



SITE ADDRESS: TVS Emerald Green Enclave, Mangadu Main Road, Paraniputhur, Chennai - 600 122.

SALES OFFICE: 4th Floor, Ispahani Centre, Nungambakkam High Rd, Thousand Lights, Chennai, Tamil Nadu 600034

CALL: 88077 87878 www.tvsemerald.com


RERA: TN/01/Building/0326/2021 | www.rera.tn.gov.in

Green Enclave/Brochure/Oct_2020

TVS



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





Future
Development

A VIBRANT
9.4 ACRE COMMUNITY
NEAR PORUR, CHENNAI.



Artist's impression. Not an actual site image.



IT TAKES MORE THAN JUST FOUR WALLS TO MAKE A HOME

A home is more than a structure. It's a feeling of belonging - the likes of which TVS Emerald aspires to foster in every community. You'll feel it in the way the project is laid out - spacious, yet with dedicated spaces for people to connect with each other. You'll experience it with the thoughtful amenities designed to bring people together, be it in the well-equipped clubhouses and gyms or outdoors in the clean, green and well-manicured open spaces.

TVS Emerald also fosters a sense of togetherness within communities by conducting a wide range of social activities, bringing people from diverse cultural backgrounds together in celebration and happiness. Beginning with a grand Grihapravesam to welcome the residents home, to monthly events within the community and keeping the spirits up. Your TVS Emerald home extends beyond four walls into a world to call your own.

YOUR FAMILY'S HAPPINESS IS OUR PRIORITY

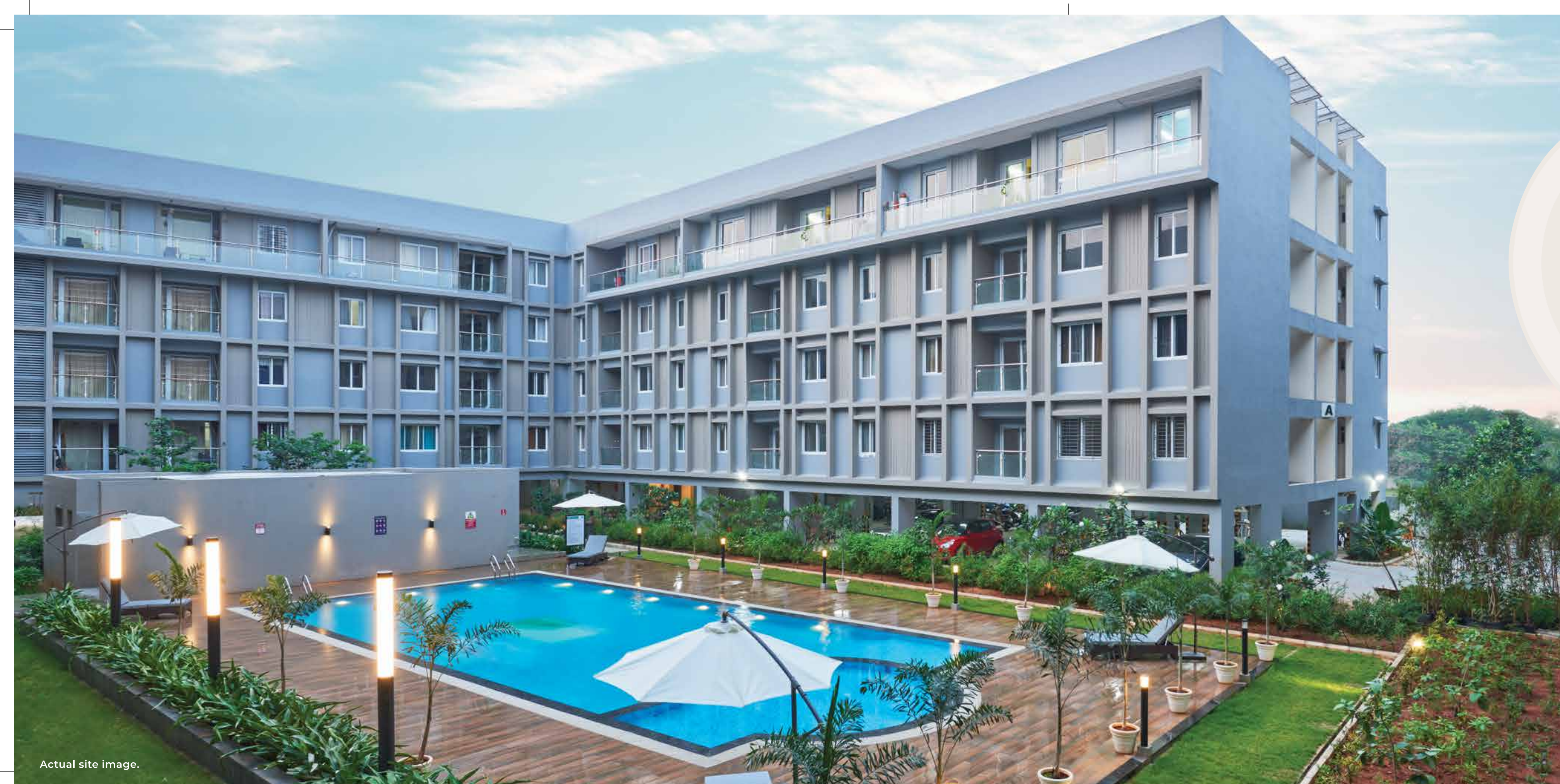
Your home is your source of happiness. That's why there's a great deal of thought that goes into planning every TVS Emerald project. Every design has a purpose and every feature is meant to make life easier and more comfortable for your family.

From the choice of location - making sure that you are well connected to schools, colleges and workplaces, to ensuring there is fresh air, ample water and the perfect surrounding, we leave no stone unturned. The trusted TVS Quality comes from sourcing the finest materials, using the most skilled team and conducting multiple quality checks at every stage of construction.

With your home meeting our exacting standards, we turn our attention to enriching your lifestyle with an array of amenities for every member of your family to enjoy. From the children to the elderly, everyone will find their happiness at TVS Emerald.



Actual site image.



Actual site image.



WELCOME TO THE HEART OF HAPPINESS

At TVS Emerald Green Enclave, you'll find happiness all around. This luxurious 9.4 acre community of well-appointed apartments is a world in itself. Every spacious home resonates with class and is complemented by a plethora of lavish amenities, thoughtfully designed features and lush greenery, manicured to perfection. Come, discover the Heart of Happiness.



FIND HAPPINESS IN THE HEART OF NATURE

There are few things as enriching as living amidst nature. TVS Emerald Green Enclave is the only property near Porur in a 10 km radius to offer you the luxury of 3 recreational parks, 65% open space and green energy powered by solar panels. Smell the roses in your very own balcony garden and let your happiness bloom.



65%
Open space



Private balcony
garden



3 Recreational
parks



Solar panels



Actual site image.



Actual site image.



PLAY TO YOUR HEART'S CONTENT

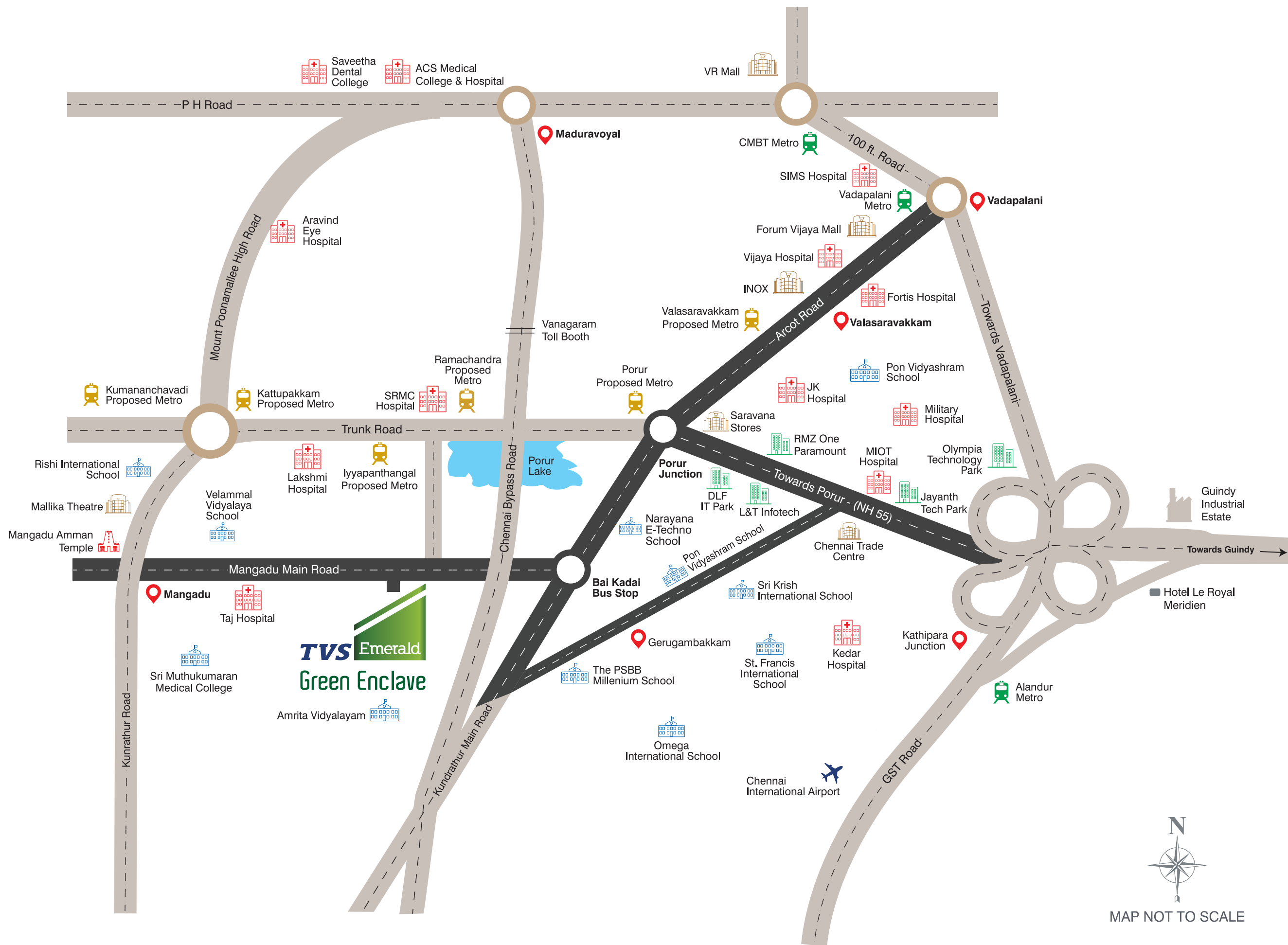
Get a head-start on your day with a quick jog around the property, recharge yourself with a game of tennis over the weekend or push your limits on our rappelling wall. Whatever your inclination, we have all the space and fully equipped sporting facilities for you to follow your passion.





HOMES THAT REFLECT YOUR HEART

Happiness comes from living in a space that's truly yours. That means furnishing every nook with elements that reflect your taste and sensibilities. That's why we offer you the option of choosing your home's flooring, fittings, wall colours and a whole lot more. Customise your home with the warmth and personality that only you can bestow.



STAY CONNECTED TO THE HEART OF THE CITY

TVS Emerald Green Enclave is strategically located at Paraniputhur near Porur, connecting you with Chennai's major employment and entertainment hubs. The project is also in close proximity with educational institutions, hospitals and essential services. So you are never too far from the things that matter to you.

SCHOOLS

- Amrita Vidyalayam - Adjoining Property
- Velammal Vidyalaya School - 1.9 km
- The PSBB Millenium School - 2.3 km
- Narayana E-Techno School - 2.5 km
- Rishi International School - 3.5 km
- Sri Krish International School - 3.5 km
- St. Francis International School - 4.9 km
- Omega International School - 4.3 km
- Pon Vidyashram School - 5.3 km

HOSPITALS

- SRMC Hospital - 3.3 km
- Lakshmi Hospital - 2.8 km
- Kedar Hospital - 4.6 km
- JK Hospital - 4.9 km
- MIOT Hospital - 7.6 km
- Vijaya Hospital - 10 km
- SIMS - 11 km

EMPLOYMENT HUBS

- RMZ One Paramount - 5.1 km
- L&T Infotech - 7 km
- DLF IT Park - 6.7 km
- Jayanth IT Park - 7.8 km
- Olympia Tech Park - 11 km

TRANSPORTATION HUBS

- Iyyapanthangal Proposed Metro Station - 2.5 Km
- Porur Junction - 3.7 km
- Chennai International Airport - 11 km
- Vadapalani Metro - 11 km
- C.M.B.T Metro - 11 km
- Alandur Metro - 11 km

RETAIL HUBS & ENTERTAINMENT

- INOX Theatre - 7.8 km
- Chennai Trade Centre - 8 km
- Forum Vijaya Mall - 9.9 km



