



UDYANA

@ TVS Emerald Aaranya



1911

SHRI T V SUNDARAM IYENGAR
Launches South India's first Rural Bus Service

A LEGACY OF TRUST

TVS bring
General Motors
to South India.

1929

IMPAL begins
trading auto
spares.

1954

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

1964

TVS Srichakra
starts operations.

1984

TVS Motor
Company formed.

2001

1946
Southern Roadways
starts serving the
transport needs of
India.

1962
Lucas TVS
formed to make
Auto Electricals.

1978
Sundaram Clayton
Limited opens
two-wheeler plant
in Hosur.

1986
TVS Electronics
launches printers
and keyboards.

2012
TVS forays into
real estate as
TVS Emerald.

A 113 YEAR YOUNG BRAND



OUR PRESENCE IN CHENNAI

On-Going Projects: 7

Aaranya | GreenAcres | Green Enclave
Elements | Peninsula | Hamlet | Luxor |
Lakeshore

Completed Projects: 3

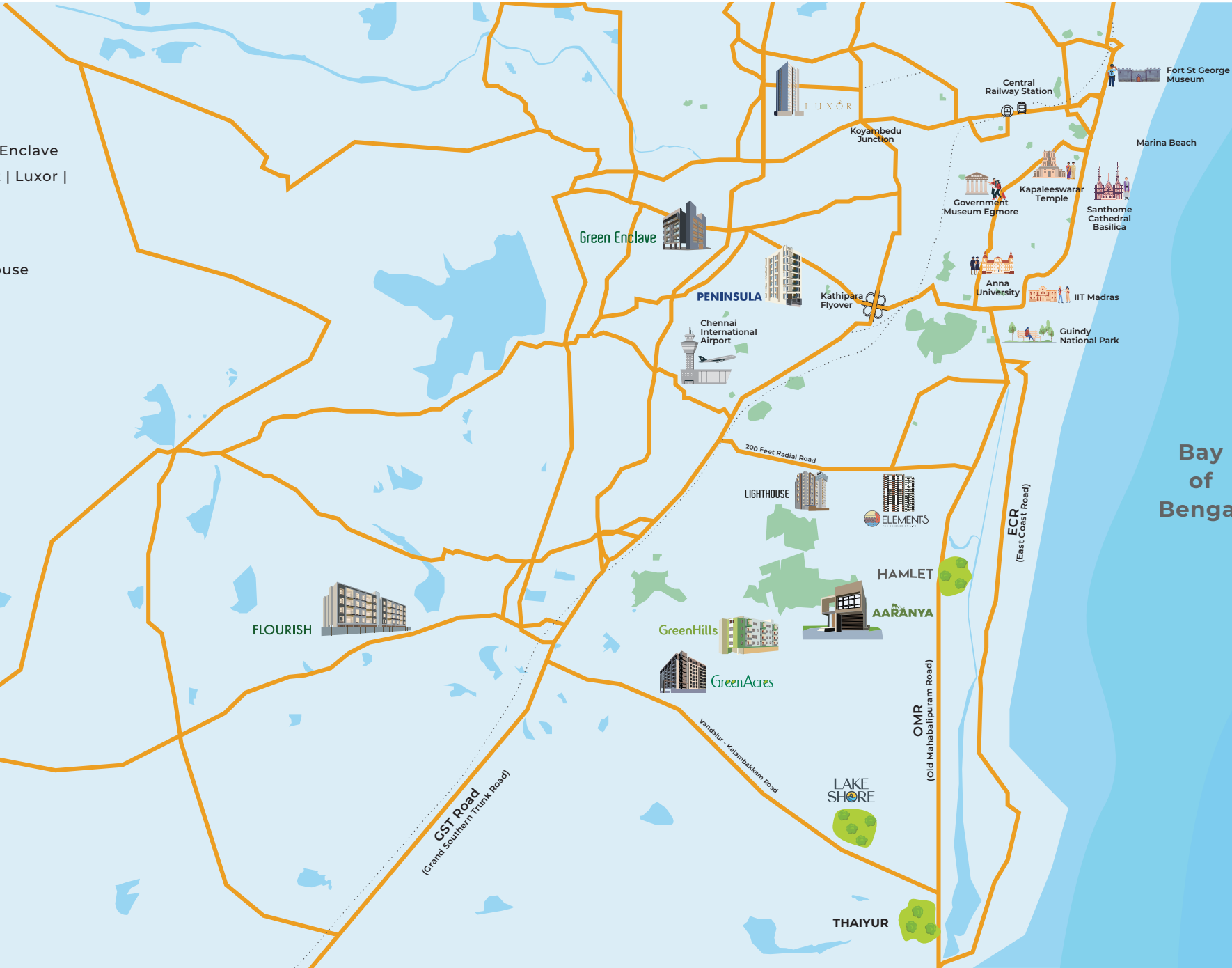
Flourish | Green Hills | Lighthouse

Upcoming Projects: 2

Udyana | Thaiyur

 Airport	 Flyover/ Bridge
 Metro Stations	 Railway Stations


MAP NOT TO SCALE



OUR PRESENCE IN BENGALURU

Bengaluru



Kempegowda International Airport



Rachenahalli



ISKCON Temple



National Gallery of Modern Art



Bangalore Palace



St. Mary's Basilica



KSR Railway Station



Cubbon Park



Ulsoor Lake



Vidhan Soudha



Government Museum



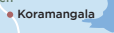
Mission Road



Lalbagh botanical garden



Christ University



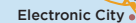
Koramangala



IIM Bangalore



Jardin



Electronic City

Whitefield

Iron Hill Marathalli

Sarjapura



ESTATE

Bagalur

Hosur



Airport



Railway Stations

On-Going Projects: 2

Jardin | The Estate

Upcoming Projects: 2

Rechenahalli | Mission Road



