

YOUR GATEWAY TO A
CLASSIC
LUXURIOUS
LIFESTYLE

VGN
CLASSIQUE



Eighty glorious years of creating landmarks and memorable homes that dot the Chennai landscape. That's VGN for you. With an impressive portfolio of value apartments, ultra-luxury villas to plots in prime locations, VGN gives customers what they desire. A customer-centric company powered by world-class quality, design, unrivalled standards and a steadfast commitment to on-time delivery, VGN is the first choice of customers when it comes to HOME.



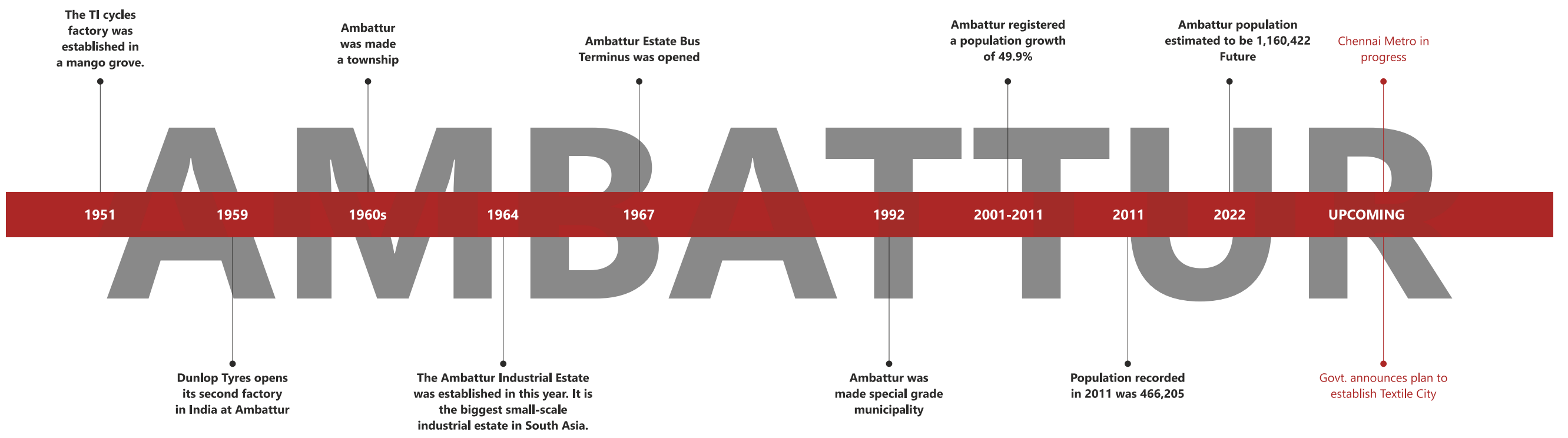
CREATE YOUR OWN FOREVER HOME...

Plot gives you freedom to design your dream home from the scratch. A huge, spacious living room for the family, a beautiful garden balcony for your little one, a reading nook in the terrace, a cozy little corner for your pet, ample parking space, whatever you dream, plot makes it possible. And if the plot is right in the middle of a bustling location with easy connectivity to everywhere, that's even more fantastic, right?

Presenting VGN Classique. Located in the bustling and ever growing Ambattur, VGN Classique covers an area of 10.50 acres and has 246 finely developed plots. Designed and developed to perfection, these plots are ideal to build your dream home or villa right inside the city. You can create your very own luxury haven closer to work, leisure and a world of endless options and opportunities.



