

VGN
FAIRMONT

PREMIUM HOMES
500 MTS. FROM GUINDY METRO STATION

Once in your lifetime

Everything just falls in place.

The right time. And the right place.

It happens once.

And you get one chance to step-up.

When all the questions that start with a "Can I..."

find a resolute answer in a "Yes".

And all reasons find a purpose.

All you need to do is, take the opportunity.

Now is one of those moments.



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Once in a lifetime experience

It's here. It's bigger and it's better than

any home you have set your eyes on.

The seamless confluence of convenience and comfortable living.

Probably, the most high end offering

in the bustling locale of Guindy from the house of VGN.

Planned and thought over a million times

by some of the best technical minds in the country.

Only to give you a life that you aspired to.

With the best of lifestyle amenities,

homes where every inch resonates class,

all at a location so prime,

a home like this comes by only once in a lifetime.



VGN FAIRMONT
PREMIUM HOMES
500 MTS. FROM GUINDY METRO STATION
10.47 ACRES

- AIRPORT 8 kms
- METRO STATION 500 mts
- KATHIPARA JUNCTION 1 km
- ASHOK PILLAR 2 kms
- HILTON LUXURY HOTEL 1 km
- PSBB SCHOOL 2.5 kms
- IT TECH PARK 1 km
- FORUM MALL 4 kms
- ITC GRAND CHOLA 2 kms
- JAWAHAR VIDYALAYA 2.8 kms
- PSBB MILLENNIUM 2 kms
- THEATRES 2 kms

Once in a lifetime location

The capital of Chennai. That's the name Guindy goes by.

And who are we to argue? VGN Fairmont sits right at the heart of all the action. Close to the Airport, Koyembedu Bus Terminus and home to the Metro Rail hub, you're never too far from anywhere.

Well connected by every mode of transportation in the city, if there was ever a perfect place to own a home in Chennai, it is definitely here.

Location Advantages:

Airport - 8 kms | Metro Rail Station - 500 mts

Kathipara Junction - 1 km | Ashok Pillar - 2 kms,

Hilton Luxury Hotel - 1 km | PSBB School - 2.5 kms

IT Tech Park - 1 km | Forum Mall - 4 kms

ITC Grand Chola - 2 kms | Jawahar Vidyalaya - 2.8 kms

PSBB Millennium - 2 kms | Theatres - 2 kms



Once in a lifetime homes

10.46 acres of space. 14 floors of beauty.

That's what VGN Fairmont is about.

An elevation that elevates your lifestyle.

Design that lends itself to better living.

And homes that are a natural extension of who you are.

Speaking volumes about your dreams, your successes

and your social status. Which is why, at VGN Fairmont

we have made sure you are at the altar of

opulent living in Chennai. Large french windows,

big balconies overlooking the stunning cityscape,

high end specifications and so much more.

And not only this, every home at VGN Fairmont is

100% vastu compliant to ensure that you always

find peace and prosperity within the four walls of your home.



Once in a lifetime lifestyle

You won't just live at VGN Fairmont. You will live it up.

Welcome to Club Fairmont. A 40,000 sq. ft. clubhouse that is crafted to reflect a higher lifestyle. So, whether you start your mornings with a workout at the fully-equipped gymnasium within the premises, or invite your neighbours for a friendly battle over a game of badminton at the indoor courts, or complete a few laps in the swimming pool, do it all in style. Apart from this, you also have access to an indoor games room, a business centre, a banquet hall and a restaurant. All just around the corner from your home.

A life you aspire to, now for your taking.



Once in a lifetime indulgence

Welcome to a world

where getting pampered is a way of life.

Where we have a responsibility.

And it is to spoil you.

A testament to fine taste and finer temperament.

