

#14  
COLLEGE ROAD



DID YOU KNOW

## WHAT IF WE TOLD YOU...

...that 213 years ago, this very stretch witnessed the beginning of something historic?

In 1812, the College of Fort St. George stood tall where today's DPI campus lies - marking **College Road** as one of the Chennai's most iconic, legacy-rich neighbourhoods.

And now, a new chapter begins.

With Navin's **Aum Griha #14, College Road**, you don't just move into a landmark location you become a part of a **200+ year legacy**.

Not many can say that. But you just might.



LOCATION

# YOU ARE **THE POINT.**

Like the universe that acts as a singular force, some places in this world are naturally gifted  
- rare, radiant, and rich in meaning. In the fabric of Chennai's urban tapestry,  
College Road is that point.

A central pulse of the city. A beacon of prestige. Where culture, legacy, and connectivity  
meet effortlessly. Your address just won't be a point in this world. It is THE point – the one  
where everything comes together. The one that everyone looks up to.

கல்லூரி சாலை  
College Road

**THIS UNIVERSE HAS A POINT.  
AND #14 COLLEGE ROAD IT IS.**

A coveted place where charm meets stature, where legacy and lifestyle are perfectly in sync.

Some locations aren't just mapped - they're meant for those who know their place in the universe.



LEGACY



# NAVIN'S

The Home Makers Who Care

For generations, Navin's has defined what excellence in real estate truly means. Since 1989, we have thoughtfully shaped living spaces where childhoods flourish, aspirations take flight, and families create memories that last a lifetime.

Our legacy is built on a deep-rooted commitment to ethical business practices, integrity, transparency, and superior craftsmanship. This unwavering foundation has earned the trust of generations of homebuyers. At Navin's, we believe perfection lies in the details, which are reflected in the 1575+ quality checks that go into every project, ensuring nothing short of excellence.

Each Navin's home is more than just a residence. With clear titles, robust engineering, refined design, and meticulous attention to detail, every space we create is a masterpiece. More than a home, it is a promise of security, sophistication, and timeless value.

36

YEARS OF  
COMMITMENT



3800 +  
HAPPY FAMILIES



60 +  
AWARDS



1575+  
QUALITY CHECKS



128 +  
PROJECTS



IGBC NATIONAL  
GREEN CHAMPION



ABOUT AUM GRIHA



**AUM GRIHA**  
PROMOTERS LLP

Aum Griha Promoters LLP is driven by a vision of holistic property development that creates not just structures, but vibrant, enduring communities.

Built on the four pillars of Location, Luxury, Partnership, and Sustainability, we aim to source prime land, develop premium properties in collaboration with the most trusted builders, and deliver best-in-class homes with superior specifications.

Committed to transparency and a seamless, hassle-free experience, Aum Griha Promoters strives to exceed your expectations while shaping a better future through thoughtfully built spaces.

**Founded by**

**Mrs. Anu Sriram, Mr. Badri Narayanan and family,  
with the blessings of respected builder Mr. T. N. Sivaramakrishnan.**



NAVIN'S AUM GRIHA





SUNSHINE  
SUNSHINE RESIDENCES  
GATE NO. 1

Artist's impression



BUILT NOT FOR MANY.  
BUT FOR THE MOST DISCERNING.

## NAVIN'S AUM GRIHA #14 COLLEGE ROAD

True luxury is not just about what you have, it's about how it makes you feel. At **Navin's Aum Griha #14 College Road**, every detail is crafted to offer an experience that is rare, refined, and deeply personal. This limited-edition development comprises just 18 opulent residences, designed for those who appreciate elegance in its purest form.

With only two homes per floor, you're assured unparalleled privacy and quietude, a rarity in the heart of the city. Each residence is spread across expansive floorplates, offered in two exquisite configurations with no wall sharing: 3 BHK and a 3 BHK + Study, measuring 2330 sq. ft. and 2485 sq. ft. respectively. Both layouts are thoughtfully planned to maximize light, space, and function, with versatility to suit the evolving rhythms of urban life.

The architecture makes a bold, timeless statement, a harmonious blend of exposed brick and concrete that creates a visual language of strength and sophistication. Complementing this is a beautifully landscaped terrace that serves as your elevated sanctuary, a place to unwind, reconnect, or simply breathe above the bustle.

Luxury finds its true voice in silence. In the confident geometry of space. In the calm of refined design. This is not just where you live, it's where your presence is felt without needing to speak.