MAP NOT TO SCALE

HIGHLIGHTS OF FY'24

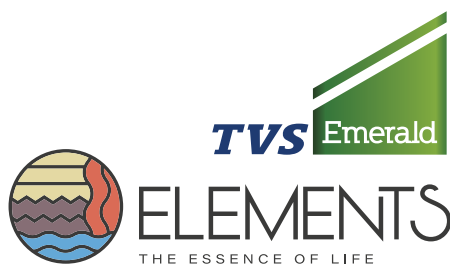




RECORD BREAKING LAUNCH

438 CRORE

HIGHEST EVER SINGLE DAY SALES IN CHENNAI



PRESS COVERAGE

TVS Emerald Elements Sets New Record with INR 438 Crore Single-Day Sales, Achieving the Decade's Largest Launch Sales Milestone in Chennai

TVS Emerald, a prominent real estate developer has achieved remarkable success with the launch of “TVS Emerald Elements” registering sales worth INR 438 crore on the day of the launch. Located in Kovilambakkam, Chennai, this project sold 448 homes, setting the biggest launch sales milestone in the last decade in Chennai. This project also won the “Best Architectural Plan of the Year” Award at the FICCI-REISA summit held in Chennai recently.

Spread over approximately 6.56 acres, this residential community is located on the 200 ft Radial Road in Kovilambakkam. Comprising of 820 homes, it is built over a total saleable area of 9.96 lac sq. ft. Customers can choose contemporarily designed 2 & 3 BHK homes ranging from 934 sq. ft. to 1653 sq. ft., at prices starting from INR 68.99 lakh.

Business Standard

FINANCIAL EXPRESS
Read to Lead

THE HINDU

moneycontrol

BQ
PRIME

CNBC
TV18



OUR 1ST EVER PLOTTED DEVELOPMENT NEAR BENGALURU

98%

INVENTORY SOLD OUT IN A SINGLE DAY



Twin launch of
TVS Emerald Lakeshore & TVS Emerald Elements Tower-D

200+ CRORE

Sales on a single day





HIGHLIGHTS OF FY'23



3X

Revenue
Growth
from FY'22



1000+

Homes
Sold



50+%

Overall
Channel Partner
Contribution



100+

Crore Booking
Contribution
by NRIs



2 MEGA BLOCKBUSTER

Launches in FY'23



TVS EMERALD AARANYA

95% Sold Out



Artist's Impression. Not an actual site image.



