



NAVIN'S
RP Enclave

Arathoon Road - Royapuram



Elevate your lifestyle.

With timeless Bauhaus inspired homes.

Embrace the real Madras,

In the heart of Royapuram.

Amidst the bustle of daily life, we often miss out on the simple joys. Be it enjoying your space, relaxing with the family in the evenings or enjoying the sight of nature from the comfort of your home.

At Navin's RP Enclave, you'll experience life differently. This micro-community of 30 apartments is built in the Bauhaus style of architecture, constructed around two prevailing trees, that celebrates the sustainability and modern design.

8.08 Grounds | 30 Units, S+5 Floors | 3 & 4 BHK

Each of our premium 3 & 4 BHK apartments are designed keeping your needs in mind. Your very own spacious home in the neighbourhood you know and love. Navin's is known for building homes with customer-centric ethos and value for money. You'll feel the difference in our architectural brilliance, transparency and quality.





Celebrating the natural order of life

Bauhaus is a movement created by an influential German school in the early 20th century. Its aim was to create a radically new form of architecture and design.


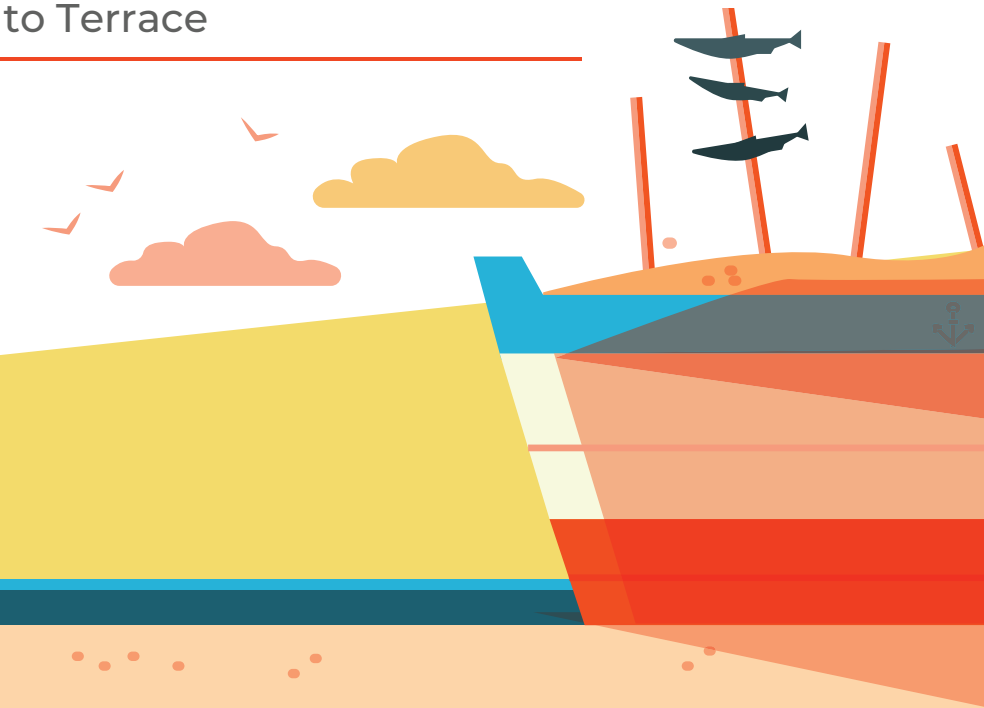
Our Bauhaus-inspired building design promotes functionalism celebrating simple geometric forms, using modern materials articulated using primary colors in minimalistic trend creating your living environment with Avant-grade facade.

At Navin's RP Enclave our eco-friendly approach is evident in efforts taken to safeguard existing trees from construction harm. By integrating nature into our projects and prioritizing environmental stewardship, we ensure that our responsible and sustainable practices make us a front-runner in the industry.



A micro-community with a large heart.

At Navin's RP Enclave, we believe in amplifying your living experience in the most nurturing way.

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- Bauhaus architecture
 - 30 unit micro-community
 - 3 & 4 BHK premium apartments
 - Landscaped Terrace with soothing sea-view
 - Keen attention to detail with high-quality standards.
 - Premium amenities
 - The Central Neem tree podium
 - Lift to Terrace
- 



Home at the centre of your world



Navin's RP Enclave is strategically located at the heart of Royapuram, right at the centre of your world.



This means easy connectivity and convenience, without changing too much in your life.



Connected to most parts of Chennai via - metro & MRTS



Near the iconic Chennai Beach Railway station





Location Map



Map not to scale

Premium Specification



STRUCTURE

- Seismic Zone III Compliant RCC Framed Structure.

WALLS

- Autoclaved aerated blocks with Smart fix or equivalent adhesive.

