



# ATRIUM @ GreenAcres

Call **72198 86888**

[www.tvsemerald.com/atrium](http://www.tvsemerald.com/atrium)

Sales office: Emerald Haven Realty Ltd. 119, Greenways Tower, St. Mary's Road, Abhiramapuram, Chennai - 600 018.

Site address: TVS Emerald Atrium @ GreenAcres, Perungalathur - Kolapakkam Main Road, Kolapakkam, Chennai - 600 048.

RERA No: TN/01/Building/0194/2021 | [www.rera.tn.gov.in](http://www.rera.tn.gov.in)

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TVS

INCREDIBLE NEIGHBOURHOOD.  
UNMATCHED LIFESTYLE. UNBELIEVABLE PRICES!

**#2GOOD2BELIEVE**



ATRIUM  
@ GreenAcres

# A LEGACY OF TRUST



1911

Shri T V Sundaram Iyengar  
launches South India's first Rural Bus Service.

1929



TVS brings General Motors to South India.

1946



Southern Roadways starts serving the transport needs of India.

1954



IMPAL begins trading auto spares. Sundaram Finance begins operations.

1962



Lucas TVS formed to make Auto Electricals.

1964



Brakes India begins operations. Sundaram Clayton starts producing Brake Actuation equipment.

1978



Sundaram Clayton Limited opens two-wheeler plant in Hosur.

1984



TVS Srichakra starts operations.

1986



TVS Electronics launches printers and keyboards.

2001



TVS Motor Company formed.

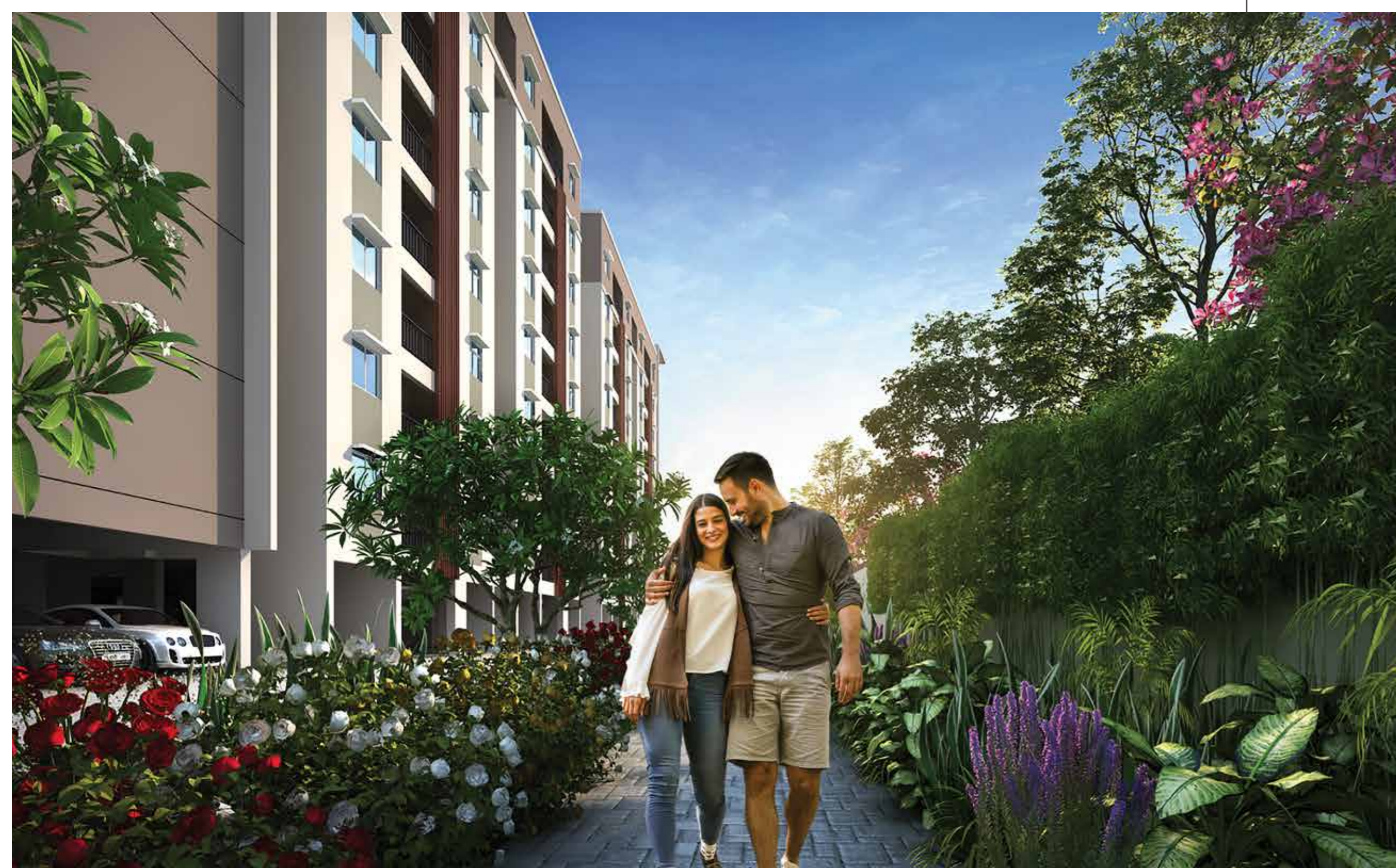
2012



TVS forays into real estate as TVS Emerald.

WE TOUCH YOUR LIFE IN EVERY REALM





## AN UNMATCHED LIFESTYLE WAITING TO DELIGHT YOU EVERY DAY

Imagine taking a morning jog to the vast expanse of a forest reserve and then a short drive to your office. Imagine living amidst a host of world-class amenities and alongside one of the city's best communities. Imagine your home surrounded by green open spaces, overlooking a central elevated atrium.

