



GR HOUSING
INFRAS

JOINTLY WITH
CHENNAI
ANNANAGAR
CO-OPERATIVE
HOUSING SOCIETY LTD

VARAGA

Where Comfort Meets Modern Living!

Explore **2 & 3 Bhk** Flats



100+

Projects Completed

Best In-class
Specifications



Elevation images are artistic impressions for reference only. Actual design and finishes may vary.

CHENNAI ANNANAGAR
CO-OPERATIVE HOUSING
SOCIETY

Feel-Good Thoughtfully Designed Spaces

@ **Korattur**
Kandigai Street



Scan me for
Location



within
1 km

Radiating

Padi Saravana Stores

1.5 km

Radiating

1.5 km: Proposed Kolathur Metro Station (Srinivasa Nagar underground, Metro Phase II) and Villivakkam Metro, Retteri Junction, Kolathur Junction.

2 kms

Radiating

Korattur and Villivakkam Railway Stations
100 ft Road, CTH Road, Chennai Bypass, and GNT Road

3 kms

Radiating

Ambattur Industrial Estate and TVS, IT companies.
Apollo Hospitals, Sundaram Foundation, MMM, Cherrian Frontier Hospital.
Anna Nagar Tower Park, VR Mall, Ampa Skywalk.

4 kms

Radiating

Madhavaram Mofussil Bus Terminus and Koyambodu Bus Stand
Our flats are surrounded by well-known schools, namely SBOA, DAV, Vellammal, and Everwin.

5 kms

Radiating

MGR University, Savitha University, Vellammal Engineering College.

Centre to Ambattur Industrial Estate, Perambur, Red Hills, Madhavaram, Anna Nagar, and Kolathur, Our next neighborhood: Orchid Springs Apartments.