TVS EMERALD JARDIN

99% Sold Out



UNVEILING THE LOCATION

Your home amid a beautiful green canopy of lush trees
and 62% open space.



ABOUT VENGAIVASAL



The Neighborhood

- Highly accessible to residential hotspots like Tambaram , OMR (IT corridor) and other developed areas like Velachery, Medavakkam etc.
- Neighbourhood has good schools, colleges, hospitals & Malls nearby.



The Environment

- A serene environment with good water and air quality as 800 acres, Nanmangalam reserve forest is just a stone's throw away.
- Strategically located near water bodies like Madambakkam Lake, Perumbakkam - Vengaivasal Lake and Sithalapakkam Lake.
- Vengaivasal gets water from two rivers – Periyeri and Sitheri, making it one of the most water-abundant suburbs of Chennai.



The Micromarket

- Vengaivasal is a residential area in the southern part of Chennai, which is becoming a prominent real estate destination owing to its secure connectivity to commercial hubs like OMR and GST Roads.
- Vengaivasal is bounded by Perumbakkam, Medavakkam, Selaiyur, Karapakkam, and Sholinganallur.
- Vengaivasal offers various types of housing options which includes multi-storey apartments and independent houses.



CONNECTIVITY



8 Kms from Tambaram Railway Station



13 Kms from Chennai International Airport



Access from GST Road, Tambaram
Via Tambaram – Velachery Main road



Access from OMR through Perumbakkam
main road and Mambakkam main road



LOCATION HIGHLIGHTS





SCHOOLS

Boaz CBSE Public School

3.4 km

Kendriya Vidyalaya

5.4 km

Bharathi Vidyalaya Senior Secondary School

5.6 km

Orchids The International School

6.7 km

PSBB Millennium School

8.6 km





COLLEGES

SIVET College

2.8 km

Bharath University

5.6 km

Tagore Medical College & Hospital

9.8 km

Vellore Institute of Technology

11.8 km

St. Joseph's College of Engineering

12.7 km



HOSPITALS

Medicity Multispeciality Hospital

5.4 km

Bethesda Hospital and Child Care Centre

5.6 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



ENTERTAINMENT HUBS

Grand Square (PVR Cinemas)

11.7 km

BSR Mall (Cinapolis)

13.5 km

Phoenix Market City (Jazz Cinemas)

14.2 km

Grand Galada (PVR Cinemas)

14.2 km

The Marina Mall (INOX Cinemas)

14.5 km



MASTER LAYOUT PLAN





- 2BHK 2T
- 3BHK 2T
- 3BHK 3T



PLOT NO - 170

PLOT NO - 171

BLOCK-A

BLOCK-B

BLOCK-A

BLOCK-B

PROJECT HIGHLIGHTS





Resort Style
Apartments



2 Acres of
Landscaped Greens



Close to Nanmangalam
Reserved Forest



62% Open
Spaces



75+ Lifestyle Amenities
& Features



Well Secured
Community



Vaastu Compliant
Homes





GRAND ENTRY EXPERIENCE

Entrance lined with 30+ dense trees and lush foliage.



Stock images for representation purpose only

AVENUES LINED WITH 700+ TREES

Privacy, Shade, Peaceful life in a pollution free community.





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ROADS PLANNED IN LINE WITH THE TERRAIN

Enjoy a walk in the tree lined streets after the rains and not be worried about water clogging.





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1.2 KM OF TREE LINED AVENUES

Shaded walkways for morning Jogs/walks.





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2 ACRES OF OPEN SPACES, LANDSCAPE AND GREENERY

Spend time with your family surrounded by greens.

Experience fresh breeze.





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PROJECT LEVEL SECURITY

CCTV capturing all the streets, Main gate and Clubhouse lobby.



YOUR OUTDOOR ADVENTURE AWAITS



LEADING AN ACTIVE LIFESTYLE AT UDYANA





STRENGTHEN YOUR FAMILY'S BOND

With the host of amenities available, actively engage with your loved ones. It will build better communication, help understand each other and strengthen the love, Challenge your family to Giant Chess, tell scary stories under the stars at the Bonfire pit and host family cricket at the cricket nets, its adventures for the whole family.