DOORS

- Main Door: 8-feet high teakwood main door frame with a 40 mm thick solid wood designer shutter, PU finished on both sides with architrave.
- Bedroom Doors: Good quality wooden door frames with 35 mm thick both-side laminated finish shutters.
- Toilet Doors: Good quality WPC frames with 32 mm both-side laminate finish flush doors.
- Digital lock for main doors.

WINDOWS & VENTILATORS

- Good quality UPVC windows and ventilators.

KITCHEN

- Polished granite platform with 2-feet high ceramic tile dadoing above the counter. A stainless steel sink (Frankie or equivalent) with a drain board is provided.
- Water point with separate taps provision for bore and Metro water.

FLOORING

- Double charged vitrified tiles in the Living, Dining, Bedrooms and Balcony.
- Ceramic tile flooring and designer wall dadoing up to the false ceiling height in Toilets.
- Granite or tile flooring for Staircase, Entrance and Lobby.
- Stilt parking floor and driveway with elegant and durable pavers, along with natural stone.
- Terrace has Heat reflective tiles.

PLUMBING AND SANITARY INSTALLATIONS

- All sanitary and CP fittings will be of Jaquar or equivalent make. Wall-hung wash basin is kept in all toilets and dining area.
- CPVC concealed water line with wall-hung closets and health faucets in all bathrooms.
- Single lever high flow concealed diverter with overhead shower and spout in all bathrooms.

ELECTRICITY

- Three-phase electrical power supply with concealed wiring and ACCL.
- AC points in living, dining, and all bedrooms.
- Concealed FRLSH copper wiring with modular switches and sockets of reputed make.
- DTH, telephone, and data points in the living room and master bedroom.
- Electrical points for TV in the living room and all bedrooms.
- USB-C port power in the living room and master bedroom.
- Geyser and exhaust provisions in all bathrooms.
- Provisions for refrigerator, washing machine, dishwasher, chimney, water purifier, and other kitchen appliances.

FINISHING

- Internal walls and ceiling are finished with putty and Navin's oyster white colour premium emulsion paint.
- Outer walls are finished with premium anti-fungal emulsion paint.
- Grid type false ceiling in all bathrooms.

WATER SUPPLY ARRANGEMENTS

- Bore well/Open well for tapping ground water - Sump to store water with arrangements for pumping water to Overhead tank. Separate underground sump for metro water.