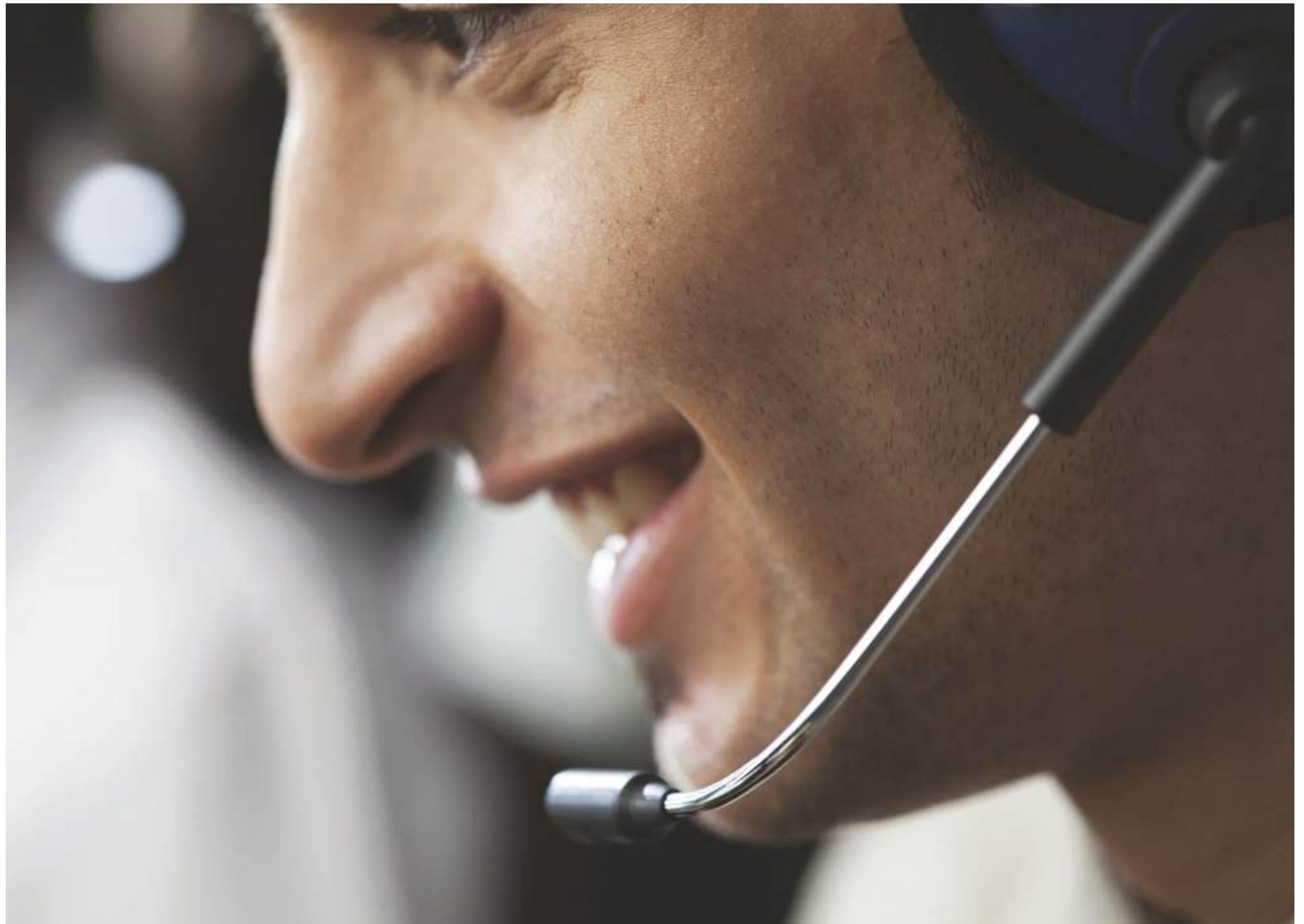
With a Cinema Suites for your entertainment,

luxurious Spa and Salon to get you rejuvenated,

and a Video Games Zone to keep your children happy.

We have done everything to ensure the fun never ends

at VGN Fairmont.



Once in a lifetime **convenience**

At VGN Fairmont, everything you need will be at your fingertips. With an exclusive concierge service available for the residents, you can now get everything, from flight tickets to dinner reservations and holiday plans, organised with just a phone call. Add to this the retail block that has the departmental store, clinic, pharmacy, coffee shop, creche and other retail facilities, you won't have to move out of the cozy confines of your home for anything.



Lifestyle Amenities

Clubhouse Amenities

- ◆ Badminton Court
- ◆ Table Tennis
- ◆ Cinema Suites
- ◆ Gym
- ◆ Multipurpose Hall
- ◆ Association Room
- ◆ Video Games Room
- ◆ Swimming Pool
- ◆ Guest Rooms

Common Amenities

- ◆ Multilevel Security System
- ◆ DTH Provision

- ◆ STP & Water Softening Plant
- ◆ Automatic Lifts
- ◆ Video Door Phone with Intercom Facility
- ◆ 5-Star Entrance Lobby
- ◆ Fire Hydrant System (in common areas only)

Retail Facilities

- ◆ Department Store
- ◆ ATM
- ◆ Spa & Saloon
- ◆ Clinic
- ◆ Pharmacy
- ◆ Restaurant

Specifications

STRUCTURE

- ◆ RCC framed earthquake resistant design

FLOORING

- ◆ Granite for ground floor lobby and tiles for all common areas
- ◆ Granite for staircase from stilt to first floor and step tiles for all other upper floors
- ◆ Vitrified Tiles for foyer, living, informal living, dining, bedrooms and kitchen
- ◆ Anti-skid Vitrified Tiles for balcony
- ◆ Anti-skid Tiles for all toilets

STAIRCASE & BALCONY

- ◆ MS handrail for staircase

- ◆ SS handrail with toughened glass for balcony

DOORS & WINDOWS

- ◆ Main door: Teak veneer door with architrave
- ◆ Bedroom & Toilet doors: Skin moulded wooden doors
- ◆ French door: UPVC doors
- ◆ Windows: UPVC sliding windows

