



**VGN**  
CREATING ASSETS SINCE 1942

You have a  
plot and a dream.

We are here to  
make a home out of it.



**VGN HOME BUILDING INDIA PVT. LTD.**

## About VGN

Established in the year 1942, VGN has successfully carved a niche for itself in the ever-dynamic real estate industry, over the last 77 years. An ISO 9001:2008 certified company, VGN is known as much for its beautiful, world-class homes, as it is for following best practices in the industry, being an Integrated Management System (IMS) certified company by Lloyd's Register.

VGN is a Multi-Million dollar real estate company headquartered in Chennai, which develops residences, commercial, retail and plots in India. With over 20 million square feet of residential projects under development, 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. 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.

## What is VGN Home Builders?

VGN Home Builders Pvt Ltd is part of the VGN group. VGN Home Builders is specialised in design and construction of customised individual homes, villas and bungalows.

We are not only into designing your customised home, but we also get building permission/approvals, E.B connection, etc., and execute quality construction in a cost effective manner. We provide DLP (Defect Liability Period) for 12 Months from the date of completion of your home.

## Why VGN Home Builders?

At VGN, we give the utmost importance to the quality of the projects we do. For the past 7 decades, we have been delivering homes to our customers, that meet high standards of quality by the use of quality materials, design and construction techniques and experienced workforce in a time bound manner.

We believe that organization development depends on the quality of the products and services. As a part of this, we have developed a strong team to monitor the quality at regular intervals of time and quality audits through internal 3 tier quality assurance.

High Quality Construction. Innovative & Expert team of Professionals. Customised House Design as per your satisfaction. Vastu compliant house plans. Customer support & expert guidance till completion of construction and the handover of keys.

Quality is of paramount importance to all team members at VGN. We are continually evaluating and improving the levels of service we offer our customers, to ensure the reputation for quality on which we pride ourselves, is maintained and grown. We are committed to providing projects that are not just fit for purpose, but which exceed expectation in terms of quality of build and functionality. Our reputation for both the quality of our project management and finished projects is achieved through our proven Quality Management System.

**Experience** - We have a solid track record of successfully delivering a wide variety of building and infrastructure projects in Chennai, and are experienced in the management of fast-track projects.

**Expertise** - Our experienced design and construction team consisting of skilled engineering in Civil, Structural, Electrical, Plumbing etc. and management professionals, have the capability to successfully construct and deliver a diverse range of Homes and infrastructure projects. VGN Group management team is proficient in the latest construction techniques and management tools, and as well as selecting the best branded materials for your dream home.

SPECIFICATION	SILVER	GOLD	PLATINUM
CP Fittings	Jaguar (Basic) Continental	Jaguar (Basic) Florentine	Grohe (Basic)
Sanitary Fittings	Parry ware / Hindware (Basic)	Roca / Kohler (Basic)	Toto (Basic)
Electrical Switches	Anchor Rider	Anchor Roma	Schneider
Paint	Asian Tractor Emulsion	Asian Premium Emulsion	Asian Royale Emulsion
Main Doors Shutter & Frame	2nd Quality Teak	1st Quality Teak	1st Quality Teak with Architrave
Other Doors shutter & Frame	Skin Mould Doors	Laminated Doors	Veneer door with architrave
Windows	UPVC Sliding with Grill	Premium UPVC Sliding with Grill	Premium UPVC Sliding with Mosquito Net & Grill
Flooring	Vetrified Tiles - Nano 2 x 2	Vetrified Tiles - Double Charge 2 x 2	Vetrified Tiles - 80mm x 800mm Marble Series
Staircase Hand Rail	MS	SS	SS with Toughened Glass
Balcony Hand Rail	MS	SS with Toughened Glass	SS with Toughened Glass
Inner Dry Area Plastering	Gyproc	Gyproc	Gyproc
Inner Wet Area Plastering	Cement Plaster	Cement Plaster	Cement Plaster
Plumbing	Supreme / Astral	Supreme / Astral	Supreme / Astral
Terrace Tiles	Red Brick Tile	Heat Resistant Tile	Heat Resistant Tile
Locks	Godrej-Basic	Godrej-Premium	Godrej-Luxury
Staircase Tiles	Step Tile	Step Tile	Dark Granite
Car parking area	Cement flooring	Cement flooring	Basant Batton
Kitchen	Granite counter with angle with SS sink	Granite counter with angle with carysil Glossy sink	Granite counter with angle with carysil matte finish sink
Toilet Floor Tiles	1x1 Tile	1x1 Tile	1x1 Tile
Toilet Wall Tiles	1x1.5 Tile upto Basic 7" height	1x1.5 Premium Tile upto 7" height	1x2 Luxury Tile for full height

NOTE: Above Brands OR Equivalent will be provided

## Payment Schedule:

1. On Preparation of Initial Floor Plans	-Rs.25,000/-
2. On Freezing of Plan Design & Specification	-15%
3. On submission of Approval Drawings	-5%
4. On Commencement of Work	-20%
5. On completion of Foundation up to Plinth	-10%
6. On completion of Ground Floor Slab	-20%
7. On completion of Masonry	-15%
8. On completion of Flooring	-10%
9. On Handing Over	-5%

## Tentative Time Schedule for Completion

1. Concept Finalisation	- 1 Month
2. Approval	- 2 Months
3. Construction (G+1) OR (G/Stilt +2) Floors	- 5 Months

## Following are excluded from our scope and can be done with additional charges later.

1. Soil Testing, Structural Design charges & Licence Survey charges extra.
2. Any Statutory Fees / Local Body Fees for getting the approval, EB deposit, EB connection, water supply and sewage connection charges, any other fees to the Government.
3. Compound wall with gate.
4. Underground Sumps.
5. Over Head Tanks.
6. Lift / DG.
7. Bore well.
8. Rainwater Harvesting related works.
9. Septic Tanks.
10. External Filling, finishes and Landscape Works.
11. Building Plinth Height beyond +1'6" level for park and +3'0" level for Building from existing ground level.
12. External Lighting and External Electrical works.
13. Soil Testing and Water Testing.
14. Floor ceiling height more than 10'0".
15. Lofts other than in Kitchen.
16. Cupboard work with shelves.
17. Electrical lights, Fans and other Electrical Fixtures and fittings.
18. Pergolas.
19. Any Special Elevation Features.
20. Water and Electricity Source for Construction at one point.

## Sample House Elevations:



# The VGN Advantage



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

**Disclaimer:** This brochure is a conceptual presentation. The information contained herein is subject to change as may be required by the authorities and cannot form an offer or contract. While every reasonable care had been taken in providing the information, VGN or their agents cannot be held responsible for any inaccuracies. VGN reserves the right to make alterations and amendments as may be necessitated from time to time without prior notice. All the third party brands/products to be utilised in the project are indicative and the final implementation will be based on the feasibility and availability, and VGN reserves the right to offer an equivalent product/brand.



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