

#14  
COLLEGE ROAD





DID YOU KNOW



# WHAT IF WE TOLD YOU...

That **213 years ago**, this very stretch witnessed the beginning of something historic?

In 1812, the College of Fort St. George stood tall where today's DPI campus lies - marking **College Road** as one of Chennai's most iconic, legacy-rich neighbourhoods.

And now, a new chapter begins.

With Navin's Aum Griha **#14, College Road**, you don't just move into a landmark location you become a part of a **200+ year legacy**.

Not many can say that. But you just might.





LOCATION



# YOU ARE **THE POINT.**

Like the universe that acts as a singular force, some places in this world are naturally gifted  
– rare, radiant, and rich in meaning. In the fabric of Chennai’s urban tapestry,  
College Road is that point.

A central pulse of the city. A beacon of prestige. Where culture, legacy, and connectivity  
meet effortlessly. Your address just won’t be a point in this world. It is THE point – the one  
where everything comes together. The one that everyone looks up to.





கல்லூரி சாலை  
College Road



# THIS UNIVERSE HAS A POINT. AND #14 COLLEGE ROAD IT IS.

A rare place where charm meets stature, where legacy and lifestyle are perfectly in sync.

Some locations aren't just mapped - they're meant for those who know their place in the universe.





LEGACY





For generations, Navin's has defined what excellence in real estate truly means. Since 1989, we have thoughtfully shaped living spaces where childhoods flourish, aspirations take flight, and families create memories that last a lifetime.

Our legacy is built on a deep-rooted commitment to ethical business practices, integrity, transparency, and superior craftsmanship. This unwavering foundation has earned the trust of generations of homebuyers. At Navin's, we believe perfection lies in the details, which are reflected in the 1575+ quality checks that go into every project, ensuring nothing short of excellence.

Each Navin's home is more than just a residence. With clear titles, robust engineering, refined design, and meticulous attention to detail, every space we create is a masterpiece. More than a home, it is a promise of security, sophistication, and timeless value.

36

YEARS OF  
COMMITMENT



3800 +  
HAPPY FAMILIES



65 +  
AWARDS



1575+  
QUALITY CHECKS



128  
PROJECTS



IGBC NATIONAL  
GREEN CHAMPION





ABOUT AUM GRIHA





Aum Griha Promoters LLP is driven by a vision of holistic property development that creates not just structures, but vibrant, enduring communities.

Built on the four pillars of Location, Luxury, Partnership, and Sustainability, we aim to source prime land, develop premium properties in collaboration with the most trusted builders, and deliver best-in-class homes with superior specifications.

Committed to transparency and a seamless, hassle-free experience, Aum Griha Promoters strives to exceed your expectations while shaping a better future through thoughtfully built spaces.

**Founded by**

**Mrs. Anu Sriram, Mr. Badri Narayanan and family,  
with the blessings of respected builder Mr. T. N. Sivaramakrishnan.**









representational image





BUILT NOT FOR MANY.  
BUT FOR THE MOST DISCERNING.



# NAVIN'S AUM GRIHA #14 COLLEGE ROAD

True luxury is not just about what you have, it's about how it makes you feel. At Navin's Aum Griha #14 College Road, every detail is crafted to offer an experience that is rare, refined, and deeply personal.

This limited-edition development comprises just 18 opulent residences, designed for those who appreciate elegance in its purest form.

With only two homes per floor, you're assured unparalleled privacy and quietude, a rarity in the heart of the city. Each residence is spread across expansive floorplates, offered in two exquisite configurations with no wall sharing: 3 BHK and a 3 BHK + Study, measuring 2330 sq. ft. and 2485 sq. ft. respectively. Both layouts are thoughtfully planned to maximize light, space, and function, with versatility to suit the evolving rhythms of urban life.

