



VNR HOMES PRIVATE LIMITED

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Project Approved By:



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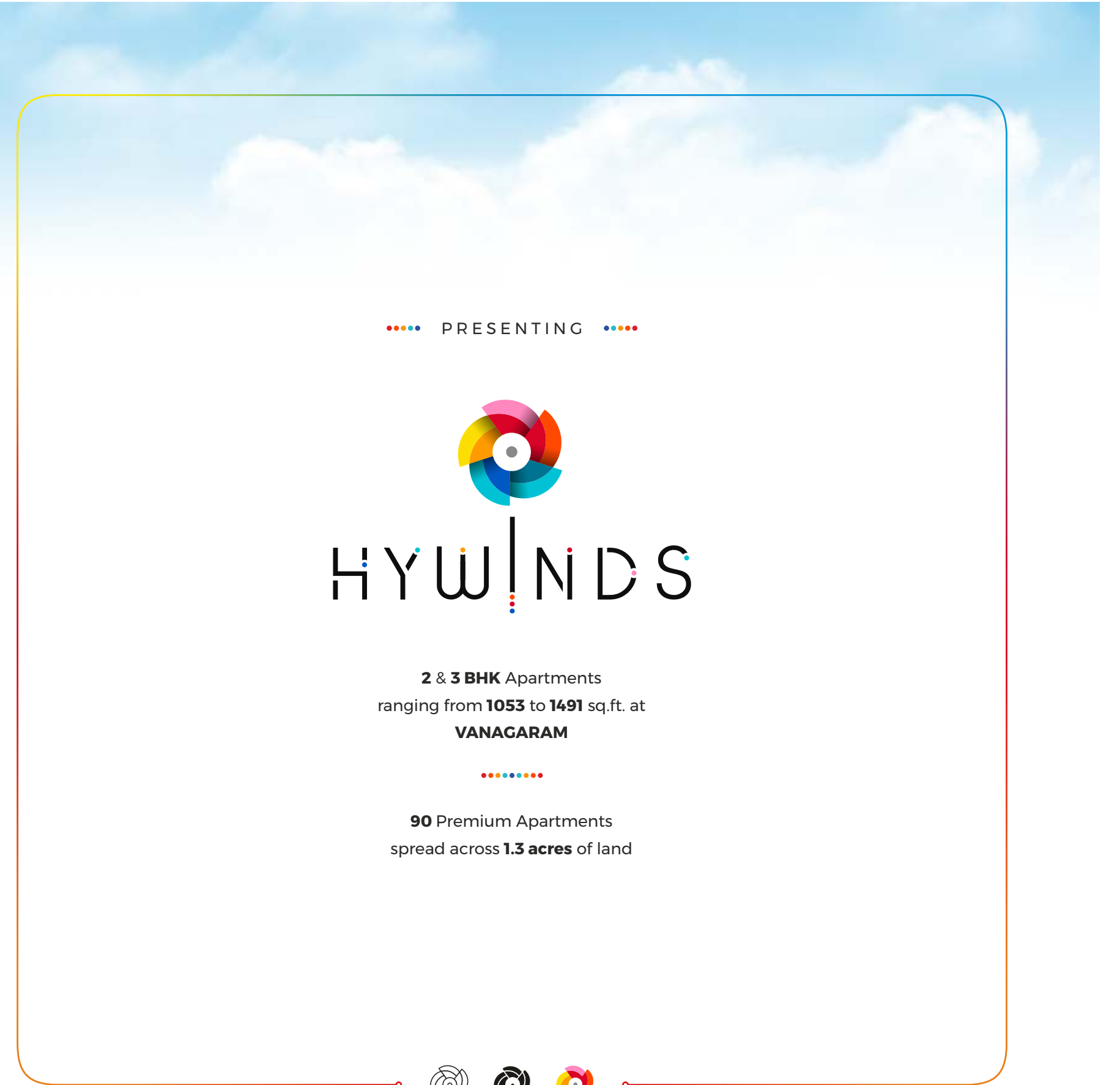
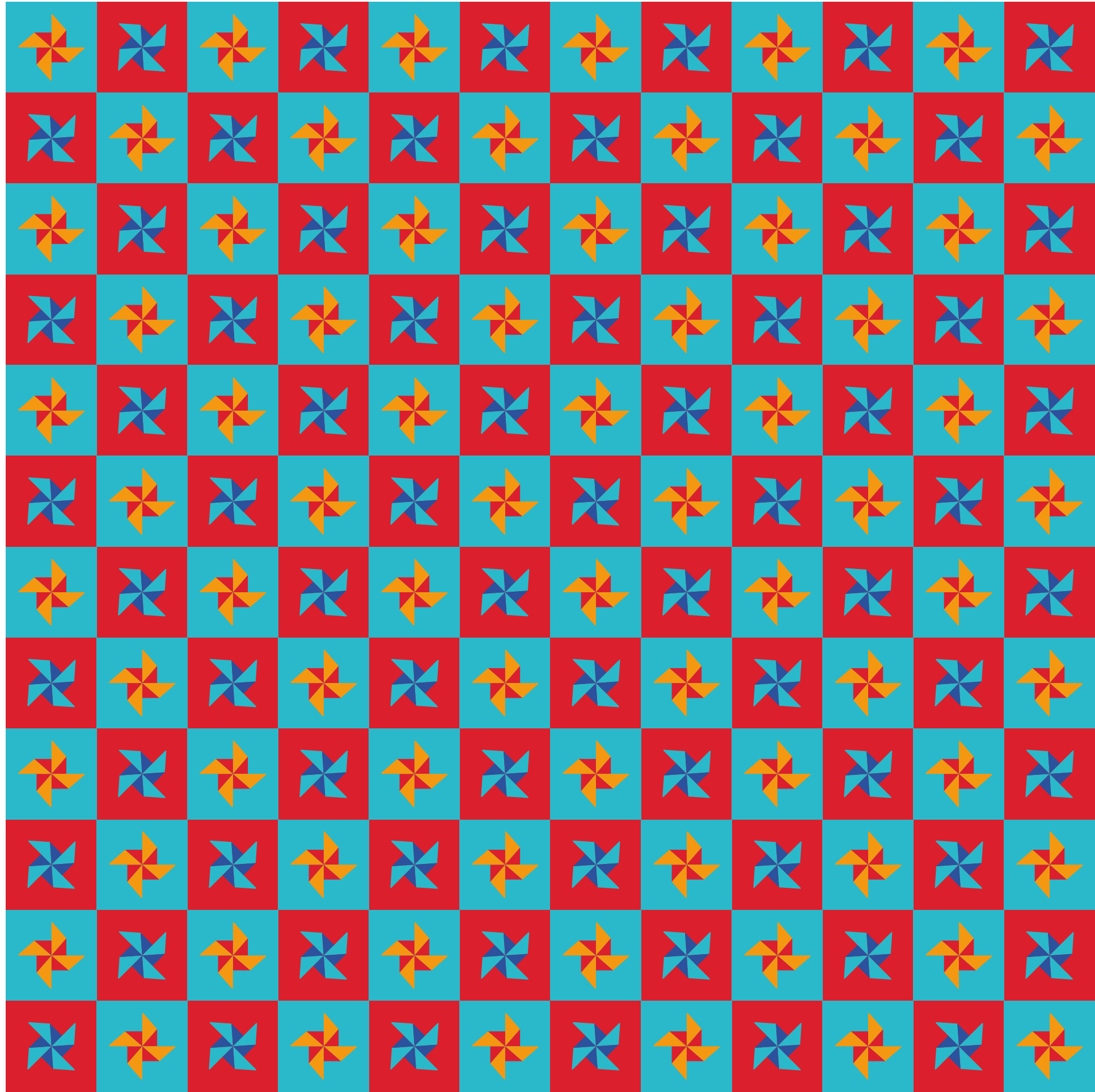
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mah design strategy

