



A LEGACY OF FINE LIVING

K-RERA/PRJ/ERN/028/2023  
[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)



VARMA  
**harmōny**  
LUXURY APARTMENTS  
EDAPPALLY | KOCHI

*Live in harmony with...*



Permit No. EYP2/130/6053/2022  
K-RERA/PRJ/ERN/028/2023  
[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)







## Welcome to the Varma Family!

At Varma Homes, we strive to construct happiness throughout your time with us and beyond. Whatever your concern is – interior furnishing, repairs, renovations, rentals, resale – consider it solved! Be assured, we are just a call away. We are always happy to extend a helping hand.

### Here's What Varma Care Offers:

#### Creative Interiors:

We offer interiors with creative designs, impeccably executed as per your taste and space and always delivered on time. Our experienced interior designers will give your home that extra allure that is designed to impress.

#### Reliable After - Sales Service:

With Varma Homes, we continue to be a team even after you move into your new home. After sales service is a part of our culture, and we ensure that your repair and maintenance needs are taken care of without any hassle.

#### Wide Range of Maintenance and Repair Services:

Our M & S division offers unique service options and a wide range of utility care ranging from cleaning to plumbing and everything in between.



Home Cleaning



Electrical Maintenance



Plumbing



Air Conditioning



Carpentry and  
Masonry Service



Pest Control

We don't just meet expectations. We exceed them.

**Let's construct happiness together!**



# ...style & grandeur in life

Varma Homes' new project Varma Harmony creates an exceptional experience of luxurious style and grandeur in your life. The single tower with ground floor and 4 floors has a total of 28 units of luxury apartments consisting of 2 BHK ranging from 1074 sq. ft. to 1475 sq. ft. and 3 BHK ranging from 1458 sq. ft. to 1771 sq. ft. This grand project stays upright in an area of 46.30 cents at one of Kochi's most sought after residential areas – Edappally.



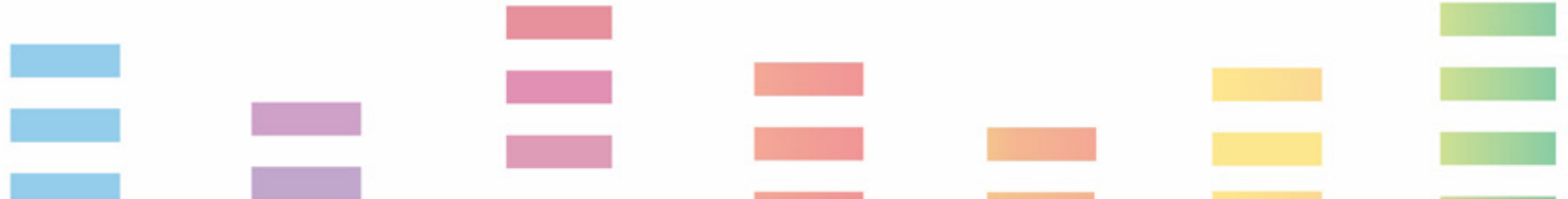






# ...location of socio-economic prominence & connectivity

Edappally, being one of the major commercial centres and residential regions in Kochi is a prime location of socio-economic prominence and connectivity. On the economic side, Lulu Mall and many other commercial centres stand in close vicinity. To enhance the social milieu of the location, we have Changampuzha Park and other religious centres in close proximity. As one of the busiest junctions in the city, there are many roads that pass via Edappally to different directions keeping you well-connected. The Cochin Bypass joins Edappally to Aroor. National Highways 544 and 66 join the Cochin Bypass at Edappally. Kochi Metro also passes through Edappally.











# ...Amenities aplenty for ease

We offer plenty of amenities to make sure your stay is comfortable and carefree.

