

VGN

Marble Arch

Luxury Homes At The Heart Of Tambaram



NOT JUST CLASSIC. IT'S NEO-CLASSIC.

We are delighted to introduce our newest addition to the city's architectural landscape, an exquisite apartment building that embodies the timeless elegance of Neo-Classical design. This remarkable structure stands as a testament to refined aesthetics and thoughtful design principles.

At first glance, the building's striking facade draws inspiration from the grandeur and symmetry of ancient Greek and Roman architecture. Each unit within the building is surrounded by open spaces, allowing for abundant natural light and views. This design innovation ensures that no walls are shared between the units, offering residents a sense of seclusion and tranquility.

As you step inside, you'll be greeted by an interior that seamlessly blends modern comforts with the timeless beauty of Neo-Classical design elements. The spacious rooms are adorned with luxurious finishes, elegant mouldings, and refined detailing that pay homage to the classical era, while providing all the conveniences of contemporary living.

The building also offers a host of amenities. Every aspect of your well-being has been considered, from a state-of-the-art fitness centre to meticulously landscaped gardens and serene outdoor seating areas. We have also incorporated sustainable features, such as energy-efficient lighting, home automation, and green spaces, to ensure a harmonious coexistence with the environment.

We invite you to be part of this extraordinary living experience, where timeless beauty meets modern functionality. With our Neo-Classical inspired apartment building, you will discover a sanctuary that embraces both elegance and individuality, where every resident can revel in the privacy of their own distinct space.

We look forward to welcoming you to this remarkable community, and to providing you with a lifestyle that epitomizes luxury, sophistication, and serenity.



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Welcome to VGN Marble Arch, luxury 2 & 3 BHK Homes at the heart of Tambaram. 1km from Tambaram Railway Station & Bus Stand, Chennai Bypass and the Hindu Mission Hospital, VGN Marble Arch is luxury coupled with convenience. With just 24 apartments (2BHK & 3BHK) meticulously crafted to perfection, the most sought-after amenities and privacy is guaranteed here. What's more! it's closer to educational, healthcare, IT and entertainment hubs. Come and live a luxury life with convenience, reserved for only a few.

2 & 3 BHK Luxury Apartments	
Typology	Sq.Ft. Range
2 BHK	1276 Sq.Ft.
3 BHK	1544 Sq.Ft. to 1665 Sq.Ft.
Building Type	Stilt + 3 Floors
Car Parking	Stilt floor
Total Apartments	24 Nos
No. of 2 BHK	6 Nos
No. of 3 BHK	18 Nos



ADVANTAGE VGN

- **83 Years In Chennai**
- **250+ Residential Projects Delivered**
- **30 Million Sq. Ft. Of Residential Projects Completed**
- **600 Acres Of Plotted Developments Completed**
- **Over 70,000 Happy Customers In VGN Projects**
- **Landmark Residential Projects In Nungambakkam, Guindy And ECR**
- **Tremendous Property Appreciation In All Projects Of VGN**
- **Hundreds Of Credible Awards And Accolades From The Media & Various Financial Institutions**
- **Customer-Centric Approach Being Followed, Resulting In The Way For The Success**
- **Global Investors And Renowned Financial Institutions Are Associated With VGN**



ADVANTAGE VGN MARBLE ARCH

- **VGN Marble Arch provides an easy access to central landmarks such as GST Road, OMR, Koyambedu, Anna Nagar, Ambattur, and also any which way you travel, you are not too far from prominent locations.**
- **Almost 450+ houses are coming up in the 35 acres of plotted developments sold by VGN. VGN Marble Arch is amidst these developments.**
- **Well-laid black top roads, street lights, sewage, storm water drain and metro water connection already in place.**
- **Ancient Greek and Roman architecture building provides enough and more open spaces, natural lighting, views and cool breeze in the evenings.**
- **Each apartment has spacious living, dining, bedrooms and balconies.**
- **No common walls. Cross ventilation in each apartment.**
- **5-star lobbies, wide corridors, and adequate car parking slots on the stilt floor.**
- **Adequate ground water and 24 hour security.**



