





ABOUT US

Home is where the Heart is. We truly understand this challenging process of buying a home, we help you to find the right Home with the Right Budget .VGK Builders is a symbol of quality, an emerging name in the world of real estate. For over a decade VGK Builders has been offering approved residential plots and contemporary lifestyle apartments with amenities that tie in seamlessly with life, and an environment that is maximized to lead a peaceful life in tranquil ambience, safe and secure abode for you and your loved ones, all within affordable budgets.



10+

**Years of
Experience**

**Projects
Completed**

50+

1 MILLION

**Of Sq.Ft
Developed**

**Happy
Customers**

1000+



Unity Kingdom's real estate journey revolves around nurturing happy families with the best lifestyle spaces. We have a great understanding of ever-growing accommodation needs of people. Hence we are stepping into a new project at Santhosapuram near Medavakkam to create a happy vibrant community. We constantly strive to build better living and make lives tranquil with mega residential projects and luxury apartments.

A perfect happiness lies in perfect spaces. Here is where Unity Kingdom stands apart in offering featured properties (Stilt + 5 floor) that give you amenities such as lift, car parking, association room and pathway. Would you like to enjoy being the owner of a luxury 2 and 3 BHK apartment near your work environment? Unity Kingdom is your ideal choice. The project is just 20 minutes away from Elcot and the IT hub. So, you can relaxingly get ready for your office.

Sophisticated and spacious apartments of 1111 - 1463 sq.ft that will fulfill your dream of living in the larger spaces. It is conveniently connected to popular education centers - Sivet College, Quaid-E-Millath, Prince Venkateshwara College and MCC, thus making your travels very convenient. Embrace a grander lifestyle in a well-developed area. Chase your dreams with industrial leading real estate brand's CMDA approved and RERA Approved properties. We hold the finest name in timely project completion with best quality.

*Move in
for an extraordinary
Lifestyle*



UNITY KINGDOM

SALIENT FEATURES

- > 44 Premium Apartments**
- > No Wall Sharing**
- > Stilt + 5 Floors**
- > Well Connected Roads**
- > 100% Vastu Compliant**
- > Excellent Designs & Architecture**
- > Close Proximity**