**This is the life waiting for you and your loved ones in Atrium @ GreenAcres.**

— P R E S E N T I N G —

# ATRIUM

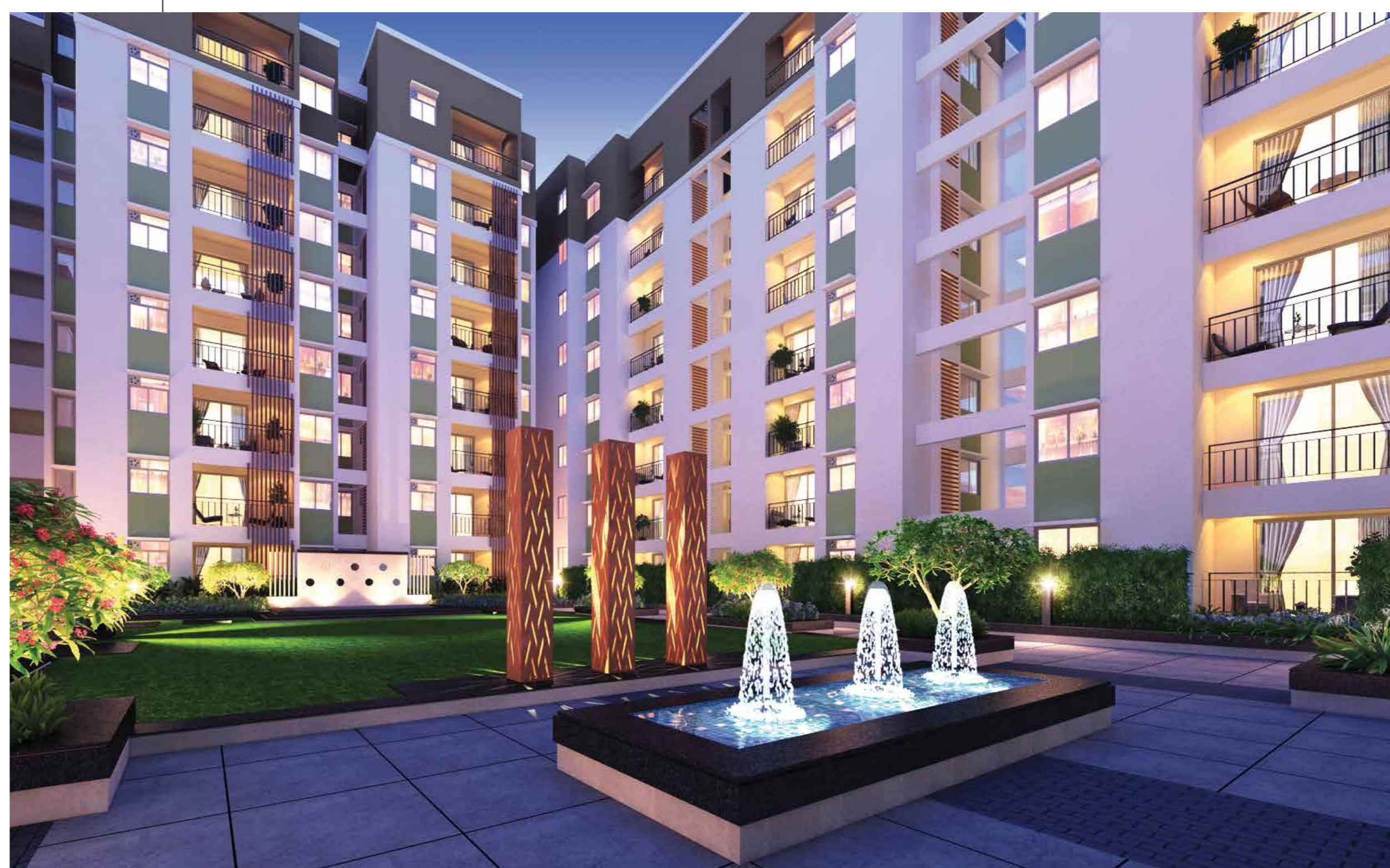
@ GreenAcres

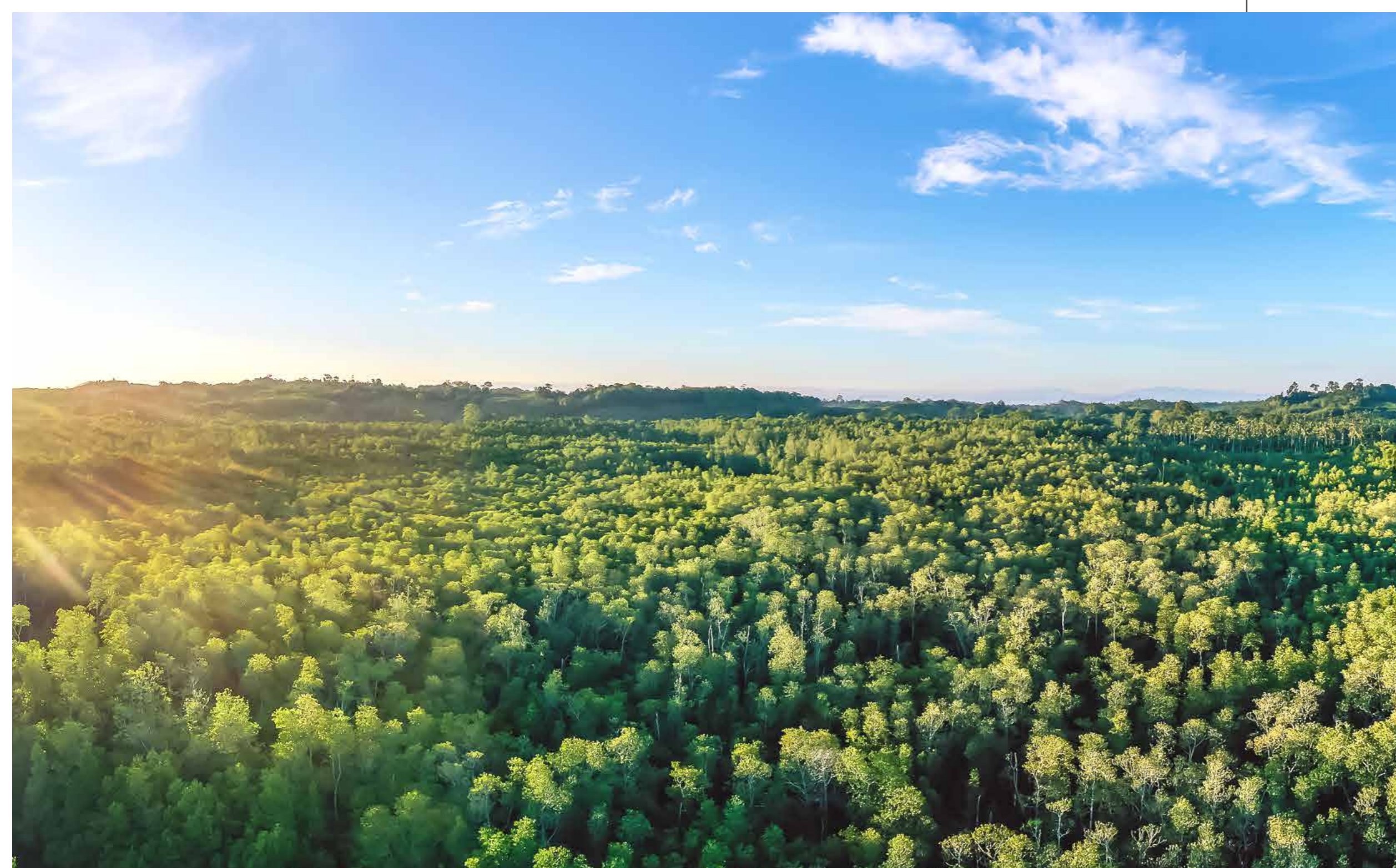
A part of the much-coveted TVS Emerald GreenAcres, Atrium offers you an unmatched lifestyle of comfort, convenience and indulgence. Come home to the tastefully designed 2 & 3 BHK homes overlooking a large central elevated atrium that will inspire endless activities for you and your loved ones.

UNIQUE FEATURES OF THE CENTRAL ATRIUM

**10,800 sq.ft. atrium | Multi-purpose Lawn for social gatherings  
Outdoor Theatre for exclusive entertainment | Pergola  
Toddler's Play Area | Seating Zone**


Image is for representative purposes only.








# WHERE THE MAGIC OF CITY AND NATURE COME TOGETHER


Atrium @ GreenAcres is located near Perungalathur - close to the convenience of the city, amidst the comfort of nature. Situated next-door to Chennai's major IT parks and educational institutions, the property overlooks the Vandalur Forest Reserve. So that you are always close to everything that you dream of.


 5 km  
to Kilambakkam  
Bus Terminus

 5 km  
from Perungalathur  
Railway Station

 5 km  
from Vandalur  
Junction

 6 schools  
within 5 km  
radius

 7 hospitals  
within 6 km  
radius

 Located  
next to Vandalur  
Forest Reserve

# LOCATION MAP



EMPLOYMENT HUBS		
SHRIRAM THE GATEWAY		5.6 KM
KRISP IT PARK		6.9 KM
ESTANCIA SIGNATURE TOWER		10.5 KM
MADRAS EXPORT PROCESSING ZONE (MEPZ)		13.0 KM
SIRUSERI IT SEZ		21.0 KM
CYBERVALE IT PARK		23.0 KM
MAHINDRA WORLD CITY (MWC)		23.0 KM
TRANSPORTATION HUBS		
KILAMBAKKAM BUS TERMINUS (KMBT)		4.6 KM
PERUNGALATHUR RAILWAY STATION		4.8 KM
VANDALUR RAILWAY STATION		5.0 KM
TAMBARAM RAILWAY STATION		10.0 KM
CHENNAI INTERNATIONAL AIRPORT		20.0 KM
ENTERTAINMENT HUBS		
VANDALUR ZOO		3.7 KM
GOLD SOUK MALL		4.0 KM
SUPER SARAVANA STORES		15.0 KM
MARINA MALL		23.0 KM
VIVIRA MALL		24.0 KM
SCHOOLS & COLLEGES		
ANNAI VELANKANNI ENGG. COLLEGE		0.7 KM
SRI TS BALIAH MEMORIAL MATRICULATION SCHOOL		1.3 KM
VELAMMAL NEW-GEN SCHOOL		1.4 KM
SRI RAMANUJAR ENGG. COLLEGE		2.1 KM
CRESCENT UNIVERSITY		3.8 KM
SRIMATHI SUNDARAVALLI MEMORIAL SCHOOL		4.0 KM
COLOURS INDIAN SCHOOL		4.7 KM
SHREE NIKETAN PATASALA		5.0 KM
GKM SCHOOL		5.1 KM
SRI SANKARA VIDYALAYA MATRICULATION SCHOOL		5.6 KM
ZION INTERNATIONAL SCHOOL		6.2 KM
BHARATHI VIDYASHRAM SCHOOL		7.0 KM
IIITDM UNIVERSITY		7.0 KM
VIT UNIVERSITY		8.6 KM
BHARATH UNIVERSITY		9.0 KM
MADRAS CHRISTIAN COLLEGE (MCC)		12.0 KM
SRM UNIVERSITY		12.1 KM
TAMILNADU PHY. EDU. & SPORTS UNIVERSITY		14.0 KM
MIT, ANNA UNIVERSITY		15.0 KM
HOSPITALS		
ANNAI VELANKANNI HOSPITAL		1.7 KM
ONEHEALTH HOSPITAL		4.0 KM
TAGORE MEDICAL COLLEGE AND HOSPITAL		4.3 KM
AROKIA ANNAI HOSPITAL		6.2 KM
HINDU MISSION HOSPITAL		10.2 KM
DEEPAM HOSPITAL		11.2 KM
SRM HOSPITALS		12.0 KM
SHRI BALAJI MEDICAL COLLEGE & HOSPITAL		14.5 KM
DR. RELA HOSPITAL		14.5 KM
KOTTAKKAL ARYA VAIDYA SALA		14.6 KM
CHETTINAD HEALTH CITY		16.5 KM
GLENEAGLES GLOBAL HEALTH CITY		17.0 KM



## A VIBRANT NEIGHBOURHOOD THAT REJUVENATES YOU

There's a lot more than a beautiful home awaiting you at Atrium. Like, the view you'll wake up to, as your home will be in the tallest building of the neighbourhood. Or the wide range of amenities you get as part of the GreenAcres community. Or the vast open spaces where you could spend time with your family. Now, isn't that a home of your dreams?

### COMMON FEATURES FOR ATRIUM @ GREENACRES

Dedicated 10,800 sq.ft. atrium | Well-planned health and wellness amenities | 34% UDS Vaastu compliant homes

### SPECIFIC FEATURES FOR EACH HOUSE

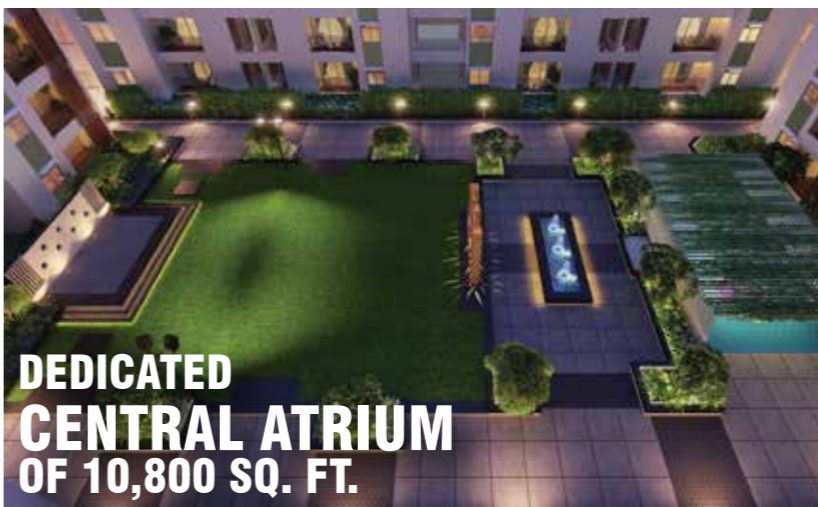
6 ft wide corridors | Main doors do not face each other | Anti-skid tiles in the bathroom and balcony

# WHERE NATURE IS YOUR INCREDIBLE NEIGHBOUR

A garden makes every home more beautiful. But at Atrium, we present to you not one, but three carefully maintained gardens. Each with its own theme and distinct world of wonders, waiting to be discovered by you.

At Atrium, nature is not restricted just to the central landscape. Here, you'll discover four parks sprawling over an area of 2 acres, 72% open space, 1000+ trees and plants, and much more. If you love nature, here's a home that you'll love even more.

The GreenAcres community is home to 500+ families living in a vast 18-acre property.





Badminton Court\*



Multi-purpose Court\*



Outdoor Theatre

# FUN SPORTS FOR AN ACTIVE LIFE

Your home at Atrium opens up myriad ways to stay fit and healthy. Discover a multitude of sports, games and open spaces for activities right beside your home.

