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Nungambakkam High Road, Chennai, Tamil Nadu - 600 034.

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TVS

LUXURY
RESORT
STYLED
VILLAS





1911

Shri T V Sundaram Iyengar
Launches South India's first rural bus service.

A LEGACY OF TRUST

<p>1929</p>  <p>TVS brings General Motors to South India.</p>	<p>1946</p>  <p>Southern Roadways starts serving the transport needs of India.</p>	<p>1954</p>  <p>IMPAL begins trading auto spares. Sundaram Finance begins operations.</p>	<p>1962</p>  <p>Lucas TVS formed to make Auto Electricals.</p>	<p>1964</p>  <p>Brakes India begins operations. Sundaram Clayton starts producing Brake Actuation equipment.</p>
<p>1978</p>  <p>Sundaram Clayton Limited opens two-wheeler plant in Hosur.</p>	<p>1984</p>  <p>TVS Srichakra starts operations.</p>	<p>1986</p>  <p>TVS Electronics launches printers and keyboards.</p>	<p>2001</p>  <p>TVS Motor Company formed.</p>	<p>2012</p>  <p>TVS forays into real estate as TVS Emerald.</p>

WE TOUCH YOUR LIFE IN EVERY REALM



LUXURY RESORT STYLED **VILLAS**

A gentle breeze caressing the skin, the smell of vegetation wafting through... feet soaked in the cool pond, the ripples tickling the toes... birds chirping in the distance, metaphorically implying stress flying away... What sounds like the description of an idyllic resort would actually be that of your home, that befits your taste and complements your stature.

Yes, your home right, in the midst of a green canopy, decorated by trees and lined up with a 15,000 sq. ft. ultra chic Clubhouse and over 100 amenities of global standard. Dive into the swimming pool, party at the barbeque deck, tone up at the global standard gyms, pride over your own gardens – one each in the front and back, watch your kids enjoy to the hilt... Connect with like-minded neighbours at the open gathering spaces and create community events...

Aaranya welcomes you to step out of your imagination and live it - the life you deserve!





WHY RESORT STYLED LIVING?

A vacation at a resort, however brief, has the potential to infuse deep relaxation and rejuvenation for a considerable length of time. Still, one has to leave all that behind and return to the reality called home. But why 'leave behind'?

Now if all that goodness is packaged into a plush living space, where every day unfolds with a new promise, wouldn't life be wonderful... That's Aaranya - an amalgamation of all that's best of a resort, right at the comfort of your own home! And the benefits are multi-fold.

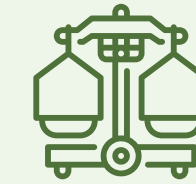
Welcome to resort styled living!





WHY RESORT STYLED LIVING?

BALANCE



The goodness of being in a resort, without having to put your regular life on pause. No compromise. Leave the burdens of a busy day behind, come home, relax, then wake refreshed for the next day!

ACTIVE LIFE



Resort living means resort activities! Aaranya offers you opportunities as much as you can imagine! Outdoor & indoor activities, meditation, yoga, pool & poolside pursuits – you'll be more active than ever... And as for your kids - don't even ask!!!

ROMANCE



The terms of endearment are one too many - green canopy, tree-lined avenues, moonlit paths leading to a pond, breezy outdoors with privacy matching that of your indoors... and many more settings to keep the romance in your life burning high.

CLOSE TO NATURE



Resort styled living also means you'll be in the lap of mother nature, surrounded by greenery and pleasing landscape with over 62% of open space. Clean, crisp air to fill your lungs, will by itself induce positivity. The forest area and lakes outlining Aaranya further complement life in nature.

CONTEMPORARY LIFESTYLE



Future-proof villa designs, superlative construction, matching fitments, modern-day creature comforts, thoughtful amenities, and well-appointed common facilities will ensure your lifestyle stays current for long.