AERIAL DAY VIEW

NIGHT VIEW





LOW ANGLE VIEW

EAGLE VIEW





MASTER BED ROOM

AWESOME AMENITIES

LIFT



GENSET



GYM



ASSOCIATION ROOM



SOLAR PANEL



24 X7 SECURITY



VIDEO DOOR PHONE



CCTV CAMERA



INVERTER BACK UP FOR COMMON AREA

MINI THEATER



CAR PARKING



EV CHARGING POINT



AWESOME AMENITIES

TABLE TENNIS



REFLEXOLOGY
WALK WAY



— YOGA DECK



TERRACE PLAY
AREA



SEASAW



CARROM
CHESS



ELDER'S SEATING
AREA



OUTDOOR
CHESS



GAZEBO



CRICKET
PRACTICE NET



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%

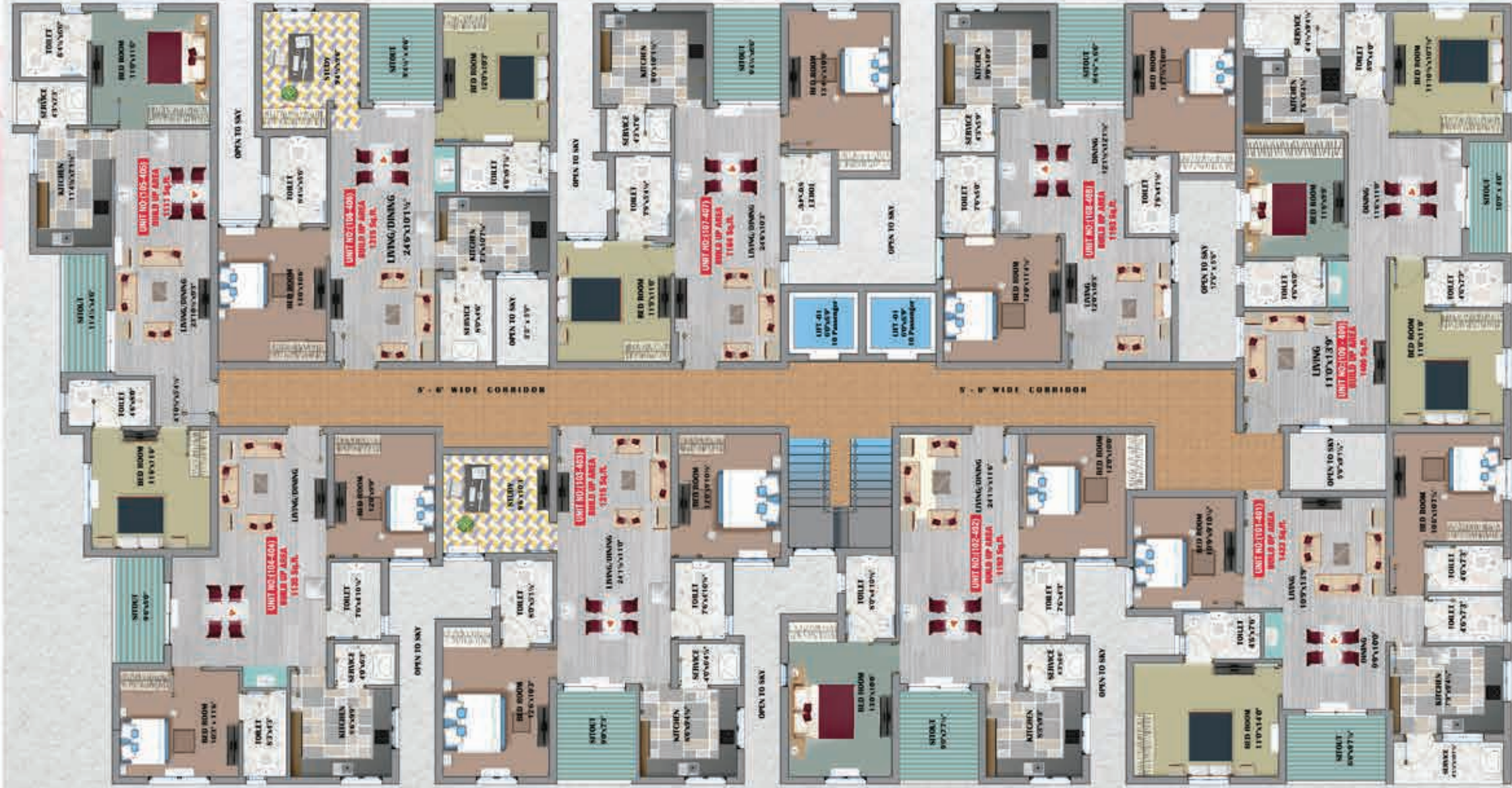
Flooring 5%

Handing over Balance

AREA STATEMENT

S.NO	FLOOR	FLAT NO	AREA IN SQ. FT	UDS IN SQ.FT	RERA CARPET AREA IN SQ.FT
1	1st Floor	101-3BHK	1423	428	999
2	1st Floor	102-2BHK	1192	358	827
3	1st Floor	103- 2BHK + STUDY	1315	395	924
4	1st Floor	104-2BHK	1135	343	804
5	1st Floor	105-2BHK	1111	334	785
6	1st Floor	106-2BHK +STUDY	1315	395	921
7	1st Floor	107-2BHK	1184	356	832
8	1st Floor	108-2BHK	1193	360	847
9	1st Floor	109-2BHK	1400	421	1010
10	2nd Floor	201-3BHK	1423	428	999
11	2nd Floor	202-2BHK	1192	358	827
12	2nd Floor	203-2BHK + STUDY	1315	395	924
13	2nd Floor	204-2BHK	1135	343	804
14	2nd Floor	205-2BHK	1111	334	785
15	2nd Floor	206-2BHK + STUDY	1315	395	921
16	2nd Floor	207-2BHK	1184	356	832
17	2nd Floor	208-2BHK	1193	360	847
18	2nd Floor	209-2BHK	1400	421	1010
19	3rd Floor	301-3BHK	1423	428	999
20	3rd Floor	302-2BHK	1192	358	827
21	3rd Floor	303-2BHK +STUDY	1315	395	924
22	3rd Floor	304-2BHK	1135	343	804

