


NAVIN'S
"The Home Makers Who Care"
AN ISO 9001:2008 CERTIFIED GROUP




NAVIN'S 
STARWOOD
TOWERS
VENGAIVASAL

Life isn't about
the destination, but
the star-studded
journey that
gets you there



OVER 23 YRS OF FLYING HOURS

"Once you have tasted flight, you will forever walk the earth with your eyes turned skyward, for there you have been, and there you will always long to return" so said Leonardo da Vinci.

For over two decades your favourite and most trusted builder **Navin's** has remained consistently committed on the pathway to excellence, immaculately transcending the highest benchmarks of uprightness, integrity and accomplishment that it has proudly set for itself. Over 100 smooth take offs and equally perfect landings, touching one milestone after another in its eventful journey.

We invite you now to walk the earth with us to discover yet again the finest homes the world has ever seen. And touchwood for it's Starwood





MAKING SPECIAL PLACES HAPPEN

A caterpillar unwilling to journey out of its stifling domain would eventually fade into oblivion; not so the butterfly, one of nature's most precious creations, an inspiring shower of beauty and an artistic embodiment of poise, objectivity, balance and grace. The distinguished house of Navin's welcomes you to emerge from your existing cocoon of life to cherish the wings of freedom and beyond.

Navin's proudly presents Starwood Towers, a fully equipped residential condominium with 958 apartments that is a mini vertical 14 floor township with basement plus stilts spread across eight towers. Located in Vengaivasal, equidistant between Velacherry, OMR (IT Corridor) and Pallavaram, adjoining Medavakkam on the Mambakkam main road, Navin's Starwood Towers

comes to you with the latest Mivan construction technology, eco-friendly features, elegant architecture and design, a club house, two commercial complexes featuring a bank, a departmental store, a clinic, a restaurant, a laundry, a salon and a host of other services. Truly a special niche, worthy of the celebration of life, Navin's Starwood Towers is a home you have been looking for and so richly deserve.

A Japanese superstition says that if a butterfly enters your guestroom and perches behind the screen, the person whom you love most is coming to see you. Come home to Navin's Starwood Towers and let happiness, peace, comfort and luxury prevail as your guests for a lifetime.



WITH WINGS OUTSPREAD AND HEAD HELD HIGH, WELCOME TO A SPACE WHERE....

Clouds become rain,
Smiles become laughter,
Sound becomes music,
Movement becomes dance,
Life becomes a celebration,
And you become a star.

No of Blocks 11

- Residential Blocks 8 - Basement / Stilt + 14 Floors
- Commercial Block I - Basement / Ground + 2 Floors
- Commercial Block II - Ground + 1 Floor
- Club House - Basement / Stilt + 3 Floors

STAR COMPONENTS & FEATURES

- Security cabin at entrance
- Security intercom
- Wide landscaped streets
- Pedestrian friendly pathways
- Facade lighting / Entrance lighting
- Feature wall
- Avenue trees
- Street lighting
- Generator back up for common areas and essential points inside the flats
- Water supply arrangements
- Earthquake resistant structure
- Feature wall
- Fire fighting:
Automatic sprinkler system for dousing fire
- Sensor lights in basement and stilt
- Fresh air system in basement floor
- Snorkel drive way around the blocks
- Sewage treatment plant
- Garbage chutes for each floor level
- Lightning arrester
- Strict adherence to approved plan
- Ample parking space / Visitor's parking
- Walking trail along the channel
- Car wash points in basement & stilt parking





NAVIN'S
STARWOOD
TOWERS



MIVAN FORMWORK TECHNOLOGY

- MIVAN Formwork Technology (MFE) is a revolutionary aluminium formwork construction system.
- MFE is successfully used in 16 countries and developed for over 20 years, for forming cast in place reinforced concrete building structures.
- Using this unique system, all walls, floor slabs, columns, beams, stairs, balconies, together with door and window openings are cast in place in a single site based operation.
- The resulting building structure is very strong, accurate in dimensions and tolerances, with a high quality of finished concrete surface.
- The edge MFE offers over conventional construction methods is that it enables timely delivery of apartments with consistent quality even in a market where skilled labour is becoming scarce.
- The use of this revolutionary construction technology enables Navin's to live up to, if not enhance it's standards of excellence, consistency and timeliness.
- The main characteristic of the MFE Formwork Technology is that it makes use of concrete as the principal building material.
- Concrete in MFE Formwork Technology also brings additional benefits in terms of it's build, quality and strength.
- Other salient features that make MFE Formwork Technology a brand leader is it's resistance to earthquake tremors, it's resistance to fire, rot and vermin attack; it's low noise transmission with good thermal capacity and it's proven durability, giving long life, with little maintenance.





