

Stop Dreaming.
Start Living.



Presenting

VGN
KRONA
dreams. desires. delivered.
Homes near Porur

PHASE - II

Beautiful homes within the city

With all your favorite conveniences

To ensure your cherished dreams and desires are delivered

Stop Dreaming. Start Living

VGN Krona Phase-2, a sprawling 2 acre residential project, is springing forth from a peaceful neighborhood in Gerugambakkam, 2.5 km from Porur. VGN Krona is designed to fulfill its promise of being an endearing address and an enduring asset.

Tucked into the surroundings of this aesthetic and functional expression of residential architecture is a range of amenities designed to enhance each day, every day. Just outside the property's secure walls are schools that provide the best education Chennai has to offer. There are also colleges, hospitals, banks, ATMs, IT Parks, gas stations, parks and other utilities nearby. Put together, they turn VGN Krona into a community that's fully geared for better living. Let life begin.

2 BHK flats ranging from 1030 sq. ft to 1260 sq. ft.

3 BHK flats ranging from 1225 sq. ft. to 2000 sq. ft.

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VGN KRONA

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Schools are almost at your doorstep

At VGN Krona, reputed schools are just around the corner. A short walk or a cycle ride is enough to help your children get to school and get primed for a great future.

- PSBB Millennium - 400 meters
- Omega International - 1.8 km
- Pon Vidyashram - 1.8 km

Most of the city is within easy reach

VGN Krona is located comfortably near Porur, one of Chennai's fastest growing hubs, and is well connected to the city.

- 7 km drive to Guindy
- 10 km drive to Airport
- 14 km drive to Tambaram
- 9 km drive to Ashok Nagar
- 6 km drive to Vadapalani

World class healthcare and other services are reassuringly close by

VGN Krona is close to:

- MIOT, St. Thomas, SRMC (Sri Ramachandra Medical Centre) and Madha Medical College Hospital
- DLF, L&T, HP IT Parks and Chennai Trade Centre
- All leading banks
- Audco, WS & other industries

Luxury living is right at home

VGN Krona is loaded with lifestyle and retail amenities to offer you and your family the finest living experience, not just on occasion, but every day.

Lifestyle amenities

An Ultramodern club house with

- Swimming pool
- Gymnasium
- Home theatre suites
- Indoor games
- Play Station alley
- Party hall
- DTH
- Telephone
- Broadband
- Kids play room

Retail amenities

- Departmental store
- Clinic
- Pharmacy
- Salon
- Crèche
- ATM
- Takeaway restaurant

Club House exterior view



Premium Specifications

1. Structure

RCC frames structure, designed for earthquake resistance

2. Joinery Items

Teak wood main door

Wooden French doors and windows with glazed shutter

Country wood frames for other doors with solid core and moulded skin door

Brass handles and hinges for main door

Round locks and fittings for other doors

UPVC with 4mm thick clear glass for window

UPVC with 4mm pin headed emulsion glass for ventilator

3. Painting

Ceiling painting emulsion

Putty with acrylic emulsion for interior walls

Enamel painting for MS grills

Exterior walls painted with weather shield paints

Melamine matt-finish paints for main door

Enamel painting for other doors

4. Flooring

24" x 24" vitrified flooring tiles for living and dining

4" skirting of vitrified tiles

Bedroom

24" x 24" vitrified flooring tiles

4" skirting of vitrified tiles

Kitchen and Wash Area

Granite counters with half nosing for kitchen

12" x 12" anti – skid ceramic flooring tiles for kitchen and wash area

8" x 12" ceramic dado (2' above counter) for kitchen

Wall dado in service area up to 2' - 6" ht, if applicable

Tap point - 1 no, if applicable

Toilets

12" x 12" anti – skid ceramic flooring tiles

8" x 12" ceramic tiles up 7' - 0" height

Common Area

Kota for staircase and common areas

SS Hand railing

5. Plumbing and Sanitary

Bathrooms

White color EWC

Wash basin (white) in 1st and 2nd toilet (if applicable)