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Elevating Everyday Living

**TYPICAL
FLOOR
PLAN**
(I, II & III)



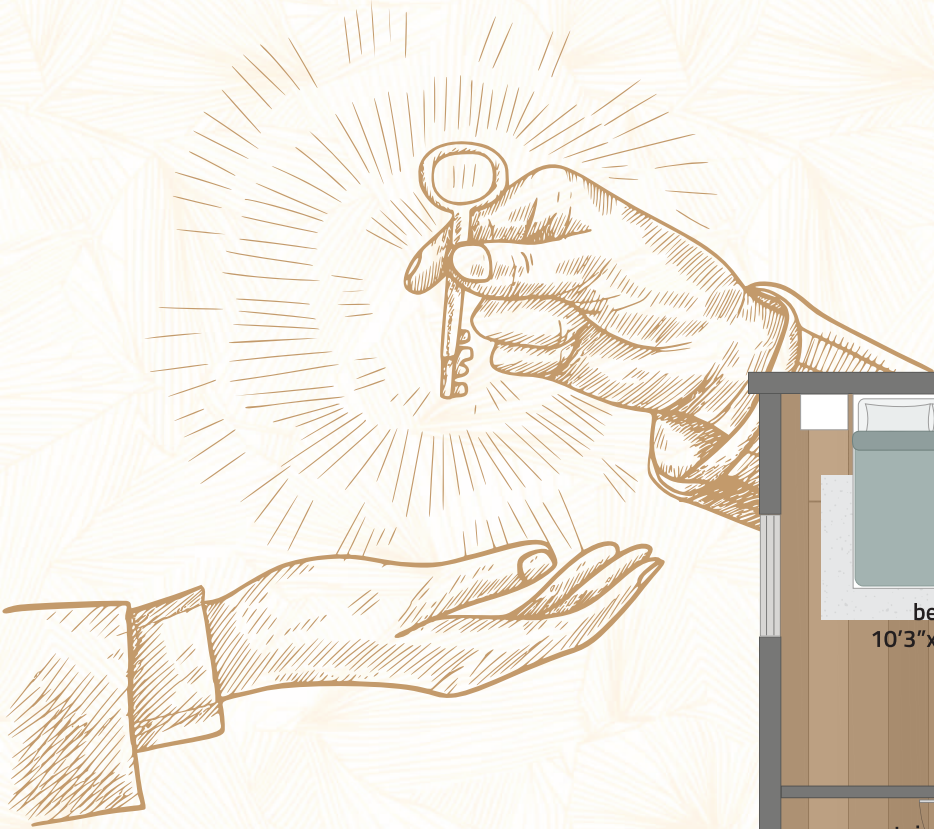
**STILT
FLOOR
PLAN**



VARAGA

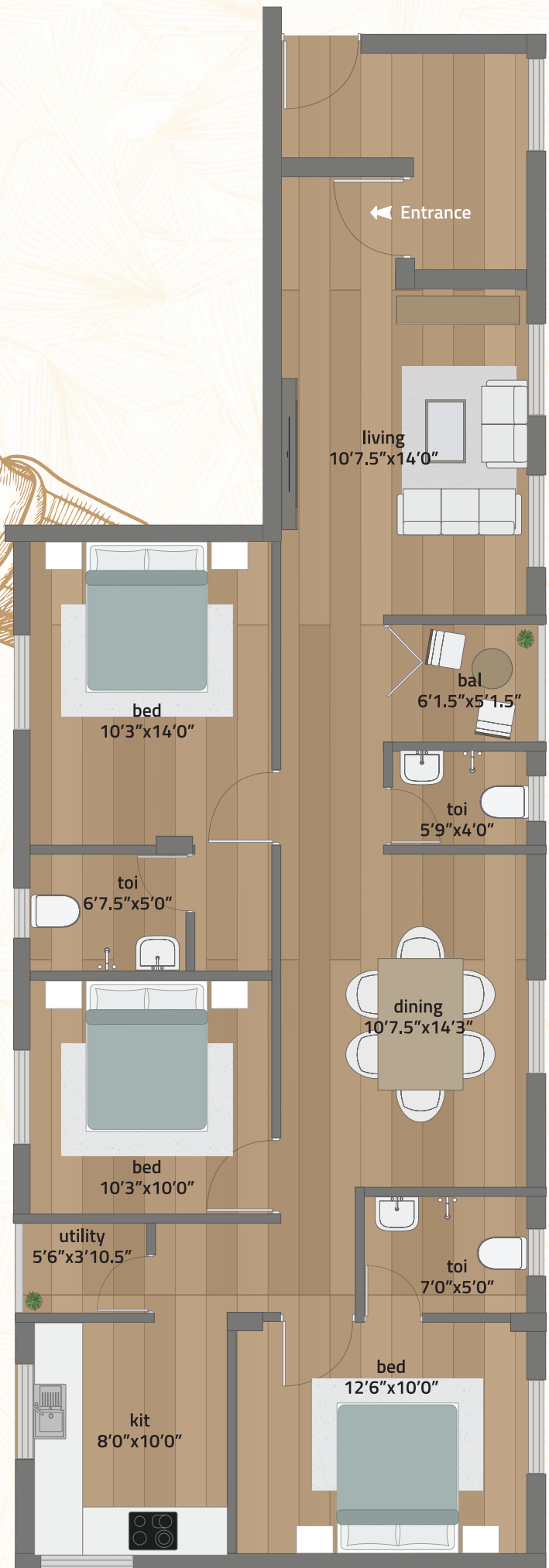
1A 2A 3A

3 BHK



VARAGA

"Experience spacious living with our 3 BHK residences, featuring thoughtfully designed layouts, airy balconies, and refined finishes that bring comfort and elegance into every moment."