VGN
Marble Arch

LOCATION ADVANTAGES



1 Km. From Tambaram Railway Station & Bus Stand



1 Km. From The Hindu Mission Hospital & AG Hospital



1 Km. From Shri Anand Jain Vidyalaya & Chennai Bypass



2 Kms. From MCC College



2 Kms. From MEPZ



3.5 Kms. From Sriram IT Gateway



4.5 Kms. From Kishkinta Theme Park

**1 Km. From Shri Anand Jain Vidyalaya
& Chennai Bypass**

**1 Km. From Tambaram
Railway Station & Bus Stand**

**1 Km. From Hindu Mission Hospital
& AG Hospital**

**3.5 Kms. From
Sriram IT Gateway**

**2 Kms. From MCC College
& MEPZ**

BUILT ON THE BLUEPRINT OF HAPPINESS!

Each apartment at Marble Arch is designed to delight. So, you'll find the living room moulded to your style and crafted in such a way that the beauty of the outside flows inside seamlessly. Step into a space that invites you to relax, entertain, and create lasting moments with your loved ones.

As you enter, you'll be greeted by a warm and inviting atmosphere. The walls are painted in a neutral tone, creating a versatile backdrop that allows you to personalize the space with your own unique style.

Whether you're hosting a lively gathering or enjoying a quiet evening with your family, this living room is designed to be the nerve centre of your home. It's a space where comfort, style, and functionality come together to create a truly inviting and welcoming atmosphere.



YOUR PERSONAL BOARDROOM FOR FAMILY DISCUSSIONS!

Welcome to the heart of your home - the dining room!

Step into a space that is designed to bring people together, where delicious meals and cherished memories are made.

Whether you're hosting a formal dinner party or enjoying a casual family meal, this dining room is designed to accommodate your needs. It's a space where conversations flow, laughter fills the air, and memories are made.

Create unforgettable moments in this beautifully designed dining room. It's time to gather around the table and savour the joys of good food and great company.



TASTEFULLY DESIGNED, FOR YOU - THE MASTERCHEF!

Welcome to your culinary haven - the kitchen! Step into a space that combines functionality, style, and innovation to make your cooking experience a breeze. Equip it with state-of-the-art appliances and this kitchen is a chef's dream come true.

Whether you're a seasoned chef or just starting your culinary journey, this kitchen is designed to inspire creativity and make cooking a joyous experience.

So put on your apron, grab your favourite recipe, and let this kitchen be your culinary playground. It's time to unleash your inner chef and create unforgettable meals for yourself, your family, and your friends.



YOUR GOODNIGHT HAVEN!

Welcome to your dream bedroom! Step into a space that combines comfort, style, and functionality to create the perfect sanctuary for relaxation and rejuvenation.

Whether you're looking to unwind after a long day, catch up on your favourite TV shows, or simply enjoy some quiet time, this bedroom has everything you need. It's a haven where you can escape the outside world and truly relax.

Experience the ultimate in comfort and style with this meticulously designed bedroom. It's time to make your dream bedroom a reality.



VGN Marble Arch

SITE PLAN



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Flat No - A102, A202, A302
 Area - 1604 Sq.Ft.
 Type - 3 BHK + 3 TOI
 Facing - East

Flat No - A103, A203, A303
 Area - 1621 Sq.Ft.
 Type - 3 BHK + 3 TOI
 Facing - North



**FLOOR PLAN
 BLOCK A**



Flat No - A101, A201, A301
 Area - 1605 Sq.Ft.
 Type - 3 BHK + 3 TOI
 Facing - East

Flat No - A104, A204, A304
 Area - 1585 Sq.Ft.
 Type - 3 BHK + 3 TOI
 Facing - North

Typical Floor Plan
 (1st Floor - 3rd Floor)

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Flat No - B102, B202, B302
 Area - 1276 Sq.Ft.
 Type - 2 BHK + 2 TOI
 Facing - East

Flat No - B103, B203, B303
 Area - 1665 Sq.Ft.
 Type - 3 BHK + 3 TOI
 Facing - South