LOCATION



Resort styled living in Aaranya gives you that relaxation but with practical accessibility to hotspots in Chennai, for those inevitable doses of the city.

LOCATION ADVANTAGES

SCHOOLS (Distance by road)

Boaz CBSE Public School - **3.4 km**
 Sairam Leo Muthu Public School - **3.5 km**
 Ravindra Bharathi Global School - **3.9 km**
 Narayana E-Techno School - **5.1 km**
 Kendriya Vidyalaya - **5.4 km**
 Bharathi Vidyalaya Senior Secondary School - **5.6 km**
 St. Johns Public School - **5.7 km**
 Orchids The International School - **6.7 km**
 BVM Global Bollineni Hillside - **7.0 km**
 HLC International School - **8.6 km**
 PSBB Millennium School - **8.6 km**
 Campus K International IGCSE School - **9.2 km**

HOSPITALS (Distance by road)

New Life Hospital - **4.3 km**
 Medicity Multispeciality Hospital - **5.4 km**
 Bethesda Hospital and Child Care Centre - **5.6 km**
 Gleneagles Global Health City - **6.5 km**
 AG Hospital - Gajanan Hospitals - **8.1 km**
 Sree Balaji Dental College & Hospital - **8.3 km**
 Hindu Mission Hospital - **8.6 km**
 Dr. Kamakshi Memorial Hospital - **9.1 km**
 Chettinad Hospital - **9.2 km**
 Swaram Hospital & Specialty Clinic - **9.4 km**
 Sree Balaji Medical College and Hospital - **9.5 km**

COLLEGES (Distance by road)

SIVET College - **2.8 km**
 The Quaide Milleth College for Men - **3.7 km**
 Bharath University - **5.6 km**
 Mohamed Sathak AJ College of Pharmacy - **7.7 km**
 Sree Balaji Dental College & Hospital - **8.3 km**
 Sree Balaji Medical College and Hospital - **9.5 km**
 Tagore Medical College & Hospital - **9.8 km**
 Vellore Institute of Technology - **11.8 km**
 St. Joseph's College of Engineering - **12.7 km**

ENTERTAINMENT (Distance by road)

