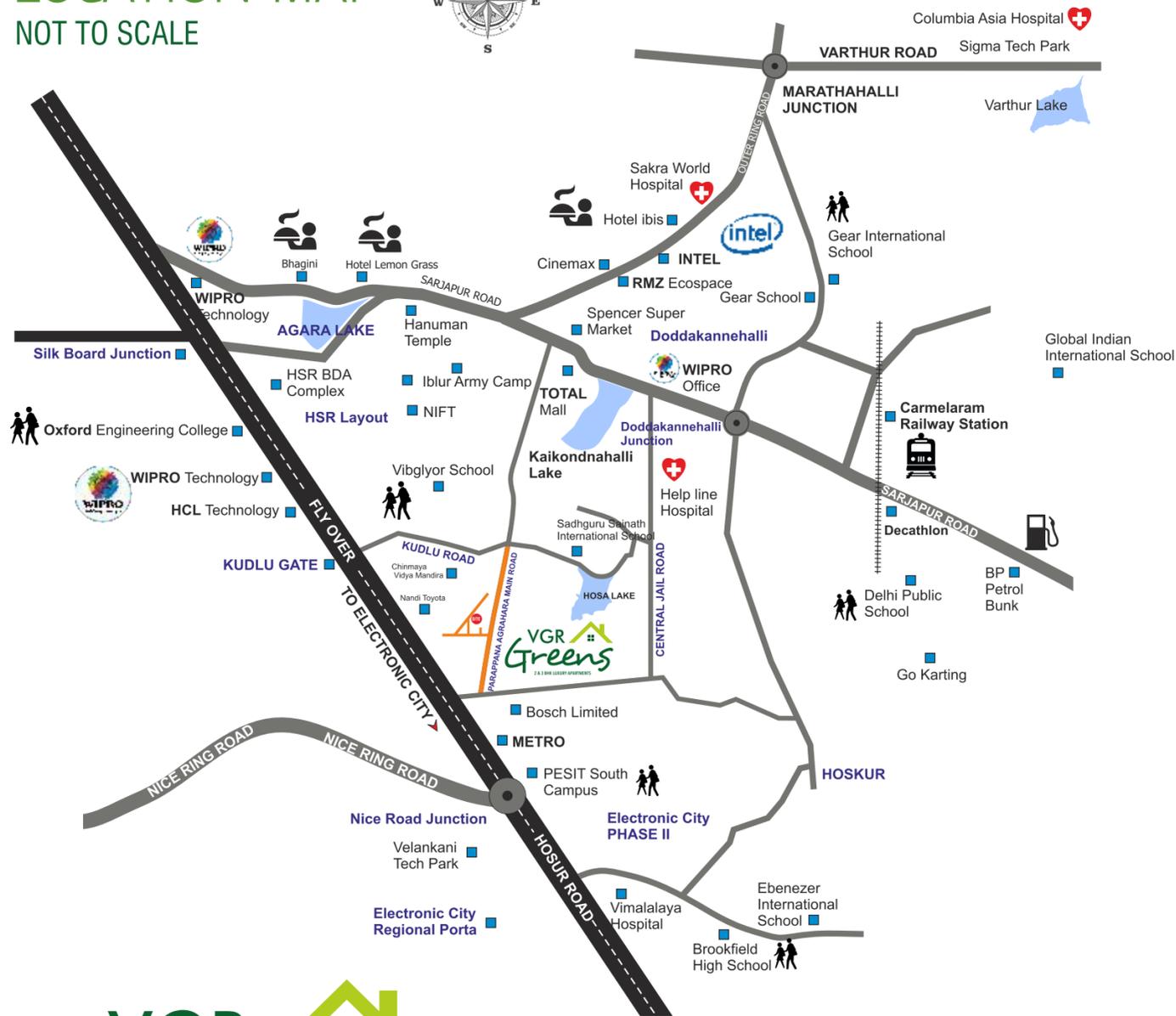
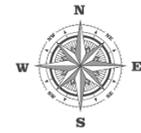


LOCATION MAP

NOT TO SCALE



VGR Greens

2 & 3 BHK LUXURY APARTMENTS

VGR BUILDERS & DEVELOPERS

SITE ADDRESS:
VGR GREENS
 No.7/3, Khata No.120/7/3
 Kudlu Village, On Harlur Road
 Sarjapura Hobli, Bengaluru South

Contact no. + 91 88844 70575 / 97390 32039
 E-mail : info@vgrbuilders.com
www.vgrbuilders.com



PROXIMITY (APPROX):

HSR Layout - 2 Kms.	Wipro Corporate Office - 6 Kms.
Electronic City - 3 kms.	Eco Space - 6 Kms.
Silkboard Junction - 5 Kms.	Marathalli - 10 Kms.
Koramangala - 6 Kms.	

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit. All applicable Taxes Extra, Conditions apply*

VGR Greens

2 & 3 BHK LUXURY APARTMENTS

Developed by:
VGR BUILDERS & DEVELOPERS



COME HOME TO PURITY

VGR Greens is an excellent choice to rejuvenate life and make it cozy and joyful. Nestle into the lively ambiance and cherish quiet moments of relaxing contemplation. Make your investment worthy and carve out a great life at VGR Greens.



RERA No.: PRM/KA/RERA/1251/310/PR/200121/003210





Creating Quality Urban Lifestyles, Building Stronger Communities.

VGR Builders & Developers is envisioned by experienced promoters with great expertise and many projects completed in Bangalore Urban localities. The company specializes in creating innovative homes for its esteemed customers and focuses on constructing quality spaces in the most ideal locales.

