



vyākaraṇā

📍 Moosa Street, T-Nagar

A Symphony of
Elegance and Serenity



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Introducing "Navin's Vyakarana" - A Symphony of Elegance and Serenity.

"Vyakarana", an ancient Sanskrit term, signifies the foundation of language and structure. It echoes our intent to meticulously craft exemplary experiences. Every facet of Navin's Vyakarana, from its unparalleled locale to its craftsmanship, exudes a unique charm. A charm that's beyond words and must be experienced.

Nestled in the serene enclave of T. Nagar, the city's crown jewel, Navin's Vyakarana presents an ensemble of six masterfully designed spacious 3 BHK residences, tailored for those who appreciate the finer nuances of luxury.

T. Nagar is not just a location; it's a statement - a place where luxury coexists harmoniously with prestige, and where an address instantly evokes convenience.

Step into a world of elegance and discover a life of grace in your Navin's residence.

About Navin's

Since 1989, Navin's has passionately woven dreams into reality, constructing homes where memories bloom, ambitions take flight, and celebrations never end. Upheld by pillars of trust, transparency, customer centric approach, impeccable business ethics, and unwavering commitment to our customers, Navin's stands tall as the epitome of reliability for homebuyers over the last 3 decades.

We at Navin's believe that building homes is an art, and an exercise of intellect, careful precision, and passion. We have driven ourselves tirelessly, to achieve the culmination of architectural brilliance and highest value-for-price in our projects.

Every Navin's project goes through 1275 quality checks to ensure impeccable quality in every project we undertake. We bring to the table, clear titles, excellent locations, perfect constructions, strict adherence to rules and regulations, care for customer needs, and above all, ethical business practices.



125+
projects



3400+
happy families



34
Years in Business



60+
awards



Highest UDS



Highest carpet area



Perfect titles



Green building

Project Highlights

- Prime T.Nagar Location - Hub for the elites of Chennai
- Highest Carpet Area – 74%* Carpet Area Efficiency
- Spacious 3 BHK Homes
- Effective design with ample provision for Lighting and Ventilation and Zero dead space
- Premium Quality and Specifications
- Highest UDS

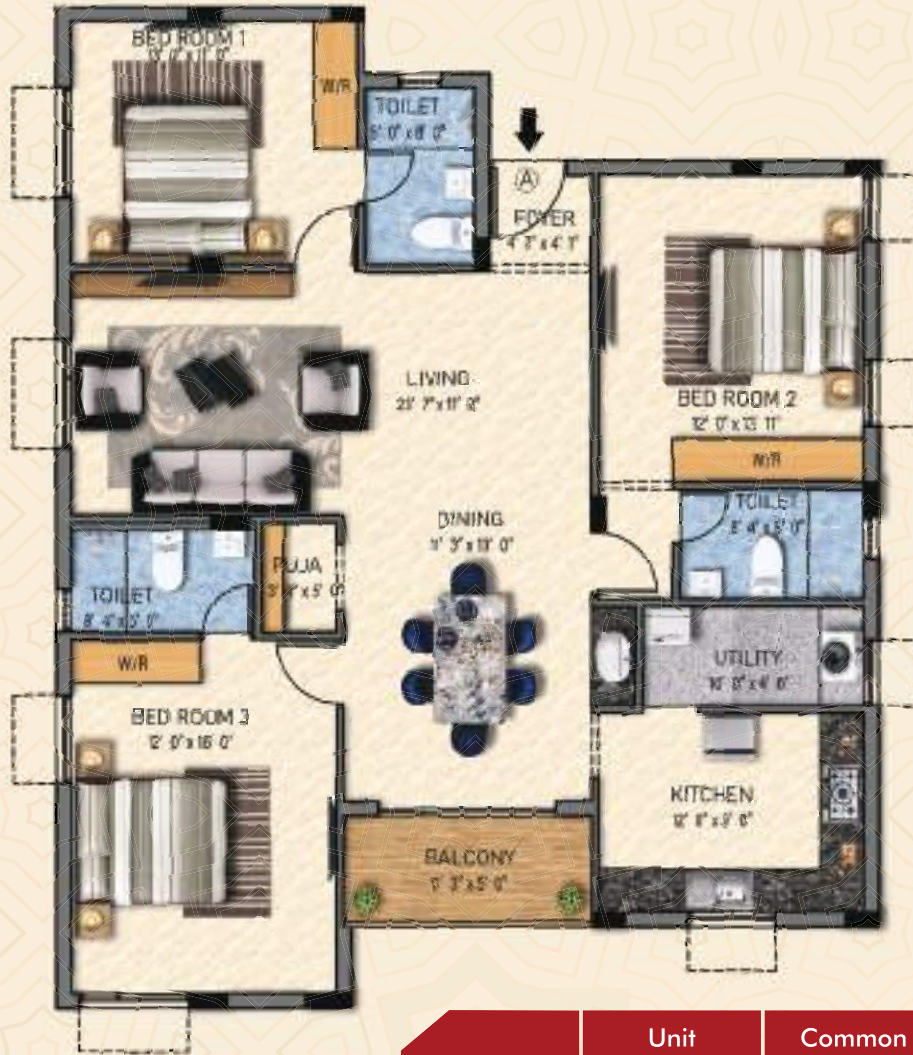


*Including RERA balcony area & efficiency calculated on Market super builtup area.