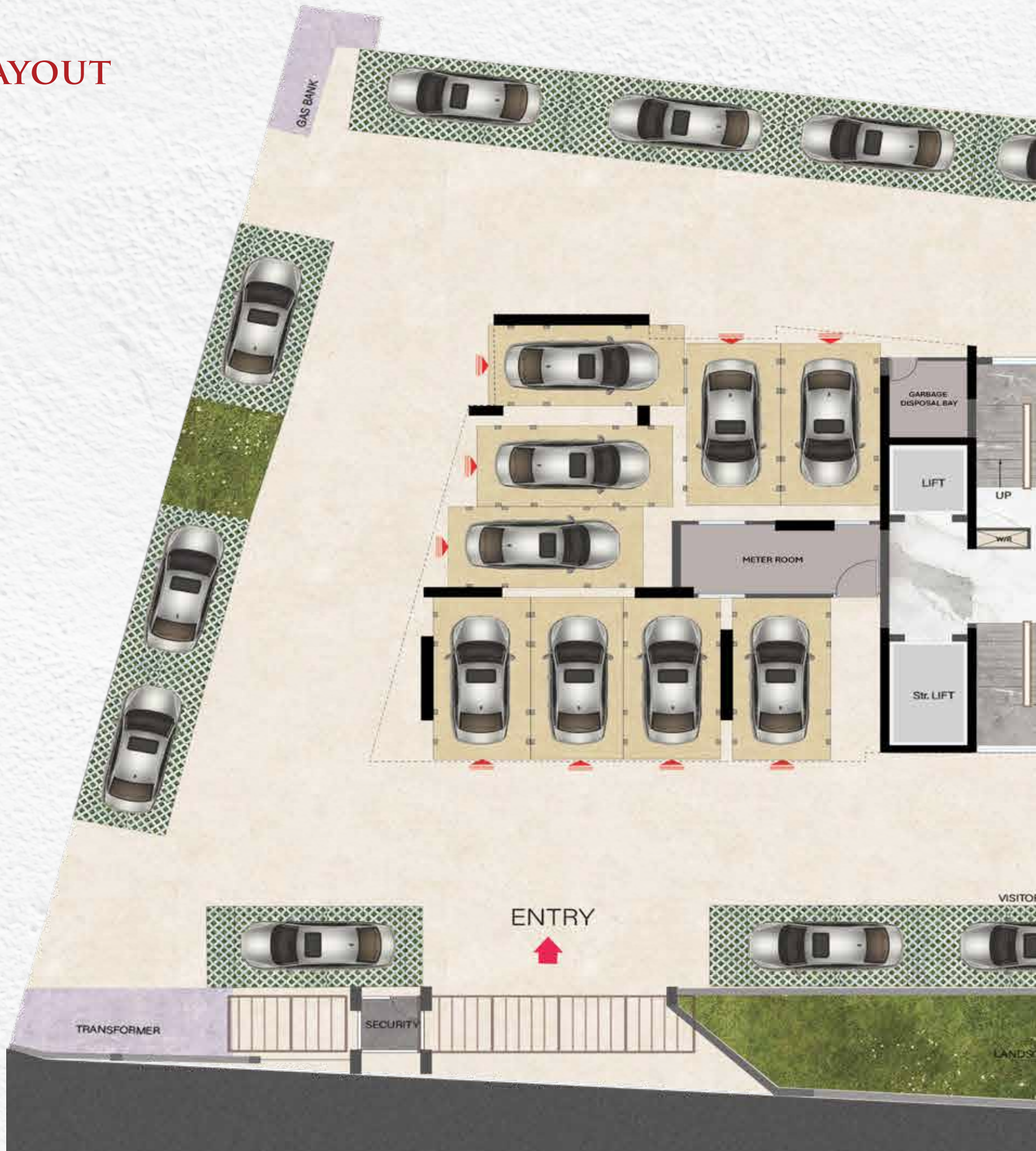


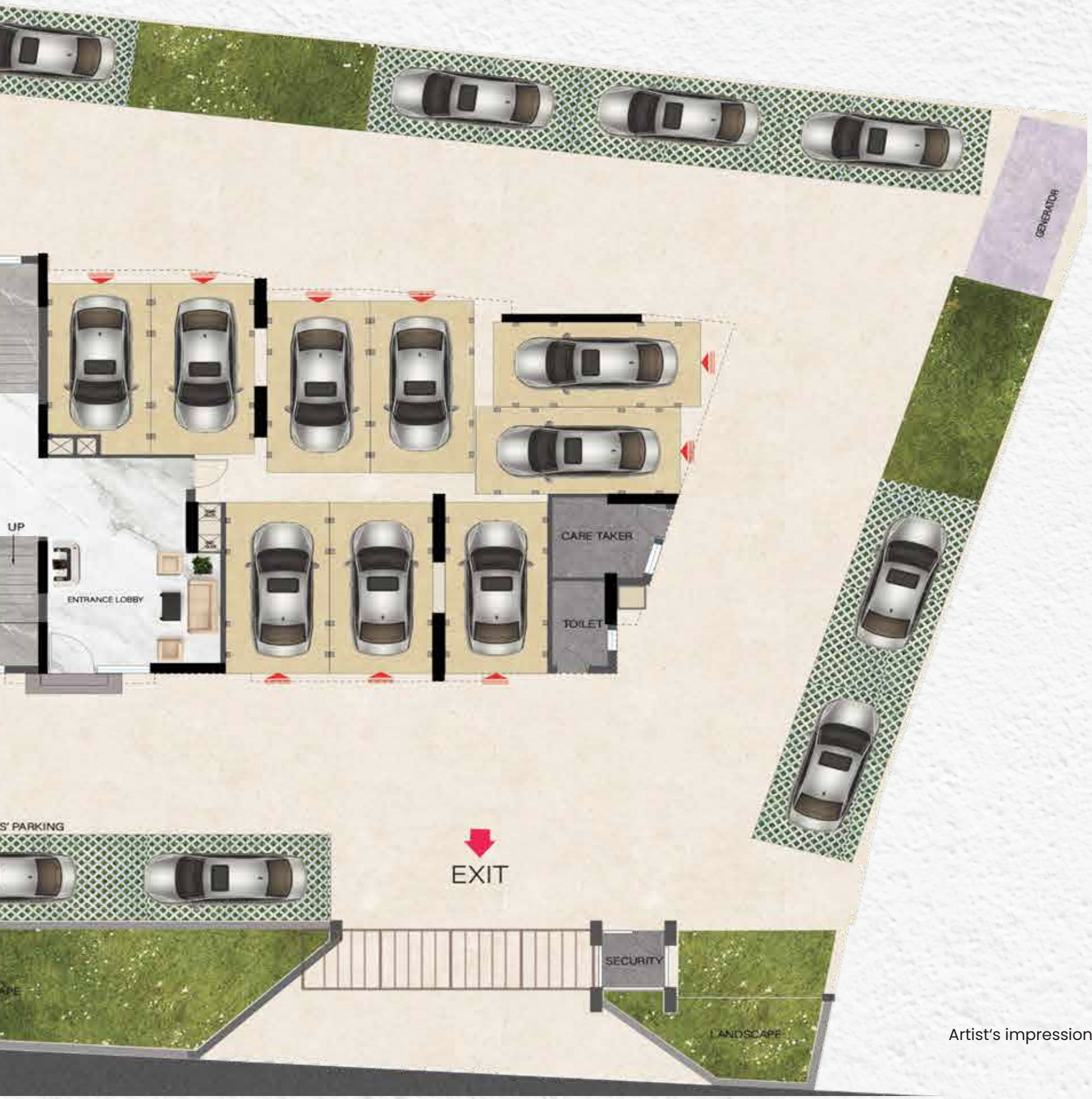
Artist's impression



Artist's impression

# STILT LAYOUT





Artist's impression, subject to change

# TERRACE LAYOUT



Barbeque Space

Swing

Cabana

Amphi Seating

Screen



Bench

Bench

Bench

Artist's impression, subject to change

# TYPICAL FLOOR PLAN



**UNIT - A**

**UNIT - 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 & Utility Area	Total Carpet Area
<b>3 BHK +Study</b>	<b>1838</b>	<b>647</b>	<b>2485</b>	<b>1489</b>	<b>204</b>	<b>1693</b>
<b>3 BHK</b>	<b>1723</b>	<b>607</b>	<b>2330</b>	<b>1305</b>	<b>283</b>	<b>1588</b>