LET THE
WINDS OF
PROSPERITY
BLOW IN YOUR
DIRECTION





..... PRESENTING



HYWINDS

2 & 3 BHK Apartments
ranging from **1053** to **1491** sq.ft. at
VANAGARAM



90 Premium Apartments
spread across **1.3 acres** of land






PREMIUM
APARTMENTS
FOR A PREMIER
LIFESTYLE

.....

We have curated the perfect home that offers the right mix of life's needs - Location, features or price, you will find everything in your favour! A beautiful green-scape podium in between two blocks offers a garden-facing view to 90% of the apartments. The building has a brilliant facade lighting that accentuates its prominent architectural features!





LOVE IS LIKE
THE WIND
YOU CAN'T SEE IT,
BUT YOU CAN FEEL IT



We build the house but you create the home. We have taken care of every little detail to provide you an ambience where love and care can flourish! VNR Hywinds is vaasthu compliant and boasts of 70% carpet area. The lifestyle that you have always dreamt of, awaits you!




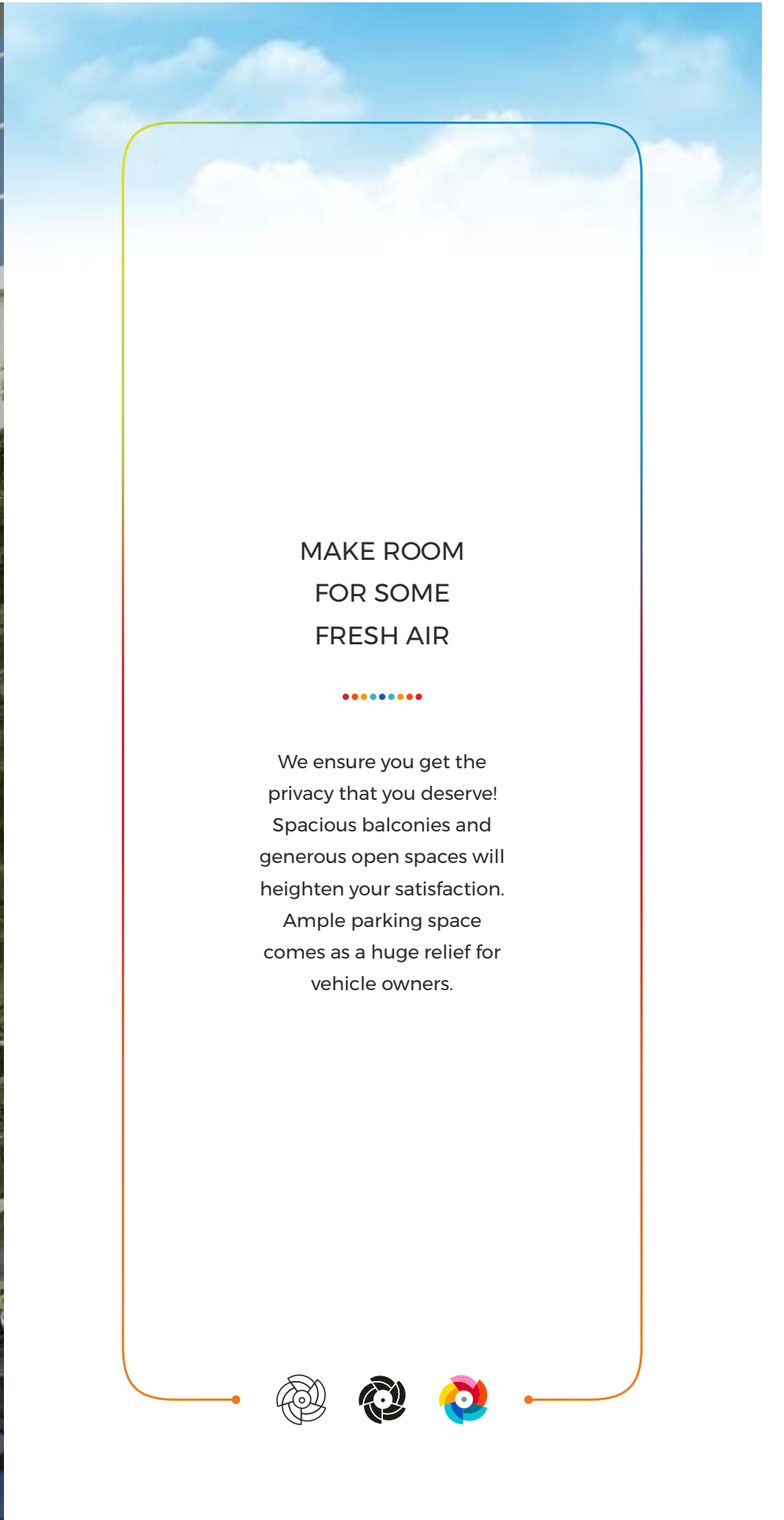


GO WHERE
THE WINDS
CARRY YOU!

.....

Here is an asset whose value is undiminished by the winds of time. VNR Hywinds is created with the intent of optimizing appreciation in the days to come! You are just 5 mins away from all the essentials of life.





MAKE ROOM FOR SOME FRESH AIR



We ensure you get the privacy that you deserve! Spacious balconies and generous open spaces will heighten your satisfaction. Ample parking space comes as a huge relief for vehicle owners.





GRAND ENTRANCE ARCH
WITH SECURITY CABIN



LUSH LANDSCAPE WITH
BEAUTIFUL GARDEN



EV CHARGING
STATIONS



PART PODIUM AND PART CROSSWAY
OPEN HATCHED SPACE IN THE COURTYARD



ZERO WASTAGE
FLOOR PLANS



THREE SIDE VENTILATION & BAY WINDOWS
TO IMPROVE VENTILATION



VAASTHU
COMPLIANT



SOLAR POWERED
COMMON AREA BACK UP



NO OPPOSITE FACING DOORS
TO ENSURE PRIVACY



2 CORE 3 LARGE LIFT
ELEVATORS WITH WIDE STAIRCASE



CCTV CAMERAS AND
SECURITY BOOTH



VISITORS PARKING BAY &
MAID/DRIVER RESTROOMS



24X7 POWER BACK UP
FOR ALL THE APARTMENTS*



24X7 TREATED
WATER SUPPLY



KIDS VIDEO
GAMES ZONE



LIFESTYLE FEATURES THAT COME AS A GENTLE BREEZE



With your long term wellness in mind we have cherry picked features like solar powered common area, power backup and EV charging ports. Our Zero wastage floor plans are in line with sustainable living practices.





