

**DESIGN** YOUR LIFE  
YOUR WAY

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**VNR**  
HOMES



W E L C O M E T O

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**VNR**  
**BELMONT**  
VANAGARAM

VNR Belmont is the coming together of aesthetic design, ideal location and convenient features – all wrapped up to create the ideal value equation. At Belmont every aspect of fine living has been carefully crafted to make you feel at home. Enjoy an ambience that is tucked away from the city's hustle & bustle – easily accessible at the same time, from the highway.



**40 CONTEMPORARY 2 BHK APARTMENTS**  
**912 SQ.FT. - 1087 SQ.FT.**  
**STILT + 5 FLOORS**





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## HOME IS WHERE THE HEART IS

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Home is the place where all things dear, are near! It's the watering hole you return to every single day, after tackling the adventures that life has to offer. A space such as this needs to be crafted not just designed. With this in mind we have created an aesthetic habitat that matches your aspirations and investment goals.





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## THOUGHTS THAT SPARKED A NEW CREATION

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At VNR Belmont, right from choosing the location to designing and building the apartment, everything has been about you. We have taken care that we deliver our promise of trust and honesty. Our journey began with a detailed survey of the changing needs and aspirations of a modern and pragmatic would-be home owner which eventually became our yardstick by which we measured up to your expectations.





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## **YOUR OWN LITTLE PALACE**

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VNR Belmont offers a charming blend of "Elite Living" with the best of features that ensures a warm and luxurious lifestyle in the finest address. The unique combination of vibrant surroundings, extremely high quality construction standards and a professional approach sets apart VNR Belmont homes for high-end living.





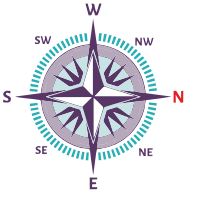
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## GET SETTLED FEEL SETTLED

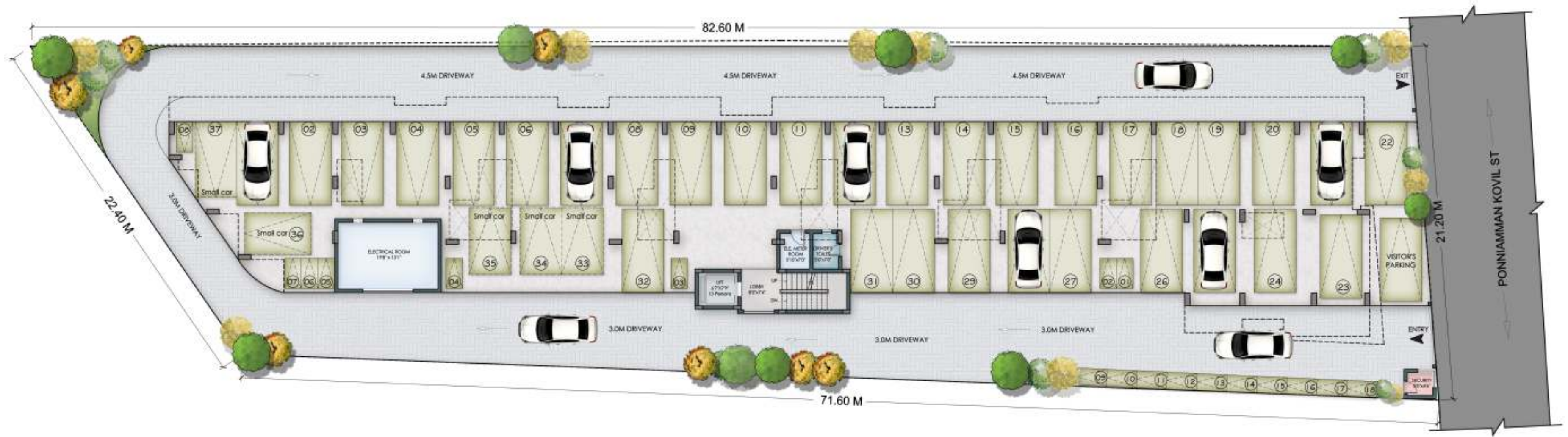
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VNR Belmont lets you feel liberated in the secure, gated community. Enjoy the bright light of day and the cool breeze of trees through excellent ventilation. At VNR Belmont, the cozy indoors are just as exciting as the great outdoors. With a high-style modern design sensibility - Contemporary style apartments featuring clean lines, spacious rooms, and warm, homely accents.