PAINTING

- ◆ Internal walls: Putty with emulsion paint
- ◆ External walls: Texture painting

CP FITTINGS

- ◆ Branded fittings

SANITARY WARES

- ◆ All toilets: White colour floor mounted EWC, wash basin in white colour

ELECTRICAL

- ◆ Modular switches and accessories of reputed make with adequate lighting and plug points at suitable locations
- ◆ Power back-up: 300 watts for Compact 2 BHK, 500 watts

for 2 BHK, 800 watts for 3 BHK, 1000 watts for 4 BHK apartments & above, 50% for common areas and clubhouse (excluding ACs), 100% for lifts, STP and Water Softening Plant

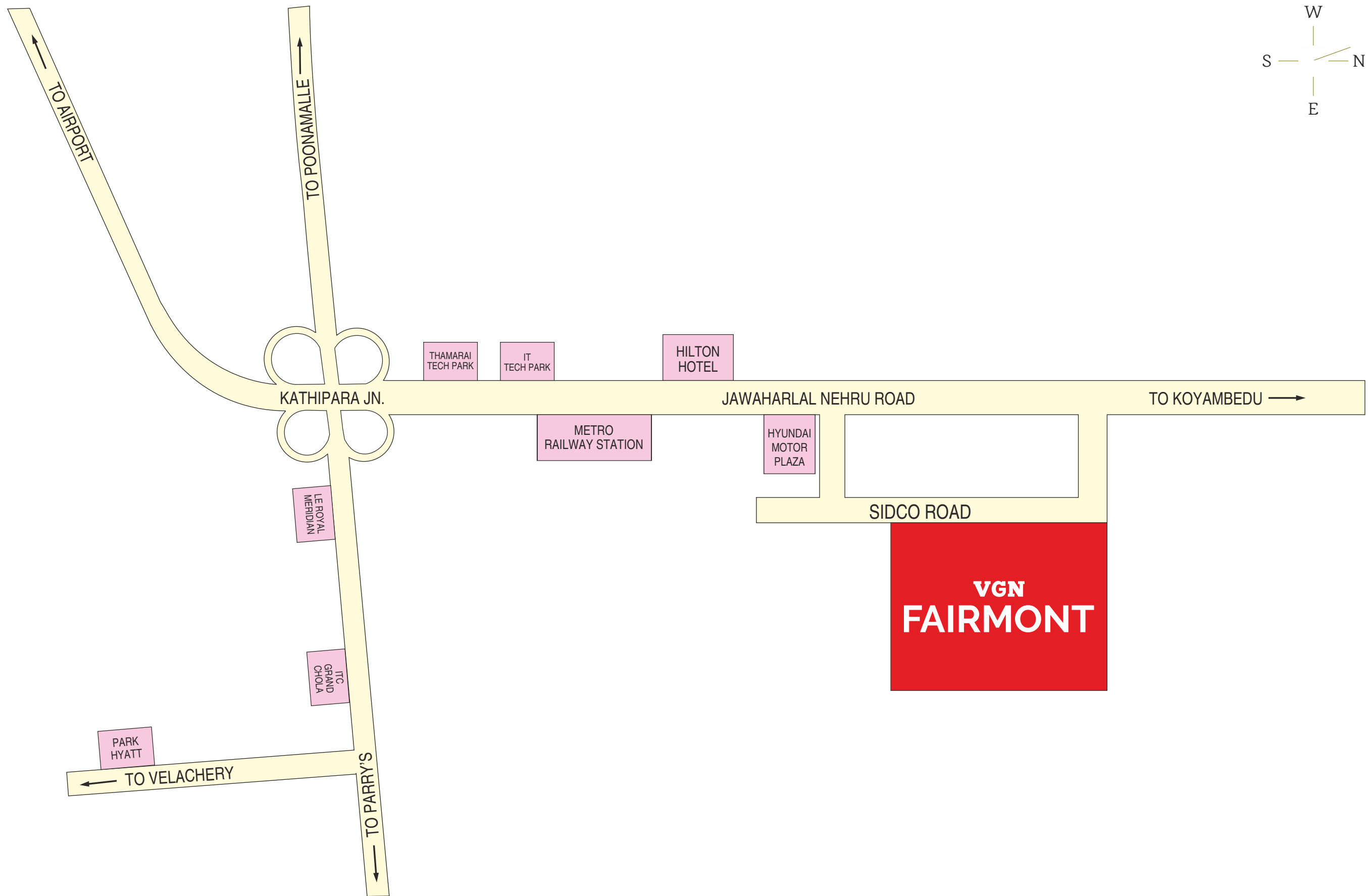
TV & TELEPHONE

- ◆ Provision for TV and telephone points in all bedrooms and living
- ◆ Provision for AC points in all bedrooms, living and dining
- ◆ Provision for Geyser points in all toilets

PLEASE FIND ENCLOSED FLOOR PLANS IN THE POUCH.