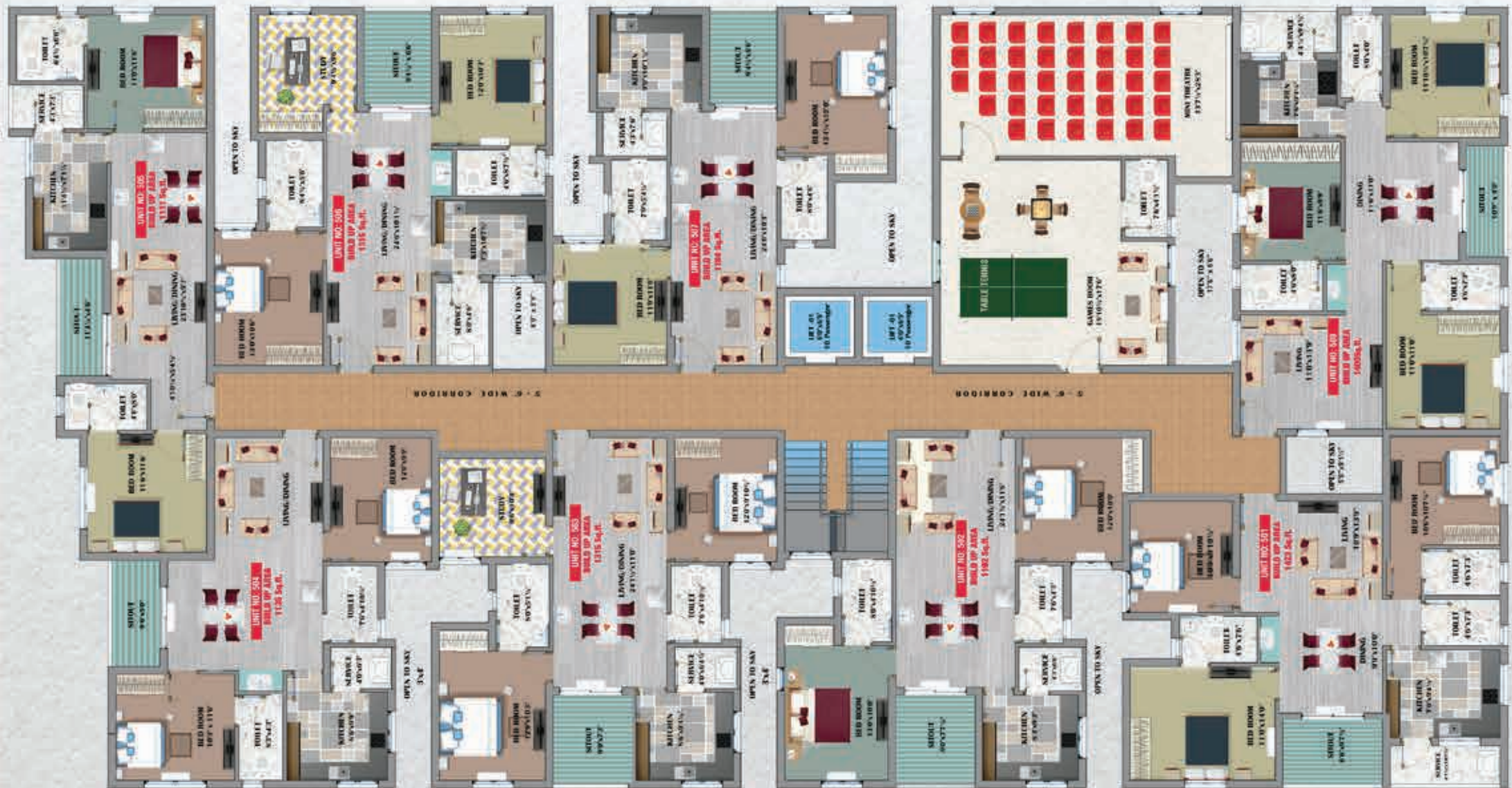
S.NO	FLOOR	FLAT NO	AREA IN SQ. FT	UDS IN SQ.FT	RERA CARPET AREA IN SQ.FT
23	3rd Floor	305-2BHK	1111	334	785
24	3rd Floor	306-2BHK + STUDY	1315	395	921
25	3rd Floor	307-2BHK	1184	356	832
26	3rd Floor	308-2BHK	1193	360	847
27	3rd Floor	309-2BHK	1400	421	1010
28	4th Floor	401-3BHK	1423	428	999
29	4th Floor	402-2BHK	1192	358	827
30	4th Floor	403-2BHK STUDY	1315	395	924
31	4th Floor	404-2BHK	1135	343	804
32	4th Floor	405-2BHK	1111	334	785
33	4th Floor	406- 2BHK + STUDY	1315	395	921
34	4th Floor	407-2BHK	1184	356	832
35	4th Floor	408-2BHK	1193	360	847
36	4th Floor	409-2BHK	1400	421	1010
37	5th Floor	501-3BHK	1423	428	999
38	5th Floor	502-2BHK	1192	358	827
39	5th Floor	503-2 BHK + STUDY	1315	395	924
40	5th Floor	504-2BHK	1135	343	804
41	5th Floor	505-2BHK	1111	334	785
42	5th Floor	506-2BHK STUDY	1315	395	921
43	5th Floor	507-2BHK	1184	356	832
44	5th Floor	508-2BHK	1400	421	1010



