



TVS

COME HOME
TO THE
TOWER OF JOY

LUXURY 2 & 3 BHK APARTMENTS

THE TVS PROMISE

THOUGHTFULLY DESIGNED HOMES | TIMELY DELIVERY

TRUSTED TVS QUALITY | 5 YEARS MAINTENANCE

TVS Emerald
LIGHTHOUSE



A TOWER TO CALL YOUR OWN.

Welcome to TVS Emerald LightHouse, a stylish high-rise community designed to offer you an exceptional lifestyle. Strategically located near Pallavaram and equipped with thoughtful conveniences, smart services and meticulous attention to detail. Here's a home that stands high above the rest. Come home to the *Tower of Joy.*



Images shown for graphical representation only.

ESCAPE ABOVE THE CITY LIGHTS.

There may come days when you need a break from it all. And on others, a get together with friends or family may sound like just the thing you need. The Tower Lounge on the 12th floor offers you a unique space to do just that. Towering above the city with uninterrupted views, indoor games and more, it's the perfect getaway for blissful solitude and a joyful gathering.



Images shown for graphical representation only.

YOUR PRIVATE GARDEN, ABOVE THE TREES.

Enjoy the charms of a garden no matter which floor you choose to live on. Your private balcony gives you the space to tend to delicate blooms and bring a spot of greenery into your home, grow your own veggies for the dinner table or just unwind with a cup of tea. Your very own living balconies, towering above the lush canopies of the community.



DESIGN THAT'S ABOVE THE ORDINARY.

What truly turns a house into a home is the personal touch you add to it. There's joy in working out the finer aspects. That's why we encourage you to choose your home's flooring, fittings, wall colours and a whole lot more. Because it's only fitting that your dream home comes to life in the Tower of Joy.