MASTER LAYOUT PLAN



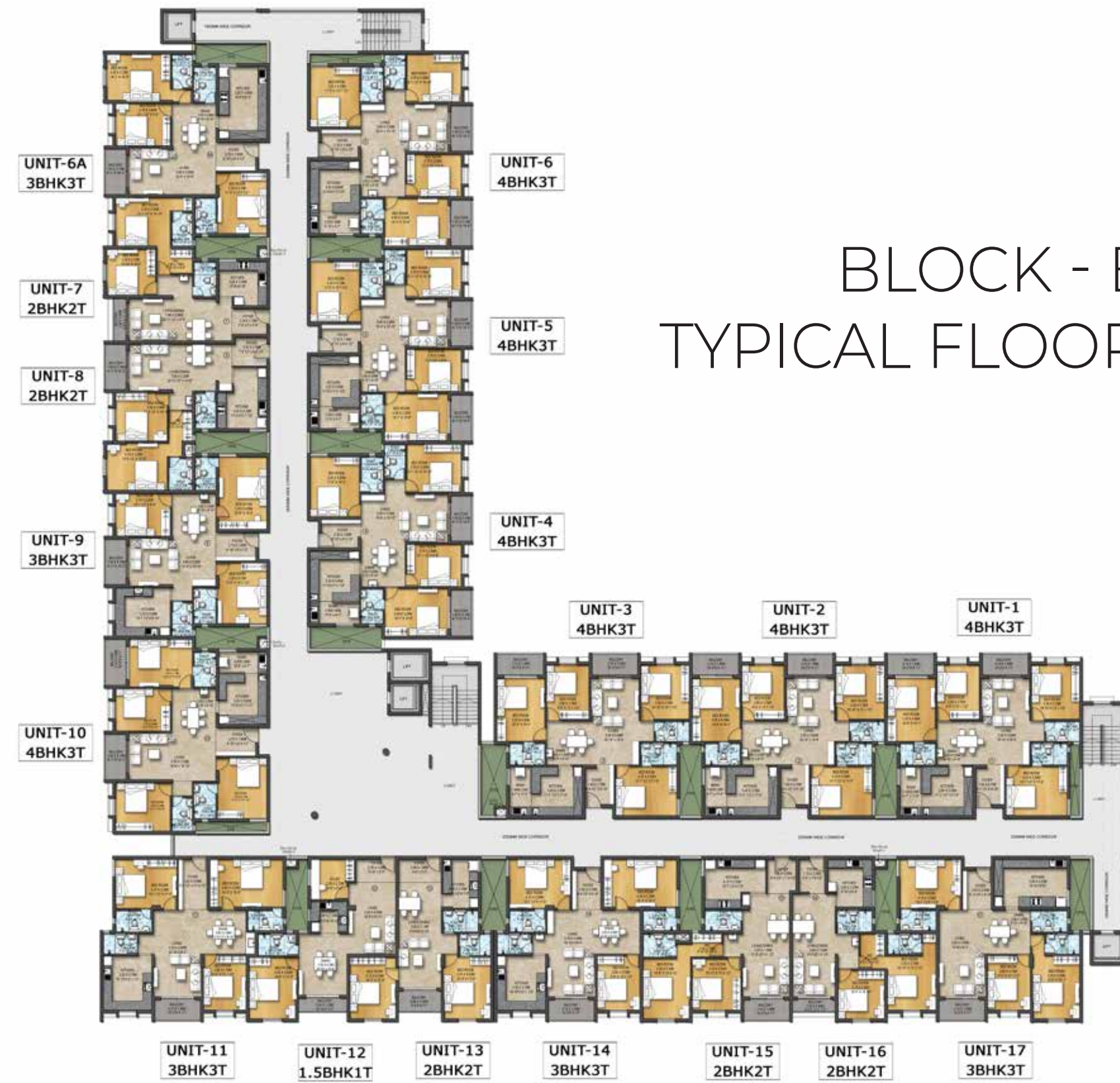
LEGEND

- | | |
|----------------------------------------------------------------------------------------------------------------------|---------------------------------|
| 01 CLOCK TOWER | 01 EMERALD PARK |
| 02 CLUBHOUSE | i ENTRY/EXIT |
| i GYM | ii SEATING ALCOVE |
| ii MINI THEATRE | iii REFLEXOLOGY |
| iii INDOOR BADMINTON COURT | iv 8 SHAPE WALKWAY |
| 03 SWIMMING POOL | v POTTED ORNAMENTAL TREES |
| 04 HEALTH PARK | vi BENCHES |
| i ENTRANCE COURT | vii STEPPINGSTONES |
| ii BICYCLE TRACK | viii HAMMOCKS |
| iii SKATING RINK | ix NUTRITION GARDEN |
| iv CHILDREN'S PLAY AREA | x HERBAL PLANTS |
| v CRICKET NET | 02 ACTIVITY PARK |
| vi MULTIPURPOSE COURT
(TENNIS/BASKET BALL) | i ENTRY/EXIT |
| vii ADVENTURE SPORTS AREA | ii TODDLER'S PLAY AREA |
| viii OUTDOOR GAMES AREA | iii PARENT'S CORNER/RESTING BAY |
| 05 SOCIAL PARK | iv OUTDOOR GYM |
| i OPEN AMPHITHEATRE | v OUTDOOR CHESS |
| ii TRADITIONAL INDIAN GAMES
CHESS/PALLANKUZZHI (MANCHALA)
DHAAYAM (PACHISI)/AADUPULI AATAM
(LAMBS & TIGERS) | vi INTERACTIVE FLOOR GAME |
| 06 RETREAT PARK | vii AROMA GARDEN |
| i REFLEXOLOGY | viii FUTSAL COURT |
| ii YOGA LAWN | ix KABADDI COURT |
| iii JOGGING TRACK | x WALKING TRACK |
| iv GAZEBO | 03 PET PARK |
| | i ENTRY/EXIT |
| | ii PET ZONE |
| | iii SEATING AREA |
| | iv PERIPHERAL TREES |

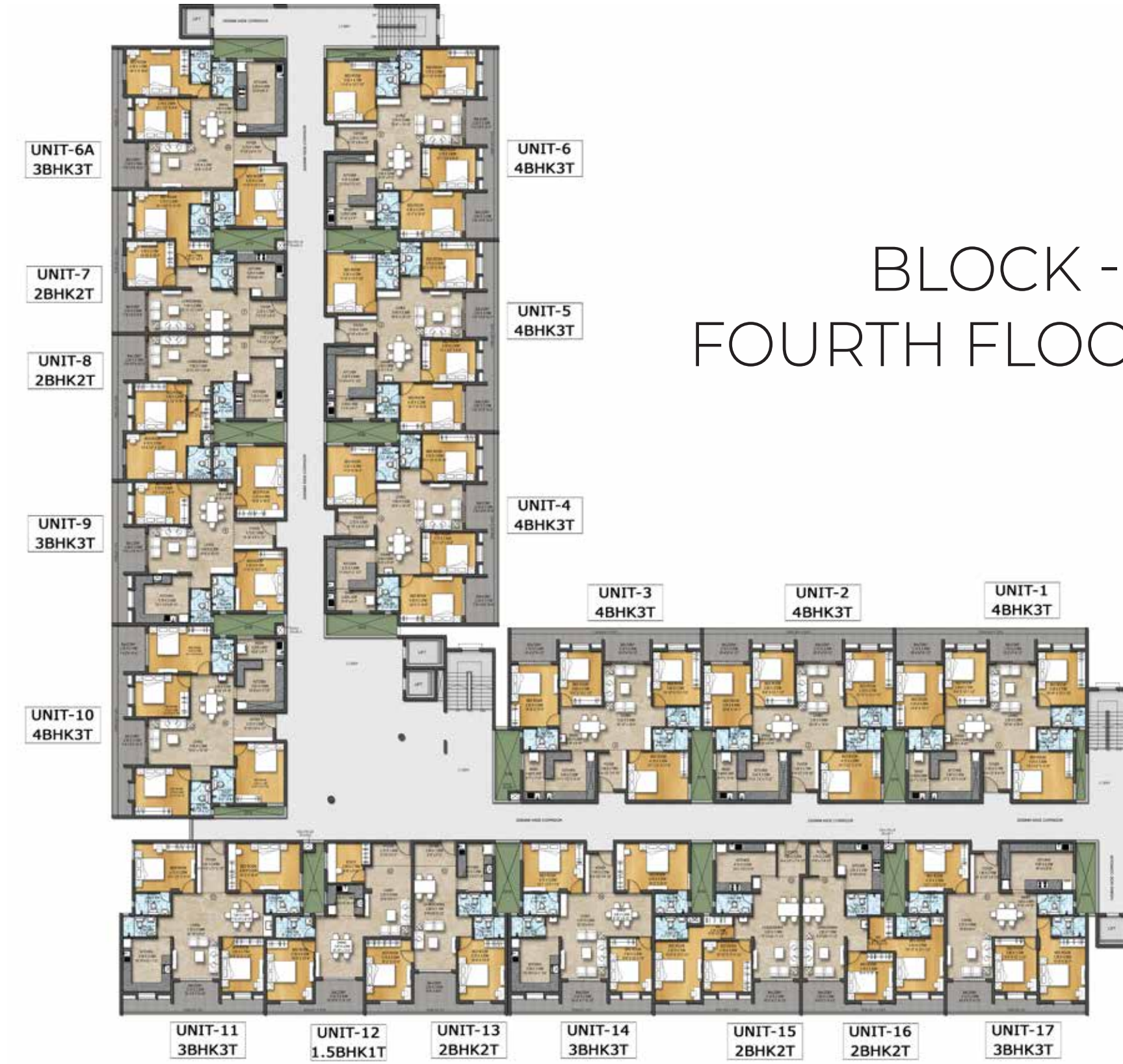


Actual site image.

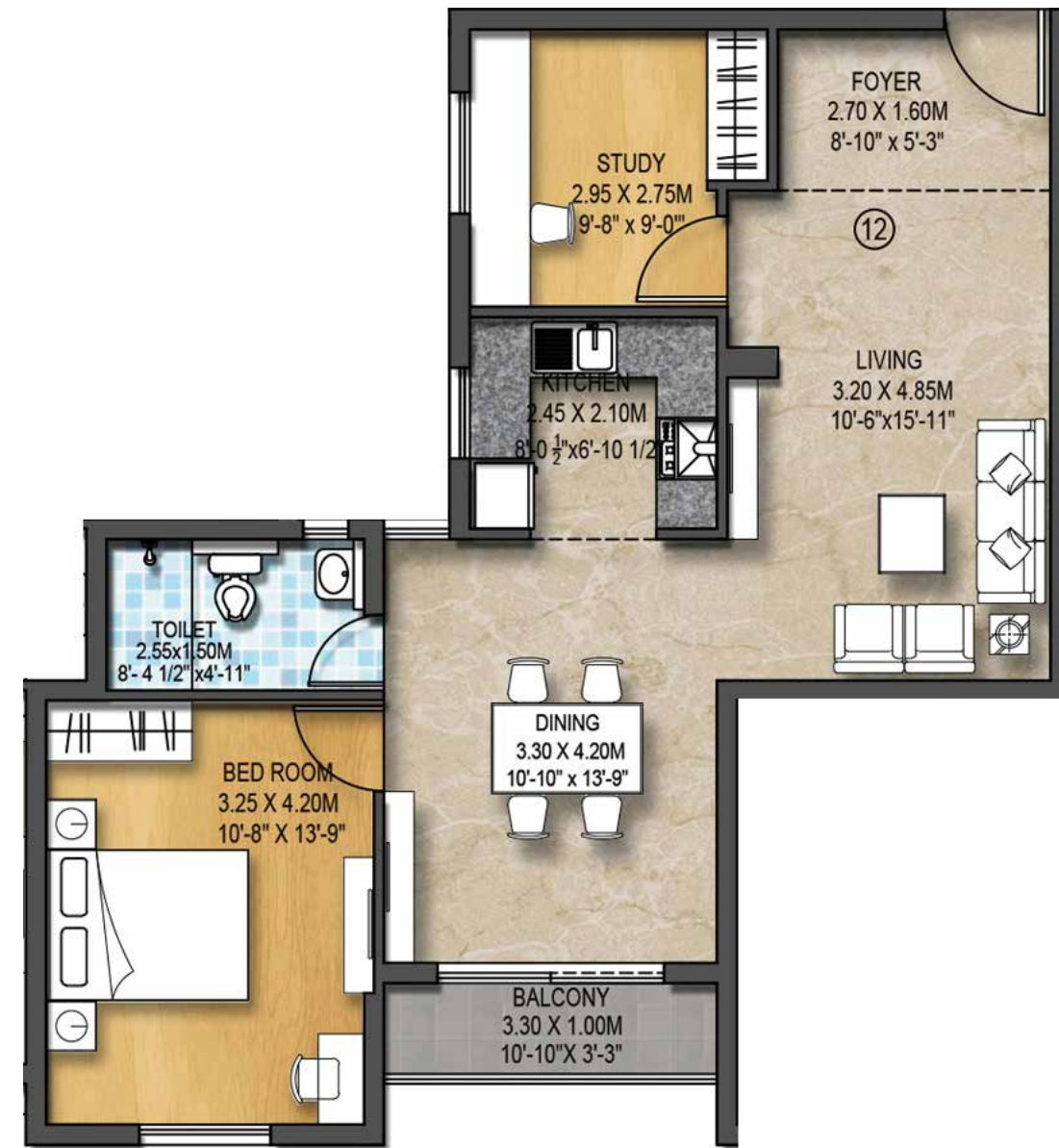
BLOCK - B UNIT PLANS



BLOCK - B
TYPICAL FLOOR PLAN



BLOCK - B
FOURTH FLOOR PLAN



DELIGHT HOMES - 1.5 BHK1T
1079 Sq.ft

TYPE 01 - BLOCK B (WEST FACING)

RERA CARPET AREA : 707 Sq.ft
 RERA BALCONY AREA : 35 Sq.ft
 TOTAL AREA : 1079 Sq.ft

Unit No : B-112, B-212, B-312



DELIGHT HOMES - 1.5 BHK1T
1192 Sq.ft

TYPE 02 - BLOCK B (WEST FACING)

RERA CARPET AREA : 707 Sq.ft
 RERA BALCONY AREA : 114 Sq.ft
 TOTAL AREA : 1192 Sq.ft

Unit No : B-412

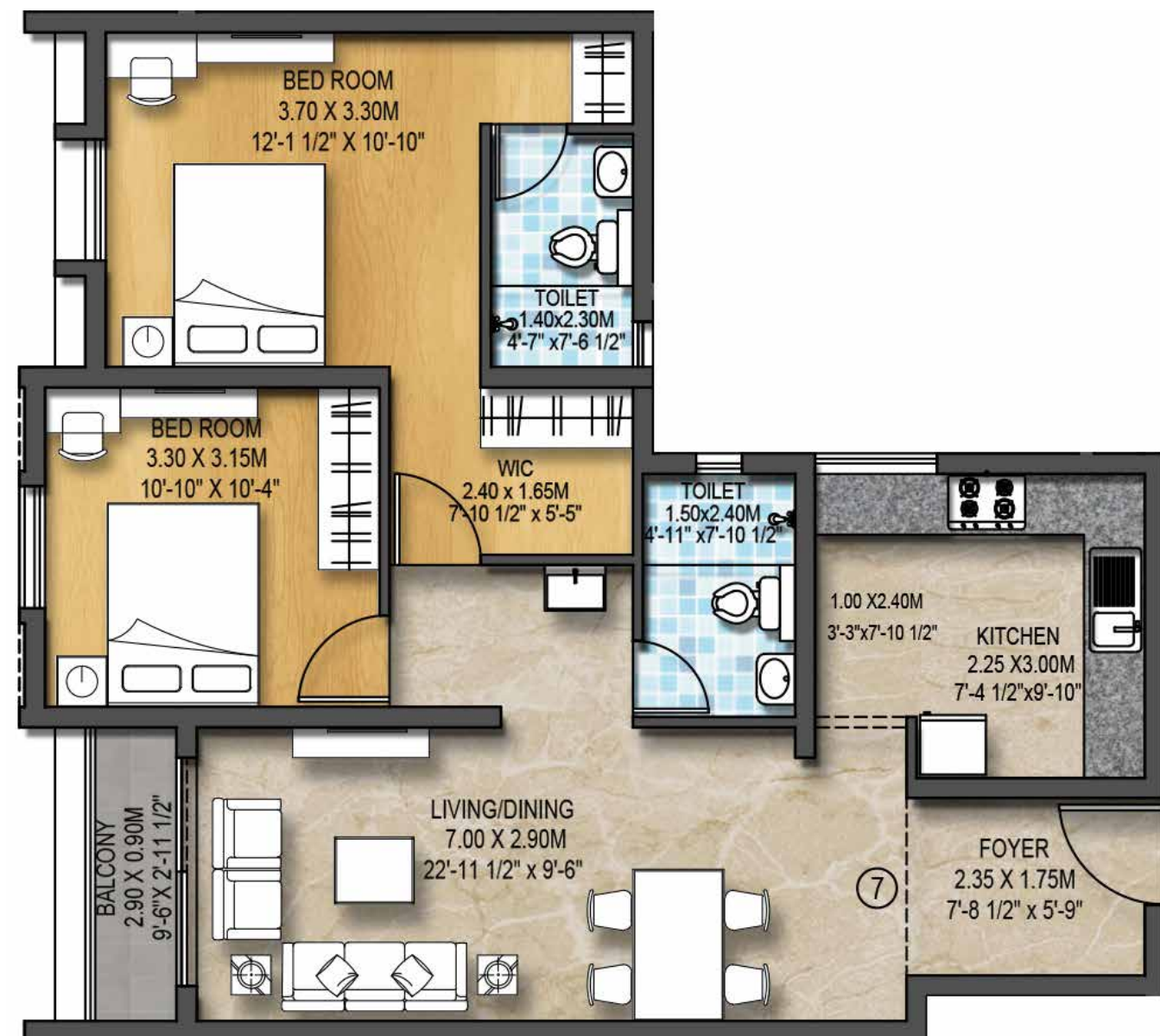


DELIGHT HOMES - 2 BHK2T
1230 Sq.ft

TYPE 01 - BLOCK B (NORTH FACING)