CHILDREN PLAY AREA



SENIOR CITIZEN PARK



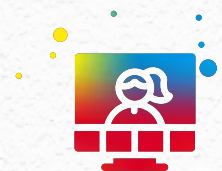
YOGA OUTDOOR DECK



AEROBICS ROOM



AV ROOM



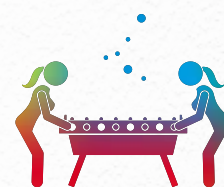
WORK FROM HOME WITH WIFI



MULTIPURPOSE HALL



CHESS & OTHER BOARD GAMES



FOOSBALL TABLE



TODDLER PLAY AREA



MINI TODDLER POOL



GYMNASIUM



CROSS FIT AND WEIGHT TRAINING



CRICKET NET



AIR HOCKEY TABLE

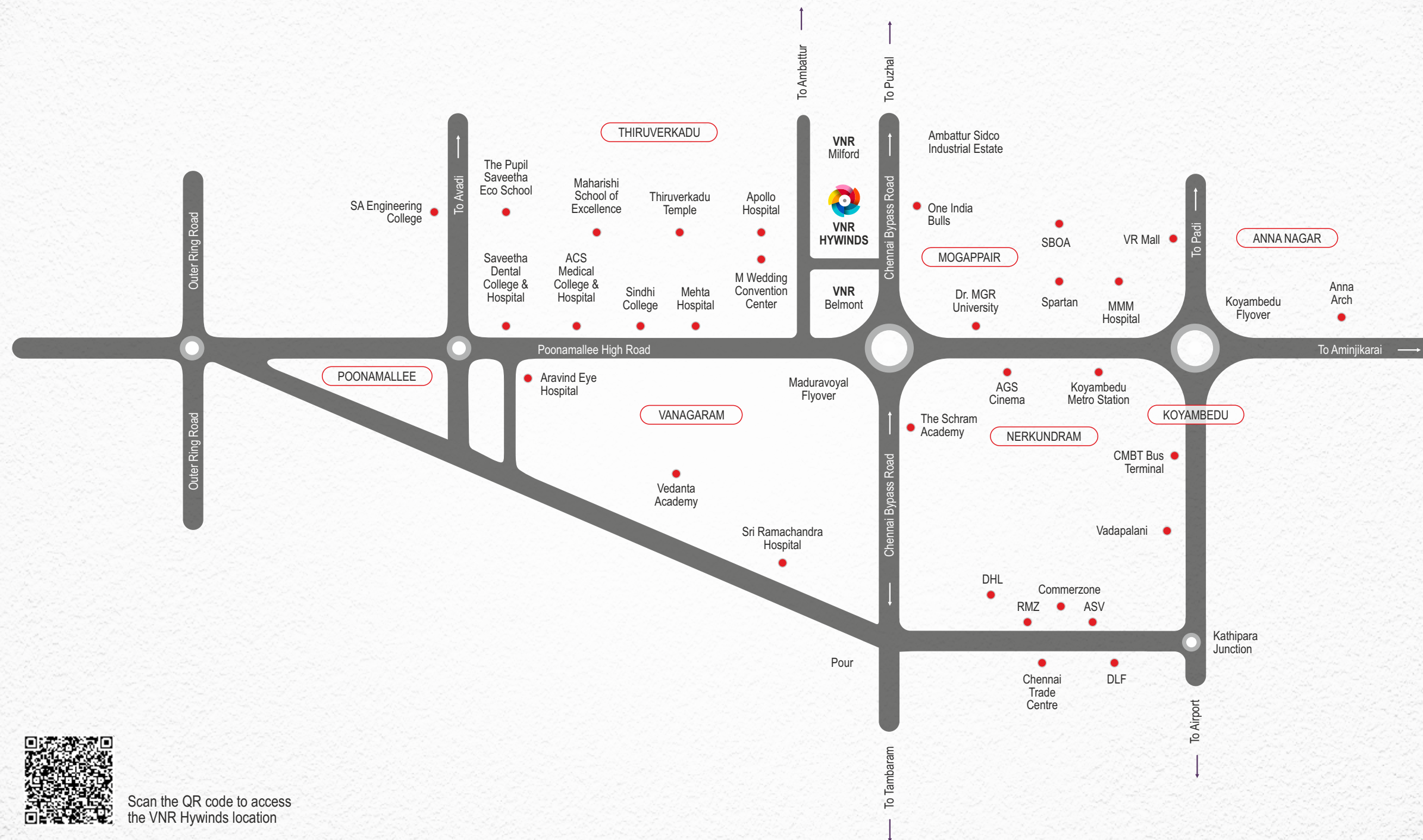


PREMIUM LIFESTYLE AMENITIES THAT WILL BLOW YOUR MIND AWAY



Our Amenities are high on the 'recreation quotient'. With features like mini theater, yoga outdoor deck, aerobics room, cricket nets and multipurpose hall, Hywinds turns your life into one big celebration. To add to that, it's a kids & senior-citizen friendly community!





