



**NAVIN'S**

# Hanging Gardens

 **Arcot Road,  
Valasaravakkam**





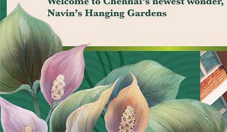
## Live in or Love in


Presenting our latest masterpiece, **Navin's Hanging Gardens**. With homes that are made to embrace you in a cocoon of warmth and love, these are homes where you not just live in but fall in love with too.

We derive our inspiration from **The Hanging Gardens of Babylon**, one of the wonders of the ancient world. Built for kings, it was a wonder that people came to see from far and wide. With its opulent terraces to the rare flora, it was the gem of the Babylonians. Navin's Hanging Gardens in comparison is the next wonder of Chennai, a place that will be the envy of many but home only to a few.

This iconic project is located right on Arcot road, amidst the posh embrace of Chennai's Tinsel Town, Valasaravakkam. Immaculately designed 107 homes in **2 & 3 BHK** configurations across **13 floors** lets you experience the magic of nature blended into your homes with the masterful craftsmanship of Navin's.

**Welcome to Chennai's newest wonder,  
Navin's Hanging Gardens**



The page features decorative floral elements in the corners. In the top right, there is a pink flower with green leaves. In the bottom left, there is a larger pink flower with green leaves. The background is a light beige color with a subtle pattern of overlapping, concentric white circles at the bottom, resembling a stylized wave or garden motif. 

## What exquisite floral experience are you in the mood for today?

Each day at Navin's Hanging Gardens is a new day, a new experience and a new memory created.

Be it the exquisite bamboo garden or the wondrous tropical garden or the hopscotch garden to let out the little child in you, we have a unique experience for everyone.

Each of the nine terraces in the complex is uniquely landscaped to create its own identity with a complete ecosystem fitting unto itself.

Explore these themed gardens with your family, creating memories for a lifetime and for generations to come.



## *Frangipani Court*

Rejoice yourself as you walk past the fragrant Frangipani flowers, believed to be excellent mood enhancers and stress relievers. The Frangipani flowers have been closely associated with life, rebirth and peace by the ancient kings of Babylon. As you stroll your stresses away while giving life to relaxation, new memories and discovering new joys of life with your family.



## *Hopscotch Court*

Remember the days when you used to play Hopscotch? Here's your chance to re-live your childhood memories & recreate new ones with the game of hopscotch at the Hopscotch garden.

This traditional Indian game is believed to bring flexibility to the body while being an active form of exercise. This garden with tropical flora adds beauty to the spot .





## *Bamboo Court*

Rejuvenate yourself after a tough day at work by taking a walk along the scenic Bamboo Court.

Surrounded by tall, lush bamboo trees, known for their high oxygen emanating properties, revitalise yourself with a dose of nature.





## *Play Area*

Let your children indulge themselves in a serene & safe environment nurturing their inner curiosity & playfulness.

With the best in class equipment, your child will fall in love with this garden.





## *Grand Lawn*

Unwind & relax at the Grand Lawn.

The centre of all terraces, this lawn is the perfect place for a weekend brunch or an impromptu meeting or just to enjoy the cool breeze & marvel at the beautiful landscape.



## *Palm Court*

Palm trees were considered to be the symbols of royalty. These large leaved flora are a sight to behold and are believed to have purifying properties. Take a stroll amidst the royal palms and feel the freshness within.



## ***Fragrance Court***

Imagine yourself walking through a garden of colourful flowers, with their rich scents wafting through the air, filling your mind and soul.

An experience unforgettable and forever cherished. This court filled with plants and flowers known for their fragrances, will be a journey through aromaland.





## *Medicinal Court*

Have you ever considered that plants have medicinal properties, some can purify the air while some can be stress relievers.

At the Medicinal Court, you can experience the fabulousness of nature as you are surrounded by life giving medicinal plants from around the country.

Touch, breathe and immerse yourself in a therapeutic experience as you make your way through the many plants at the Medicinal Court.





## *Tropical Court*

Walk the path of kings and emperors along the lavish Tropical Court. It is believed that early kings of Babylon used to visit the Hanging Gardens and enjoy the views of the tropical garden terraces. Now, it's your turn to sit in the cool breeze as the plants waver, welcoming the royalty, you!





