

**VGK**  
**Summer**  
**Garden**

**SANTHOSAPURAM**  
near **MEDAVAKKAM**



**SIDE VIEW**

# VGK Summer Garden

**Airy & Roomy** – Summer Garden is nicely located where one can enjoy the scenic view of the lake and the cool breeze from it at all times. With over 500 square feet of Open Terrace, there are infinite ways to enjoy your private space.

VGK Summer Garden spreads over a total area of 36,113 Sq.ft, offering 20+ lifestyle amenities for a better living experience. Located at Santhoshapuram, near Medavakkam just a minute from Tambaram – Velachery main road, your dream home is easily accessible to top multi-specialty hospitals and well-known universities. Enjoy the close proximity to Sholinganallur, the heart of IT operations, and the recreational hubs of ECR.

## WHY YOU SHOULD MAKE SUMMER GARDEN YOUR'S NOW



**Excellent  
Connectivity**



**Private  
Leisure Area**



**100%  
Vaastu Compliant**



**Secured  
Community**



**Scenic  
View**



**Copious Sweet  
Ground Water**



**On-Time  
Delivery**



**Competitively  
Priced**

# LOCATION MAP



# PROXIMITY

## SCHOOL

Adven School	3 Mins
Zion Matric Hr. Sec. School	6 Mins
St.John Matric Hr. Sc. School	8 Mins
Alwin Memorial Public School	10 Mins
Alpha International School	10 Mins

## COLLEGE

New Prince College	1 Mins
SIVET College	5 Mins
Madras Christian College	15 Mins
Bharath Institute of Higher Education	15 Mins
Vels University	20 Mins

## TRANSPORT

Santhosapuram Bus Stop	3 Mins
Medavakkam Bus Stop	8 Mins
Tambaram Railway St & Bus Depo	10 Mins
Airport	20 Mins
Sholinganallur	20 Mins



## IT COMPANY

Chennai One IT	15 Mins
Elcot IT Park	15 Mins
Gateway Office Park, Perungulathur	20 Mins
Sipcot Salinganallur	20 Mins
Accenture & Coggemini	20 Mins

## HOSPITAL

Government Hospital	7 Mins
Bethel Hospital	10 Mins
Global Multispeciality Hospital	15 Mins
Chettinad Hospital	15 Mins
Dr. Kamakshi Memorial Hospital	15 Mins

## AMENITIES



**ASSOCIATION  
ROOM**



**GENSET**



**GYM**



**MINI  
THEATER**



**CCTV  
CAMERA**



**EV CHARGING  
POINT**



**SOLAR PANEL**



**24/7 SECURITY**



**VIDEO DOOR  
PHONE**



**TERRACE  
PLAY AREA**



**TABLE TENNIS**



**CARROM/CHESS**



**GAZEBO**



**YOGA DECK**



**ELDER'S  
SEATING AREA**



**CRICKET  
PRACTICE NET**



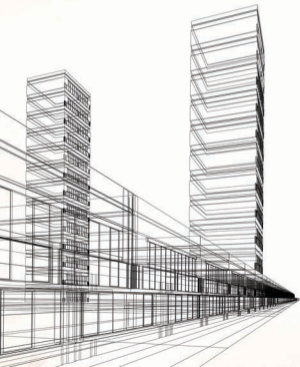
**OUTDOOR  
CHESS**



**REFLEXOLOGY  
WALKWAY**

# FLOOR PLAN DETAILS

**3BHK - UNIT NO.:(101-501)**  
Buildup Area-1382 Sq.ft  
(South Facing)



**2BHK - UNIT NO.-(102-502)**

Buildup Area-1008 Sq.ft  
(South Facing)



**2BHK + Study - UNIT NO.-(103-503)**

Buildup Area-1171 Sq.ft  
(South Facing)





**2BHK + Study - UNIT NO:(104-504)**

Buildup Area-1142 Sq.ft  
(East Facing)



**2BHK + Study - UNIT NO:105**

Buildup Area-1331 Sq.ft  
Private Terrace 30 sq.ft  
(East Facing)



**2BHK + Study - UNIT NO:(205-505)**

Buildup Area-1331 Sq.ft  
(East Facing)



**2BHK - UNIT NO:106**

Buildup Area-1047 Sq.ft  
Private Terrace 39 sq.ft  
(East Facing)



**2BHK - UNIT NO:(206-506)**

Buildup Area-1047 Sq.ft  
(East Facing)



**2BHK - UNIT NO:107**

Buildup Area-1058 Sq.ft  
Private Terrace 166 sq.ft  
(East Facing)