Flat No - B101, B201, B301
 Area - 1277 Sq.Ft.
 Type - 2 BHK + 2 TOI
 Facing - East

Flat No - B104, B204, B304
 Area - 1544 Sq.Ft.
 Type - 3 BHK + 3 TOI
 Facing - North

**FLOOR PLAN
 BLOCK B**

SPECIFICATIONS

SUPER STRUCTURE

- RCC Framed structure as per the earthquake resistant design block masonry work using solid concrete and cement Plastering

FLOORING

- Living, Bedrooms & Kitchen - Polished Vitrified tile - Double charged - Kajaria/RAK or Equivalent make
- Toilet Flooring - Anti skid Matt Vitrified tiles- Kajaria/RAK or Equivalent make
- Toilet walls - Polished Vitrified tile upto false ceiling level - Kajaria/RAK or Equivalent make
- Balcony & Service - Anti skid-Premium finish tile - Kajaria/RAK or Equivalent make
- Entrance Lobby - Pre - Polished Granite
- Stilt Floor - High Quality Grano flooring

SANITARY WARE & CP FITTINGS

- EWC & Wash basin - Wall mounted Closet with Concealed tanks & Wash Basin with Piller Tap - Jaquar or Equivalent make
- CP - Jaquar or Equivalent make
- Glass Partition - Partition with Fixed glass - Saint Gobain/Equivalent in all toilets

JOINERY

- Main door - Teak Wood frame And Teak wood shutters with Architraves
- Bedroom doors - 1st Class Sal Wood Frame and Teak veneered Flush Door with Architraves Beedings
- Toilet doors - 1st Quality Sal Wood Frame and waterproof flush door

FRENCH DOORS/WINDOWS

- French Doors - 3 Track - (2 panel + 1 Panel - Mosquito Fibre mesh) UPVC with Clear glass
- Windows - Sliding window - 3 Track - (2 panel + 1 Panel - Mosquito Fibre mesh) UPVC with Clear glass
- Ventilators - Top hung UPVC windows with frosted glass & Exhaust provision

RAILING

- Balcony railing - Cast iron designer grill works
- Staircase railing - Stainless steel fabricated hand railing

KITCHEN

- Counter - Granite Counter- granite top with full round nosing and Chambered edges
- Sink - Single Bowl with Drain board - Futura/Nirali/Carysil SS sink

PAINTING & FINISHES

- Exterior finishes - Texture Putty - Asian/Dulux/Equivalent make Exterior Emulsion - Weather proof Exterior emulsion - Asian/Dulux or Equivalent make
- Interior finishes - Putty - Acrylic type - Birla/Ramco/NCL Altek or Equivalent make Premium Interior Emulsion - Asian/Dulux or Equivalent make

ELECTRICAL

- 3-Phase Electrical supply with required MCB & RCCB
- Fire retard Low Smoke Copper wires of Polycab/Orbit/Finolex or Equivalent make - Concealed conduits
- Switches sockets and plate - Modular switches - Schneider Electric/Legrand/Havells or Equivalent
- Home automation for Lights/Fan/AC - Energy efficient smart homes powered by IOT based systems - Schneider Electric/Legrand
- Copper piping layout from IDU to ODU for Air Conditioning units - Bedroom and Living
- Power points for Refrigerator, Chimney, Mixer/Grinder in Kitchen
- Washing Machine & Dish washer power points in Service area
- Smart bell & Video door phone operated from Customer's Handsets with lobby access control from apartment
- TV/INTERNET/Fixed line points shall be provided in Living room & all bedrooms

PLUMBING

- CPVC Plumbing for Internal lines - Astral/Finolex or Equivalent
- UPVC/PVC pipes for External lines- Astral/Finolex/Ashirvad or Equivalent
- Washing Machine & Dish washer Provision in Service area
- Pneumatic Pressure pumping systems for water supply
- Automatic OHT water level controllers

DG BACKUP

- DG backup for 2BHK-500 watts, 3BHK-800 watts
- 100% DG backup for lifts & Common Area Lightings
- Make - Cummins/KOEL Green or Equivalent

