



Saathvika

Crafted for comfort.
Designed for legacy.





Saathvika



Welcome to Navin's Saathvika, where contemporary grace meets the timeless charm of Velu Street, West Mambalam.

Nestled in one of Chennai's most vibrant and well-connected neighborhoods, this is where tradition and modernity embrace. Known for its serene temples and bustling local markets, West Mambalam offers a harmonious balance of cultural richness and urban convenience.

From Navin's Homes, trusted for building dreams that last a lifetime, comes a boutique collection of just 6 exclusive homes across 3 floors. Each residence is a masterpiece of thoughtful design, seamlessly blending modern elegance with the warmth of a storied location.

Step into Navin's Saathvika, where luxury living meets the soul of West Mambalam, inviting you to create memories in a home that resonates with heritage and style.



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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, a customer-centric approach, impeccable business ethics, and an 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, an exercise of intellect, careful precision, and passion. We have tirelessly driven ourselves to achieve the perfect blend of architectural brilliance and the highest value for money in our projects. Every Navin's project undergoes 1,275+ quality checks to ensure impeccable standards.

We bring to the table clear titles, excellent locations, flawless construction, strict adherence to rules and regulations, a deep understanding of customer needs, and, above all, ethical business practices.



125+
projects



3500+
happy families



35+
Years in Business



60+
awards



Perfect titles



Green building



Project Highlights



West Mambalam,
a well-established residential enclave in Chennai



Efficient design with
ample lighting and ventilation



Premium quality and specifications



On-time delivery promise - we at Navin's have
delivered more than 125 projects on time



Spacious 2 & 3 BHK homes



Upcoming Mambalam Metro Station
at walking distance



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Unit Plan of 2 BHK



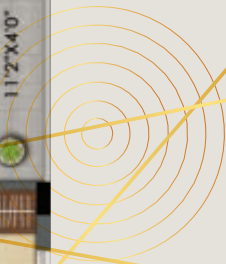
| Description | Unit Plinth Area in Sq.ft | Common Area in Sq.ft | SUPER BUILT UP AREA in Sq.ft | Carpet Area in Sq.ft. | | |
|-------------|---------------------------|----------------------|------------------------------|-----------------------|------------------------|-------------------|
| | | | | RERA Carpet Area | Exclusive Balcony Area | Total Carpet Area |
| 2 BHK | 845 | 261 | 1106 | 735 | 39 | 774 |



Unit Plan of 3 BHK



Floor Plan



| | | | | 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 Carpet Area |
| 3 BHK | 1110 | 345 | 1455 | 995 | 45 | 1040 |



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Features



Personal Parking:

Exclusive car parking slot provided for each apartment.



Enhanced Security:

Advanced intercom and cutting-edge surveillance create a secure haven for your family.



Serene Stone Pathways:

Elegant stone pathways create a tranquil, visually inspiring environment.



Sustainable Living:

Eco-friendly features like rainwater harvesting and solar power contribute to a greener future.



Quality Craftsmanship:

Superior construction and rigorous quality checks ensure lasting value and peace of mind.



Uninterrupted Power:

A whisper-quiet generator provides seamless backup power for essential services and common areas.

Specifications



Structure

Seismic Zone III compliant RCC framed structure ensures stability and safety.



Walls

Autoclaved aerated blocks with Smart fix or Equivalent Adhesive.



Doors

- Main Door - 7-ft teakwood frame, 40mm solid wood design shutter, PU finish, and architrave.
- Bedroom Door - Good quality wooden frames with 35mm thickness, double-sided laminated shutters.
- Toilet Door - Good quality WPC frames with 32mm thickness, double-sided laminate flush doors.



Windows & Ventilators

Good quality UPVC windows and ventilators.



Kitchen

Platform : Polished granite with 2-ft high ceramic tiles dadoing above the counter & stainless steel sink.

Utilities : Water point with separate taps for bore & metro waters.



Flooring

Living, Dining : Double charged vitrified tiles in living, dining, bedrooms & balcony.

Toilets : Ceramic tile flooring & designer wall dadoing up to false ceiling height.