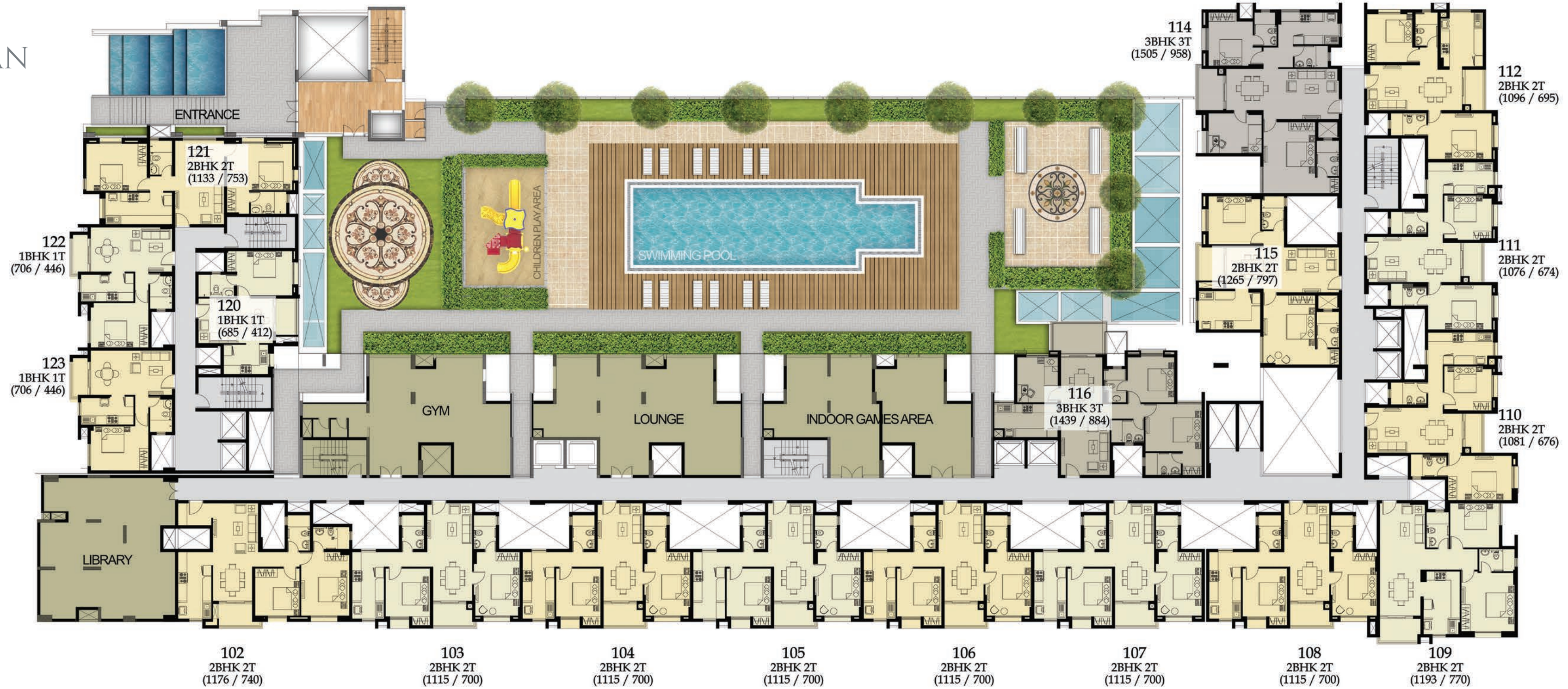


LIGHTHOUSE

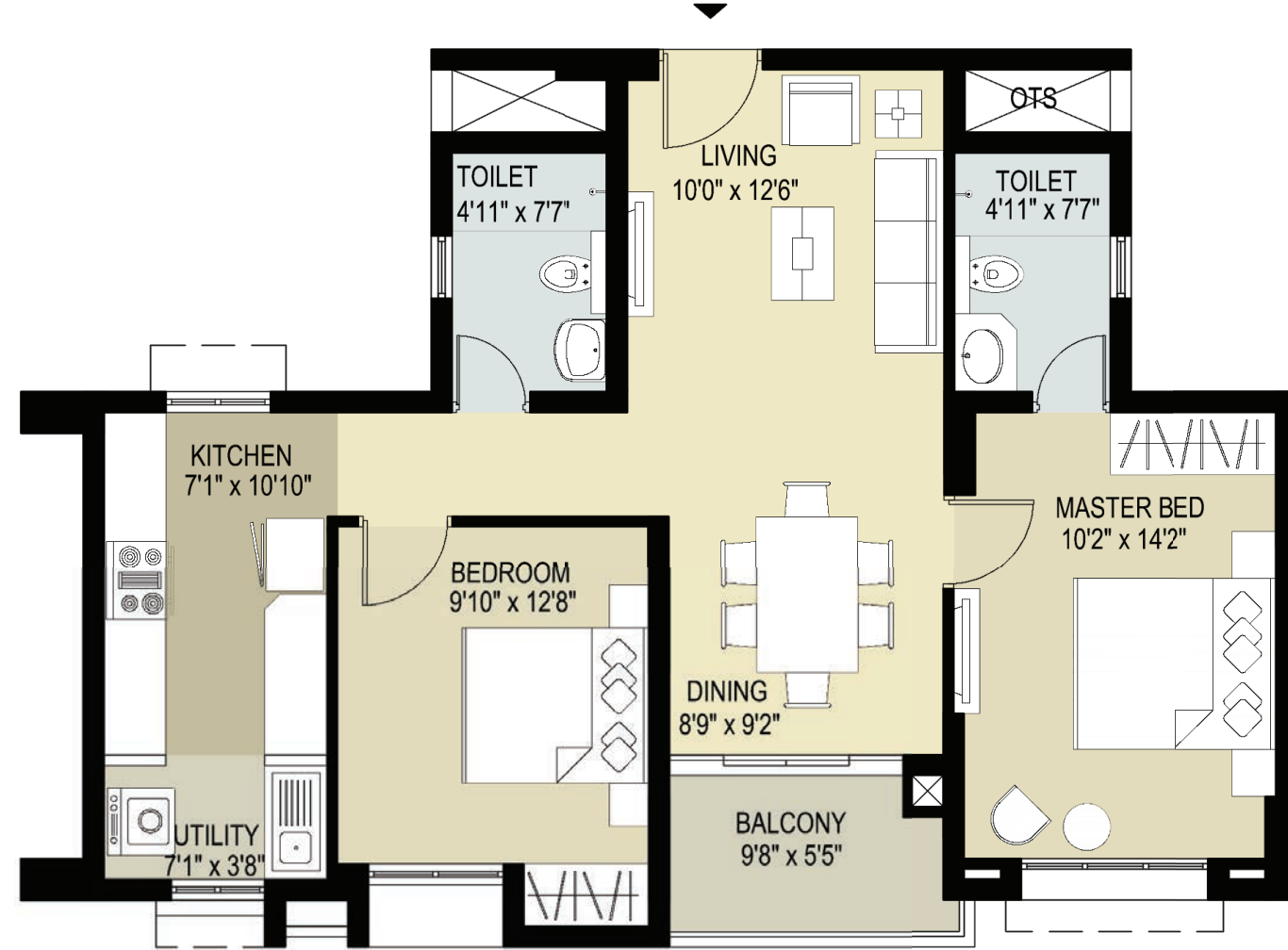
UNIT SELECTION GUIDE

images shown for graphical representation only.