The architecture makes a bold, timeless statement, a harmonious blend of exposed brick and concrete that creates a visual language of strength and sophistication. Complementing this is a beautifully landscaped terrace that serves as your elevated sanctuary, a place to unwind, reconnect, or simply breathe above the bustle.

Luxury finds its true voice in silence. In the confident geometry of space. In the calm of refined design. This is not just where you live, it's where your presence is felt without needing to speak.





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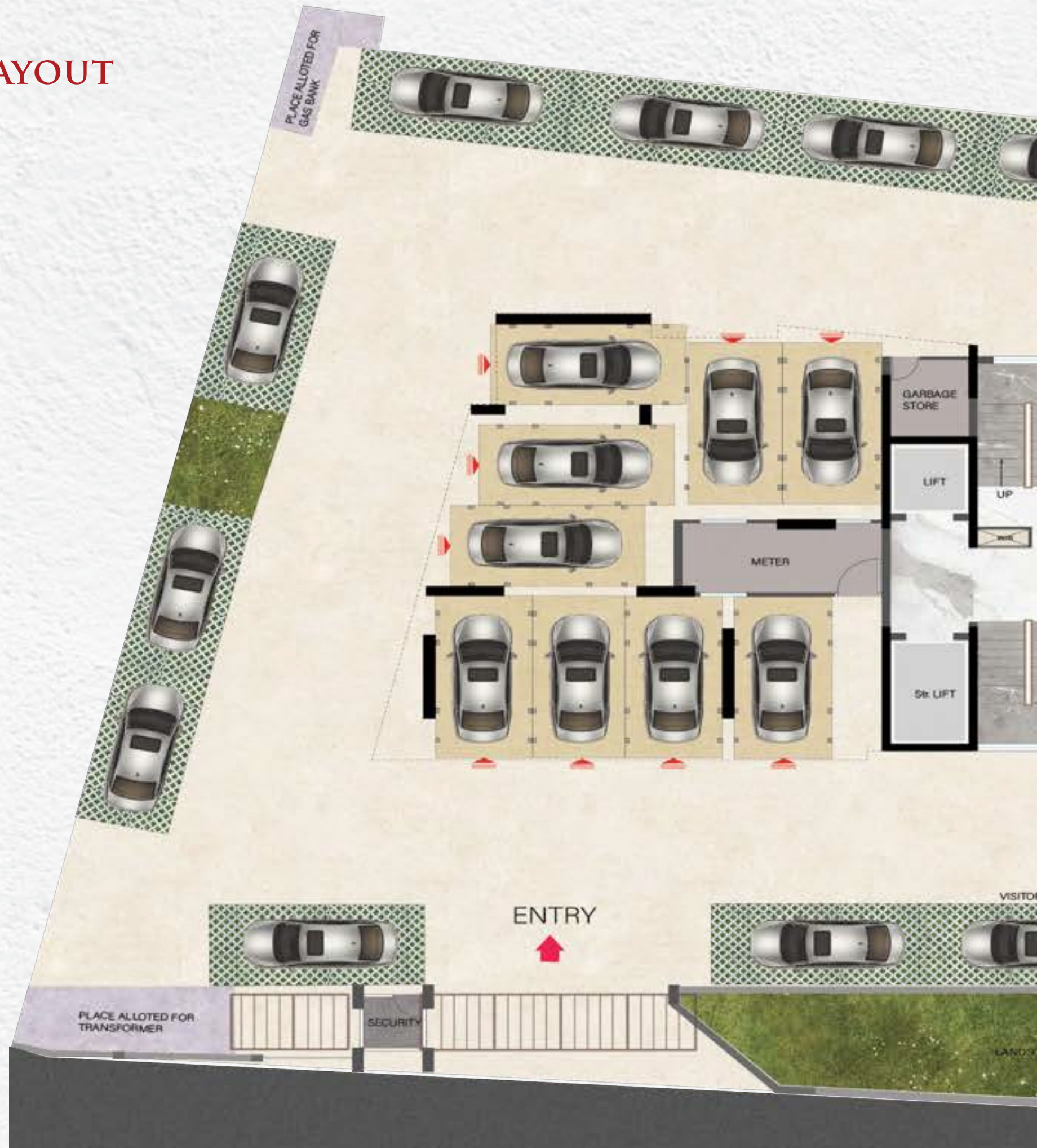