Artist's impression

## A NEW STANDARD OF LIVING

9 Storeys

18 Residences

2485 Sq.ft. 3BHK+Study Home

2330 Sq.ft. 3BHK Home

4815 Sq.ft. Floor Plate

0 Wall Sharing



# AMENITIES

- ∞ Concierge Services
- ∞ Wellness Gym
- ∞ 10 Terrace Amenities
- ∞ EV Charging Point for Each Apartment
- ∞ Solar Power for Common Areas
- ∞ Full Power Backup\*
- ∞ Upto 3 Car Parks
- ∞ 5 Years Maintenance Package
- ∞ Piped Gas
- ∞ Self Cleansing Garbage Chute
- ∞ 24/7 CCTV Surveillance
- ∞ Access Control



Artist's impression



Artist's impression



Artist's impression

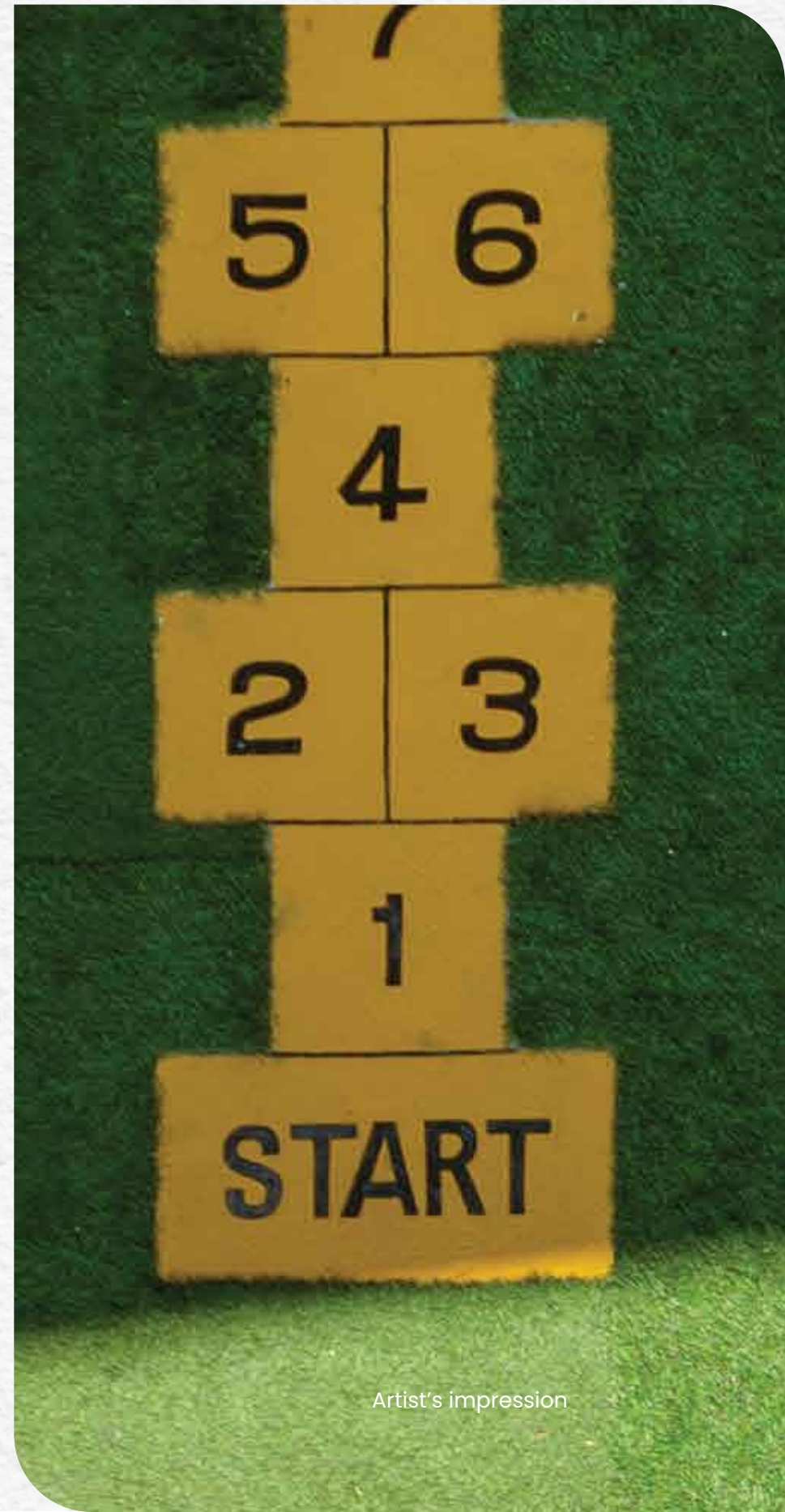
\*full power backup for common areas & up to 10kW power backup for each apartment.

