
A Peaceful Picture Perfect Life

2 & 3 BHK Luxury Apartments at Avadi

VGN

Pearl
Blossom

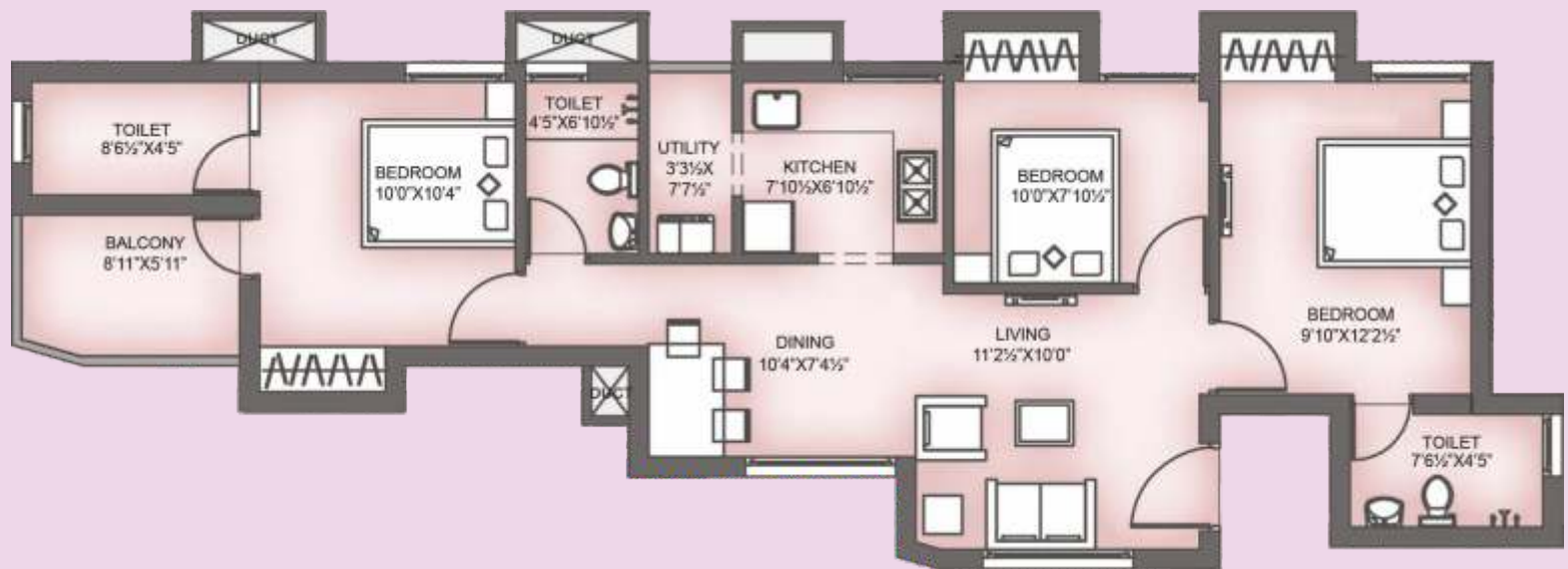


A Peaceful Picture Perfect Life

From the house of VGN, Pearl Blossom stands out brightly. Strategically located in Avadi, it boasts of excellent connectivity, close proximity to educational institutions & entertainment options and high appreciation potential, thereby making it an irresistible choice for home and land owners. Cosily contained inside the secure gated community within VGN Springfield and spread across plot nos. 4, 5 and C.S, Pearl Blossom offering contemporary 2 and 3 BHK apartments. With generous access to gentle breeze, pleasant landscaped views and 6 commercial shops within the community, Pearl Blossom perfectly fits your checklist, guaranteeing that picture perfect life you've always imagined.