Payment Schedule

On booking	- 10%
On 30 days from booking	- 20%
On completion of excavation	- 10%
On completion of raft foundation	- 10%
On completion of lower basement roofing	- 5%
On completion of upper basement roofing	- 5%
On completion of 2nd floor roofing	- 7.5%
On completion of 5th floor roofing	- 7.5%
On completion of 7th floor roofing	- 7.5%
On completion of 9th floor roofing	- 7.5%
On completion of flooring	- 5%
On handover	- 5%



ROUTE MAP

Project Consultants

Project Name: VGN Fairmont

Developer: VGN Property Developers Pvt. Ltd.

Project Architects: M/s. Kharche & Associates

Structural Consultants: M/s. A. K. Consultant - Mr. P. Raman

MEP Consultant: M/s. Gemini Technical Advisors Pvt. Ltd.

Quality Consultant: Lloyd's Register Quality Assurance Ltd. - LRQA

Project Funded By: M/s. Piramal Fund Management Pvt. Ltd. & M/s. Altico Capital India Pvt. Ltd.

The VGN Advantage



This is a system that ensures all customer queries are responded and closed within a given time frame. Customers can post their queries at 'Customer Zone' on our website www.vgn.in and obtain a reference number. The customers then get the exclusive right to track and get clarifications.



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 9001:2008 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



VGN, in its pursuit of excellence in systems implementation and meeting the needs of constantly changing, continually evolving business, has chosen SAP as its ERP software. In SAP, systems application components are fully integrated with all business functions. SAP helps in driving business transformation by empowering enterprises to mobilise business, by integrating different business activity right from engineering to materials management, from production planning to sales and distribution. SAP system integrity ensures transparency and control over all our operations, critical business process are as per the best business practices. SAP enhances data access, flexibility, and productivity. SAP Customer Relationship Management (CRM) ensures achieving customer driven growth. The availability of real-time information and also end-to-end processing of transactions eliminate data inconsistencies, thus helping us to serve our customers better and achieve organisational goals and objectives.

About VGN

Established in the year 1942, VGN has successfully carved a niche for itself in the ever-dynamic real estate industry for over 70 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.

With over 20 million sq. ft. 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.

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 has 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 interiors of the retail and the clubhouse facilities are indicative and will be upgraded or modified as per architect's recommendation. 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.



Address:

VGN Property Developers Pvt. Ltd.
No.153, Wallace Garden,
2nd street,
Nungambakkam,
Chennai - 600 006.

Contact:

044 - 4343 9999

For online enquiries, log on to:

www.vgn.in

PROJECT FUNDED BY:



TN/29/Building/0066/2017



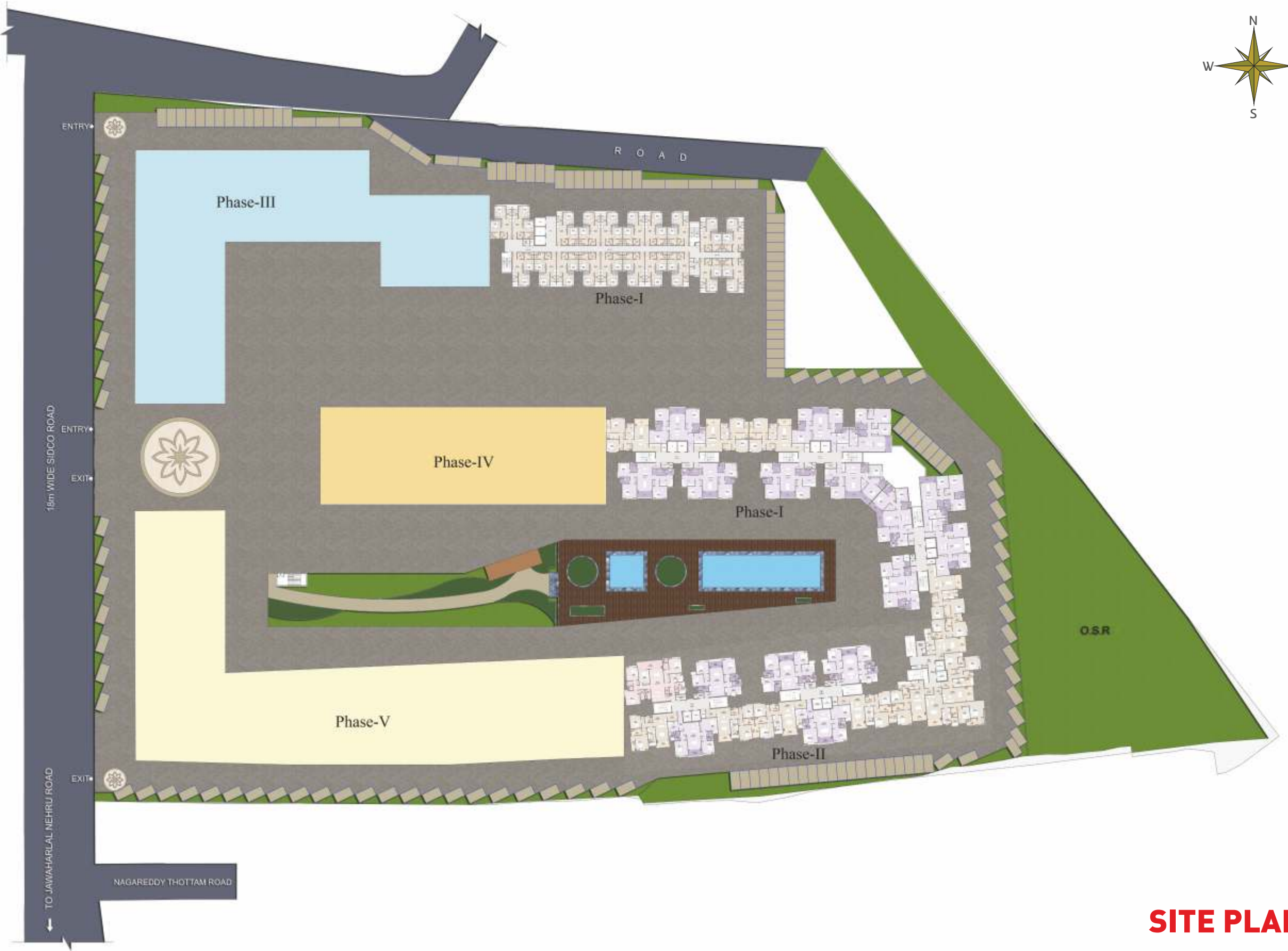
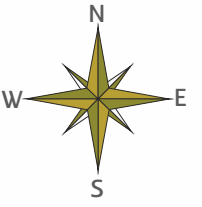
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VGN FAIRMONT

