

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 Matic 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 Solinganallur	20 Mins
Accenture & Capgemini	20 Mins

HOSPITAL

Goverment 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**

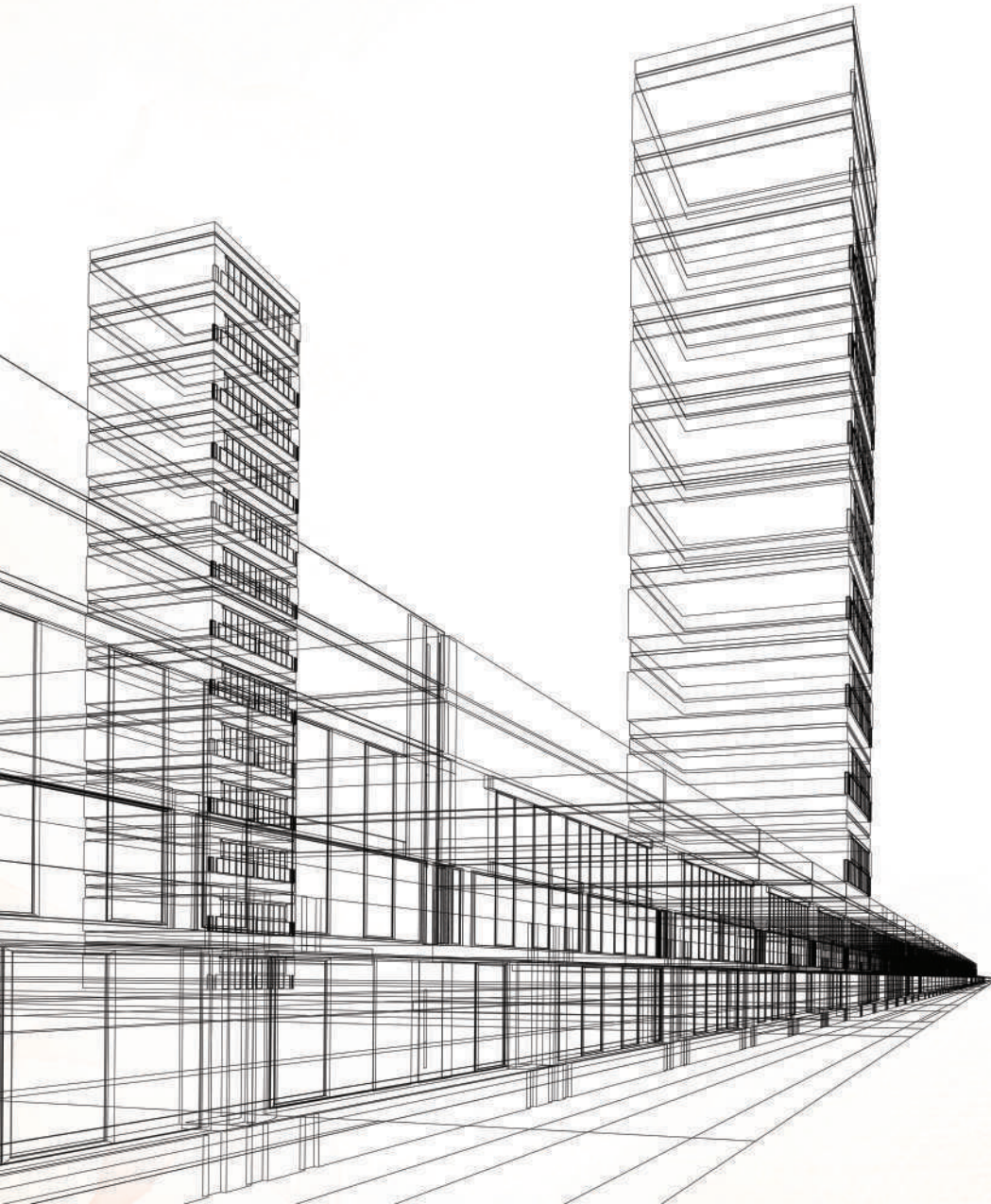


**REFLEXOLOGY
WALKWAY**

FLOOR PLAN DETAILS

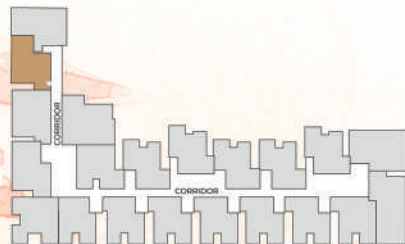
3BHK - UNIT NO:(101-501)