NANTIN'S  
Hanging  
Gardens





## *Clubhouse*

After an indulgence in nature, experience our wide array of luxurious amenities at the two level opulent clubhouse. Relax in the Multipurpose Hall overlooking the children's play area, ensuring their safety.





## *Gymnasium*

Rejuvenate your mind and body at the state of the art gym. After a refreshing walk around the scenic experience of the thematic gardens, break a sweat with exercises to make the best of your body. With trainers to help you with your exercises, make everyday a healthy one at the gym.



## Location

Navin's Hanging Gardens is on Arcot Road, in Chennai's tinsel town, Valasaravakkam, with its first of its kind terrace gardens, a place of serenity in the heart of the city's buzz. Navin's Hanging Gardens is a home meant to cherish you; your dreams, aspirations and successes.

With every necessity at reach and located just a hop from the proposed Valsarvakkam Metro Station, it also gives you the privacy you need to settle down with your family, safe and protected.

Navin's Hanging Gardens is nestled in such a way that more than just a prestigious address, this will be where your heart feels at home and where your children will build their own happy memories. Afterall, this is the dream home that will cherish you.

## Locational Advantage

### Schools

- Arise 'n' Shine International Pre School - 240 m
- Pon Vidyashram Group of CBSE Schools - 1.8 km
- PSBB School - 3.4 km
- Chinmaya Vidyalaya - 3.9 km

### Colleges

- SRM Easwari Engineering College - 2.2 km
- Meenakshi College of Engineering - 2.3 km
- Avichi College of Arts & Science - 2.6 km

### Entertainment

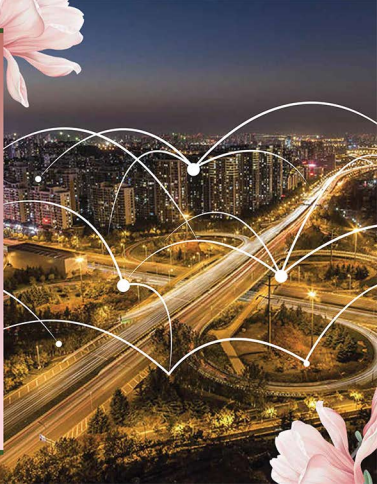
- Chandra Metro Mall - 1.8 km
- Forum Vijaya Mall - 3.9 km
- VR Chennai - 6.2 km

### Restaurants

- New Andhra Meals Hotel - 450 m
- Hot & Tasty - 850 m
- Grand Sweets & Snacks - 1.3 km
- Sangeetha's Desi Manè - 1.3 km
- Hotel Saravana Bhavan - 1.6 km

### Hospitals

- MIOT - 3.4 km
- Vijaya Hospital - 3.8 km
- SIMS Hospital - 4.4 km



# Specifications

At Navin's, every inch is built with care and love in mind. Love that would spread beneath the walls to your hearts as you create memories and define your lives with your lived ones.

It is as they say, God is in the specifications!

## ***Structure***

RCC Framed structure conforming to Seismic Zone 3 Regulations

## ***Walls***

Aerated blocks in cement mortar

## ***Doors***

Elegant looking teak wood framed Main door with designer door shutters

Bedroom doors with good quality wood frame with skin type shutters

Toilet doors with good quality wood frame with skin type shutters

## ***Windows***

Good quality UPVC windows

## ***Kitchen***

Polished granite platform with stainless steel sink with drainboard abd 2'0" ht. ceramic tiles dadoing above counter

## ***Flooring***

Premium range vitrified flooring

## ***Electricity***

3 phase electrical power supply with concealed FRLS copper wiring and circuit breakers

AC points in living, dining and all bedrooms

Modular switches

## ***Finishing***

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

Outer walls are finished with premium anti-fungal emulsion paint

## ***Water supply arrangements***

Bore well/ open well for tapping ground water - sump to store water

## ***Lifts***

3nos. of 2\*10 passenger and 1\*15 passenger SS lifts of reputed make

## ***Toilets***

Ceramic tile flooring and wall dadoing upto 7' ht. with good quality sanitary and Cp fittings

## Features

-  Covered/ open car park for each flat
-  CCTV with security cameras
-  Security intercom
-  Rainwater harvesting
-  Strict adherence to approved plan
-  Grand lobby
-  Green building certified
-  Acoustically insulated standby generator back-up for lights, fans & select electrical points in the house and common areas
-  All flats prewired for telephone, TV-DTH, Internet / Data service
-  Air conditioned gym, Yoga, Multipurpose hall and indoor games with chess, carrom, etc.
-  Durable & elegant pavers for parking and driveway
-  Solar power for common areas
-  Servants/ drivers toilet
-  Self cleansing garbage chute
-  Drying yard
-  Children's play area
-  Name directory in the entrance lobby
-  Tall windows

## Optional Upgrades

-  Digital lock for main door
-  Home automation
-  False ceiling
-  Shower partitions

### Note:

Some optional upgrades require intimation and purchase in early stages of construction & it may not be possible to meet the upgrade request if Navin's Technical team feels so.