UNIT PLAN

Unit Plan of 3 BHK Type A



— Moosa Sreet —

| Description | Unit plinth area in Sq.ft. | Common area in Sq.ft. | Navin's built up plinth area in Sq.ft. | RERA carpet area in Sq.ft. | Exclusive balcony area in Sq.ft. | Market super builtup area in Sq.ft. |
|-------------|----------------------------|-----------------------|----------------------------------------|----------------------------|----------------------------------|-------------------------------------|
| FLAT A | 1450 | 271 | 1721 | 1303 | 56 | 1832 |

Unit Plan of 3 BHK Type B



— Moosa Sreet —

| Description | Unit plinth area in Sq.ft. | Common area in Sq.ft. | Navin's built up plinth area in Sq.ft. | RERA carpet area in Sq.ft. | Exclusive balcony area in Sq.ft. | Market super builtup area in Sq.ft. |
|-------------|----------------------------|-----------------------|----------------------------------------|----------------------------|----------------------------------|-------------------------------------|
| FLAT B | 1450 | 271 | 1721 | 1303 | 56 | 1832 |

Project Features



2 Car parking (Tandem) for each flat



Video Door Phone



Pleasing Landscaping



Rainwater harvesting



CCTV with security cameras



Water Meter for each flat



Imported Marble Flooring
in living & dining



Elegant and durable interlocking pavers
for stilt parking floor and Drive way



Acoustically insulated standby generator
for common area and essential
fan and lights



Strict adherence to approved plan



Solar power for common areas



EV charging point for each flat



Drivers toilet at stilt level



Shower partition will be provided in each bathroom



PROJECT SPECIFICATION

Project Specification

Structure



Seismic Zone III Complaint RCC Framed Structure

Walls



Autoclaved Aerated Concrete (ACC Blocks) with Smart fix or Equivalent Adhesive

Doors



Main Door- Teakwood door Frame with 40 mm thick solid wood designer shutter, polished on both sides

Bedroom Door - Good quality wooden door Frame with 35 mm thick modular veneer shutter, polished on both sides

Toilet & Balcony Door- Good quality wooden door Frame with 32 mm one side veneer and other side laminate flush door.

Windows & Ventilators



Good quality UPVC windows and Ventilators

Kitchen



Polished granite platform with 2 feet height ceramic tiles dadoing above counter. A stainless steel sink with drianboard is provided. Dishwasher Provision provided

Flooring



Living and Dining - Imported Marble Flooring

Bedroom- Double charged Vitrified Tiles

Toilets- Ceramic / GVT tile flooring and designer wall dadoing upto false ceiling height

Entrance and other Lobby- Granite Flooring

Plumbing and Sanitary Installations



CPVC Concealed water line

All sanitary fittings will be of Jaquar or Equivalent make with single lever diverter with overhead shower

and Concealed cistern with Wall Hung Closet

Shower partition will be provided in each bathroom.

Electricity



Three phase electrical power supply with circuit breakers.

AC points in Living, Dining and all Bedrooms.

Concealed FRLS copper wiring with Modular switches (Reputed Make)

Finishing



Internal walls and ceiling are finished with putty and Navin's oyster white colour Premium emulsion paint.

Outer walls are finished with External texture and premium anti-fungal emulsion paint.

Water supply arrangements



Bore well for tapping ground water - Sump to store water with arrangements for pumping water to Overhead tank.

Lifts



Automatic Six passenger lift of Reputed make with ARD function

Staircase



Granite flooring with SS modular handrails.

Location Map





**NAVIN'S**

Schedule of Payments:

| | |
|------------------------------------------|-----|
| On booking | 15% |
| Within 30 days of booking | 50% |
| Upon laying of foundation stage | 10% |
| Upon laying respective roof slab | 10% |
| Upon commencement of internal plastering | 10% |
| Before handing over | 5% |

Other Charges:

- Registration charges
- Legal fees, documentation charges and / incidental expenses
- GST
- Infrastructure / Amenities fees
- Solar panel charges
- Miscellaneous charges
- Service connection charges, fees, deposits and incidental expenses for electricity, water supply and drainage connection
- Government fees, charges & incidentals
- EV Car charging point charges

A Few of our Awards & Accolades

- CWDB - Stalwarts of the South - Chennai 2023
- PMAY Award 2022 - Starwood Towers 2.0
- Best HR Practices Award - FICCI HR 2021
Awards hosted by FICCI Tamil Nadu with IIM-Trichy
- ET Now Real Estate Award 2019
Most Trusted Developer | Most Innovative Marketing Campaign | Smart Residential Project - Starwood Towers
- CIDC Viswakarma Award for Best Construction Project - Navin's Hillview Avenue
- CIDC Viswakarma Award for Best Construction Project - Navin's Whiteberry
- IGBC National Green Champion Award
- PMAY Award 2019 - Starwood Towers





Promoter : Vasudha Enterprises

Corporate address: Navin's Triumph, 802 & 804, Anna Salai, Nandhanam, Chennai - 600 035

Site address: Navin's Vyakarana, New No: 58 (Old No:31), Moosa Street,, T. Nagar, Chennai - 600 017

For bookings call : +91 88700 65065 | sales@navins.in | navins.in

PPA/WDCN10/07302/2023

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