## AMENITIES IN GREENACRES\*

- Walking / Jogging Track
- Yoga Lawn
- Open Amphitheatre
- Half Basketball Court
- Skating Rink
- Cricket Pitch
- Multi-purpose Court
- Badminton Court
- Children's Play Area

## EXCLUSIVE AMENITIES FOR ATRIUM @ GREENACRES

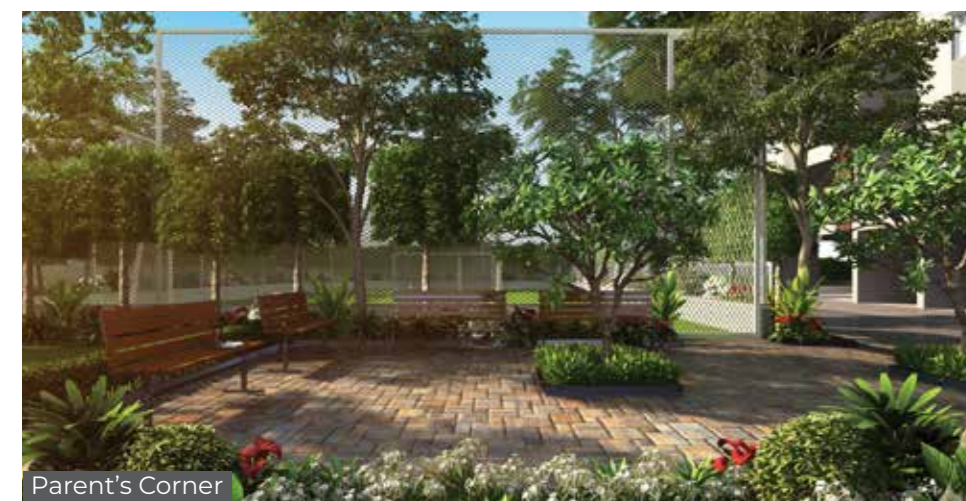
- Walking Track
- Outdoor Gym
- Senior's Seating Bay
- Aroma Garden
- Herbal Garden
- Butterfly Garden
- Multi-purpose Lawn
- Stage
- Outdoor Theatre
- Children's Play Area
- Toddler's Play Area



Walking / Jogging Track\*



Outdoor Gym



Parent's Corner



Children's Play Area\*



Toddler's Play Area

\*Amenities are a part of the OSR in GreenAcres and can be accessed by all residents.

# A CLUBHOUSE TO MATCH YOUR LIFESTYLE

Entertainment, relaxation and convenience. Find it all under one roof at Atrium. The magnificent Clubhouse offers a wide array of amenities and features to make your everyday life simpler and grander, all at once.

## CLUBHOUSE AMENITIES\*

Provision for ATM | Gymnasium | Mini-theatre | Swimming Pool | Recreation Centre  
Lounge | Creche | Indoor Badminton Court | Guest Bedroom  
Space for Administrative Office

\*Common clubhouse for GreenAcres which can be accessed by all residents.



Gymnasium



Mini-theatre



Swimming Pool



Recreation Centre



Lounge



Creche



Indoor Badminton Court

**LEGEND**

- 1 PARK 1 (NANDANA)
- 2 PARK 2 (AROKYA VANA)
- 3 PARK 3
- 4 PARK 4
- 5 CLUBHOUSE
- 6 COMMERCIAL BLOCK
- 7 SWIMMING POOL & CLUBHOUSE



GREENACRES  
MASTER LAYOUT

# ATRIUM MASTER LAYOUT



## LEGEND

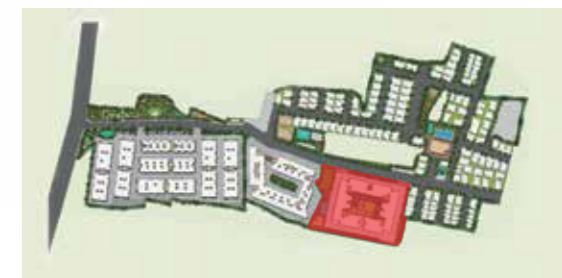
### GROUND LEVEL

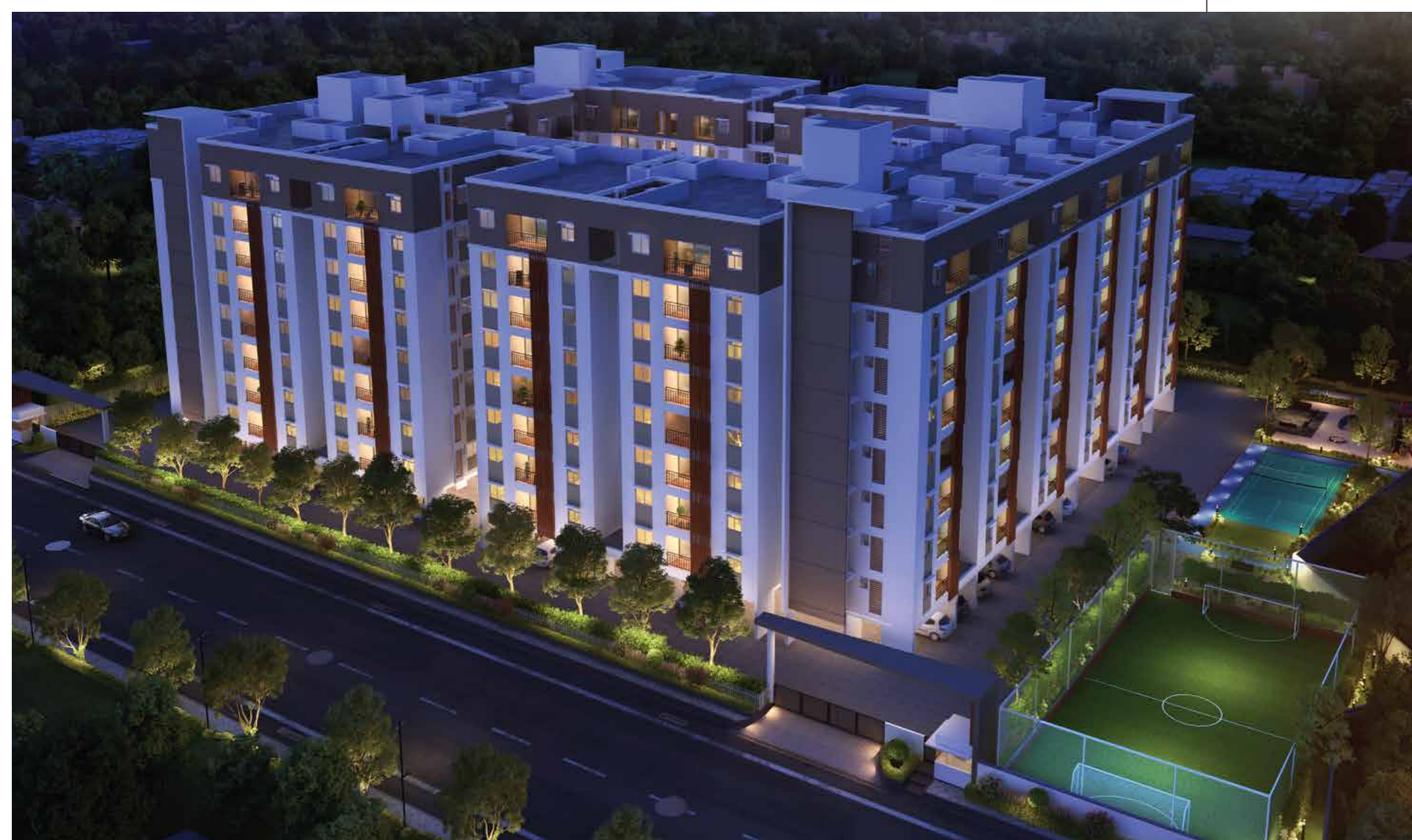
- 1 ENTRY / EXIT
- 2 SECURITY CABIN
- 3 MULTI-PURPOSE COURT\*
- 4 SEATING AREA\*
- 5 BADMINTON COURT\*
- 6 JOGGING TRACK\*
- 7 CHILDREN'S PLAY AREA
- 8 WALKING TRACK
- 9 OUTDOOR GYM
- 10 SENIOR'S SEATING BAY
- 11 TODDLER'S PLAY AREA
- 12 FLOWER GARDEN (AROMA, HERBAL & BUTTERFLY GARDEN WITH OXYGEN GENERATING PLANTS)
- 13 SEATING AREA

### PODIUM LEVEL

- 14 MULTI-PURPOSE LAWN
- 15 STAGE
- 16 FEATURE WALL WITH OUTDOOR THEATER FACILITY
- 17 PERGOLA & TODDLER'S PLAY AREA
- 18 SEATING AREA

