




NAVIN'S

SANKALPA

Your Sanctuary of Elegance

 Adyar



Welcome to Navin's Sankalpa,

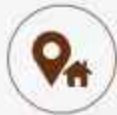
Welcome to Navin's Sankalpa, where refined living meets artistry in the upscale neighbourhood of Adyar, the dream residential location for everyone. From Navin's Homes, renowned for crafting dreams, emerges a modern yet timeless charm. With only 20 Premium homes spread over 5 floors, Navin's Sankalpa makes it a place of true elegance.

Each apartment is carefully crafted, blending craftsmanship in a fantastic location for classy lifestyle. Dive into a unique living space where luxury meets peace, inviting you to create your story in style.





Project Highlights



Prime Location in Adyar, one of the most upscale neighbourhood in Chennai.



Premium Quality and Specifications



Spacious 2 & 3 BHK Homes



Efficient design with ample Lighting and Ventilation



On-time Delivery Promise - We at Navin's have delivered more than 125 projects on time.



Upcoming Adyar Metro Station at walking distance (~750 meters)

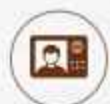


Features



Dedicated Parking:

Exclusive car parking slot provided for each apartment.



Security Measures:

Advanced Intercom System: Enhances community safety.

CCTV with IP Cameras: Comprehensive surveillance for advanced security monitoring.



Landscaped Environment:

Aesthetically pleasing landscaping with elegant natural stone pavers for parking floors and driveways to create visual appeal.



Environmentally Friendly Practices:

Rainwater Harvesting: Promotes sustainable water usage.

EV Charging Station: Convenient points for electric vehicles.

Solar Power: Energy-efficient common areas contribute to sustainability.



Quality Assurance:

Strict adherence to approved plans ensures the highest construction standards. 1275+ Quality Checks ensures consistent quality delivery.



Power Backup Systems:

Acoustically Insulated Standby Generator: Ensures comfort by providing backup power for common areas and essential fan and light points in each apartment.



Unit Plan of 3 BHK Type A



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 A	1010	290	1300	900	37	937

Unit Plan of 2 BHK Type B



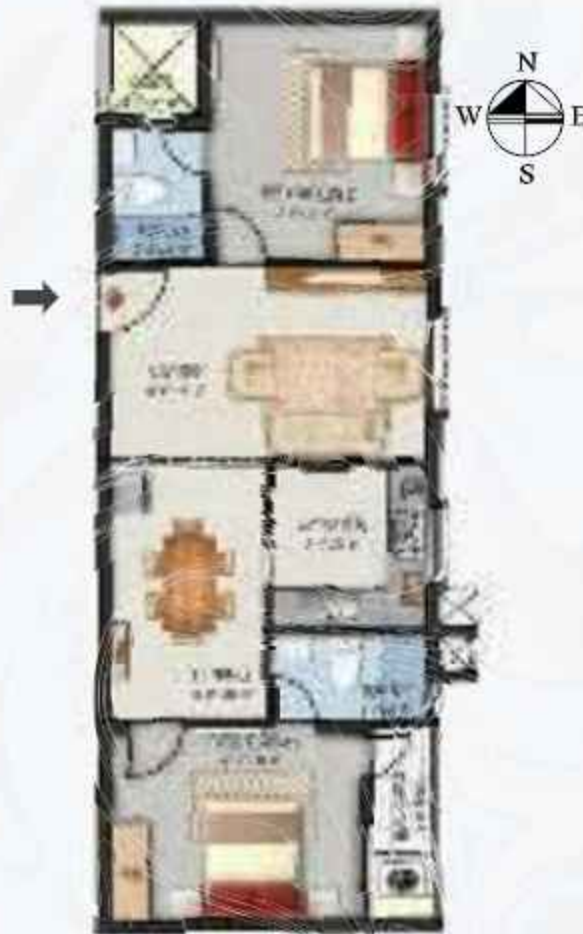
Description	Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Super Built Up Area in Sq.ft	Carpet Area in Sq.ft		
				RERA Carpet Area	Exclusive Balcony Area	Total
Flat B	692	199	891	595	41	636

Unit Plan of 3 BHK Type C



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 C	978	281	1259	865	35	900

Unit Plan of 2 BHK Type D



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 D	802	230	1032	702	32	734

Specifications

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 and Balcony Door: Good quality wooden door frame with a 32mm thick flush door featuring veneer on one side and laminate finish on the other.
Windows & Ventilators	Good quality UPVC windows and Ventilators.
Kitchen	Polished granite platform with 2-foot height ceramic tiles backsplash above the counter. A stainless steel sink with a drainboard is provided.
Flooring	Living, Dining & Bedroom - Double charged Vitrified Tiles. Toilets - Ceramic floor tiling with wall dadoing up to 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 and overhead shower.
Electricity	Three-phase electrical power supply with circuit breakers. AC points in the Living cum Dining area and all Bedrooms. Concealed FRLHS copper wiring with modular switches of reputed make.
Staircase	Granite flooring with SS modular handrails.
Finishing	Internal walls and ceiling are finished with putty and Navin's Oyster White color premium emulsion paint. Outer walls are finished with premium anti-fungal emulsion paint over Texture finish
Water Supply Arrangements	Bore well/Open well for tapping groundwater - Sump to store water with arrangements for pumping water to the Overhead tank.
Lifts	Automatic Six passenger lift of Reputed make with ARD function

Location Map



Schedule of Payments

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

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

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 three and half 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



Perfect
titles



Highest
carpet area



Prime locations &
great neighbourhoods



Promoter: Navin Builders

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

Site address: Navin's Sankalpa, New Door No. 16 and Old Door No. 10 Bhakthavatsalam Nagar,
First Main Road (Bhakthavatsalam Nagar First Street), Adyar, Chennai - 600020

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

RERA No: TN/29/ Building/0048/2024 | www.rera.tn.gov.in

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Accessories, furniture, etc. shown are not part of units but are illustrations.