1ST TO 4TH TYPICAL FLOOR PLAN



FIFTH FLOOR PLAN



3BHK UNIT NO (101 - 501)

Buildup Area - 1423 Sq.ft
North Facing



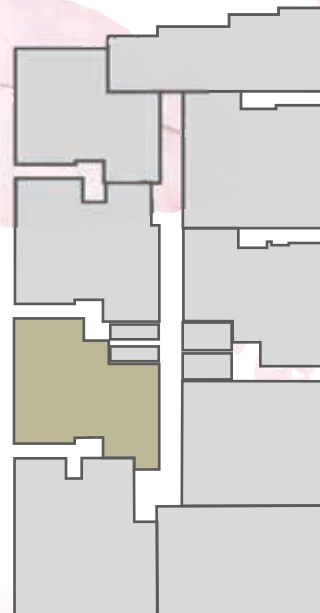
KEY PLAN (Not to Scale)

2BHK UNIT NO (102 - 502)

Buildup Area - 1192 Sq.ft
North Facing



MAIN DOOR



KEY PLAN (Not to Scale)

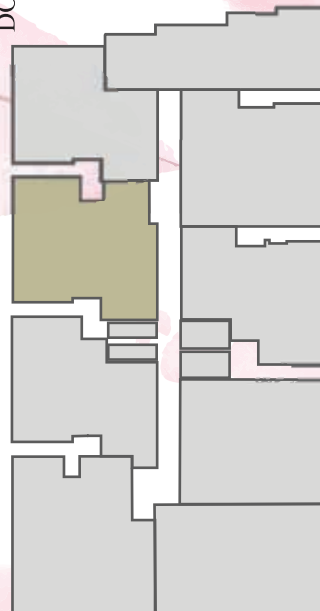
2 BHK +
STUDY

UNIT NO (103 - 503)