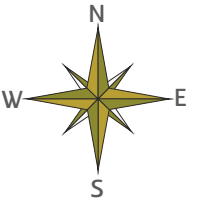
**PREMIUM HOMES
500 MTS. FROM GUINDY METRO STATION**

SITE & FLOOR PLANS

PHASE - 1 & 2



SITE PLAN



Flat No	A
Area	2506 Sq.ft
Type	4 BHK+4 TOI
Facing	East

Flat No	B
Area	1553 Sq.ft
Type	3 BHK+2 TOI
Facing	South

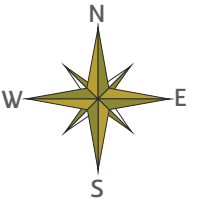


Flat No	E
Area	1325 Sq.ft
Type	2 BHK+2 TOI
Facing	North

Flat No	C
Area	1367 Sq.ft
Type	2 BHK+2 TOI
Facing	North

Flat No	D
Area	1660 Sq.ft
Type	3 BHK+2 TOI
Facing	North

TYPICAL FLOOR PLAN
(1st Floor - 10th Floor)
CORE - 1
BLOCK - B
PHASE - 2



Flat No	A
Area	1998 Sq.ft
Type	3 BHK+ 3 TOI
Facing	South

Flat No	B
Area	1993 Sq.ft
Type	3 BHK+ 2 TOI
Facing	South

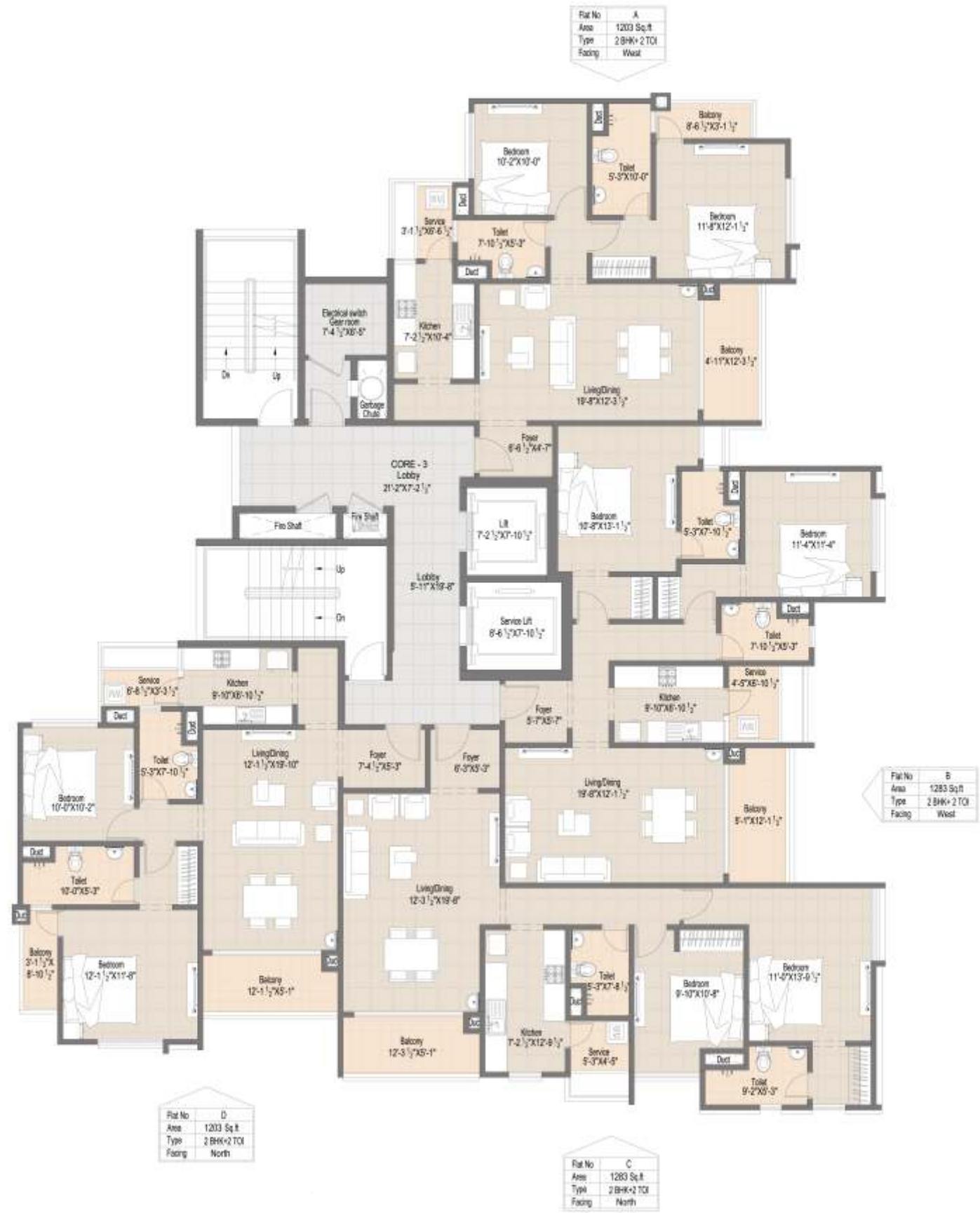
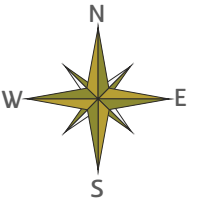


Flat No	E
Area	1367 Sq.ft
Type	2 BHK+2 TOI
Facing	North

Flat No	C
Area	1287 Sq.ft
Type	2 BHK+2 TOI
Facing	North

Flat No	D
Area	1590 Sq.ft
Type	3 BHK+2 TOI
Facing	North

TYPICAL FLOOR PLAN
(1st Floor - 10th Floor)
CORE - 2
BLOCK - B
