

BUILDING HAPPY WORLDS!

VBHC Oragadam: Automotive Corridor, Tamil Nadu - 603 204.

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# All eyes on Oragadam!



ORAGADAM

BUILDING HAPPY WORLDS!





**GROWING FAST.  
GROWING BIG.**

VBHC Oragadam is in sharp focus these days. Home seekers who have high expectations, have spotted their ideal home in VBHC Oragadam. Not surprising, considering it is strategically located, has world class construction and is packed with great amenities. Like the automobile industries in its vicinity, VBHC Oragadam is moving in top gear. Be far sighted and get there before the rest!





VBHC Evergreen, Palghar, Mumbai



VBHC Vaibhava, Near E City, Bengaluru



VBHC Palmhaven, Mysore Road - NICE Jn., Bengaluru



VBHC Hillview, Vasind, Mumbai

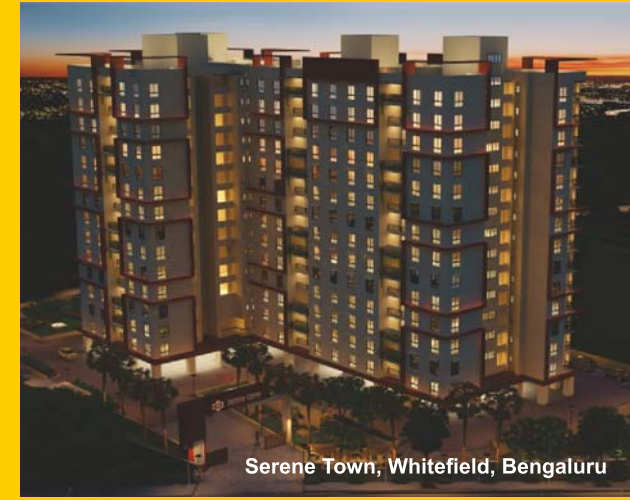
**PAN INDIA PRESENCE**



VBHC Greenfields, Bhiwadi



VBHC Oragadam, Chennai



Serene Town, Whitefield, Bengaluru

**BUILDING ON THE STRENGTH OF EXPERIENCE**

VBHC is a professionally managed real estate company which believes that good quality living should be within everyone's reach.

VBHC's overall understanding of the local bylaws and culture of various towns and cities across India has empowered it to develop a catalogue of apartment units - modular in design with integrated services.

VBHC has a pan-India presence with projects in Bengaluru, Chennai, NCR and Mumbai.

**Overall appreciation of 125% for investors in VBHC Vaibhava.**

**VBHC Evergreen A (350 homes) at Palghar delivered in a record time of 20 months!**

**THE VBHC DIFFERENCE**



- Professionally managed real estate company
- Delivered over 2,000 homes in less than 5 years
- Contemporary 'form' technology for construction, computer aided design methods, a lean manufacturing process and the adoption of ingenious industrial engineering processes
- Commitment to on-time delivery: 30 months delivery guarantee
- Absolutely no compromises on quality
- VBHC's emphasis on cost and time optimization is a tested model
- Sustainability: Energy conservation initiatives benefit the residents without compromising on basic infrastructure
- Transparency: Regular updates to keep a tab on construction stages
- All approvals in place: To ensure that valuable time is not lost and the necessary checks and systems are put in place





WITH YOU, RIGHT THROUGH

HDFC, one of India's leading home finance companies, understands the evolving needs of the housing industry - just like us, at VBHC.



Caspian invests in socially responsible companies that place a high premium on meritocracy, transparency, ethical behaviour and practices. One of their focus sectors for investment is affordable housing. VBHC is one of the pioneers in this area in India.

OUR INVESTORS

THE CARLYLE GROUP

GLOBAL ALTERNATIVE ASSET MANAGEMENT

Carlyle Group, consistently ranked amongst the top 5 Private Equity players in the world, is an investor in VBHC at the parent level, bringing along its reputed connections from all over the world.



