft	1349 - 1371 Sq ft



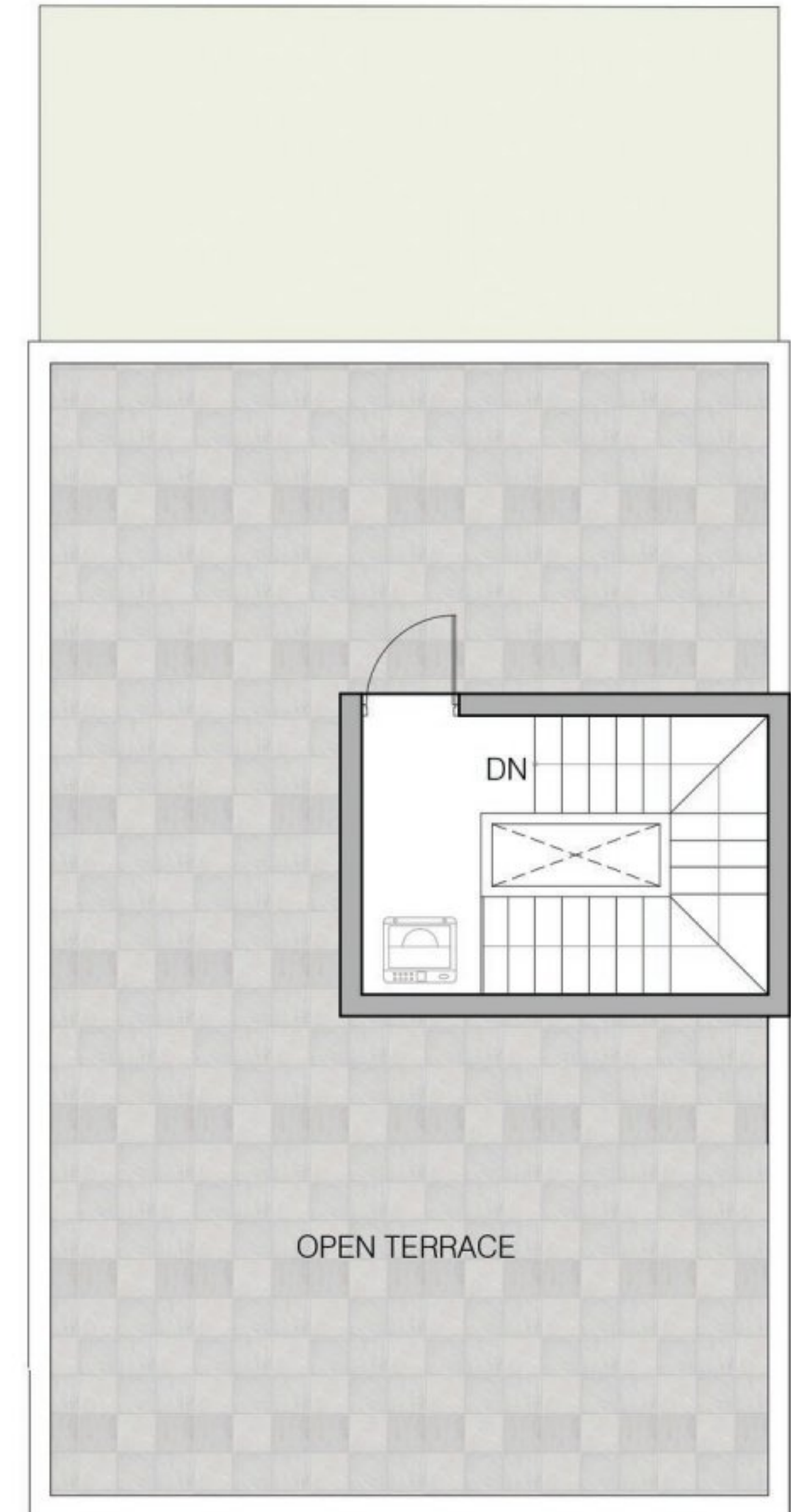
UNIT : 16 & 17



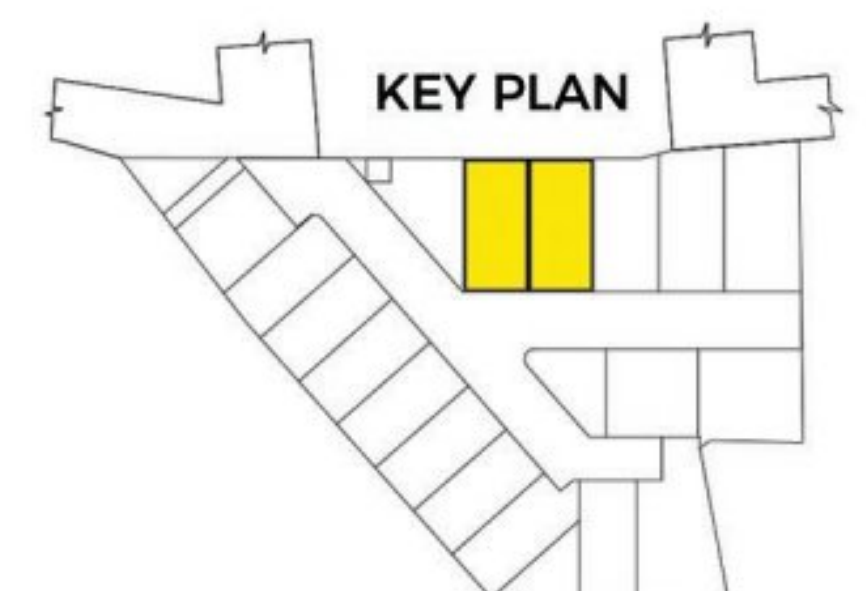
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NO	Build up Area (Sft)	Land Area (Sft)
16 & 17	2131 - 2166 Sq ft	1349 - 1371 Sq ft



VILLA SPECIFICATIONS

STRUCTURE

Structural system: RCC Framed Structure

Masonry: 200 mm and 100 mm thick block work

JOINERIES

Main Door: Teak wood frame with shutter and brass hinges handles for main door and locks equivalent to Godrej

Other Doors: Teak wood frames with solid core skin moulded shutter. Round lock and SS hinges original quality (without coating), locks equivalent to Godrej

Toilet Doors: Country wood frames one side water-proofing resistance coated flush shutter 30mm thick

Windows and French Doors: UPVC or Aluminum with powder coating as per Architect's drawing. Clear or pin headed glass with sliding shutters with MS Grill.

Ventilator: Toilet ventilator UPVC or Aluminum, frames with 4mm pin headed glass louvers in all floors

PAINTING

Ceiling Painting: 1 coat primer and 2 coats OBD

- Internal Walls: 2 coats of putty, 1 coat of primer and 2 coats of Acrylic Emulsion on all floors
- External Walls: 1 coat of White Cement, 1 Coat of Primer and 2 coats of Exterior Emulsion
- Main Door: Melamine finish

· Other Doors: Enamel painting

- Ventilators: 1 coat of primer and 2 coats of synthetic enamel paint
- Windows: Not applicable (UPVC/Aluminum with powder coating)

FLOORING

Living, dining & foyer: Vitrified glazed tiles of 4'0"x2'0" with 4" skirting of vitrified tiles

- Master bedroom & dresser: Wood finish 2'0" x 2'0" flooring
- Other bedroom & dresser: Vitrified glazed tiles of 2'0"x2'0" with 4" skirting of vitrified tiles
- Kitchen & utility: Anti-skid ceramic flooring tiles of size 16" X 16" with 4" skirting of ceramic tiles