PHASE - 2



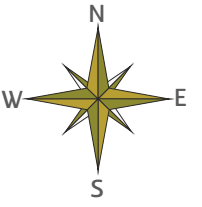
Flat No	A
Area	1203 Sq.ft
Type	2 BHK+ 2 Toi
Facing	West

Flat No	B
Area	1283 Sq.ft
Type	2 BHK+ 2 Toi
Facing	West

Flat No	D
Area	1203 Sq.ft
Type	2 BHK+ 2 Toi
Facing	North

Flat No	C
Area	1283 Sq.ft
Type	2 BHK+ 1 Toi
Facing	North

TYPICAL FLOOR PLAN
(1st Floor - 10th Floor)
CORE - 3
BLOCK - B
PHASE - 2



Flat No.	A
Area	1628 Sq.Ft
Type	3 BHK+2 TOI
Facing	West

Flat No.	E
Area	1712 Sq.Ft
Type	3 BHK+1 TOI
Facing	East

Flat No.	B
Area	1571 Sq.Ft
Type	3 BHK+2 TOI
Facing	West

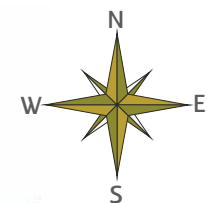
Flat No.	D
Area	1634 Sq.Ft
Type	3 BHK+2 TOI
Facing	East

Flat No.	C
Area	1281 Sq.Ft
Type	2 BHK+2 TOI
Facing	West

TYPICAL FLOOR PLAN
(1st Floor to 10th Floor)
CORE - 4
BLOCK - B
PHASE - 1

Flat No	B
Area	1571 Sq.ft
Type	3 BHK+2 TOI
Facing	South

Flat No	C
Area	1628 Sq.ft
Type	3 BHK+3 TOI
Facing	South



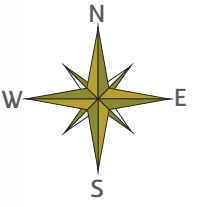
Flat No	A
Area	1291 Sq.ft
Type	2 BHK+2 TOI
Facing	South