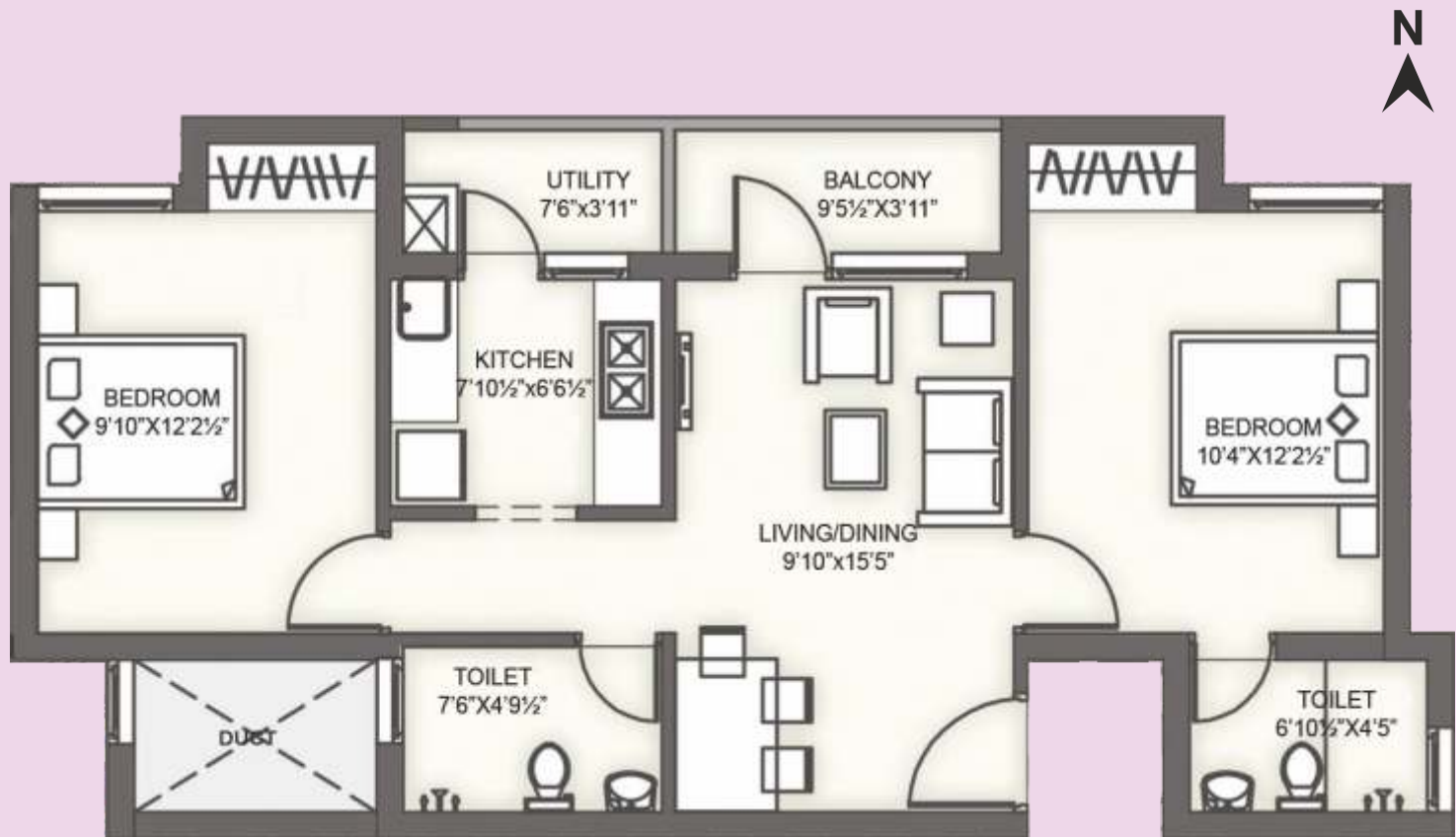
1st Floor - Flat No. 101 / Second Floor - Flat No. 201



Flat No. 101 - SALE AREA: 1355 sq.ft. - UDS AREA: 882 sq.ft.

Flat No. 201 - SALE AREA: 1364 sq.ft. - UDS AREA: 887 sq.ft.

