

**TVS**



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**Live Independent.**

VILLAS AT EMERALD GREENHILLS BY TVS.



***COME HOME TO THE FEELING OF INDEPENDENCE.***

When you have the space to live life your way, that's when you feel truly free. That's why we at Emerald Haven Realty Ltd. believe you deserve an Independent home. One that is spacious both inside and out.

A home that gives you all the privacy you desire, while being set in a beautiful and secure community just ten minutes from Tambaram.

Not only will you own a beautiful Villa, the land it's built on is yours too. So the only rules that govern your home are the ones you set for yourself.

Now that is true Independence.





Ownership  
of land



*IT'S HAVING A SPACE TO CALL YOUR OWN.*

At Emerald GreenHills, you'll also be the proud owner of the land your Villa is built on.

That means you and your family have the freedom to do anything you please on your property.

Be it having a barbeque or planting a tree. That's the kind of independence you can get used to.



*IT'S SPACE TO DO THE THINGS YOU LOVE.*



### Terrace Garden

There's nothing more exhilarating than having the freedom and space to do the things you love.

That's why we've provided a spacious terrace that can be developed into your very own garden.

Be it hosting parties, reading till the sun goes down, or simply developing a green thumb,

you can now do it all.



### Private Parking



*IT'S NEVER HAVING TO ASK FOR YOUR SPACE.*

There's no denying the pleasure of having your very own parking space. Every Villa comes with private parking. It's convenient, you just have to step out of the house to get access to your car. No more worrying about where to park. And best of all, definitely no more waiting in crowded lines. A sure sign of your independence.



### Green Open Spaces

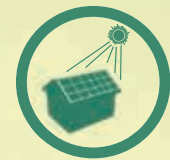


*IT'S PUTTING SPACE BETWEEN YOU AND THE BUSTLE.*

At Emerald GreenHills, 60% of the property is open space. In the form of gardens, playgrounds and walkways. You can easily spot the hills this project is named after. Even the location, being ten minutes from the city, was chosen for this very reason. So you can enjoy fresh, clean air and unwind in a noise-free environment.



*IT'S HAVING ALL THE POWER YOU NEED.*



**Solar Energy System\***

When you have the power to generate your own electricity, you know you truly are independent. That's why we've provided every Villa with a Solar Energy System. Solar panels installed on your roof will generate additional power, supplemented to your electricity grid. This eco-friendly addition to your home will save precious energy and cut down your expenses considerably.



*IT'S A PEACEFUL STATE OF MIND.*



**Home Automation System\***

The Home Automation System installed in every Villa is guaranteed to take a few things off your mind. We've brought safety, comfort, convenience and pleasure to your tablet or smartphone. Right from controlling lighting to checking who's at the door, the automation system does all the thinking for your Villa so you can be independent.

Monitors LPG leaks and shuts it off | Controls lights & AC | Occupancy Detectors

Video Door Phone | Lock Doors | CCTV | Panic Button | SMS Alerts

\*The image show here is the actual model villa unit as at site. Solar / Home automation system will be charged at additional cost.