Common Areas : Granite flooring for staircase, entrance, lobby.

Terrace : Heat reflective tiles.

Parking : Stilt parking floor and Drive way with elegant and durable pavers, along with the natural stone.



Plumbing & Sanitary Installations

All sanitary & C.P. fittings will be of Jaquar or equivalent make.

CPVC concealed water line with wall hung closet & health faucets in all bathrooms.

Single lever high flow concealed diverter with overhead shower & spout in all bathrooms.



Electricity

Electrical Supply : Three-phase electrical power supply with concealed wiring & ACCL.

Electrical Points : AC points in living, dining & all bedrooms.
Concealed FRLSH copper wiring with modular switches and sockets.
DTH, telephone & data point in living & master bedroom.
Electrical point for TV in living room & all bedrooms.
USB-C port power in living room & master bedroom.
Geyser & exhaust provision in all bathrooms.
Provision for all kitchen appliances including refrigerator, washing machine, dishwasher, chimney & water purifier.



Finishing

Interior Finishing : Interior walls have putty finish with Navin's oyster white premium emulsion paint.

Exterior Finishing : Outer walls have premium anti-fungal emulsion paint for weather protection.

False Ceiling : Grid type false ceiling in all bathrooms.



Water Supply

Bore well/Open well for groundwater with a sump to store and pump water to an overhead tank. A separate underground sump is provided for metro water storage.



Lifts

Automatic 6-passenger lift of reputed make with ARD function.



Staircase

SS handrails for safety and a modern look.