Buildup Area-1382 Sq.ft
(South Facing)



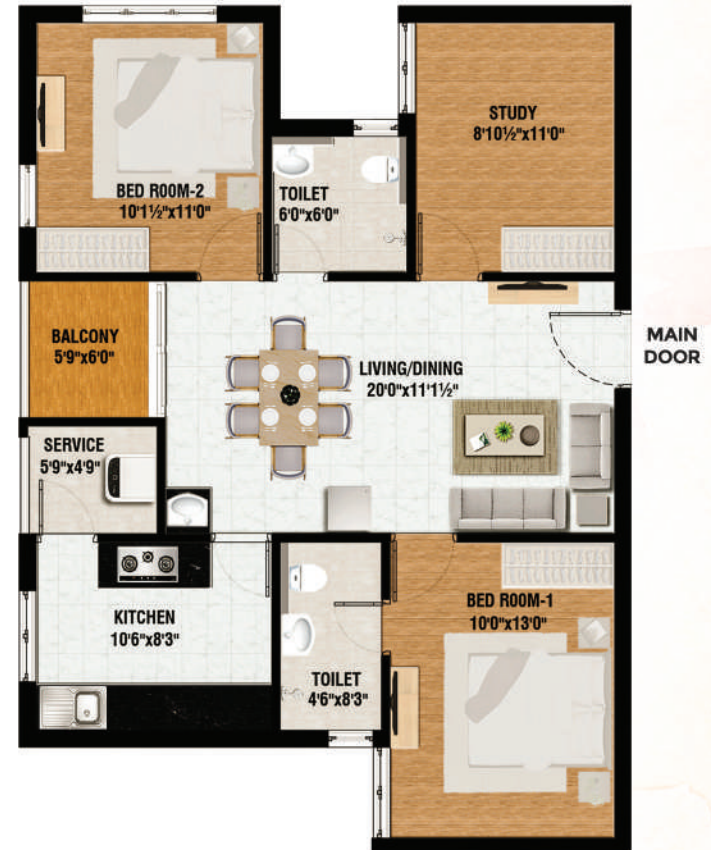
2BHK - UNIT NO: (102-502)

Buildup Area-1008 Sq.ft
(South Facing)



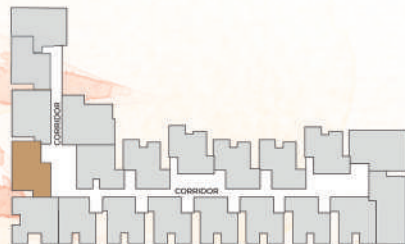
2BHK + Study - UNIT NO: (103-503)

Buildup Area-1171 Sq.ft
(South Facing)



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

Buildup Area-1142 Sq.ft
(East Facing)



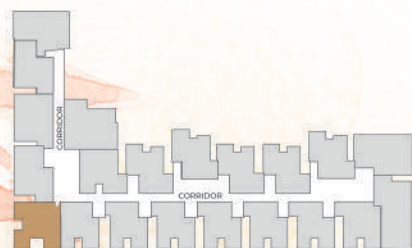
2BHK + Study - UNIT NO:105

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)



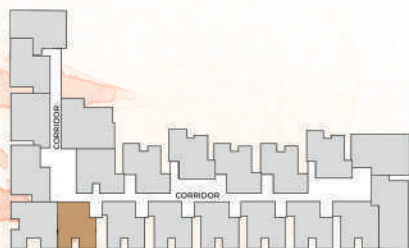
2BHK - UNIT NO:106

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



2BHK - UNIT NO:(206-506)

Buildup Area-1047 Sq.ft
(East Facing)



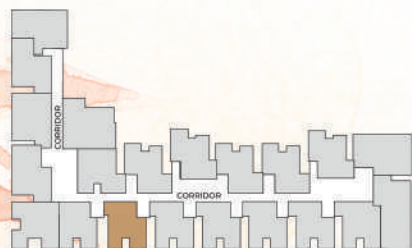
2BHK - UNIT NO:107

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



2BHK - UNIT NO:(207-507)