**2BHK - UNIT NO:(207-507)**

Buildup Area-1058 Sq.ft  
(East Facing)



**2BHK - UNIT NO:108**

Buildup Area-1058 Sq.ft  
Private Terrace 166 sq.ft  
(East Facing)



**2BHK - UNIT NO:(208-508)**

Buildup Area-1058 Sq.ft  
(East Facing)



**2BHK - UNIT NO:109**

Buildup Area-1058 Sq.ft  
Private Terrace 166 sq.ft  
(East Facing)



**2BHK - UNIT NO:(209-509)**

Buildup Area-1058 Sq.ft  
(East Facing)



**2BHK - UNIT NO:110**

Buildup Area-1058 Sq.ft  
Private Terrace 166 sq.ft  
(East Facing)



**2BHK - UNIT NO:(210-510)**

Buildup Area-1058 Sq.ft  
(East Facing)



**2BHK - UNIT NO:111**

Buildup Area-1058 Sq.ft  
Private Terrace 166 sq.ft  
(East Facing)



**2BHK - UNIT NO:(211-511)**  
Buildup Area-1058 Sq.ft  
(East Facing)



**2BHK - UNIT NO.:112**  
Buildup Area-1058 Sq.ft  
Private Terrace 166 sq.ft  
(East Facing)





**2BHK - UNIT NO: (212-512)**

Buildup Area-1058 Sq.ft  
(East Facing)



**3BHK - UNIT NO:113**

Buildup Area-1406 Sq.ft  
Private Terrace 64 sq.ft  
(North Facing)



**3BHK - UNIT NO:(213-513)**

Buildup Area-1406 Sq.ft  
(North Facing)



**3BHK - UNIT NO:(114-514)**

Buildup Area-1338 Sq.ft  
(North Facing)



**2BHK - UNIT NO:115**

Buildup Area-1015 Sq.ft  
Private Terrace 152 Sq.ft  
(North Facing)



**2BHK - UNIT NO:(215-315)**

Buildup Area-1015 Sq.ft  
(North Facing)



**2BHK - UNIT NO:116**

Buildup Area-1044 Sq.ft  
Private Terrace 470 Sq.ft  
(North Facing)



**2BHK - UNIT NO:(216-516)**

Buildup Area-1044 Sq.ft  
(North Facing)



**2BHK - UNIT NO:117**

Buildup Area-1044 Sq.ft  
Private Terrace 524 Sq.ft  
(North Facing)



**2BHK - UNIT NO:(217-417)**

Buildup Area-1044 Sq.ft  
(North Facing)



**2BHK - UNIT NO:118**  
Buildup Area-1021 Sq.ft  
Private Terrace 318 Sq.ft  
(North Facing)



**2BHK - UNIT NO:(218-418)**  
Buildup Area-1028 Sq.ft  
(North Facing)



**2BHK - UNIT NO:119**  
Buildup Area-1052 Sq.ft  
Private Terrace 469 Sq.ft  
(North Facing)



**2BHK - UNIT NO:(219-419,517)**  
Buildup Area-1052 Sq.ft  
(North Facing)



**2BHK - UNIT NO:120**  
Buildup Area-1133 Sq.ft  
Private Terrace 129 Sq.ft  
(North Facing)



**2BHK - UNIT NO:(220-420,518)**  
Buildup Area-1133 Sq.ft  
(North Facing)





**3BHK - UNIT NO:121**  
Buildup Area-1341 Sq.ft  
Private Terrace 296 Sq.ft  
(North Facing)



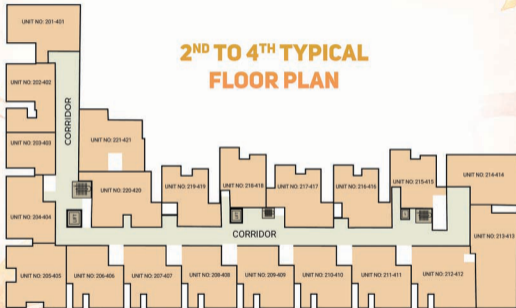
**3BHK - UNIT NO:(221-421,519)**  
Buildup Area-1341 Sq.ft  
(North Facing)



## FIRST FLOOR PLAN



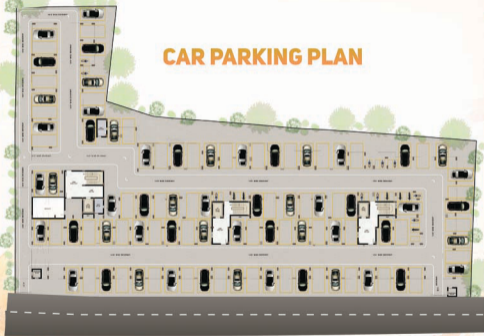
## 2<sup>ND</sup> TO 4<sup>TH</sup> TYPICAL FLOOR PLAN



## FIFTH FLOOR PLAN



## CAR PARKING PLAN



# SPECIFICATION DETAILS



## STRUCTURE

R.C.C. Framed structure as per structural design 9' & 41/2" thick AAC Brick wall as per Approval drawing plastering as per standard.