THE PHENOMENAL GROWTH OF AMBATTUR



PROJECT HIGHLIGHTS



Entry portal with gate



Storm water drain



Security cabin



Electrical trench



Gated community with
compound wall & fence



Piped natural
gas trench



Black top road



Avenue trees



DTH Cable provision



24 x 7 Security with
CCTV surveillance



Street lights



TAMIL NADU'S FIRST LAYOUT WITH PIPED NATURAL GAS PROVISION

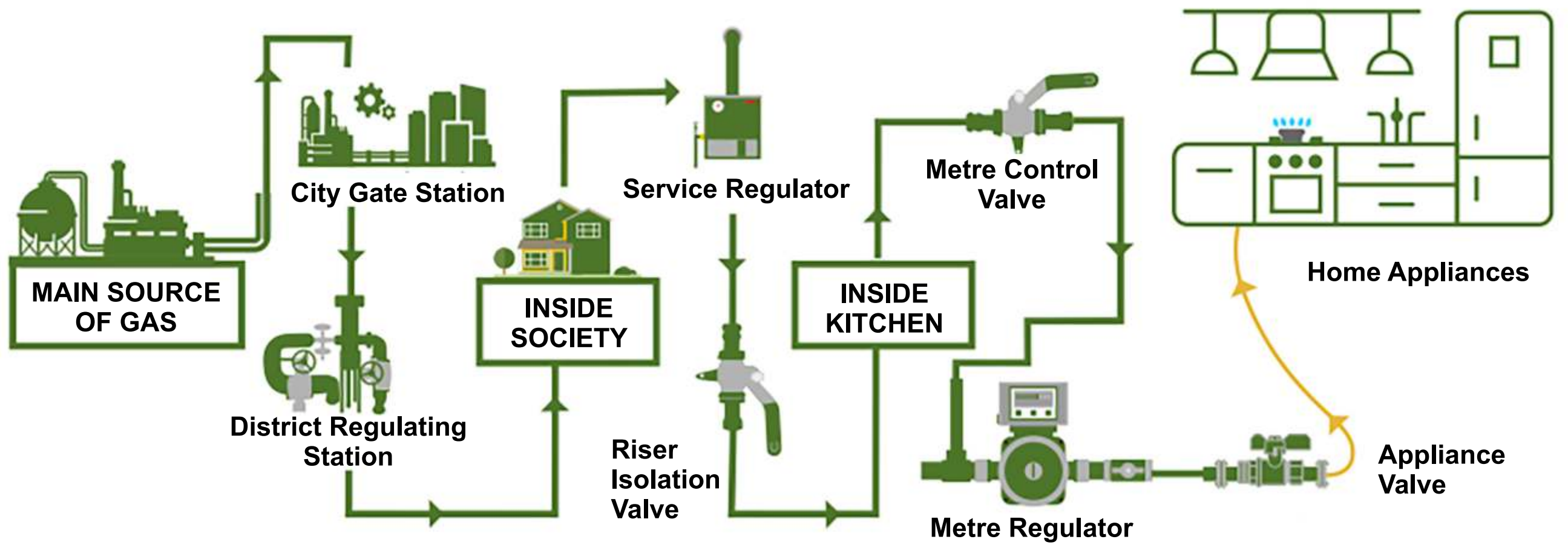
VGN is a brand that always pioneers unique features in their properties that are also better for the environment. With VGN Classique, the brand has become the first ever real estate developer in Tamil Nadu to introduce Piped Natural Gas (PNG) for the plots. PNG is a cheaper, lighter and safer alternative to other kinds of gas and comes with a range of benefits.

PNG Pipeline benefits

- Cleaner, greener and environment friendly
- Lighter than air - disperses into air and avoids spontaneous flammability
- No pilferage, no residual loss
- Supplied at very low pressure, hence safer
- No storage space required
- Economical - cheaper than conventional fuels
- No maintenance costs
- 24x7 / No refilling / No booking / No refitting
- Bi-monthly billing, use & pay
- No advance booking



TYPICAL PNG HOUSEHOLD CONNECTION



PNG is a substitute for fuels such as LPG, Furnace Oil, Coal, etc. All the segments are connected with pipelines and served as per the required pressure.



AMENITIES

- Basket ball practice net
- Hopscotch
- Wall climb in sand pit
- Snake and ladder game
- Chess board game area
- Cricket practice net
- Kids play area
- Buddha statue with plantation
- Entry with feature wall and pergola
- Accupressure pathway
- Walking jogging track
- Outdoor gym with equipments
- Sand pit with play equipments
- Black board wall for children
- Beads counting in sand pit for children
- Skating rink
- Feature wall with pergola
- Seating area
- Play area
- Yoga court
- Sand pit area for toddlers
- Senior citizen seating area
- Dense tree plantation