Buildup Area-1058 Sq.ft
(East Facing)



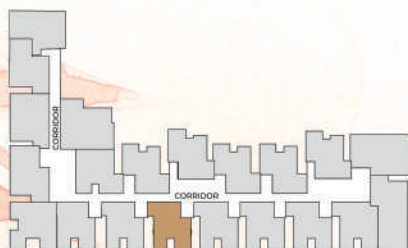
2BHK - UNIT NO:108

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



2BHK - UNIT NO:(208-508)

Buildup Area-1058 Sq.ft
(East Facing)



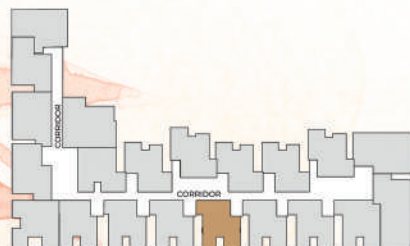
2BHK - UNIT NO:109

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



2BHK - UNIT NO:(209-509)

Buildup Area-1058 Sq.ft
(East Facing)



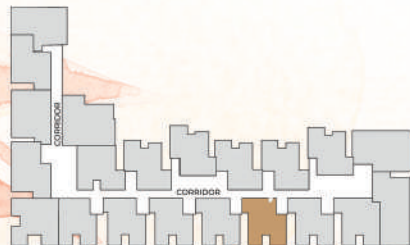
2BHK - UNIT NO:110

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



2BHK - UNIT NO:(210-510)

Buildup Area-1058 Sq.ft
(East Facing)



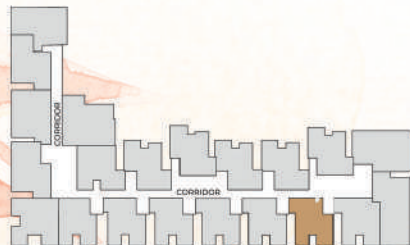
2BHK - UNIT NO:111

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



2BHK - UNIT NO:(211-511)

Buildup Area-1058 Sq.ft
(East Facing)



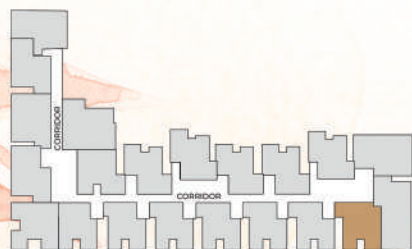
2BHK - UNIT NO:112

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



2BHK - UNIT NO:(212-512)

Buildup Area-1058 Sq.ft
(East Facing)



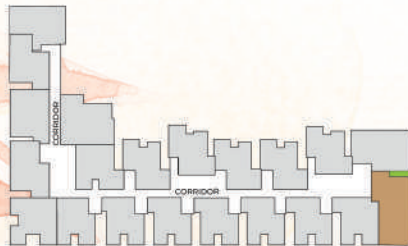
3BHK - UNIT NO:113

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



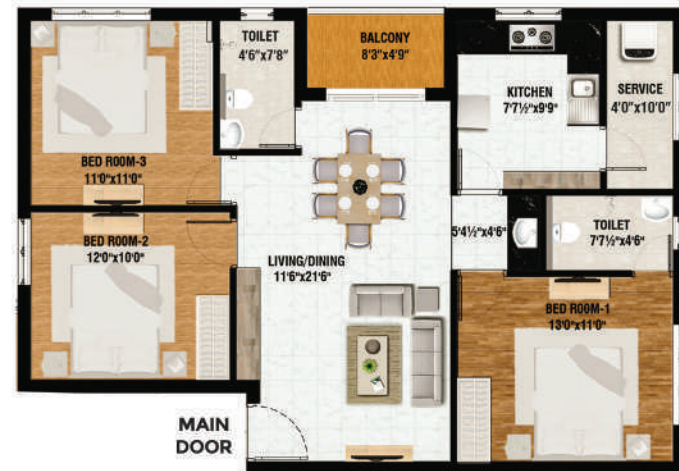
3BHK - UNIT NO:(213-513)

Buildup Area-1406 Sq.ft
(North Facing)