## FLOORING FINISHES

Entire for 4x4' premium quality Digital Tiles with spacer. Toilet Wall: Premium quality of Ceramic tiles 2x1' up to 9' height. Toilet floor: Antiod ceramic 1'x1' with spacer.



## JOINERY

Main Door: Teak wood frame with 35mm thick panel shutter with godrej Main door lock. Door: Country wood door frames with 35mm thick commercial Flush shutter. Toilet Door: 300mm thick full panel PVC Door. M.S. Grill. Grill works for windows as per the architect's design. Windows: UPVC frames with open or glazed shutter.



## PAINTING

All Internal Walls: 2 Coat Putty Finish with Premium Emulsion Paint.  
External Walls: Emulsion Paint, Doors  
Windows & Grills: Synthetic Enamel Paint.



## KITCHEN

Granite top: Jet black 20mm  
SS SINK (18"x24"x8")  
Premium quality of ceramic wall tiles 4' from granite top.



## SANITARY & BATHROOM FIXTURES

Hot Water Lines: CPVC pipes with necessary fittings & geyser provision. Cold Water Lines: PVC pipes conforming to IS. Rain Water & Sanitary Line: PVC pipes conforming to IS. Rain Water Fitting: Rain Water Harvesting with necessary arrangement. Individual Septic Tank will be provided for each block's & main door grill gate will be provided.



## ELEVATORS

Suitable capacity automatic passenger elevators (Kone)

**KONE**

*Farryware*

*Georg*

**SM**

**SOMANY**

## AREA STATEMENT

### PAYMENT TERMS

#### ON BOOKING

- At the time of Booking 10%

#### AGREEMENT

- At the time of Agreement (WITH IN 15 DAY) 45%
- On Completion of Foundation Work 10%
- On Completion of CORRESPONDING FLOOR Roof Slab 10%

#### REGISTRATION

- At the time of REGISTRATION 10%
- On Completion of plastering work 5%
- On Completion of CORRESPONDING UNIT flooring work 5%
- At the time of Handing over Balance

S.NO	FLOOR	FLAT NO	BUILDUP AREA	BEGA CARPET AREA	SQS
1	1 <sup>st</sup> Floor	101-2BHK	1382	986	427
2	1 <sup>st</sup> Floor	102-2BHK	1008	670	311
3	1 <sup>st</sup> Floor	103-2BHK+ STUDY	1171	840	362
4	1 <sup>st</sup> Floor	104-2BHK+ STUDY	1142	804	353
5	1 <sup>st</sup> Floor	105-2BHK+ STUDY	1331	936	411
6	1 <sup>st</sup> Floor	106-2BHK	1047	732	324
7	1 <sup>st</sup> Floor	107-2BHK	1058	740	326
8	1 <sup>st</sup> Floor	108-2BHK	1058	740	326
9	1 <sup>st</sup> Floor	109-2BHK	1058	740	326
10	1 <sup>st</sup> Floor	110-2BHK	1058	740	326
11	1 <sup>st</sup> Floor	111-2BHK	1058	740	326
12	1 <sup>st</sup> Floor	112-2BHK	1058	740	323
13	1 <sup>st</sup> Floor	113-2BHK	1406	1003	434
14	1 <sup>st</sup> Floor	114-2BHK	1338	947	413
15	1 <sup>st</sup> Floor	115-2BHK	1015	705	314
16	1 <sup>st</sup> Floor	116-2BHK	1044	731	322
17	1 <sup>st</sup> Floor	117-2BHK	1044	731	322
18	1 <sup>st</sup> Floor	118-2BHK	1021	713	315
19	1 <sup>st</sup> Floor	119-2BHK	1052	739	325
20	1 <sup>st</sup> Floor	120-2BHK	1133	787	350
21	1 <sup>st</sup> Floor	121-2BHK	1341	952	414