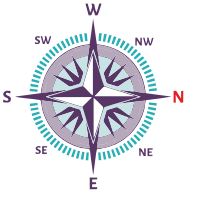




# SITE CUM STILT FLOOR PLAN





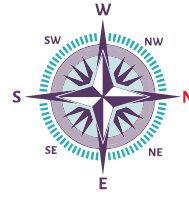


## TYPICAL FLOOR PLAN 1ST TO 5TH FLOORS

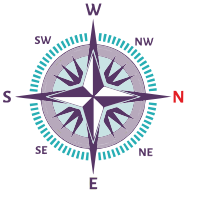




**FLAT 101 - 501**  
**2 BHK - 1086 SQ.FT.**

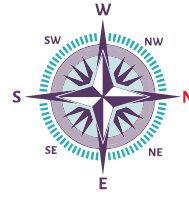


**FLAT 102 - 502**  
**2 BHK - 925 SQ.FT.**

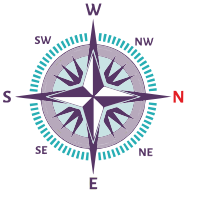




**FLAT 103 - 503**  
**2 BHK - 976 SQ.FT.**

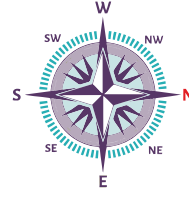


**FLAT 104 - 504**  
**2 BHK - 957 SQ.FT.**

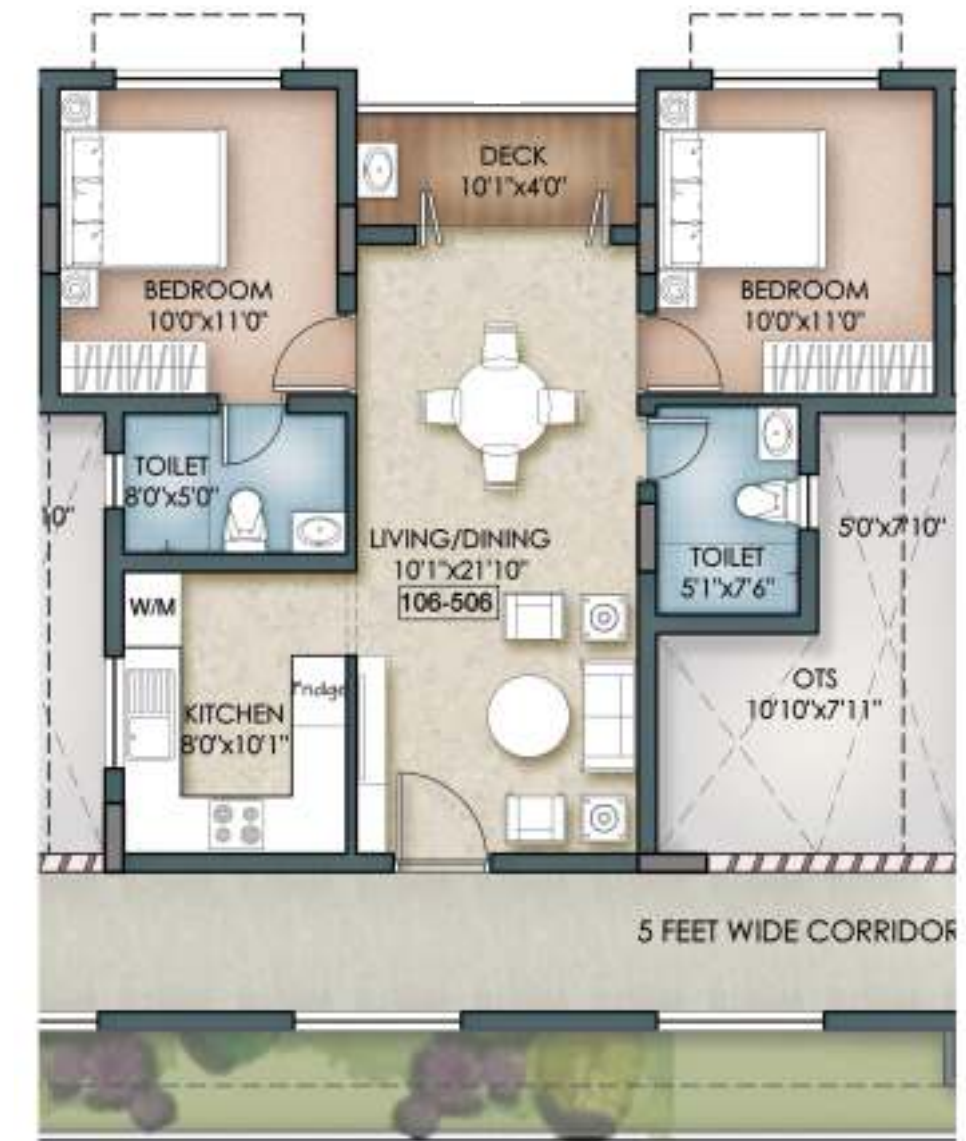
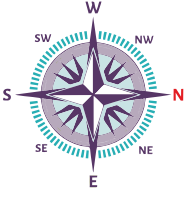