1st Floor - Flat No. 102



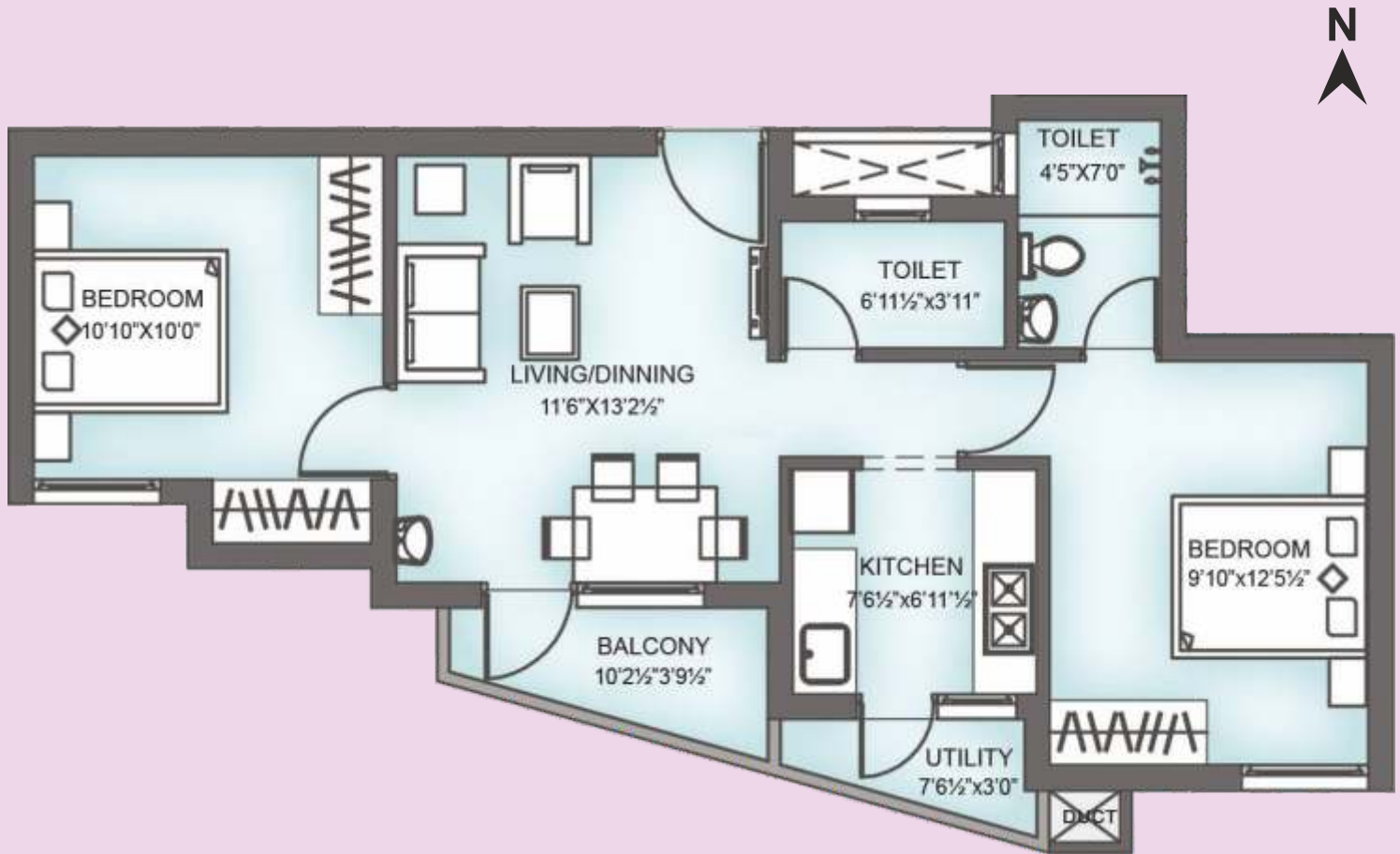
Flat No. 102 - SALE AREA: 1090 sq.ft. - UDS AREA: 709 sq.ft.

1st Floor - Flat No. 103



Flat No. 103 - SALE AREA: 1038 sq.ft. - UDS AREA: 675 sq.ft.