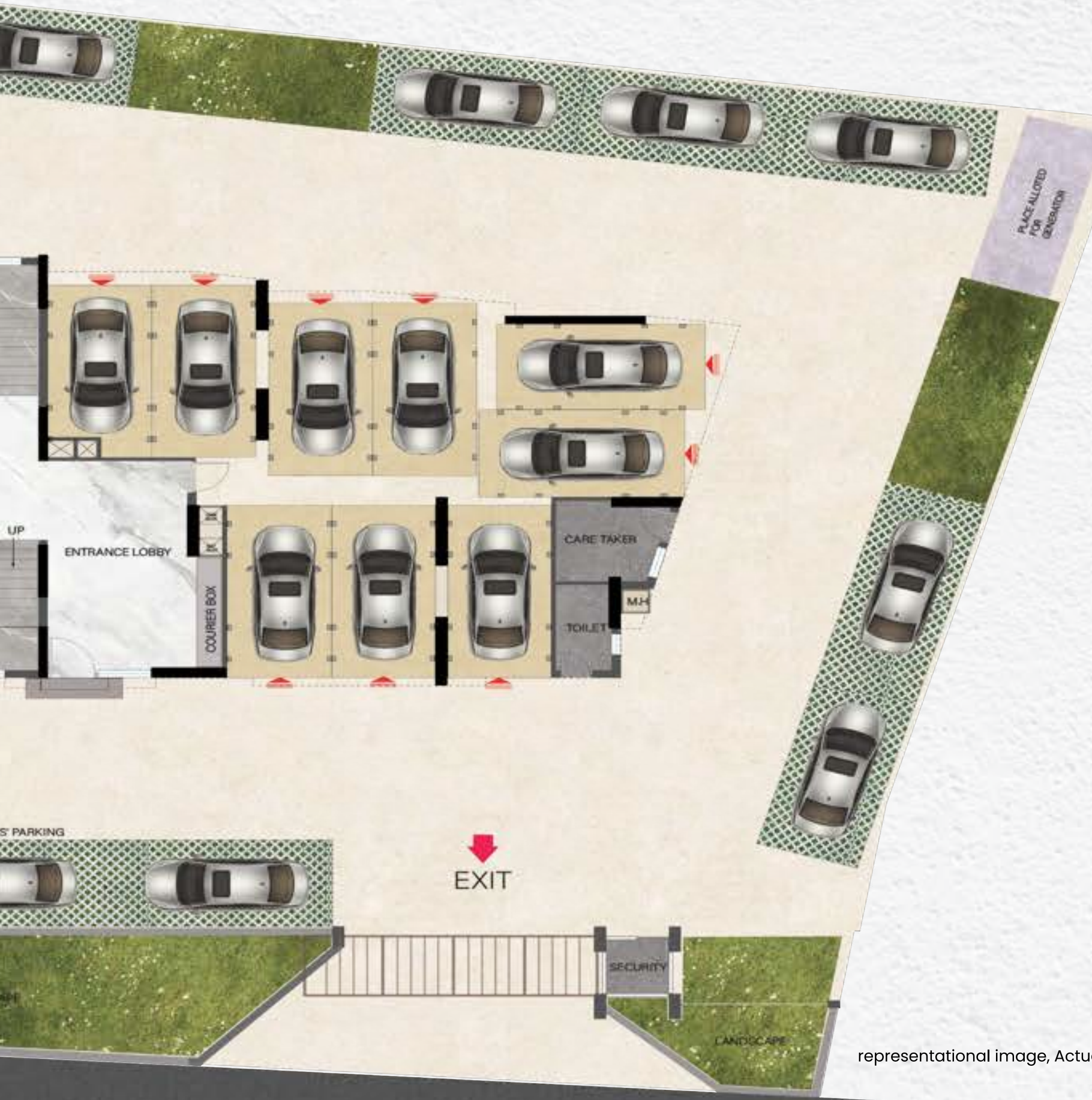
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# STILT LAYOUT