Area Plan



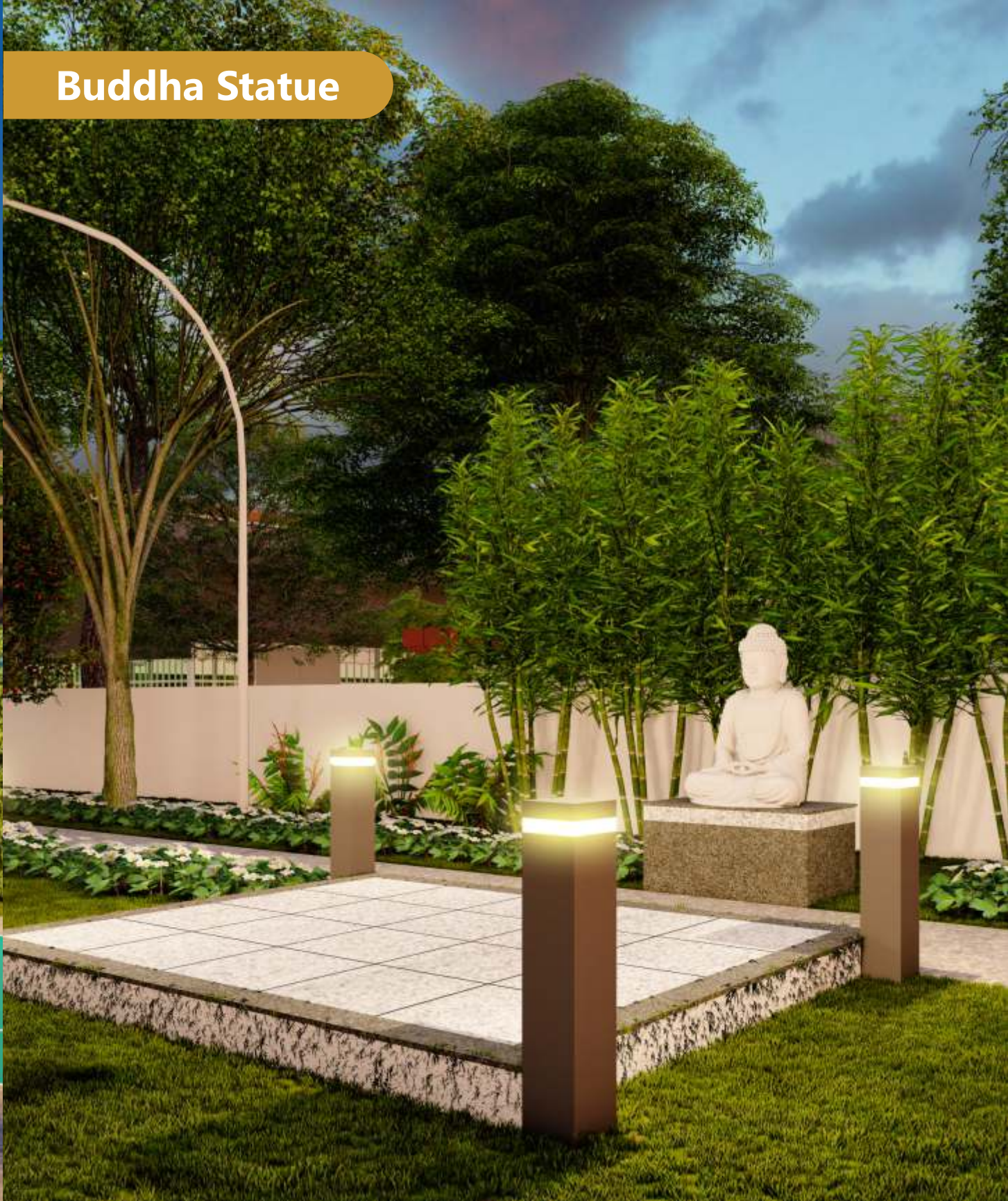
Layout Overview



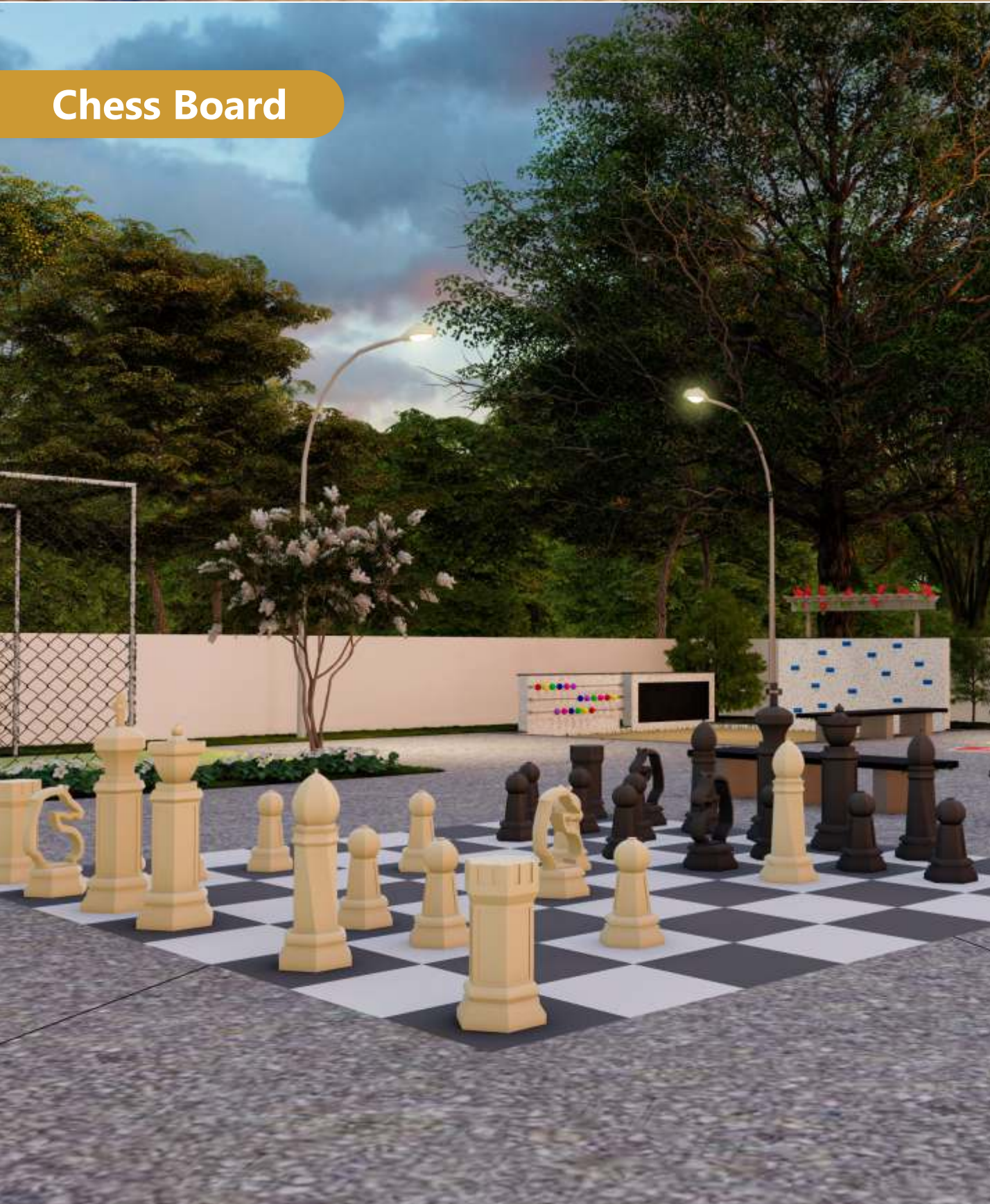
Basket Ball Court



Buddha Statue



Chess Board



Kids Area



Kids Play Area



VGN CLASSIQUE



AREA STATEMENT

Plot No.	With Splay Area in Sq.ft.	Without Splay Area in Sq.ft.	Plot No.	With Splay Area in Sq.ft.	Without Splay Area in Sq.ft.	Plot No.	With Splay Area in Sq.ft.	Without Splay Area in Sq.ft.	Plot No.	With Splay Area in Sq.ft.	Without Splay Area in Sq.ft.	Plot No.	With Splay Area in Sq.ft.	Without Splay Area in Sq.ft.	Plot No.	With Splay Area in Sq.ft.	Without Splay Area in Sq.ft.	Plot No.	With Splay Area in Sq.ft.	Without Splay Area in Sq.ft.	
1		948	38	1211	1199	75		1453	112		1416	149		1259	186		1098	223		749	
2		893	39	1315	1303	76	1529	1517	113		905	150		1259	187		1295	224		753	
3		925	40		1308	77		1514	114	990	978	151		1287	188		943	225		753	
4	1313	1301	41		1124	78	1529	1517	115		1275	152		1228	189		768	226		753	
5		1221	42		1412	79		1385	116		1182	153		1162	190		933	227		753	
6		1198	43	1184	1172	80		1385	117		1162	154		1162	191	928	916	228		753	
7		1169	44	1346	1334	81		1162	118		1162	155		1162	192	1156	1144	229		753	
8		1143	45		1308	82		1235	119		1162	156		1162	193		896	230		733	
9		1137	46		1308	83		1235	120		1162	157		1162	194		762	231	749	737	
10		1148	47		1308	84	1508	1496	121		1162	158		1162	195		703	232		749	
11		1162	48		1308	85		1274	122		1162	159	1162	1150	196		996	233		749	
12		1175	49		1308	86	1274	1262	123		1162	160		1162	197		904	234		753	