IMPROVE YOUR ABILITY TO DO DAILY ACTIVITIES

For our senior members, we host a variety of amenities to improve your overall physical fitness. Improve the overall circulation in your body at the reflexology pathway, breathe deeply in the fresh air of the organic garden, have a leisurely stroll in the calming bamboo groves and have meaningful conversations in the senior citizen area.





AN ADVENTURE EVERYDAY FOR THE YOUNG ONES

At Udyana, there is a wide array of activities for the kids to let their imaginations soar and their feet fly. A dedicated children's play area to start off with, a skating rink to whizz through, a jungle gym to work the young muscles and a trampoline to jump to their heart's content. There will be plenty of battles at the Nerf gun game area and giant versions of chess, Ludo and snakes and ladders, there's no end to the fun.





GIVING A BOOST TO YOUR MENTAL HEALTH

Surround yourself with amenities that help you maintain an active lifestyle to live a longer and happier life. Gather your thoughts walking along the nature lawn, watch lively birds chirp away in the bird path, rejuvenate your senses with the fragrances from the flower garden, calm your mind at the meditation pod and rest under the warm rays of the sun in the hammocks.





THOUGHTFULLY PLANNED
RESORT STYLE AMENITIES





OSR - 1

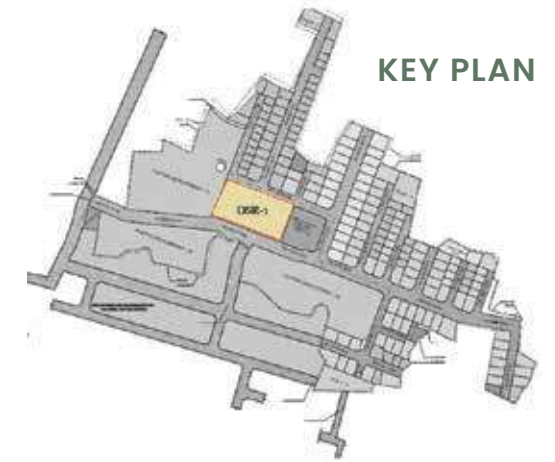
OSR - 2

OSR - 3



OSR - 1





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





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MULTI-PURPOSE COURT





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JOGGING TRACK





Artist's impression. Not an actual site image.

OUTDOOR GYM



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SKATING RINK



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AMPHITHEATRE



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GAZEBO



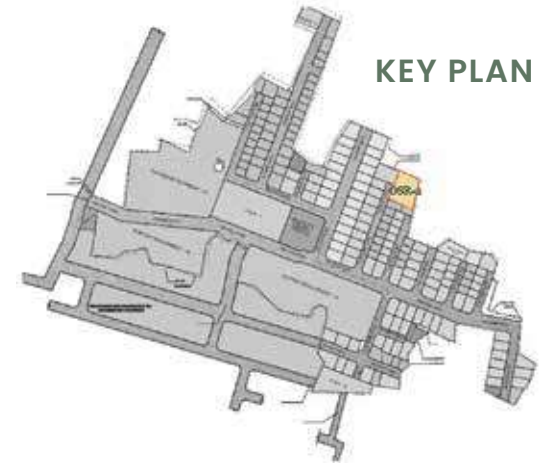
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LOG WALK



OSR - 2





KEY PLAN

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 Groves
6. Outdoor Projection / Movie	15. Organic Garden
7. Natural Lawn	16. Bird Bath
8. Bonfire Pit	17. Grass Cell Paver
9. Outdoor Party Lawn	





Artist's impression. Not an actual site image.