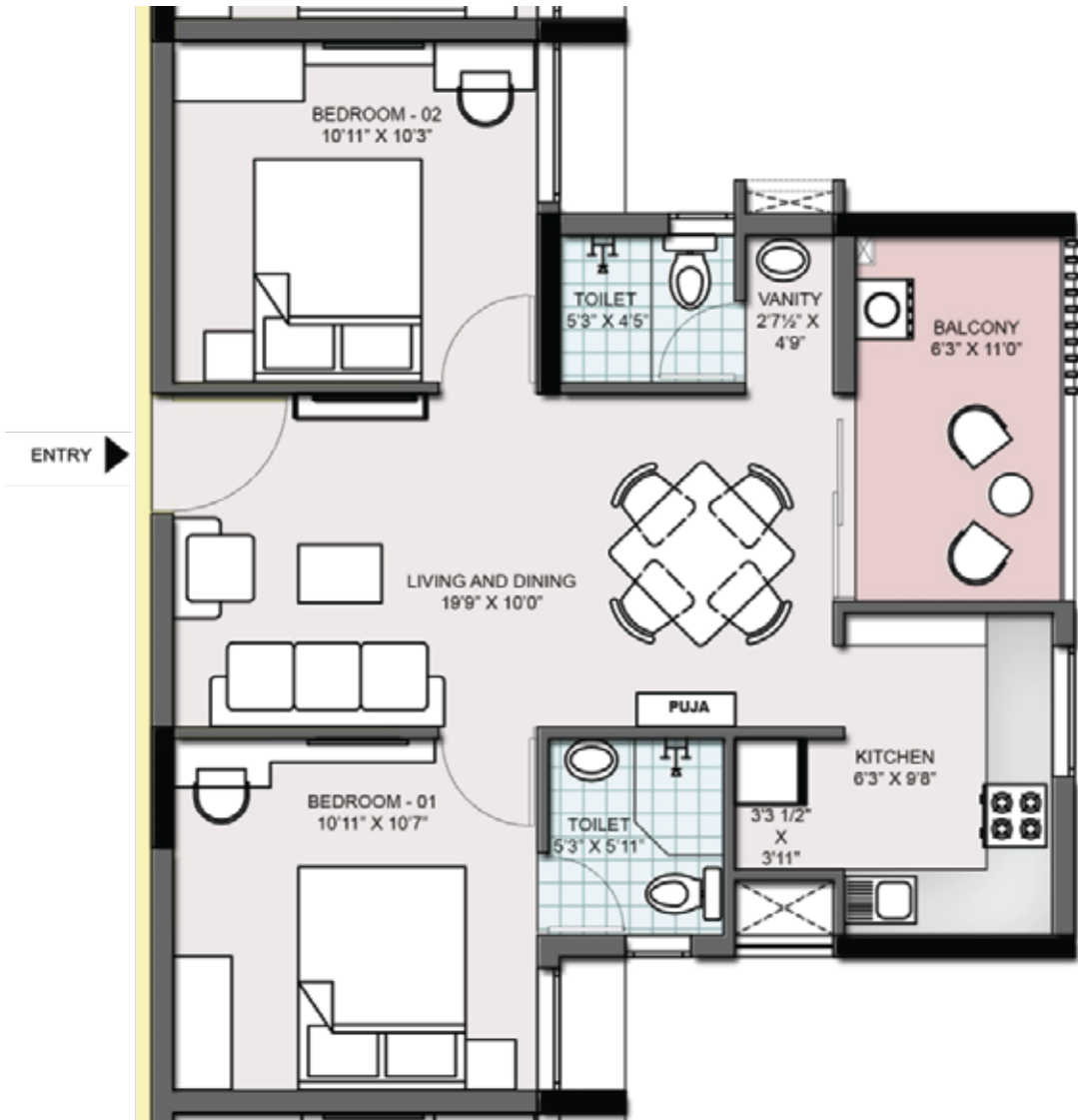
\*Amenities are a part of the OSR.





UNIT  
SELECTION GUIDE

## TYPICAL FIRST - EIGHTH FLOOR PLAN



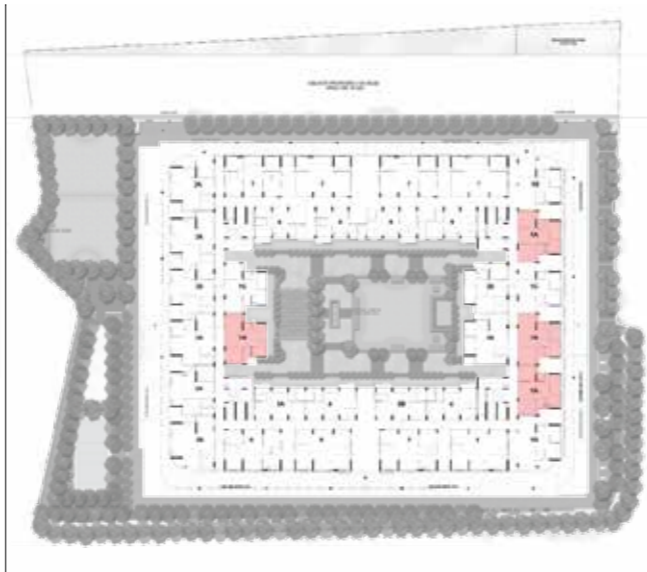
**UNIT NO: A12 - A82, B12 - B82, B13 - B83, C14 - C84**



### TYPE - 1A

#### 2BHK - 2T - WEST FACING

RERA Carpet Area	A	593	SQ.FT
RERA Balcony Area	B	65	SQ.FT
Usable Carpet Area	A + B	658	SQ.FT
Common Area (External wall included)	C	296	SQ.FT
Saleable Area	A + B + C	954	SQ.FT
UDS Area		321.07	SQ.FT



## TYPICAL FIRST - EIGHTH FLOOR PLAN



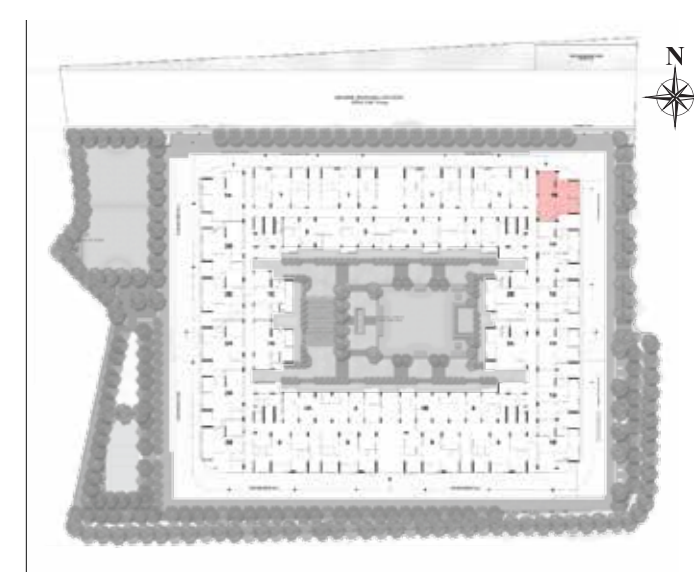
**UNIT NO: A11 - A81**



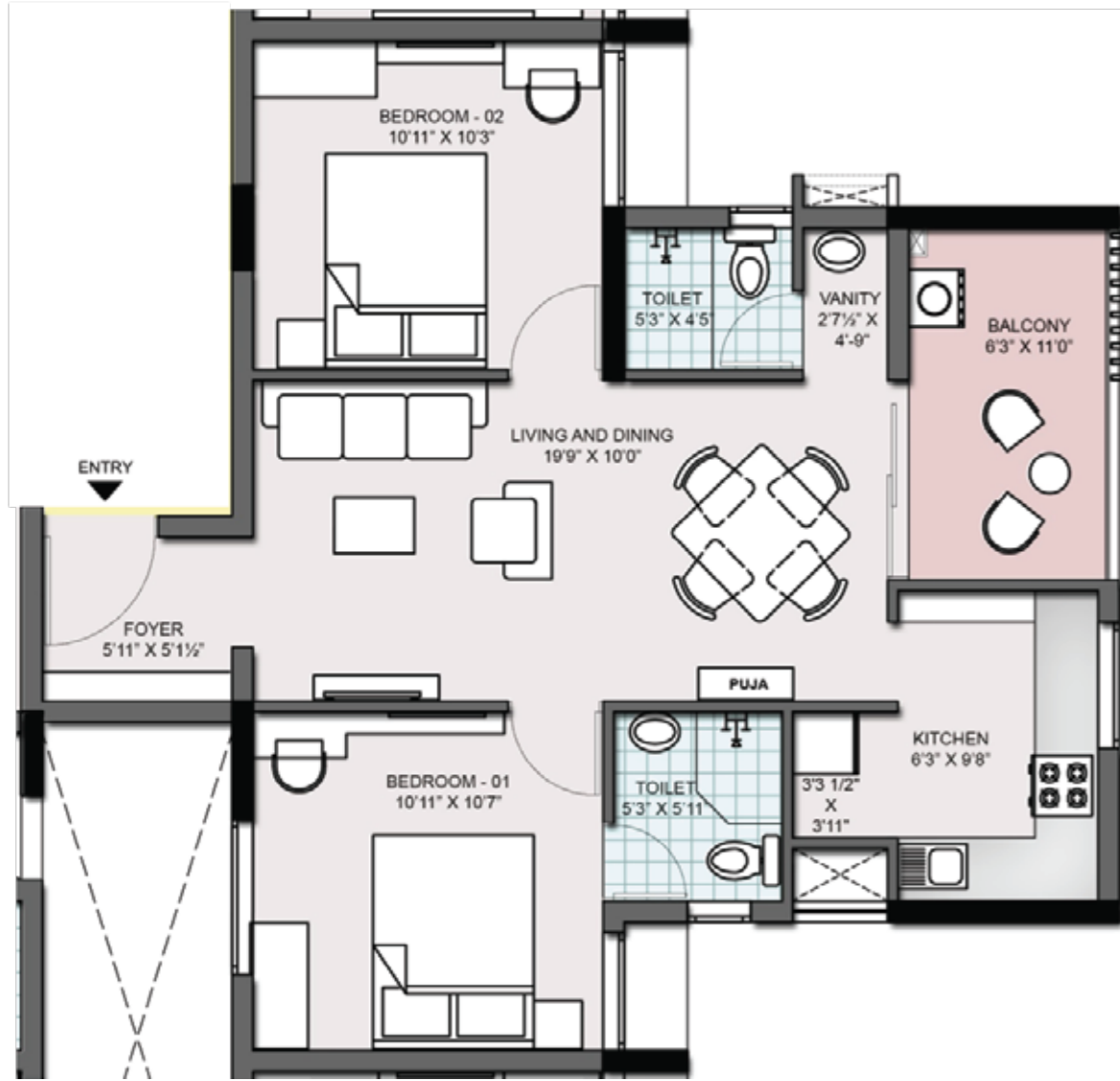
### TYPE - 1B

#### 2BHK - 2T - WEST FACING

RERA Carpet Area	A	593	SQ.FT
RERA Balcony Area	B	65	SQ.FT
Usable Carpet Area	A + B	658	SQ.FT
Common Area (External wall included)	C	296	SQ.FT
Saleable Area	A + B + C	954	SQ.FT
UDS Area		321.07	SQ.FT



