



Fully Independent, Secure, Complete
Each Villa offers the luxuries
you always desired!

The Villas at The Groove are self-sufficient, independent units that offer complete privacy and comfort to its residents. It shall be your nest, where your family can enjoy moments of bliss.

The cluster of villas shall ensure security, and shall help foster a community feeling amongst like minded residents.

Specifications

Structure

- Isolated RCC Footings
- RCC frame structure with brick/block partitions.
The height of each floor shall be 10'-6 to top of slab (3250 mm)

Flooring & Tiling

- Staircases: Smooth Granite flooring with SS hand Railing
- Car Park Area: Flamed Granite slab Flooring
- Living/Dining : Italian Marble flooring
- Kitchen : Granite slab Flooring
- All Bedrooms : Wooden Laminated flooring of High Density , AC 4 Grade, joints treated with silicon
- All Toilets: Design tile concepts upto ceiling height
- Balconies & Service area : Leather finish slabs
- Kitchen Counter: 20mm thick Granite Counter

Sanitary & Plumbing

- Sanitary fittings: EWC Wall-hung, Concealed Cisterns, Counter Washbasin. All Sanitary Fittings shall be of Kohler make
- Faucets: All Faucets shall be Single Lever Brass CP, Grohe or equivalent make
- Plumbing: All water supply lines shall be schedule 40 cPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Kitchen : Carysil sink in kitchen

Doors & Windows

- Window Shutters: uPVC (sections are German make) Sliding windows with plain glass
- Main Door: Solid Burma Teak Frame and Burma Teak finished door shutter, Lock of Stain Less Steel
- Internal Doors: Solid Burma Teak wood frame with Flush door Shutters with combo of Veener & Duco finish with locks and good quality Hardware

Electrical

- Concealed Copper wiring of Finolex or equivalent make with Modular plate Switches
- Wiring shall be done for Lighting, 5 Amps, 15 Amps and AC points in the villa
- Switches: All switches shall be Legrand or equivalent make
- Common area and External Light fitting would be provided
- Provision for Genset, Inverter, Stabiliser in each villa

Elevator

- 6 passenger capacity 1 no. Johnson lift in each Villa with Automatic Doors, Rescue Device, SS Brushed finish & Gear less

Air Conditioning

- High wall Split AC (Daikin/OG) with drain piping shall be provided for all bedrooms

Wall, Ceiling and Joinery Treatment

- Ceiling & All Internal Walls : Putty Finish Premium Emulsion Paint over Primer
- External Walls: Putty Finish Emulsion over primer
- Joinery: All Internal Doors with Melamine Matt Polish
- Main Door: Polyurethane polish
- Internal Grills : Enamel paint over 1 coat zinc primer

Facilities & Amenities

- False Ceiling in Living & Dining with LED Light Fixtures
- False ceiling in toilets using Calcium Silicate boards with LED Light Fittings
- Laminated Glass (for better safety) with S.S. Handrail for both Balconies
- 2 nos. Covered Car park for each Villa
- Automation for better security
- Entire Water Supply to each Villa shall be Treated
- Rainwater Harvesting
- Additional wash area at terrace
- Provision for a 50/75 Lts common Geyser for all toilets at Terrace
- Provision for Wifi, Internet & Telephone

Automation

- Standalone access and also Integrated Visitor Management System for each villa.
- Front viewing camera and Microphone to communicate with the visitors at the Villa.
- Restricted Entry for Visitors, so people at home can talk, can view the outsiders without opening the Main Door.
- Private Entry for the owners with Access Control Systems and Access Cards at the main door.
- Water level Controller
- CCTV Surveillance in Common areas

Landscaping

- Adequate Landscape shall be provided
- Interlock Pavers to be laid in Driveways
- With a Water body as per scheme drawing



Key Plan



Distances from site:

BABUJI ASHRAM	0.71km
COMMERCIAL	
LRT	0.81km
H P	3.01km
DLF	3.01km
RESTAURANTS	
DOMINOS	4.61km
THALAPAKATTI	1.61km
SANGEETHA	2.91km
LEMON TREE	1.71km
KFC	2.01km
MEDICAL FACILITIES	
MIOT	1.81km
SRMC	7.11km
FINACIAL INSTITUTIONS	
ICICI	3.61km
HDFC	2.81km
MAIN	
POPULAR JUNCTION	5.51km
RAILWAY STATION GUINDY	5.11km
AIRPORT	9.91km
KATHIPARA METRO STATION	5.31km
INSTITUTIONS	
ST FRANCIS INTERNATIONAL SCHOOL	3.31km
LALAJI MEMORIAL OMEGA INTERNATIONAL SCHOOL	5.01km
PSBB MILLENIUM SCHOOL	5.31km

Developers:



Innovative Homes & Developers Pvt. Ltd.
88-A, PT. Rajan Salai,
K.K. Nagar, Chennai-78.

For Bookings please call:
98410 12145
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Chettinaad Design, Chennai.
Structural Consultant:
Kannimar Consultants, Chennai.

Please Note: All drawings, measurements, amenities and facilities indicated are subject to approval and may change if required by respective authorities and advising expert consultants. The pictures shown in the brochure are purely conceptual.



Layout Plan

4 Bedroom
 VILLA AREA - 3,400 - 3,420 SqFt*
 *Private Terrace are additional



Ground Floor Plan



First Floor Plan



Second Floor Plan



Terrace Floor Plan

