

*The palm they say forecasts your destiny...*



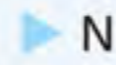
*and with Navin's its always been naturally bright & beautiful*



**PLOT - 3  
GROUND FLOOR**



**PLOT - 3  
FIRST FLOOR**



Plot Area  
1588 Sq.ft

Sale Area  
2153 Sq.ft



**PLOT - 9  
GROUND FLOOR**



**PLOT - 9  
FIRST FLOOR**

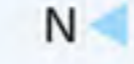


Plot Area  
1932 Sq.ft

Sale Area  
2357 Sq.ft



**PLOT - 11  
GROUND FLOOR**



Plot Area  
1626 Sq.ft

Sale Area  
2239 Sq.ft



**PLOT - 11  
FIRST FLOOR**



**PLOT - 16  
GROUND FLOOR**



Plot Area  
1606 Sq.ft

Sale Area  
2217 Sq.ft



**PLOT - 16  
FIRST FLOOR**



**PLOT - 20  
GROUND FLOOR**



**PLOT - 20  
FIRST FLOOR**

Plot Area  
1676 Sq.ft

Sale Area  
2282 Sq.ft



## Payment Terms:

On booking	:	10%
On signing the Agreement (Within 20 days from the date of booking)	:	50%
On completion of Foundation work	:	10%
On completion of Ground floor roof	:	10%
On completion of First floor roof	:	10%
On completion of Brick work	:	5%
At the time of Handing over	:	5%

## Key Plan

Not to scale



*Experience the unusual charm of living with nature....*



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

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## Fortune 22

Imagine a space that combines the harmony of nature with the comfort of a luxury home. A select few families will have the chance of picking such a home with Navin's Palm Fronds; a venture comprising of 22 independent luxury villas with ownership land. Palm Fronds brings to you, state of the art living, style, comfort and convenience.

As spacious as your heart (each villa ranges from 1948 sft 2530 sft) is in close proximity to the city and is situated bang opposite TCS, Karapakkam and before the KCG college of Engineering. Navin's Palm Fronds is situated in close proximity to the city and is surrounded by a lake side view with soothing natural elements such as graceful swans resting their wings in the quiet waters. Come be part of nature. Be part of Fortune 22.



*Own a home that celebrates the art of being yourself*



The great escape to freedom and beyond ....



NAVIN'S  
*Palm Fronds*  
lake side villas



## Features

### CLUB HOUSE FEATURES

- Air Conditioned Gym
- Swimming pool
- Multipurpose Hall
- Indoor games
- Party lawn at terrace

### SPECIAL AMENITIES AT EACH VILLA

- Solar water heater
- One covered car park
- Two open car parks
- Beautiful landscaping

### COMMON AMENITIES

- Children play area
- Landscaped garden with seaters
- WTP (Softening Plant) and STP
- Hydro-Pneumatic water distribution
- D.G. Power back up for water pumps,
- Common Lights and also at Club House + up to 1000 watts each villa
- Visitors car park
- Security Intercom

*relax. unwind. destress*



"At Navin's, we always strive to create a home ; not just a house, for you and your family. Navin's Palm Fronds pledges to fulfil our commitment to you"



# Specification

## ELECTRICAL

Branded Modular switches. Split A/C provisions for all Bedrooms, Living & Dining. TV, Telephone and Computer points in all Bedrooms, Study and Living. Three phase distribution board with auto phase change over switch.

## FLOORING

Indo Italian marble flooring at Living / Dining Wooden flooring at Master bedroom, Marbonite vitrified tiles at other bedrooms and kitchen Anti-skid ceramic tiles at toilets. Engineered marble for staircase.

## WALL DADO

2' height wall dado above platform at kitchen. Full height ceramic designer wall tiles at toilets.

## KITCHEN PROVISIONS

'Craysil' SS sink. Black granite Counter top edge polished.

## UTILITY PROVISION

SS sink with drain-board

## STAIRCASE HANDRAIL

Stainless steel handrail for staircase

## PAINTING

Internal Ceiling: Acrylic distemper

Internal walls: Coated with putty and finished with emulsion.

External walls: Antifungal acrylic exterior emulsion.

## MAIN DOOR

Teak wood frame and panel door with Melamine finish

## BEDROOM DOORS

Teak wood frame imported skin door with Melamine finish

## TOILET DOORS

FRP door with enamel paint

## UTILITY DOOR

Solid flush door both sides plastic coated with enamel paint

## WINDOWS

UPVC with openable glazed shutters

## VENTILATORS

UPVC with Louvers / Top hung

## CP & SANITARY FITTINGS

Wall mounted closet with concealed flush tank and Counter top wash basin. Single lever diverter and rain shower with glazed shower partition at Master bed toilet Wall mounted closet with concealed flush tank and Branded CP fittings at other toilets

# Site Plan

