

Innovative's  
**SUVARNA**

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Discover Luxury Living in Virugambakkam





# About Us



**25 + YEARS**  
of Impeccable  
track record in  
construction



**350+ Happy  
Customers**  
stand testimony  
to its reputation



**60+ Completed  
Projects**  
Over 2,00,000 sqft  
of Construction



**TARGETING**  
5,00,000 sqft of  
construction by  
2025



**KNOWN FOR**

- Dexterity
- Commitment
- Creativity
- Reliable



**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



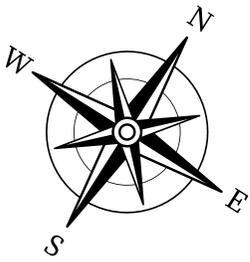
**No. of Units per Floor**  
4 Units

**Apartment Types**  
2 & 3 BHK

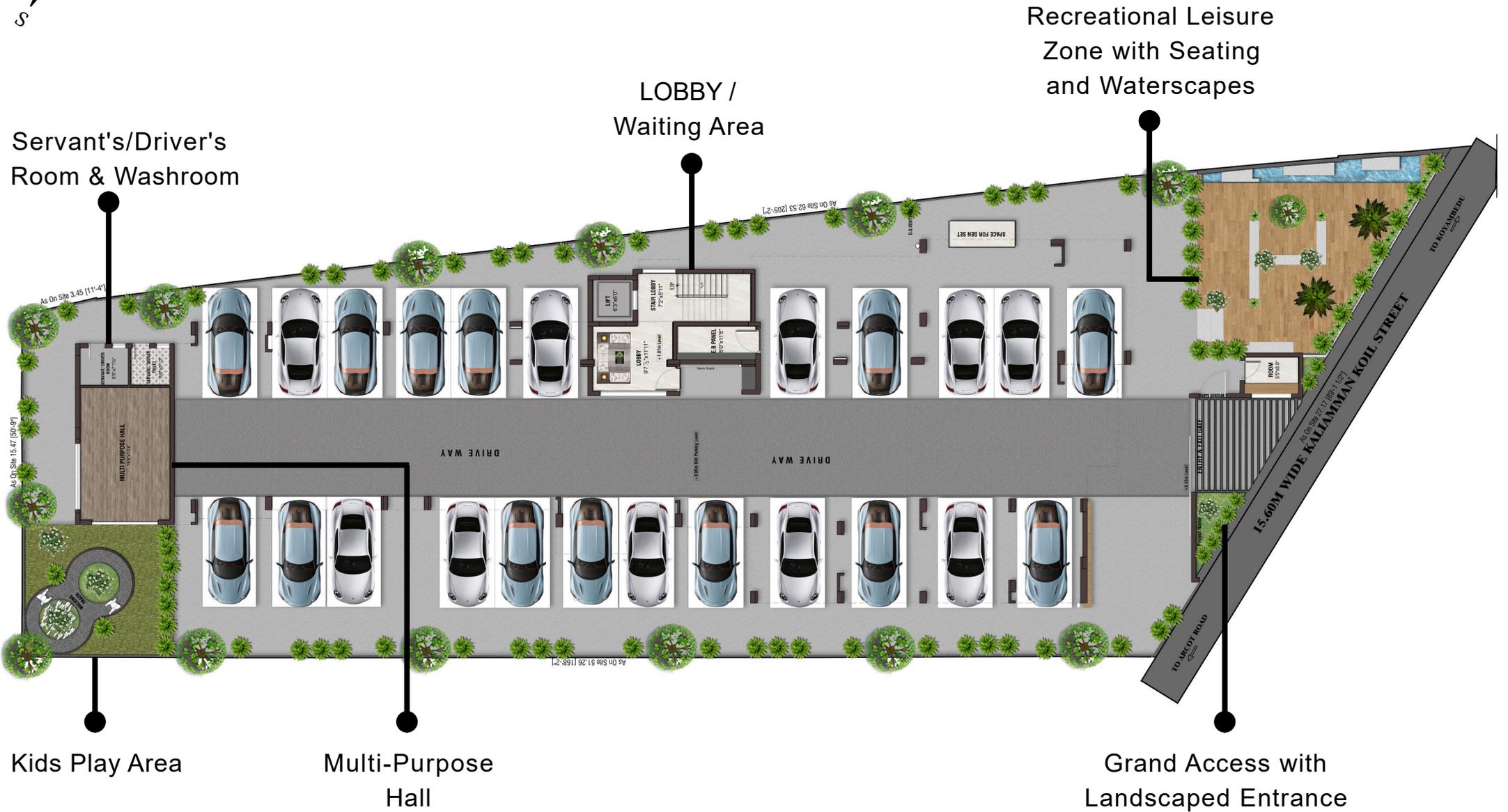
**Sizes**  
2 BHK + 2T  
1078, 1161 & 1193 sq.ft.