**FLAT 105 - 505**  
**2 BHK - 912 SQ.FT.**

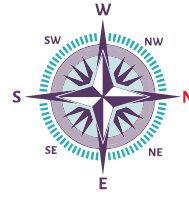


**FLAT 106 - 506**  
**2 BHK - 920 SQ.FT.**

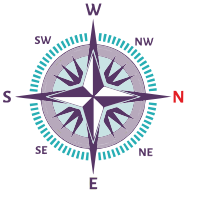




**FLAT 107 - 507**  
**2 BHK - 1087 SQ.FT.**



**FLAT 108 - 508**  
**2 BHK - 1000 SQ.FT.**







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## VIBRANT LIVING AND DINING ROOM

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Integrating the living and dining rooms makes the home look bigger than its actual size. Such sensible design features add to the home's aesthetic elegance and functional effectiveness.





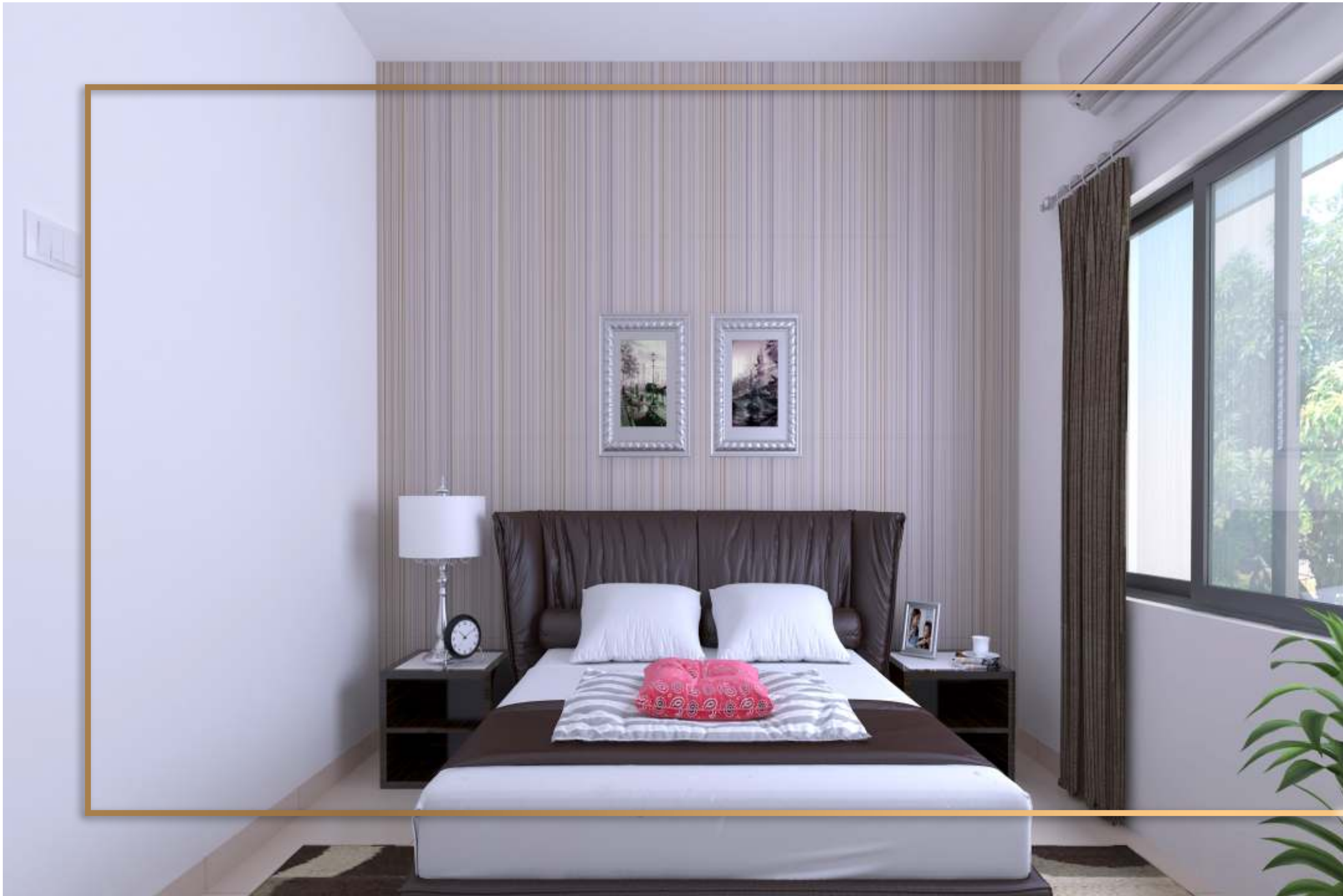
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## SPACIOUS KITCHEN

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A cramped kitchen dampens the spirit while a spacious kitchen is an inspiration to explore new cuisines every day. Great care has been taken to provide adequate space in the Kitchen.





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## COZY BEDROOM

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Since one third of our day is spent in sleep, the bedroom attains a place of prominence in any home; which is why bedrooms at VNR Belmont have been ergonomically designed for a blissful night of rest.



## FEATURES AND AMENITIES

Based on research that most Apartment complexes do not use many amenities, we have eliminated frivolous utilities from the plan. This results in lower acquisition and maintenance cost. The essential amenities have been thoughtfully provided though! With only 25% common walls, significant noise reduction has been ensured. At VNR Belmont none of the main doors & windows face each other. No windows peeking into your privacy. You have the privacy of an independent home. Enjoy excellent cross ventilation without worrying about peeping-toms.



LANDSCAPING



SIT OUT GARDEN WITH PERGOLA



FULLY AUTOMATIC LIFT



CCTV SURVEILLANCE



CHILDREN'S PLAY AREA



24X7 POWER BACK FOR COMMON AREAS AND 500W FOR EACH APARTMENT



COVERED CAR PARKING



VASTU COMPLIANT



TREATED WATER



SINGLE SIDED 5 FEET CORRIDOR



24 X 7 SECURITY



TEAK WOOD FRAME FOR MAIN DOOR

## ABOUT VNR HOMES

We have over 25 years of experience in the real estate industry and have developed more than 100 acres of land in and around Chennai.