Buildup Area - 1315 Sq.ft
North Facing



MAIN
DOOR



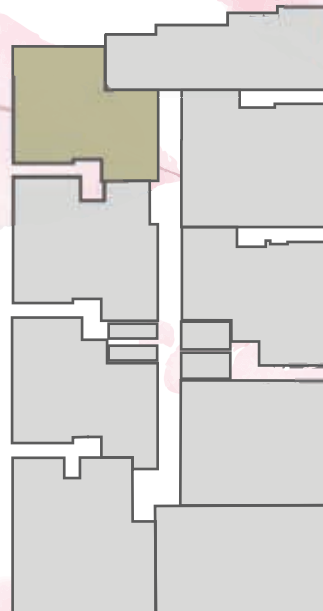
KEY PLAN (Not to Scale)

2BHK UNIT NO (104 - 504)

Buildup Area - 1135 Sq.ft
 North Facing



MAIN
DOOR

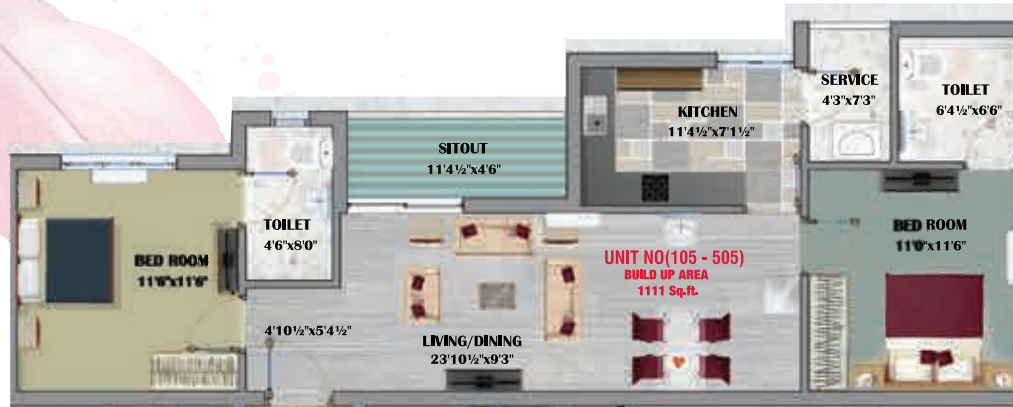


KEY PLAN (Not to Scale)

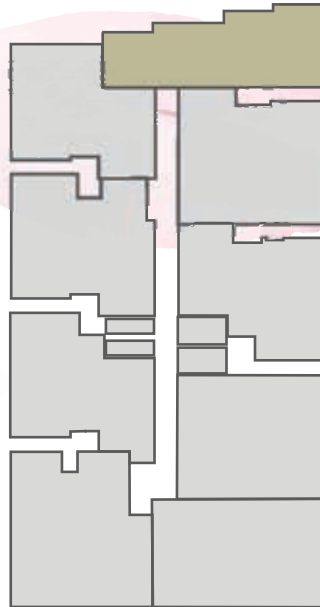
2BHK UNIT NO (105 - 505)

Buildup Area - 1111 Sq.ft

East Facing



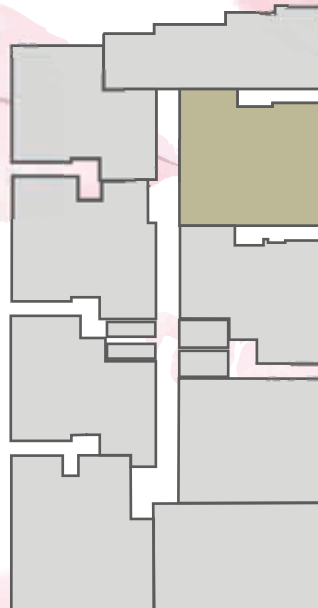
MAIN
DOOR



KEY PLAN (Not to Scale)