C.P fittings of good quality

Kitchen

SS sink

Swan neck pillar taps

6. Electrical

Modular switches of good quality

Breaker and DB box of good quality

(A) Entrance

1. Bell push

(B) Foyer

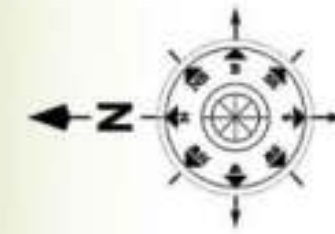
1. Ceiling light

2. Distribution board

© Living			(I) Toilet – Master Bedroom		
	1. Ceiling fan point	- 1 no		1. Wall light point	- 1 no
	2. Wall light point	- 1 no		2. Exhaust fan point	- 1 no
	3. Chandelier point	- 1 no		3. 16A socket (Geyser)	- 1 no
	4. 6A socket	- 2 nos		4. Shaver socket	- 1 no
	5. TV point + 6A socket	- 1 no		5. Mirror light	- 1 no
	6. Telephone point + 6A socket	- 1 no	(J) Balcony - Master Bedroom		
	7. AC point	- 1 no		1. Wall light point	- 1 no
(D) Dining			(K) Second Bedroom		
	1. Ceiling fan point	- 1 no		1. Wall light point (2 way control)	- 1 no
	2. Wall light point	- 1 no		2. Ceiling fan point (2 way control)	- 1 no
	3. Fridge point (if applicable)	- 1 no		3. TV point + 6A socket	- 1 no
	4. Buzzer	- 1 no		4. Telephone point + 6A socket	- 1 no
	Wash basin with mirror light, if applicable			5. Wall lamp point	- 1 no
(E) Balcony				6. 6A socket	- 1 no
	1. Wall light point	- 1 no		7. 25A socket (Split AC)	- 1 no
(F) Kitchen			(L) Toilet – Second Bedroom		
	1. Wall light point	- 1 no		1. Wall light point	- 1 no
	2. 6A socket	- 3 nos		2. Exhaust fan point	- 1 no
	3. 16A socket	- 1 no		Mirror light & shaver socket, if applicable	
	4. Exhaust fan point	- 1 no	(M) Third Bedroom		
(G) Utility (if applicable)				1. Wall light point (2 way control)	- 1 no
	1. Wall light point	- 1 no		2. Ceiling fan point (2 way control)	- 1 no
	2. 16A socket (Washing machine)	- 1 no		3. Wall lamp point	- 1 no
(H) Master Bedroom				4. 6A socket	- 1 no
	1. Wall light point (2 way control)	- 1 no	(N) Common Toilet		
	2. Ceiling fan point (2 way control)	- 1 no		1. Wall light point	- 1 no
	3. TV point + 6A socket	- 1 no		2. Exhaust point	- 1 no
	4. Telephone point + 6A socket	- 1 no			
	5. Wall lamp point	- 1 no			
	6. 6A socket	- 1 no			
	7. 25A socket (split AC)	- 1 no			

Site Map





LEGEND

1. THE ENTRANCE ARCH
2. SHOPPING CENTRE
3. TEMPLE
4. WATERBODY
5. FUTURE EXPANSION
6. CLUB HOUSE
7. SWIMMING POOL
8. RESTAURANT
9. PARK / CHILDREN PLAY AREA
10. VILLA HOUSES
11. APARTMENTS

