



**VNR HOMES PRIVATE LIMITED**

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Project Approved By:



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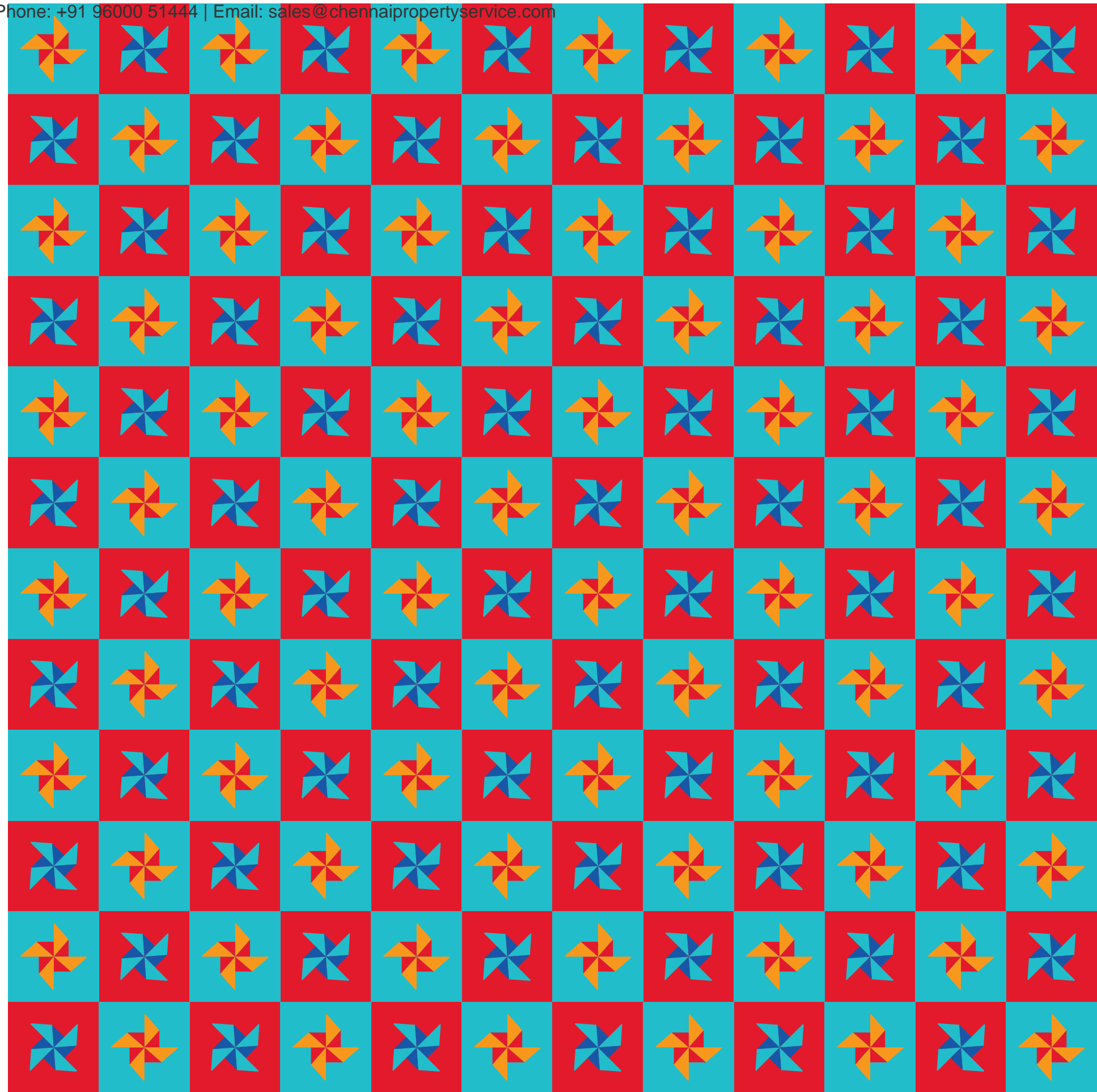


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**LET THE  
WINDS OF  
PROSPERITY  
BLOW IN YOUR  
DIRECTION**





..... 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!