It includes

## Ground Floor

- Multi Recreation Hall/ Association Room
- Fully Furnished Lobby
- Open Recreation Area
- Children's Play Area
- Caretaker's Room
- Driver's Room

## First Floor

- Health Club

## Terrace Floor

- Open Garden
- Roof Top Party Area
- Open Yoga Area

## Common Features

- Video Door Phone
  - Piping for Centralized Gas System
  - Fully Automatic Lifts
  - Water Treatment Plant
  - Solar Energy Utilization in Selected Area
  - Intercom Facility
  - Surveillance Camera in Selected Area
  - Provision for 24 Hr. Power & Water Supply Facility
  - Sewage Management System
  - Car Wash Area
  - Shopping Trolleys for In-house Use
  - 24x7 Security
  - Provision for EV Charging
- Biometric Door Lock for the Main Entrance at Lobby
  - Profiled Rubber Column Guards with Reflective Sticker in Parking Area
  - Landscaped Surroundings







### Type A - 3 BHK

1st to 4th Floor

Super Built up Area - 1613 sqft

RERA Carpet Area - 1111 sqft

Balcony Area - 136 sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



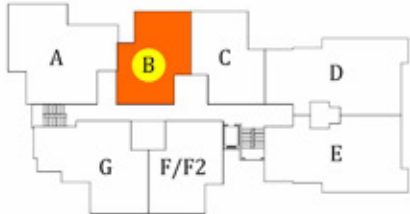
### Type B - 2 BHK

2nd to 4th Floor

Super Built up Area - 1099 sqft

RERA Carpet Area - 771 sqft

Balcony Area - 75 sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.





### Type B1 - 2 BHK

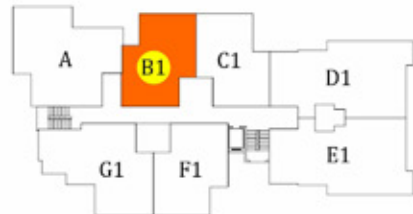
1st Floor

Super Built up Area - 1099 sqft

RERA Carpet Area - 771 sqft

Balcony Area - 75 sqft

Open Terrace Area - 46sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



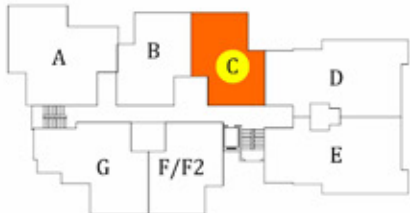
### Type C - 2 BHK

2nd to 4th Floor

Super Built up Area - 1074 sqft

RERA Carpet Area - 770 sqft

Balcony Area - 59 sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.





### Type C1 - 2 BHK

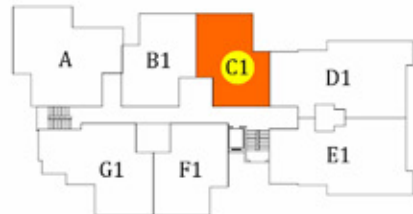
1st Floor

Super Built up Area - 1074 sqft

RERA Carpet Area - 770 sqft

Balcony Area - 59 sqft

Open Terrace Area - 41sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



### Type D - 3 BHK

2nd to 4th Floor

Super Built up Area - 1763 sqft

RERA Carpet Area - 1194 sqft

Balcony Area - 197 sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.





### Type D1 - 3 BHK

1st Floor

Super Built up Area - 1763 sqft

RERA Carpet Area - 1194 sqft

Balcony Area - 197 sqft

Open Terrace Area - 131 sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



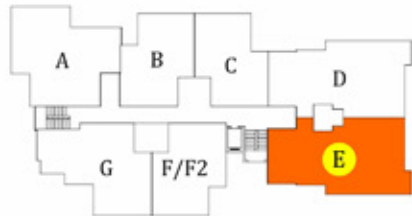
### Type E - 3 BHK

2nd to 4th Floor

Super Built up Area - 1771 sqft

RERA Carpet Area - 1193 sqft

Balcony Area - 196 sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.





### Type E1 - 2 BHK

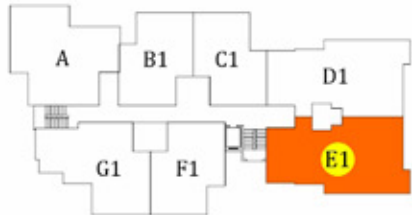
1st Floor

Super Built up Area - 1475 sqft

RERA Carpet Area - 985 sqft

Balcony Area - 127 sqft

Open Terrace Area - 24 sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



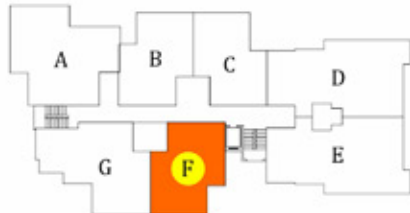
### Type F - 2 BHK

3rd & 4th Floor

Super Built up Area - 1108 sqft

RERA Carpet Area - 770 sqft

Balcony Area - 80 sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.