2BHK+
 STUDY **UNIT NO (106 - 506)**

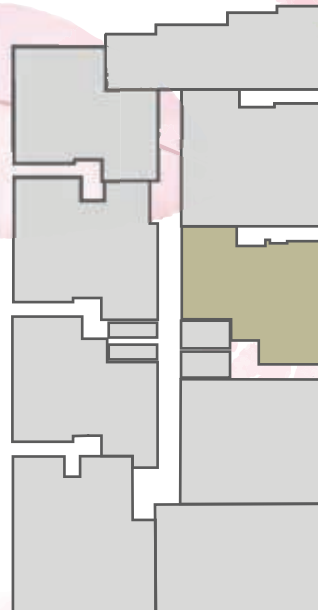
Buildup Area - 1315 Sq.ft
 South Facing



KEY PLAN (Not to Scale)

2BHK UNIT NO (107 - 507)

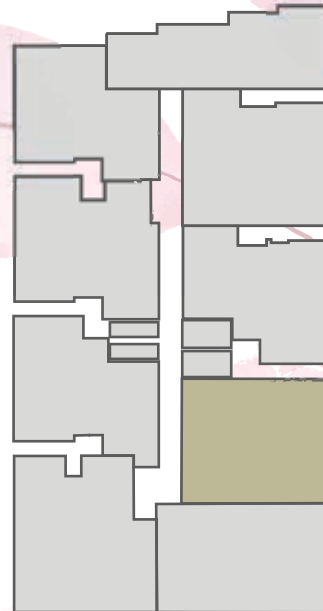
Buildup Area - 1184 Sq.ft
South Facing



KEY PLAN (Not to Scale)

2BHK UNIT NO (108 - 408)

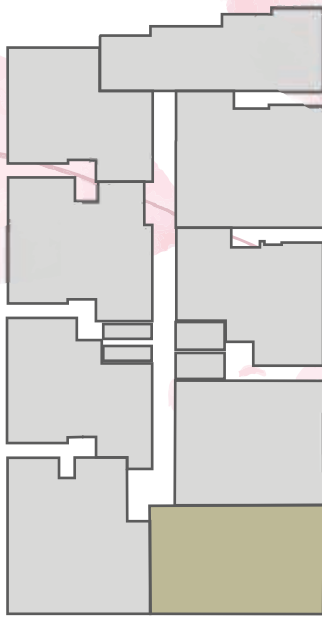
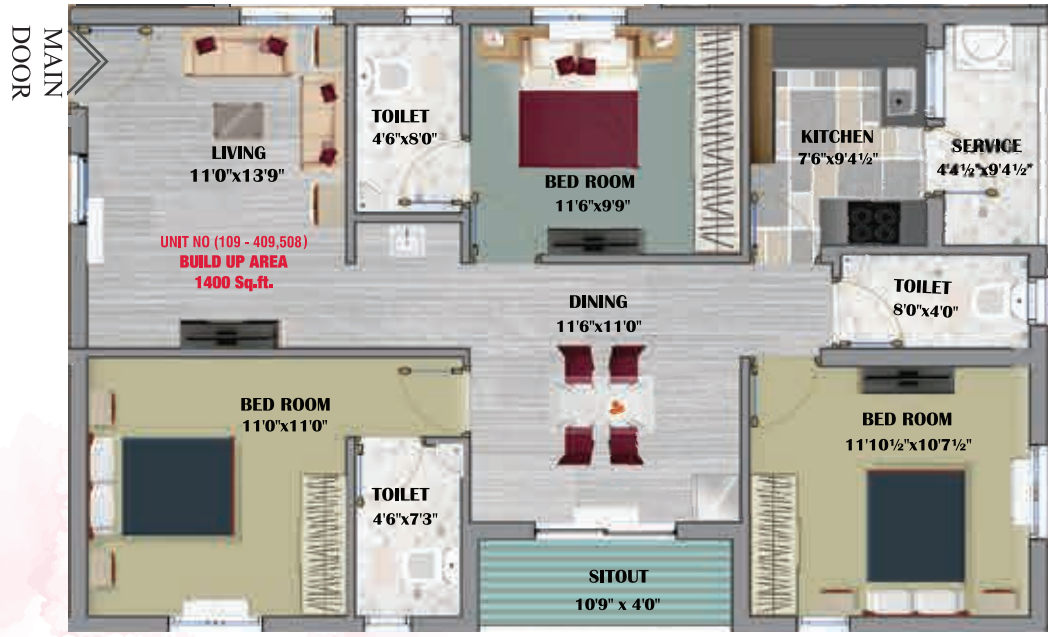
Buildup Area - 1193 Sq.ft
South Facing