Flat No	E
Area	1571 Sq.ft
Type	3 BHK+3 TOI
Facing	North

Flat No	D
Area	1712 Sq.ft
Type	3 BHK+3 TOI
Facing	North

TYPICAL FLOOR PLAN
(1st Floor to 10th Floor)
CORE - 5
BLOCK - B
PHASE - 1



Flat No	B
Area	1571 Sq.ft
Type	3 BHK+2 TOI
Facing	South

Flat No	A
Area	1291 Sq.ft
Type	2 BHK+2 TOI
Facing	South

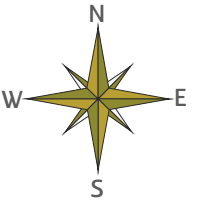
Flat No	C
Area	1291 Sq.ft
Type	2 BHK+2 TOI
Facing	South



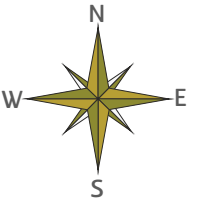
Flat No	E
Area	1571 Sq.ft
Type	3 BHK+3 TOI
Facing	North

Flat No	D
Area	1571 Sq.ft
Type	3 BHK+3 TOI
Facing	North

TYPICAL FLOOR PLAN
(1st Floor to 10th Floor)
CORE - 6
BLOCK - B
PHASE - 1

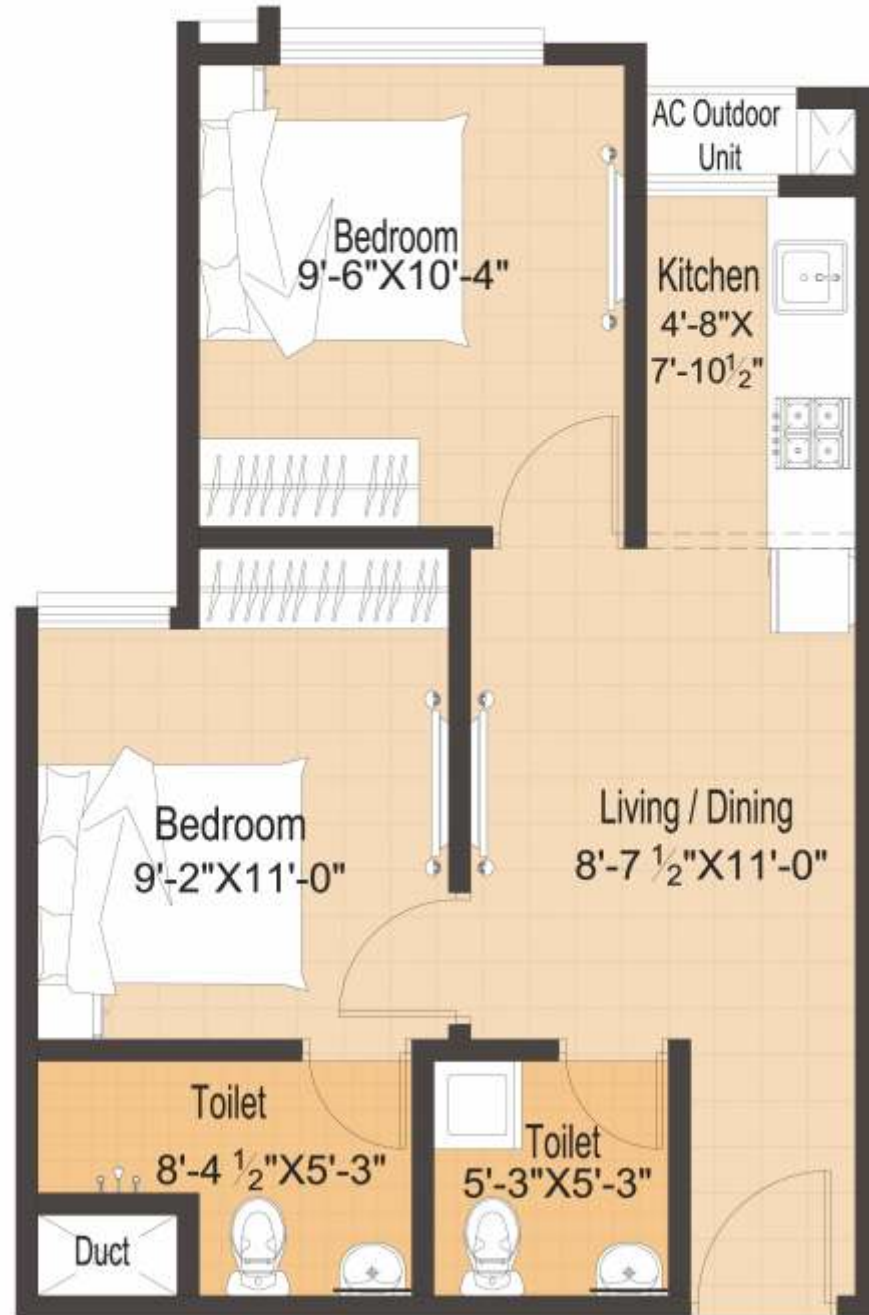
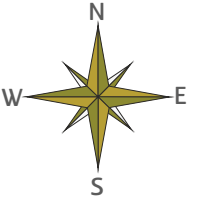