representational image



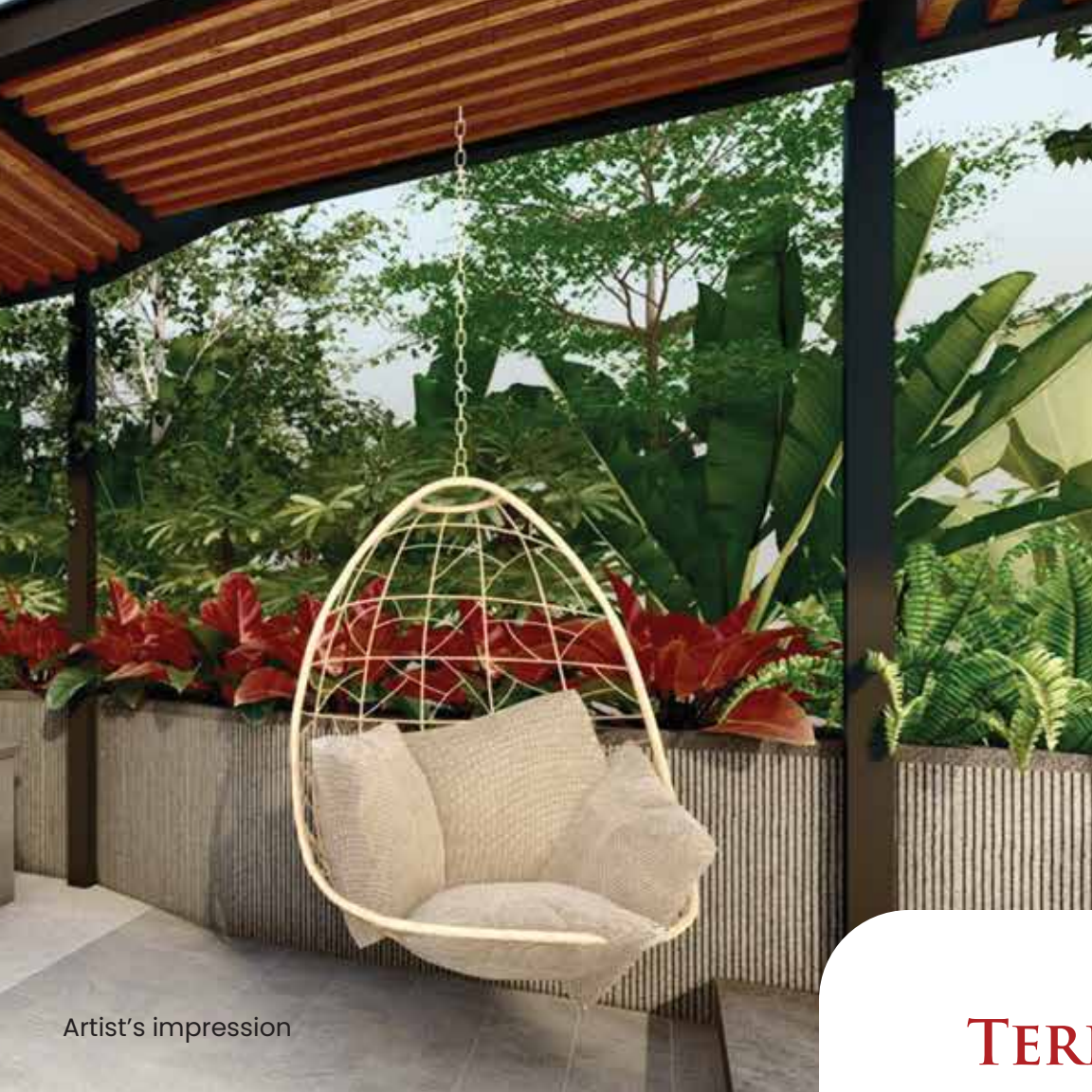
# TERRACE AMENITIES

- ∞ Amphi Seating
- ∞ Barbeque Station
- ∞ Cabana
- ∞ Fragrance Court
- ∞ Foot Reflexology Pathway
- ∞ Park Benches
- ∞ Terrace Party Area
- ∞ Board Game Inlay
- ∞ Hopscotch
- ∞ Swing