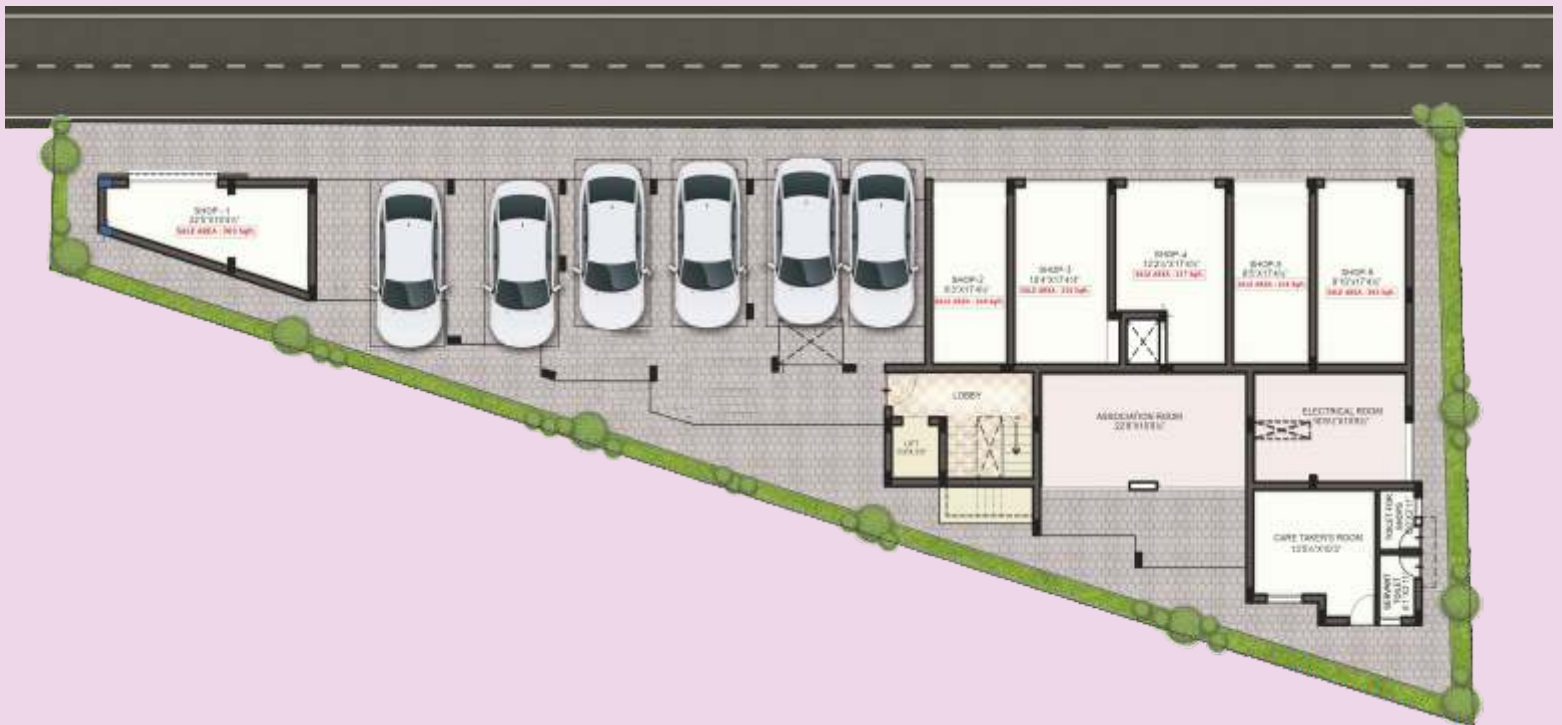
1st Floor - Flat No. 104 / Second Floor - Flat No. 202



Flat No. 104 - SALE AREA: 1030 sq.ft. - UDS AREA: 670 sq.ft.

Flat No. 202- SALE AREA: 1040 sq.ft. - UDS AREA: 677 sq.ft.

Stilt Floor Plan



Shop 1 - SALE AREA: 303 sq.ft. - UDS : 197 sq.ft.

Shop 2 - SALE AREA: 260 sq.ft. - UDS : 169 sq.ft.

Shop 3 - SALE AREA: 320 sq.ft. - UDS : 208 sq.ft.

Shop 4 - SALE AREA: 317 sq.ft. - UDS : 206 sq.ft.

Shop 5 - SALE AREA: 254 sq.ft. - UDS : 165 sq.ft.

Shop 6 - SALE AREA: 303 sq.ft. - UDS : 197 sq.ft.