- Balcony: Anti-skid ceramic flooring tiles of size 16" X 16" with 4" skirting of ceramic tiles
- Private terrace: Anti-skid ceramic flooring or matte finish tiles of size 2'0" x2'0" with 4" skirting of ceramic tiles

Bathroom: Anti-skid ceramic tiles of size 1'0" X 1'0";

Dadoing upto a height of 7'0" in toilet and bath area

- Kitchen counter top: will be provided with 20mm thick black granite slab half nosing set in cement mortar and glazed ceramic tiles size of 8"X12", dado 2' above kitchen platform



VILLA SPECIFICATIONS

PLUMBING & SANITARY:

Kohler/Parryware/American Standard EWC & CP fitting for bathrooms

- Wall mounted WC with cistern and health faucet
- All bathrooms: Single lever diverter with overhead shower & wash basin
- Master bedroom bathroom: Single lever diverter with overhead shower & glass partition & wash basin
- Kohler/Parryware/American Standard Wash basin for washbasin in the dining area or the utility area as per Architect's final plans

Rainwater harvesting and roof waterproofing as per CMDA norms

Compound Wall as per drawing

ELECTRICAL

Three phase power supply and modular switch with DB Box

OUTDOOR SPECIFICATIONS

CCTV surveillance cameras would be provided all around the community at pivotal locations

Water storage: centralized UG sump with Water treatment Plant (requirement would be as per test report)

STP: centralized sewage treatment plant

Common power back-up: 100% power back-up for common amenities such as clubhouse, STP,

WTP & common area lighting



PAYMENT SCHEDULE

Book Advance :	INR 5 Lakhs
Within 15 days from booking	10% (Including the INR 5 Lakhs)
On Agreement Signing	30%
Completion of ground floor roof	10%
Completion of 1st floor roof	15%
Completion of 2nd floor roof	15%
Finishes such as flooring, Painting Etc	15% (split this 15% into 10% and 5%) 10% for block work and 5% for flooring and finishes





LOCATION MAP