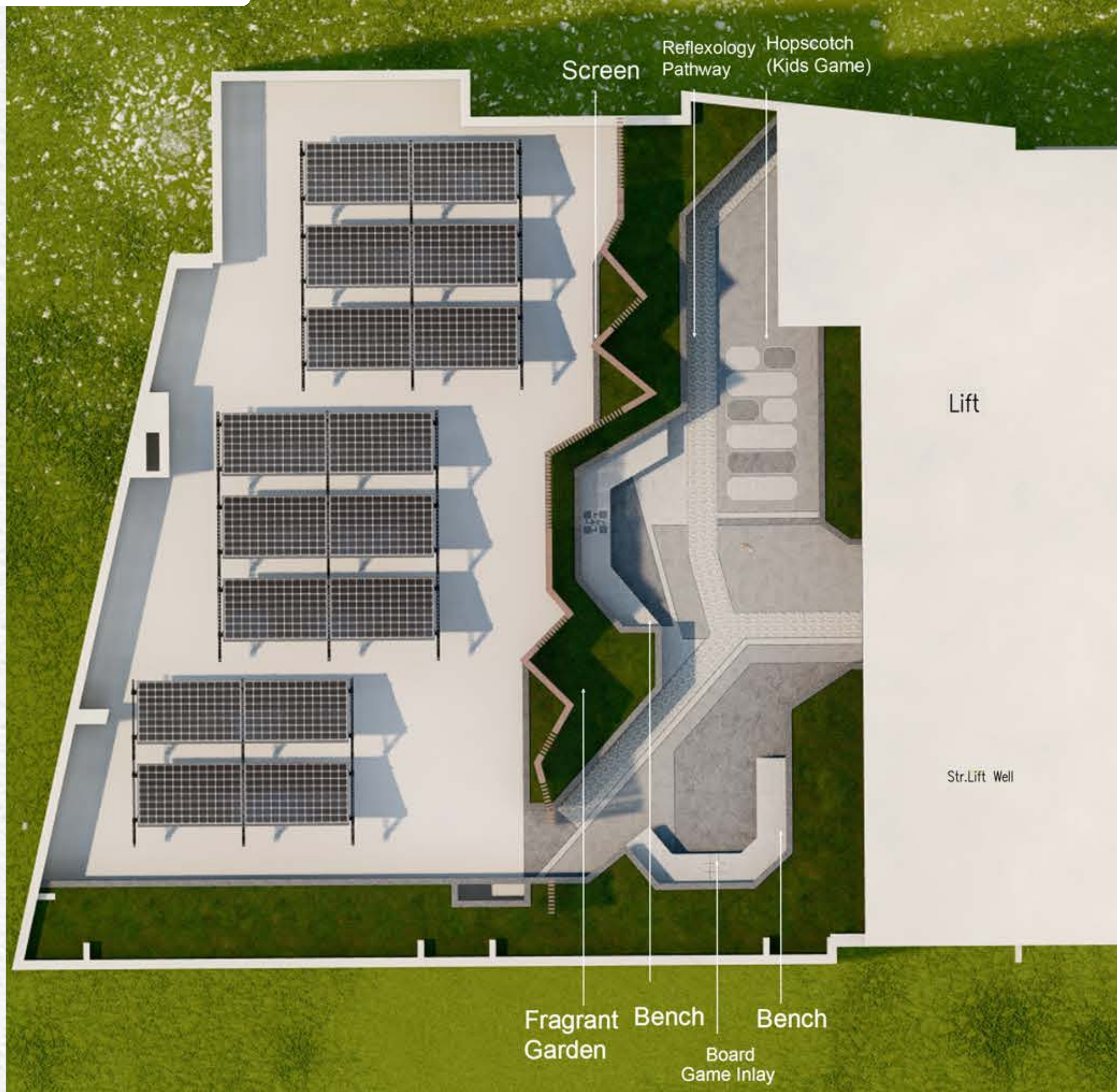




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# TERRACE LAYOUT







representational image, Actuals Subject to change.



# TYPICAL FLOOR PLAN











NATIN'S  
KALINGA

representational image



## A NEW STANDARD OF LIVING

9 Storeys

18 Residences

2485 Sq.ft. 3BHK+Study Home

2330 Sq.ft. 3BHK Home

4815 Sq.ft. Floors Plate

NO Wall Sharing





# AMENITIES

- ∞ Concierge Services
- ∞ Wellness Gym
- ∞ 9 Terrace Amenities