RERA CARPET AREA : 819 Sq.ft
RERA BALCONY AREA : 28 Sq.ft
TOTAL AREA : 1230 Sq.ft

Unit No : B-107, B-207, B-307



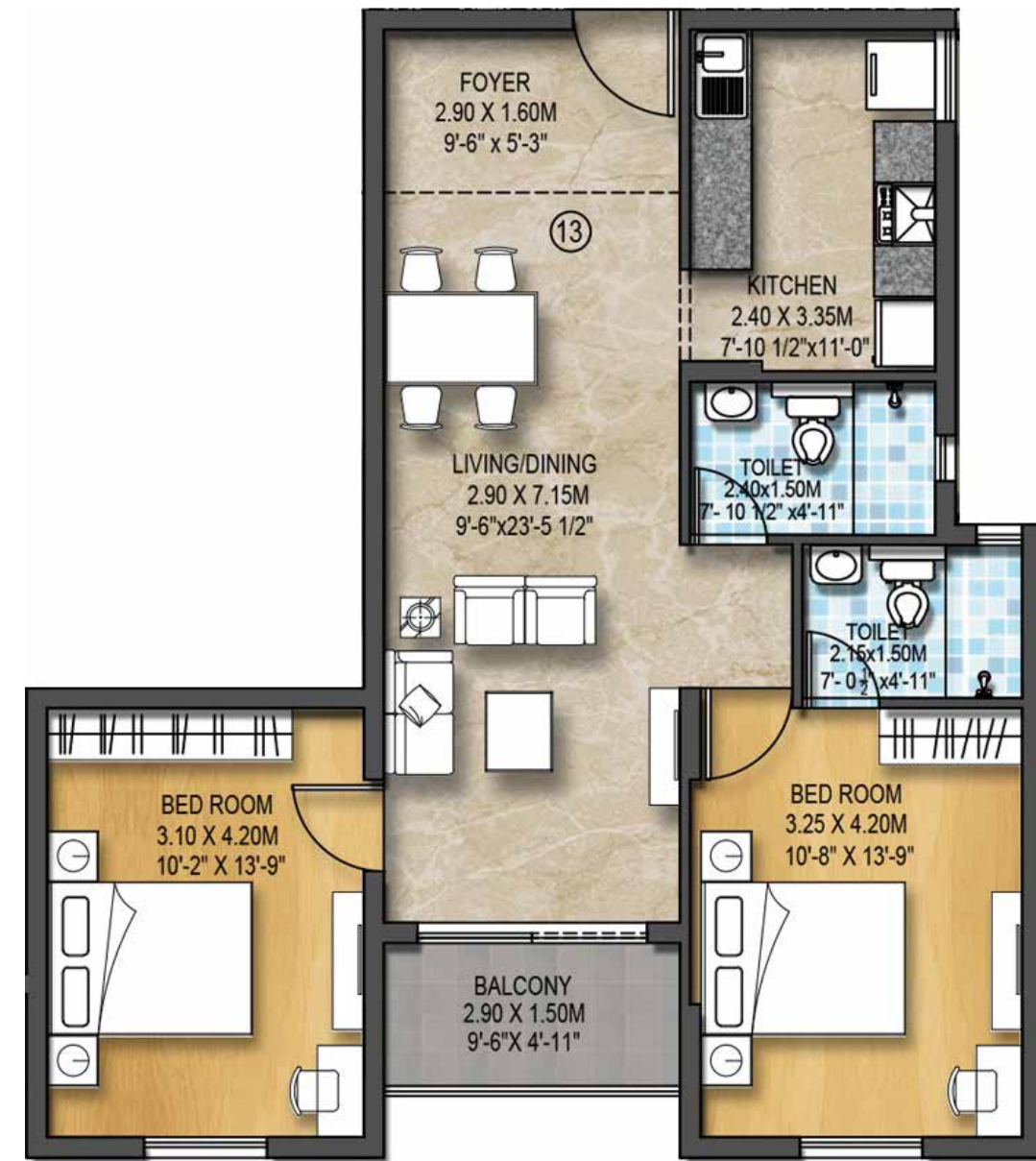
DELIGHT HOMES - 2 BHK2T
1391 Sq.ft

TYPE 02 - BLOCK B (NORTH FACING)

RERA CARPET AREA : 908 Sq.ft
RERA BALCONY AREA : 50 Sq.ft
TOTAL AREA : 1391 Sq.ft

Unit No : B-108, B-208, B-308



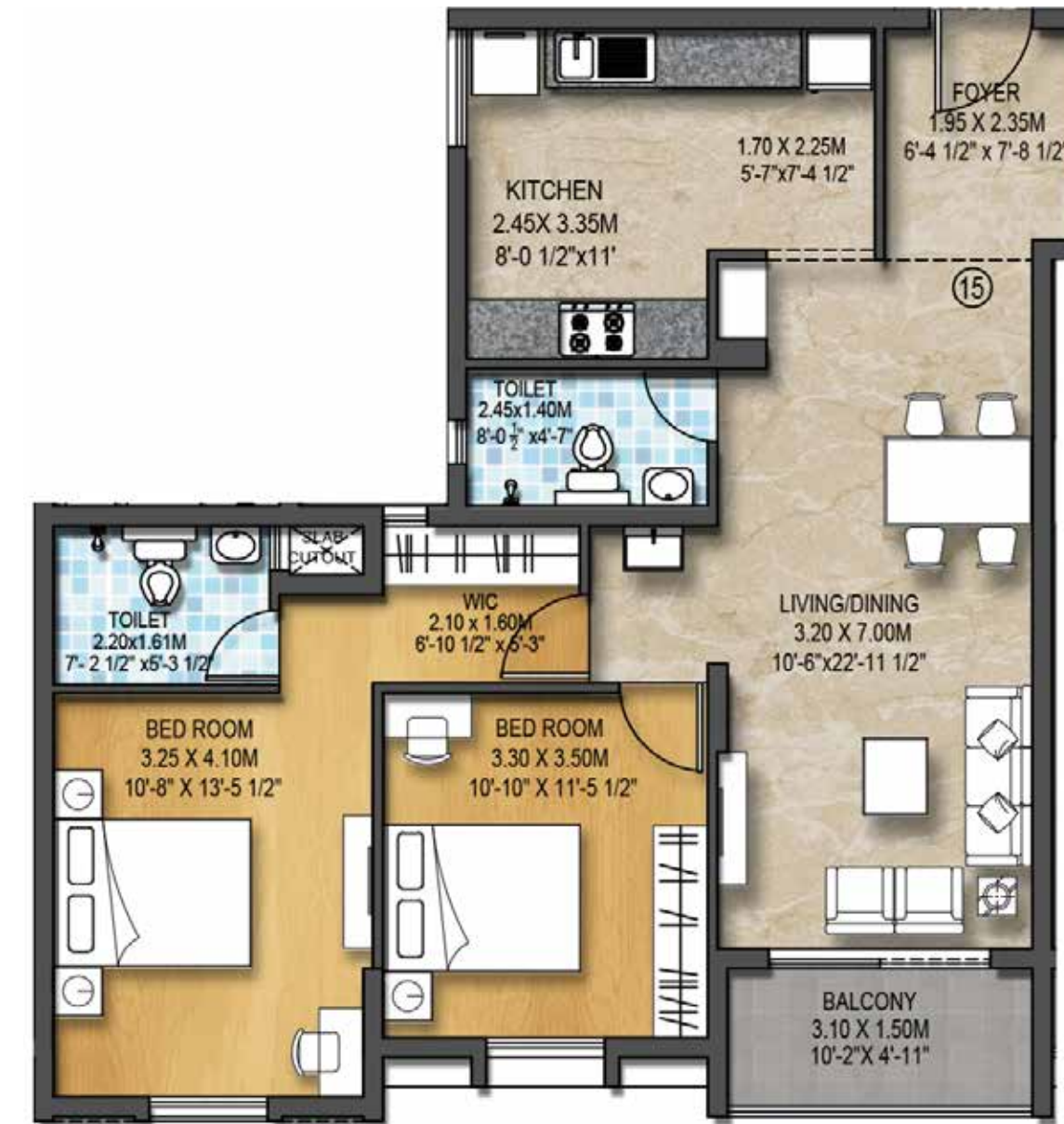


DELIGHT HOMES - 2 BHK2T
1170 Sq.ft

TYPE 03 - BLOCK B (WEST FACING)

RERA CARPET AREA : 759 Sq.ft
RERA BALCONY AREA : 47 Sq.ft
TOTAL AREA : 1170 Sq.ft

Unit No : B-113, B-213, B-313



DELIGHT HOMES - 2 BHK2T
1391 Sq.ft

TYPE 04 - BLOCK B (WEST FACING)

RERA CARPET AREA : 908 Sq.ft
RERA BALCONY AREA : 50 Sq.ft
TOTAL AREA : 1391 Sq.ft

Unit No : B-115, B-215, B-315



DELIGHT HOMES - 2 BHK2T
1230 Sq.ft



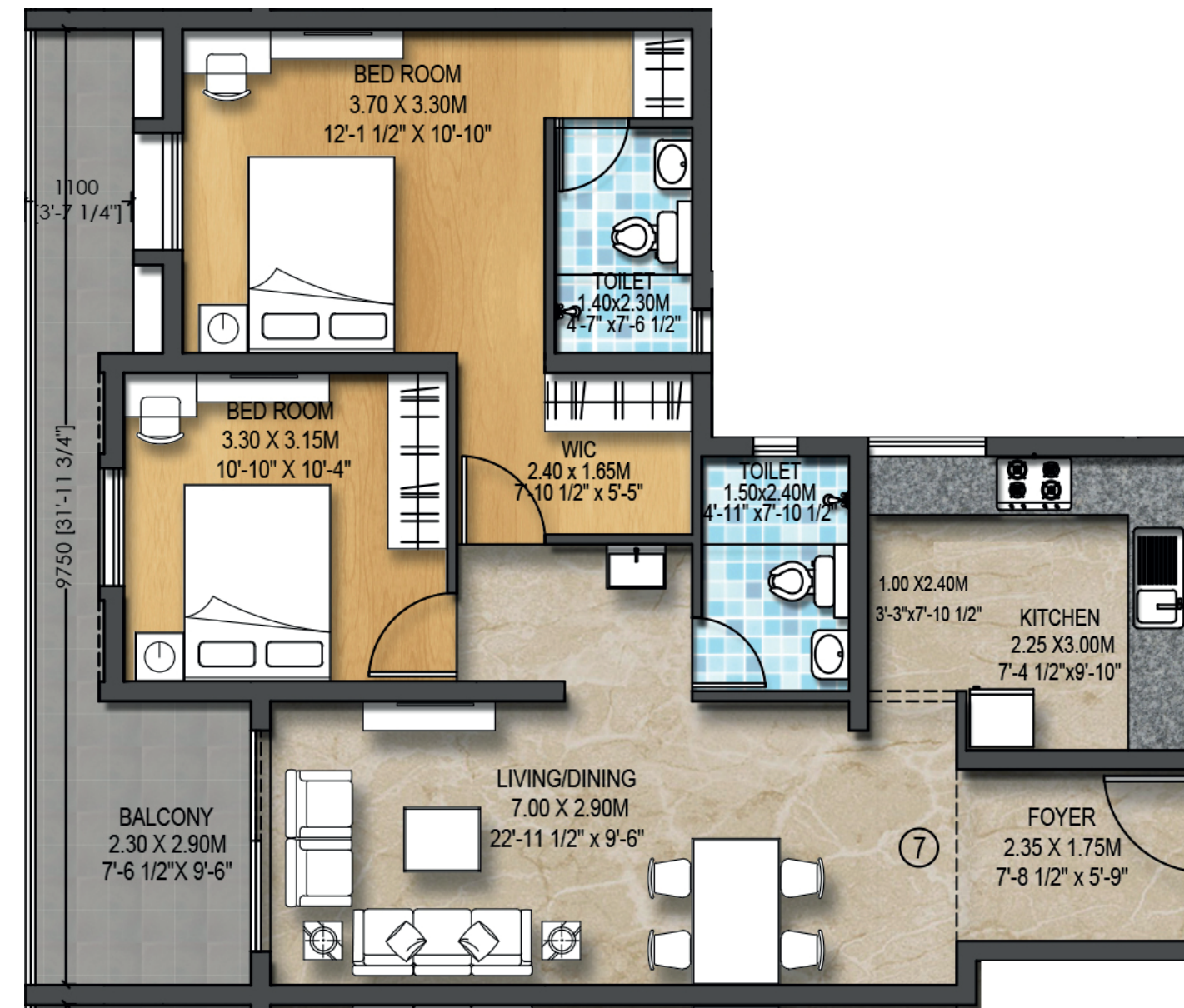
TYPE 05 - BLOCK B (WEST FACING)

RERA CARPET AREA : 819 Sq.ft
RERA BALCONY AREA : 28 Sq.ft
TOTAL AREA : 1230 Sq.ft

Unit No : B-116, B-216, B-316



DELIGHT HOMES - 2 BHK2T
1410 Sq.ft



TYPE 06 - BLOCK B (NORTH FACING)

RERA CARPET AREA : 819 Sq.ft
RERA BALCONY AREA : 152 Sq.ft
TOTAL AREA : 1410 Sq.ft

Unit No : B-407



DELIGHT HOMES - 2 BHK2T
1549 Sq.ft



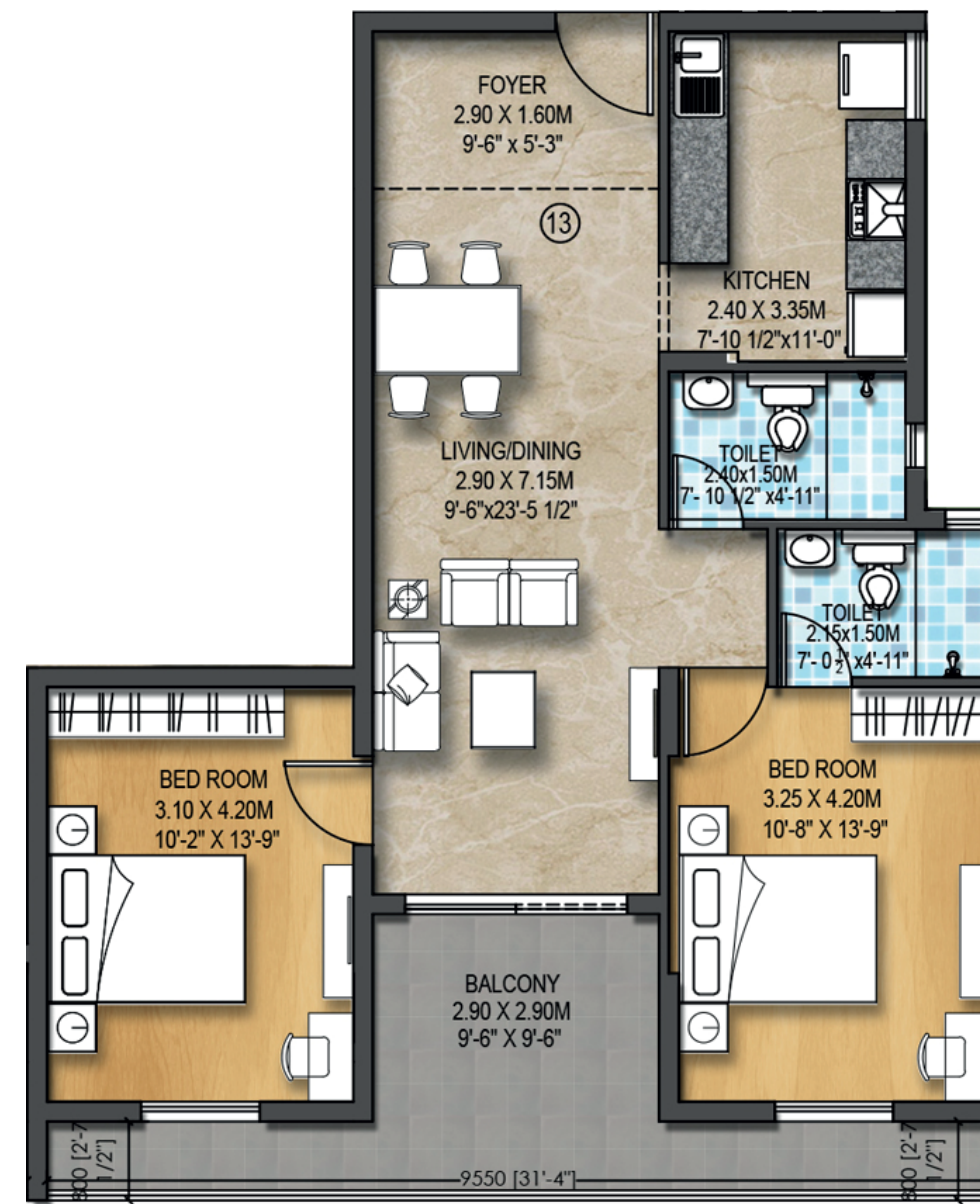
TYPE 07 - BLOCK B (NORTH FACING)

