



Innovative's
SUVARNA

Discover Luxury Living in Virugambakkam





About Us





**Innovative Homes &
Developers Pvt. Ltd.**
Creating Values & Lifestyles

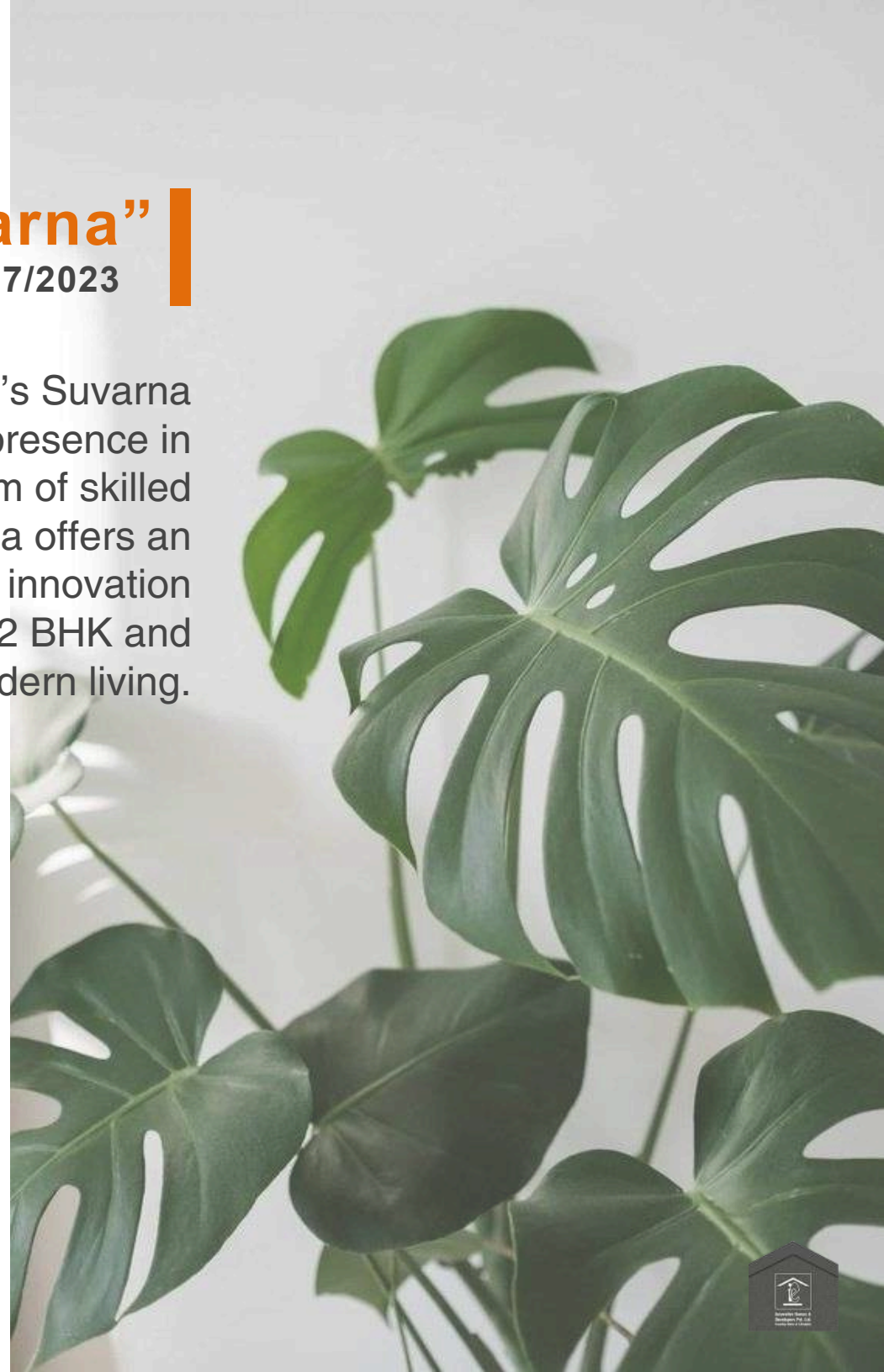
RERA NO. TN/29/Building/077/2023



Introducing “Innovative's Suvarna”

