





IL&FS Lays the Foundation to the Future

Acknowledged as the pioneer in infrastructure development across diverse sectors, IL&FS group has benchmarked the private sector's role and commitment towards the progress of India.

We have undertaken diverse projects across multiple sectors with a substantial portfolio, covering

- Transportation
- Energy
- Maritime
- Water & Wastewater
- Urban Asset Management
- Financial Services
- Environment Infrastructure
- Education & Technology
- Skill Development
- Smart City Development

Our key shareholders are **LIC of India, ORIX Corporation-Japan, HDFC, State Bank of India and Central Bank of India.**

We act as an 'Opportunity Bridge' between the nation's aspirations and its fulfillment.

As the nation progresses, we endeavour to fulfill aspirations on individual levels. We have successfully commissioned two 28-storey world-class commercial towers at GIFT City which is a business landmark with state-of-the-art facilities. We are now launching the residential enclave – **IL&FS Navam**. Navam is designed to bring **smart, future ready and enclave living** along with a host of amenities and life-enhancements to you.



A GIFT of Better Living

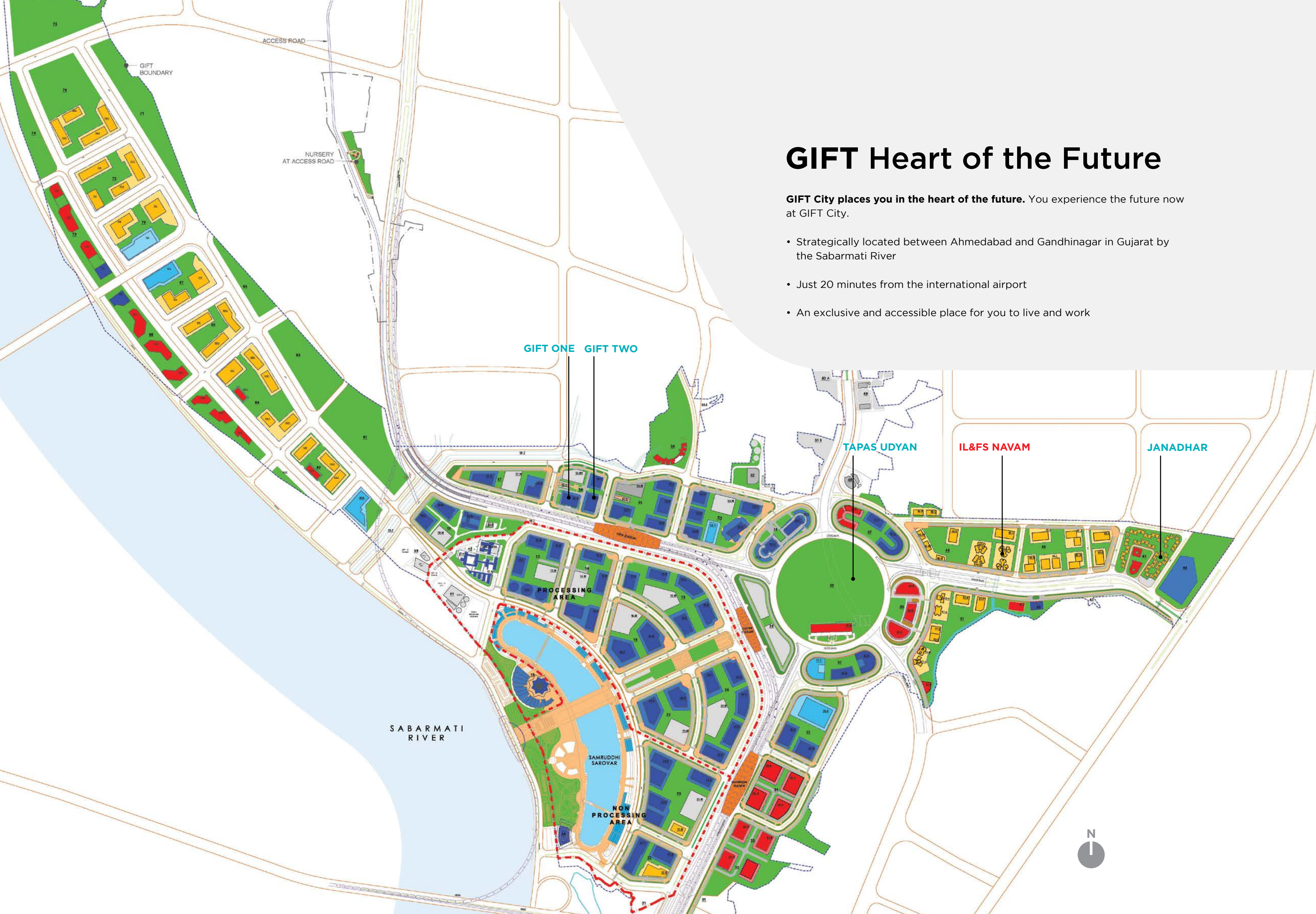
Pioneering a new standard of living and working, **GIFT City** is India's first operational smart city.