### Type F1 - 2 BHK

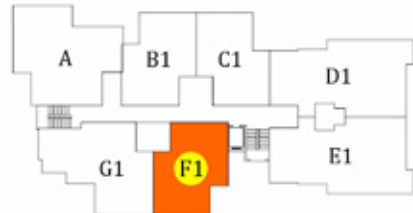
1st Floor

Super Built up Area - 1108 sqft

RERA Carpet Area - 770 sqft

Balcony Area - 80 sqft

Open Terrace Area - 56 sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



### Type F2 - 2 BHK

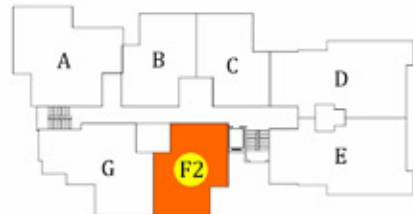
2nd Floor

Super Built up Area - 1108 sqft

RERA Carpet Area - 770 sqft

Balcony Area - 80 sqft

Open Terrace Area - 92 sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.





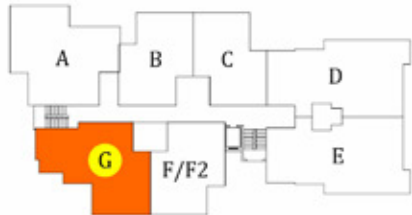
### Type G - 3 BHK

2nd to 4th Floor

Super Built up Area - 1458 sqft

RERA Carpet Area - 1040 sqft

Balcony Area - 83 sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



### Type G1 - 3 BHK

1st Floor

Super Built up Area - 1458 sqft

RERA Carpet Area - 1040 sqft

Balcony Area - 83 sqft

Open Terrace Area - 166 sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.





## Ground Floor Plan

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



## First Floor Plan

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.





## Second Floor Plan

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



### Typical Floor Plan (3rd & 4th)

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.





### Terrace Floor Plan

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.





# SPECIFICATIONS

## STRUCTURE

Reinforced cement concrete framed structure with Solid Blocks for partition walls. Earthquake resistant for zone 3

## FLOORING

High quality vitrified tiles with vitrified skirting for living, dining, bedrooms and kitchen. Anti-skid/matt tiles for balcony and toilets.

## KITCHEN

Kitchen counter with polished granite slab/premium full body vitrified tile and single bowl stainless steel sink with drain board and dado tile above the counter upto 2 ft height.

## TOILETS

Toilet walls with tiles upto a height of 7 feet. CP fittings and Sanitary wares of premium quality.

## DOORS AND WINDOWS

Front Door : Pre Hung door with designer veneer/ Steel door.

Internal Doors : Pre Hung doors with architrave / Steel door.

Windows : UPVC sliding windows with grill / Powder coated Aluminium glazed window with grill.

## PAINTING

Putty, Primer and emulsion for internal walls and Ceiling. Primer and acrylic emulsion for the external walls.

## ELECTRICAL

Concealed conduit wiring with adequate light and fan points, 6/16A socket points controlled by ELCBs and MCBs with independent KSEB meters for each flat. Modular type switches.

## PLUMBING

Concealed work with CPVC, open work with ASTM and PVC of premium brands.

## TELEPHONE POINT

Telephone point in Living room and Master Bedroom.

## TV POINT

TV point in Living room and Master Bedroom.

## AC POINT

AC provision in all bedrooms.

## WATER HEATER

Water heater provision in all bedroom toilets.

## GENERATOR

Generator back-up for common facilities and designated points in each apartment upto 1200 W through ACCL.