## TYPICAL FIRST - EIGHTH FLOOR PLAN



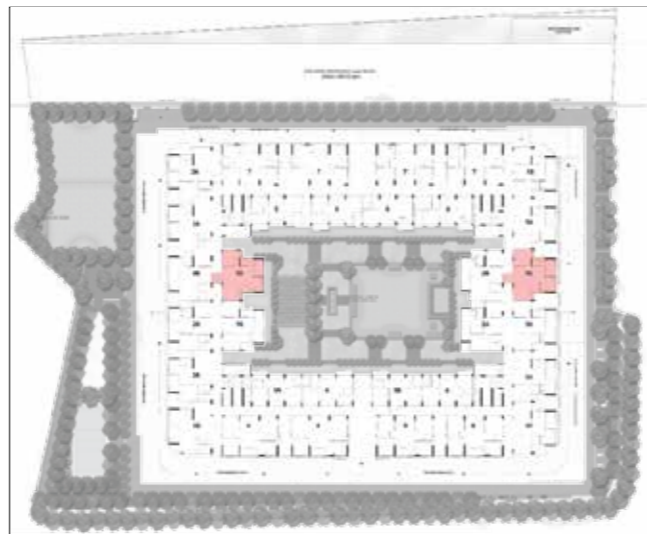
UNIT NO: A13 - A83, D14 - D84



### TYPE - 1C

#### 2BHK - 2T - NORTH FACING

RERA Carpet Area	A	629	SQ.FT
RERA Balcony Area	B	65	SQ.FT
Usable Carpet Area	A + B	694	SQ.FT
Common Area (External wall included)	C	311	SQ.FT
Saleable Area	A + B + C	1005	SQ.FT
UDS Area		338.51	SQ.FT



## TYPICAL FIRST - EIGHTH FLOOR PLAN



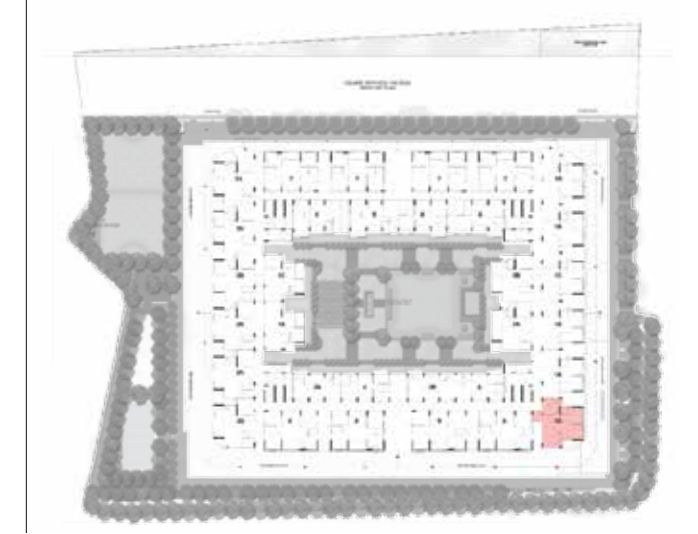
UNIT NO: B11 - B81



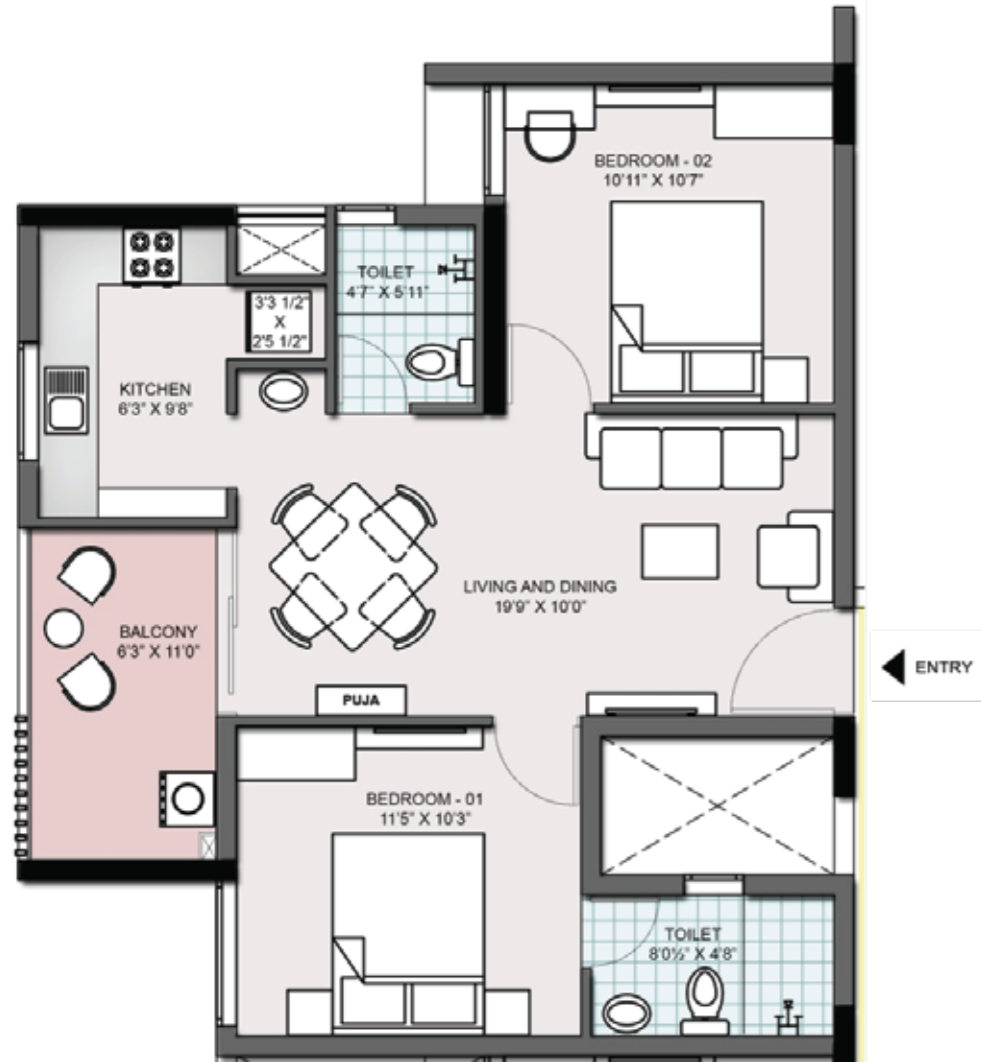
### TYPE - 1D

#### 2BHK - 2T - NORTH FACING

RERA Carpet Area	A	631	SQ.FT
RERA Balcony Area	B	65	SQ.FT
Usable Carpet Area	A + B	696	SQ.FT
Common Area (External wall included)	C	312	SQ.FT
Saleable Area	A + B + C	1008	SQ.FT
UDS Area		339.51	SQ.FT



## TYPICAL FIRST - EIGHTH FLOOR PLAN



**UNIT NO: B14 - B84, C12 - C82, C13 - C83,  
D11 - D81, D12 - D82**

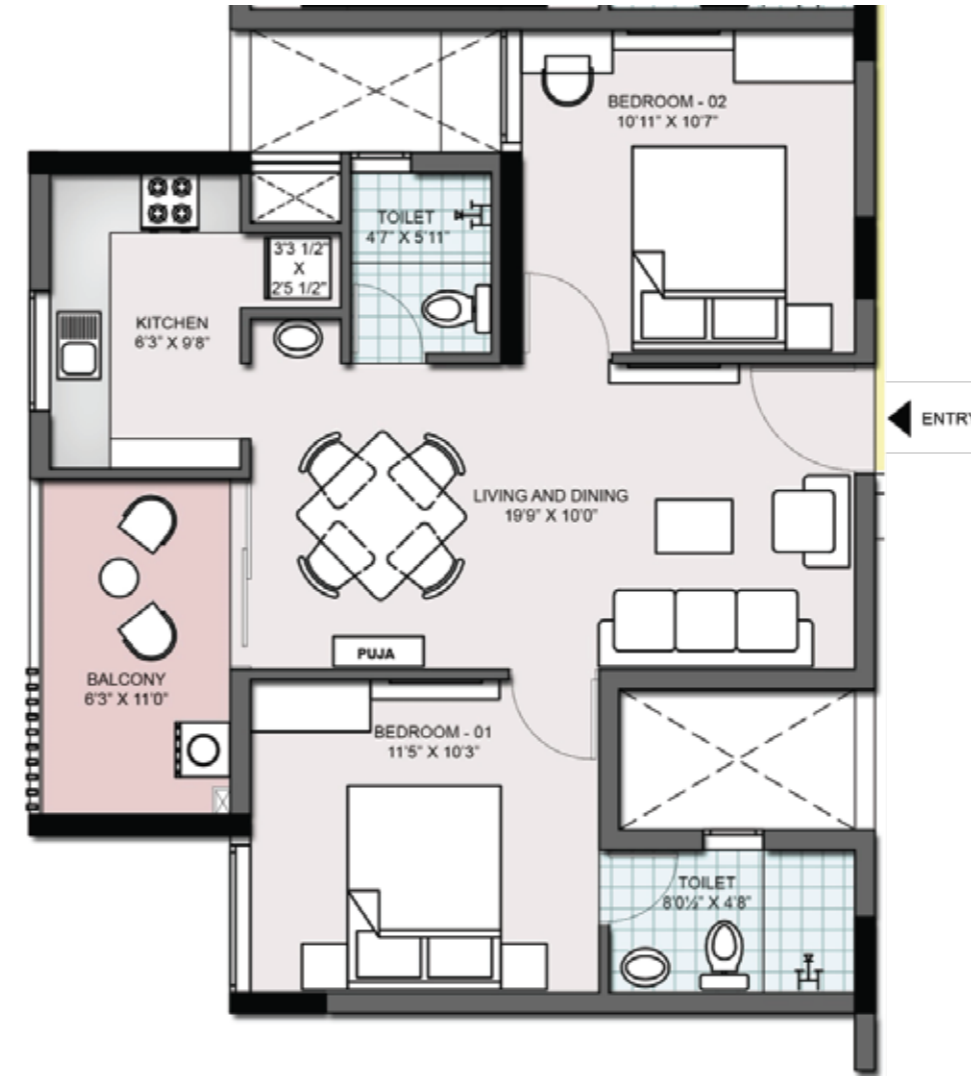


### TYPE - 2A

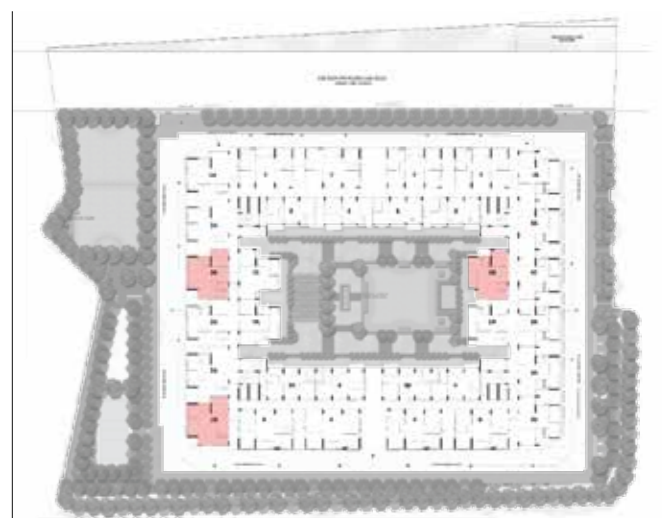
#### 2BHK - 2T - EAST FACING

RERA Carpet Area	A	595	SQ.FT
RERA Balcony Area	B	65	SQ.FT
Usable Carpet Area	A + B	660	SQ.FT
Common Area (External wall included)	C	297	SQ.FT
Saleable Area	A + B + C	957	SQ.FT
UDS Area		322.12	SQ.FT