- Developed by **Gujarat Urban Development Corporation Limited** and **IL&FS**
- Poised to be Asia's premier International Financial Services Centre, housing global corporates
- Provides exclusive facilities that enable a new way of life
- Takes care of your leisure, health, and convenience with social infrastructure and essential services at a city level

Experience a city that is clean, energy-efficient and designed to set benchmarks internationally.

Be a part of the city's exponential growth by investing in the future now!





GIFT Heart of the Future

GIFT City places you in the heart of the future. You experience the future now at GIFT City.

- Strategically located between Ahmedabad and Gandhinagar in Gujarat by the Sabarmati River
- Just 20 minutes from the international airport
- An exclusive and accessible place for you to live and work

GIFT Amenities

GIFT City hosts a plethora of amenities that improve your quality of life. You can look forward to

- A new lifestyle and your own community enclave
- The efficiency of uninterrupted water and electricity supply
- Civic amenities such as a Utility Tunnel and Waste Disposal System that promise a clean environment
- Health benefits from the Water Purification System and the abundant greenery and gardens
- Connectivity through an Integrated Command and Data Centre



Water and Sewage System



Information and Communication Technology



Solid Waste Management



Energy Saving Enabled by District Cooling System (DCS)



Utility Tunnel



The Navam Lifestyle

As a homeowner you need quality, reliability, and personalization. An IL&FS home caters to your requirements with lifestyle innovations – the essence of good living.

IL&FS Navam is the brand-new answer to smarter and better living. Enrich your lifestyle by living amongst the **Navaratnas – The Nine Facets of Futuristic Living**. Each facet contributes to the whole, making your Navam home a complete experience. These nine facets have been designed to build a living space that centers around you and your needs. Navratnas are the backbone of the design, facilities, and the ambience at Navam, whether it is the Vaastu-inspired architecture or the green spine or community spaces built for enclave living.

Reboot your life with the **Navratnas – Accessibility, Wellness, Convenience, Technology, Community, Exclusivity, Safety, Vaastu, and Culture.**



Navam offers smart, future-enabled and personalized homes with futuristic and international-standard infrastructure creating a renaissance. **With a full range of lifestyle offerings, Navam reboots your life.**



Navratnas

Futuristic Living at IL&FS Navam

Experience the joy of smart enclave living with IL&FS Navam that is a potent blend of the Navratnas, the nine facets of futuristic living. Your life gets a reboot with Navam's Navratnas.



Accessibility



Wellness



Convenience



Technology



Community



Exclusivity



Safety



Vaastu



Culture



Accessibility

In today's fast-paced world, time is of the essence. An IL&FS Navam home keeps you close to the airport, hotels, hospitals, schools, and shops. It is a **walk-to-work city** that places you in close proximity to work with well-designed pedestrian walkways. Less stress, more productivity.

- Centrally Located, Close to the Airport
- Essential Services
- Well-Planned Social Infrastructure
- Walk-to-Work City





Wellness

All work and chores, and no play makes you a city dweller! IL&FS Navam makes living in a future city possible and enjoyable for you. A host of facilities are designed to promote wellbeing, fitness, and recreation. Whether you want to polish your game or soak in the goodness of nature, you are spoilt for choice. Navam brings technology, **urban farming**, and healthier living together to safeguard your health.

Indoor Gym	Open-Air Gym
Courtyard	Cricket Pitch
Urban Farming	Jogging Track
Putting Golf	Cycling Track
The HOOPS	Central Green Spine
Outdoor Badminton Court	



Convenience

It is surprising how much time is taken up by what you would consider as trivial tasks such as getting a bar of soap, depositing a cheque, or getting a hammer to finish your kid's DIY project. At IL&FS Navam, convenience is always close at hand with services such as a dedicated laundry service and doorstep delivery from dedicated multi-cuisine restaurants. Your Navam home, equipped with a chute, uses an **Automated Waste Management System** to get rid of waste.