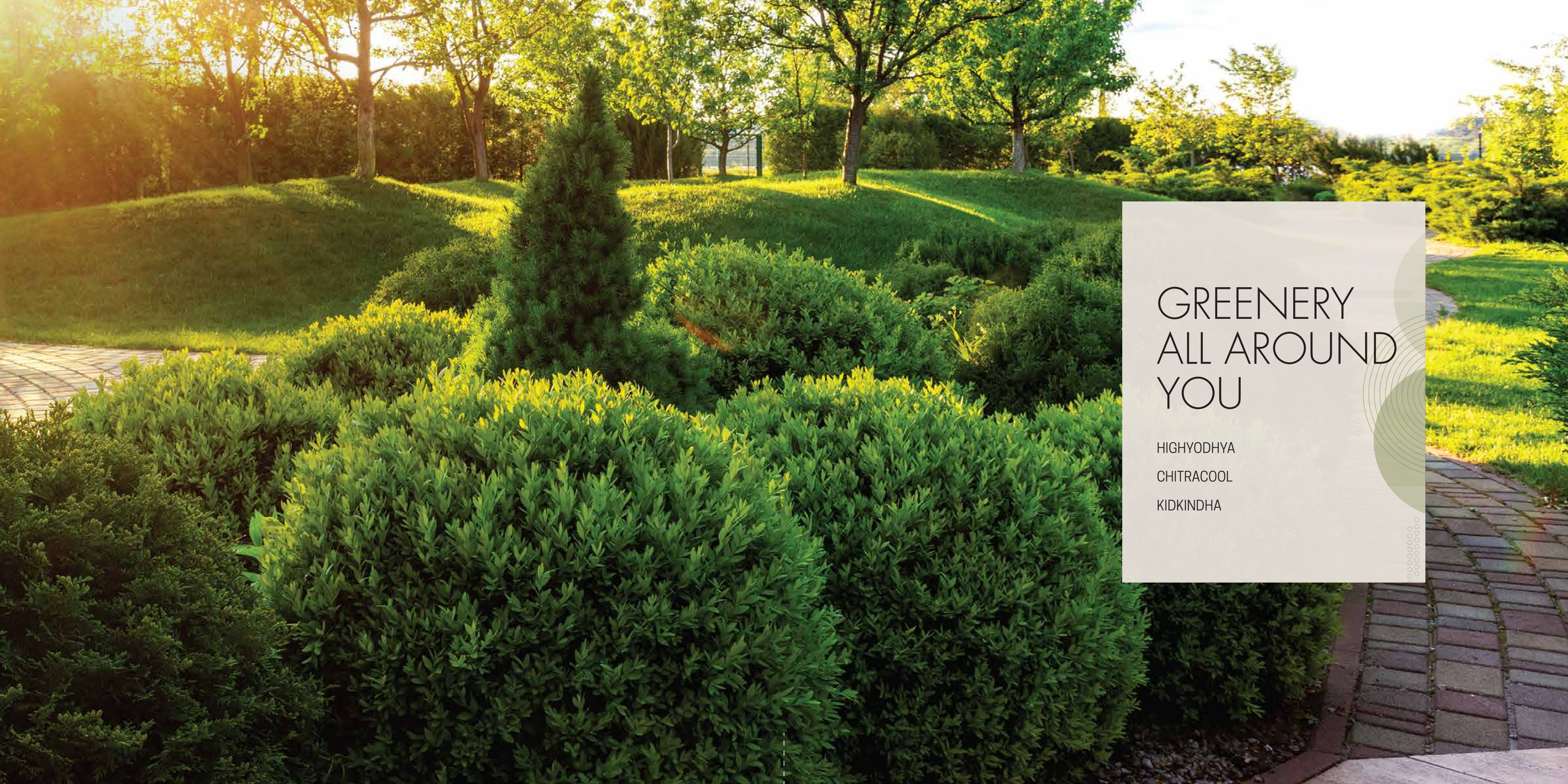
Nanmangalam Reserved Forest - **3.0 km**
 Grand Square (PVR Cinemas) - **11.7 km**
 BSR Mall (Cinepolis) - **13.5 km**
 Vivira Mall (AGS Cinemas) - **13.9 km**
 Phoenix Market City (Jazz Cinemas) - **14.2 km**
 PVR Cinemas - Grand Galada - **14.2 km**
 The Marina Mall (INOX Cinemas) - **14.5 km**

TRANSPORT (Distance by road)

Nearest Upcoming Metro Station (Medavakkam Koot Road) - **3.7 km**
 Upcoming Metro Station (Kamaraj Garden Street) - **4.3 km**
 Upcoming Metro Station (Medavakkam Junction) - **4.9 km**
 Proposed Metro Station (Tambaram) - **8.5 km**
 Tambaram Railway Station - **8.7 km**
 Perungulathur Railway Station - **11.9 km**
 Chennai International Airport - **14.1 km**

LOCATION MAP



A wide-angle photograph of a well-maintained garden. In the foreground, a brick path curves through dense, vibrant green shrubs. The middle ground features a grassy slope with more trees and a tall, dark green conical evergreen. The background is filled with a variety of trees under a bright, sunny sky. A white rectangular text box is overlaid on the right side of the image, containing the title and project names. The text is in a clean, sans-serif font. There are decorative elements on the right side of the text box, including a series of concentric circles and a vertical line of small circles.