## TYPICAL FIRST - EIGHTH FLOOR PLAN



**UNIT NO: A14 - A84, C11 - C81, D13 - D83**

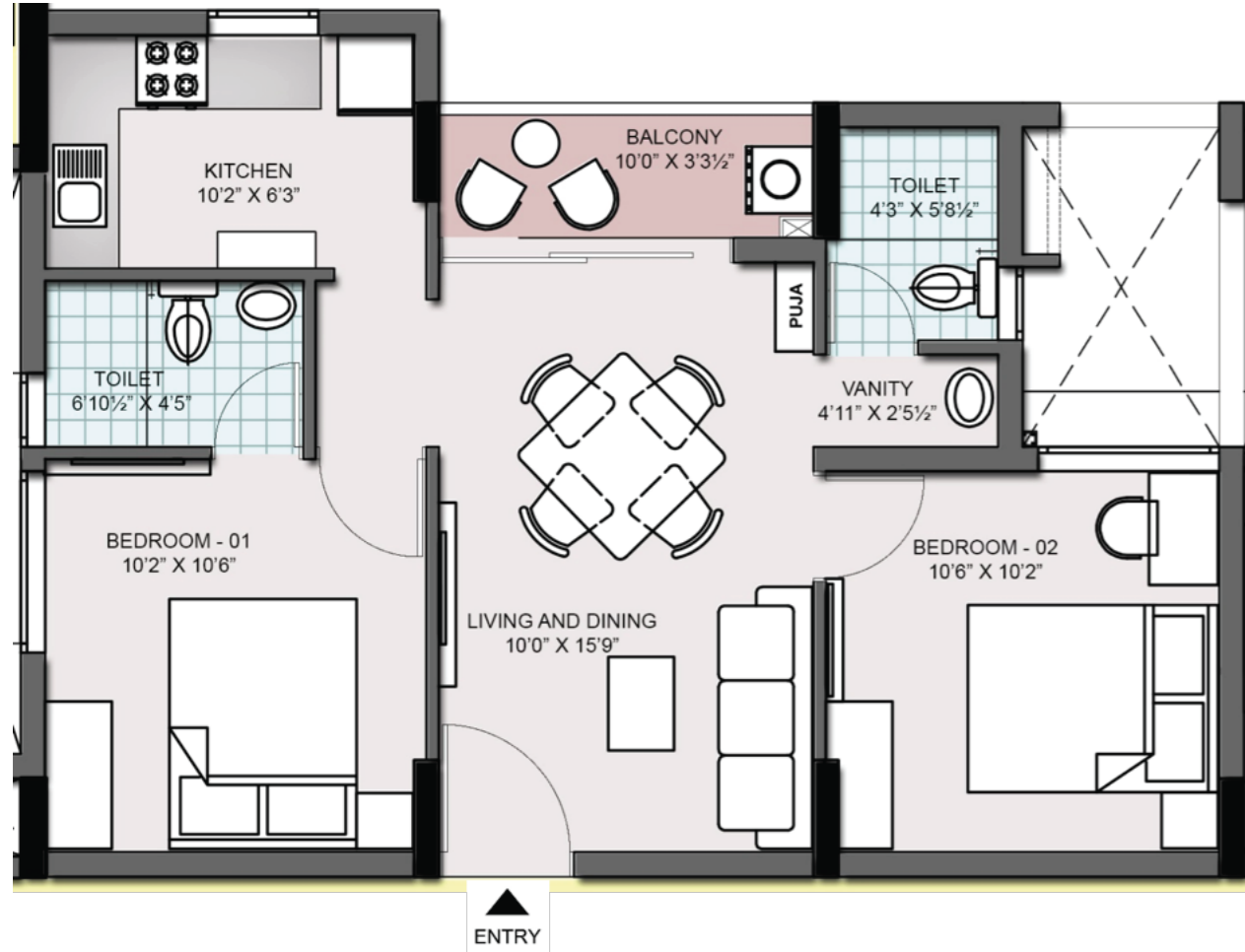


### TYPE - 2B

#### 2BHK - 2T - EAST FACING

RERA Carpet Area	A	595	SQ.FT
RERA Balcony Area	B	65	SQ.FT
Usable Carpet Area	A + B	660	SQ.FT
Common Area (External wall included)	C	297	SQ.FT
Saleable Area	A + B + C	957	SQ.FT
UDS Area		322.12	SQ.FT

## TYPICAL FIRST - EIGHTH FLOOR PLAN



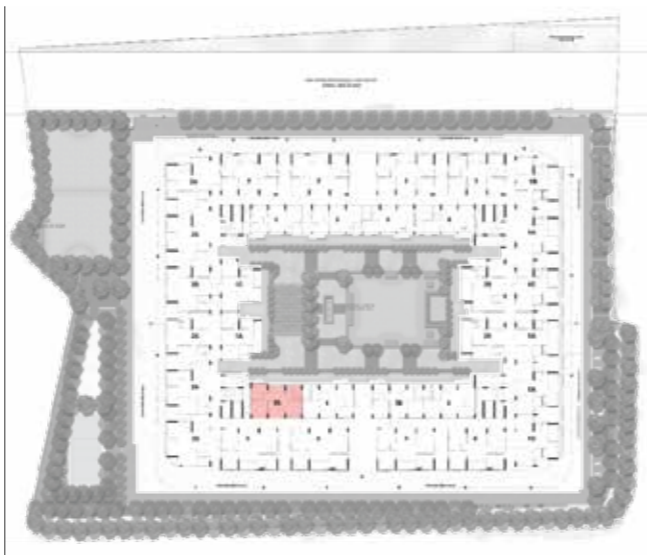
UNIT NO: C15 - C85



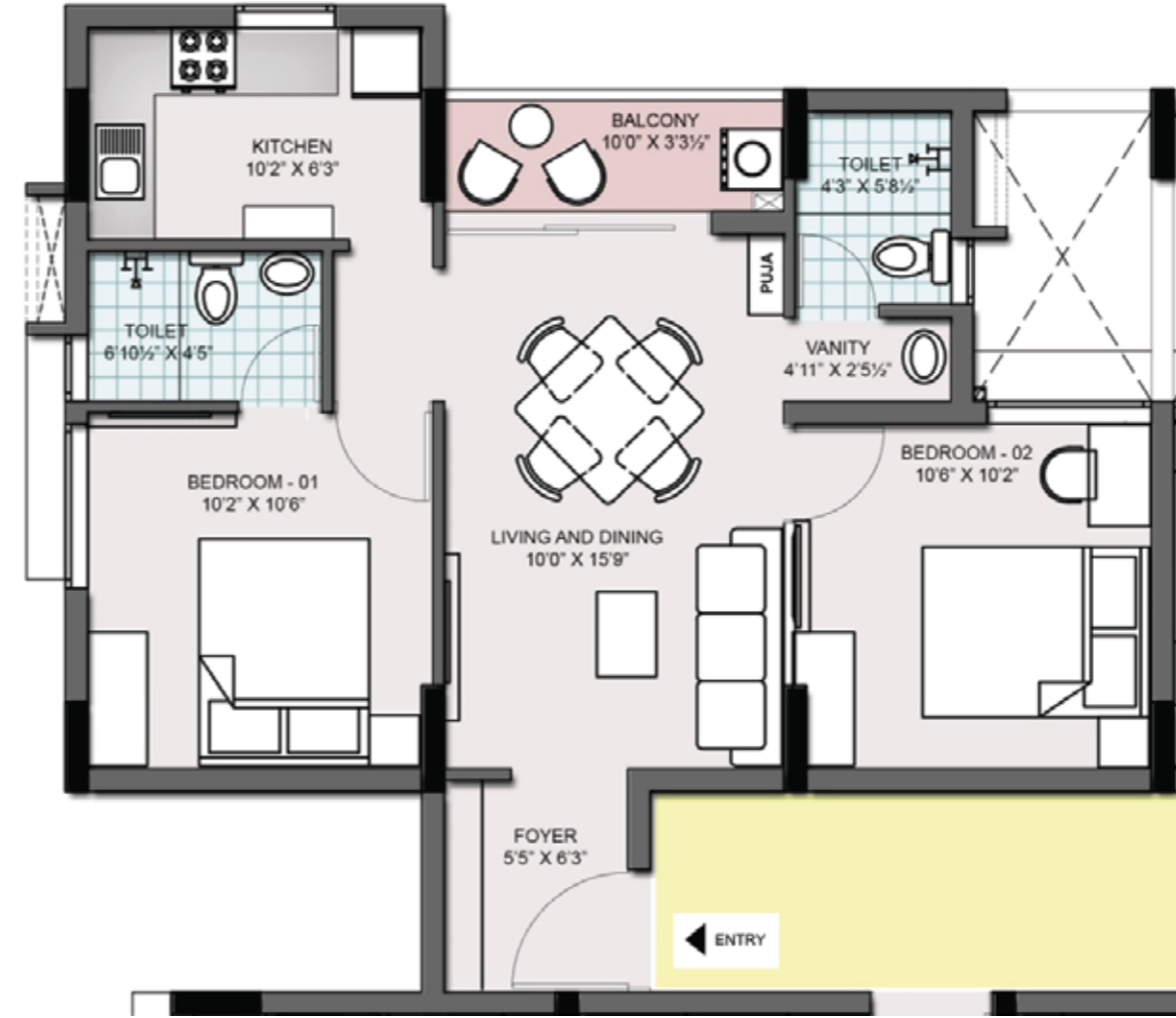
### TYPE - 3A

#### 2BHK - 2T - SOUTH FACING

RERA Carpet Area	A	539	SQ.FT
RERA Balcony Area	B	30	SQ.FT
Usable Carpet Area	A + B	569	SQ.FT
Common Area (External wall included)	C	255	SQ.FT
Saleable Area	A + B + C	824	SQ.FT
UDS Area		277.37	SQ.FT