*HOMES THAT REFLECT YOUR*

*INDEPENDENCE.*

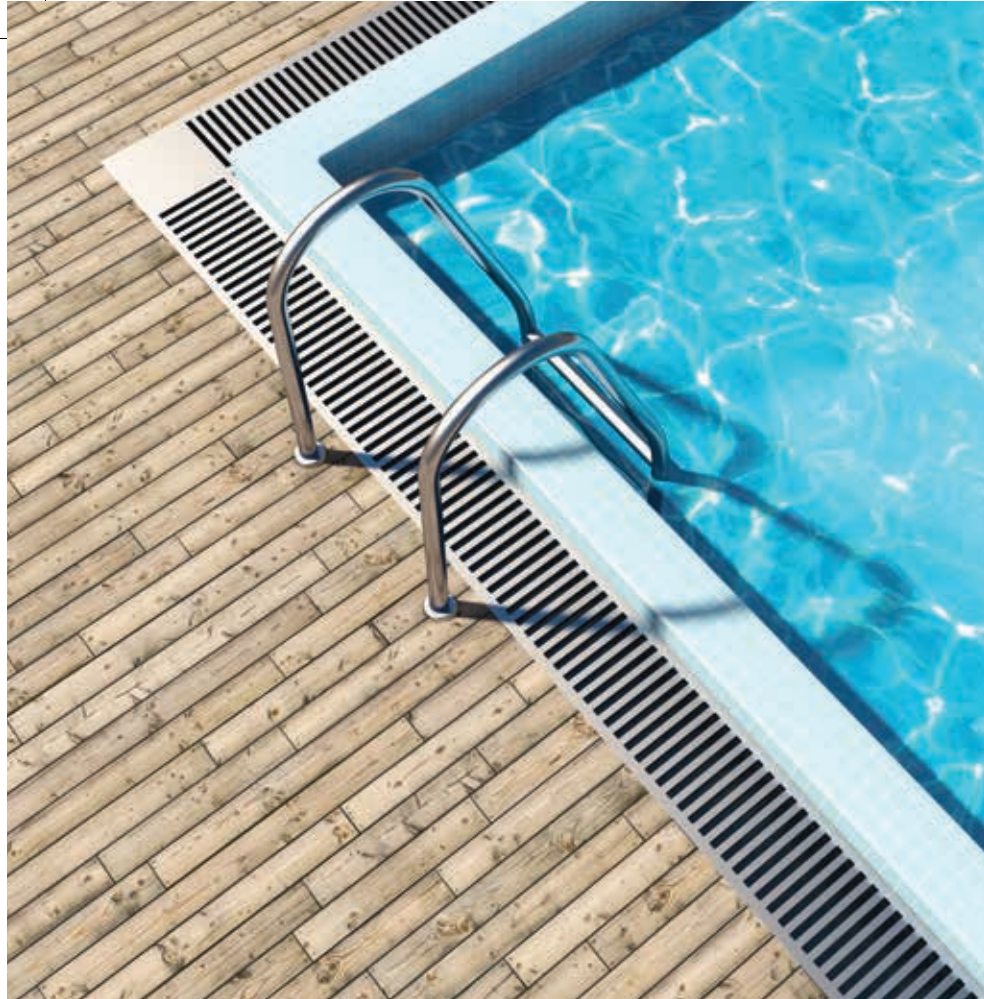


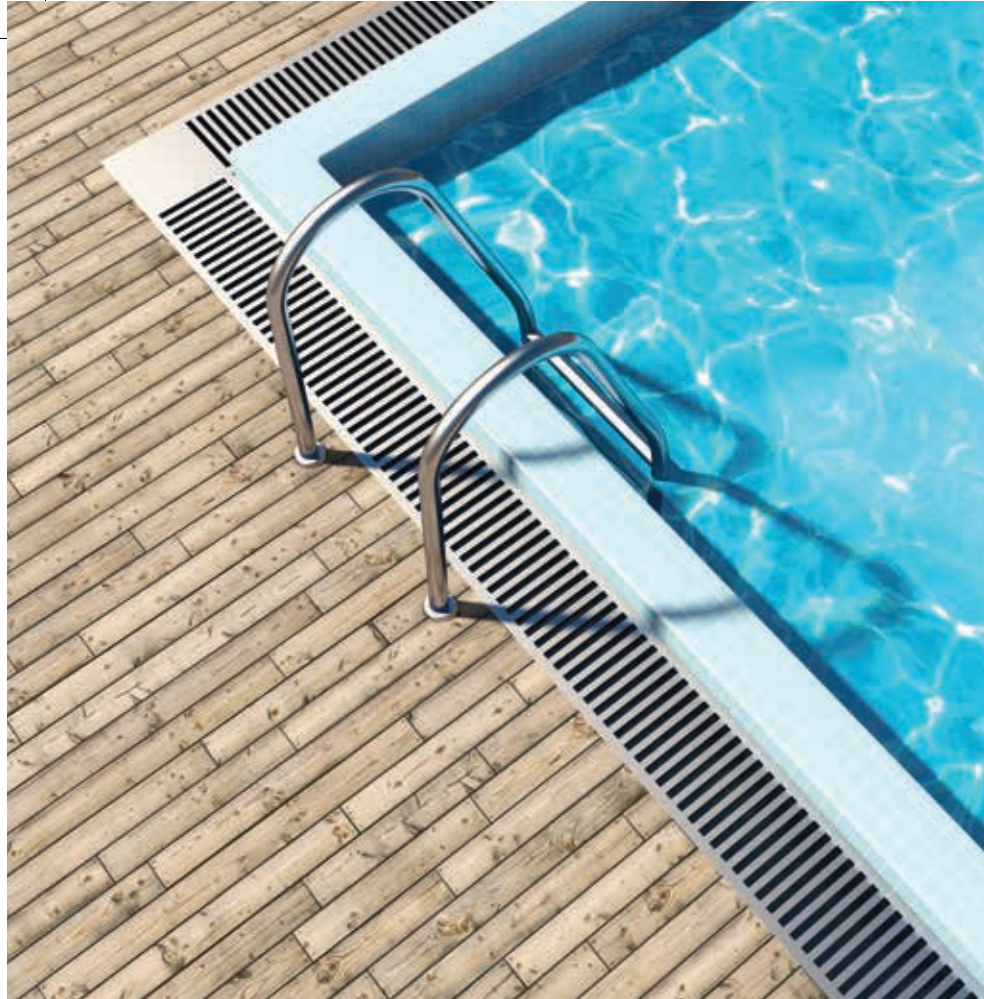
Row Houses, Twin Villas and Independent Villas. At GreenHills, you'll find homes of varying sizes and configurations, but with the same promise of independence. They are built as duplexes, with living area downstairs and bedrooms upstairs. So you can comfortably entertain guests without spilling into your private space. Each unit also comes with generous parking and a terrace garden that overlooks the open, well-manicured community.