ATM Centre	Department Store
Restaurant/Eateries	24/7 Piped Natural Gas
Automated Waste Management System	
Parking	



Technology

IL&FS Navam empowers you to live in a smart world with facilities that use the latest technology to make your life more comfortable and connected. With **home automation**, you can use app-based controls to remotely access your home to switch on/off lights and AC or remotely open and close doors.

Integrated Command and Data Centre
Remote Access to Homes through App-Based Controls



Community

IL&FS Navam promotes enclave living for you and your family with amenities that facilitate interactions. Living in a community-oriented environment, you can make new friends and build contacts with like-minded people. You get a sense of belonging and mutual support when you live in the Navam enclave. The possibilities of relaxation and play are enhanced with **gardens and courtyards** spread across Navam.

Children's Play Area	Elders' Sit-Out
Common Sit-Out	Multipurpose Hall



Exclusivity

One of IL&FS Navam's standout features is the exclusive bouquet of facilities that are brought to you for the first time in India. These facilities enable you to live a healthier life and to live in a clean and well-maintained environment. The energy-efficient and centrally controlled **District Cooling System** keeps your Navam home cool throughout the year.



Safety

IL&FS Navam meets your home and community safety needs by integrating security measures throughout the complex. Navam gives you peace of mind through **three-tier security** at the city level, residential complex level, and apartment tower level.



Vaastu

IL&FS Navam values the benefits of the ancient science of Vaastu in creating positive energy that has a favourable effect on you and your life. The science of Vaastu has been applied in the design of the complex and the apartments. The **central courtyard** with a Holy Tulsi at Navam represents Brahmasthan, which is believed to bring positive vibrations to your living space.



Culture

While IL&FS Navam keeps up with the needs of contemporary living in its infrastructure, it also retains your cultural values. Living in an apartment will not take away the joys of celebrating festivals at Navam. It provides you with spaces designed for festivities where the community spirit comes alive – a new age 'Jalsa'. The **amphitheatre** creates a picturesque backdrop for celebrations.