EXTRA NECTAR EXTRA JOY

At the exotic Club House at Navin's Starwood Towers, you'll discover that modern luxury doesn't have to come at the cost of nature. Lap up the freedom that brings you all the comforts & frills, pampering you in its varied nuances even as it cuddles you in mother nature's soothing arms. It's a place where after you enjoy the myriad facilities on offer, you may close your eyes and land in a dream, only to wake up to the chirping of birds and the flutter of the leaves.

- Terrace Swimming Pool
- Kid's Pool
- Reading Room / Library
- Coffee Shop – Indoor & Outdoor
- Multipurpose Hall / Banquet Hall
- Games Room (Chess, Carrom, Cards)
- Yoga / Meditation Hall
- Table Tennis
- Modern A/C Gymnasium / Fitness Centre





SPLASH TOP



Relax, unwind, rejuvenate and wade through a splash of ecstasy at our rooftop swimming pool located on the club house terrace under a clear blue sky. The pool is a heavenly place to take a cool dip or idle around on a starlit summer evening or a bright and sunny winter afternoon. The club house is also an ideal venue for your social events and family functions.



TAKING CENTRE STAGE.....

Take a stroll through the courtyards and walkways, and explore the landscaped gardens of the Podium Green Roof. Open year round, the garden offers a kaleidoscope of colour during every season. Approximately 40,000 Sq.ft. of concrete on the podium roof has been transformed into living vegetation to reduce the building's environmental impact and for residents and visitors to enjoy all year around. Carry on partying. Celebrate the spice of life.

PODIUM AMENITIES

- Party lawn
- Play court
- Park
- Kids play area
- Sand pit
- Senior citizen's corner
- Kiosk
- Relaxation court
- Amphitheatre
- Pergolas / Benches
- Tree court
- Trellis
- Tensile roof
- Water body
- Water fountain
- Bridge
- Sculptures
- Walking trail along water channel





THE FLIGHT OF FANTASY

The Starwood Towers Commercial Wing is a profound statement in the fine art of high style living with a fabulous fusion of an eclectic boutique, a restaurant, a supermarket, a clinic, a pharmacy, a laundry, a salon and excellent banking and ATM facilities. In vogue and state-of-the-art in all aspects, this swanky segment offers a unique blend of traditional hospitality, innovative shopping, convenient and functional niceties in the most contemporary and cosmopolitan environment. Be there where it all happens. Add life to life .





SITE ADDRESS :

Mambakkam Main Road,
Sithalapakkam Post,
Vengaiwasal, Chennai - 600 126
Before Gold Winner Factory

OPEN SESAME
EXPERIENCE THE MAGIC OF SPACE



79% OPEN
TERRAIN



- 1. Wide landscaped streets
- 2. Pedestrian friendly pathways
- 3. Facade lighting / Entrance lighting
- 4. Feature wall
- 5. Play court
- 6. Tree court
- 7. Party lawn
- 8. Park
- 9. Kid's play area
- 10. Sand pit
- 11. Relaxation court
- 12. Senior citizen's corner
- 13. Terrace swimming pool
- 14. Kid's pool
- 15. Terrace swimming pool deck

- 16. Change room
- 17. Water body
- 18. Water fountain
- 19. Pergolas / Benches
- 20. Amphitheater
- 21. Tensile roof
- 22. Trellis
- 23. Kiosk
- 24. Bridge
- 25. Sculpture
- 26. Avenue trees
- 27. Street lighting
- 28. Snorkel drive way
- 29. Security
- 30. Services

- 31. LILY OF THE VALLEY (Club house)
 - a. Reading room / Library
 - b. Coffee shop - Indoor & Out door
 - c. Multipurpose hall / Banquet hall
 - d. Games room (chess, carrom, cards)
 - e. Yoga / Meditation hall
 - f. Table tennis
 - g. Modern gymnasium / Fitness center

- 32. MAGNOLIA (Commercial Block 1)
 - a. Clinic
 - b. Bank
 - c. ATM
 - d. Salon
 - e. Pharmacy
 - f. Laundry
 - g. Departmental store
 - h. Restaurant

- 33. MAHOGANY (Commercial Block 2)
- 34. Ample car parking / Visitor's parking



THE FLIGHT TRACKER





Navin's Starwood Towers is a joint venture with Watermarke Residency Pvt. Ltd., which is backed by FDI from Blue Chip international investors.