Homes so self-sufficient they make you independent.



This bird's eye view of the community gives you a better idea of just how much space and independence you'll enjoy at Emerald GreenHills. Only 40% of the property is built up, accommodating 25 Independent Villas, 32 Twin Villas and 78 Row Houses. So every home enjoys plenty of light and ventilation, in addition to being surrounded by greenery.





Type A - Row House



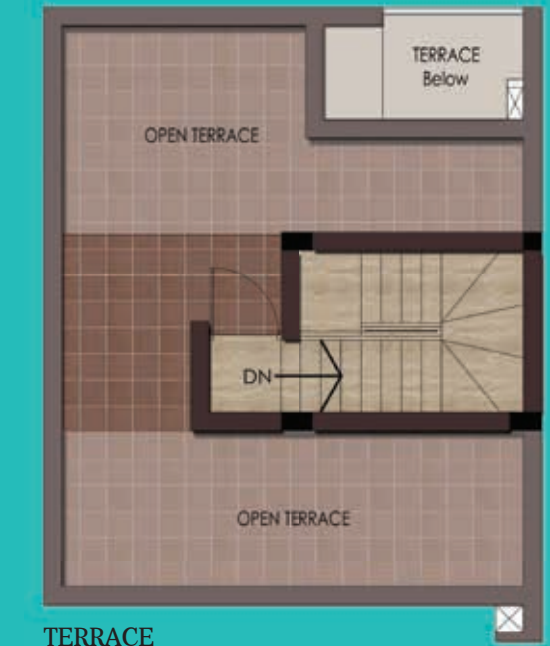
Typical Unit Plan  
Standard Plot Area - 646 Sq. Ft.  
Built up area - 1054 Sq. Ft.