- ∞ EV Charging Point for Each Apartment
- ∞ Solar Power for Common Areas
- ∞ Full Power Backup\*
- ∞ Upto 3 Car Parks
- ∞ 5 Years Maintenance Package
- ∞ Piped Gas
- ∞ Self Cleansing Garbage Chute
- ∞ 24/7 CCTV Surveillance



\*full power backup does not denote 100% power backup. Essentials will be covered along with common area functionality.



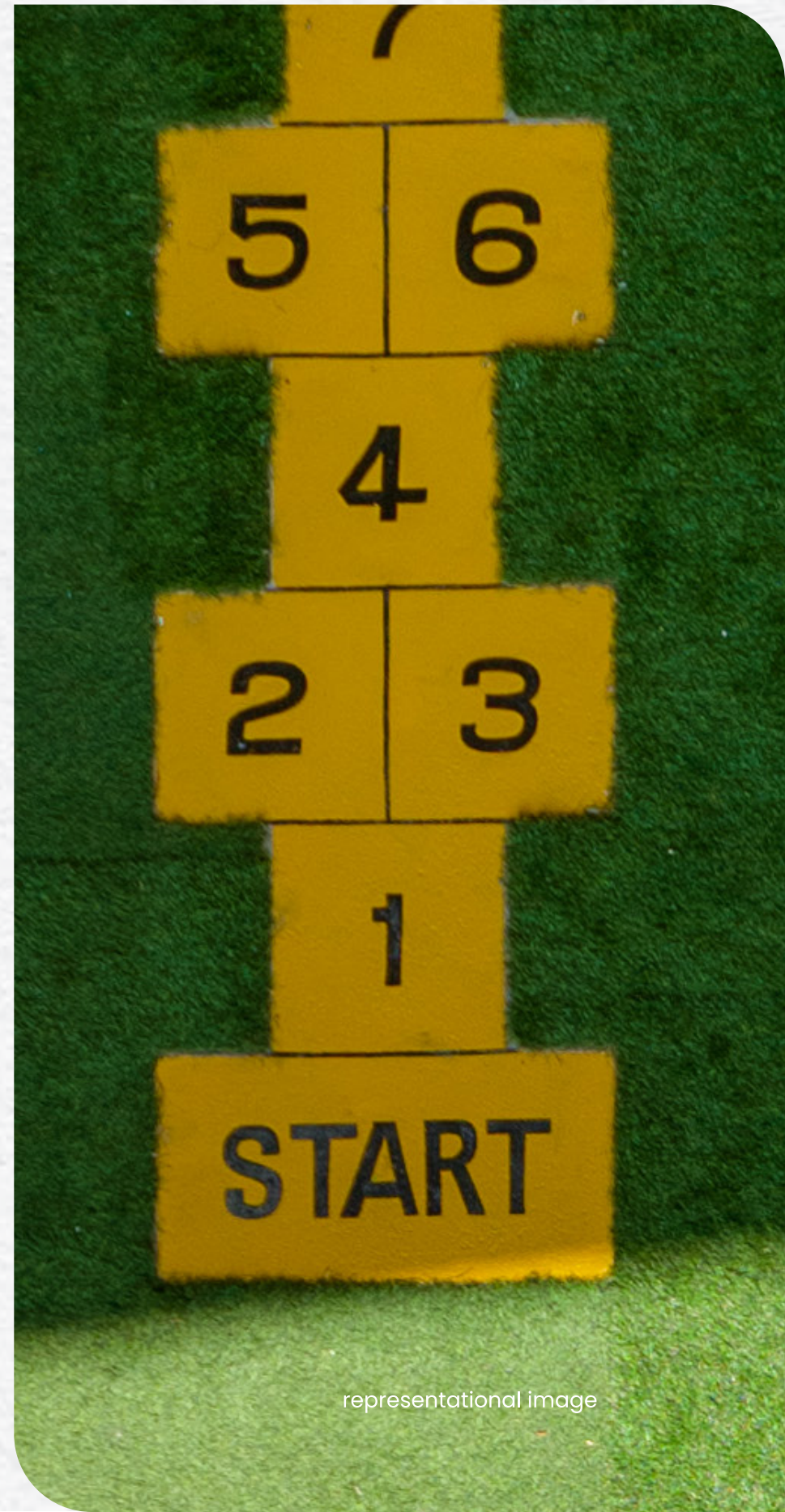
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# TERRACE AMENITIES