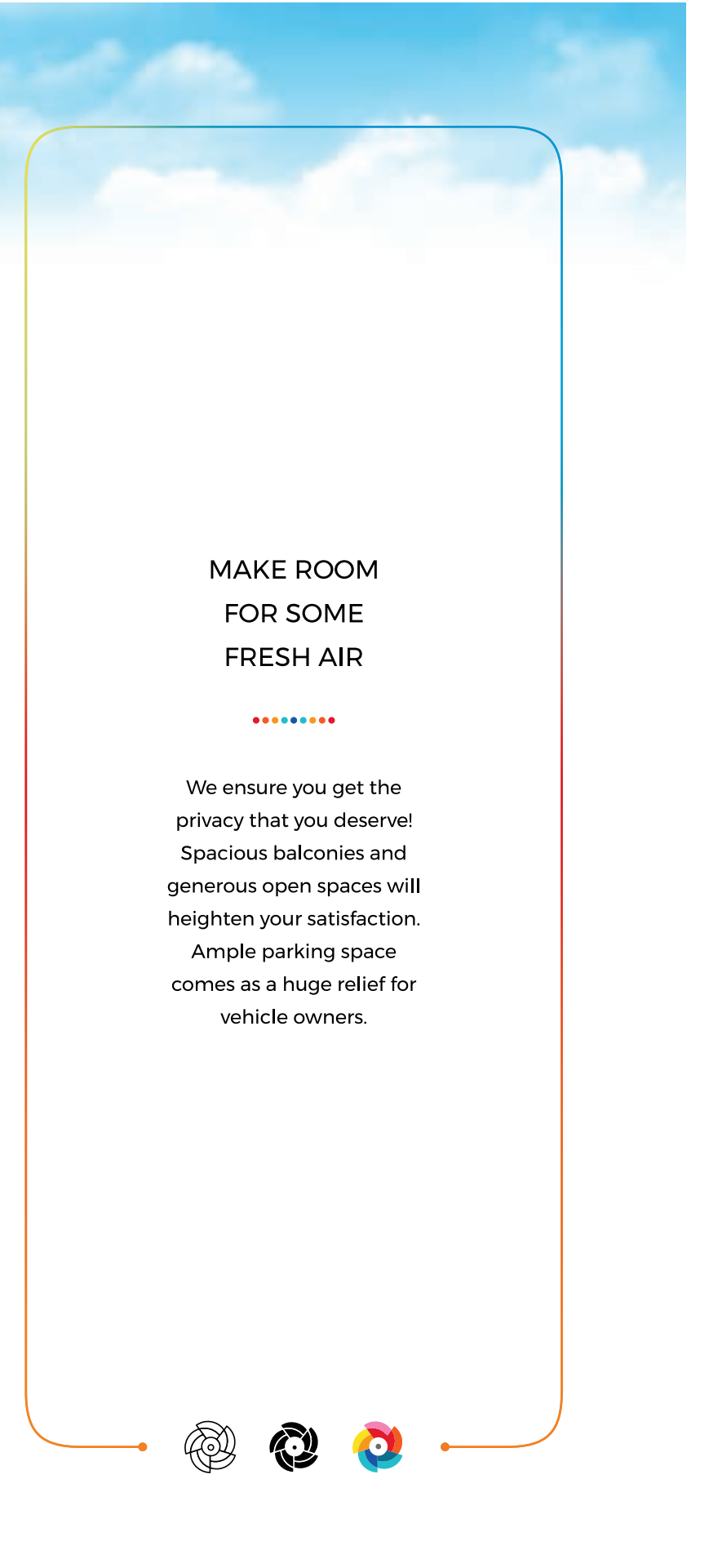


GO WHERE  
THE WINDS  
CARRY YOU!

.....

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.





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



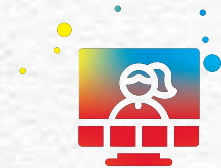
YOGA OUTDOOR DECK



AEROBICS ROOM



AV ROOM



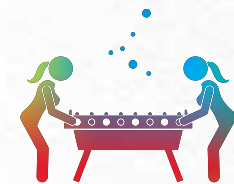
WORK FROM HOME WITH WIFI



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!