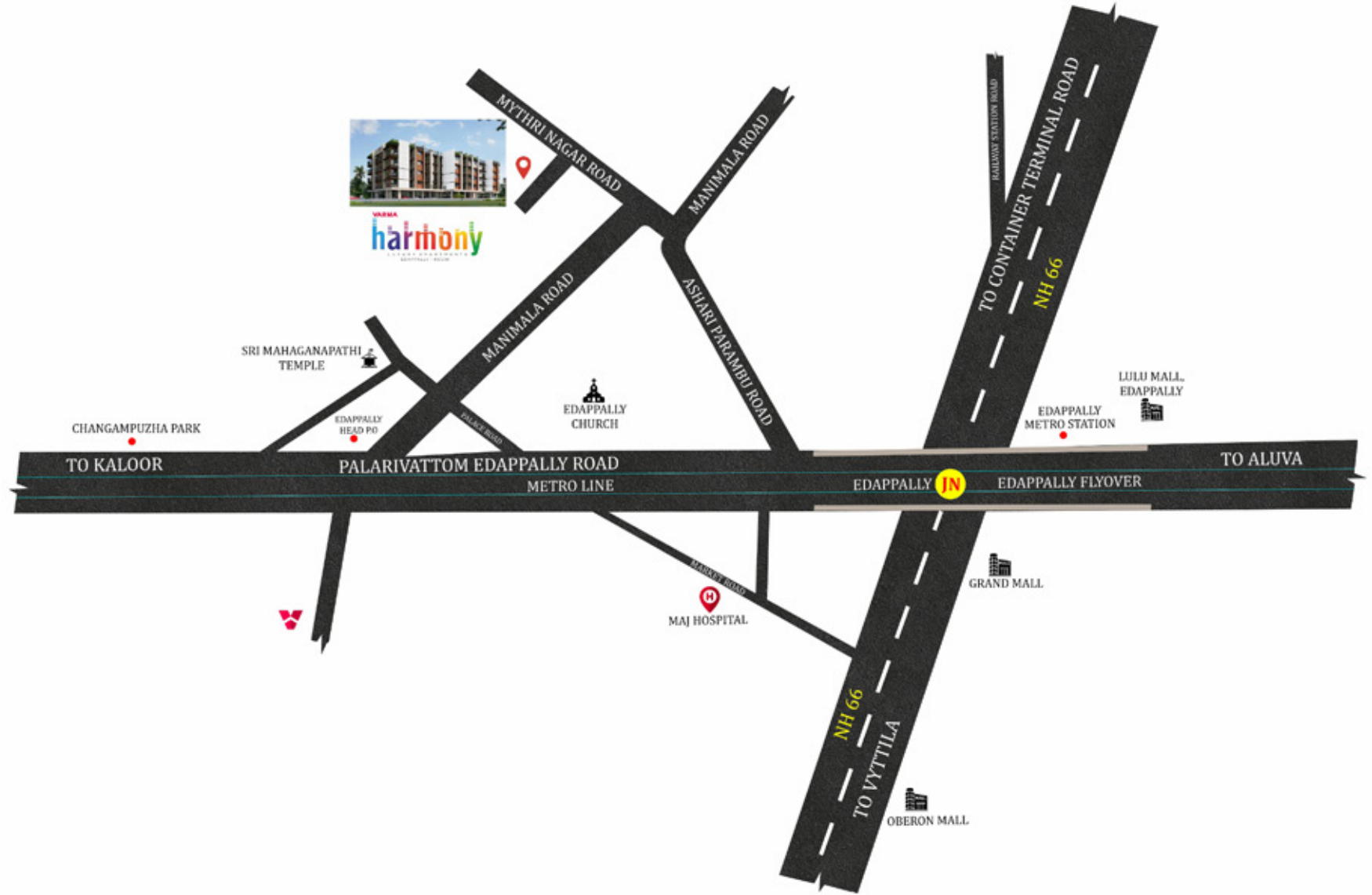




## LOCATION MAP

### DISTANCE FROM VARMA HARMONY

Edappally Church	450 m
MAJ Hospital	700 m
Metro Station/ Changampuzha Park	1 km
Lulu Mall	1 km
Oberon Mall	2 km
Renai Medicity	2 km
Edappally Railway Station	2 km
Bhavans School	2.4 km
Kaloor JLN Stadium	3.4 km
Amrita Hospital	3.8 km
KSRTC Bus Stand	6.8 km
Vyttila Mobility Hub	8 km
Cochin International Airport	22.5 km