S.NO	FLOOR	FLAT NO	BUILDUP AREA	BEGA CARPET AREA	SQS
22	2 <sup>nd</sup> Floor	201-2BHK	1382	986	427
23	2 <sup>nd</sup> Floor	202-2BHK	1008	670	311
24	2 <sup>nd</sup> Floor	203-2BHK+ STUDY	1171	840	362
25	2 <sup>nd</sup> Floor	204-2BHK+ STUDY	1142	804	353
26	2 <sup>nd</sup> Floor	205-2BHK+ STUDY	1331	936	411
27	2 <sup>nd</sup> Floor	206-2BHK	1047	732	324
28	2 <sup>nd</sup> Floor	207-2BHK	1058	740	326
29	2 <sup>nd</sup> Floor	208-2BHK	1058	740	326
30	2 <sup>nd</sup> Floor	209-2BHK	1058	740	326
31	2 <sup>nd</sup> Floor	210-2BHK	1058	740	326
32	2 <sup>nd</sup> Floor	211-2BHK	1058	740	326
33	2 <sup>nd</sup> Floor	212-2BHK	1058	740	323
34	2 <sup>nd</sup> Floor	213-2BHK	1406	1003	434
35	2 <sup>nd</sup> Floor	214-2BHK	1338	947	413
36	2 <sup>nd</sup> Floor	215-2BHK	1015	705	314
37	2 <sup>nd</sup> Floor	216-2BHK	1044	731	322
38	2 <sup>nd</sup> Floor	217-2BHK	1044	731	322
39	2 <sup>nd</sup> Floor	218-2BHK	1021	713	315
40	2 <sup>nd</sup> Floor	219-2BHK	1052	739	325
41	2 <sup>nd</sup> Floor	220-2BHK	1133	787	350
42	2 <sup>nd</sup> Floor	221-2BHK	1341	952	414

## AREA STATEMENT

S.NO	FLOOR	FLAT NO	BUILDUP AREA	BREA CARPET AREA	UDS	S.NO	FLOOR	FLAT NO	BUILDUP AREA	BREA CARPET AREA	UDS	S.NO	FLOOR	FLAT NO	BUILDUP AREA	BREA CARPET AREA	UDS
43	3 <sup>rd</sup> Floor	301-3BHK	1382	986	427	64	4 <sup>th</sup> Floor	401-3BHK	1382	986	427	85	5 <sup>th</sup> Floor	501-3BHK	1382	986	427
44	3 <sup>rd</sup> Floor	302-2BHK	1008	670	311	65	4 <sup>th</sup> Floor	402-2BHK	1008	670	311	86	5 <sup>th</sup> Floor	502-2BHK	1008	670	311
45	3 <sup>rd</sup> Floor	303-2BHK+ STUDY	1171	840	362	66	4 <sup>th</sup> Floor	403-2BHK+ STUDY	1171	840	362	87	5 <sup>th</sup> Floor	503-2BHK+ STUDY	1171	840	362
46	3 <sup>rd</sup> Floor	304-2BHK+ STUDY	1142	804	353	67	4 <sup>th</sup> Floor	404-2BHK+ STUDY	1142	804	353	88	5 <sup>th</sup> Floor	504-2BHK+ STUDY	1142	804	353
47	3 <sup>rd</sup> Floor	305-2BHK+ STUDY	1331	936	411	68	4 <sup>th</sup> Floor	405-2BHK+ STUDY	1331	936	411	89	5 <sup>th</sup> Floor	505-2BHK+ STUDY	1331	936	411
48	3 <sup>rd</sup> Floor	306-2BHK	1047	732	324	69	4 <sup>th</sup> Floor	406-2BHK	1047	732	324	90	5 <sup>th</sup> Floor	506-2BHK	1047	732	324
49	3 <sup>rd</sup> Floor	307-2BHK	1058	740	326	70	4 <sup>th</sup> Floor	407-2BHK	1058	740	326	91	5 <sup>th</sup> Floor	507-2BHK	1058	740	326
50	3 <sup>rd</sup> Floor	308-2BHK	1058	740	326	71	4 <sup>th</sup> Floor	408-2BHK	1058	740	326	92	5 <sup>th</sup> Floor	508-2BHK	1058	740	326
51	3 <sup>rd</sup> Floor	309-2BHK	1058	740	326	72	4 <sup>th</sup> Floor	409-2BHK	1058	740	326	93	5 <sup>th</sup> Floor	509-2BHK	1058	740	326
52	3 <sup>rd</sup> Floor	310-2BHK	1058	740	326	73	4 <sup>th</sup> Floor	410-2BHK	1058	740	326	94	5 <sup>th</sup> Floor	510-2BHK	1058	740	326
53	3 <sup>rd</sup> Floor	311-2BHK	1058	740	326	74	4 <sup>th</sup> Floor	411-2BHK	1058	740	326	95	5 <sup>th</sup> Floor	511-2BHK	1058	740	326
54	3 <sup>rd</sup> Floor	312-2BHK	1058	740	323	75	4 <sup>th</sup> Floor	412-2BHK	1058	740	323	96	5 <sup>th</sup> Floor	512-2BHK	1058	740	323
55	3 <sup>rd</sup> Floor	313-3BHK	1406	1003	434	76	4 <sup>th</sup> Floor	413-3BHK	1406	1003	434	97	5 <sup>th</sup> Floor	513-3BHK	1406	1003	434
56	3 <sup>rd</sup> Floor	314-3BHK	1338	947	413	77	4 <sup>th</sup> Floor	414-3BHK	1338	947	413	98	5 <sup>th</sup> Floor	514-3BHK	1338	947	413
57	3 <sup>rd</sup> Floor	315-2BHK	1015	705	314	78	4 <sup>th</sup> Floor	415-2BHK	1015	705	314	99	5 <sup>th</sup> Floor	515-2BHK	1015	705	314
58	3 <sup>rd</sup> Floor	316-2BHK	1044	731	322	79	4 <sup>th</sup> Floor	416-2BHK	1044	731	322	100	5 <sup>th</sup> Floor	516-2BHK	1044	731	322
59	3 <sup>rd</sup> Floor	317-2BHK	1044	731	322	80	4 <sup>th</sup> Floor	417-2BHK	1044	731	322	101	5 <sup>th</sup> Floor	517-2BHK	1052	739	325
60	3 <sup>rd</sup> Floor	318-2BHK	1021	713	315	81	4 <sup>th</sup> Floor	418-2BHK	1021	713	315	102	5 <sup>th</sup> Floor	518-2BHK	1133	787	350
61	3 <sup>rd</sup> Floor	319-2BHK	1052	739	325	82	4 <sup>th</sup> Floor	419-2BHK	1052	739	325	103	5 <sup>th</sup> Floor	519-3BHK	1341	952	414
62	3 <sup>rd</sup> Floor	320-2BHK	1133	787	350	83	4 <sup>th</sup> Floor	420-2BHK	1133	787	350						
63	3 <sup>rd</sup> Floor	321-3BHK	1341	952	414	84	4 <sup>th</sup> Floor	421-3BHK	1341	952	414						