RERA CARPET AREA : 908 Sq.ft
RERA BALCONY AREA : 158 Sq.ft
TOTAL AREA : 1549 Sq.ft

Unit No : B-408



DELIGHT HOMES - 2 BHK2T
1317 Sq.ft



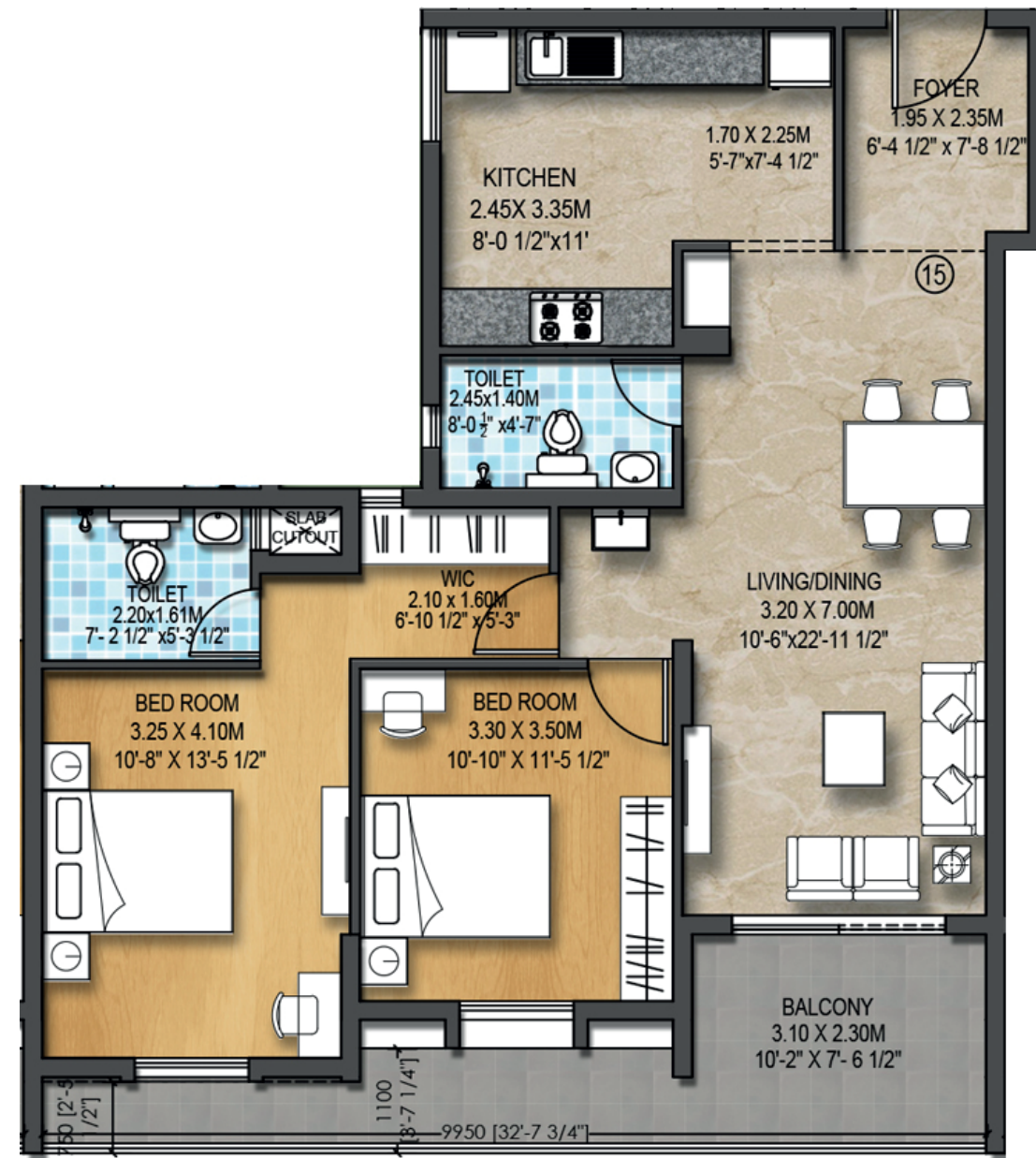
TYPE 08 - BLOCK B (WEST FACING)

RERA CARPET AREA : 759 Sq.ft
RERA BALCONY AREA : 148 Sq.ft
TOTAL AREA : 1317 Sq.ft

Unit No : B-413



DELIGHT HOMES - 2 BHK2T
1548 Sq.ft



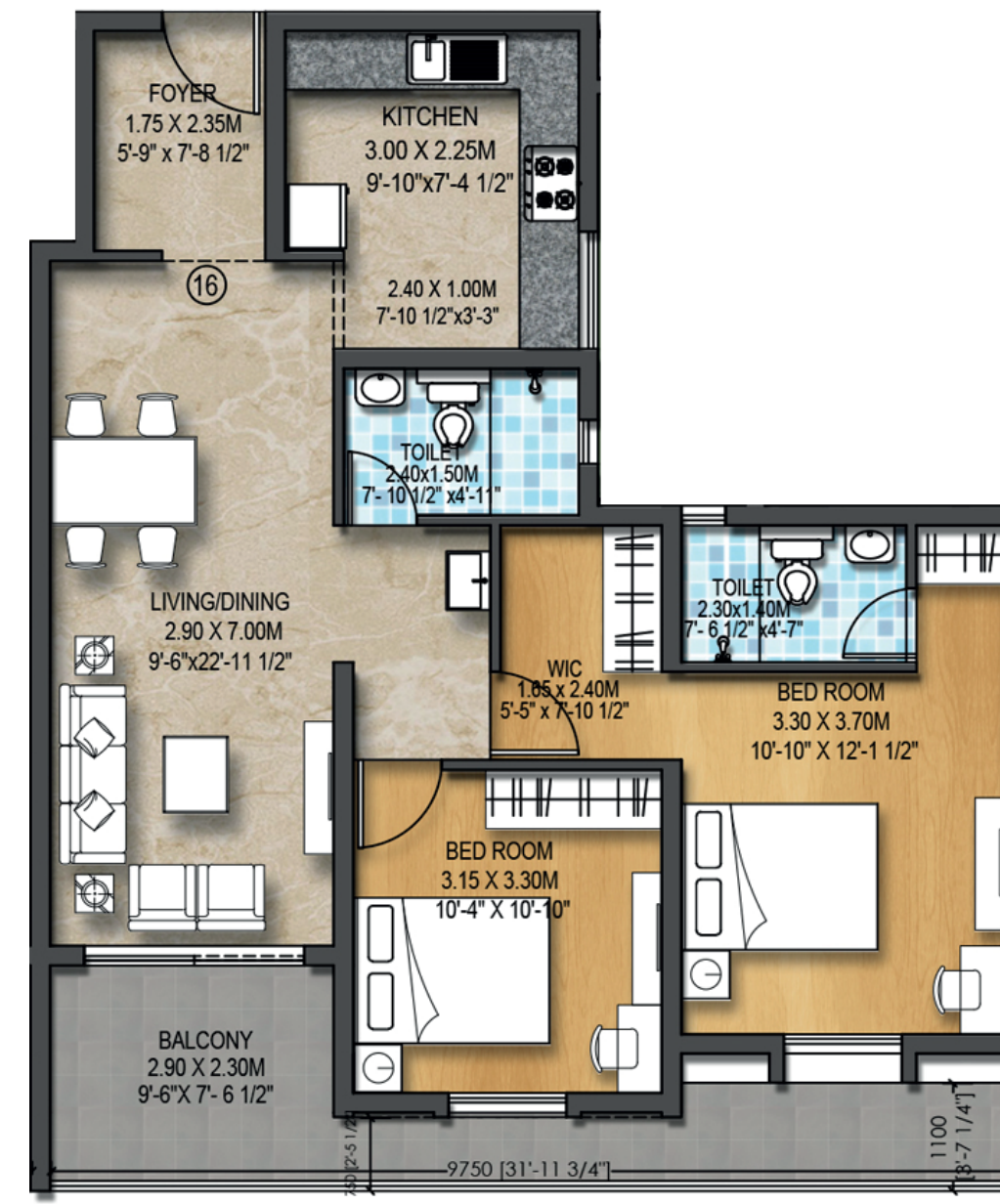
TYPE 09 - BLOCK B (WEST FACING)

RERA CARPET AREA	: 908 Sq.ft
RERA BALCONY AREA	: 158 Sq.ft
TOTAL AREA	: 1548 Sq.ft

Unit No : B-415



DELIGHT HOMES - 2 BHK2T
1410 Sq.ft



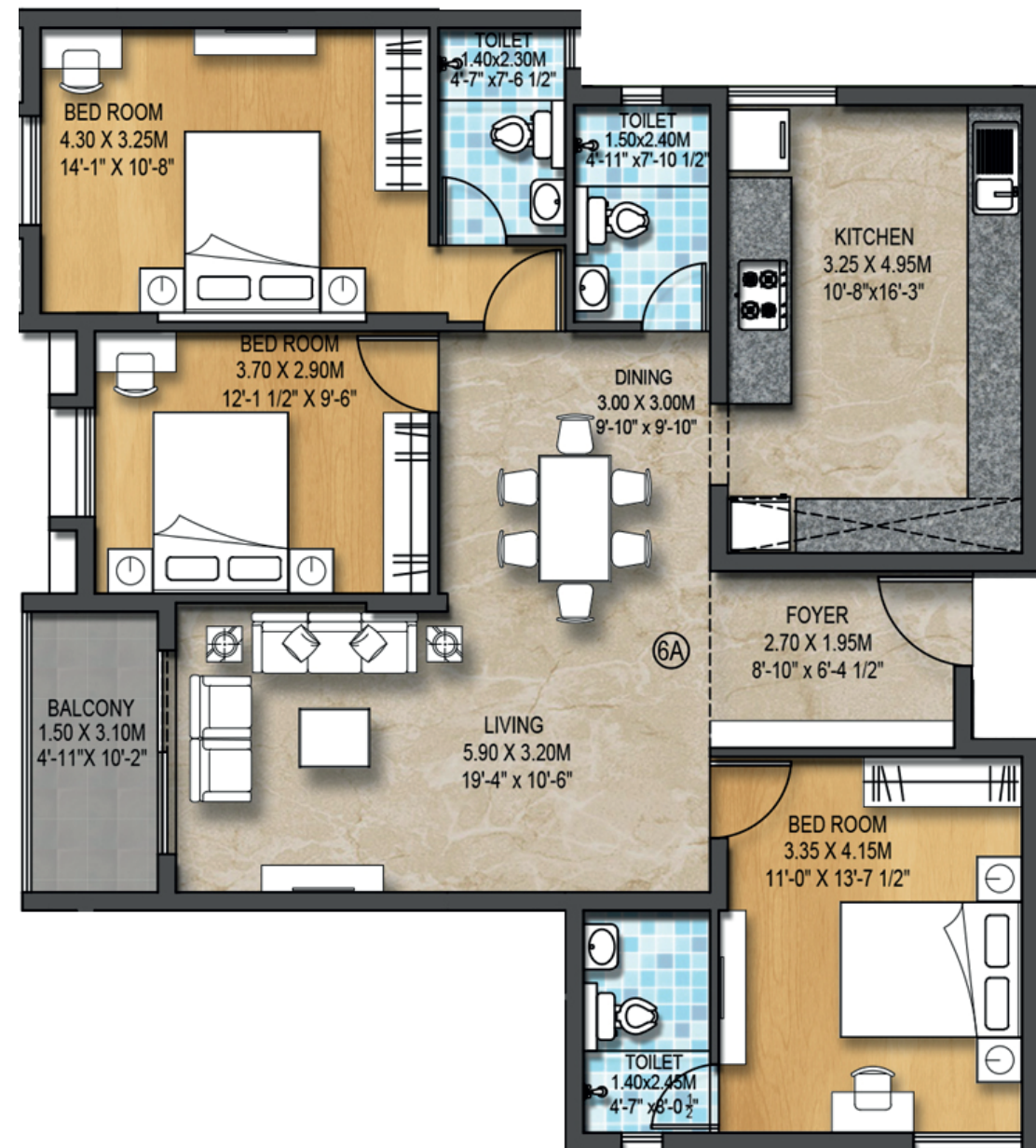
TYPE 10 - BLOCK B (WEST FACING)

RERA CARPET AREA	: 819 Sq.ft
RERA BALCONY AREA	: 152 Sq.ft
TOTAL AREA	: 1410 Sq.ft

Unit No : B-416



PREMIUM HOMES - 3 BHK3T
1691 Sq.ft



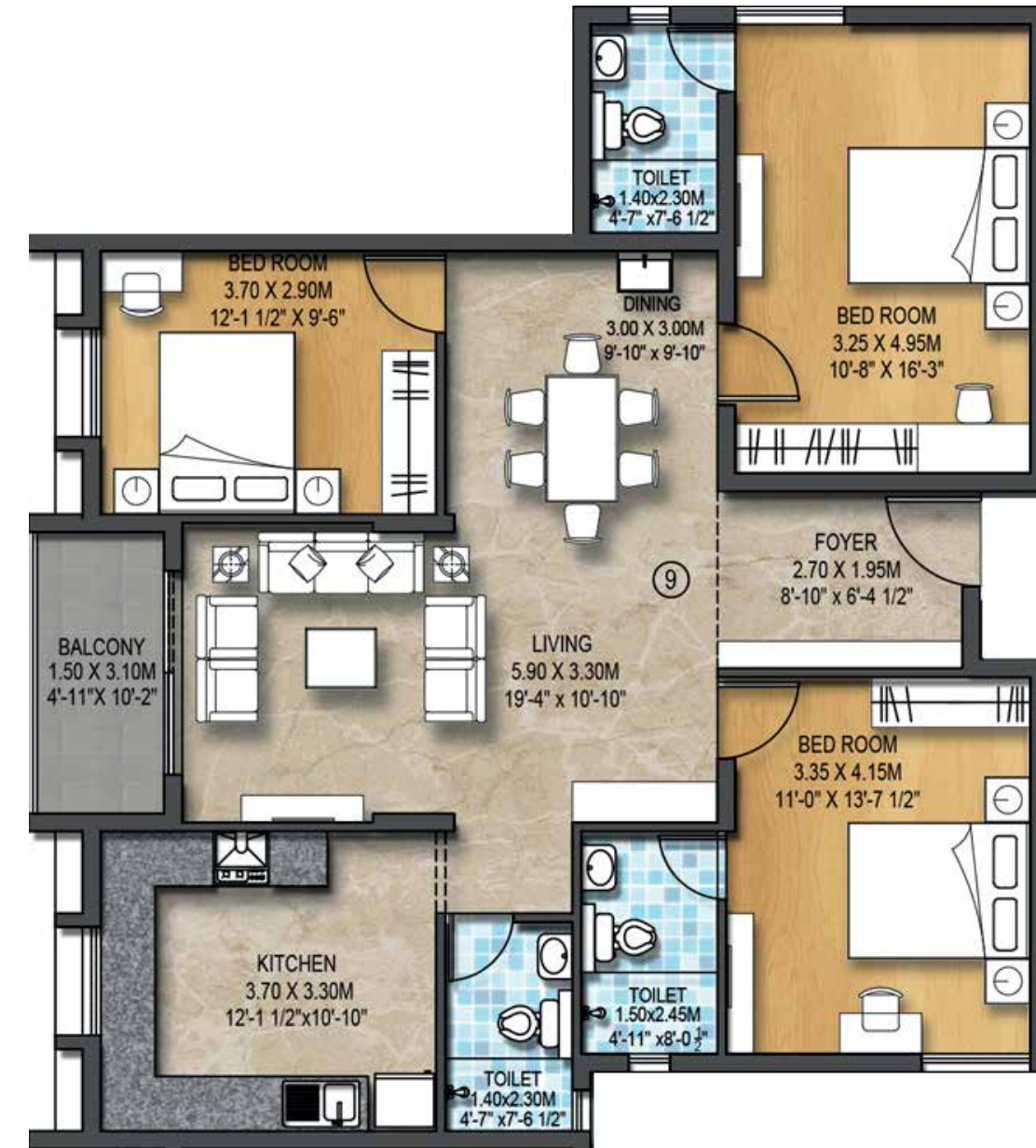
TYPE 01 - BLOCK B (NORTH FACING)