## TYPICAL FIRST - EIGHTH FLOOR PLAN



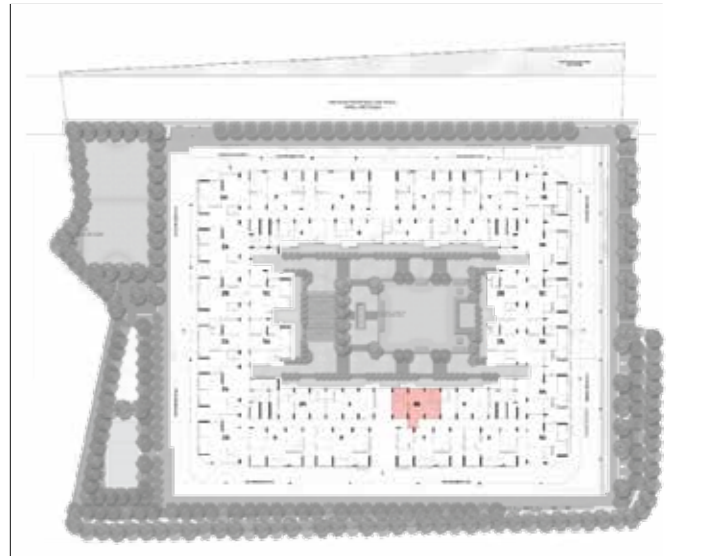
UNIT NO: B16 - B86



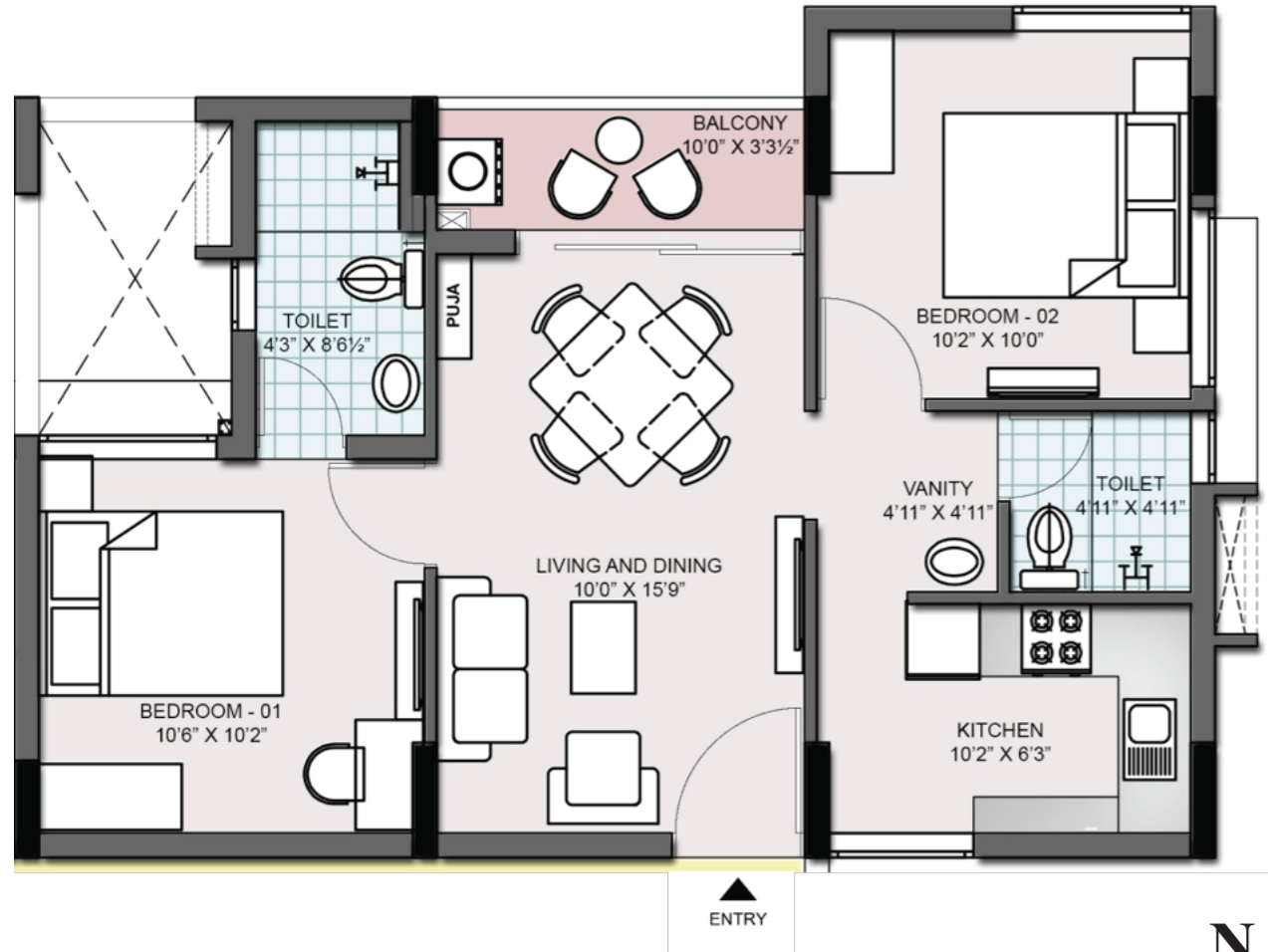
### TYPE - 3B

#### 2BHK - 2T - EAST FACING

RERA Carpet Area	A	574	SQ.FT
RERA Balcony Area	B	30	SQ.FT
Usable Carpet Area	A + B	604	SQ.FT
Common Area (External wall included)	C	271	SQ.FT
Saleable Area	A + B + C	875	SQ.FT
UDS Area		294.71	SQ.FT



## TYPICAL FIRST - EIGHTH FLOOR PLAN



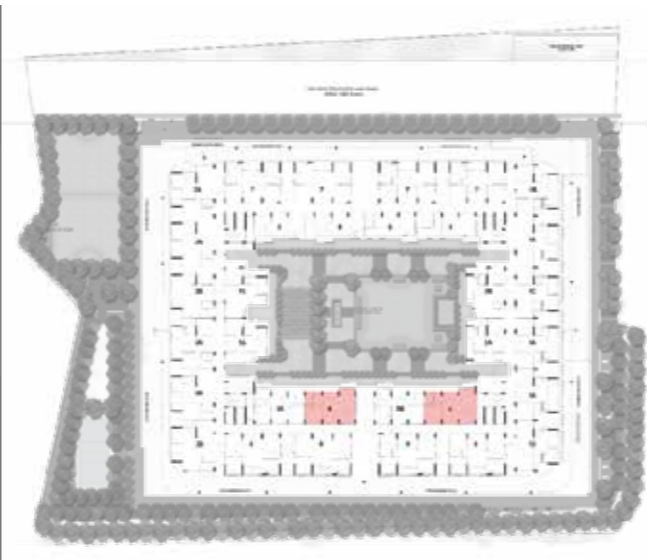
UNIT NO: B15 - B85, C16 - C86

\*Computer generated images and rendered images are the artist's impression and are indicative of the actual designs

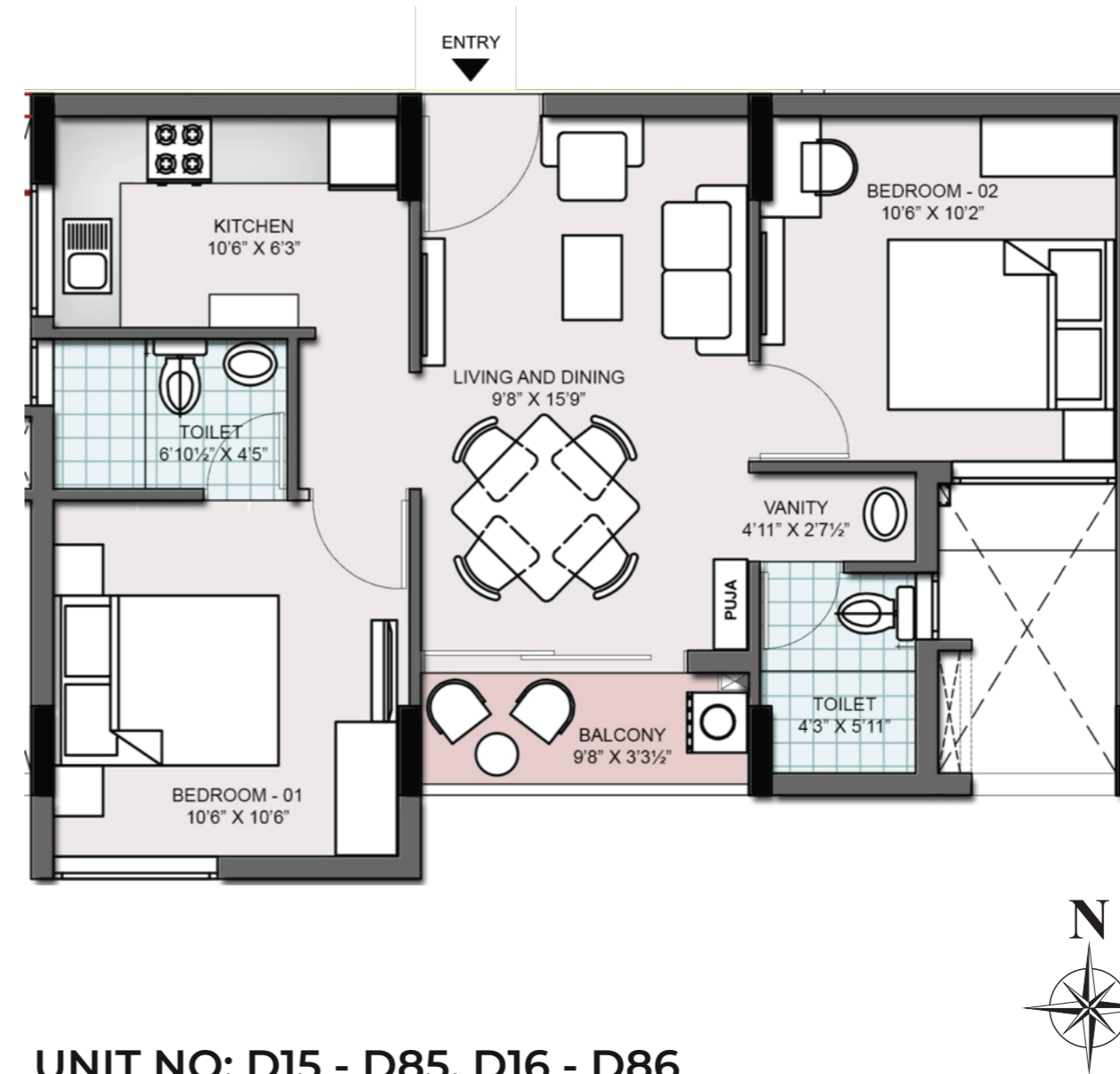
## TYPE - 4

### 2BHK - 2T - SOUTH FACING

RERA Carpet Area	A	539	SQ.FT
RERA Balcony Area	B	30	SQ.FT
Usable Carpet Area	A + B	569	SQ.FT
Common Area (External wall included)	C	255	SQ.FT
Saleable Area	A + B + C	824	SQ.FT
UDS Area		277.37	SQ.FT