GROUND FLOOR



FIRST FLOOR



TERRACE

**Type A+ Row House**



GROUND FLOOR



TERRACE

**Typical Unit Plan**  
Standard Plot Area - 646 Sq. Ft.  
Built up area - 1142 Sq. Ft.

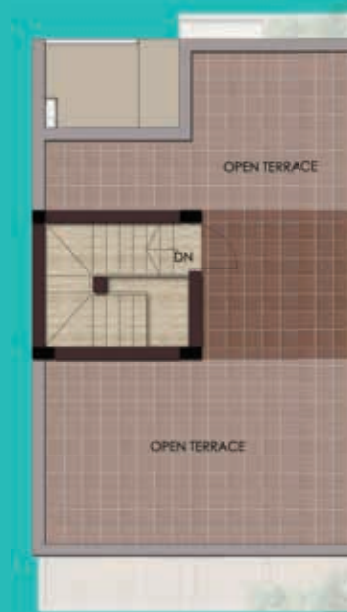


FIRST FLOOR

**Type A++ Row House**

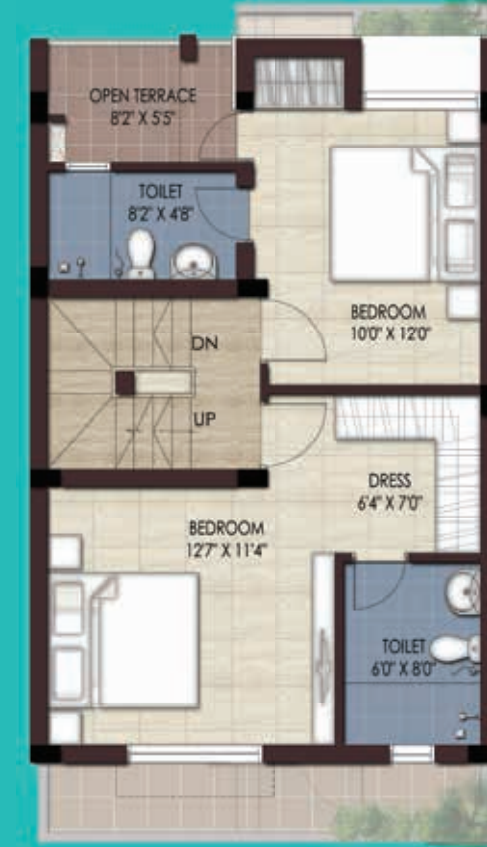


GROUND FLOOR



TERRACE

**Typical Unit Plan**  
Standard Plot Area - 807 Sq. Ft.  
Built up area - 1318 Sq. Ft.



FIRST FLOOR

Type B - Twin Villa



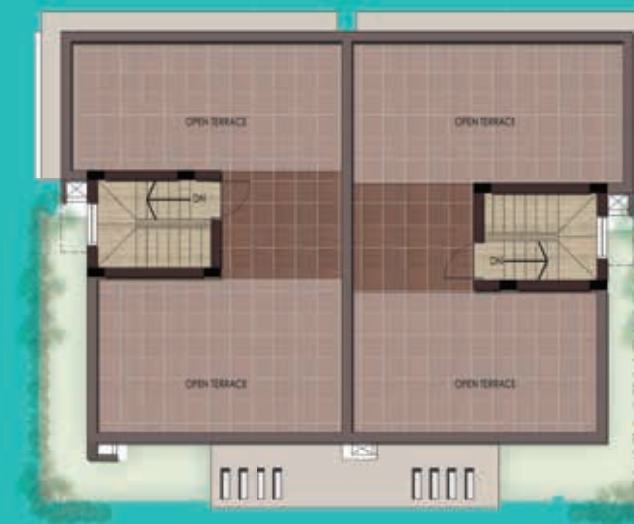
**Typical Unit Plan**  
Standard Plot Area - 1009 Sq. Ft.  
Built up area - 1402 Sq. Ft.



GROUND FLOOR



FIRST FLOOR



TERRACE

Type B - Villa



**Typical Unit Plan**  
Standard Plot Area - 1009 Sq. Ft.  
Built up area - 1486 Sq. Ft.



GROUND FLOOR



FIRST FLOOR



TERRACE

Type C - Twin Villa



Typical Unit Plan  
Standard Plot Area - 1307 Sq. Ft.  
Built up area - 1808 Sq. Ft.



GROUND FLOOR



FIRST FLOOR



TERRACE

Type C - Villa



**Typical Unit Plan**  
Standard Plot Area - 1307 Sq. Ft.  
Built up area - 1868 Sq. Ft.



GROUND FLOOR



FIRST FLOOR



TERRACE

Type D - Villa



Typical Unit Plan  
Standard Plot Area - 2001 Sq. Ft.  
Built Up Area - 2912 Sq. Ft.