13	1185	1173	50		1308	87		1098	124	1247	1235	161	1162	1150	198	1220	1208	235		753	
14	1395	1383	51	1570	1558	88		1079	125	1485	1473	162		1162	199		1148	236		753	
15		1472	52	1601	1589	89		1227	126		1162	163		1162	200	898	886	237		753	
16		1626	53		1235	90		1162	127		1162	164		1162	201		904	238		753	
17		1201	54		1235	91	1033	1021	128		1162	165		1162	202	915	903	239		753	
18		1303	55		1235	92		1033	129		1162	166		1162	203		899	240		753	
19	1315	1303	56		1235	93	1033	1021	130		1162	167		1162	204		953	241		1007	
20	1211	1199	57		1235	94		1162	131		1162	168		1311	205	1162	1150	242		935	
21		1235	58		1308	95		1144	132		1162	169	1163	1151	206		1252	243		753	
22		1235	59		1356	96		1172	133	1162	1150	170		1148	207		1128	244		753	
23		1235	60	1356	1344	97		978	134	1259	1247	171		1049	208		1015	245		753	
24		1235	61	1424	1412	98	978	966	135		1259	172	1167	1155	209		1020	246		753	
25		1235	62		1409	99	1026	1014	136		1259	173		977	210		1068	247		753	
26		1235	63	1424	1412	100		1027	137		1259	174		977	211	1508	1496	248		753	
27		1235	64	1671	1659	101		1103	138		1259	175		1026	212		876	249		753	
28	1644	1632	65		1453	102		1035	139		1259	176		721	213		753	250		753	
29	1367	1355	66	1651	1639	103		981	140		1259	177		787	214		753	251		753	
30		1235	67		1622	104		1150	141		1259	178	859	847	215		753	252	753	741	
31		1235	68		1647	105		1150	142	1609	1597	179		846	216		753				
32		1235	69	1857	1845	106		981	143	1357	1345	180		865	217		753				
33		1235	70		1560	107		968	144		1259	181		859	218		753				
34		1235	71	1795	1783	108		1031	145		1259	182		852	219		1202				