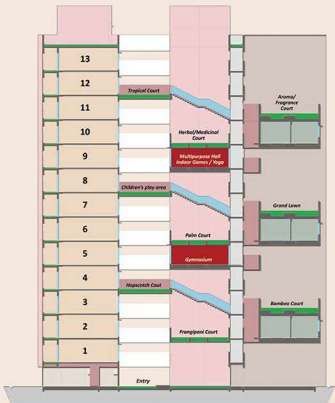
A photograph of a modern residential building entrance. The building is tall with a brick and white facade. In the foreground, there is a white gate structure with a sign that reads "NAVIN'S HANGING GARDENS". A silver car is parked in front of the gate. The sky is blue with some clouds. There are decorative pink flowers on the left and right sides of the image.

Entrance to  
Navin's Hanging Gardens

# Site Plan



# Schematic Section Floor Plan



*\*For terrace reference only*



## Area Statement

Floors	Description	Unit Plinth Area in sq.ft.	Common Plinth 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 Built up Area
1 <sup>st</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup> , 7 <sup>th</sup> , 8 <sup>th</sup> , 11 <sup>th</sup> , 12 <sup>th</sup> & 13 <sup>th</sup> floors	F1	1174	273	1447	1024	54	1640
	F2	821	191	1012	711	35	1147
	F3	832	194	1026	726	35	1162
	F4	1164	271	1435	1023	32	1626
	F6	815	190	1005	695	35	1139
	F7	1188	276	1464	1020	71	1660
	F8	1083	252	1335	951	36	1513
	F9	820	191	1011	707	35	1146
	2 <sup>nd</sup> , 6 <sup>th</sup> & 10 <sup>th</sup> floors	F1	1174	273	1447	1024	54
F2		821	191	1012	711	35	1147
F3		832	194	1026	726	35	1162
F4		1156	269	1425	1023	32	1615
F5		821	191	1012	713	35	1147
F6		805	187	992	695	35	1125
F7		1188	276	1464	1020	71	1660
F8		1083	252	1335	951	36	1513
F9		820	191	1011	707	35	1146
5 <sup>th</sup> & 9 <sup>th</sup> floors	F1	1174	273	1447	1024	54	1640
	F2	821	191	1012	711	35	1147
	F3	832	194	1026	726	35	1162
	F4	1164	271	1435	1023	32	1626
	F6	815	190	1005	695	35	1139
	F7	1188	276	1464	1020	71	1660
	F8	1083	252	1335	951	36	1513
	F9	811	189	1000	707	35	1133



2<sup>nd</sup>, 6<sup>th</sup> & 10<sup>th</sup>  
floor plan



3<sup>rd</sup>, 7<sup>th</sup> & 11<sup>th</sup>  
floor plan



## 5<sup>th</sup> & 9<sup>th</sup> floor plan

Please note: The floor plans for 5th and 9th floors are identical, only the amenities change