GROUND FLOOR



FIRST FLOOR



TERRACE



#### Structure

- RCC framed structure with isolated foundation also compliant with Seismic Zone 3
- 230mm thick brick work for external walls & plastering
- 115mm thick brick work for internal walls & plastering

#### Painting

- Internal wall & ceiling - Asian Paints - Plastic emulsion
- External wall - Asian Paints - Acrylic emulsion

#### Sanitary Fittings

- Hindware / Equivalent brand - Floor mounted EWC using P Trap
- Jaquar / Equivalent brand - 2 in 1 wall mixer, health faucet & shower arm

#### Flooring

- Living, Dining, Kitchen - Vitrified tiles (600 x 600 mm)
- Master bedroom - Vitrified flooring (wooden flooring optional at additional cost)
- Toilets - Glazed ceramic wall tiles up to ceiling height & anti-skid floor tiles
- Staircase - Granite steps
- Utility - Anti-skid ceramic tiles for flooring
- Car park - Inter-locking Paver blocks / Eurocon cement tiles
- Terrace - Reflective white tiles
- Kitchen - Granite platform with SS double bowl sink
- Kitchen - Modular kitchen (optional at additional cost)
- Kitchen - Glazed tiles up to 2' height from counter top

#### Power Back-up

- Provision for inverter
- Provision for centralised stabilizer
- Solar provision for water heater & electricity

#### Electrical Fittings

- 3 Phase power supply
- Cable / Wires - FINOLEX / L&T / RPG ISI approved make
- Switches - MK or equivalent
- DB, MCB & ELCB - Legrand / L&T Hager / Siemens

#### Doors

- Main door - Teak wood frame with teak wood panelled door shutter
- Internal doors - Burma sal wood frame with imported skin panelled door shutter
- Toilet doors - Burma sal wood frame with FRP door shutter

#### Windows

- UPVC casement / Teak wood windows

#### Staircase railing

- SS Handrail



Owning an Independent home in Emerald GreenHills by TVS also entitles you to a host of amenities designed for your every convenience. Here, you'll always enjoy the independence to live life your way, at your own pace, while doing the things you love.

Outdoor Amenities:	Commercial Complex:	Club House	Utilities:
<ul style="list-style-type: none"> <li>· Jogging Track</li> <li>· Children's Play Area</li> <li>· Basketball Hoop</li> <li>· Badminton</li> <li>· Open Air Gym</li> <li>· Reflexology</li> <li>· Cycling Track</li> </ul>	<ul style="list-style-type: none"> <li>· Department Store</li> <li>· Bakery</li> <li>· Café</li> <li>· Medical Centre and Pharmacy</li> <li>· ATM</li> <li>· Internet Café</li> <li>· Unisex Salon</li> </ul>	<ul style="list-style-type: none"> <li>· Multi-Purpose Hall</li> <li>· Swimming Pool</li> <li>· Gymnasium</li> <li>· Indoor Games</li> </ul>	<ul style="list-style-type: none"> <li>· Rainwater Harvesting</li> <li>· Sewage Treatment Plant</li> <li>· Water Softening Plant</li> </ul>



Map not to scale



**IN A GREAT LOCATION.**

Just ten minutes away from Tambaram, Emerald GreenHills by TVS is situated in close proximity to good schools, offices and all essential social infrastructure. You can enjoy easy connectivity thanks to the bus and suburban train stations located in the vicinity.

Strategically situated behind Gateway IT SEZ, it offers easy access to both OMR IT Corridor and Oragadam and Sriperumbudur Industrial Estates. The proposed 150 ft. Tambaram Bypass Road conveniently takes you to East Tambaram and Medavakam areas as well. So you'll always be connected.

Connectivity	Schools	Hospitals
· Railway Station & Bus Stand - 2.5 kms	1 SSM School - 1 km	1 Deepam Hospital - 6 kms
· Airport - 15 kms	2 GKM Vidyashram School - 1 km	2 Tagore Medical Hospital - 5 kms
	3 Euro Kids - 4 kms	3 Hindu Mission Hospital - 6 kms
	4 The Park School - 4 kms	
	5 Ebenezer Matriculation School - 4 kms	



INDEPENDENCE IS CLOSER THAN YOU THINK.  
Scan the QR code to visit our website and make an enquiry.