- ∞ Amphi seating for parties
- ∞ Barbeque station
- ∞ Cabana
- ∞ Fragrance court
- ∞ Foot reflexology pathway
- ∞ Park benches across terrace
- ∞ Terrace party area
- ∞ Board game inlay
- ∞ Hopscotch
- ∞ Swing

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TERRACE  
AMENITIES



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# CONCIERGE SERVICES

- ∞ Door-to-door delivery for food and other parcel services
- ∞ Operational support for entire parking
- ∞ Assistance available for carrying goods and trolleys within the premises
- ∞ Laundry service\*
- ∞ Intercom assistance\*



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\*charges applicable





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**CABANA**  
Terrace Amenities

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**GYM**  
Amenities

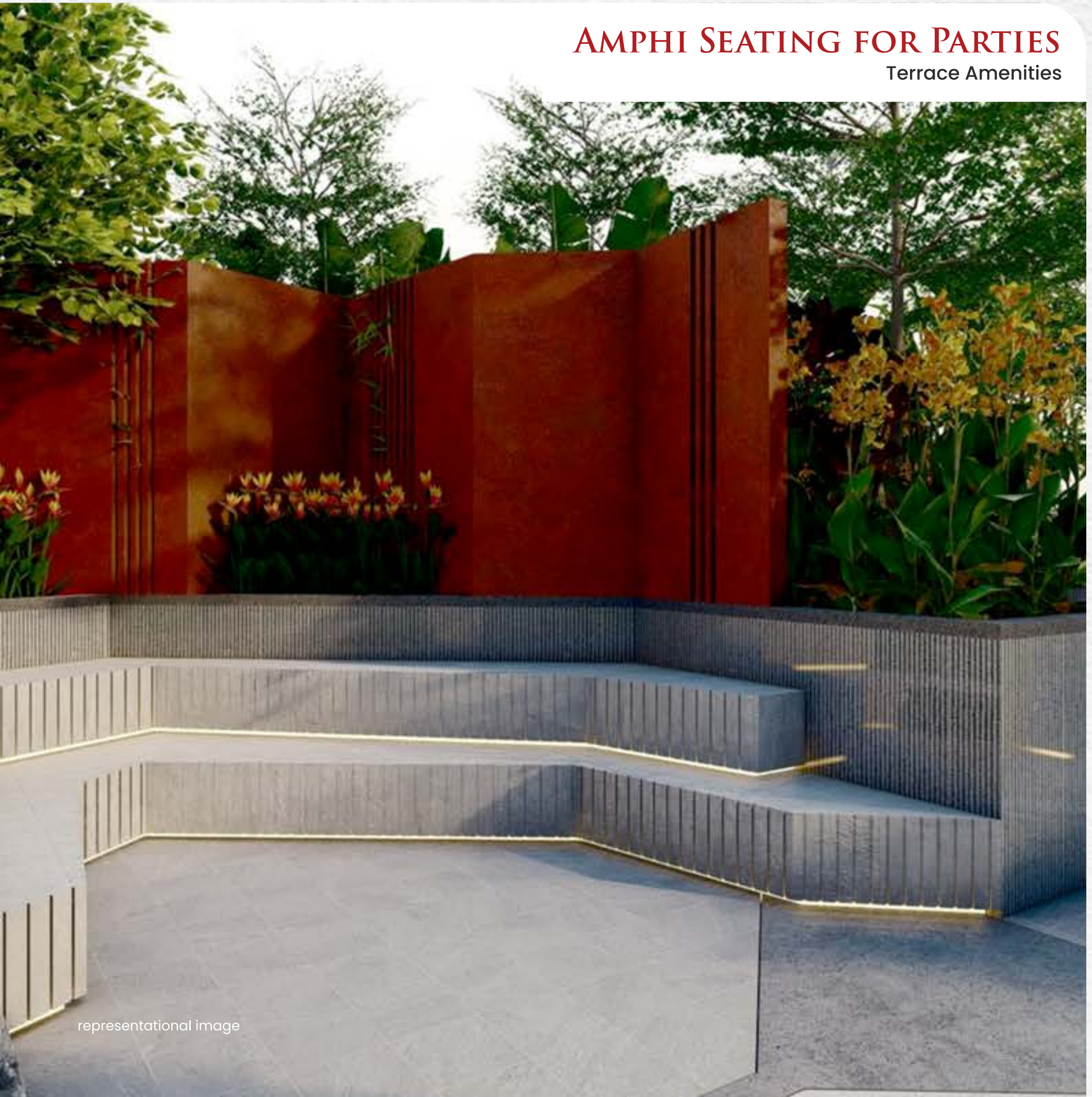


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# AMPHI SEATING FOR PARTIES

Terrace Amenities



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# SPECIFICATION

## Structure:

Seismic Zone 3 complaint RCC framed structure ensures safety and security

## Doors:

Main Door – 8 ft teakwood frame, 40 mm thick solid wood designer, PU finish and grand architrave

Bedroom Doors – Good quality wooden door frames with 35 mm thickness, double sided laminated shutters

Toilet Door – Good quality WPC frames with 32 mm thickness, double side laminated flush doors.

## Kitchen:

Open kitchen with plumbing inlet and outlet provision, preparation of chimney

## Finishing:

Interior Finishing: Internal walls and ceiling are finished with putty and premium quality emulsion paint

Exterior Finishing: Outer walls are finished with premium anti-fungal emulsion paint. / texture finish as per architectural design, grid type false ceiling in all toilets

## Walls:

Autoclaved aerated blocks with equivalent adhesive

## Windows:

Premium quality aluminium windows and ventilators

French Door / Window: Premium quality aluminium

## Flooring:

Living, Dining: Large format vitrified tiles

All Bedrooms: Wooden pattern tiles

Common areas – Granite flooring for ground floor lobby, staircase & entrance

## Water Supply:

Bore well/open well water source with sump storage and – pneumatic pressure pump system of all toilets. separate underground storage sump for metro water



## Electricity:

Electrical Supply: Three phase electrical power supply with concealed FRLS ( Finolex ) copper wiring and circuit breakers. electrical points: AC points in living, dining and all bedrooms