HAMMOCKS



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BONFIRE PIT





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OUTDOOR PARTY LAWN





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SENIOR CITIZEN SQUARE





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HERBAL GARDEN





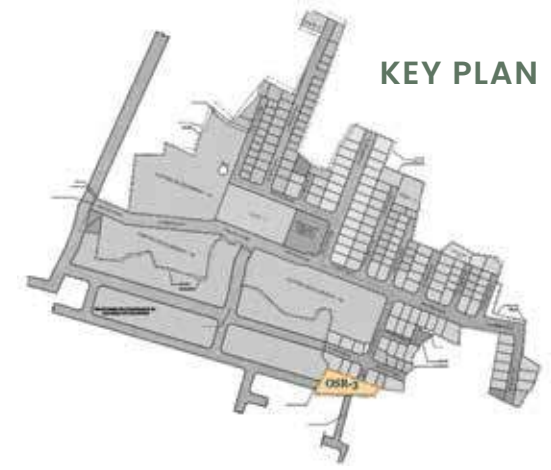
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BAMBOO GROVE



OSR - 3





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





GIANT CHESS



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TRAMPOLINE





ROCK CLIMBING



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KIDS PLAY AREA



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KIDS JUNGLE GYM





THOUGHTFULLY PLANNED

RESORT STYLE CLUBHOUSE





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25,000 SQ.FT. OF CENTRALLY LOCATED CLUBHOUSE

15,000 sq. ft. for Villas & 10,000 sq.ft. for Apartments





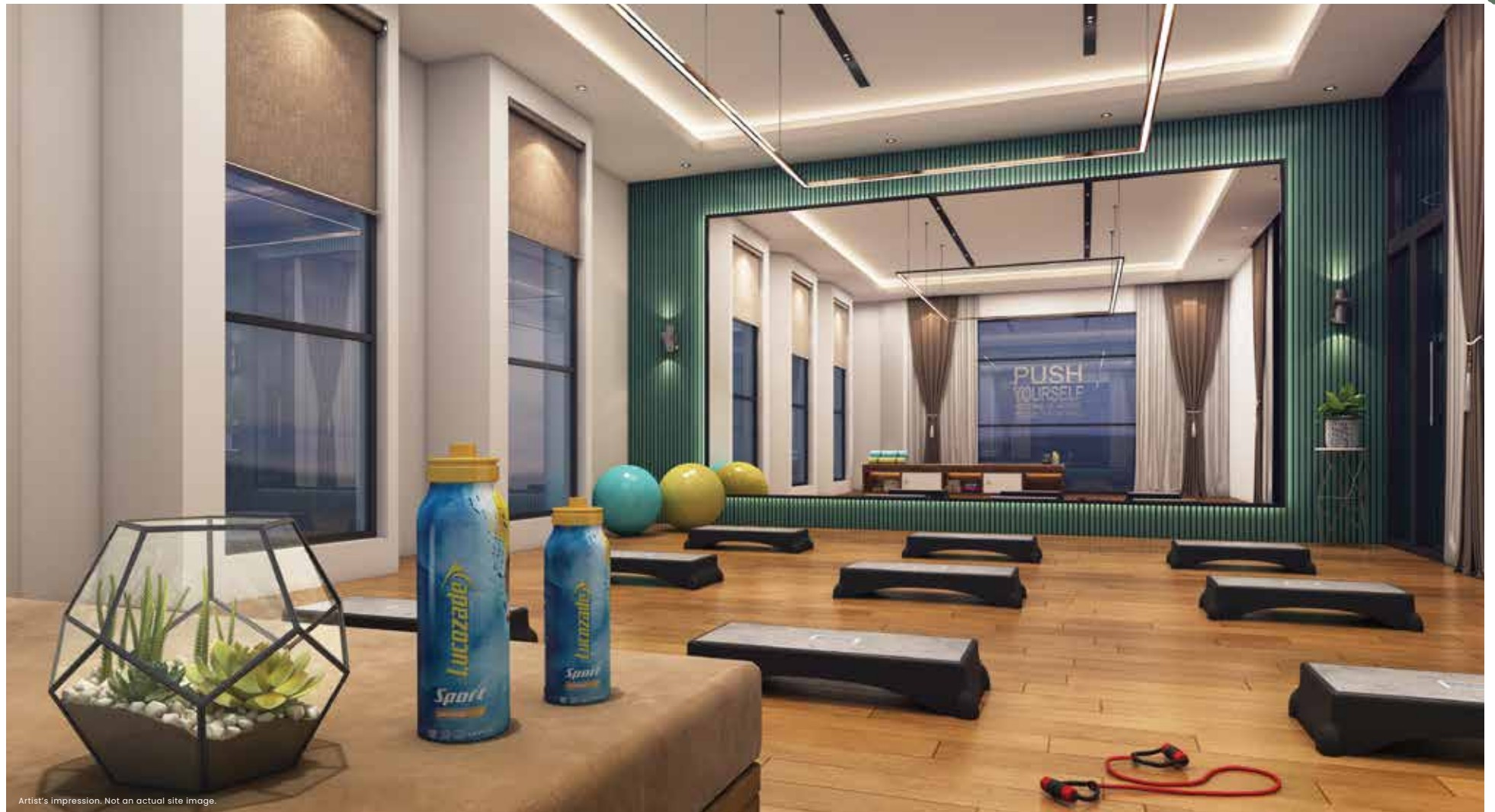
Artist's impression. Not an actual site image.