representational image

Artist's impression



Artist's impression



Artist's impression



Artist's impression

# TERRACE AMENITIES



Artist's impression



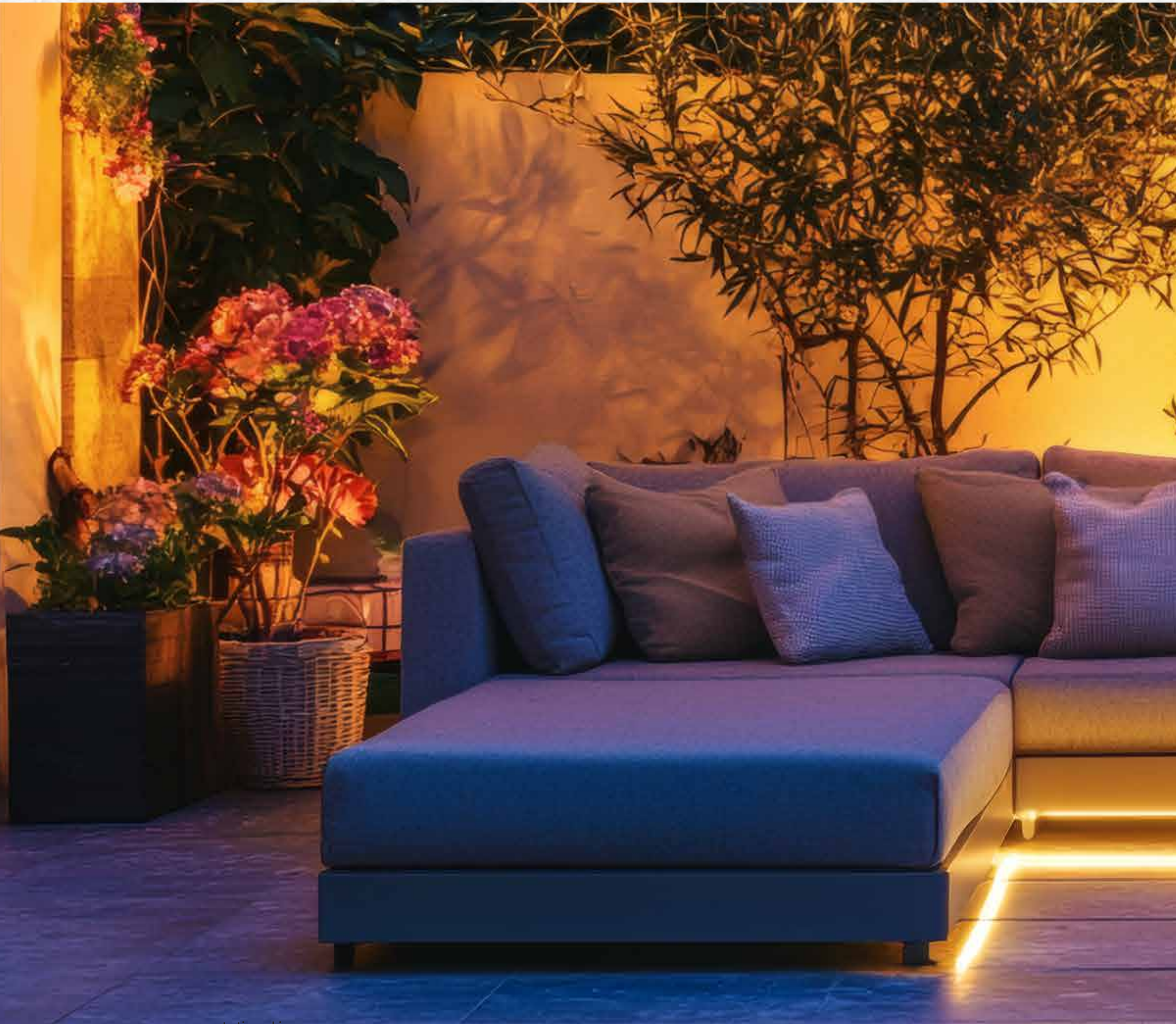
# CONCIERGE SERVICES

- ∞ Collect and Deliver \*  
Packages / Food / Laundry
- ∞ Valet Parking
- ∞ Bell Man Service
- ∞ Taxi / Auto Hailing Service
- ∞ Intercom Assistance
- ∞ Verify & Buzz-In