RERA NO. TN/29/Building/077/2023

Nestled in the Heart of Virugambakkam, Innovative's Suvarna stands as a testament to our two decades flourishing presence in the real estate industry. Meticulously crafted by a team of skilled engineers with specialized expertise, Suvarna offers an exceptional living experience. With focus on quality, innovation & aesthetics, Suvarna presents a wide range of 2 BHK and 3 BHK apartment modules that redefine modern living.



Location



Project Overview



Land Extent
5 Grounds

Total Units
20 Units

No. of Blocks
1 Block

No. of Floors
Stilt + 5 Floors

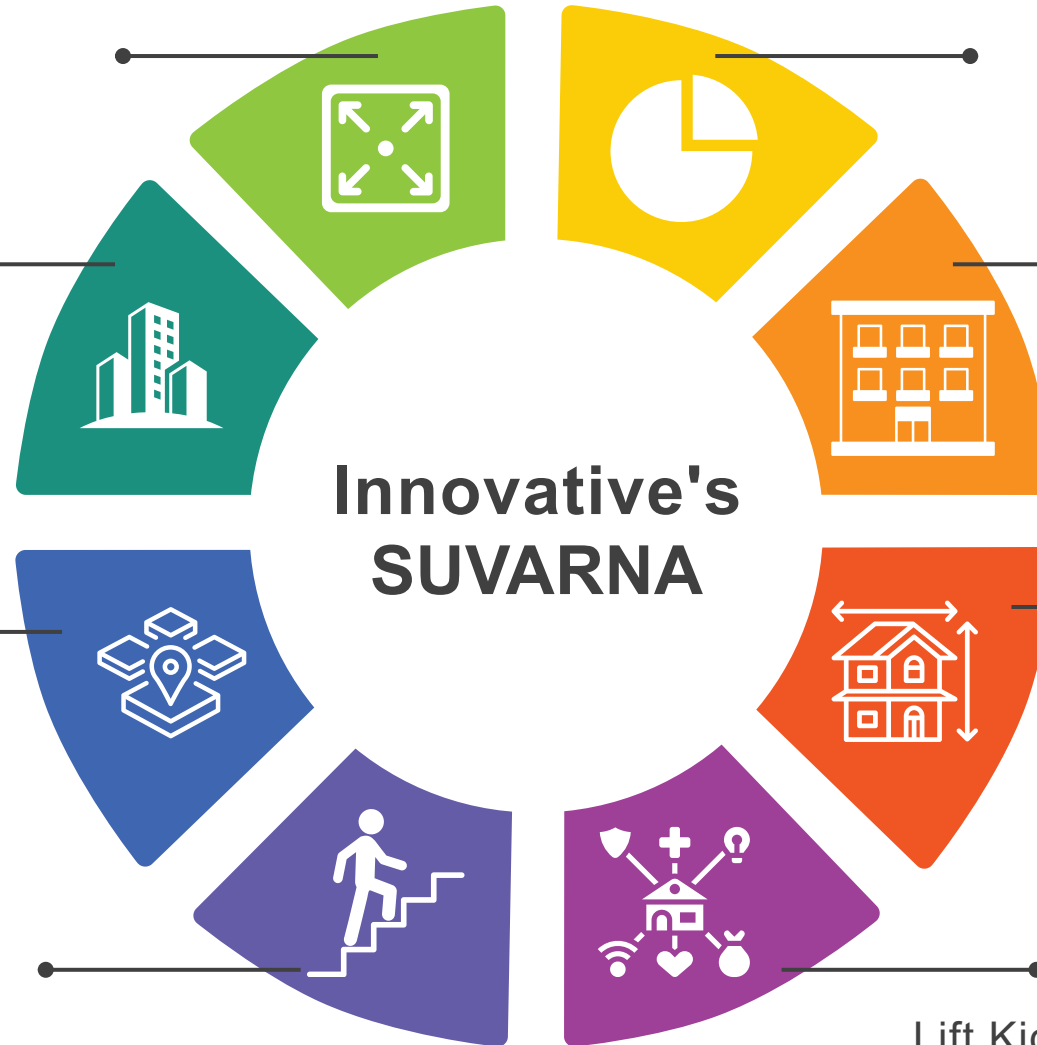
No. of Units per Floor
4 Units

Apartment Types
2 & 3 BHK

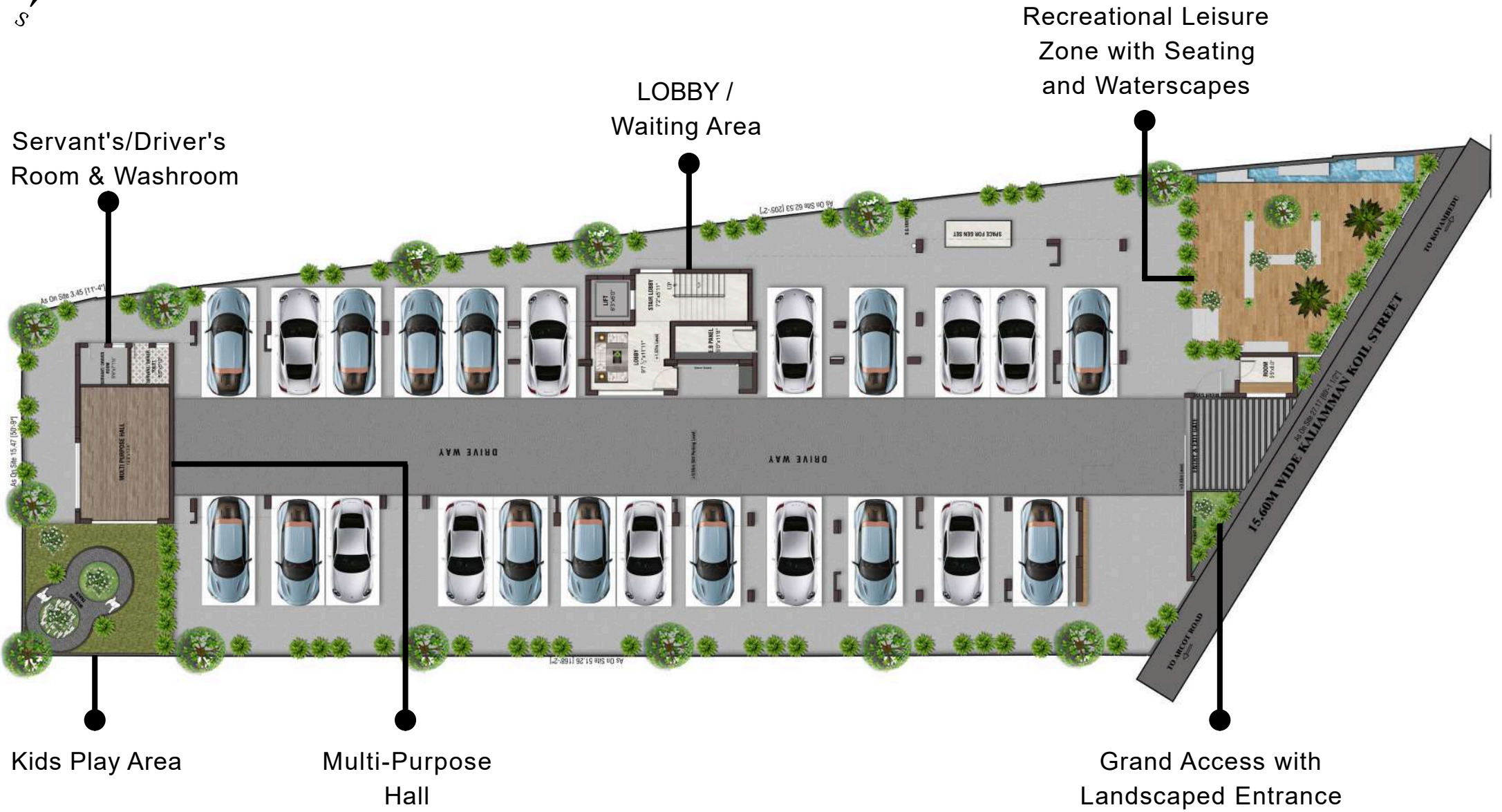
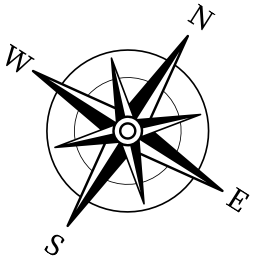
Sizes
2 BHK + 2T
1078, 1161 & 1193 sq.ft.

