



A Symphony of Elegance and Serenity



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 precison, 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

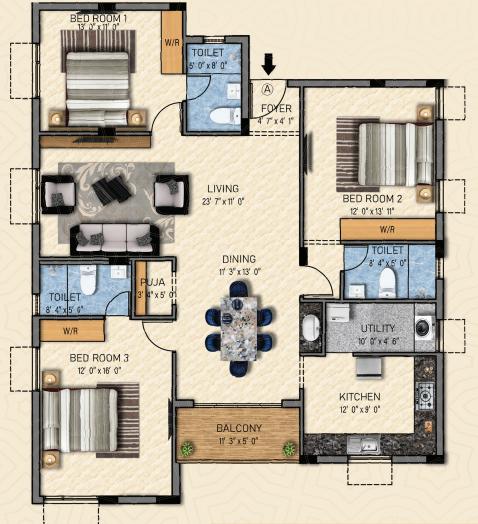


Green building





# Unit Plan of 3 BHK Type A







				Carpet Area in Sq.π		
Description	Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Super Built Up Area in Sq.ft	RERA Carpet Area	Exclusive Balcony Area	Total
Flat A	1450	382	1832	1303	56	1359

# Unit Plan of 3 BHK Type B







				Carpet Area in Sq.ft		
Description	Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Super Built Up Area in Sq.ft	RERA Carpet Area	Exclusive Balcony Area	Total
Flat B	1450	382	1832	1303	56	1359

# **Project Features**



2 Car parking (Tandem) for each flat



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



Video Door Phone



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



Pleasing Landscaping



Strict adherence to approved plan



Rainwater harvesting



Solar power for common areas



CCTV with security cameras



EV charging point for each flat



Water Meter for each flat



Drivers toilet at stilt level



Imported Marble Flooring in living & dining



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 Bocks) 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**





# Schedule of Payments:

On booking		
Within 30 days of booking		
Upon laying of foundation stage		
Upon laying respective roof slab		
Upon commencement of internal plastering		
Before handing over		

# Other Charges:

- Registration charges
- Legal fees, documentationcharges and / incidental expences
- GST
- Infrastructure / Amenities fees
- Solar panel charges
- Miscellaneous charges
- Service connection charges, fees, deposits and incidental expences 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

#### Navin's Starwood Towers conferred with Empowering India Award

CHEMBAL: Navin's Starwood Towers near Medavakkam, Chemai was conferred with the PMAY Empowering India Awards 2019. The award was conferred to Navin's Starwood Towers as the Best Project in LIG category-Tamil Nadu, presented by Hardeep Singh Puri at an event held in New Delhi. Dr R Kumar, Managing Director - Navin's said, "The property is an advanced and luxurious affordable project in the city and PMAY 2019 award confirms it. When ex conceptualised it, there was a lot of thought

to offer features and amenities beyond customer expectations, ahead of times. "The first edition of the Awards has been instituted by the Centre with an aim to recognise efforts and contributions of private developers towards achieving the dream of Housing for all by 2020. The award also aims to further propel the growth of housing sector in the country by encouraging developers to adopt sustainable initiatives and implement innovative solutions appropriate to EWS, LIG & MIG



(alyanaraman, COO-Navin's, eceiving winning trophy fron Minister Hardeep Singh Puri





## 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

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