RERA CARPET AREA : 1114 Sq.ft
RERA BALCONY AREA : 50 Sq.ft
TOTAL AREA : 1691 Sq.ft

Unit No : B-106A, B-206A, B-306A



PREMIUM HOMES - 3 BHK3T
1611 Sq.ft



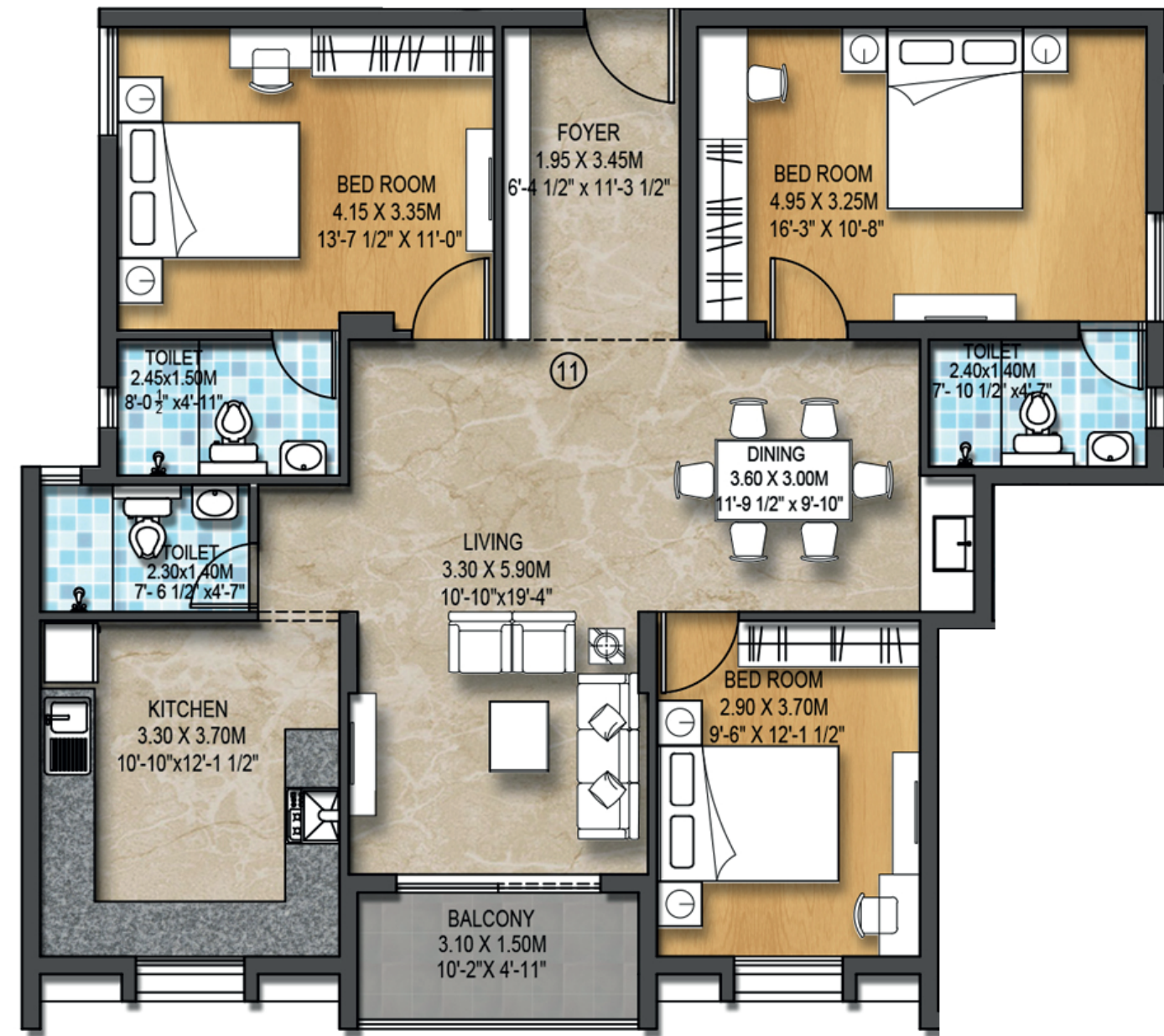
TYPE 02 - BLOCK B (NORTH FACING)

RERA CARPET AREA : 1059 Sq.ft
RERA BALCONY AREA : 50 Sq.ft
TOTAL AREA : 1611 Sq.ft

Unit No : B-109, B-209, B-309



PREMIUM HOMES - 3 BHK3T
1715 Sq.ft



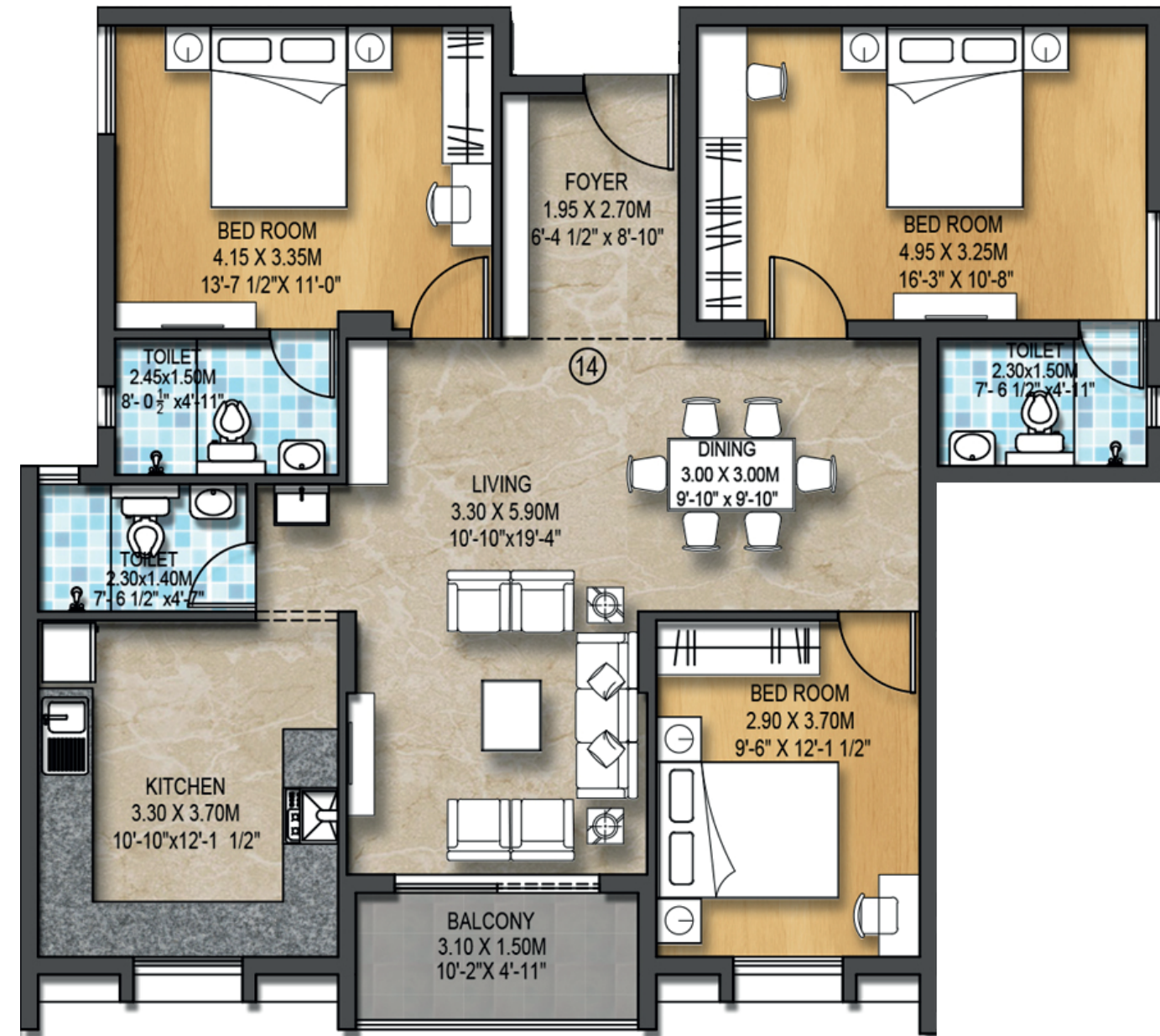
TYPE 03 - BLOCK B (WEST FACING)

RERA CARPET AREA : 1131 Sq.ft
RERA BALCONY AREA : 50 Sq.ft
TOTAL AREA : 1715 Sq.ft

Unit No : B-111, B-211, B-311



PREMIUM HOMES - 3 BHK3T
1611 Sq.ft



TYPE 04 - BLOCK B (WEST FACING)

RERA CARPET AREA : 1059 Sq.ft
RERA BALCONY AREA : 50 Sq.ft
TOTAL AREA : 1611 Sq.ft

Unit No : B-114, B-214, B-314



PREMIUM HOMES - 3 BHK3T
1698 Sq.ft

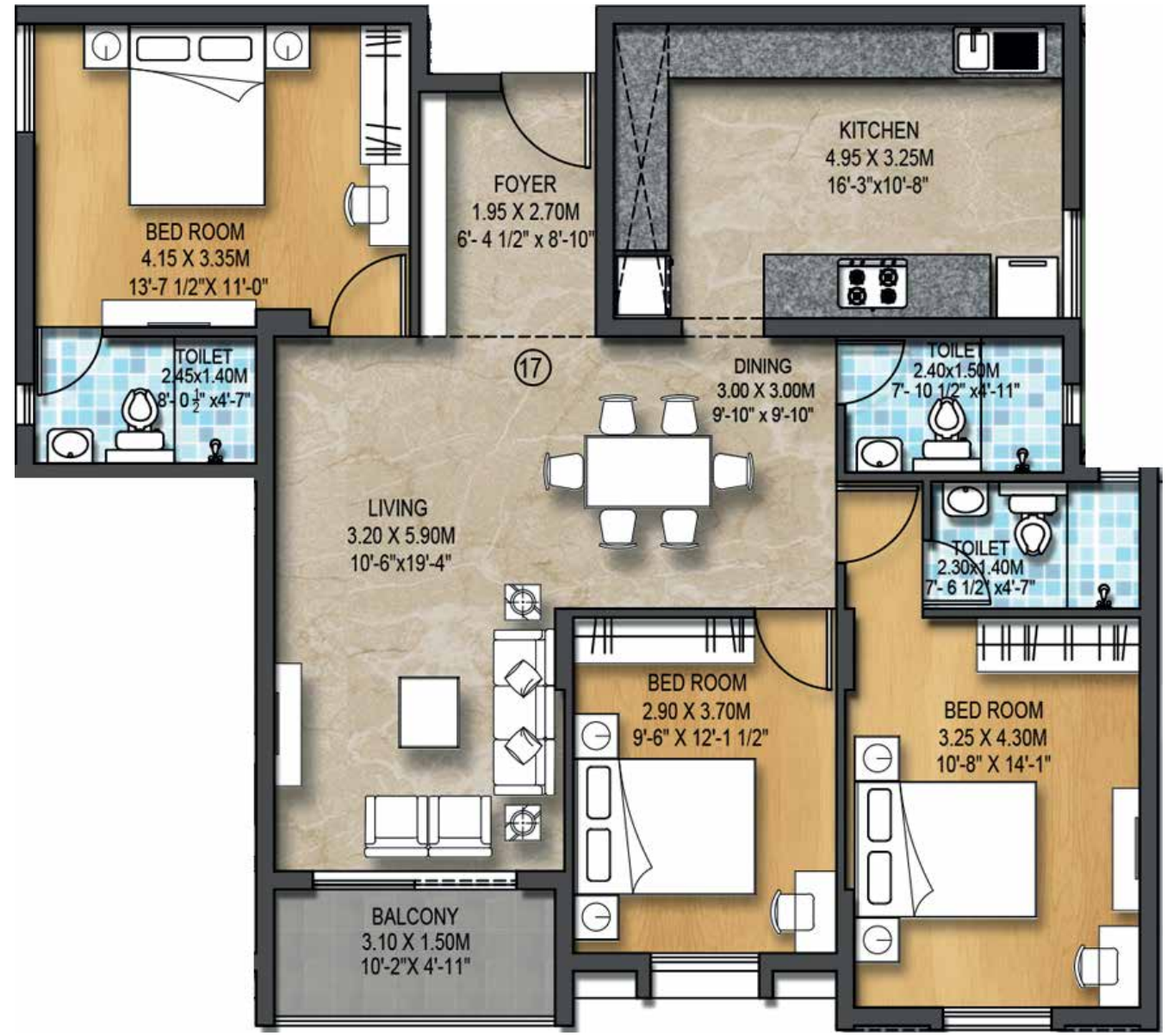
TYPE 05 - BLOCK B (WEST FACING)

RERA CARPET AREA : 1119 Sq.ft
RERA BALCONY AREA : 50 Sq.ft
TOTAL AREA : 1698 Sq.ft

Unit No : B-117, 217, 317



Key Plan



PREMIUM HOMES - 3 BHK3T
1839 Sq.ft

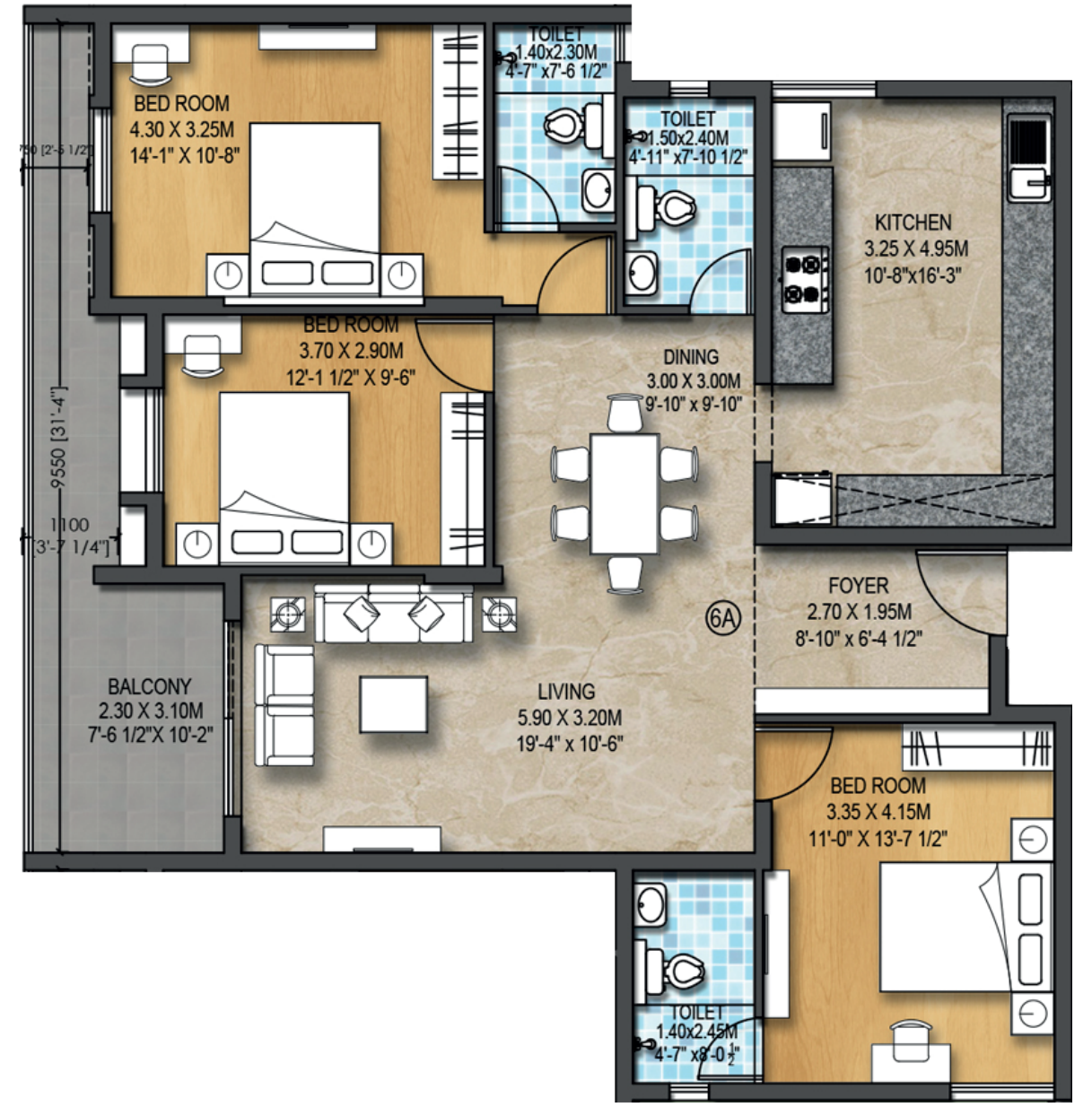
TYPE 06 - BLOCK B (NORTH FACING)