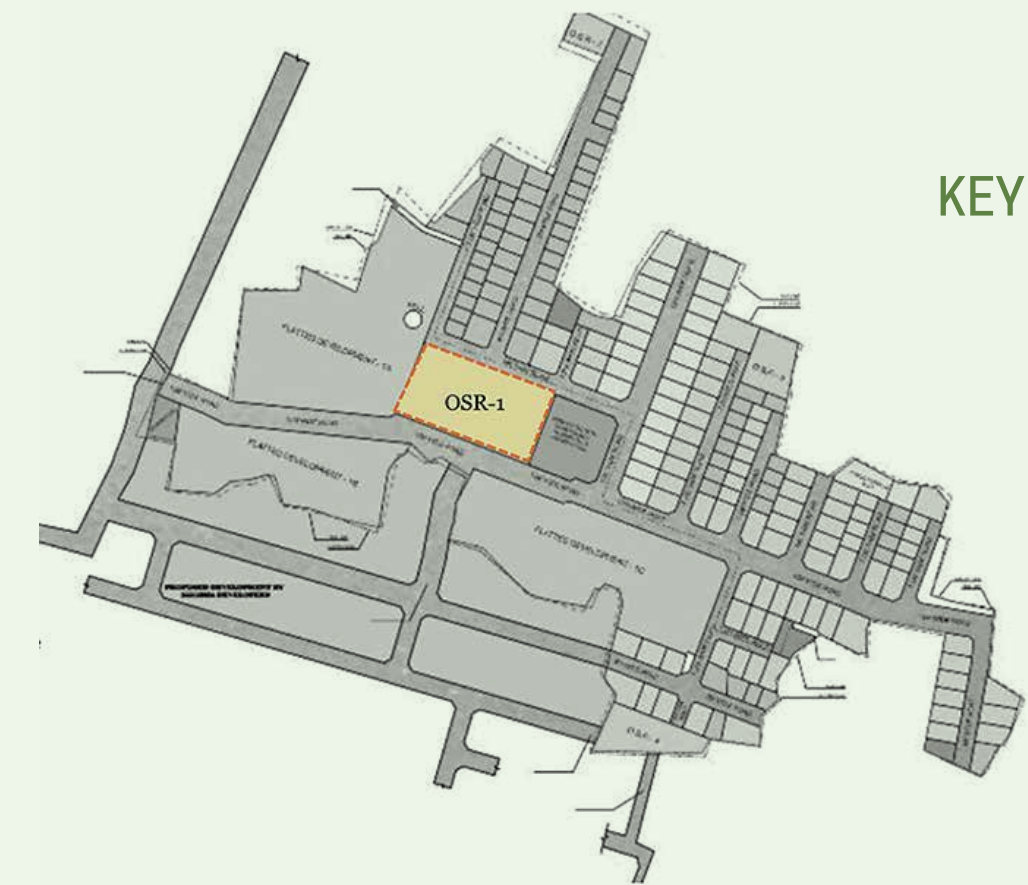
GREENERY ALL AROUND YOU

HIGHYODHYA

CHITRACOO

KIDKINDHA

Highyodhya

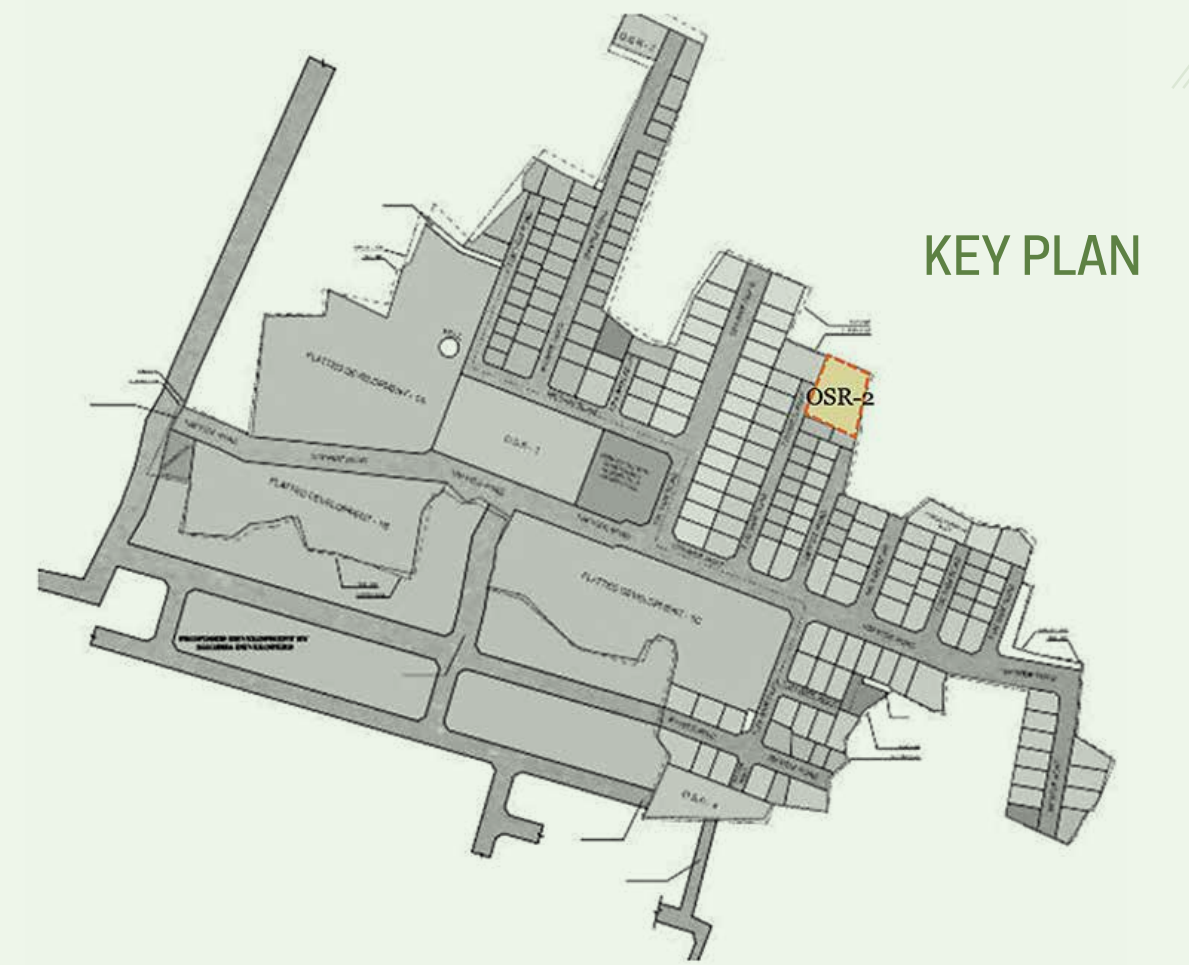


KEY PLAN

LEGEND

- | | |
|-----|-----------------------|
| 1. | Entry / Exit |
| 2. | Walkway |
| 3. | Multi-purpose Court |
| 4. | Seating Alcove |
| 5. | Cricket Practice Nets |
| 6. | Tennis Court |
| 7. | Pergola |
| 8. | Outdoor Gym |
| 9. | Skating Rink |
| 10. | Amphitheatre |
| 11. | Children's Play Area |
| 12. | Reflexology Pathway |