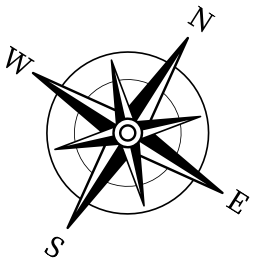
3 BHK + 3T
1573 & 1640 sq.ft.

Amenities
Lift, Kids Play area, Leisure zone,
Power Backup, Multipurpose Hall



Stilt Floor Plan



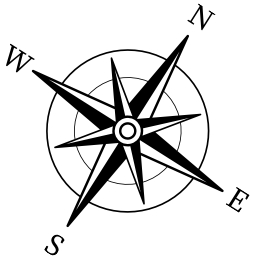


First Floor Plan



| No Common Walls





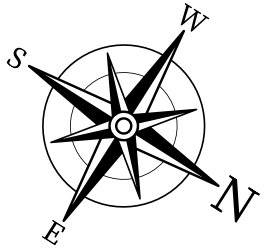
Typical Floor Plan

2nd to 5th Floor



| No Common Walls





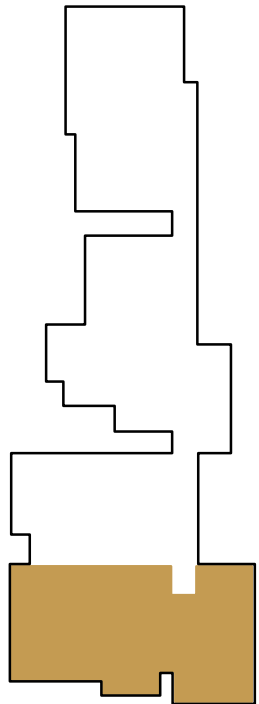
Unit A (3BHK+3T - 1640 sqft)

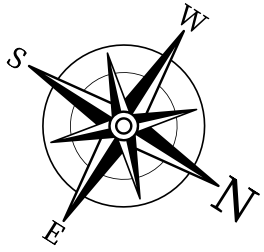


Unit: A1 & A4

Saleable Area: 1640 sqft

UDS Area: 659 sqft

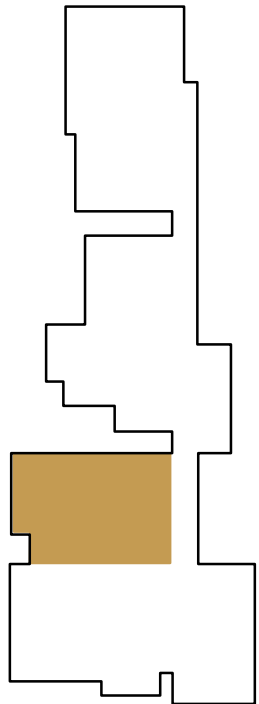


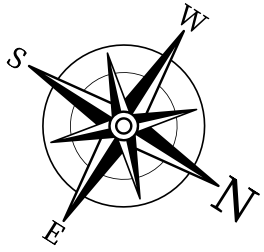


Unit B (2BHK+2T - 1078 sqft)