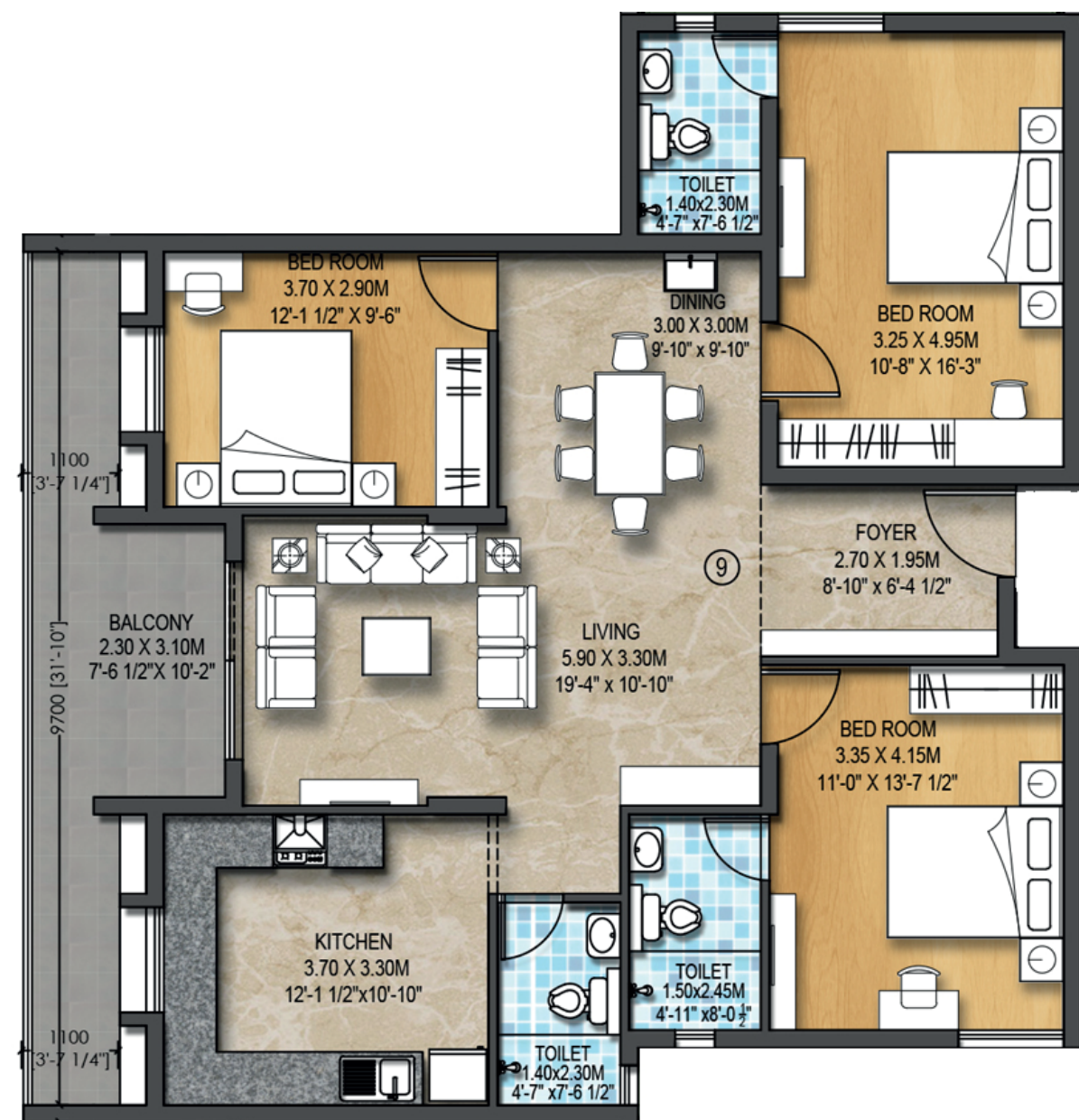
RERA CARPET AREA : 1114 Sq.ft
RERA BALCONY AREA : 152 Sq.ft
TOTAL AREA : 1839 Sq.ft

Unit No : B-406A



Key Plan



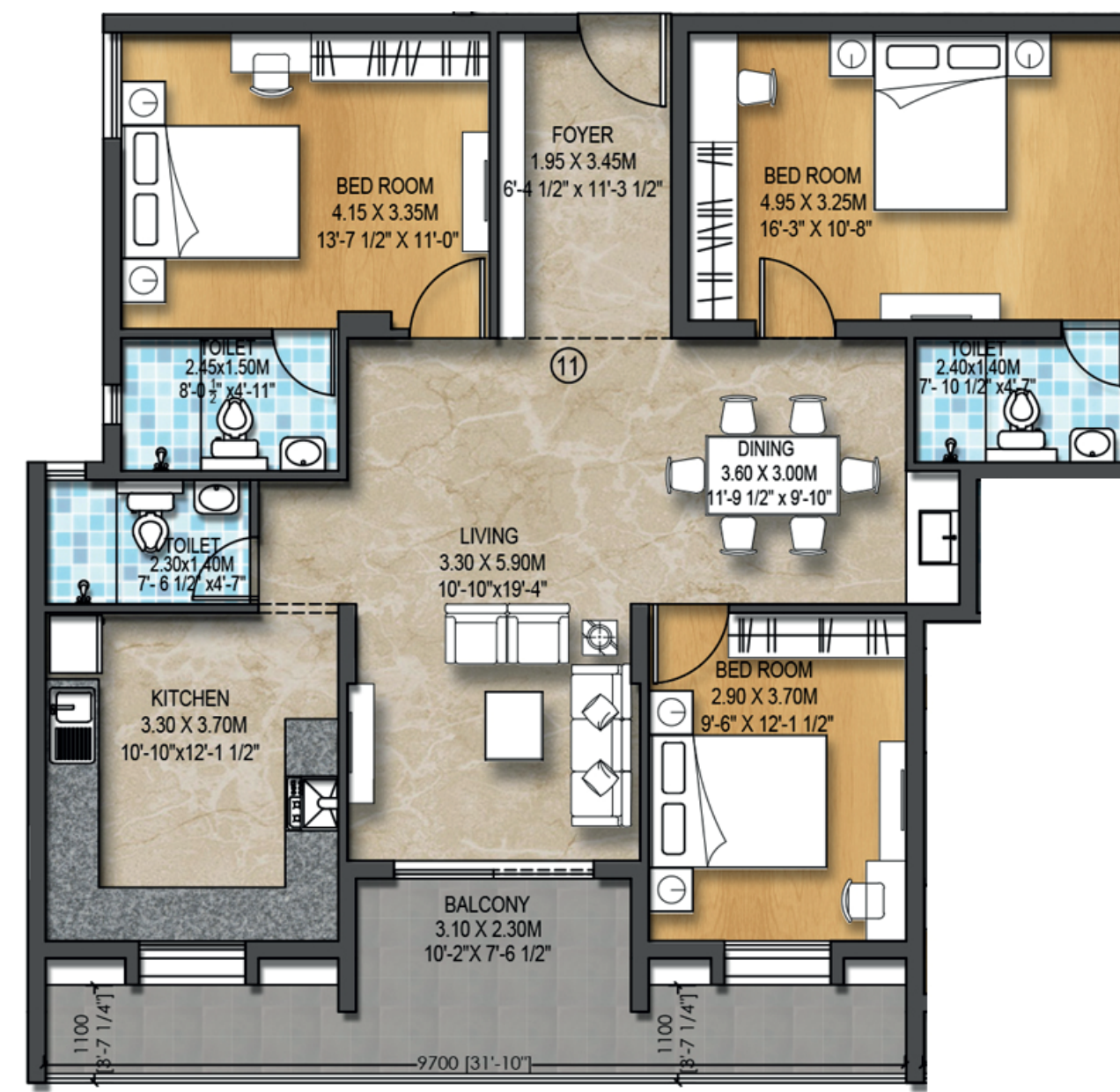


PREMIUM HOMES - 3 BHK3T
1795 Sq.ft

TYPE 07 - BLOCK B (NORTH FACING)

RERA CARPET AREA : 1059 Sq.ft
RERA BALCONY AREA : 176 Sq.ft
TOTAL AREA : 1795 Sq.ft

Unit No : B-409



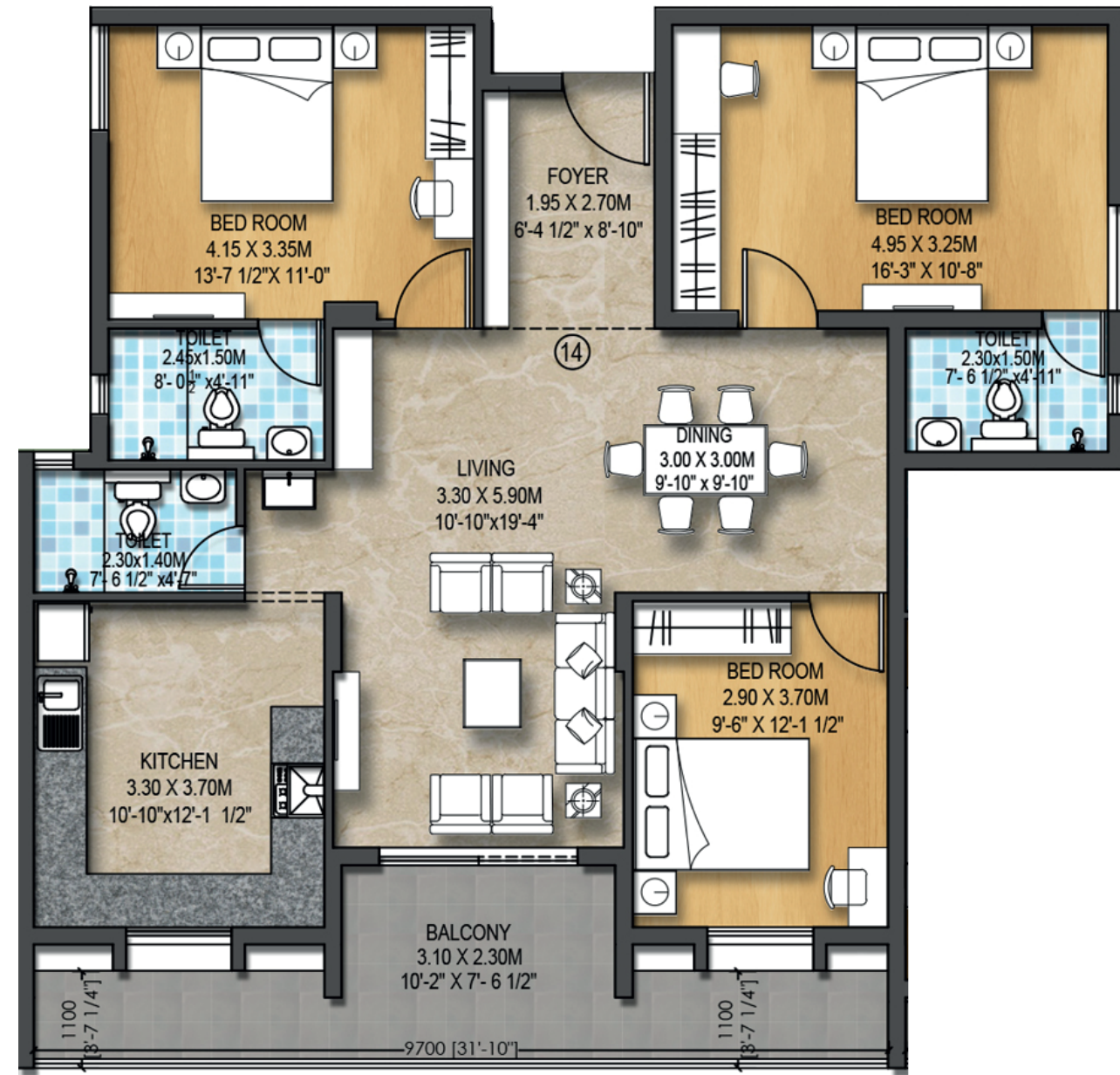
PREMIUM HOMES - 3 BHK3T
1898 Sq.ft

TYPE 08 - BLOCK B (WEST FACING)

RERA CARPET AREA : 1131 Sq.ft
RERA BALCONY AREA : 176 Sq.ft
TOTAL AREA : 1898 Sq.ft

Unit No : B-411



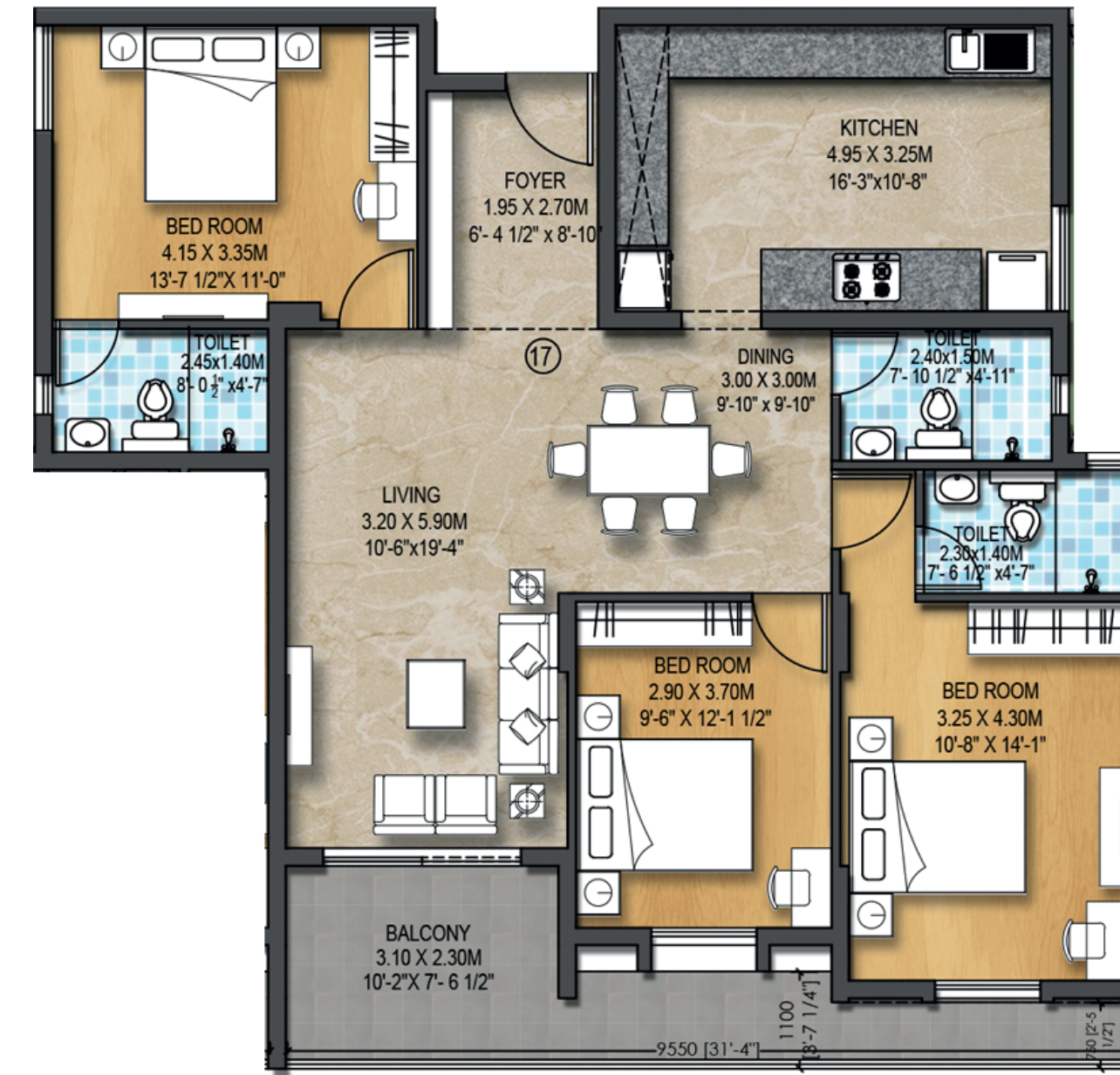


PREMIUM HOMES - 3 BHK3T
1794 Sq.ft

TYPE 09 - BLOCK B (WEST FACING)