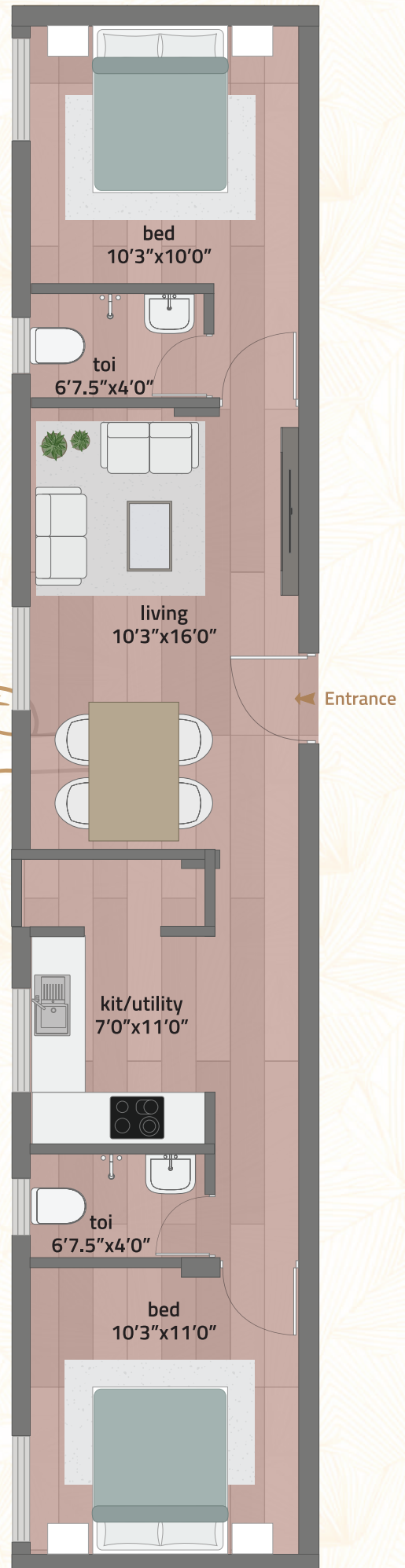
1B 2B 3B

2 BHK



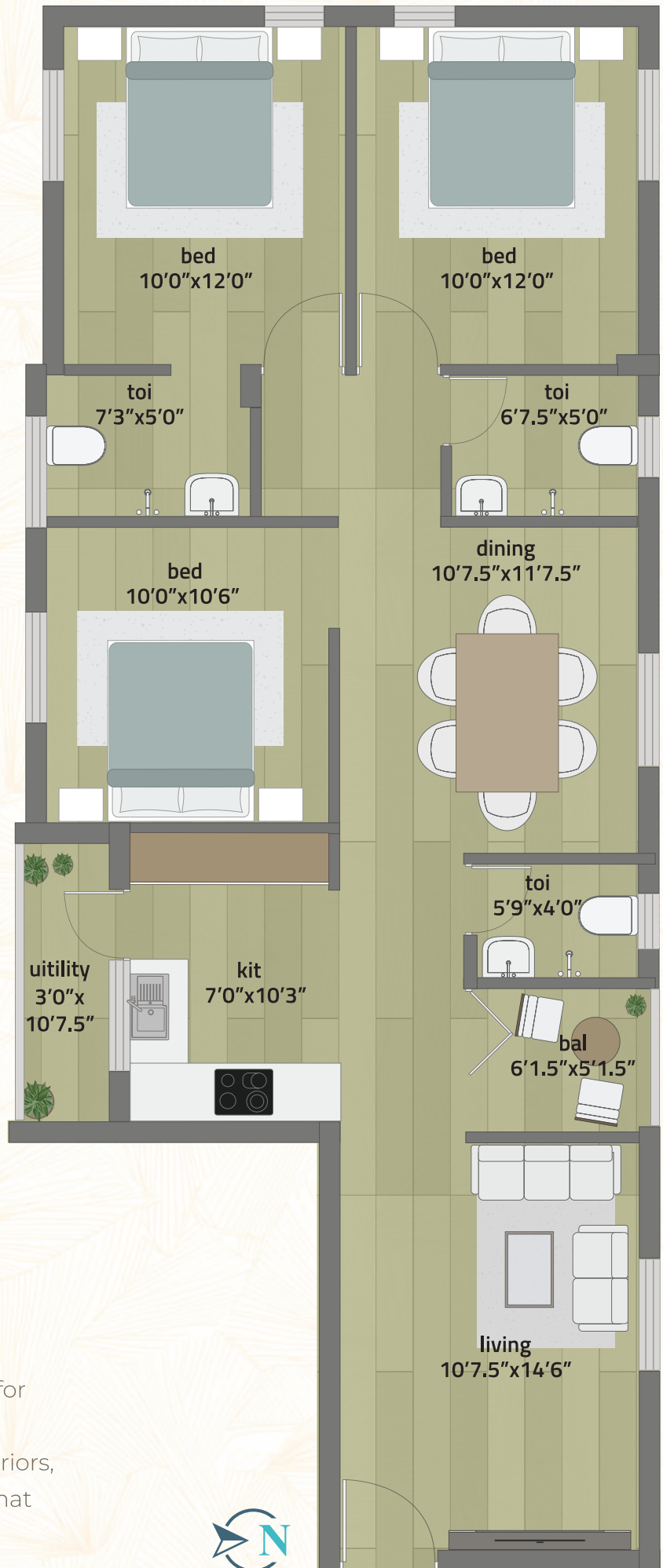
VARAGA

"Step into a world of refined comfort with our 2 BHK apartments, where expansive spaces, natural light, and contemporary design create the perfect setting for elevated living."



1C 2C 3C

3 BHK



VARAGA

"Discover 3 BHK homes crafted for those who value space and sophistication, with elegant interiors, private balconies, and a layout that seamlessly blends style and functionality."