Artist's impression

\*Front desk to apartment door or vice versa



representational image



**CABANA**  
Terrace Amenities

Artist's impression

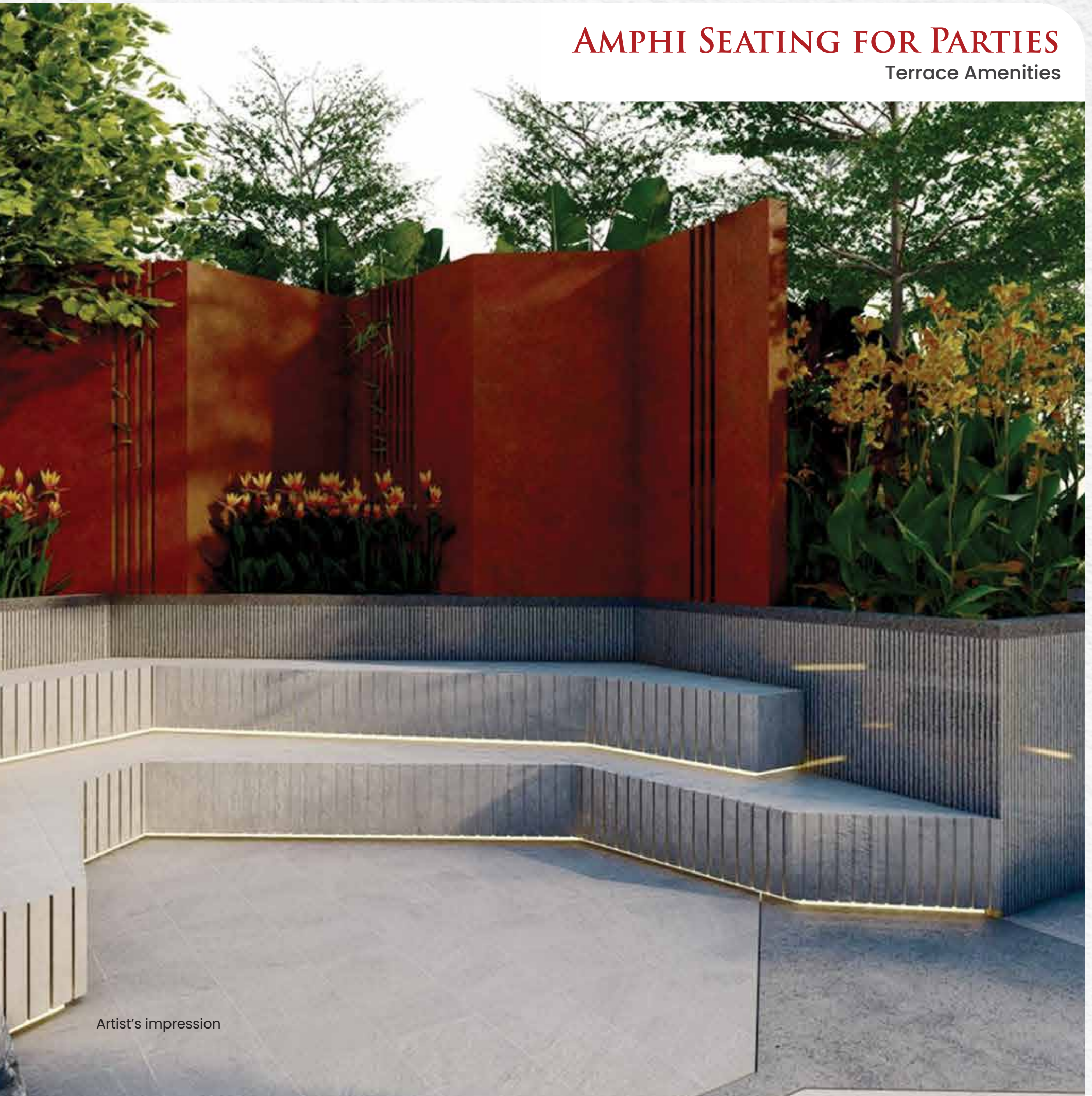
**GYM**  
Amenities



Artist's impression

# AMPHI SEATING FOR PARTIES

Terrace Amenities



Artist's impression



# SPECIFICATIONS

## Structure:

Seismic zone 3 complaint RC framed structure

## Walls:

Autoclaved aerated block work with adhesive

## Doors:

Main Door – 8 ft teakwood frame, 40 mm thick solid wood designer door, PU finish with grand architrave