First Floor Plan

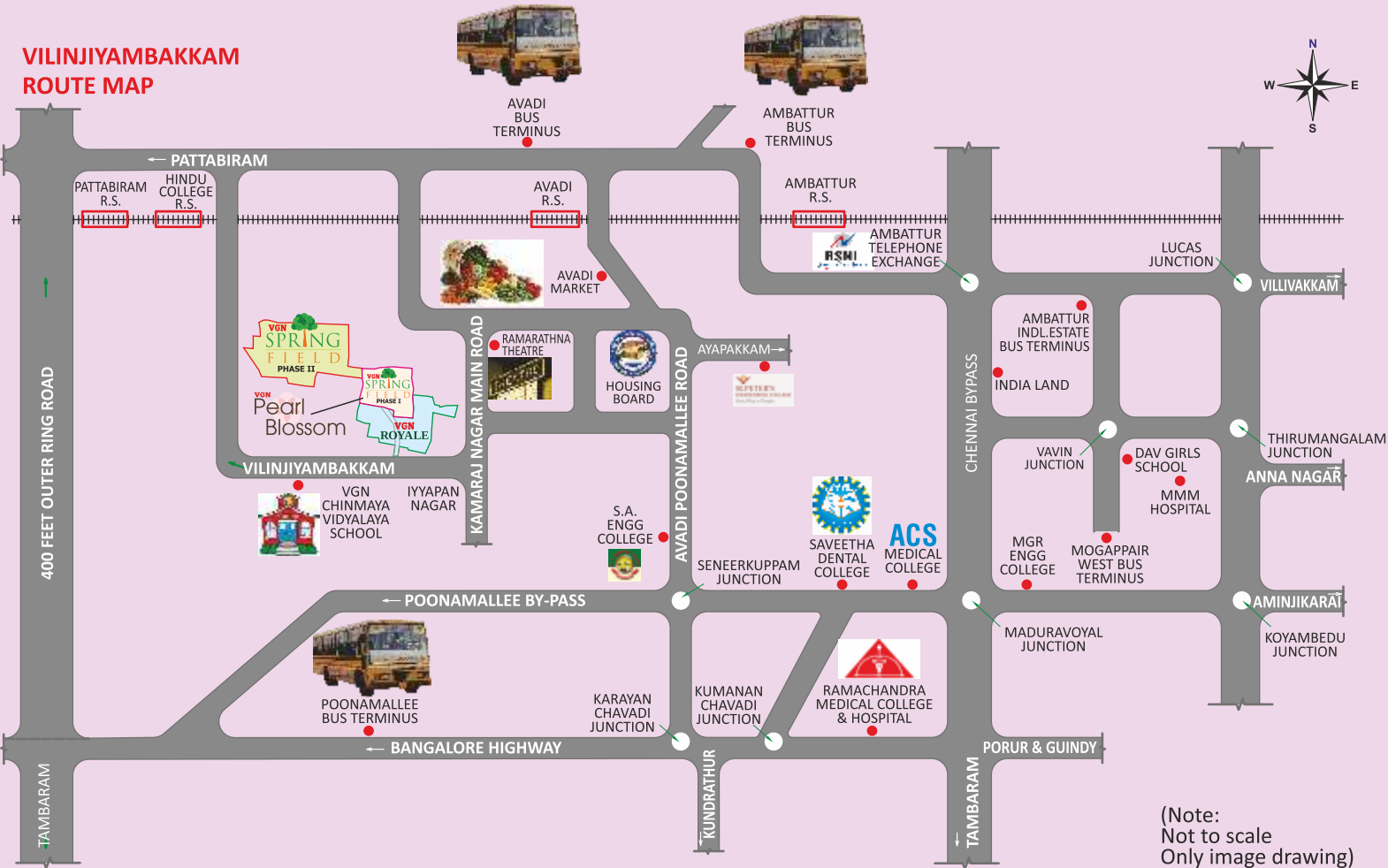


Second Floor Plan



Route Map

VILINJIYAMBAKKAM ROUTE MAP



Project Highlights



56% UDS



VGN Chinmaya
Vidyalaya within
the community



6 flats for Easy &
Comfortable Living +
6 Commercial Shops



Vaastu Compliant
Homes



Lift Facility



Bank Loans
Facilitated

Location Advantages



Easy connectivity through upcoming Arterial
Road / Hindu College Rly Station /
CBSE School / Major Banks / Departmental
Stores