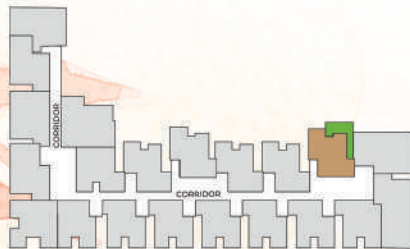
3BHK - UNIT NO:(114-514)

Buildup Area-1338 Sq.ft
(North Facing)



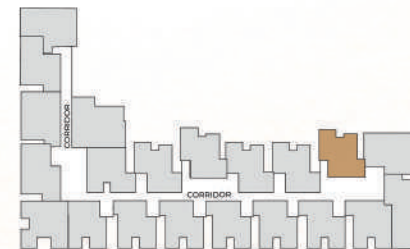
2BHK - UNIT NO:115

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



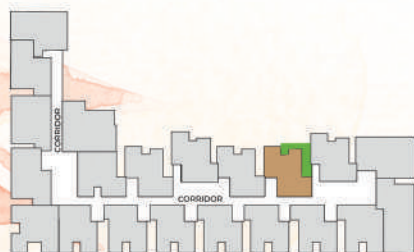
2BHK - UNIT NO:(215-515)

Buildup Area-1015 Sq.ft
(North Facing)



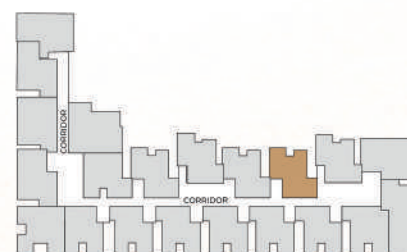
2BHK - UNIT NO:116

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



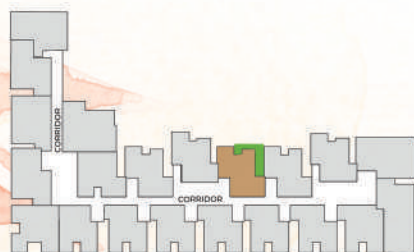
2BHK - UNIT NO:(216-516)

Buildup Area-1044 Sq.ft
(North Facing)



2BHK - UNIT NO:117

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



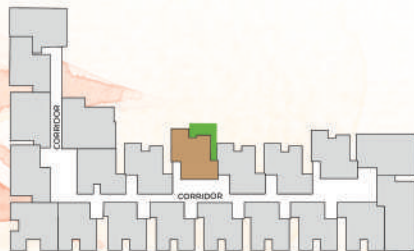
2BHK - UNIT NO:(217-417)

Buildup Area-1044 Sq.ft
(North Facing)



2BHK - UNIT NO:118

Buildup Area-1021 Sq.ft
Private Terrace 318 Sq.ft
(North Facing)



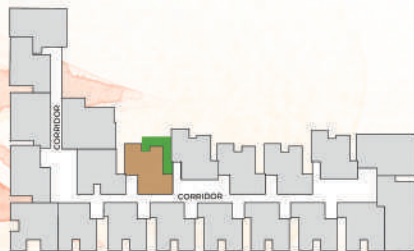
2BHK - UNIT NO:(218-418)

Buildup Area-1028 Sq.ft
(North Facing)



2BHK - UNIT NO:119

Buildup Area-1052 Sq.ft
Private Terrace 469 Sq.ft
(North Facing)



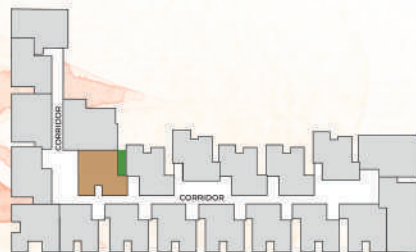
2BHK - UNIT NO:(219-419,517)

Buildup Area-1052 Sq.ft
(North Facing)



2BHK - UNIT NO:120

Buildup Area-1133 Sq.ft
Private Terrace 129 Sq.ft
(North Facing)



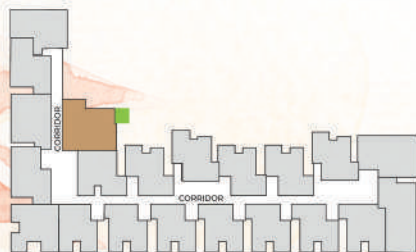
2BHK - UNIT NO:(220-420,518)

Buildup Area-1133 Sq.ft
(North Facing)