## TYPICAL FIRST - EIGHTH FLOOR PLAN



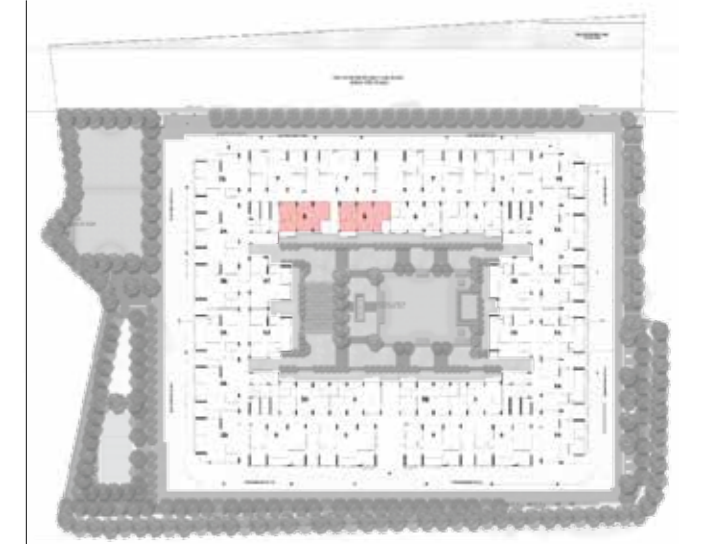
UNIT NO: D15 - D85, D16 - D86

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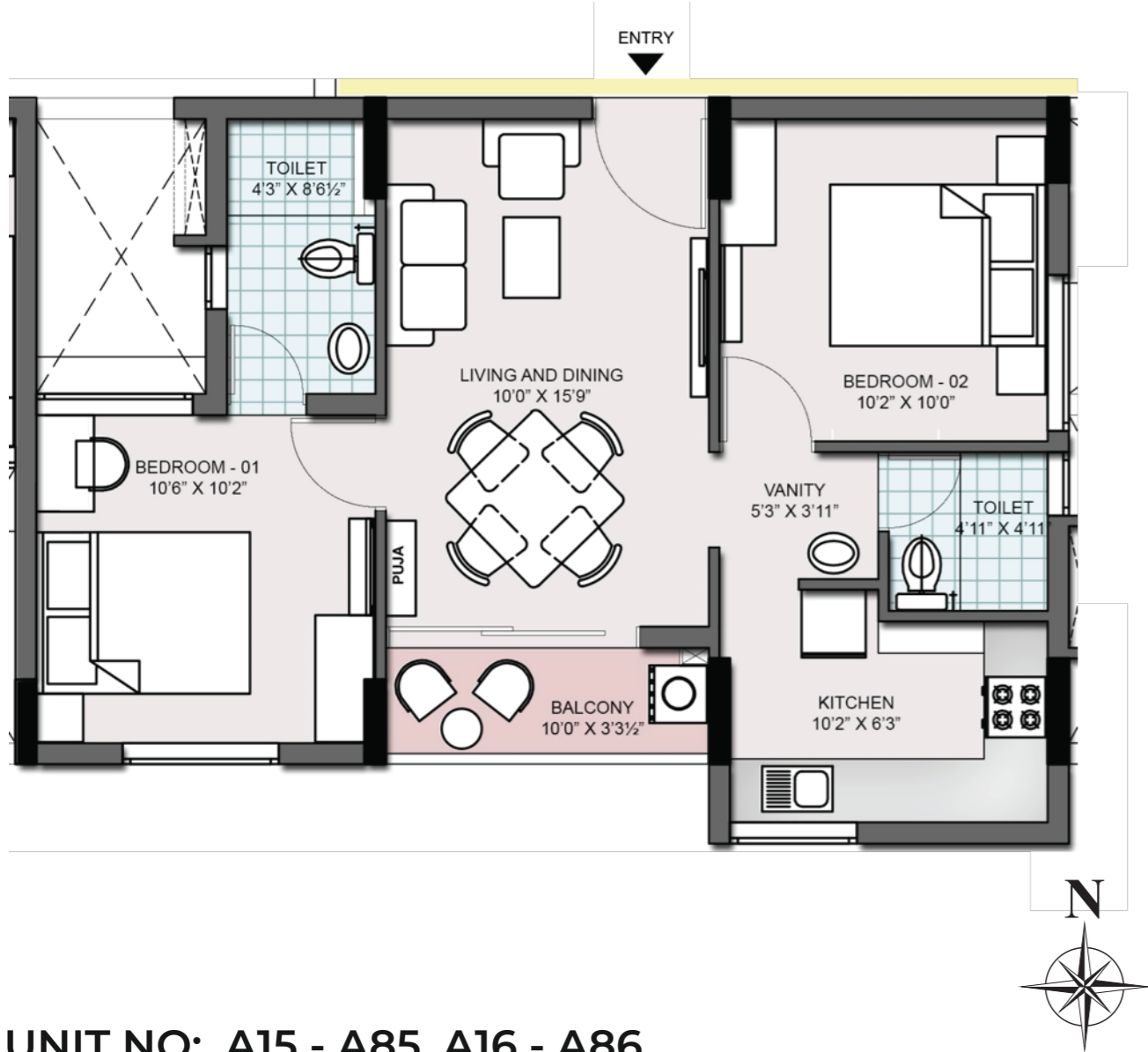
## TYPE - 5

### 2BHK - 2T - NORTH FACING

RERA Carpet Area	A	539	SQ.FT
RERA Balcony Area	B	29	SQ.FT
Usable Carpet Area	A + B	568	SQ.FT
Common Area (External wall included)	C	254	SQ.FT
Saleable Area	A + B + C	822	SQ.FT
UDS Area		276.85	SQ.FT

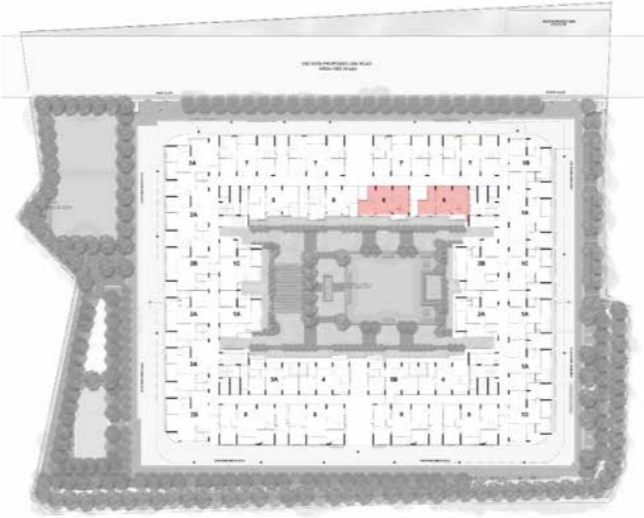


# TYPICAL FIRST - EIGHTH FLOOR PLAN



## TYPE - 6 2BHK - 2T - NORTH FACING

RERA Carpet Area	A	539	SQ.FT
RERA Balcony Area	B	30	SQ.FT
Usable Carpet Area	A + B	569	SQ.FT
Common Area (External wall included)	C	255	SQ.FT
Saleable Area	A + B + C	824	SQ.FT
UDS Area		277.37	SQ.FT



**UNIT NO: A15 - A85, A16 - A86**

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# SPECIFICATIONS

## STRUCTURE



- Shear wall + RCC framed structure
- AAC blocks (200 mm / 100 mm thick)

## LOBBY & COMMON AREA



- Lift lobby wall & floor finished with vitrified tiles as per architect's design
- Corridor floor finished with vitrified tiles
- Staircase & lobby finished with granite from basement to 1st floor level and Kota finish from 1st floor to terrace
- Staircase railing - MS railing with enamel paint finish

## LIFTS



- Lifts of suitable size and capacity will be provided in all towers

## APARTMENT FLOORING



- Vitrified tiles in foyer, living, dining, all bedrooms and kitchen
- Ceramic tiles in balconies

## TOILETS



- Ceramic tile for flooring & wall up to 7 ft height
- Wash basin & EWC - Parryware / Hindware or equivalent
- Shower mixer with arm - Jaquar / Parryware or equivalent
- Provision for exhaust fan & geyser
- PVC-grid type false ceiling

## DOORS



- Main Door: Height - 7 ft, fully finished pre hung door - flush shutter finished with teak veneer grains & architrave
- Internal Doors: Height - 7 ft, fully finished pre hung door - flush shutter finished with PU paint & architrave
- Toilet Doors: Height - 7 ft, fully finished pre hung door - flush shutter finished with laminate inside and PU paint outside

## EXTERNAL WINDOWS & VENTILATORS



- UPVC frame and sliding shutter with mosquito net for windows
- Balcony - UPVC two track sliding door with mosquito net provision
- Toilet ventilators - UPVC frame with glass fixed louvers and exhaust fan provision

## PAINTING



- Apartment Ceiling - OBD over base primer & putty
- Apartment Walls - Emulsion paint over base primer & putty
- Exterior Walls - Exterior emulsion over base primer

## ELECTRICAL



- All electrical wires are insulated copper wires with modular switches
- Sufficient power outlets, light, power, TV and telephone points will be provided as per the Point Matrix
- RCCB and individual meters will be provided for all apartments

## SECURITY SYSTEMS



- 3 layer security with CCTV (1st at entrance, 2<sup>nd</sup> at basement lobby and 3<sup>rd</sup> at stilt lobby)

## DG POWER BACKUP



- 100% for common area
- Only inverter provision is provided for all apartments (No DG backup)

# COMPLETED AND ONGOING TVS EMERALD PROJECTS