TYPICAL FLOOR PLAN
 (1st to 6th, 8th to 10th)
 BLOCK - D
 PHASE - 1

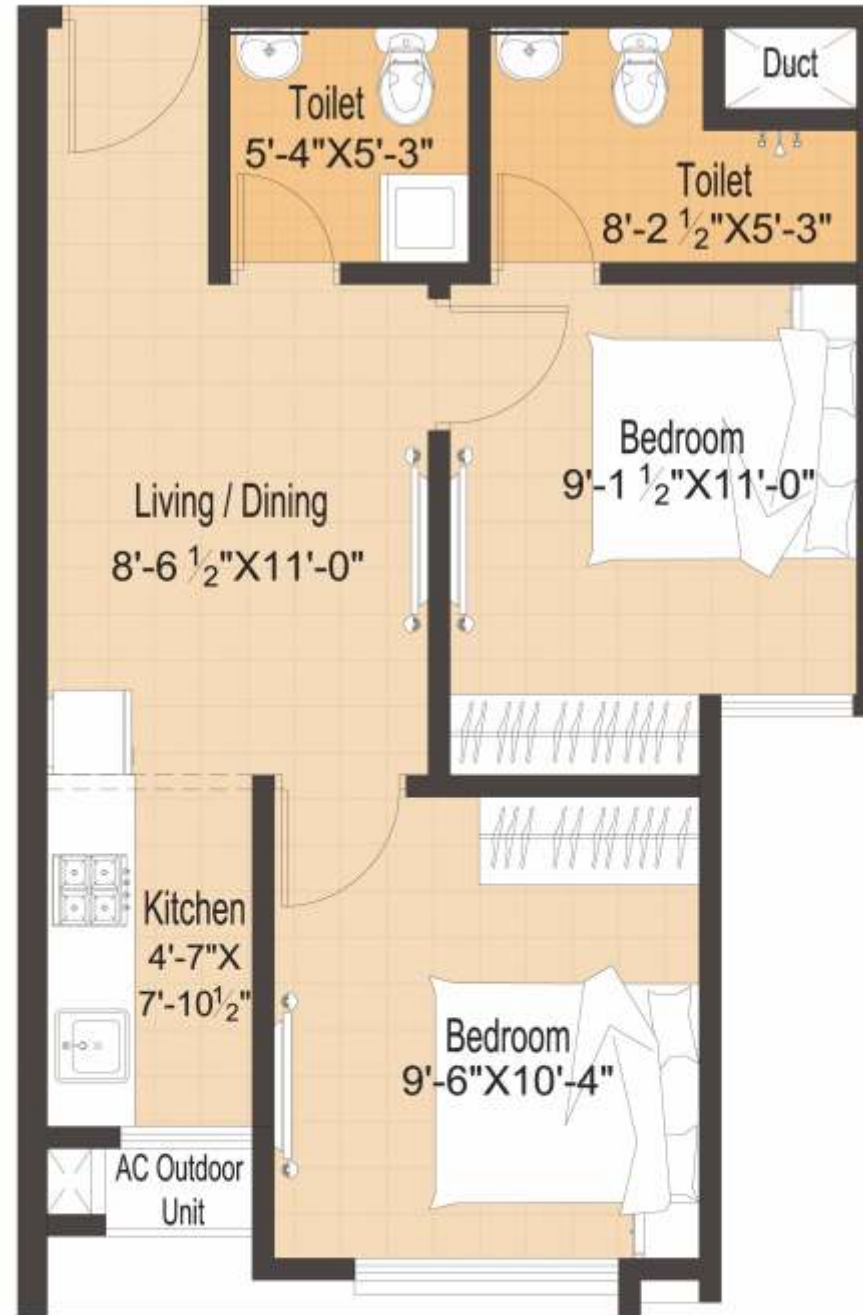
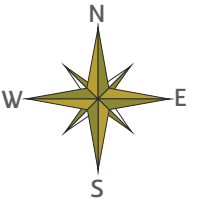


TYPICAL FLOOR PLAN
 (7th)
 BLOCK - D
 PHASE - 1

Flat No	A
Area	647 Sq.ft
Type	2 BHK+2 TOI
Facing	South



FLAT - A
 BLOCK - D
 PHASE - 1



Flat No	T
Area	647 Sq.ft
Type	2 BHK+2 TOI
Facing	North

FLAT - T
BLOCK - D
PHASE - 1