Scan the QR code to access the VNR Hywinds location

DREAMS TAKE FLIGHT WHEN YOU INVEST IN THE RIGHT LOCATION



Located at Chennai's North East belt, Vanagaram is an investment-worthy hub with connectivity to Ambattur Industrial Estate, Anna Nagar, Koyambedu and Valasaravakkam. It takes a 2 mins drive to reach the Poonamallee 100 ft highway. You save 15 Lakhs when you compare Mogappair West which is just a 5 mins drive from Vanagaram. Located just 15 mins from Annanagar, you can now enjoy an asset that's 1/3rd the price of Annanagar.





SMARTLY DESIGNED LIVING & DINING ROOM



Integrating the living and dining rooms is a smart design choice that enhances the perception of space, making the home appear more expansive than its actual size. By creating an open and fluid living space, residents can enjoy a seamless and versatile environment, perfect for both entertaining guests and fostering family togetherness.



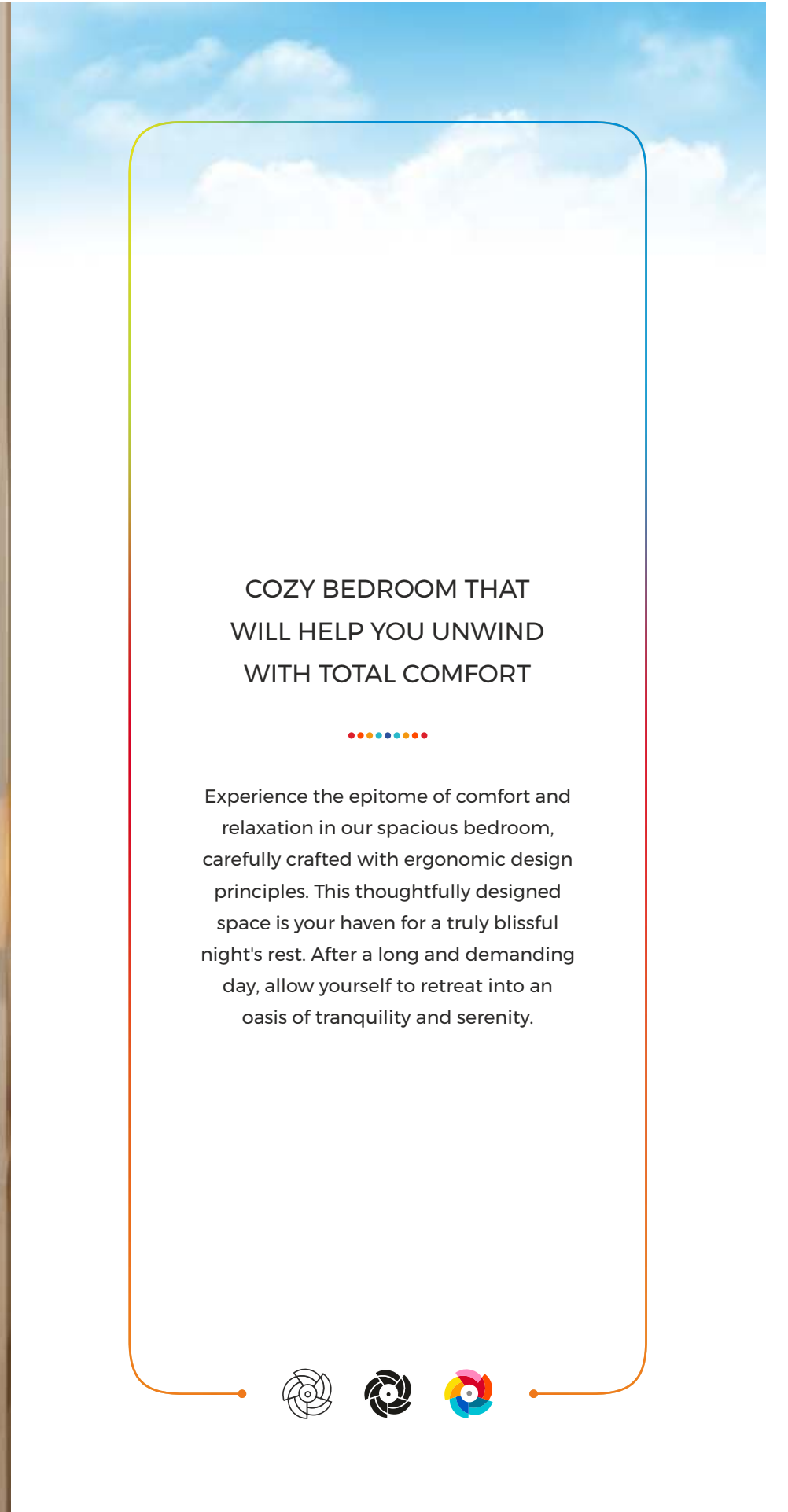


SPACIOUS KITCHENS
THAT HELP YOU REDISCOVER
THE JOY OF COOKING



Let your kitchen become a source of inspiration, sparking your creativity to explore new cuisines. You won't even realize the strain of working, as our meticulously planned kitchen layout caters to your convenience and ease. Embrace the joy of cooking in a space where functionality meets elegance.





COZY BEDROOM THAT
WILL HELP YOU UNWIND
WITH TOTAL COMFORT



Experience the epitome of comfort and relaxation in our spacious bedroom, carefully crafted with ergonomic design principles. This thoughtfully designed space is your haven for a truly blissful night's rest. After a long and demanding day, allow yourself to retreat into an oasis of tranquility and serenity.





STILT PLAN

1ST TO 3RD
TYPICAL FLOOR PLAN



5TH FLOOR PLAN





101 - 501

Facing	East
Type	2 BHK + 2T
Buildup Area	1092 sq.ft.



102 - 502

Facing	West
Type	2 BHK + 2T
Buildup Area	1053 sq.ft.



103 - 503

Facing	North
Type	3 BHK + 3T
Buildup Area	1440 sq.ft.



**104 - 504
105 - 505**