Our core values have helped us build a trustworthy and dependable company

### CORE VALUES

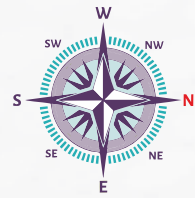
- Creating value for money
- Personal commitment & integrity
  - Quality at all costs
  - Fairness to all stakeholders
  - Transparent dealings

Having acquired land parcels across Chennai over a period of time we are able to provide the best price and best quality to our customers. Some of our successful projects include

VNR Sunnyvale	8 units	2013	Maduravoyul
VNR Pleasanton	8 units	2013	Maduravoyul
VNR Milford	104 units	2015	Maduravoyul

We are a private limited company with robust fundamentals and ambitious plans for the future.





WITHIN 5 KM RADIUS  
**8 + Colleges** (Reputed)  
**15 + Schools** (Reputed)  
**10 + Hospitals** (Reputed)

WITHIN 2 MINS  
**Bus Stop** (500 meters)  
**NH48** (500 meters)

RERA APPROVAL NO.  
**TN / 03 / BUILDING / 0028 / 2020**  
 dated 30/01/2020

CMDA APPROVAL NO.  
**B / NHRB / 434 - B / 2019**  
 dated 04/12/2019

## VANAGARAM THE PREFERRED LOCATION IN CHENNAI MANAGARAM

Strategically located at Vanagaram near Srivari Marriage hall, behind Padmavathi palace, VNR Belmont is primed for exponential appreciation. Spread over 8 grounds, VNR Belmont is well-connected to supermarkets, schools, colleges, hospitals and entertainment hubs within 100 meters. Proximity to important commercial hubs such as Annanagar, Poonamallee High Road and Ambattur are key growth drivers that increase the value of this location.





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**ON TIME DELIVERY  
TOP-NOTCH QUALITY**

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VNR Homes is reputed for its on-time delivery and quality. The apartment count at VNR Belmont is just 40; by limiting the community, the project promises privacy. We offer customization\* to make your living unit unique; we also facilitate bank loans to help you purchase your VNR Belmont.

\* subject to feasibility



# SPECIFICATIONS

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## STRUCTURE

RCC Framed Structure designed for Earthquake Resistance

## JOINERIES

**MAIN DOOR:** Teak wood frame with shutter and brass hinges handles for main door and locks equivalent to Godrej.  
**OTHER DOORS:** Country wood frames solid core skin moulded shutter. Round lock and SS hinges original quality (without coating), locks equivalent to Godrej.  
**TOILET DOORS:** Country wood frames one side water-proofing resistance coated flush shutter 30mm thick  
**WINDOWS:** UPVC or Aluminum with powder coating (Jindal) as per Architect's drawing with 4mm thick. Clear or pin headed glass with sliding shutters with MS Grill.  
**VENTILATOR:** Toilet ventilator UPVC or Aluminum, frames with 4mm pin headed glass louvers in all floors

## PAINTING

**CEILING PAINTING:** 1 coat primer and 2 coats OBD  
**INTERNAL WALLS:** 2 coats of putty, 1 coat of primer and 2 coats of Acrylic Emulsion on all floors  
**EXTERNAL WALLS:** 1 coat of White Cement, 1 Coat of Primer and 2 coats of Exterior Emulsion  
**MAIN DOOR:** Melamine finish.  
**OTHER DOORS:** Enamel painting.  
**VENTILATORS:** 1 coat of primer and 2 coats of synthetic enamel paint  
**WINDOWS:** Not applicable (Aluminium with powder coating).

## FLOORING

Vitrified flooring tiles of size 2'0" X 2'0" for living, dining and bedroom with 4" skirting of vitrified tiles  
Anti-skid ceramic flooring tiles of size 16" X 16" in kitchen with 4" skirting of ceramic tiles  
Anti-skid ceramic flooring tiles of size 16" X 16" in utility and balcony with 4" skirting  
Toilet flooring will be anti-skid ceramic tiles of size 1'0" X 1'0"  
Dadoing upto a height of 7'0" in toilet and bath area  
Kitchen counter top will be provided with 20mm thick black granite slab half nosing set in cement mortar and glazed ceramic tiles size of 8"X12", dado 2' above kitchen platform  
**WASH BASIN IN DINING:** Wash Basin above 2'X2' area using ceramic glazed tiles of Size 12"X8"

## PLUMBING & SANITARY

**TOILETS:**  
Kohler/Hindware basic model EWC white colour with flushing tank – 1 No.  
Kohler/Hindware basic model Wash basin white colour with 1 tap point and bottle trap – 1 No.  
Angle cock (if applicable) – 3 Nos.