3BHK - UNIT NO:121

Buildup Area-1341 Sq.ft
Private Terace 296 Sq.ft
(North Facing)



3BHK - UNIT NO:(221-421,519)

Buildup Area-1341 Sq.ft
(North Facing)



FIRST FLOOR PLAN



2ND TO 4TH TYPICAL FLOOR PLAN

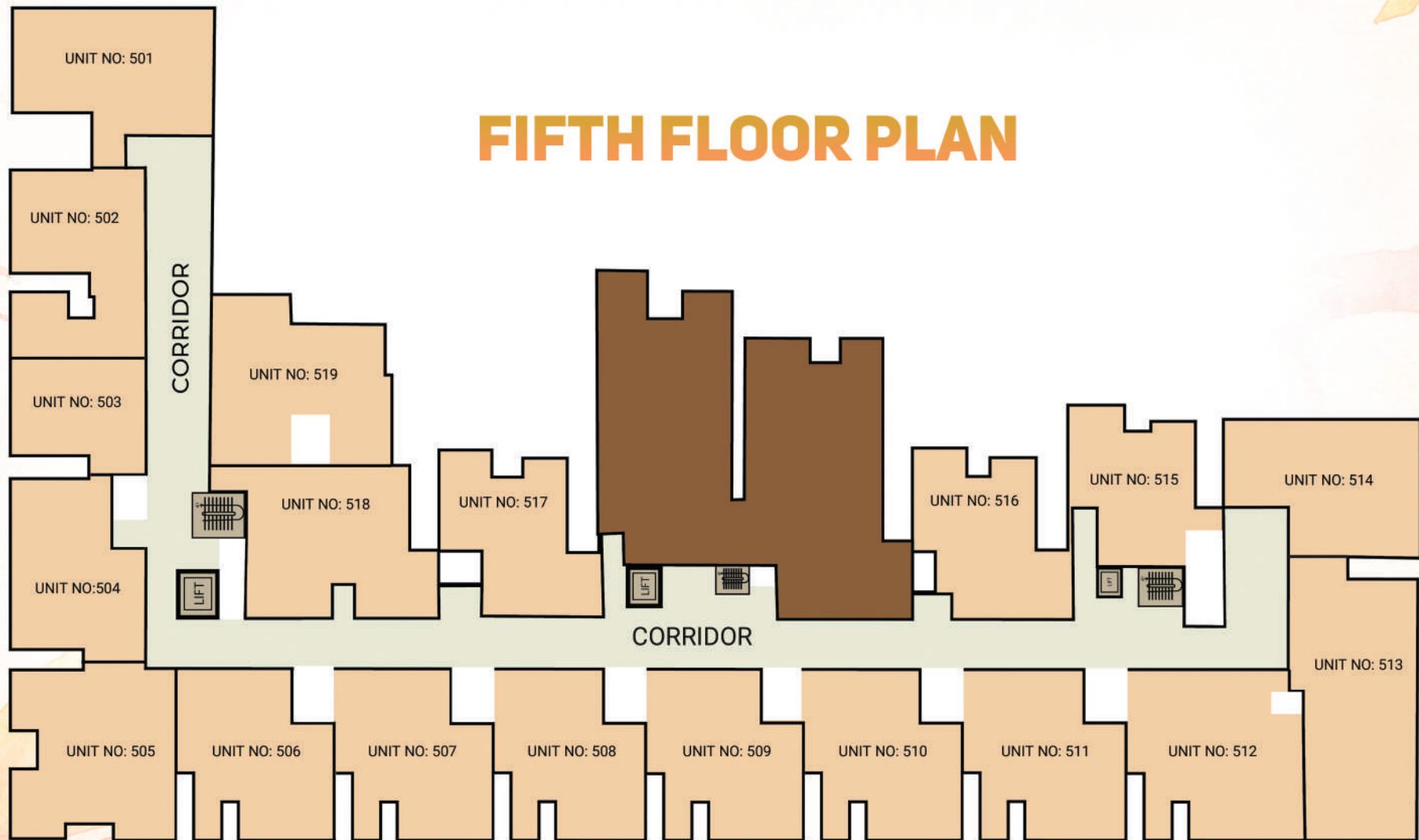
The diagram illustrates a typical floor plan for the 2nd, 3rd, and 4th floors. It features a central horizontal corridor with two vertical corridors branching off. The units are arranged as follows:

- Top Left:** UNIT NO: 201-401 (topmost), UNIT NO: 202-402, UNIT NO: 203-403, UNIT NO: 204-404 (bottom of the left vertical corridor).
- Along the Top Vertical Corridor:** UNIT NO: 221-421, UNIT NO: 220-420.
- Along the Bottom Vertical Corridor:** UNIT NO: 219-419, UNIT NO: 218-418, UNIT NO: 217-417, UNIT NO: 216-416, UNIT NO: 215-415, UNIT NO: 214-414, UNIT NO: 213-413.
- Along the Central Horizontal Corridor:** UNIT NO: 205-405, UNIT NO: 206-406, UNIT NO: 207-407, UNIT NO: 208-408, UNIT NO: 209-409, UNIT NO: 210-410, UNIT NO: 211-411, UNIT NO: 212-412.

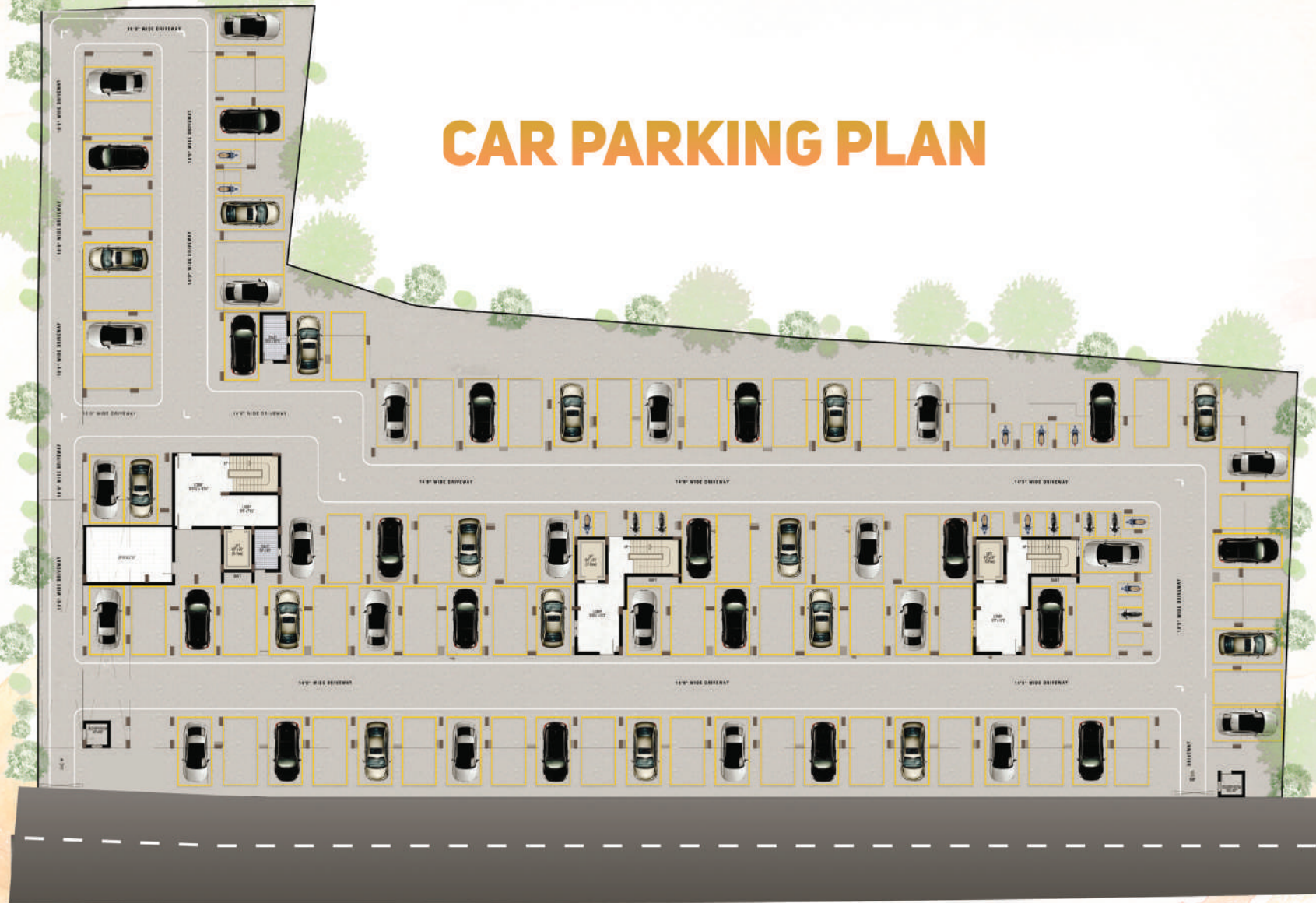
Key features include:

- Corridors:** Labeled "CORRIDOR" in green text.
- Elevators:** Indicated by icons labeled "LIFT" (one on the left vertical corridor, one on the central horizontal corridor).
- Stairs:** Indicated by icons (one on the left vertical corridor, one on the central horizontal corridor).

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 flat 4'x2' premium quality Digital Tiles with spacer. Toilet Wall: Premium quality of Ceramic tiles 2'x1' up to 9' height. Toilet floor: Antiskid ceramic 1'x1' with spacer.



JOINERY

Main Door: Teak wood frame with 35mm thick panel shutter with godrej Main door locks. Door: Country wood door frames with 30mm 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"x9")
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. Parry ware 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).



AREA STATEMENT

PAYMENT TERMS

ON BOOKING

1 Lakh

AGREEMENT

10 Days from Booking 20%

REGISTRATION

20 Days from Booking 35%

1st Floor Roof 10%

Brick Work 10%

Foundation Work 10%

Plastering Work 5%

Flooring 5%

Handing over Balance

S.NO	FLOOR	FLAT NO	BUILDUP AREA	RERA CARPET AREA	UDS
1	1 st Floor	101-3BHK	1382	986	427
2	1 st Floor	102-2BHK	1008	670	311
3	1 st Floor	103-2BHK+ STUDY	1171	840	362
4	1 st Floor	104-2BHK+ STUDY	1142	804	353
5	1 st Floor	105-2BHK+ STUDY	1331	936	411
6	1 st Floor	106-2BHK	1047	732	324
7	1 st Floor	107-2BHK	1058	740	326
8	1 st Floor	108-2BHK	1058	737	326
9	1 st Floor	109-2BHK	1058	740	326
10	1 st Floor	110-2BHK	1058	740	326
11	1 st Floor	111-2BHK	1058	740	326
12	1 st Floor	112-2BHK	1058	740	323
13	1 st Floor	113-3BHK	1406	1003	434
14	1 st Floor	114-3BHK	1338	947	413
15	1 st Floor	115-2BHK	1015	705	314
16	1 st Floor	116-2BHK	1044	483	322
17	1 st Floor	117-2BHK	1044	731	322
18	1 st Floor	118-2BHK	1021	713	315
19	1 st Floor	119-2BHK	1052	739	325
20	1 st Floor	120-2BHK	1133	787	350
21	1 st Floor	121-3BHK	1341	952	414

S.NO	FLOOR	FLAT NO	BUILDUP AREA	RERA CARPET AREA	UDS
22	2 nd Floor	201-3BHK	1382	986	427
23	2 nd Floor	202-2BHK	1008	697	311
24	2 nd Floor	203-2BHK+ STUDY	1171	840	362
25	2 nd Floor	204-2BHK+ STUDY	1142	804	353
26	2 nd Floor	205-2BHK+ STUDY	1331	936	411
27	2 nd Floor	206-2BHK	1047	732	324
28	2 nd Floor	207-2BHK	1058	740	326
29	2 nd Floor	208-2BHK	1058	737	326
30	2 nd Floor	209-2BHK	1058	740	326
31	2 nd Floor	210-2BHK	1058	740	326
32	2 nd Floor	211-2BHK	1058	740	326
33	2 nd Floor	212-2BHK	1058	740	323
34	2 nd Floor	213-3BHK	1406	1003	434
35	2 nd Floor	214-3BHK	1338	947	413
36	2 nd Floor	215-2BHK	1015	705	314
37	2 nd Floor	216-2BHK	1044	483	322
38	2 nd Floor	217-2BHK	1044	731	322
39	2 nd Floor	218-2BHK	1021	713	315
40	2 nd Floor	219-2BHK	1052	739	325
41	2 nd Floor	220-2BHK	1133	787	350
42	2 nd Floor	221-3BHK	1341	952	414