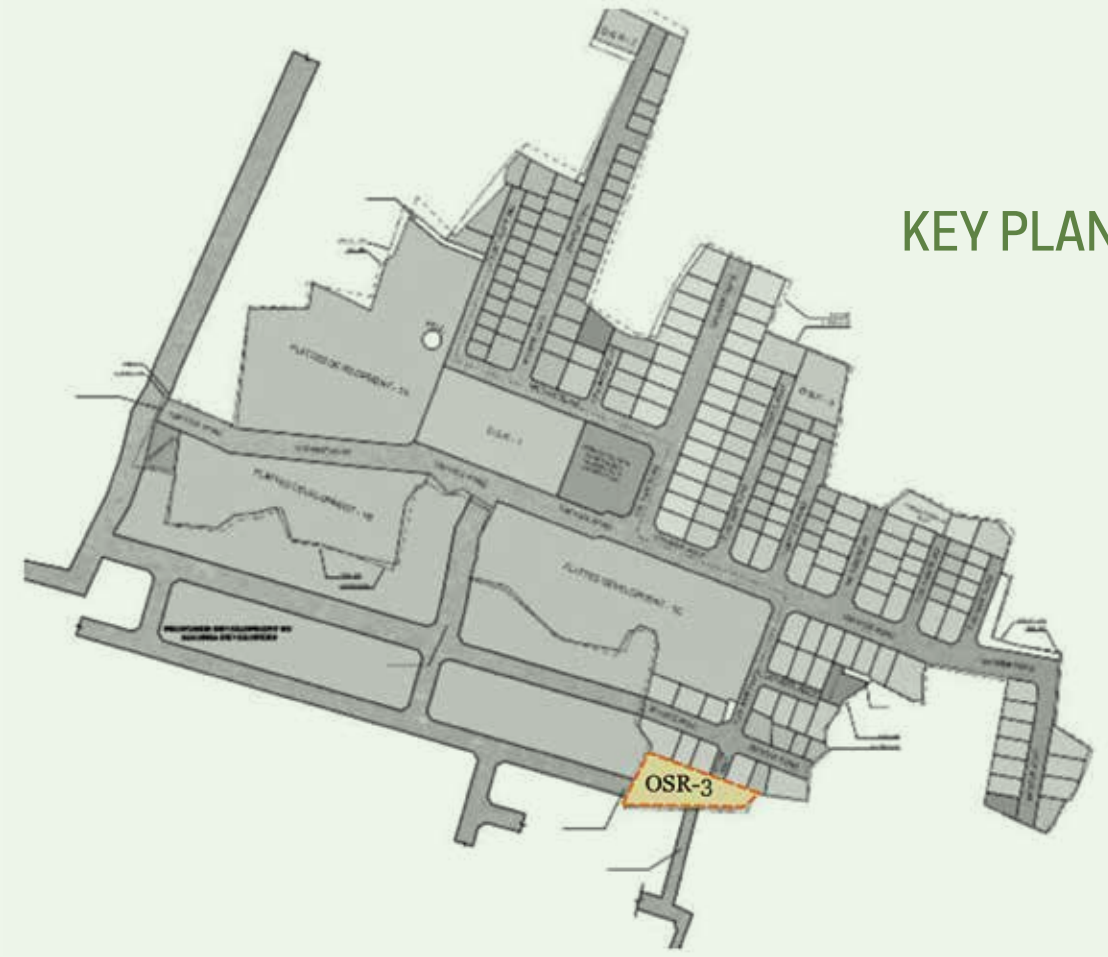
Chitracool



LEGEND

1. Entry / Exit	10. Flower Garden
2. Mobile Charging Point	11. Herbal Garden
3. Senior Citizen Square	12. Vegetables Garden
4. Hammocks	13. Aroma Garden
5. Reading Pods	14. Bamboo Grooves
6. Outdoor Projection / Movie	15. Organic Garden
7. Natural Lawn	16. Bird Bath
8. Bonfire Pit	17. Grass Cell Paver (turn around area)
9. Outdoor Party Lawn	

Kidkindha



KEY PLAN

LEGEND

1. Entry / Exit	12. Tot Lot
2. Multi-purpose Court	13. Bocce Ball
3. Mobile Charging Point	14. Ladder Golf
4. Rock Climbing	15. 8-Shaped Walkway
5. Parent's Corner	16. Yoga Deck
6. Meditation Pod	17. Giant Chess
7. Kids Jungle Gym	18. Giant Ludo
8. Trampoline	19. Giant Snake & Ladder
9. Sand Bed	20. Dhaayam
10. Nerf Gun Game	21. Lambs & Tigers
11. Graffiti Wall	22. Pallankuzhi