LIFTS

- Automatic Eight passenger lift of Reputed make with ARD function

STAIRCASE

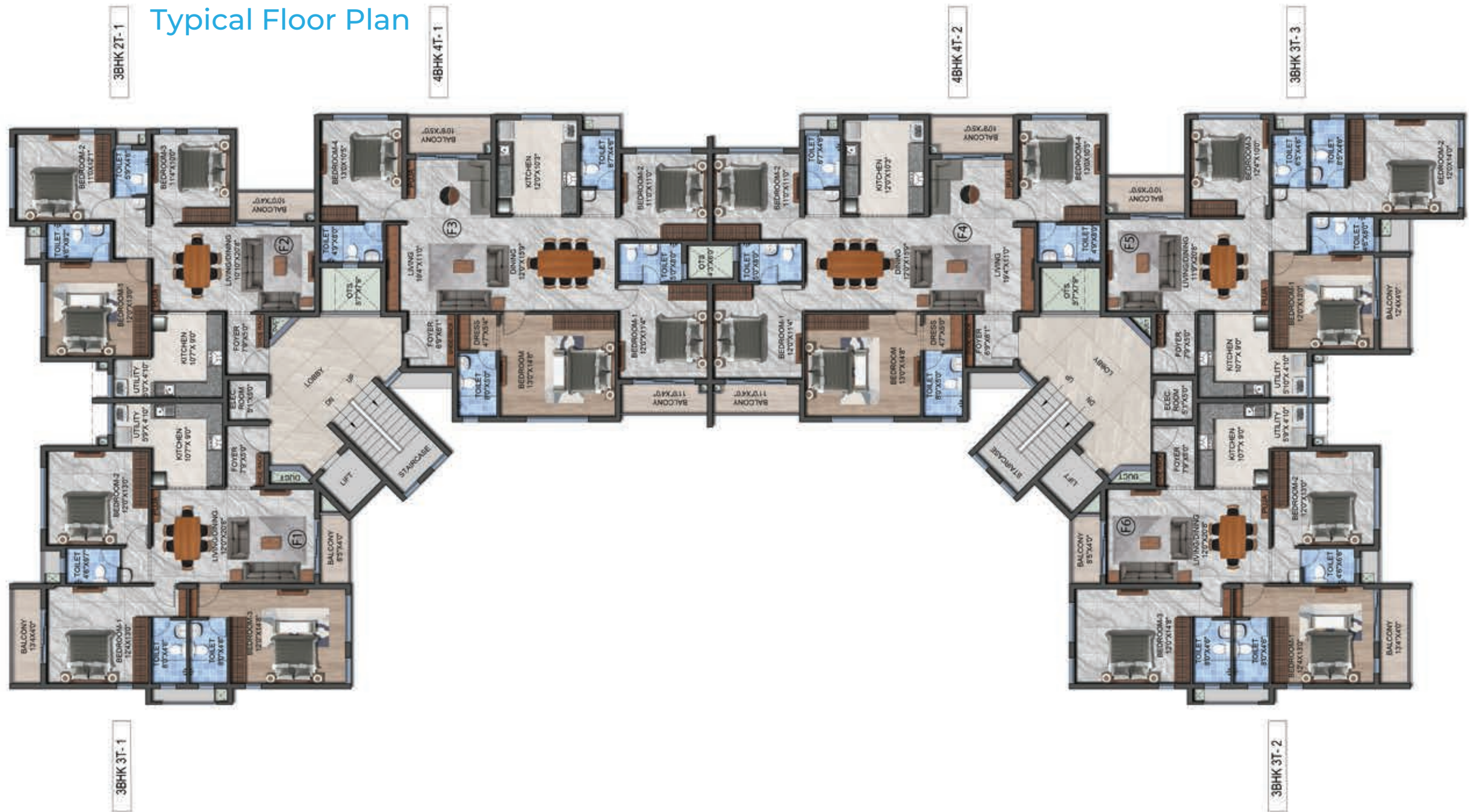
- SS handrails

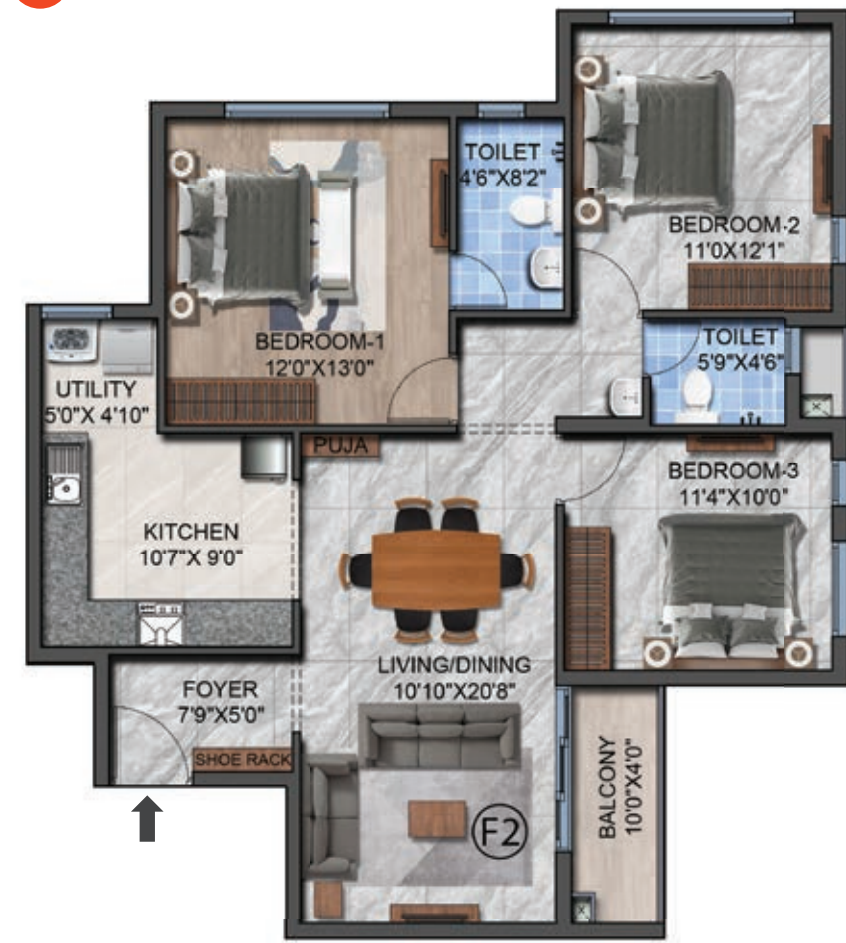
DG POWER BACKUP

- 1000 Watts of 24*7 Power back-up to all apartments (Essential fan and light points)
- 100% 24*7 power back up for all Common areas.