RERA CARPET AREA : 1059 Sq.ft
RERA BALCONY AREA : 176 Sq.ft
TOTAL AREA : 1794 Sq.ft

Unit No : B-414



PREMIUM HOMES - 3 BHK3T
1846 Sq.ft

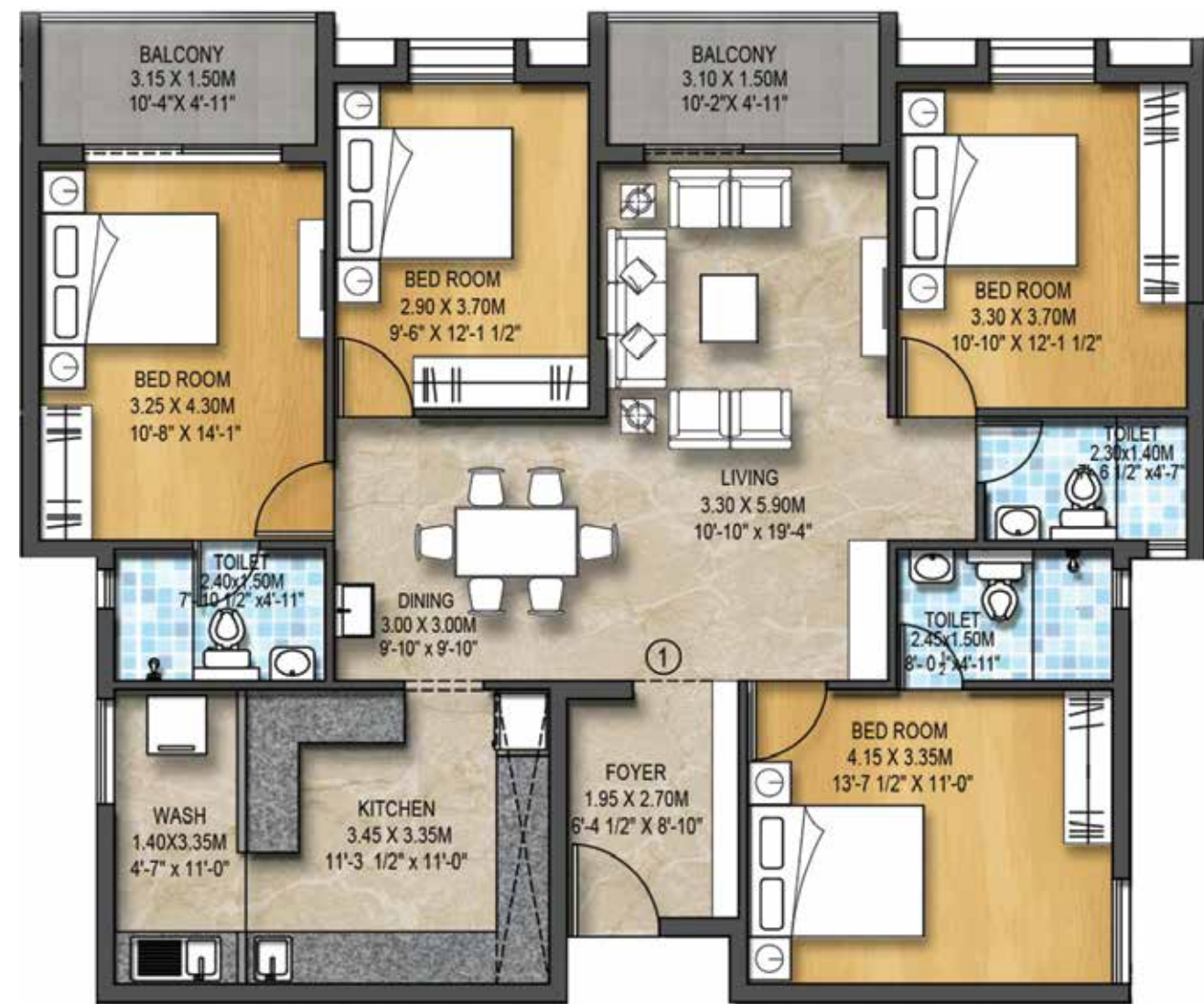
TYPE 10 - BLOCK B (WEST FACING)

RERA CARPET AREA : 1119 Sq.ft
RERA BALCONY AREA : 152 Sq.ft
TOTAL AREA : 1846 Sq.ft

Unit No : B-417



ELITE HOMES - 4 BHK3T
1981 Sq.ft



TYPE 01 - BLOCK B (EAST & SOUTH FACING)

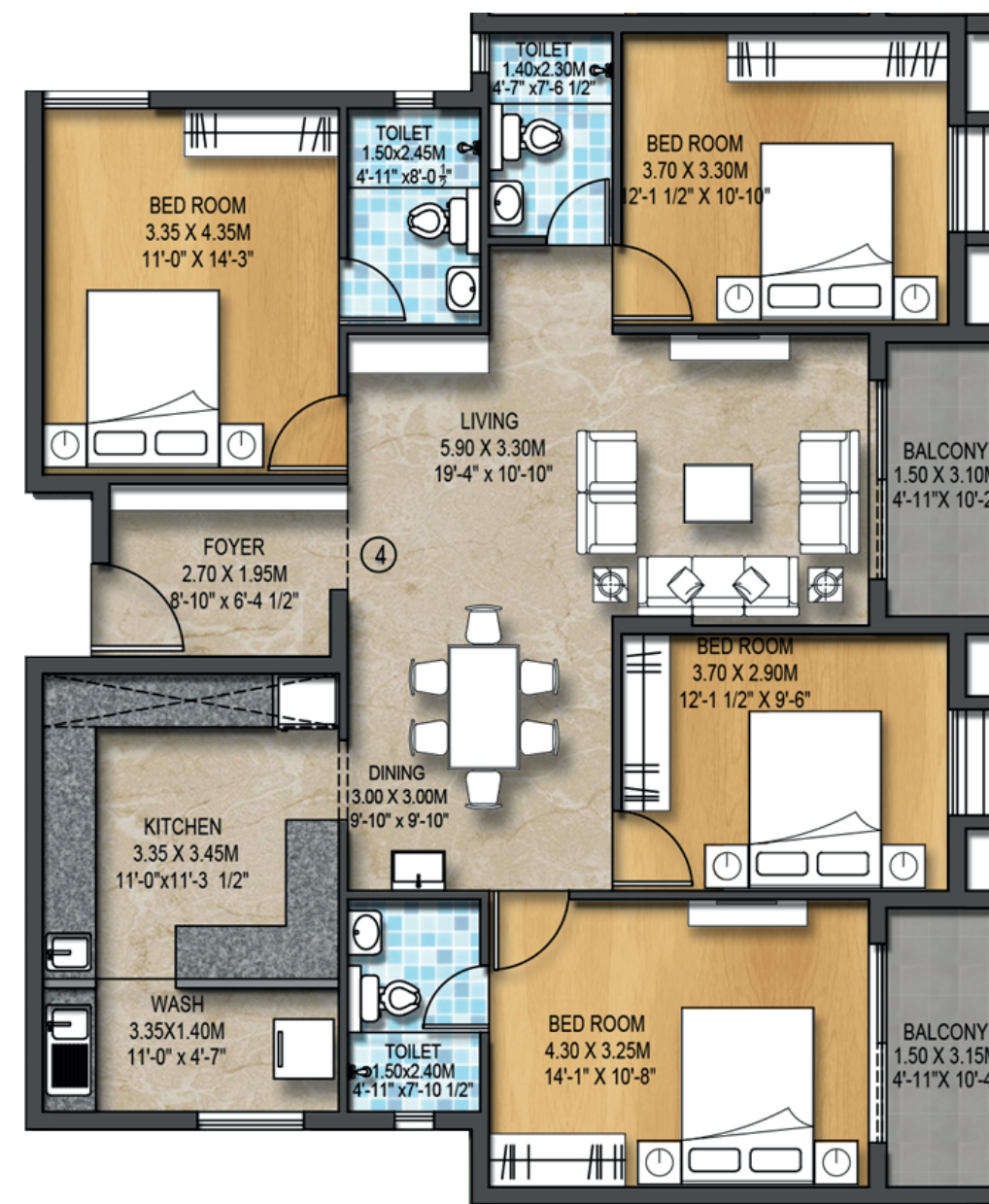
RERA CARPET AREA : 1263 Sq.ft
RERA BALCONY AREA : 101 Sq.ft
TOTAL AREA : 1981 Sq.ft

Unit No : B101-B301, B102-B302, B103-B303



Key Plan

ELITE HOMES - 4 BHK3T
1981 Sq.ft



TYPE 02 - BLOCK B (NORTH FACING)

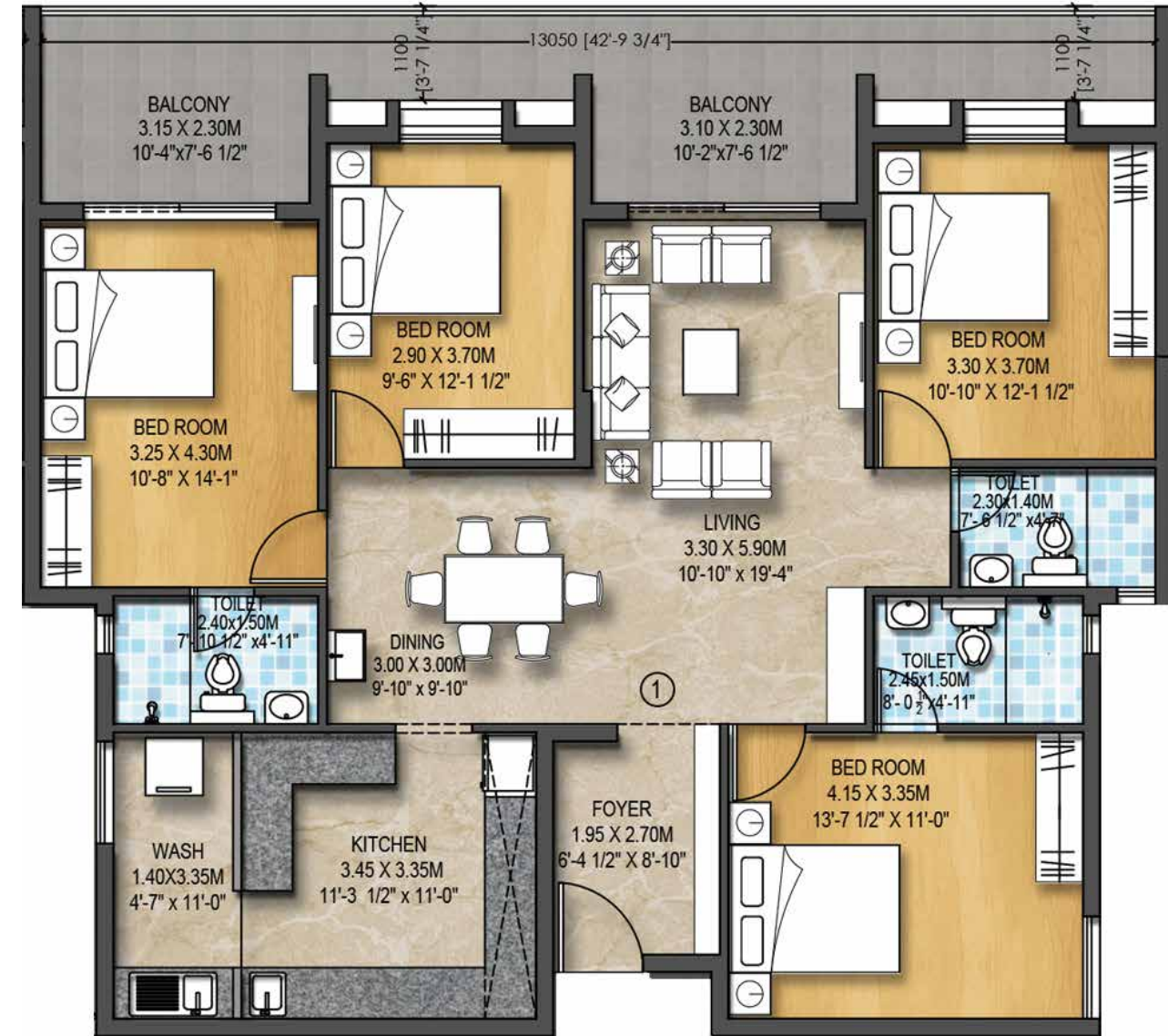
RERA CARPET AREA : 1263 Sq.ft
RERA BALCONY AREA : 101 Sq.ft
TOTAL AREA : 1981 Sq.ft

Unit No : B104-B304, B105-B305, B106-B306



Key Plan

ELITE HOMES - 4 BHK3T
2208 Sq.ft



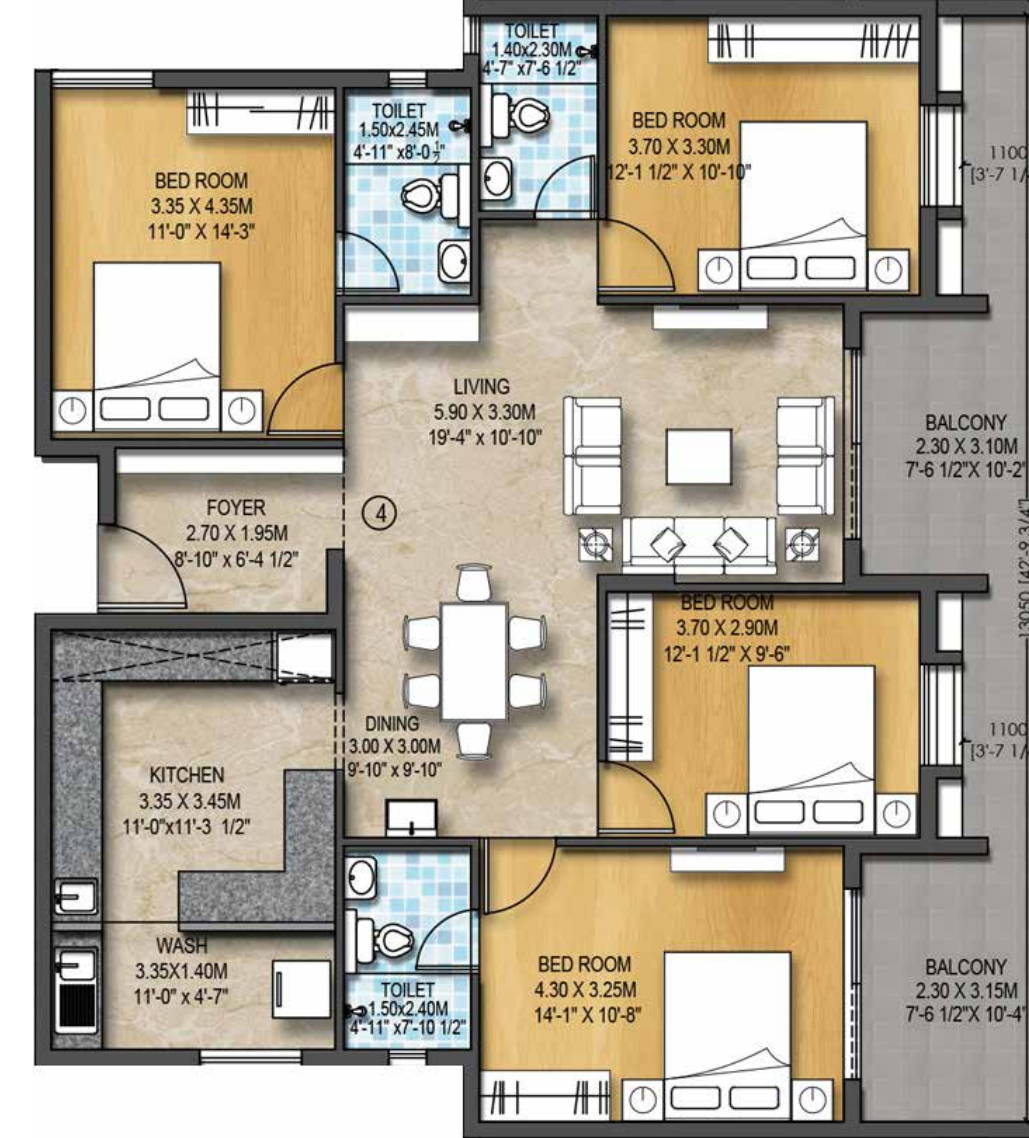
TYPE 03 - BLOCK B (EAST & SOUTH FACING)