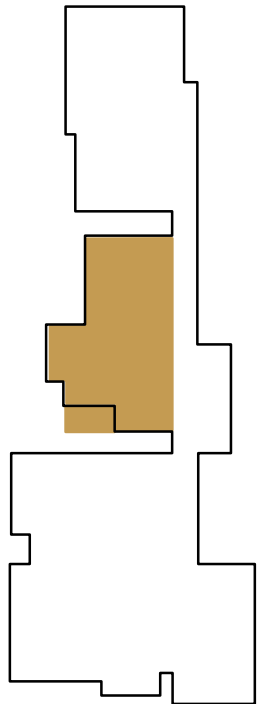


Units: B1 & B4
Saleable Area: 1078 sqft
UDS Area: 433 sqft

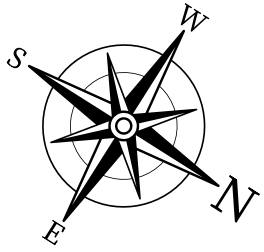




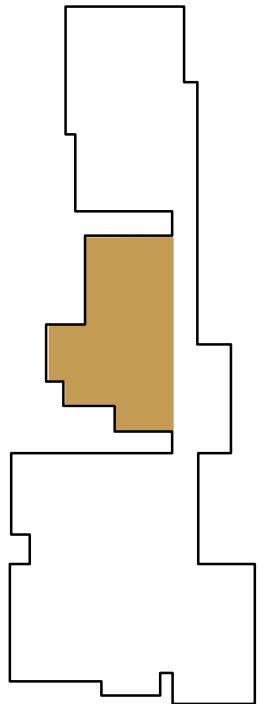
Unit C (2BHK+2T - 1193 sqft)



Units: C1
Saleable Area: 1193 sqft
UDS Area: 466 sqft



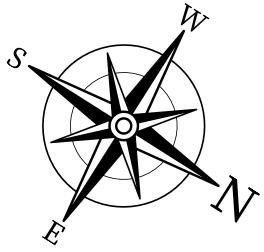
Unit C (2BHK+2T - 1161 sqft)



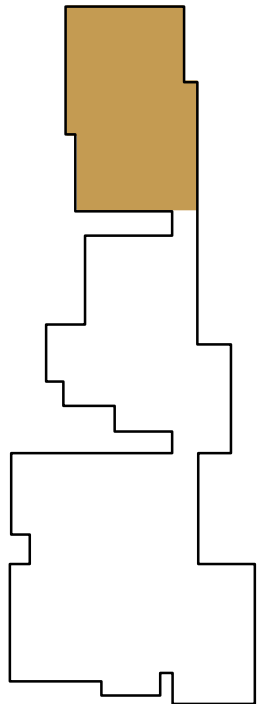
Units: C4

Saleable Area: 1161 sqft

UDS Area: 466 sqft



Unit D (3BHK+3T - 1573 sqft)



Unit: D1 & D4
Saleable Area: 1573 sqft
UDS Area: 632 sqft

SPECIFICATIONS:



Tiling

- **Flooring:** Bigger vitrified tile.
- **Toilet/Balcony:** Anti-skid tiles.
- **Kitchen:** Polished black granite kitchen platform with Stainless Steel single bowl sink with drain board – ISI make.

Structure

- **Structure:** R.C.C. framed structure. Solid block masonry walls.
- **Elevation:** The building will have a good contemporary Elevation, with quality external painting & aesthetically appealing colours.