Underground Utility Tunnels

Water Purification System

District Cooling System

CCTV

Fire Alarm & Fighting System

Video Door Phone

Public Address System

Vehicle-Free Podium

Ventilation Design

Central Courtyard

Party Hall

Amphitheatre



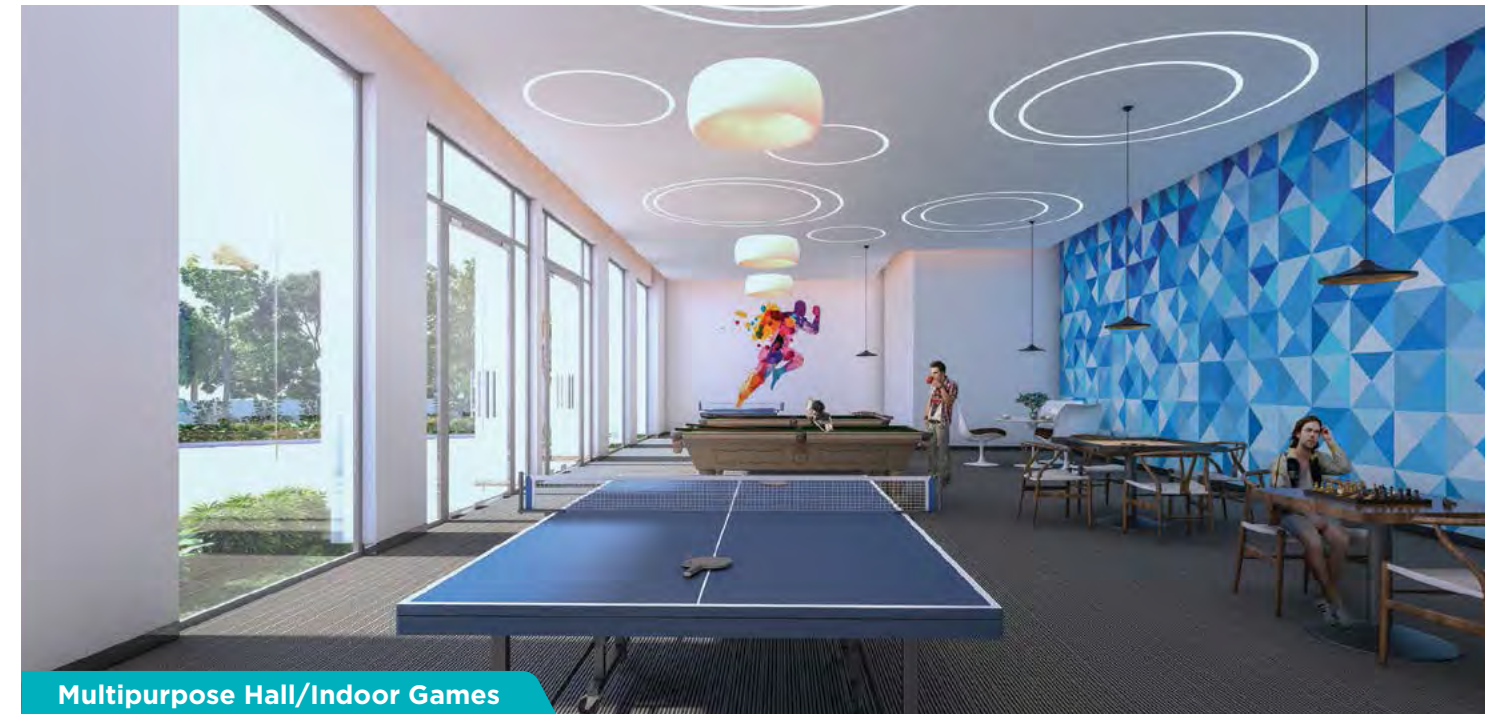
Navam The Complete Experience

IL&FS Navam redefines the way you live. A first-of-its-kind residential enclave in India, it seamlessly combines high-quality construction and technology-enhanced amenities. Navam homes are designed to lifestyles.

At **IL&FS Navam**, your home goes beyond four walls. Navam homes encompass the city and the amenities spread across the complex from restaurants and an open-air gym to an indoor fitness centre. All your needs, desires, work, leisure and recreation are taken care of within Navam and GIFT City.

Navam provides a well-rounded experience with its host of comforts that are created around you and your needs.

- Open Gym
- Elders' Sit-Out
- Children's Play Area
- Lawn
- Terrace Garden
- Drop-off Plaza
- Cricket Pitch
- Outdoor Court
- Jogging Track
- Restaurant
- Department Store
- Parking
- Indoor Gym
- Multipurpose Hall/Indoor Games



Multipurpose Hall/Indoor Games



Cricket Pitch - Jogging Track - Outdoor Court - Cycling Track



Indoor Gym

Amenities at Podium Floor



IL&FS NAVAM Amenities

- 1 Gymnasium
- 2 Multipurpose Hall/Indoor Games
- 3 Restaurant
- 4 Department Store

Common Amenities

- 5 Cricket Pitch
- 6 Outdoor Badminton Court
- 7 Putting Golf
- 8 The HOOPS
- 9 Children's Play Area
- 10 Courtyard Below
- 11 Open Gym
- 12 Elders' Sit-Out
- 13 Amphitheatre
- 14 Cycling Track
- 15 Jogging Track
- 16 Party Lawn
- 17 Urban Farming

IL&FS UTOO Home Amenities*

- 18 Lounge
- 19 Laundry Lounge
- 20 Video Room
- 21 Karaoke Room
- 22 Floatation Lab
- 23 Salon and Spa
- 24 Dentist
- 25 Collaborative Work
- 26 Manager Cabin
- 27 Dining
- 28 Kitchen

*IL&FS UTOO HOME and it's amenities are not part of the Project

Your Home, Your Universe

IL&FS Navam, with automation, state-of-the-art technology and superior construction, is a smart and complete enclave within GIFT City.

Every **IL&FS Navam** home is built on the foundation of smart features, modern amenities, principles of Vaastu, and essential specifications to create a completely new lifestyle.

It is truly futuristic, a world of tomorrow, one that's self-contained, one that's revolutionary and new. Navam is the Future of Living.

- 96 spacious apartments in a 12-storey building
- Spacious homes with a living room and deck
- Two bedrooms with a deck for one
- Two bathrooms
- Kitchen and dining area with space for utility
- Sky garden located on the fifth floor
- Department store, restaurant and gym
- App-based controls to remotely access your home while you are away
- Urban farming
- 24/7 Piped Natural Gas
- District Cooling System providing centralized air conditioning

Come, reboot your life!