RERA CARPET AREA	: 1263 Sq.ft
RERA BALCONY AREA	: 257 Sq.ft
TOTAL AREA	: 2208 Sq.ft

Unit No : B-401 TO B-403



ELITE HOMES - 4 BHK3T
2208 Sq.ft



TYPE 04 - BLOCK B (EAST & SOUTH FACING)

RERA CARPET AREA	: 1263 Sq.ft
RERA BALCONY AREA	: 257 Sq.ft
TOTAL AREA	: 2208 Sq.ft

Unit No : B-404 TO B-406



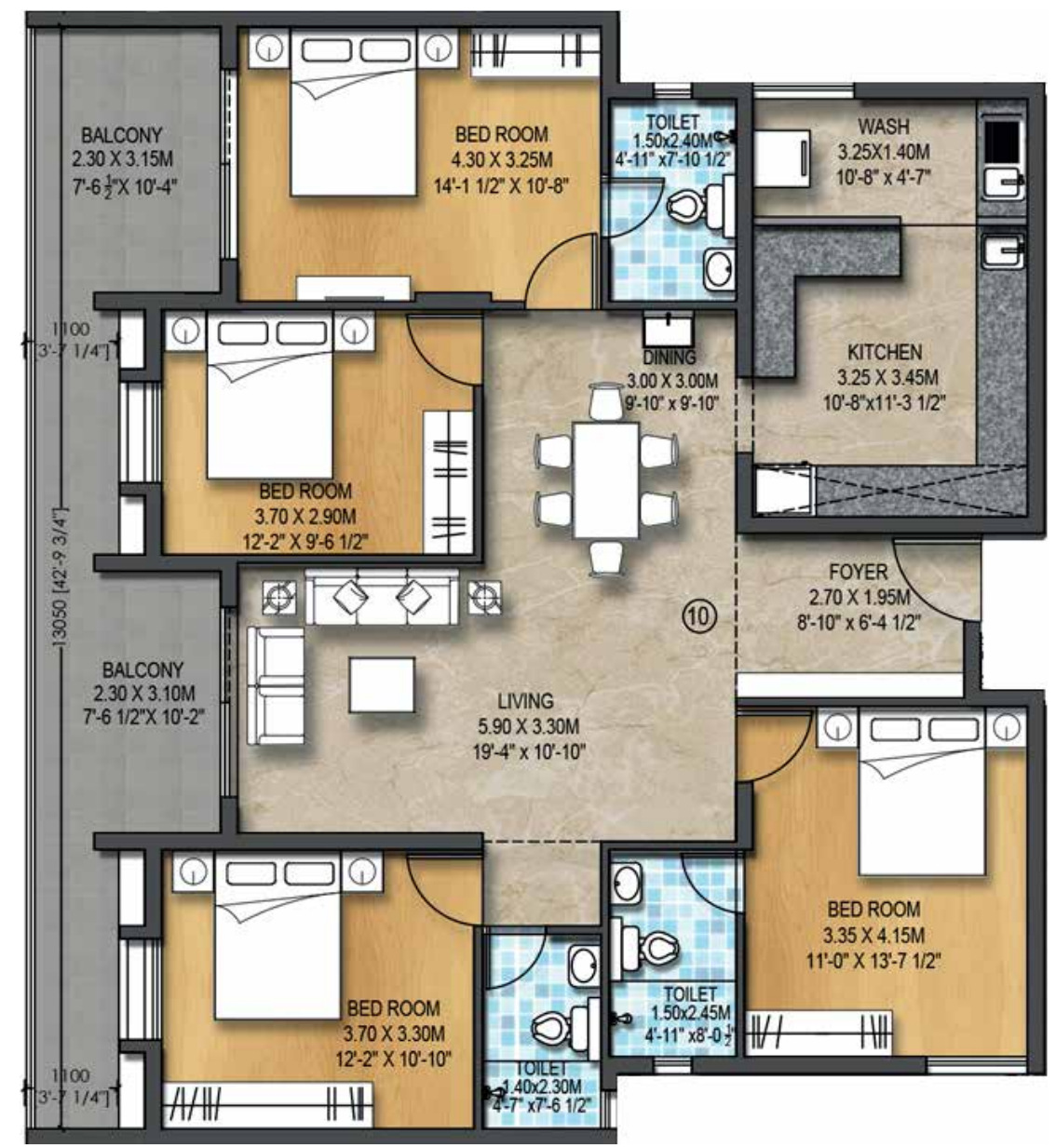


ELITE HOMES - 4 BHK3T
1981 Sq.ft

TYPE 05 - BLOCK B (NORTH FACING)

RERA CARPET AREA : 1263 Sq.ft
RERA BALCONY AREA : 101 Sq.ft
TOTAL AREA : 1981 Sq.ft

Unit No : B-110, B-210, B-310



ELITE HOMES - 4 BHK3T
2208 Sq.ft

TYPE 06 - BLOCK B (NORTH FACING)

RERA CARPET AREA : 1263 Sq.ft
RERA BALCONY AREA : 257 Sq.ft
TOTAL AREA : 2208 Sq.ft

Unit No : B-410



ELITE HOMES - 4 BHK3T
1981 Sq.ft

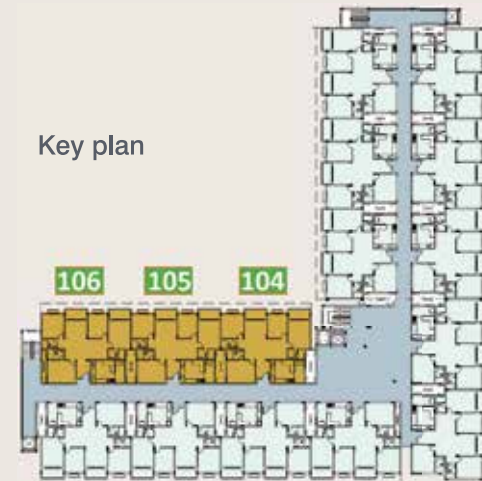
TYPE 07 - BLOCK B (SOUTH FACING)

RERA CARPET AREA : 1263 Sq.ft

TOTAL AREA : 1981 Sq.ft



Key plan



Artist's impression. Not an actual site image.



SPECIFICATIONS

Structure

1. RCC framed structure in compliance to Seismic Zone III.
2. 200mm thick solid blocks for external weather face walls with cement plaster finish. 200mm thick Aerocon blocks masonry for sharing & corridor walls with cement plaster finish.
3. 100mm thick Aerocon blocks masonry for internal walls with cement plaster finish.

Flooring

Vitrified tiles for Hall, Dining, Bedrooms, Kitchen & Foyer area.

For toilets & balcony: Antiskid ceramic tiles.

Toilet wall: Glazed ceramic wall dado up to door height.

Kitchen counter top: Black granite.

Kitchen wall dado: Glazed ceramic tile with 2'ft. height above counter top.

Lobby, corridor, staircase & landing: Granite.

Doors & Windows

Main doors: Teak wood door frame with solid core flush shutter finished with veneer on both sides.

Internal doors & toilet doors: Seasoned hard wood frame with hot press flush shutter finished with enamel paint on both sides. All doors height is 2300 mm.

Windows: UPVC sliding with mosquito mesh.

Balcony Door: UPVC sliding french door.

Toilet Ventilators: UPVC pin-headed glass with louvers.

Electrical Fittings

1. All electrical wirings concealed type with good quality cables (ISI Brand) & modular switches.
2. DG power backup for lift & common area and 0.5 kw for each flat.
3. 3 phase power supply.
4. Provision for AC in living & all bed rooms.
5. Provision for TV & telephone points in master bedroom & living.
6. 2 way control switches for light & fans at bedrooms adequate electrical points in rooms, kitchen & living.

CP & Sanitary fittings

1. European water closet with PVC flush tank - white colour (floor mounted) - Hindware or equivalent.
2. Wash basins - Hindware or equivalent.
3. SS shower fixture with 2-in-1 wall mixer with overhead shower arm - Jaguar or equivalent.
4. Stainless steel sink at kitchen - Single bowl with drain board - Nirali or equivalent.
5. All CP fittings - Jaguar or equivalent.

Painting

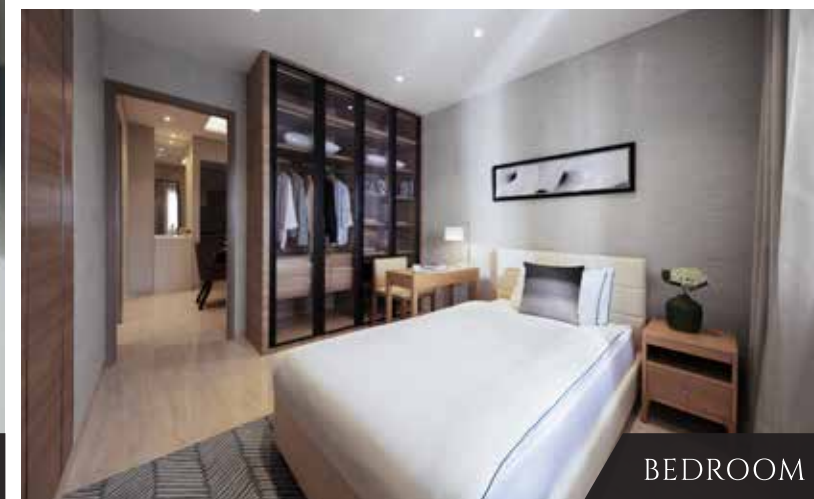
1. Ceiling & internal walls painting with 2 coats of emulsion paint over base primer & putty.
2. Exterior walls painting with 2 coats of exterior emulsion over base primer.

DISCLAIMER

Computer generated images and rendered images are the artist's impression and are indicative of the actual designs | Photographs are indicative of style only | Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered | The location maps are indicative of the positioning of places | Furniture/wardrobes and home appliances shown in the floor plan are only indicative and not part of the package unless and otherwise specified | Colors of tiles shown in the floor plan are indicative and are chosen to help visualize the spaces better. Refer the specifications to understand the flooring provided at different spaces of the unit.

RERA Registration No. TN/01/Building/0346/2018

Actual site images.



Actual site images.



MULTI-PURPOSE COURT



YOGA LAWN



SKATING RINK



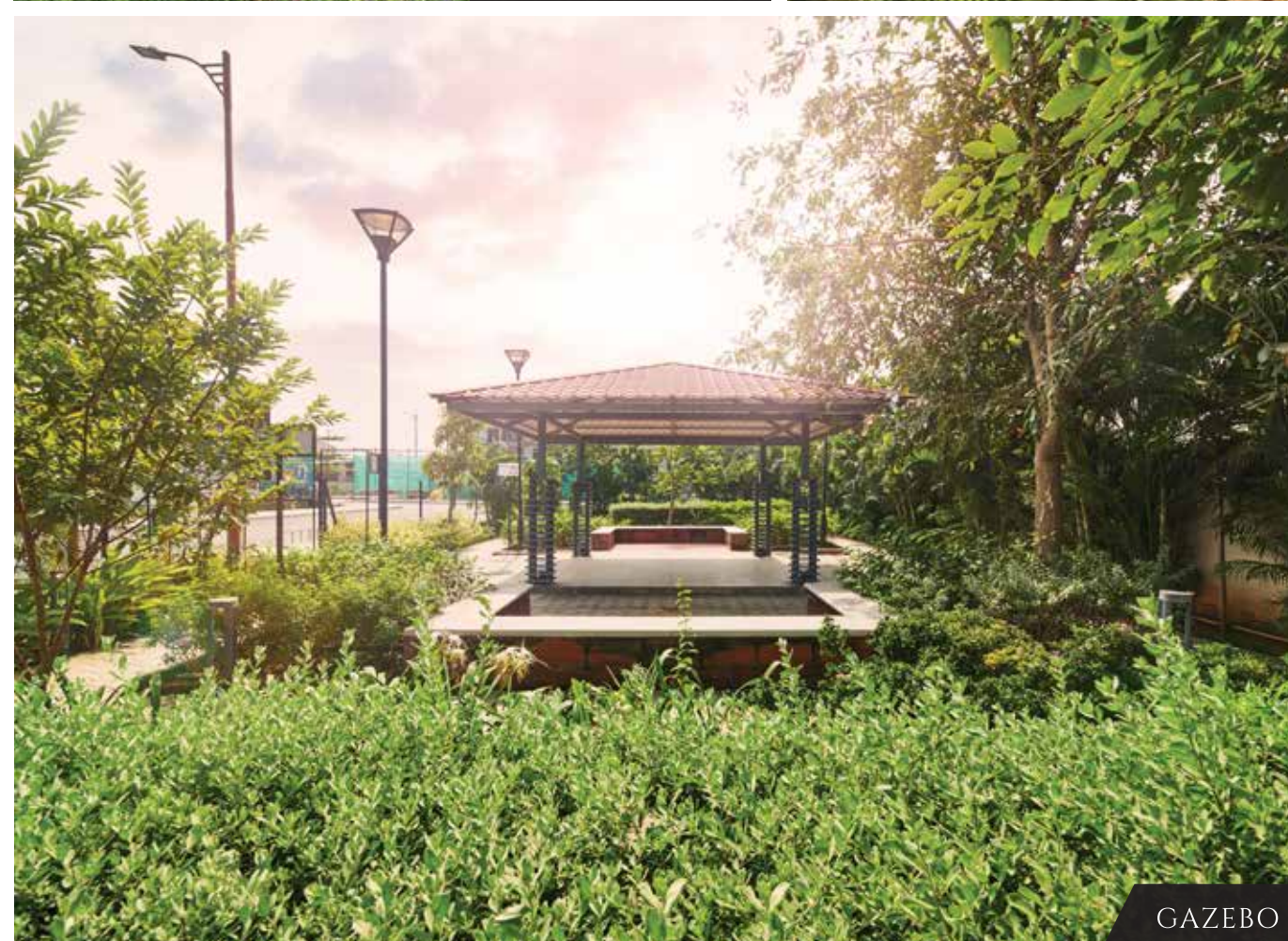
REFLEXOLOGY PATHWAY



MULTI-PURPOSE COURT



OPEN AIR AMPHITHEATRE



GAZEBO



SWIMMING POOL