Doors & Shutters

- **Main Door:** First class teak wood frame (5"x3"x7'0") & 35 mm thick panel doors with melamine polish.
- **Other Doors:** First class teak wood frame (5"x2 ½"x7'0") & 30 mm solid panel doors with enamel paint.
- **French Door:** Aluminum/UPVC Sliding doors.
- **Bathroom Door:** Water proof polycoated shutters.
- **Windows:** Aluminum/UPVC sliding windows, louver Ventilators with glass and grill.



Kitchen

- Provision for chimney and water purifier.
- CP fittings of Jaguar or equivalent.
- Kitchen will be left open for modular kitchen with electrical and plumbing lines.
- A tap in the kitchen for metro water supply from the overhead tank, ground water to bath, toilet and kitchen through overhead tank.



Sanitary Ware

- EWC & Wash basin – Parryware wall mount with concealed cistern and chrome plated brass fitting in Jaquar/equivalent make.
- Single Lever Diverter (Hot & cold plumbing provision) with head shower in all bathrooms and Health faucets (Jaquar/equivalent make).
- Water inlet & outlet for washing machine.

SPECIFICATIONS:



Electrical

- **Wiring:** All internal conduits are provided in PVC of ISI make. Good quality wiring will be used for the entire building. Modular switches GM/equivalent make will be provided.
- **Living/Dining:** Television point in living room (2 pair). One fan point, Three wall points, Three 5 amps point and one call bell.
- **Bedrooms:** One fan point, Two light point, One 5 Amps point, One 15 amps for Air conditioner.
- **Kitchen:** Two light points, one 5 amps point, four 15 amps point, one exhaust fan point.
- **Bathrooms:** One light point, one exhaust fan point & one Geyser point control from outside the bathroom.



Wall paints

- Cementious putty (JK/Birla/Asian make) for Living/Dining ceiling and all walls shall be smooth finish with one coat of primer & 2 coats of emulsion (Asian/equivalent paints).
- All exterior wall will be finished with weather proof exterior paints (Asian/equivalent paints).



Lift

- Lift – 1 No. Eight passengers Automatic lift. (Johnson/equivalent).

Electricity

- 3 Phase connection with independent meters for respective apartments and 1 meter for common area.

Power Backup

- Back-up Genset to all common areas. (Eicher/Kirloskar/Equivalent)



Other Features

- Staircase & Steps – Granite Finished.
- One Sump – 15000 liters capacity for metro water. One overhead tank with two compartments each 5000 liters with provision for pumping water from underground sump and bore well.
- Rain water harvesting.
- Video/Audio Door phone with security lock will be provided to access for each apartment.
- A play area/ Leisure zone

Amenities



- | 🏠 Prime Residential Location
- | 🌳 Leisure Zone
- | 🚗 Reserved Car Parking
- | 💡 Power Backup
- | 🏢 Multipurpose Hall
- | 👨‍👩‍👧 Private Kids Play Area
- | 🏫 Proximity to Schools & hospitals



OUR RECENT PROJECTS

INNOVATIVE'S SKANDA

Shanthi Colony, Anna Nagar





OUR RECENT PROJECTS

INNOVATIVE'S SERENE

Jeevarathinam Nagar, Adyar (Near LB Road)

RERA No. TN/29/Building/0155/2020



OUR RECENT PROJECTS



INNOVATIVE'S PARTHAS Nandanam Extension 2nd Street, Nandanam



“Embrace convenience with seamless metro connectivity”



HealthCare Centres



- Vijaya Hospital
- Fortis Hospital
- SIMS Hospital

Educational Institutions



- Chinmaya Vidyalaya
- AV Meiyappan Matriculation
- Balalok Matric
- AVM Rajeswari's The School
- Avichi Higher Secondary School

Transport



- Near to Proposed Natesan Nagar Metro Station
- Closely located to Koyambedu Bus Stand

Malls



- Forum Mall Vadapalani
- Chandra Metro Mall

IT Companies



- Shyamala Towers
- Regus Offices

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