Plot 1 & 2



Typical floor plan 1st & 2nd

Plot 3 & 4



Typical floor plan 1st & 2nd

Flat No. F3 & S3
3 BHK 3T
1225 SFT
EAST FACING



Flat No. F2 & S2
2 BHK 2T
1030 SFT
WEST FACING

Flat No. F1 & S1
3 BHK 3T
1480 SFT
SOUTH FACING



Flat No. F2 & S2
2 BHK 2T
1045 SFT
WEST FACING

Flat No. F3 & S3
3 BHK 3T
1560 SFT
SOUTH FACING

Plot 5 & 6



Typical floor plan 1st & 2nd

Flat No. F3 & S3
 3 BHK 2T
 1240 SFT
 NORTH FACING



Flat No. F2 & S2
 2 BHK 2T
 1045 SFT
 WEST FACING

Flat No. F1 & S1
 3 BHK 3T
 1625 SFT
 SOUTH FACING

Plot 7



Typical floor plan 1st & 2nd

Flat No. F2 & S2
 2 BHK 2T
 1260 SFT
 SOUTH FACING



Flat No. F1 & S1
 3 BHK 2T
 1290 SFT
 WEST FACING

Plot 8 & 9

N

Typical floor plan 1st & 2nd

Flat No. F2 & S2
 3 BHK 3T
 1410 SFT
 NORTH FACING



Flat No. F1 & S1
 3 BHK 3T
 1485 SFT
 SOUTH FACING

Plot 10, 11 & Part of 12

N

Typical floor plan 1st & 2nd

Flat No. F2 & S2
 3 BHK 3T
 1430 SFT
 NORTH FACING



Flat No. F1 & S1
 3 BHK 3T
 1495 SFT
 SOUTH FACING

Plot 13, 14 & Part of 12 ➤ N

Typical floor plan 1st & 2nd

Flat No. F1 & S1
 3 BHK 3T
 1350 SFT
 NORTH FACING



Flat No. F2 & S2
 3 BHK 3T
 1530 SFT
 SOUTH FACING

Plot 15 & 16 ➤ N

Typical floor plan 1st & 2nd

Flat No. F1 & S1
 3 BHK 3T
 1520 SFT
 NORTH FACING



Flat No. F2 & S2
 3 BHK 3T
 1615 SFT
 SOUTH FACING

Plot 17 & 18



Typical floor plan 1st & 2nd

Plot 19



Typical floor plan 1st & 2nd

Flat No. F2 & S2
 2 BHK 2T
 965 SFT
 EAST FACING



Flat No. F3 & S3
 2 BHK 2T
 955 SFT
 SOUTH FACING



Flat No. F1 & S1
 2 BHK 2T
 915 SFT
 NORTH FACING

Flat No. F1 & S1
 2 BHK 2T
 1110 SFT
 NORTH FACING

Flat No. F2 & S2
 3 BHK 3T
 1645 SFT
 SOUTH FACING



Plot 20, 21 & 22



Typical floor plan 1st & 2nd

Flat No. F1 & S1
 3 BHK 3T
 2000 SFT
 NORTH FACING

Plot 23, 24 & 25



Typical floor plan 1st & 2nd

Flat No. F3 & S3
 3 BHK 2T
 1590 SFT
 SOUTH FACING



Flat No. F1 & S1
 3 BHK 3T
 1655 SFT
 NORTH FACING

Flat No. F2 & S2
 3 BHK 3T
 1630 SFT
 EAST FACING

Plot 26



Typical floor plan 1st & 2nd



Plot 27 & 28



Typical floor plan 1st & 2nd



Plot 29 & 30



Typical floor plan 1st & 2nd



Flat No. F1 & S1
 3 BHK 3T
 1380 SFT
 NORTH FACING

Flat No. F2 & S2
 3 BHK 3T
 1300 SFT
 SOUTH FACING

Plot 31, 32 & 33



Typical floor plan 1st & 2nd



Flat No. F3 & S3
 3 BHK 2T
 1475 SFT
 EAST FACING

Flat No. F2 & S2
 3 BHK 3T
 1375 SFT
 NORTH FACING

Flat No. F1 & S1
 3 BHK 2T
 1515 SFT
 WEST FACING

Plot 34 & 35



Typical floor plan 1st & 2nd



Payment Schedule

On booking	:	15%
30 days from date of booking	:	40%
On completion of basement	:	5%
On completion of roofing	:	15%
On completion of masonry	:	7.5%
On completion of plastering	:	7.5%
On completion of flooring	:	5%
At the time of handing over	:	5%

Project Consultants

Project Architect:
M/s. Beavers Architects

Mechanical, Electrical & Plumbing Consultant:
M/s. Eashwari & Co.

Structural Consultant:
M/s. Professional Consultancy Services

Route Map



Map not to scale

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 72 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.

In 2009, VGN Infra India Pvt. Ltd. was set up as a subsidiary of the VGN Group.

This makes us one of the few real estate companies in India that have invested heavily to augment in-house construction capability so that we work 24/7 without any dependence.

Today, VGN is synonymous with quality, expertise and trust, that is evident in each of our projects. Turning people's dream of owning a home into reality while providing them with exponential returns on their investments. It is this success that today, inspires us to foray into newer and more challenging areas in property development.

For bookings call: 4343 9999

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