International Finance Corporation, a part of World Bank, extremely fastidious about its investments, has chosen VBHC because of its focus on sustainability, inclusiveness and value development.

Jaithirth Rao Executive Chairman



- 20 years with Citicorp in various capacities in India, Middle East, UK, USA and Venezuela
- Founder, Former Chairman and Managing Director of Mphasis
- Former Chairman of NASSCOM

MANAGEMENT PROFILE

With its focus on transparency and value creation for customers, VBHC has at its helm people from diverse backgrounds such as Banking, IT, Armed Forces and Construction.

P. S. Jayakumar Managing Director



- Associate member of Institute of Chartered Accountants of India
- Gurukul Chevening Scholar from London School of Economics and Political Science



AWARDS AND CERTIFICATIONS

ISO 9001:2008 Certified

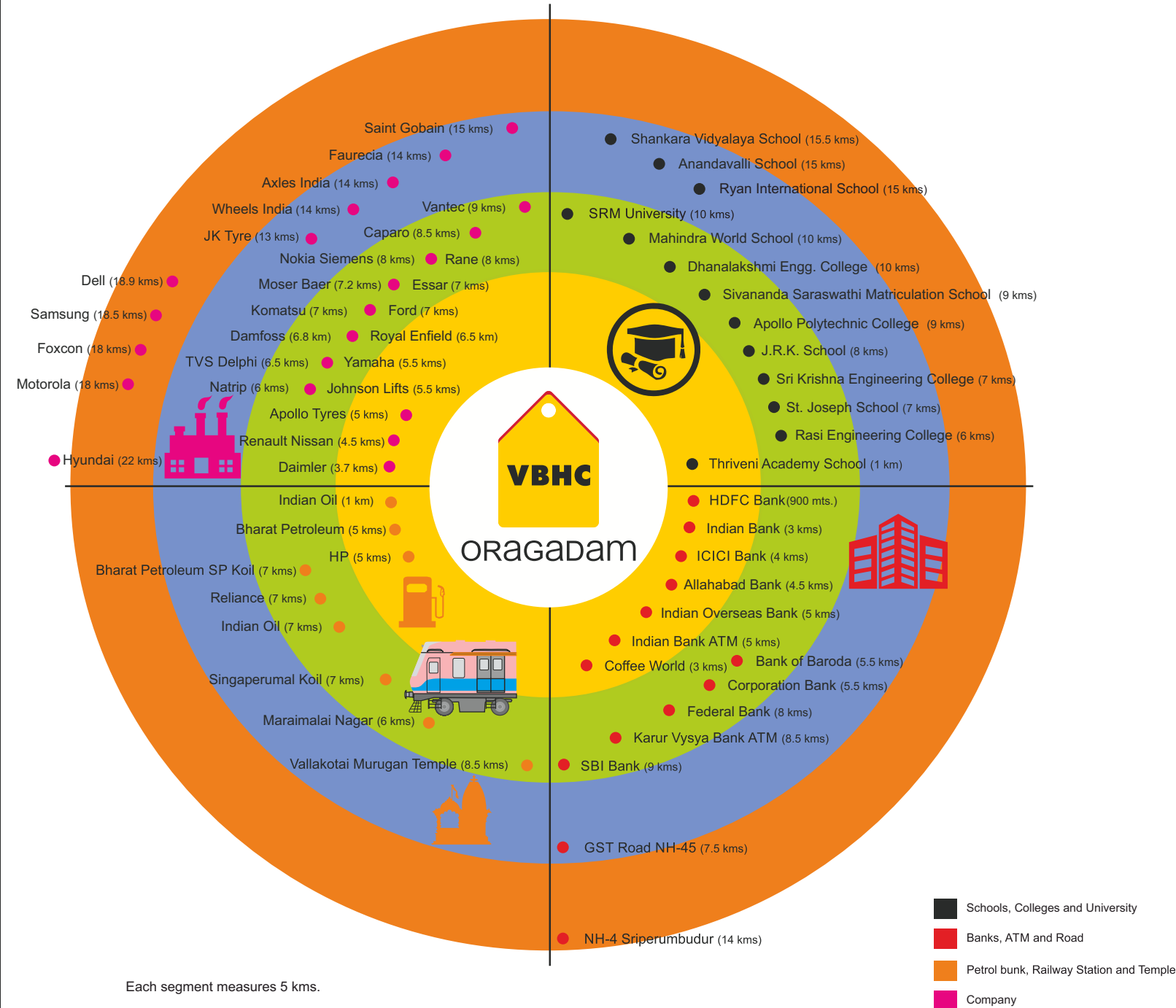


## LOCATION MAP



## THE ORAGADAM ADVANTAGE

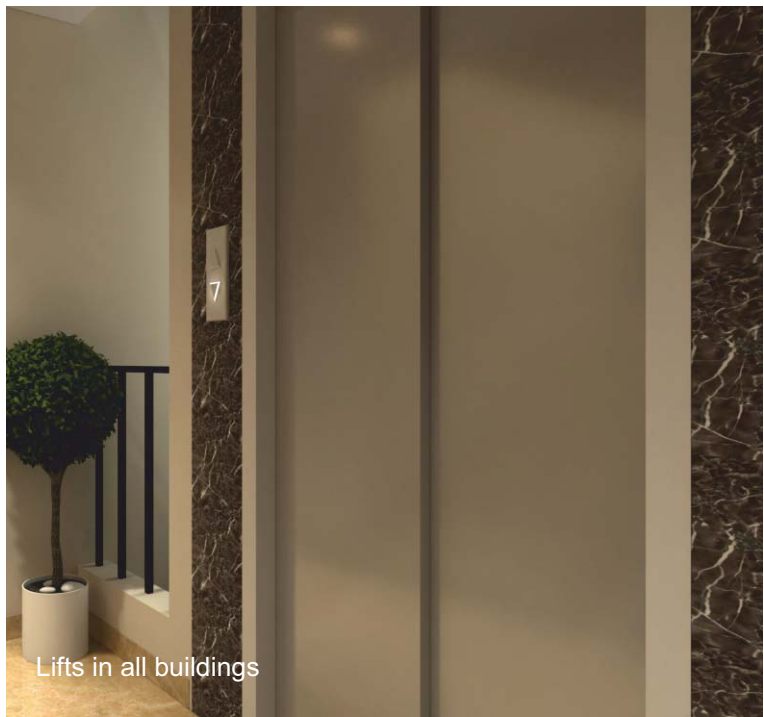
- Oragadam is referred to as the “Largest automobile hub of South Asia” and “Chennai’s largest and most developed industrial belt”
- Strategically located between NH-4 and NH-45 (Grand Southern Trunk)
- Over 22 Fortune 500 companies (of which six are global car manufacturers) in the Sriperumbudur-Oragadam belt
- Automobile giants like Renault Nissan, Daimler, Ford, Yamaha, Royal Enfield, etc. have triggered tremendous growth in Oragadam
- Several manufacturing giants such as Motorola, Dell, Flextronics, Samsung, Nokia, Apollo Tyres and TVS Delphi are present
- Home to SIPCOT Industrial Park with JCBL Ltd., Essar Steel, BPCL, Delphi TVS Diesel Systems Ltd., GE Bayer and Silicons (India) Pvt. Ltd.
- Excellent connectivity to the main city by both rail and road
- Rapid property developments in luxury and affordable segments
- Close to commercial hubs like Guduvanchery and SP Koil
- Good social infrastructure facilities such as international schools and colleges, medical facilities, banks and shopping malls