AREA STATEMENT

S.NO	FLOOR	FLAT NO	BUILDUP AREA	RERA CARPET AREA	UDS
43	3 rd Floor	301-3BHK	1382	986	427
44	3 rd Floor	302-2BHK	1008	670	311
45	3 rd Floor	303-2BHK+ STUDY	1171	840	362
46	3 rd Floor	304-2BHK+ STUDY	1142	804	353
47	3 rd Floor	305-2BHK+ STUDY	1331	936	411
48	3 rd Floor	306-2BHK	1047	732	324
49	3 rd Floor	307-2BHK	1058	740	326
50	3 rd Floor	308-2BHK	1058	738	326
51	3 rd Floor	309-2BHK	1058	740	326
52	3 rd Floor	310-2BHK	1058	740	326
53	3 rd Floor	311-2BHK	1058	740	326
54	3 rd Floor	312-2BHK	1058	740	323
55	3 rd Floor	313-3BHK	1406	1003	434
56	3 rd Floor	314-3BHK	1338	947	413
57	3 rd Floor	315-2BHK	1015	705	314
58	3 rd Floor	316-2BHK	1044	483	322
59	3 rd Floor	317-2BHK	1044	731	322
60	3 rd Floor	318-2BHK	1021	713	315
61	3 rd Floor	319-2BHK	1052	739	325
62	3 rd Floor	320-2BHK	1133	787	350
63	3 rd Floor	321-3BHK	1341	952	414

S.NO	FLOOR	FLAT NO	BUILDUP AREA	RERA CARPET AREA	UDS
64	4 th Floor	401-3BHK	1382	986	427
65	4 th Floor	402-2BHK	1008	670	311
66	4 th Floor	403-2BHK+ STUDY	1171	840	362
67	4 th Floor	404-2BHK+ STUDY	1142	804	353
68	4 th Floor	405-2BHK+ STUDY	1331	936	411
69	4 th Floor	406-2BHK	1047	732	324
70	4 th Floor	407-2BHK	1058	740	326
71	4 th Floor	408-2BHK	1058	737	326
72	4 th Floor	409-2BHK	1058	740	326
73	4 th Floor	410-2BHK	1058	740	326
74	4 th Floor	411-2BHK	1058	740	326
75	4 th Floor	412-2BHK	1058	740	323
76	4 th Floor	413-3BHK	1406	1003	434
77	4 th Floor	414-3BHK	1338	947	413
78	4 th Floor	415-2BHK	1015	705	314
79	4 th Floor	416-2BHK	1044	483	322
80	4 th Floor	417-2BHK	1044	731	322
81	4 th Floor	418-2BHK	1021	713	315
82	4 th Floor	419-2BHK	1052	739	325
83	4 th Floor	420-2BHK	1133	787	350
84	4 th Floor	421-3BHK	1341	952	414

S.NO	FLOOR	FLAT NO	BUILDUP AREA	RERA CARPET AREA	UDS
85	5 th Floor	501-3BHK	1382	986	427
86	5 th Floor	502-2BHK	1008	670	311
87	5 th Floor	503-2BHK+ STUDY	1171	840	362
88	5 th Floor	504-2BHK+ STUDY	1142	804	353
89	5 th Floor	505-2BHK+ STUDY	1331	936	411
90	5 th Floor	506-2BHK	1047	732	324
91	5 th Floor	507-2BHK	1058	740	326
92	5 th Floor	508-2BHK	1058	737	326
93	5 th Floor	509-2BHK	1058	740	326
94	5 th Floor	510-2BHK	1058	740	326
95	5 th Floor	511-2BHK	1058	740	326
96	5 th Floor	512-2BHK	1058	740	323
97	5 th Floor	513-3BHK	1406	1003	434
98	5 th Floor	514-3BHK	1338	947	413
99	5 th Floor	515-2BHK	1015	705	314
100	5 th Floor	516-2BHK	1044	483	322
101	5 th Floor	517-2BHK	1044	731	325
102	5 th Floor	518-2BHK	1021	713	350
103	5 th Floor	519-3BHK	1052	739	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

www.vgkbuilders.com

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.