SPECIFICATIONS

Structure

RCC wall structure using latest MIVAN form work technology

Toilet

Ceramic Tiles Flooring and dadoing with good quality sanitary fittings

Water Supply Arrangements

Bore / Open well for tapping ground water. Sump to store water with arrangements for pumping water to overhead tank. Lines run from these tanks to each flat

Walls & Flooring

RCC walls
Vitrified Tile Flooring inside the flat

Electricity

Three Phase Electric Supply and A/C points in all bedrooms

Finishing

Putty finish with Emulsion Paint
Main Door: Varnish Sealer Finish; other doors - enamel paint
Outer Walls: Exterior Emulsion

Doors & Windows

Main Door in Teak Wood Frame with skin shutters and other Doors in Country wood with Flush Type Shutters
UPVC windows

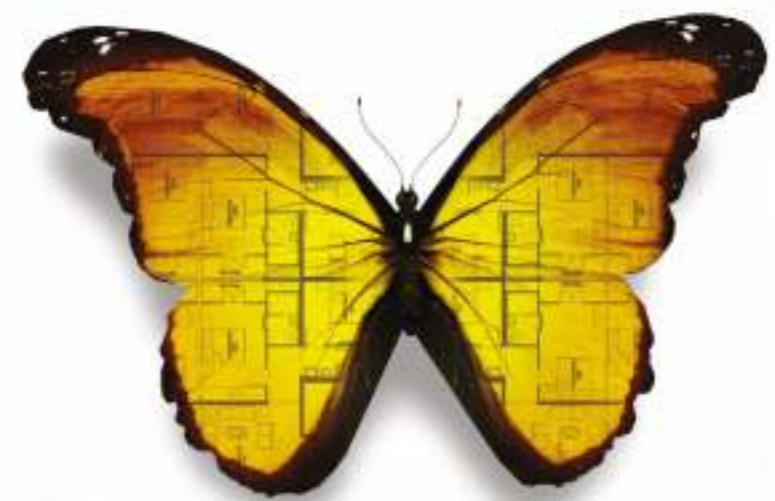
Lifts

10 and 13 passenger Automatic Elevators

WALNUT
Block 'B' - Tower - 2 (1st-12th Floor)



CHESTNUT
Block 'B' - Tower - 1 (1st-12th Floor)



WALNUT

Block 'B' - Tower - 2 (13th -14th Floor)



CHESTNUT

Block 'B' - Tower - 1 (13th -14th Floor)



AREA STATEMENT

BLOCK - B TYPICAL TOWERS 1 & 2 (1st - 14th FLOOR)

FLAT No.	SALEABLE AREA Sq.ft	CARPET AREA Sq.ft	WALL AREA Sq.ft	PLINTH AREA Sq.ft	COMMON AREA Sq.ft	AMENITIES AREA Sq.ft	FLAT TYPE
1,6	1469	1089	117	1206	245	18	3B-3T
2,5	1484	1097	121	1218	248	18	3B-3T
3,4	1234	904	109	1013	206	15	2B-2T
7,8 *	1371	1012	114	1126	229	16	2B+Study+ 2T

* 1st to 12th Floor Only

SCHEDULE OF PAYMENTS

➤ On Booking	:	10%
➤ Agreement (within 30 days of booking)	:	10%
➤ Registration	:	25%
➤ Foundation Stage	:	15%
➤ Stilt Floor Roof Slab	:	15%
➤ Completion of Respective Roof Slab	:	15%
➤ Laying of Flooring	:	5%
➤ Before Handing Over	:	5%

EXTRA EXPENSES

- Registration Charges
- Legal Fees, Documentation Charges & Incidental Expenses
- Sales / VAT & Service Tax
- Corpus Fund
- Maintenance Charges
- Infrastructure Charges
- Service Connection Charges, Fees, Deposits & Incidental Expenses for Electricity, Water Supply, Sewage Treatment Plant etc.,
- Club Membership

MILESTONES OF A LANDMARK JOURNEY

Over 100 Projects

Gold Award for Excellence and Business Prestige at the International Quality Summit, New York - 2012

Achievement Award for Best Project - 2012 (CIDC)

Best Quality Project Award - 2011 (Builders Line Magazine)

The NATIONAL VISHWAKARMA AWARD - 2010, 2011 & 2012 (CIDC)

The Par Excellence Award - 2007 (BAI)

The Outstanding Structure Award - 2005 (BAI)

The Best Builder Award - 2001, 2003, 2005 (BAI)

Best Residential Project (CIDC)

CIDC - Construction Industry Development Council

BAI - Builders Association of India

THE VALUES THAT MAKE US VALUABLE

Complete transparency ~ Flawless construction values ~ Timely delivery of quality homes

~ Architectural finesse & functional elegance ~ Excellent amenities & picturesque landscaping

~ Honest & ethical business practices ~ Selfless dedication to customer care ~ Prime locations with easy accessibility & connectivity ~ Clear Titles ~ State-of-the-art living experience that guarantees exemplar style, luxury, comfort & convenience

Come, add that extra special element of quality living and bring home the added advantage that's exclusively Navin's



For bookings contact: +91-44-2437 1111, +91-98408 28822 / 45

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NAVIN'S - HIGHEST VALUE FOR THE PRICE YOU PAY