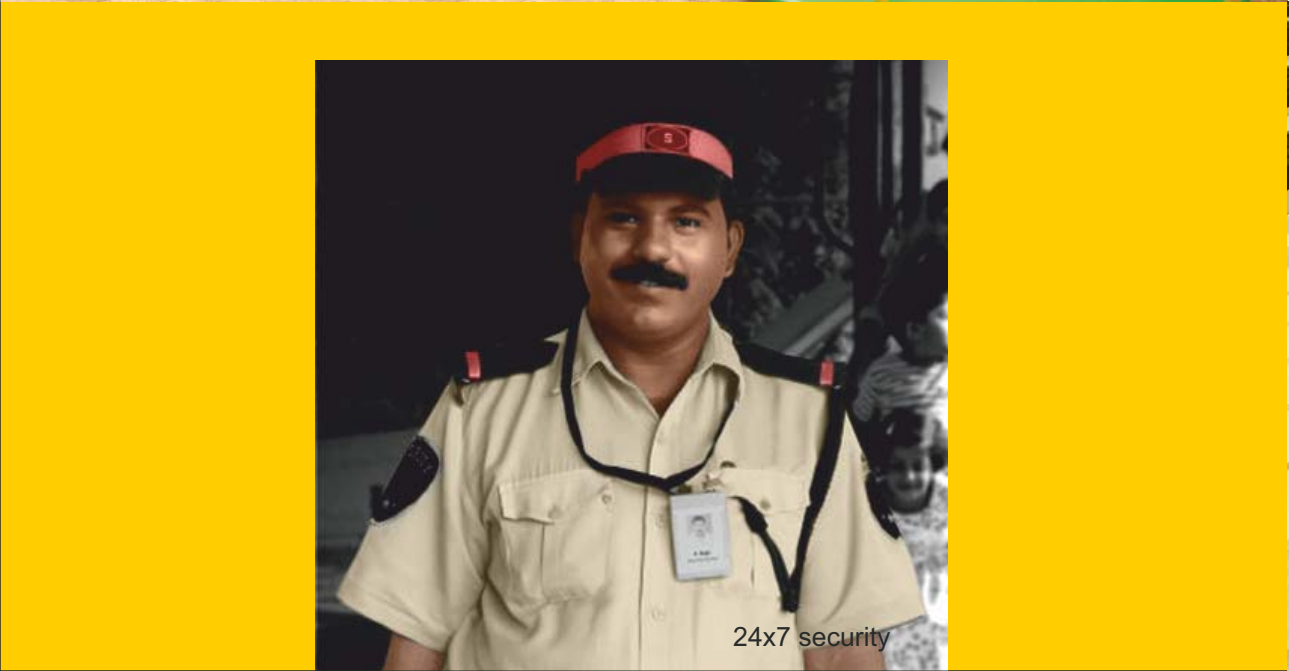
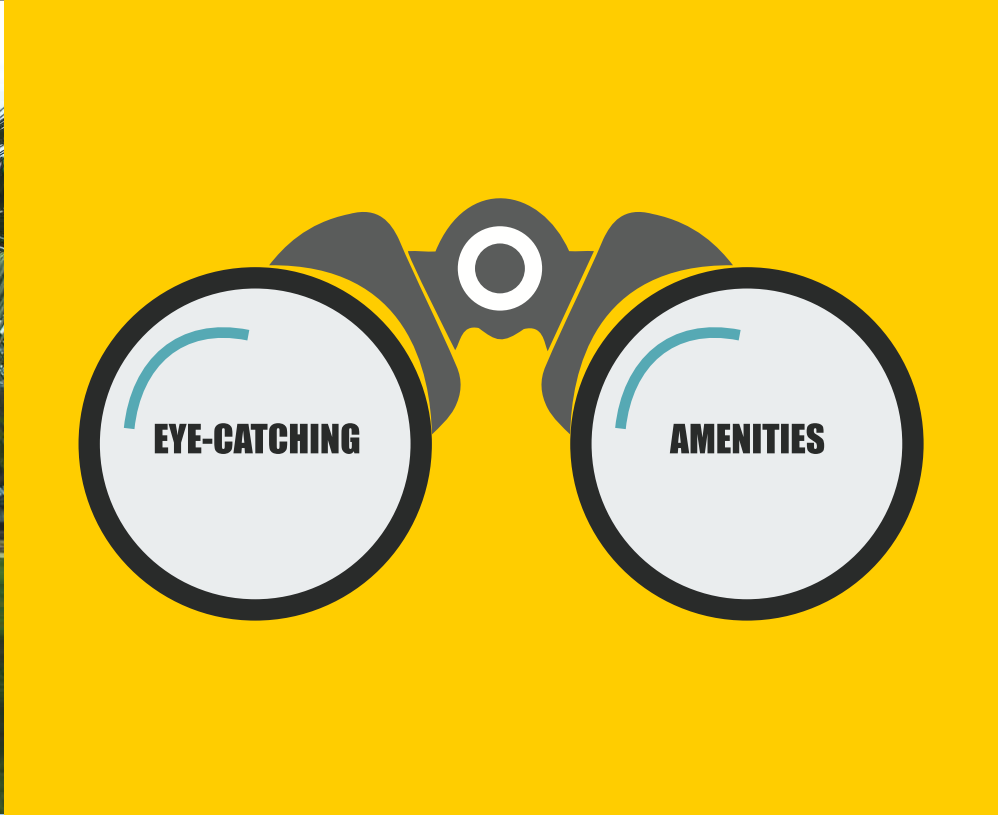
Children's play area