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

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



# Stilt Floor Plan



Servant's/Driver's Room & Washroom

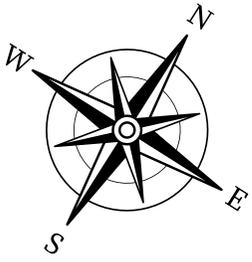
LOBBY /  
Waiting Area

Recreational Leisure  
Zone with Seating  
and Waterscapes

Kids Play Area

Multi-Purpose  
Hall

Grand Access with  
Landscaped Entrance

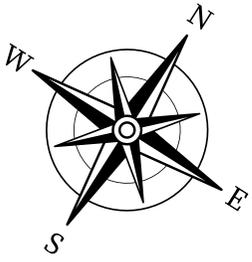


# First Floor Plan



**No Common Walls**



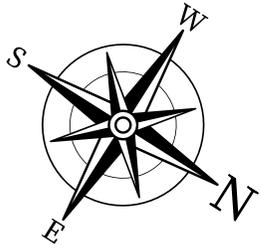


# Typical Floor Plan

2<sup>nd</sup> to 5<sup>th</sup> Floor



| No Common Walls



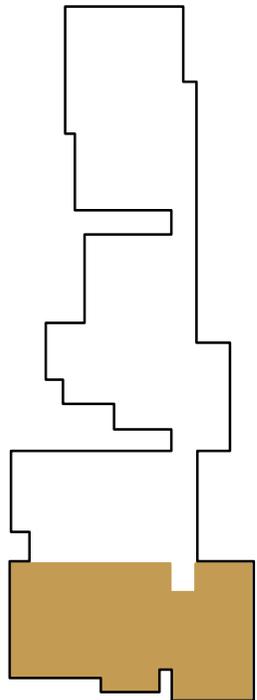
# Unit A (3BHK+3T - 1640 sqft)