SPREAD OVER 15.6 ACRES

- Curated leisure, health, wellness & sporting amenities
- 62% open space
- Approx. 2 acres of landscaped gardens & parks



OUTDOOR AMENITIES AND FEATURES

- Reflexology Path
- Jogging Track
- Herbal Garden
- 8-Shaped Walkway (Infinity Walking)
- Ladder Golf
- Bocce Ball



OUTDOOR GYM

When you so choose not to work out indoors and push the bar up against the elements instead.



TENNIS COURT

World-class astro turf tennis court for you to tap your racket ball urges.



CRICKET NETS

International standard cricket nets for you to practice what you are most passionate about, right at home.



BASKETBALL COURT

Dribble, pass, shoot, dunk... When you are charged with adrenalin, this is what you would need in your basket!



SKATING RINK

Roll on at the expertly crafted skating rink with exclusivity and adequate safety measures – enjoy a moving experience!



CHILDREN'S PLAY AREA

A world of their own – for the little big champs. Feel the frolic and you'll wish you were little again!



CLUBHOUSE

The multi-facility, ultra chic Clubhouse is a compendium of delights, designed to give you an uber luxe experience every time.

The main draw of all amenities at Aaranya.

- Creche
- Aerobics/Zumba Hall
- Luxury Lobby Lounge
- Terrace Lounge
- Work From Home Lounge

...and much more



SWIMMING POOL

Splash in style at the Swimming Pool, and cool off by the tastefully done up deck.



GAMES ROOM

All that you need when you want to play indoors – just choose your game.



MULTI-PURPOSE HALL

Throw a party or hold a banquet, whatever you choose you can do it in style. And don't be surprised when you suddenly become the most popular host.



GLOBAL STANDARD GYM

The global standard air-conditioned gym comes replete with all the latest equipment for your fitness upkeep.

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PACKAGES FOR CUSTOMISATION

RUBY



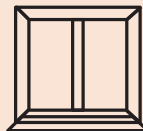
Window grills



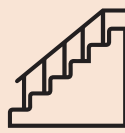
Mosquito mesh for windows & sliding doors



SS balcony railing with glass



Sadahalli granite sill for all windows

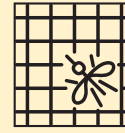


MS staircase railing

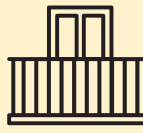
CORAL



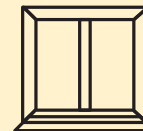
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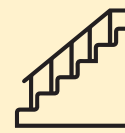
Mosquito mesh for windows & sliding doors



SS balcony railing with glass



Sadahalli granite sill for all windows



SS staircase railing

SAPPHIRE



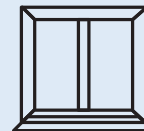
Window grills



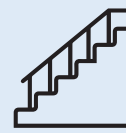
Mosquito mesh for windows & sliding doors



SS balcony railing with glass



Sadahalli granite sill for all windows





SS staircase railing


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PACKAGES FOR CUSTOMISATION


RUBY

 Higher specs for CP / Sanitary
Jaquar or equivalent


 Standard flooring
(800 x 800 mm vitrified tiles)

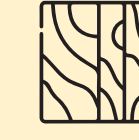
 Vitrified tile flooring for staircase
(Tread - 1000 mm x 300 mm,
Riser - 1000 mm x 150 mm)

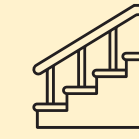
 All toilet ledge wall with
ceramic tile top


 Vitrified tiles flooring
in master bedroom

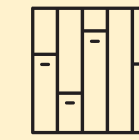
CORAL

 Higher specs for CP / Sanitary
Kohler or equivalent


 Granite flooring in living,
dining & staircase. Standard
flooring for other areas