KEY PLAN (Not to Scale)

3BHK UNIT NO (109 - 409 ,508)

Buildup Area - 1400 Sq.ft
South Facing



SUPER STRUCTURE

R.C.C. Framed structures as per structural design 9" and 4½" thick AAC Brick wall as per Approval drawing plastering as per standard.

SPECIFICATIONS



FLOORING

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.



JOINERIES

Main Door: Teak wood frame with 35 mm thick panel shutter with  Maindoor locks .

Doors: Country wood door frames with 30mm thick commercial Flush shutter.

Toilet Doors: 30 mm 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.



ELECTRICAL

Concealed 3- phase electricity supply with  */  / Equivalent wiring with GM Modular Switches.

Adequate light and fan points.

GENSET backup with 1kw wiring will be provided by default.



KITCHEN

Granite top:Jet black 20mm

SS SINK (18"x24"x9").

Premium quality of ceramic wall tiles 4' from granite top.



PAINTING

All Internal Walls : 2 Coat Putty Finish With Premium Emulsion Paint.

External Walls:exterior Emulsion Paint. Doors, Windows & Grills: Synthetic Enamel Paint.



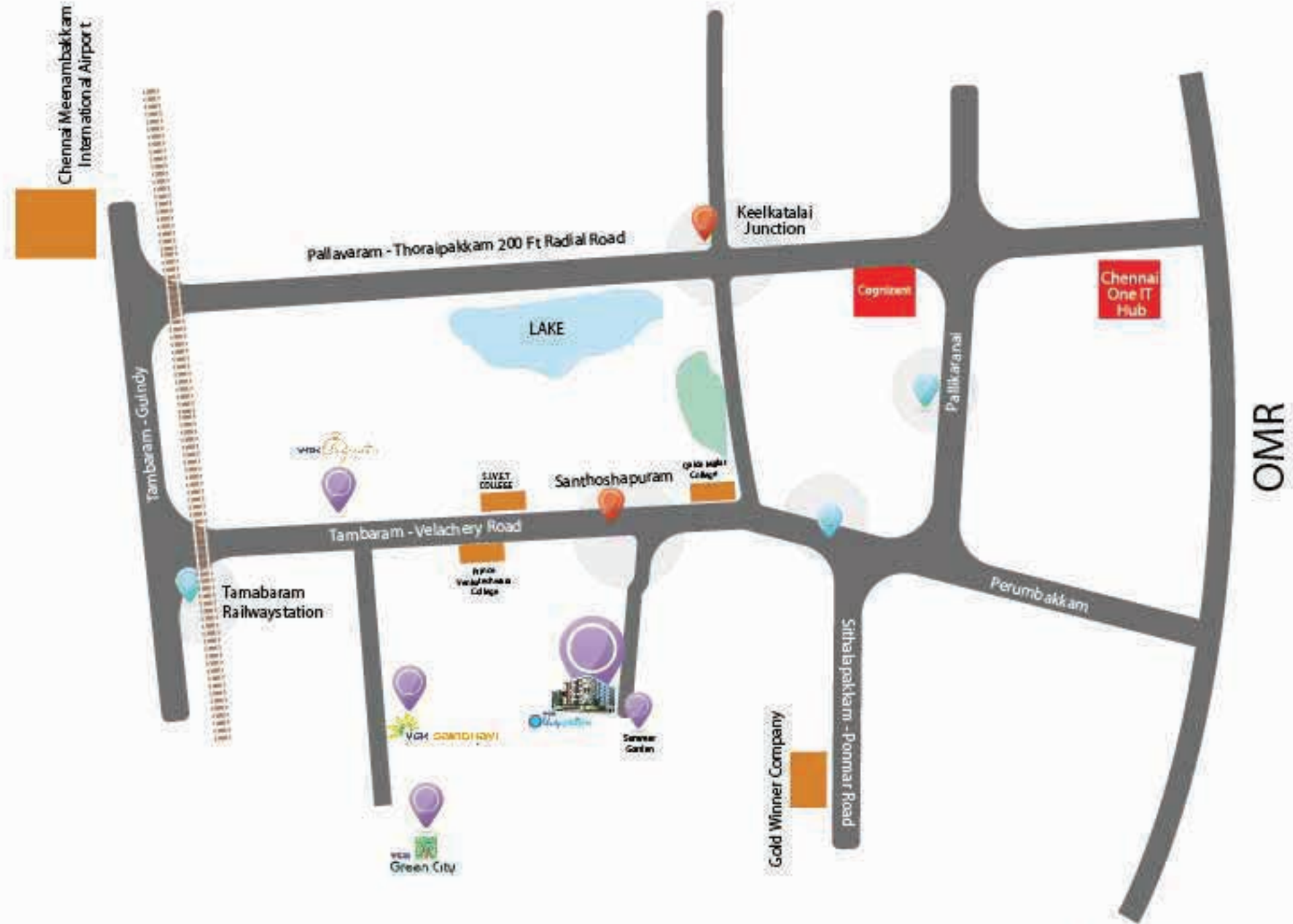
PLUMBING & SANITATION