COMMON AMENITIES

- EV charging systems in dedicated spaces as per EV norms
- 3 tier Security system with Smart bell/Video door phone/Access controlled lobbies/RFID controlled Boom barrier in Entrance
- Piped gas facility to individual homes along with metering systems
- 24x7 CCTV Surveillance System
- Fully Automatic Lift
- RO Drinking Water Provision for Kitchen
- Providing Solar Panel system for Common Area lightings
- Providing Cattle Grid system (at main entrance) in order to prevent foreign/external animal's entry

EXCLUSIVE LIFESTYLE & SAFETY FEATURES

Sensor Lighting In Toilets

VGN provides motion sensors that can detect any movement from heatwave emitted by moving objects. It is called a passive system because the device does not send anything; instead, it waits until movement or thermal sensing is detected. In the case of motion-sensing lights, when the passive infrared light picks up thermal sensing and activity in the room, it switches the lights on.

Home Automation

Home automation feature is for automatic and electronic control of household features such as lights, fans, and video door phones, you can easily control these items of your home via the Internet to make life more convenient and secure, and even spend less on household bills.

EV Charging Point

VGN provides an electric vehicle charging point in the Stilt floor which is an interface equipment that connects a single electric vehicle to an electricity supply, allowing the vehicle's battery to be charged for electric cars.

RFID Boom Barriers

VGN provides boom barriers with Radio Frequency Identification RFID technology which is a secure and efficient vehicle access control. These barriers with RFID vehicle tags allow only authorized vehicles and these automatic boom barriers are operated with Remote control, Push buttons / sensors.

Lobby Access Control From The Apartment

Residents from their apartments can control the access of lobby doors for visitors using their video door phone controls. Apartment access control is a method of automating property access for authorized residents, staff, and visitors.

3 - Level Security Access Control (Boom Barrier, Lobby, Video Door Phone)

There are 3 levels of security access control to prevent unauthorized entry and also for the safety and security of residents. At the entry of the building, the RFID boom barrier will allow visitors once the residents approve the entry through the app., and finally, residents can control lobby door access / apartment door access through a video door phone.

PAYMENT SCHEDULE

On Booking	-	5%
On Signing The Agreement (within 7 days)	-	5%
Within 30 Days Of Booking	-	40%
On Completion Of Stilt Floor	-	10%
On Completion Of Roof Slab	-	15%
On Completion Of Brick Work	-	7.5%
On Completion Of Plastering	-	7.5%
On Completion Of Flooring	-	5%
At The Time Of Handing Over	-	5%

HOME LOANS - APPROVED BY LEADING BANKS



ROUTE MAP



ABOUT VGN

The VGN Group is one of Chennai's premier property developers, with over eight decades of experience and expertise in residential buildings and plotted developments. Incorporated in 1942, the company has developed many landmark buildings and has transformed the skyline of Chennai. VGN has successfully carved a niche for itself in the ever-dynamic real estate industry over the last 83 years. Since its inception, VGN has completed over 250 projects, adding up to over 20 million sq. ft. of developed space, across a diverse real estate portfolio.

VGN assures best-in-class design and top-of-the-line amenities that exude elegance and sophistication. The residential developments include affordable housing, premium residences, luxury apartments, plotted developments and mixed-use lifestyle enclaves and townships. Over the years, many projects have been pioneers in their sector, for example, VGN Notting Hill, a luxury lifestyle enclave next to the Hotel Taj Coromandel in Nungambakkam, and VGN Coasta, a luxury sea-facing apartment complex, bang on ECR, Chennai.

VGN has also developed over 600 acres of plotted developments. Plots that customers vouch for. Since the commercial segment has been witnessing consistent growth over the past few years, VGN is also venturing into office spaces, retail and industrial warehouses.



TN29/Building/470/2023
TN29/Building/472/2023



OL-PP/NHRB/0211/2023
OL-PP/NHRB/0212/2023

83
YEARS FOR
CHENNAI



CORPORATE OFFICE:

VGN PROJECTS ESTATES PVT. LTD.

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