Green Building
The project is registered under Indian Green Building Council (IGBC) Green Homes Rating System

Navam Homes | Unit Plans and Specifications



Type 01

RERA Carpet Area
59.9 Sq.m / 644.76 Sft
Deck area and Wash area
5.63 Sq.m / 60.60 Sft

- LEGEND**
- 1 **Living**
 - 2 **Guest Bedroom**
 - 3 **Master Bedroom**
 - 4 **Toilet**
 - 5 **Dining**
 - 6 **Store**
 - 7 **Dry Balcony / Wash**
 - 8 **Kitchen**
 - 9 **Deck**



Type 02

RERA Carpet Area
59.9 Sq.m / 644.76 Sft
Deck area and Wash area
4.80 Sq.m / 51.66 Sft

- LEGEND**
- 1 **Living**
 - 2 **Guest Bedroom**
 - 3 **Master Bedroom**
 - 4 **Toilet**
 - 5 **Dining**
 - 6 **Store**
 - 7 **Dry Balcony / Wash**
 - 8 **Kitchen**
 - 9 **Deck**

Specifications

Structure
Civil Structure conforming to IS standards Earthquake resistance RCC framed construction with Seismic design codes.

Electrical Wiring
Standard, multi-strand copper wiring with FRLS outer sheath conforming to various thicknesses required for various current ratings.

Fire Detection & Protection
Fire-fighting equipment of standard makes, with smoke detectors and fire alarm system.

Air Conditioning & Ventilation
All flats will be provided with chilled water high wall/cassette units with piping and valves of desired make by the developer.

Lift
Lifts of standard makes with automatic doors and ARD.

Facade
Facade with plain plaster, exterior grade paint coat of desired shade as per Architect's Design Intent. Anodised/ powder coated aluminium windows.

Landscaping
Theme based Landscaping as per design.

Security/Access
CCTV Surveillance in common areas.

Corridor and Entrance Lobby Flooring
Vitrified Tiles and Stone flooring.

Ceiling
Allottee to install their own finish as per their internal design requirement.

Wall
Normal cement plaster finish (12mm thk plaster) plus putty will be provided. Surface can receive any desired finish (paint) as preferred by the allottee at allottee's own cost.

Flooring
Vitrified Tile flooring in Habitable Area. Ceramic Tile flooring in Wet area and Balcony.

Kitchen Platform
Granite counter top with SS sink of reputed brand and ceramic tile dadoing upto 24 inches from kitchen platform top.

Doors
Wooden Doors with necessary hardware.

Electrical Fixtures and Fittings
The fixtures and fittings for the premises will be borne by the allottee/occupier. The switches and sockets will be in builder's scope.

Telephone
Cat5 cable from central JV box up to the flat will be provided by the builder. Facility/connection may be arranged with the suitable service provider.

Plumbing
All toilets and kitchen in each flat shall have CP Fixtures and Sanitary Ware of reputed brands.

Fire Fighting
The entire building will have fire suppression and Fire Detection System comprising of hydrants and sprinklers for fire suppression and smoke/heat detectors, manual call points and PA system for fire detection of reputed brands.

Lighting System
LED batten lights to be installed in the common areas.

Automatic Waste Collection System
Garbage Chute in common areas of each floor.



Home Automation & Safety

App-Based Controls

- **Turn on your lights and AC** before you arrive home
- Remotely **open and close the main door**
- **Call for housekeeping or maintenance**
- **Order your food from the restaurant**
- Avail **compatible** operations on **iOS and Android**

Safety

- **Unlock your door** using PIN code operations, auto lock or anti-panic egress handle
- Get **alarms** with **LPG gas leak detectors**





Communication Address

Sabarmati Capital One Limited
28th Floor, GIFT One Building
Road 5C, Zone 5, Gujarat International Finance Tec-City (GIFT City)
Gandhinagar - 382 355 Gujarat INDIA

Phone +91 79 6674 1175
Email sales@ifsnavam.com
Website www.ifsnavam.com

Site Address

Plot 46 D&E
Zone 4, Gujarat International Finance Tec-City (GIFT City)
Gandhinagar - 382 355 Gujarat INDIA

GujRERA Registration No.
PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA02172/260318

For more details visit gujrera.gujarat.gov.in

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