13<sup>th</sup> floor plan

# Unit Plan



# Unit Plan



# Unit Plan





# Unit Plan





NAVIN'S  
Kumara Kottam

SIMS  
Hospital

Sri  
Ramachandra  
Hospital

Greater  
Chemical  
Corporation  
Zonal Office

Shell  
Proposed  
Vasaveerakkam  
Metro station

Vadapalani  
Bus Stand

Forum  
Vijaya Mall

Vadapalani  
Metro station

Vadapalani  
Temple

Porur  
Junction

Vadapalani  
Junction

Anna Salai

IndusInd  
Bank

Kesavarthini

La Chatelaine  
Junior College

Arvin  
Junction

AVM Studio

Saravana  
Stores

Shell

Bharathi Salai

Thiruvalluvar Salai

Kamarajar Salai

Mount Poonamallee Road

Romapparam

SRM Easwari  
Engineering  
College

MIOT  
International  
Hospital

Jawaharlal Nehru Road

Ashok Nagar  
Metro station

Ashok  
Pillar

DLF

L&T

NAVIN'S  
Jayaram  
Gardens

Hillrom

Ekambargal  
Metro station

Kathipara  
Bridge

To Airport

Attundur  
Metro station

Guindy



\*Map not to scale

## Payment Schedule

On Booking	10%
Within 30 days of booking	55%
Upon laying of foundation stage	10%
Upon laying of 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
- Maintenance charges
- Miscellaneous expenses
- Service connection charges, fees, deposits and incidental expenses for electricity, water supply & drainage connection
- Govt. fee and incidentals
- Corpus fund

Promoter: Navin Housing & Properties Pvt. Ltd.



**Night view  
Navin's Hanging Gardens**

## Upgrade to a Green Building Lifestyle

Shift to environment friendly homes that come with:



Generous amount of lighting and ventilation



Solar power for common areas



Low VOC paint



Usage of roof tiles on terrace reduces the use of air conditioners & electricity consumption



Enhanced indoor air quality



Green parking facility



Water efficient plumbing fixtures



Energy performance with usage of BEE 4 star rated pumps & motors & energy efficient lifts

## About Navin's

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, since 1989, to achieve the culmination of architectural brilliance and highest value-for-price in our projects.

With a customer centric approach, the Navin's brand is built on strong foundations of excellence in quality, trust, clean business ethics and transparency, earning home buyers' trust over the last 3 decades.

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.

**Navin's - For those who will not settle for something cheap**



**120+**  
projects



**3000+**  
happy families



**50+**  
awards

# Few of our Awards & Accolades

2021

- CIDC Viswakarma Award for Best Construction award – Navin's Starwood Towers 2.0
- Best HR Practices by Federation of Indian Chambers of Commerce & Industry (FICCI) Tamil Nadu State Council



2019

- IGBC National Green Champion Award
- ET Now Real Estate Award – Most Trusted Developer of the year, Most Innovative Marketing campaign of the year – Navin's Starwood Towers
- Smart Residential project of the year, Premium Residential project of the year - Navin's Starwood Towers
- CIDC Viswakarma Award for Best Construction Project - Navin's Whiteberry



2018

- BIG FM Big Chennai Pride Award - Best Builder of the Year

2016

- CIDC Viswakarma Award for - Best Construction Project - Navin's Hillview Avenue
- Best Professionally Managed Company (Turnover Rs. 100-500 crore)

2015

- CIDC Viswakarma Award for - Best Construction Project - Navin's Starwood Towers
- NDTV Property Awards 2015 - Best Budget Housing - Tier 1 cities - Navin's Springfield

## Navin's Starwood towers conferred with Empowering India award

**CHENNAI:** Navin's Starwood Towers, near Sholing and Old Chennai, was conferred with the Best Engineering title for 2015. The award was conferred to Navin's Starwood Towers as the Best Project in all categories in South India, awarded by Hindustan League Club of an event held in New Delhi. Dr. E. Ramani, Managing Director, Navin's said, "This property is an architectural and functional alternative project in the city, with highly professional standards. When an award is conferred, it does not end at all thought

to offer features and amenities beyond customer expectations about of Green". The Best award by the Centre will also be recognised by the Centre with an aim to recognise efforts and contributions of private developers towards achieving the Best of category for all in 2015. The award also aims to further boost the growth of housing sector in the country by encouraging developers to adopt sustainable initiatives and implement innovative solutions. Navin's Starwood Towers, is a 100% Vastu compliant project.



Subramanian, CEO-Navin's, receiving winning trophy from Minister Hindustan League Club



For Bookings, contact  
☎ **+91 8870 065 065**

**Promoter: Navin Housing & Properties Pvt. Ltd.**

**Site Address:** #142, Arcot Road, Valasaravakkam, Chennai.

**Office Address:** NAVIN'S Triumph - South Block, No. 802 & 804, Anna Salai,  
Nandanam, Chennai - 35

**sales@navins.in | navins.in**

**RERA No: TN/29/Building/318/2021 | www.rera.tn.gov.in**

This brochure is purely conceptual and not a legal document.  
The company reserves the right to change, modify any contents herein at its discretion, without prior notice.