Hot Water lines: CPVC pipes with necessary fittings & geyser provision Cold waterlines: PVC pipes Conforming to IS Rain Water and Sanitary line: PVC pipes Conforming to IS. Parryware Fittings, Rain Water Harvesting With Necessary Arrangements. Individual Septic Tank Will Be Provided For Each Block's & Main Door Grill Gate Will Be Provided.



Note:

The Cost Of Apartment Is Exclusive Of Covered Car Parking, Registration, Stamp Duty Incidental Charges,deposits Payable To Tneb Underground Drainage Gst Tax And Other Government Taxes.



Not To Scale

LOCATION ADVANTAGES

SCHOOLS

Boaz Public school	2 Mins
Alpha International School	3 Mins
Zion Matriculation School	10 Mins
Alwin Memorial Public School	10 Mins
Vellammal School	20 Mins

COLLEGES

S.I.V.E.T College	05 Mins
Prince Venkateshwara colloege	05 Mins
Mohammed Sathik Engineering College	10 Mins
M M C College	15 Mins
Quaid-E-Millath College	10 Mins

HOSPITALS

Global Multi Speciality Hospital	15 Mins
Chettinad Hospital	15 Mins

TRANSPORTS

Airport	20 Mins
Tambaram - Bus Stop	15 Mins
Tambaram - Railway Station	15 Mins
Medavakkam Bus stop	5 Mins

CMDA NO-138/2022

RERA NO-TNRERA/12403/2022

IT COMPANIES

Sipcot IT Park	15 Mins
Elcot	15 Mins
Infosys	10 Mins
TCS	12 Mins



EXPERTS ASSOCIATED WITH



**ARCHITECTURAL
CONSULTANT**

**Mr.M.Meyyappan,A.I.I.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**

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