## EXPERTS ASSOCIATED WITH

### VGK Summer Garden



#### ARCHITECTURAL CONSULTANT

Mr.M.Meyyappan,A.I.L.A  
Architect



#### STRUCTURAL CONSULTANT

Dr.J.Suresh,M.E.,MIE.,Ph.D.  
Structural Engineer



#### PLUMBING CONSULTANT

Mr.Durai,  
D&R Associates



#### ELECTRICAL CONSULTANT

Mr.S.Sankaranarayanan,B.E (E&I)  
Associative Director



#### GEO TECHNICAL CONSULTANT

Mr.Amit Manuj,B.E.  
Director for Soil Test

## OUR BANKING PARTNER



*Spacious and Elegantly Designed*



**FRONT VIEW**



VGK Builders is a leading real estate company that offers flats, plots and villas in the Tambaram vicinity. We have a wide range of offerings that are perfect for anyone looking to buy a home in the catchment.

A full-service home builder, focused on creating beautiful, energy-efficient homes that are comfortable and practical for today's families. We believe in making the home building process as easy and stress-free as possible for our clients, so they can focus on celebrating their new home.

A team of experts passionate about real estate development. We understand the importance of getting the required approvals and ensuring that every buyer receives the best possible service. We involve a highly talented team of architects, engineers and decorators in our projects, which ensures that our homes are of the highest quality.

**1M+**  
Sq.ft  
Developed

**100**  
Projects  
Completed

**6**  
Ongoing  
Projects

**1000+**  
Happy  
Families





## CORPORATE OFFICE

No: 25, 2nd Floor, B.R Complex,  
Duraishwamy Reddy St,  
West Tambaram, Chennai - 600045.  
Email: [marketing@vgkbuilders.com](mailto:marketing@vgkbuilders.com)

[www.vgkbuilders.com](http://www.vgkbuilders.com)

☎ 78710 23456

Project Location



Disclaimer

The brochure is conceptual & not a legal offering VGK Builders Pvt Ltd reserve the right to change alter, add (or) delete any specifications mentioned herein without prior notice (or) permission.