## PRODUCT CHART

Land Area in Cents	46.3							
No.of Apartments	28							
Ground floor	Car parking + Lobby + Driver's room + Caretaker's room + Multi recreation hall / Association hall Children's play area + Open recreation area							
First floor	A (3 BHK) 1613 sqft	B1 (2 BHK) 1099 sqft OT 46 sqft	C1 (2 BHK) 1074 sqft OT 41 sqft	D1 (3 BHK) 1763 sqft OT 131 sqft	E1 (2 BHK) 1475 sqft OT 24 sqft	F1 (2 BHK) 1108 sqft OT 56 sqft	G1 (3 BHK) 1458 sqft OT 166 sqft	Health Club
Second floor	A (3 BHK) 1613 sqft	B (2 BHK) 1099 sqft	C (2 BHK) 1074 sqft	D (3 BHK) 1763 sqft	E (3 BHK) 1771 sqft	F2 (2 BHK) 1108 sqft OT 92 sqft	G (3 BHK) 1458 sqft	
Third floor	A (3 BHK) 1613 sqft	B (2 BHK) 1099 sqft	C (2 BHK) 1074 sqft	D (3 BHK) 1763 sqft	E (3 BHK) 1771 sqft	F (2 BHK) 1108 sqft	G (3 BHK) 1458 sqft	
Fourth floor	A (3 BHK) 1613 sqft	B (2 BHK) 1099 sqft	C (2 BHK) 1074 sqft	D (3 BHK) 1763 sqft	E (3 BHK) 1771 sqft	F (2 BHK) 1108 sqft	G (3 BHK) 1458 sqft	
Terrace floor	Garden, Open party area, Yoga area, Area for solar Utilisation, Biobin & incinerator							

## COMPLETED AHEAD OF SCHEDULE

KOCHI				THIRUVANANTHAPURAM		THRISSUR	
							
							
Sold out & K-RERA Registration not required Permit No. EYP-2/COC/EYP/1700/14	Sold out & K-RERA Registration not required Permit No. PW2-BA204/16-17	Sold out & K-RERA Registration not required Permit No. PW2-BA20551/2017	Sold out & K-RERA Registration not required Permit No. PW2-BA162/17-18	K-RERA/PRU/045/2021 Permit No. PW2-BA(2667)/2017	K-RERA/PRU/093/2020 Permit No. BPRLO1/2021/1180	K-RERA/PRU/362/2020 Permit No. ER/BA/422/2013	K-RERA/PRU/091/2020 Permit No. A7-2123/17

## ONGOING PROJECTS

KOCHI						THIRUVANANTHAPURAM		
								
								
K-RERA/PRU/ERN/117/2022 Permit No. PW2/BA-395/21-22/PW2-527/22	K-RERA/PRU/ERN/014/2021 Permit No. EYP1/48/COC/EYP/127/17	K-RERA/PRU/ERN/021/2021 Permit No. PW2/BA2617/20-21/2648/20	K-RERA/PRU/058/2021 Permit No. BA-923/19-20	K-RERA/PRU/364/2020 Permit No. PW2/BA102/20-21/8038/20	K-RERA/PRU/ERN/073/2023 Permit No. EYP1/81/4445/22 DID 25/10/2022	K-RERA/PRU/TVM/076/2022 Permit No. A1-BA823/26/2022	K-RERA/PRU/076/2021 Permit No. ER/BA/42723/2020	K-RERA/PRU/TVM/101/2022 Permit No. UE2/BA/13/20, UE2/19/20

## NEW LAUNCH

KOCHI




K-RERA/PRU/ERN/136/2022  
Permit No. KRP2-486/19

## UPCOMING

KOCHI








K-RERA/PRU/ERN/103/2023  
Permit No. PW2/BA-102/22-23/PW2-6794/22

K-RERA/PRU/ERN/113/2023  
Permit No. EYP3/159/11448/22

K-RERA/PRU/ERN/142/2023  
Permit No. KRP2-167/22





A LEGACY OF FINE LIVING

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KOCHI | THRISSUR | THIRUVANANTHAPURAM | KOZHIKODE