## CP FITTINGS:

2-in-1 wall mixer – 1 No.  
2-in-1 bib cock with health faucet – 1 No.  
CP shower rose with shower arm – 1 No.  
Stop cock (Concealed) – 1 No.

## DINING

Wash basin white colour with 1 tap point and bottle trap – 1 No.

## KITCHEN

Stainless steel sink with single drain board – 1 No.  
Long body C.P. Tap (Swan Neck Tap) – 1 No.  
Tap point provision for RO point – 1 No.

## UTILITY / BALCONY

Tap point with waste line arrangement for washing machine (providing tap will be apt.) – 1 No.

## COMMON AREA

Ceramic tiles size of 16"X16" with 4" skirting for lobby

## STAIRCASE AREA

Shahabath stone

## ELECTRICAL

3 phase power supply and modular switch with DB Box

## LIVING:

Light Points – 2 Nos  
Fan Points – 1 No.  
Telephone + 6A Socket – 1 No.  
TV Socket + 6A Socket – 1 No.  
Calling Bell Point – 1 No.  
6A Board Plug – 1 No.  
Chandelier – 1 No.

## DINING:

Light points – 1 No.  
Fan point – 1 No.  
16A point (for fridge, if applicable) – 1 No.  
6A Board Plug – 1 No.

## KITCHEN:

Light points in Wall – 1 No.  
Light points in Ceiling – 1 No.  
6A point (including one Aquaguard point) – 2 Nos  
Exhaust Fan point – 1 No.  
16A point (Microwave Oven / Mixie / Grinder) – 1 No.



**UTILITY / BALCONY:**

Light point (Wall) – 1 No.  
 16A point (for washing machine) – 1 No.

**BEDROOMS**

Light point – 2 Nos  
 Fan point – 1 No.  
 6A point board plug – 1 No.  
 Two Way control switch for light point and fan point – 1 No.  
 Provision for Split AC point with conduit only – 1 No.

**POINTS IN ANY ONE OF THE BEDROOM**

Split AC point – 1 No.  
 TV point – 1 No. + 6A plug – 1 No.  
 Telephone point – 1 No. + 6A plug – 1 No.  
 6A Board Plug (Away) – 1 No.

**ATTACHED TOILET**

Light point – 1 No.  
 Geyser point – 1 No.  
 Exhaust fan point – 1 No.  
 Mirror light point – 1 No.  
 6A point – 1 No.

**COMMON TOILET**

Light point – 1 No.  
 Geyser point (conduit provision only) – 1 No.  
 Exhaust fan point – 1 No.  
 Mirror light point – 1 No.  
 6A point – 1 No.

**LOBBY AND COMMON AREA**

Light Point – 2 way above Main Door Entry – 1 No.  
 Light points at Corridor

**COMMON AREA & LIFT**

Power back up only in common area and lift.  
 All LED lights as per consultant drawing for common areas  
 Open areas water proof fittings

**GENERAL**

Rainwater harvesting and roof waterproofing as per CMDA instructed method  
 Compound Wall as per drawing  
 Weathering course thermotech tiles  
 UG sump capacity – 2 days as per NBC norms  
 OHT and all sunken portion - Waterproofing

**PAYMENT SCHEDULE**

On booking	10%
On 15 days from booking	15%
On completion of basement / stilt roof	20%
Roofing	15%
Brick work	15%
Plastering	15%
Flooring	5%
Handover	5%





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**www.vnrhomes.com**

Project Approved By: \_\_\_\_\_