LOBBY



Artist's impression. Not an actual site image.

MULTIPURPOSE HALL



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AEROBIC/ZUMBA ROOM



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GAMES ROOM



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GYMNASIUM



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GROCERY STORE

With BBQ, Lounge Areas & Star Gazing





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CLINIC 





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CRECHE

EOI PROCESS

WHY AN EOI?



LOWEST PRICE GUARANTEE

Guaranteed lowest price benefit. Also stay protected from price increase at launch.



CHOICE OF APARTMENT

Once your Expression of Interest (EOI) is submitted, you will be assigned a priority number. When we are ready to allot units, you will be invited as per your priority number to book your dream home with us.



TIME ADVANTAGE

EOI allows you adequate time to plan your finances, before undertaking the purchase of your apartment.

HERE IS HOW IT WORKS

STANDARD EOI PROCESS

- 1 Submit EOI along with a payment of Rs.1,00,000. Select preferred unit type.
- 2 Based on the priority number, we will invite the customer to select unit at the time of allotment commencement.
- 3 On Allotment Day, Customer can choose the unit and pay 10% of the value of their home as booking amount.

ELITE EOI PROCESS

- 1 Submit EOI along with a payment of Rs.5,00,000. Select preferred unit type.
- 2 Elite EOI Customers can block their preferred unit.
- 3 On Allotment Day, Elite EOI customers will be given first preference.



PAYMENT PLAN

INSTALMENT NO.	CONSTRUCTION LINKED MILESTONE PAYMENTS	% PAYMENT
1	On booking (Agreement signing)	10%
2	Within 15 days from booking	30%
3	Within 60 days from booking	30%
4	Within 120 days from booking	15%
5	On completion of flooring or 15 th Sep'24 whichever is earlier	10%
6	On handing over	5%



OVERVIEW



13 KM FROM
CHENNAI
INTERNATIONAL
AIRPORT



VAASTU
COMPLIANT
HOMES



MULTI-PURPOSE HALL



AEROBIC ROOM



GAMES ROOM



GYMNASIUM



CLOSE TO NANMANGALAM
RESERVED FOREST

GROCERY STORE

CLINIC

CRECHE

RESORT STYLE
APARTMENTS



ACCESS
FROM
GST ROAD,
TAMBARAM
VIA
TAMBARAM –
VELACHERY
MAIN ROAD

62% OPEN SPACES



VENGAIVASAL
HIGHLY ACESIBLE




WELL SECURED
COMMUNITY



2
ACRES
OF
LANDSCAPED
GREENS



AVENUES LINED WITH
700+ TREES



75+
RESORT STYLE
AMENITIES



GRAND ENTRY
EXPERIENCE

25000 SQ.FT
OF CENTRALLY LOCATED
CLUBHOUSE





THE MEGA UNVEIL

CHENNAI'S FIRST EVER RESORT STYLE APARTMENTS

WITH THE FASTEST HANDOVER IN 12 MONTHS*

*Estimated Project completion period for Phase I is 30.04.2025 with a grace period of further 6 (Six) months.

However, the said timelines are subject to force majeure.