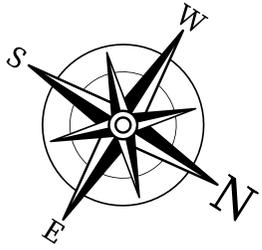


**Unit: A1 & A4**

**Saleable Area: 1640 sqft**

**UDS Area: 659 sqft**

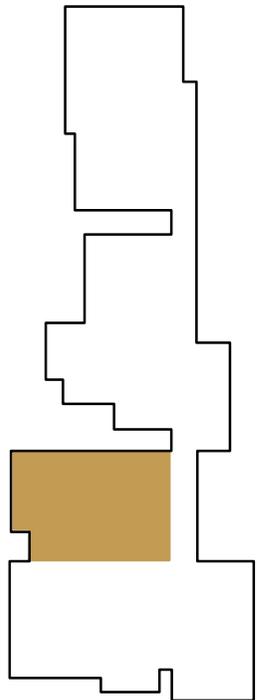


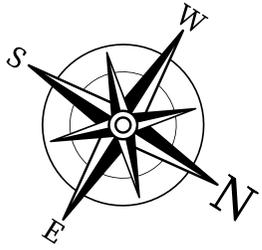


# Unit B (2BHK+2T - 1078 sqft)

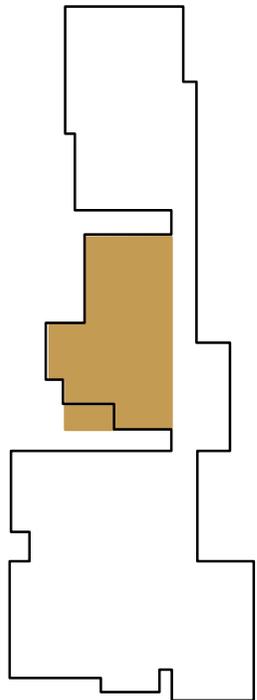


**Units:** B1 & B4  
**Saleable Area:** 1078 sqft  
**UDS Area:** 433 sqft

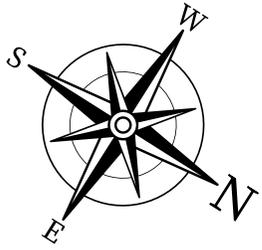




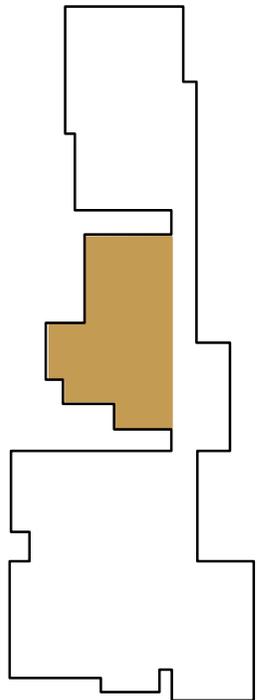
# Unit C (2BHK+2T - 1193 sqft)



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



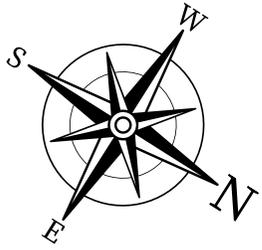
# Unit C (2BHK+2T - 1161 sqft)



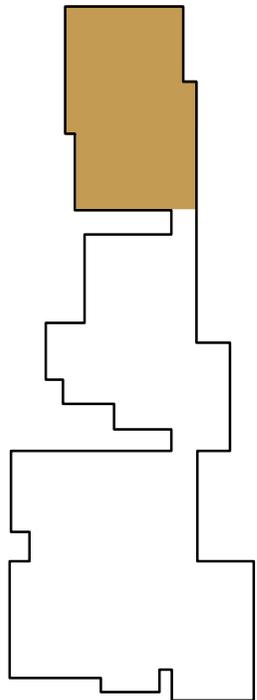
**Units:** C4

**Saleable Area:** 1161 sqft

**UDS Area:** 466 sqft

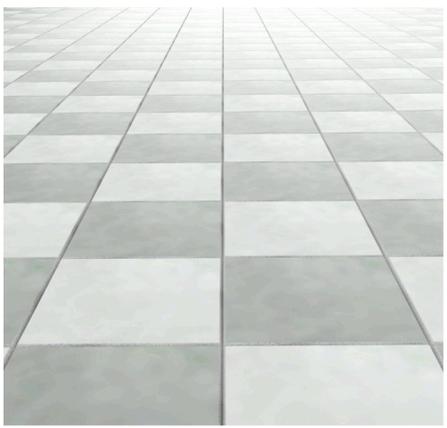


# Unit D (3BHK+3T - 1573 sqft)



**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.
- CCTV Cameras will be provided In all common areas.
- 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 2<sup>nd</sup> 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

## Innovative's Suvarna

Kaliamman Koil Street,  
Virugambakkam,  
Chennai - 600092

## CONTACT US

+91-98410 12145

innovativehomes.in



Office Location :  
7/11(Guru Kripa), 1A, Bharathi  
Nagar 2<sup>nd</sup> Street, T.Nagar,  
Chennai, Tamil Nadu 600 017