### 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.



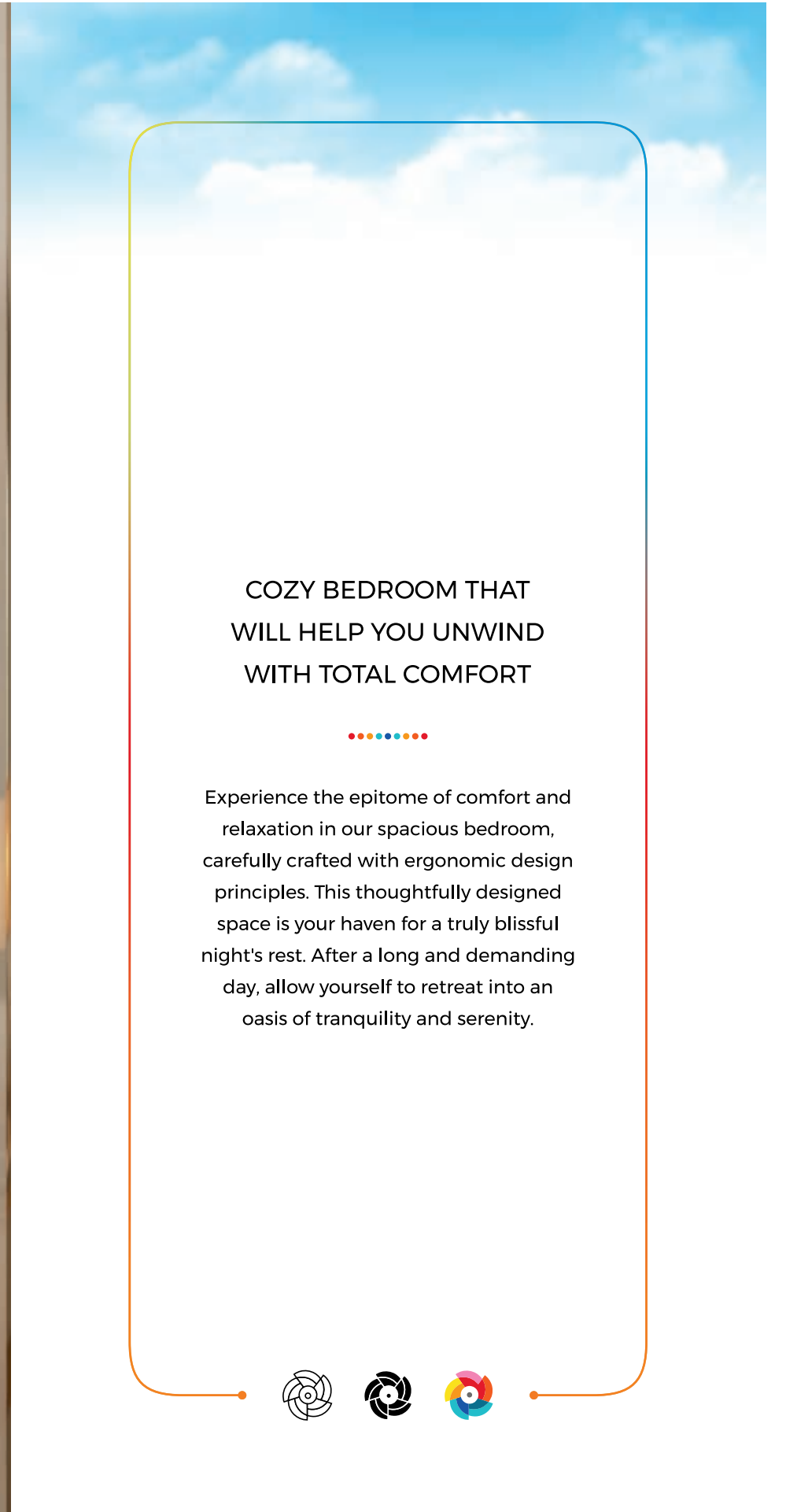


SPACIOUS KITCHENS  
THAT HELP YOU REDISCOVER  
THE JOY OF COOKING



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





4TH 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:

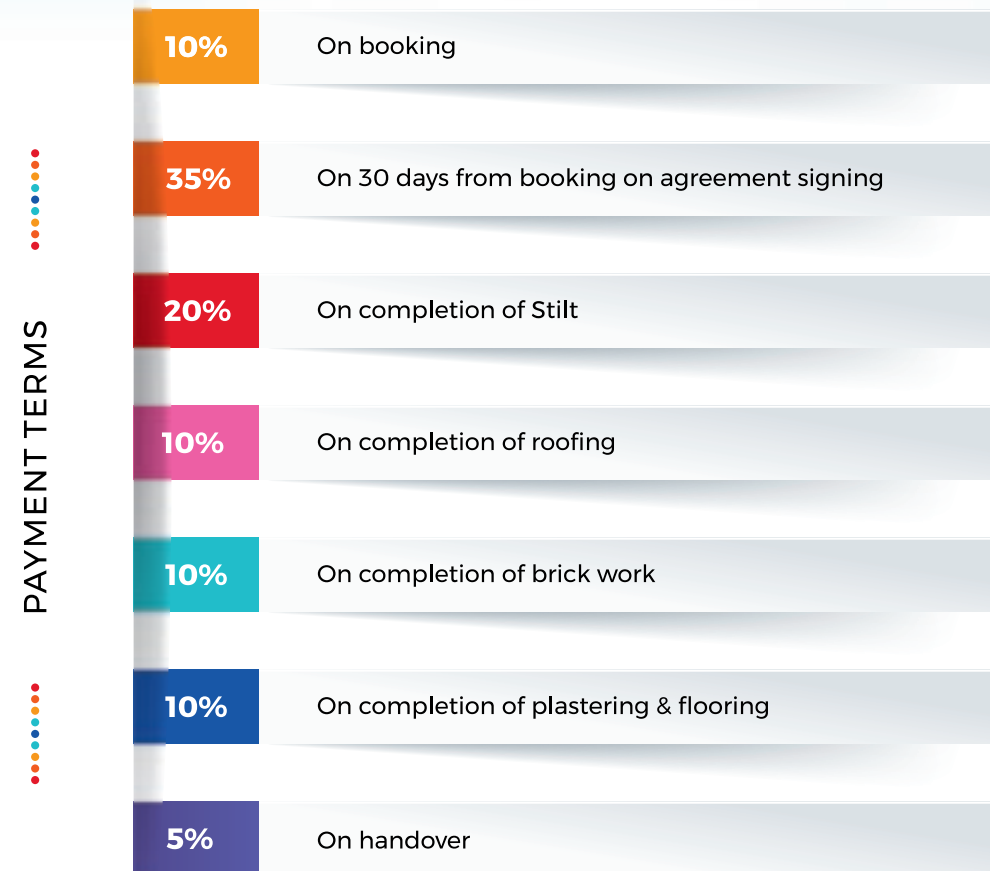
- Light Point – 2 way above Main Door Entry – 1 No.
- Light points at Corridor

#### 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



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  
ACS 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.