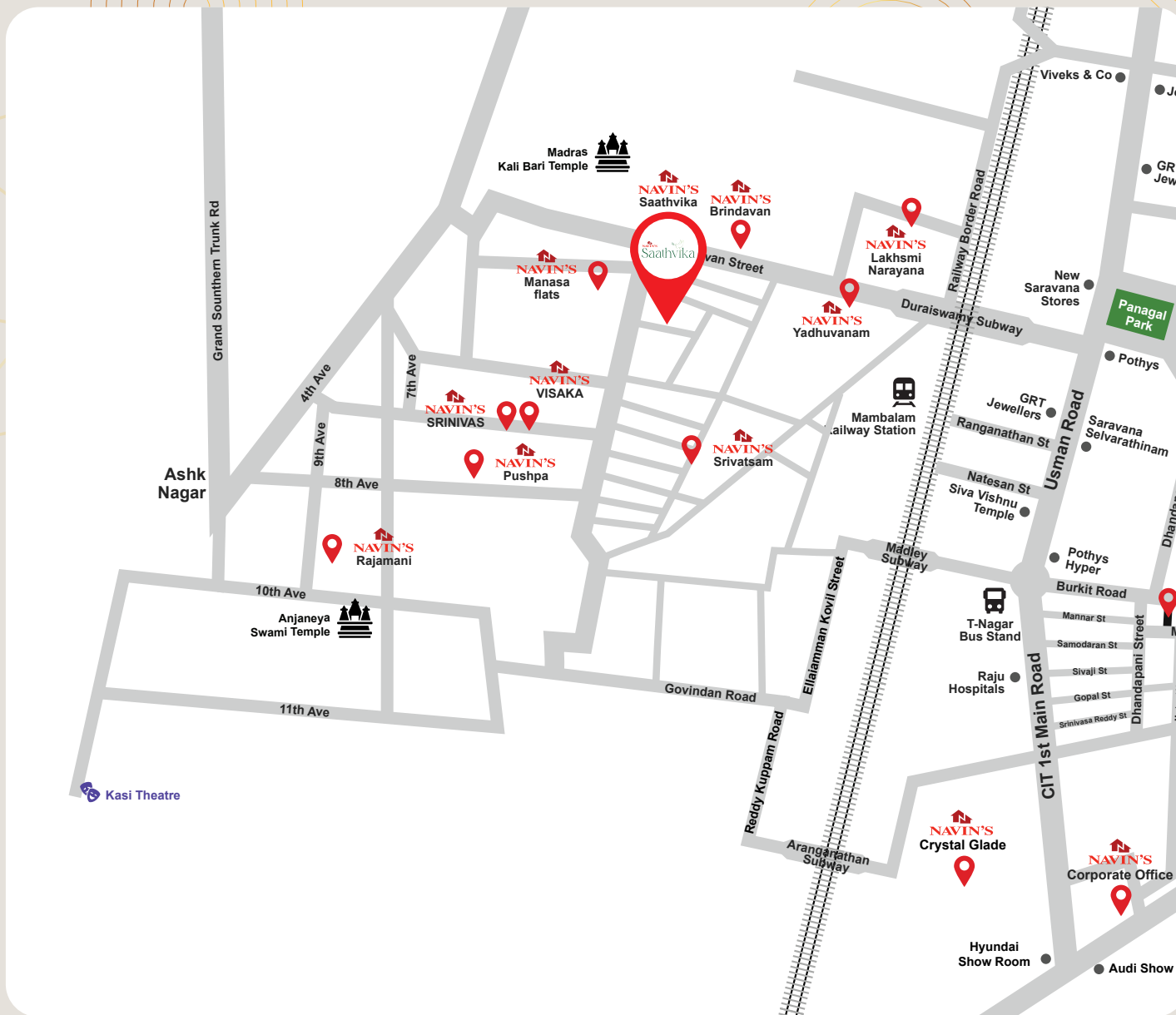


DG Power Backup

1000W of 24/7 backup to all apartments (essential fan & light points).
100% backup for common areas.



Location Map



Schedule of Payments:

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

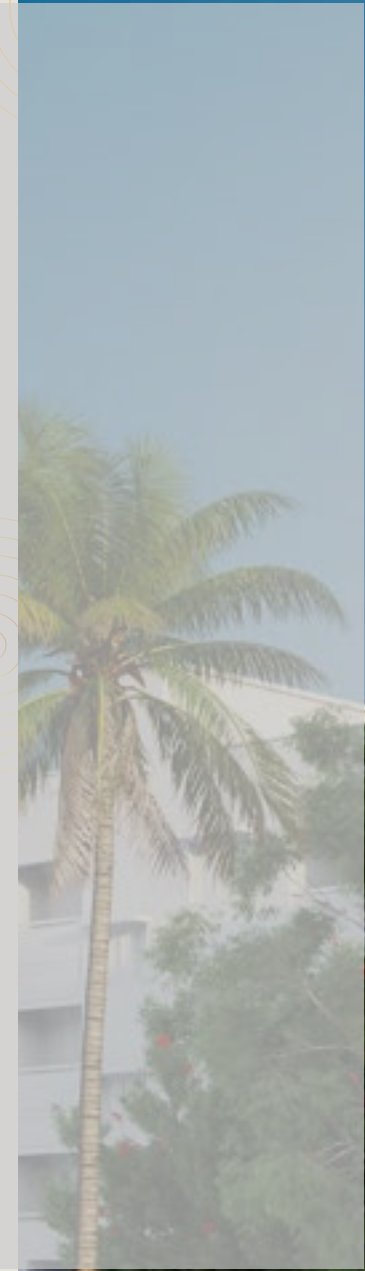
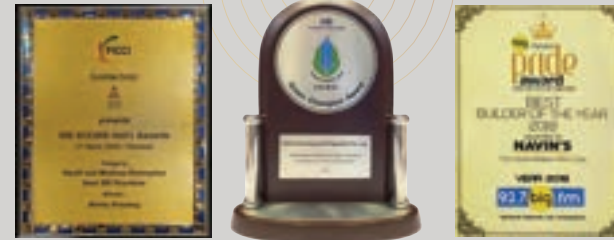
Other Charges:

- Registration charges
- Legal fees, documentation charges 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

- CIDC Vishwakarma Award for Construction Health, Safety & Environment 2024 – Navins Starwood Towers 3.0
- CWDB – Stalwarts of the South – Chennai 2023
- PMAY Award 2022 – Navins 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 – Navins 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 – Navins Starwood Towers





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Promoter: Navin Builders

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

Site address: New No : 37/2 , Old No : 18/2 , Velu Street, West Mambalam, Chennai – 600033

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PPA/WDCN10/07634/2024

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