Typical Floor Plan





FLAT NO 1 - 3 BHK

Description	Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Super Built Up Area in Sq.ft	Carpet Area in Sq.ft		
				RERA Carpet Area	Exclusive Balcony Area	Total
Flat 1	1285	350	1635	1114	86	1200

FLAT NO 2 - 3 BHK

Description	Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Super Built Up Area in Sq.ft	Carpet Area in Sq.ft		
				RERA Carpet Area	Exclusive Balcony Area	Total
Flat 2	1043	284	1327	918	38	956



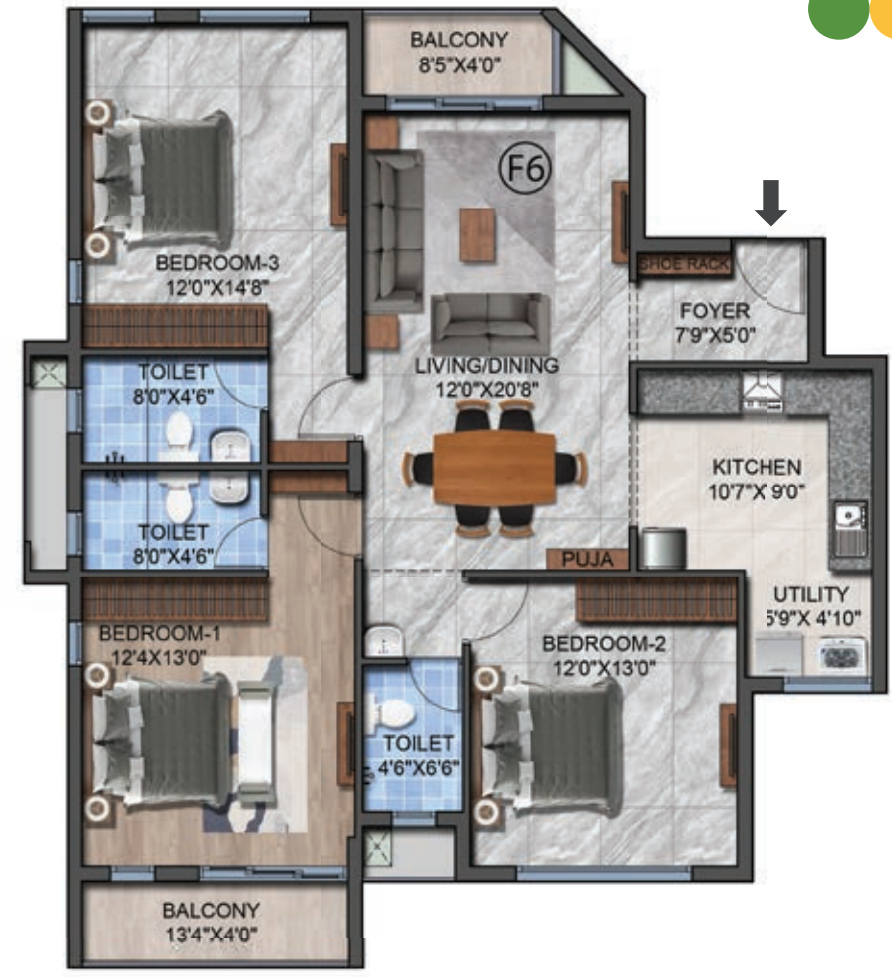
FLAT NO 3 - 4 BHK

Description	Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Super Built Up Area in Sq.ft	Carpet Area in Sq.ft		
				RERA Carpet Area	Exclusive Balcony Area	Total
Flat 3	1622	441	2063	1424	94	1518



FLAT NO 4 - 4 BHK

Description	Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Super Built Up Area in Sq.ft	Carpet Area in Sq.ft		
				RERA Carpet Area	Exclusive Balcony Area	Total
Flat 4	1621	440	2061	1424	94	1518



FLAT NO 5 - 3 BHK

Description	Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Super Built Up Area in Sq.ft	Carpet Area in Sq.ft		
				RERA Carpet Area	Exclusive Balcony Area	Total
Flat 5	1247	339	1586	1055	98	1153

FLAT NO 6 - 3 BHK

Description	Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Super Built Up Area in Sq.ft	Carpet Area in Sq.ft		
				RERA Carpet Area	Exclusive Balcony Area	Total
Flat 6	1285	350	1635	1114	86	1200

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



3500+
Happy Families



34
Years in Business



60+
Awards



National Green
Building Champion



Payment Schedule

- On Booking 10%
- Within 30 Days of Booking 50%
- Upon laying of Foundation Stage 15%
- Upon laying of Respective Roof Slab 10%
- Upon commencement of Internal Plastering 10%
- 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





Promoter: Navin Builders

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

Site address: Navin's RP Enclave, Arathoon Rd, Pudumanaikuppam,
Royapuram, Chennai - 600 013.

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

RERA No: TN/29/Building/0458/2024 | www.rera.tn.gov.in

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