Avadi Railway Station / Tidel Park /
Daily Market / Govt Hospital/ Ponnu Mall



Pazhamudir Cholai / Movie Theatre / CRPF /
CVRDE / HVF / Jaigopal Garodia School



Nilgiris / Marrybrown / RMK School / Velammal
Vidhyalaya /
Maharishi Vidyamandir CBSE School



SA Engineering College / Sir Ivan Stedeford
Hospital / Sudharsanam Vidyaashram / Aditya
Vidyashram

Specifications

Structure

- RCC framed structure. 9" thick red brickwork for external walls & 4½" thick for internal walls. Designed for earthquake resistance.
- Loft will be provided any one side in all bedrooms & kitchen. Preferably above the entry.

Joinery

- Main door: Teak wood frame with solid core skin door or OST finish flush door. All hardwares shall be in brass.
- Bedroom doors: Country wood frame with skin moulded door. All hardwares in SS finish.
- Toilet: Country wood frame with flush door shutter with PU coated on one side. All hardwares in SS finish.
- Windows: UPVC - sliding windows with clear glass & grill
- Ventilator: UPVC & louvers with pin headed glass
- French door/ window: T.W. framed with glazed shutter

Handrails

- Staircase & balcony M.S. handrail - As per architect's design

Flooring

- Lobby: 2'x2'- vitrified tile flooring with 4" high skirting
- Staircase: Granite flooring with 4" high skirting
- Living, dining & bedrooms: 2'x2' vitrified tile flooring with 4" high skirting
- Kitchen: 2'0"x 2'0" vitrified tile flooring of matt finish with 4" high skirting
- G20 polished granite top for kitchen platform
- Balcony: 12"x12" - anti-skid tile flooring with 4" high skirting
- Toilet / service: 12"x12" - anti-skid tile flooring

Dadoing

- Toilet: Glazed ceramic tile dado up to 7'0" height
- Kitchen: Glazed ceramic tile dado tile up to 2'0" height from cooking platform
- Service: Glazed ceramic tile dado up to 3'0" height from floor level
- Dining: Glazed tile dado for 2' height above washbasin

Painting

- Ceiling: 2 coats of OBD over white cement & primer
- Inner Walls: 2 coats of emulsion over putty & primer
- Exterior walls: 2 coats exterior emulsion over primer
- Main door: Melamine matt finish polish.
- All other doors: Enamel paint over putty & primer
- Grills: Enamel paint over one coat of primer

Electrical

- Wires & switches: All electrical wirings are ISI standard with modular switches. Anchor / Legrand or other equivalent brand.
- Sufficient light points and power sockets will be provided in all rooms
- TV and telephone points provision for all bedrooms & living
- Split AC provision for living & all bedrooms
- Fridge provision in kitchen or dining
- Exhaust provision for all toilets & kitchen

Sanitation & Plumbing

- Kitchen: SS sink. Provision for water purifier.
- Dining: Wall mounted wash basin with necessary fittings.
- Toilet: Wash basin, floor-mounted EWC with flush tank & two in one tap health faucet, wall mixer & over head shower
- Geyser provision with hot & cold piping provision
- Provision for washing machine
- Sanitary fittings: Parryware / Hindware or equivalent
- CP fittings: Parryware / Jaquar or equivalent

Lift

- 1 No. 6 passenger lift of standard manufacture

General

- Waterproofing for all sunken & terrace area.
- Anti-termite treatment
- Rainwater harvesting
- Sufficient lighting will be provided for common area
- Power backup only in common area and for lift

Payment Schedule



On booking	10%	On completion of brick work	10%
30 days from booking	45%	On completion of plastering	8%
On completion of foundation	5%	On completion of flooring	5%
On completion of roof slab	15%	At the time of handover	2%

VGN ADVANTAGES



**77 years of
business expertise**



**200+
projects**



**60,000+
customers**



**650+ acres of plot
property developed**



**30 million sq.ft. of
residential projects**

Rera Approved



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CREATING ASSETS SINCE 1942

VGN Homes Pvt. Ltd.

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Amaidakarai, Chennai - 600 029.

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Member

CREDAI



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