35		1235	72		1550	109		781	146		1259	183		859	220		1107				
36		1235	73		1550	110		1146	147		1259	184		1098	221		746				
37		1211	74		1453	111		1150	148		1259	185		1098	222		746				
																			Total		2,84,340

LOCATION ADVANTAGES

SCHOOLS

The Indian Public School(TIPS)	2.7Km
TI Matriculation Higher Secondary School	2.7Km
Velammal Vidhyashram group of schools	4.8Km
Spartan Exclusive School	5.2Km
S.B.O.A. Matriculation & hr. Sec. School	5.6Km

COLLEGES

S.A. Engineering college	10.5Km
St.Peter's College of Engineering and Technology	6.6Km
ACS Medical College and Hospital	11.2Km
Dr. M.G.R. Educational And Research Institute	6.9Km
Saveetha Dental College And Hospitals	11.1Km

HOSPITALS

Sir Ivan Stedeford Hospital	4.3Km
Be Well Hospital Ambattur	4.4Km
ESI Hospital	6.7Km
Apollo Specialty Hospitals, Vanagaram	4.8Km
MMM Hospital	5.4Km

RESTAURANTS

Shri Balajee Bhavan	4.2Km
SS Hyderabad Biryani	3.5Km
The SkyView Rooftop Multicuisine Restaurant	4.8Km
Pulusu Restaurant	1.2Km
Thalappakatti Biryani	1.1Km

LOCATION MAP



Map not to scale



SCAN FOR LOCATION



VGN ADVANTAGES



81 years of
business expertise



240+
projects



60,000+
customers



800+ acres of plot
property developed



20 million sq.ft. of
residential projects

VGN iRefer Rewards

GET THE HIGHEST REFERRAL BENEFIT
OF UP TO **1%*** AS YOUR REWARD!

Mail us at irefer@vgn.org or call 98400 61573
to refer this project to your loved ones.

*Conditions apply



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