Switches: Modular switches (Panasonic or MK by Honeywell) or equivalent

Data point in living and master bedroom

USB -C power outlet in living, dining and all bedrooms

Electrical point for Tv in the living, dining and all bedrooms

Provision is provided for all electrical kitchen appliances

DG backup - Full power back up for entire flat and full power backup for the entire common area

Solar power backup for common area load

Home automation for full flat

## Lifts:

1 no. 8-passenger lift with access from basement to terrace, and 1 no. 15-passenger lift with access from stilt to 9th floor - SS lifts by Mitsubishi

## Mechanical Car Park:

All parking spaces are covered by mechanical car parks from a reputed make, with provision for electric vehicle charging points

## Plumbing and Sanitary Installations:

All sanitary & C.P fittings by Kohler, Grohe or American Standard

CPVC concealed waterlines with wall mounted closet with concealed flush tank and health faucet in all toilets

Service area with plumbing inlet and outlet provision. Single lever high flow concealed diverter with overhead showers, spouts in all toilets. Hot and cold waterlines with suitable faucet in all bathroom washbasin

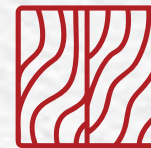
## Facilities for Drivers & Staff:

Servant/Driver's toilet provided in the stilt area with a wash basin and floor-mounted closet

## Premium Upgrade Scheme\*



VRF Aircon for Entire Flat.



Imported marble flooring for Living & Dining



Shower partition in all bathrooms



False ceiling for select area

\*Not applicable for Standard Package





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Google Maps.





# PAYMENT SCHEDULE

## Standard Scheme

On Booking	10%
Within 30 days of Booking	55%
Upon laying on foundation stage	10%
Upon Laying of respective roof slab	10%
Upon Commencement of Internal Plastering	5%
Upon commencement of the flooring	5%
Before handing over	5%

## Other Charges:

- ✓ Registration Charges (as per Govt. Norms)
- ✓ Legal Fees, Documentation Charges and Incidental Expenses
- ✓ Infrastructure Charges
- ✓ Corpus Fund
- ✓ Miscellaneous Expenses
- ✓ Maintenance Charges
- ✓ Solar Panel Charges
- ✓ Service Connection Charges, fees, deposits, and incidental expenses for electricity, Water Supply, drainage connection, etc.,
- ✓ Government fees, charges, & Incidentals
- ✓ GST





# AWARDS





CIDC Vishwakarma Award for  
Construction Health,Safety & Environment  
(2023)



PMAY Empowering India Awards for Navin's  
Starwood towers 3.0 project (2025)



Residential Complex of the year & Mid  
Segment project of the year in the Realty +  
Conclave & Excellence  
Awards – South (2021)



CIDC Viswakarma award best  
construction project – Navin's  
Starwood Towers Phase 2 (2021)



IGBC National Green  
Champion Award



PMAY Empowering India Awards best project  
in LIG category in TamilNadu (2019)



CIDC Viswakarma Award Best  
Construction Project – Navin's  
Starwood Towers Phase 1 (2015)



CIDC Viswakarma Award for best  
construction project –  
Navin's Hillview Avenue, Thirumudivakkam



Indian Concrete Institute Ultra  
Tech Award – Best built  
Apartment (2015)



Award for Excellence in  
Eco-friendly project – Navin's  
Starwood Towers (2015)



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AND 50 MORE AWARDS





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For bookings contact : +91 8870 065 065


Navin Housing & Properties (P) Ltd.,

Site Address: Navin's Aum Griha, #14 College Road, Nungambakkam, Chennai- 600 034.

Office Address: Navin's Triumph, No. 802 & 804, Anna Salai, Nandanam, Chennai - 600 035, India.



TEL : 044-4320 7777

Email : sales@navins.in

navins.in 

| @navinhousing



| @navins  

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