Facing	North
Type	3 BHK + 3T
Buildup Area	1324 sq.ft.



106 - 506

Facing	North
Type	3 BHK + 3T
Buildup Area	1461 sq.ft.



107 - 507
108 - 508
109 - 509

Facing	East
Type	3 BHK + 3T
Buildup Area	1396 sq.ft.



110 - 510

Facing	North
Type	3 BHK + 3T
Buildup Area	1474 sq.ft.



**111 - 511
112 - 512
113 - 513**

Facing	East
Type	3 BHK + 3T
Buildup Area	1491 sq.ft.



114 - 514

Facing	West
Type	3 BHK + 3T
Buildup Area	1474 sq.ft.



115 - 515

Facing	North
Type	3 BHK + 3T
Buildup Area	1354 sq.ft.



116 - 516

Facing	North
Type	3 BHK + 3T
Buildup Area	1426 sq.ft.



**117 - 517
118 - 518**

Facing	North
Type	2 BHK + 2T
Buildup Area	1093 sq.ft.

SPECIFICATIONS

STRUCTURE:

- RCC Framed Structure designed for Earthquake Resistance

JOINERIES:

- MAIN DOOR: Teak wood frame or equivalent with veneer shutter of 35 mm thickness or equivalent. Brass hinges, handles and Godrej locks or equivalent
- OTHER DOORS: Country wood frames or equivalent and solid core skin moulded shutter of 30 mm thickness, or equivalent. Round lock and SS hinges original quality (without coating), Godrej locks or equivalent
- TOILET DOORS: Country wood frames one side water-proofing resistance coated flush shutter 30mm thick
- WINDOWS: UPVC or Aluminum with powder coating (Jindal or equivalent) as per Architect's drawing with minimum 4mm thick clear or pin headed glass with sliding shutters with MS Grill.
- VENTILATOR: Toilet ventilator UPVC or Aluminum, frames with 4mm pin headed glass louvers in all floors

PAINTING

- CEILING PAINTING: 1 coat primer and 2 coats OBD
- INTERNAL WALLS: 2 coats of putty, 1 coat of primer and 2 coats of Acrylic Emulsion on all floors
- EXTERNAL WALLS: 1 coat of White Cement, 1 Coat of Primer and 2 coats of Exterior Emulsion
- MAIN DOOR: Melamine finish if applicable
- OTHER DOORS: Enamel painting if applicable
- VENTILATORS: 1 coat of primer and 2 coats of synthetic enamel paint if applicable
- WINDOWS: Not applicable (UPVC/Aluminum with powder coating)