Lifts in all buildings



70% open space



24x7 security



Amphitheatre



Power back-up for common areas and lift



Commercial space for shops



## ACTUAL IMAGES OF SAMPLE FLAT



## SPECIFICATIONS

### Structure

- Seismic Zone-III compliant structure
- RCC framed structure

### Structure 1<sup>st</sup> to 4<sup>th</sup> floor

- Seismic Zone-III compliant structure
- RCC load bearing walls

### Lifts

- Schindler lifts with 8 passenger capacity

### Painting

- Interior: Emulsion painting (Asian Paints - Tractor emulsion or equivalent)
- Exterior: Weather proof paint (Ace or equivalent)
- Enamel paint for MS grill

### Flooring

- Hall/Bedroom/Kitchen: Vitrified tiles
- Bath/WC/Balcony: Anti-skid ceramic tiles
- All floor lobbies, including stilt lift lobby, with matt finish glossy ceramic tiles

### Kitchen

- 19mm granite kitchen platform with SS sink and tap
- Ceramic tile cladding (2 feet height above kitchen platform)

### Bathroom/Toilet

- Hindware or equivalent wash basin
- Bathroom ceramic tiles dado up to 7 feet height
- Electrical geyser point in one bathroom
- Hindware water efficient 6x3 litre dual flush EWC in toilet

### Main Door

- Solid wooden door frame
- Teak finish sandwich composite
- SS/brass hardware

### Other Doors

- Solid wooden door frame
- HDF sandwich composite
- Bathroom and toilet doors - waterproof flush door

### Windows/Ventilators

- Large Rehau UPVC sliding windows with plain glass
- Large Rehau window between hall and balcony
- UPVC ventilators with pinhead glass in bathroom and WC provision

### Plumbing

- All water supply lines are of UPVC/CPVC
- Dual flush system in wet areas
- Sewer lines will be of UPVC/PVC

### Electrical

- One TV point in the living room
- One AC point in the master bedroom
- FRLS flexible Dura-Line conduits (USA) and wires from Polycab
- Elegant designer modular electrical switches from Salzer
- For safety, one Earth Leakage Circuit Breaker (ELCB) in every apartment
- One Miniature Circuit Breaker (MCB) for each circuit at the main distribution box in every apartment – HPL & ABB
- Every apartment will be provided with 3 phase 4 KW power connection from TNEB
- Every apartment has provision for inverter
- Points for water filter, exhaust fan and refrigerator in the kitchen
- Washing machine point provided
- Exhaust fan point in washrooms



## 2BHK 2D LAYOUT



## 2 BHK ISOMETRIC



2 BHK	sq. ft.
Built-up area	792
Common area + wall area	205
Carpet area	587