Digital lock for main door in Hafele or equivalent

Bedroom Doors – Good quality 35mm thick wooden door frames with double sided laminated pre-finished shutters

Toilet Door – Good quality 32 mm thick WPC frames with laminated flush doors

All hardware by Hafele or equivalent

## Windows:

Premium quality aluminum windows, french doors and ventilators with toughened glass

Kitchen : Open kitchen with plumbing inlet and outlet provision, preparation for chimney

## Flooring:

Living, Dining: Large format vitrified tiles

All Bedrooms: Wooden pattern tiles

Toilets: Vitrified tile

Common areas – Granite flooring for lobby, staircase & entrance

Parking & Driveway: Durable and elegant pavers with natural stone accents

## Finishing:

Interior: Internal walls and ceiling finished with putty and Premium quality emulsion paint

Exterior: Outer walls finished with premium anti-fungal emulsion paint. / Texture finish as per architectural design

Toilet: Grid type false ceiling and large format wall dadoing upto 8 ft

## Water Supply:

Bore-well/ Open-well water source with sump storage and Pneumatic pressure pump system for all toilets

Separate underground storage sump for metro water

## Electricity:

Electrical Supply: Three phase electrical power supply with concealed FRLS copper wiring and circuit breakers

Electrical points: AC points in living, dining and all bedrooms

Switches: Modular switches (Panasonic, MK by Honeywell or equivalent)

Data point in living and master bedroom

USB -C power outlet in living, dining and all bedrooms

Electrical point for TV in the living and all bedrooms

Provision for all electrical kitchen appliances

DG backup - Full power backup for entire flat (upto 10 kW) and full power backup for the common area

Solar power backup for common area load

Wireless home automation for full flat

## Plumbing and Sanitary installations:

All Sanitary & C.P Fittings by Kohler, Grohe American Standard or equivalent

CPVC concealed waterlines with wall mounted closet with concealed flush tank and health faucet in all toilets

Service area with plumbing inlet and outlet provision

Single lever high flow concealed divertor with overhead showers, spouts in all toilets

Hot and cold waterlines with suitable faucet in all bathroom washbasin

## Lifts:

1 no. 8-passenger lift with access from basement to terrace, and 1 no. 15-passenger lift with access from stilt to 9th floor - SS lifts by Mitsubishi or equivalent

## Mechanical Car Park:

All parking spaces are covered by mechanical car parks from a reputed make, with provision for electric vehicle charging points

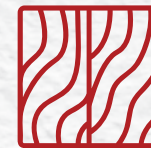
## Facilities for Drivers & Staff:

Servant/Driver's toilet provided in the stilt area with a wash basin and floor-mounted closet

## Premium Upgrade Scheme\*



VRF Aircon for entire flat



Imported marble flooring for living & dining



Shower partition in all bathrooms



False ceiling for select area

\*Not applicable for standard package



Scan to find us on  
Google Maps.



# PAYMENT SCHEDULE

## Standard Scheme

On booking	10%
Within 30 days of booking	55%
Upon laying on foundation	10%
Upon laying respective roof slab	10%
Upon commencement of internal plastering	5%
Upon commencement of the flooring	5%
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



# AWARDS



PMAY Empowering India Awards for Navin's Starwood Towers 3.0 project (2025)



CIDC Vishwakarma Award for Construction Health, Safety & Environment (2023)



Residential Complex of the year & Mid Segment project of the year in the Realty + Conclave & Excellence Awards - South (2021)



CIDC Viswakarma Award Best Construction Project - Navin's Starwood Towers 2.0 (2021)



IGBC National Green Champion Award (2019)



PMAY Empowering India Awards best project in LIG category in TamilNadu (2019)



CIDC Viswakarma Award Best Construction Project - Navin's Starwood Towers (2015)



CIDC Viswakarma Award for best construction project - Navin's Hillview Avenue, Thirumudivakkam



Indian Concrete Institute Ultra Tech Award - Best built Apartment (2015)



Award for Excellence in Eco-friendly project - Navin's Starwood Towers (2015)



Scan this QR code to explore more of our awards and recognitions

AND 50 MORE AWARDS



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For bookings contact : +91 8870 065 065


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Registered Address: Navin's Triumph, No. 802 & 804, Anna Salai, Nandanam, Chennai - 600 035.

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RERA: TN/29/Building/0213/2025 | [www.rera.tn.gov.in](http://www.rera.tn.gov.in)



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RERA Form-C

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Artist's impression subject to change as per final outcome of the project