FLOORING

- Vitrified flooring tiles of minimum size 2'0" X 2'0" for living, dining and bedroom with 4" skirting of vitrified tiles
- Anti-skid ceramic flooring tiles of minimum size 16" X 16" , in kitchen with 4" skirting of ceramic tiles
- Anti-skid ceramic flooring tiles of minimum size 12"x 12" or 16" X 16", in utility and balcony (balcony can also be ½"x4' wooden finish or equivalent) with 4" skirting.
- Toilet flooring will be anti-skid ceramic tiles of size 1'0" X 1'0"
- Dadoing upto a height of 7'0" in toilet and bath area
- Kitchen counter top will be provided with 20mm thick granite slab half nosing set in cement mortar and glazed ceramic tiles size of 8"X12" or larger size, dado 2' above kitchen platform

WASH BASIN IN DINING

- Wash Basin above 2'X2' area using ceramic glazed tiles of Size 12"X8"

PLUMBING AND SANITARY:

TOILETS

- Kohler/ Parryware /Jaguar or equivalent basic model EWC white colour with flushing tank - 1 No.
- Kohler/ Parryware /Jaguar or equivalent basic model Wash basin white colour with 1 tap point and bottle trap - 1 No.
- Angle cock (if applicable) - 3 Nos.

CP FITTINGS

- 2-in-1 wall mixer - 1 No.
- 2-in-1 bib cock with health faucet - 1 No.
- CP shower rose with shower arm - 1 No.
- Stop cock (Concealed) - 1 No.

DINING

- Wash basin white colour with 1 tap point and bottle trap - 1 No.

KITCHEN

- Stainless steel sink with single drain board - 1 No.
- Long body C.P. Tap (Swan Neck Tap) - 1 No.
- Tap point provision for RO point - 1 No.

UTILITY / BALCONY

- Tap point with waste line arrangement for washing machine (providing tap will be apt.) - 1 No.

COMMON AREA

- Ceramic tiles size of 16"X16" or larger sizes with 4" skirting for lobby
- Staircase Area: Shahabath stone or equivalent

ELECTRICAL

- 3 phase power supply and modular switch with DB Box

LIVING

- Light Points - 2 Nos
- Fan Points - 1 No.

- TV Socket + 6A Socket - 1 No.
- Calling Bell Point - 1 No.
- 6A Board Plug - 1 No.
- Chandelier - 1 No.

DINING

- Light points - 1 No.
- Fan point - 1 No.
- 16A point (for fridge, if applicable) - 1 No.
- 6A Board Plug - 1 No.

KITCHEN

- Light points in Wall - 1 No.
- Light points in Ceiling - 1 No.
- 6A point (including one Aquaguard point) - 2 Nos
- Exhaust Fan point - 1 No.
- 16A point (Microwave Oven / Mixie / Grinder) - 1 No.

UTILITY / BALCONY

- Light point (Wall) - 1 No.
- 16A point (for washing machine) - 1 No.

BEDROOMS

- Light point - 2 Nos
- Fan point - 1 No.
- 6A point board plug - 1 No.
- Two Way control switch for light point and fan point - 1 No.
- Provision for Split AC point with conduit only - 1 No.

POINTS IN ANY ONE BEDROOM

- Split AC point - 1 No.
- TV point - 1 No. + 6A plug - 1 No.
- 6A plug - 1 No.
- 6A Board Plug - 1 No.

ATTACHED TOILET

- Light point - 1 No.
- Geyser point - 1 No.
- Exhaust fan point - 1 No.
- Mirror light point - 1 No.
- 6A point - 1 No.

COMMON TOILET

- Light point - 1 No.
- Geyser point (conduit provision only) - 1 No.
- Exhaust fan point - 1 No.
- Mirror light point - 1 No.
- 6A point - 1 No.

LOBBY AND COMMON AREA:

- Light Point - 2 way above Main Door Entry - 1 No.
- Light points at Corridor

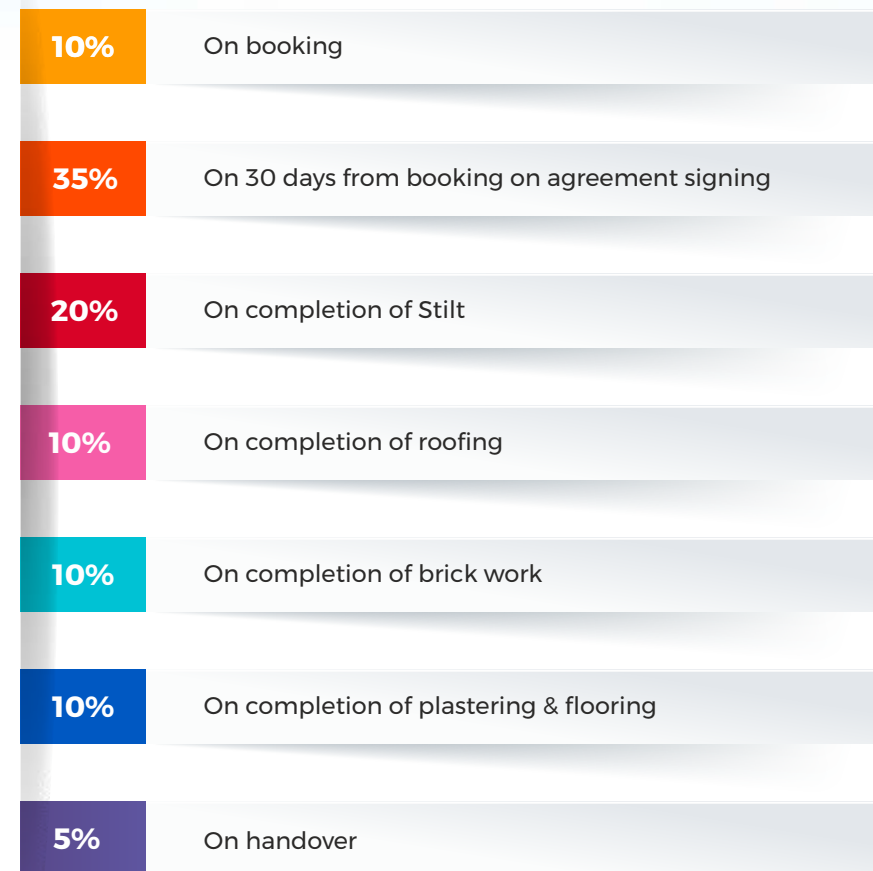
COMMON AREA AND LIFT

- Power back up only in common area and lift. All LED lights as per consultant drawing for common areas
- Open areas will have water proof fittings

GENERAL

- Rainwater harvesting and roof waterproofing as per CMDA instructed method
- Compound Wall as per drawing
- Weathering course cooling tiles
- UG sump capacity and septic tank (or STP if applicable) as per NBC norms
- OHT and all sunken portion - Waterproofing

PAYMENT TERMS



Payments should be made by Cheque or Demand Draft payable to "M/s. VARMAN CONSTRUCTIONS PVT. LTD."

AIRPORT | TRAIN | METRO | BUS:
 Maduravoyal Erikarai Bus Stop (1 km)
 Koyambedu Metro Station (5 km)
 Koyambedu Bus Stand (5.5 km)
 Ambatur Railway Station (6.5 km)
 Chennai International Airport (14 km)

COLLEGES:
 Apollo Nursing College (500 mtrs)
 Dr. MGR Engineering College (1 km)
 Sri Rajeshwari Engineering College (1 km)
 Meenakshi Ammal Dental College (2 km)
 ACS Medical College and Hospital (3 km)

KEY NEIGHBORHOOD:
 Maduravoyal Junction (1 km)
 Mogappair (3 km)
 Ambattur Industrial Estate (3.3 km)
 Koyambedu (5 km)
 Porur (5 km)



SCHOOLS:
 Schram Academy School (1 km)
 Velammal Vidyalaya (1 km)
 Sri Chaitanya School (1 km)
 Narayana E-techno School (1.5 km)
 Dawn School (2 km)

HOSPITALS:
 Apollo Specialty Hospitals (500 mtrs)
 MMM Hospital (2.5 km)
 New Life Hospital (2.5 km)
 Goodwill Hospital (2 km)
 Sri Balaji Hospital (3.5 km)

CLOSE PROXIMITY TO:
 Maduravoyal Flyover
 Nilgiris Super Market
 SBI Bank & HDFC Bank
 AGS Cinemas
 Sree Varu Palace

WELL CONNECTED, SO THAT YOU CAN CONNECT WITH LIFE!

ABOUT VNR HOMES

We have over 25 years of experience in the real estate industry and have developed more than 100 acres of land in and around Chennai.

Our core values have helped us build a trustworthy and dependable company

CORE VALUES

- Creating value for money
- Personal commitment & integrity
 - Quality at all costs
- Fairness to all stakeholders
 - Transparent dealings

Having acquired land parcels across Chennai over a period of time we are able to provide the best price and best quality to our customers. Some of our successful projects include:

COMPLETED PROJECTS

VNR Sunnyvale	8 Units	2013	Madhuravoyal
VNR Pleasanton	8 Units	2013	Madhuravoyal
VNR Milford	104 Units	2015	Madhuravoyal
VNR Belmont	40 Units	2022	Vanagaram

ONGOING PROJECTS

VNR Cloverdale	21 Villas	2023	Mogappair West
VNR Hywinds	90 Units	2023	Vanagaram

UPCOMING PROJECTS

VNR Tiara	17 Villas	Thazhambur	
Plot projects	Plots	Thiruverkadu & Padur	

We are a private limited company with robust fundamentals and ambitious plans for the future.