What distinguishes the company from others is that all its projects are completed on time, every time, with highly professional approach and attention to details. Customer service is its primacy and other unique factors such as integrity, transparency and trustworthiness make it a construction company like no other.

VGR Greens: Where Luxury Meets Convenience.

VGR Greens is an Iconic & Landmark residential project in the most sought after location ACES Layout, Kudlu, Bangalore. This project is strategically located in a very posh & developed BDA locality which is one of the key USP of this project. The contemporary range of fine living homes at VGR Greens exemplifies the modern trend of blending style and substance as well as form and function. These 2BHK & 3 BHK flats in South Bangalore are at close proximity to well developed colonies like HSR layout, BTM Layout etc. VGR Greens is a cluster of 44 luxury apartments designed spaciouly and following all vastu principles. Every apartment is masterfully crafted with high end specifications, good natural sunlight and ventilation. The location of this project is extraordinarily special as its very close to the IT hub Electronic City and very well connected to all major localities of Bangalore. Whats more, the many urban amenities and quality construction materials provide the qualitative lifestyle you desire and deserve. So go ahead, and make a smart choice that you can be proud of forever....

VGR Greens

2 & 3 BHK LUXURY APARTMENTS



GROUND FLOOR PLAN
(area statement in sft.)

FLAT #	001	002	003	004	005	006	007	008
AREA IN SFT	1118	1114	1029	1024	1025	1096	1265	1065
FACING	W	N	N	N	N	N	E	E
BHK	2	2	2	2	2	2	3	2

TYPICAL FLOOR PLAN FOR 1st, 2nd, 3rd & 4th FLOOR
(Area statement in sft.)

FLAT #	001	002	003	004	005
AREA IN SFT	1118	1114	1029	1024	1025
FACING	W	N	N	N	N
BHK	2	2	2	2	2

FLAT #	006	007	008	009
AREA IN SFT	1096	1265	1065	1206
FACING	N	E	E	E
BHK	2	3	2	3



STRUCTURE:
RCC Frame Structure designed ISI Code, Using M25 Grade Concrete.

WALLS:
External walls - 6" Solid concrete blocks,
Internal walls - 4" Solid concrete blocks,

PLASTERING:
External walls - Two coat sponge finishing with textures,
Internal walls - Smooth plastering with wall care putty rendering.

ELECTRICAL:
Concealed copper wiring of ISI Standard Make, Provision of adequate light points, Modular switches (Anchor/Legrand/Havells).

TV AND TELEPHONE:
TV and Telephone points in living and master bedroom.
AC Point in master bedroom only.

LIFT AND LOBBY:
Entrance lobby finished with Marble/Granite, Flooring with stainless steel railing.
One automatic 6 passenger capacity lift of Kone/Johnson/Schindler or equivalent, Standard make with ARD System.

WATER SUPPLY:
Continuous water supply from overhead storage water tanks of suitable capacity.
Provision of cauvary water in kitchen, Pipe line are CPVC of Ashirvad make & Sanitary pipes SWR make Supreme/Finolex.

RAIN WATER HARVESTING:
Incorporated in the scheme which will recharge the borewell, harvesting ground water.

Amenities

Children's Play Area | Fully Equipped Gymnasium | Community Hall | Jogging Track
CCTV Camera in Common Area | 24 Hours Generator Back-up | Exclusive Covered Car Parking

Project Highlights

Intercom Facility | 24 Hours Security | Landscaped Gardens
Sewage Treatment Plant (STP) | Rain Water Harvesting | Inverter Point Provision for all Flats
Automatic Stainless Steel Lifts – Schindler/ Kone/ Johnson | 100% Vastu Perfect Flats | CC & OC From BBMP

SPECIFICATIONS

VGR
Greens
2 & 3 BHK LUXURY APARTMENTS



DOORS:
Main door - Teak wood frame with teak wood shutter,
Other doors - Sal wood frames with water proof moulded skin shutters with Standard hardware fittings.

WINDOWS:
UPVC windows with mosquito mesh provision and safety MS grills for all the windows.

FLOORING:
Vitrified tiles 600x600mm Size premium quality for living area, bedroom and kitchen, Antiskid tiles for toilets, balconies and utilities.

EXTERNAL AND INTERNAL PAINT:
Interior walls: One coat of primer & two coats of Emulsion paint with smooth finish,
Exterior walls: One coat of primer & two coats of Weather proof Cement paint,
Main door: Teak polish and
Other doors Asian enamel paint.

GENERATOR:
1 KVA Power back-up to each apartment of Kirloskar make with automatic circuit breaker
Additional power back-up for lift, water pumps and common area lightings.

SECURITY:
Round the clock security, with CCTV Cameras surveillance in entrance and parking area,
Every house will be connected to security office through intercom phone.

PARKING:
One car parking space for each flat.



KITCHEN:
30mm thick black Granite platform with Stainless Steel Sink and ceramic tile dado up to 2' height,
Electrical provision for Hob, Chimney, Aquaguard, Refrigerator, Grinder and Washing machine point in utility area.

TOILETS:
Ceramic glazed wall tiles dado up to Lintel/door level.

FITTINGS AND ACCESSORIES:
Wall mounted EWC and wash basin (white colour) of Hinwarvae/Parryware/Grohe or equivalent make,
Single lever diverter with head shower of Jaquar/Grohe/Kohler or equivalent make,
Health faucet in all bathrooms.

VAASTHU:
100% Vaastu compliant.

KHATHAS:
Commencement certificate (CC), Occupancy Certificate (OC) are issued by BBMP. Thereby each flat is eligible to get A-Khatha.