Entrance

FOUNDATION

RCC column framed structure with Pile Foundation
(Further Details refer Structural Drawings).

SUPERSTRUCTURE

RCC framed structure with beams and slabs. (Further Details refer Structural Drawings). Using 53 Grade Cement and ISI 550-D Steel.

WALLS

All outer walls are 9" & all internal walls are 4' ½" thick brick walls as per approved drawing.

PLASTERING

1. All internal plastering are smooth sponge finished with CM 1:5.
2. All external plastering are rough finished with CM 1:5

FLOORING

Vitrified Tile Flooring (2' x 2') @ Rs.50/- per Sq.ft. with 4" height skirting for the whole flat.
(KAG/SOMANY or equivalent)

MAIN DOOR

Main door frames and Doors will be used by Gana Teak with size of 4"X3" (Frame Size). Door will be (1" thick) with Planks.

INTERNAL DOORS

All Internal door Frames will be Second Class Teak Wood with (4'X2.5" Size).

All Doors will be skinned flush door shutters. (Factory Made).
Bathroom Door will be First quality PVC Door. (Heavy).

WINDOWS

All windows will be made by UPVC (Branded) fixed with glass panels and safety grills. (With mosquito Sliding Door. As per Standard).

KITCHEN

Kitchen Walls will provide glazed tiles (Rs.40/- Sq.ft.) and 3 feet height will be provided. Necessary Granite platform with stainless steel 2'X1.5" bowl sink with (Parryware, Hindware or Equivalent) separate taps to be provided. Necessary Exhaust Fan Provisions will be provided

BATHROOMS

Glazed tiles (Rs.50/- Sq.ft.) on all the bathrooms up to 7 Feet Height only and the sanitary fittings will be Parryware, Hindware or Equivalent. One EWC (floor or Wall mounted), Wash Basin, Wall Mixer and necessary Tap Fittings will be provided. All bath fittings will be Chrome Finish.

PLUMBING

1. All internal water lines and Hot water lines will be of CPVC pipe (Finolex) concealed and external lines will be of Star Brand or Equivalent PVC pipes fixed on walls with clamps.
2. All waste water and soil lines will be PVC pipes, fixed on the walls with clamps.
3. All rain water lines will be of PVC pipes fixed on walls with clamps.
4. Kitchen and toilet will be provided with water connection from the overhead tank.

PAINTING

1. The entire exterior walls of the complex will be finished with ACE two coats of Asian paint over a coat of suitable primer.
2. All interior walls will be finished with suitable full putty over a one coat of suitable primer, and two coats of Asian paints with Roller Finish with Emulsion.

ELECTRICAL

All rooms will be provided with two 5 Amps plug socket, one fan point and one tube light point and two wall light point and necessary Points to be provided.

1. Copper wires will be concealed in PVC conduits connection to quality brand Anchor Roma Modular switches and socket.
2. All bedrooms and Living rooms will be provided with one Air Conditioner point.
3. Kitchen will be provided with four 5 amps plug sockets, one tube light point one exhaust fan point, two 15 amps plug socket point.
4. Wash area will be provided with one light point and three pin 15 amps point for washing machines.
5. All toilet cum bathrooms will be provided with one light point, one mirror light point, one 15 amps plug socket for geyser and one 5 amps point.
6. Any additional light/socket points will be provided to the purchaser at the time of execution at extra cost.
7. Modular Anchor Roma or equivalent switches will be used.

GENERAL FACILITIES



LIFT
Brand with
Automatic ARD



3 Phase EB
each Dwelling/
1 Common
Connection



Drainage/Water Lines
underground system
by Corporation



Underground
water sump (RCC)
18,000 Liters



60 Feet Depth
9" Inches
Dia Borewell



Lifetime maintenance
with Corpus fund
by M/s. GRHI



Covered Car Parking
with Electrical
Charging Point.



CCTV Camera
Provisions
Given



RCC OHT
Capacity
5000 Liters

Note : As per market availability of materials and brand may change

VARAGA



GR HOUSING INFRAS

Registered Office:

NO.35/16, 11th Cross Street, New Colony,
Chromepet, Chennai,
Chengalpattu - District
Tamil Nadu – 600044
GST No. 33AAYFG8060C1Z9

Branch Office:

No.21/2, First Floor, OCF Road,
Avadi,
Chennai – 600054
Tiruvallur – District

Site Address:

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