 Sadarahalli granite
tread & riser

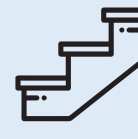
 All toilet ledge wall with
vitrified tiles


 Wooden laminated flooring
in master bedroom

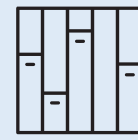
SAPPHIRE

 Higher specs for CP / Sanitary
Grohe / AS or equivalent

 Marble flooring in living,
dining with protective
coating & granite in staircase

 Staircase flooring

 All toilet ledge wall with
vitrified tiles

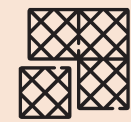
 Wooden laminated flooring
in master bedroom

PACKAGES FOR CUSTOMISATION

RUBY



Glass partition in bathrooms



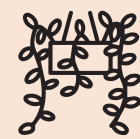
Anti-skid ceramic tiles flooring in balcony & utility area



Granite vanity counter with table top wash basin only in master bedroom toilet



Toilet ledge wall with granite top



Kitchen garden & front garden - Only provision in both

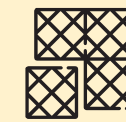


Terrace garden provision

CORAL



Glass partition with door in master bedroom & only glass partition in other toilets



Anti-skid ceramic tiles flooring in balcony & utility area



Granite vanity counter with table top wash basin in all toilets



Toilet ledge wall with granite top



Kitchen garden - with plants & herbs
Front garden - with lawn and trees

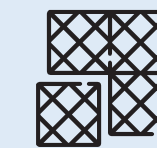


Terrace garden provision

SAPPHIRE



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Kitchen garden - with plants & herbs
Front garden - with lawn and trees



Terrace garden provision



TVS EMERALD LIGHTHOUSE

- Location: Radial Road - Pallavaram, Chennai
- Total land area: 3 acres
- No. of towers: 3
- No. of units: 279
- No. of floors: 14



TVS EMERALD GREENACRES

- Location: Kolapakkam, Near Perungalathur
- Total land area: 18 acres
- No. of towers: 11
- No. of units: 484
- No. of floors: 4



TVS EMERALD GREENHILLS

- Location: Nedungundram, Near Perungalathur
- Total land area: 18 acres
- No. of towers: 12
- No. of units: 448
- No. of floors: 4



TVS EMERALD FLOURISH

- Location: Padappai, Chennai
- Total land area: 8 acres
- No. of towers: 4
- No. of units: 208
- No. of floors: 4



TVS EMERALD GREENACRES - VILLAS

- Location: Kolapakkam, Near Nedungundram - Perungalathur
- Total land area: 18 acres
- No. of towers: NA
- No. of units: 140
- No. of floors: NA



ONGOING PROJECTS



TVS EMERALD SMART HOMES @ GREEN ENCLAVE

- Location: Near Porur, Chennai
- Year of completion: 2025
- Total land area: 9.4 acres
- No. of towers: 4
- No. of units: 250
- No. of floors: 5



TVS EMERALD ATRIUM @ GREENACRES

- Location: Near Perungalathur, Chennai
- Year of completion: 2025
- Total land area: 2.5 acres
- No. of towers: 4
- No. of units: 256
- No. of floors: 8



TVS EMERALD HAMLET

- Location: Karapakkam, OMR, Chennai
- Total land area: 7.30 acres
- No. of units: 101



TVS EMERALD PENINSULA

- Location: Manapakkam, Chennai
- Year of completion: 2026
- Total land area: 6.20 acres
- No. of towers: 10
- No. of units: 392
- No. of floors: 7



TVS EMERALD JARDIN

- Location: Singasandra, Bangalore
- Year of Completion: 2027
- Total Area: 6 Acres
- Number of Towers: 4
- No. of floors: B+G+18
- No. of units: 581