FLOOR PLAN

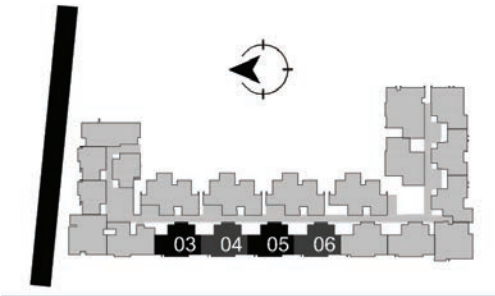


Premium 2 BHK
Unit plan

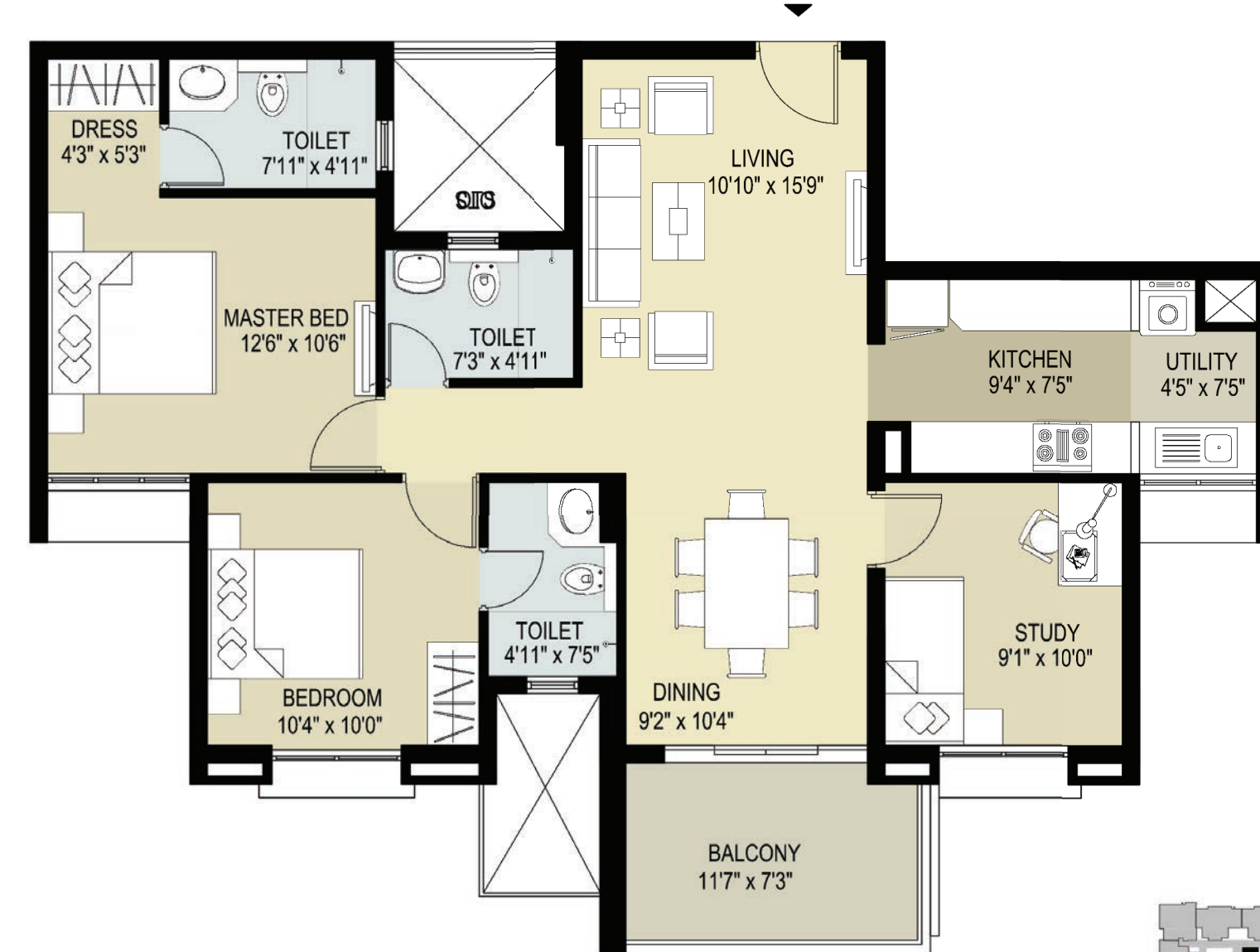


2BHK 2T - West Facing

Carpet Area (RERA)	700 Sq.ft.
Total Area	1115 Sq.ft.

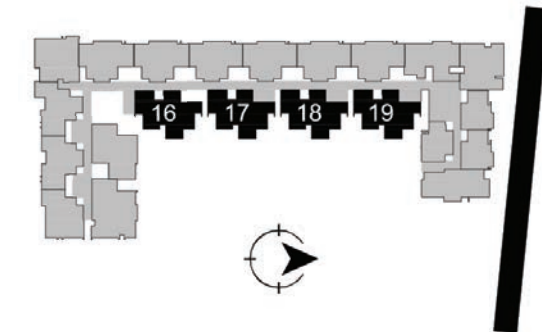


Elite 3 BHK
Unit plan



3BHK 3T - East Facing

Carpet Area (RERA)	884 Sq.ft.
Total Area	1439 Sq.ft.





Images shown for graphical representation only.

LIGHTHOUSE SPECIFICATIONS

Description	Specification
Structure	
1. Structure	RCC framed structure in compliance with seismic zone III
2. External Walls	200mm TK solid block masonry with plastering
3. Internal Walls	100mm TK solid block masonry with plastering
Doors & Windows	
1. Main Door	1 st quality Teak wood frame with solid core flush shutter of 32mm thick with veneer of 4mm thick on both sides / free hung door & solid core flush shutter with laminate finish with brass hinges, tower bolt, Godrej lock
2. Internal Door	Sal wood frame / free hung doors with solid core flush door shutter with SS hinges mortise lock
3. Toilet Doors	Sal wood frame / free hung doors flush door shutter
4. Windows	UPVC sliding window with mosquito shutter
5. Ventilators	UPVC ventilators
Electrical - Common	
1. DB with Manual Changeover Switch & 3 Phase Power Supply	L&T / Legrand / Hanger
2. Elevator	For 6 passengers - 8 nos. & one bed lift (automatic lift)
3. DG Backup	For lift, common area lighting, STP & WTP, one light point and fan point in each room of the flat (Living room TV & data point included)

Description	Specification
Tiling Works	
1. Living, Dining, Bedrooms, Kitchen & Passage Flooring with Skirting	Vitrified tiles of size 600mm X 600mm
2. Toilet, Balcony & Utility	Anti-skid ceramic tiles
3. Toilet / Kitchen Wall	Ceramic glazed tile dado up to door height for toilet & 2 ft. height for kitchen
4. Kitchen Counter top	Pre-polished black granite
C.P & Sanitary Fittings	
1. EWC	Parryware / Hindware
2. 2 in 1 Wall Mixer	Jaquar CP fixtures
3. Health Faucet with Bib Cock	Jaquar
4. Wash Basin	Parryware / Hindware
5. Shower Head	Jaquar
6. Stainless Steel Sink	Single bowl sink with drain board
Painting	
1. Ceiling	Asian Paints - Tractor Emulsion
2. Internal Walls	Asian Paints - Tractor Emulsion
3. External Wall	Exterior quality acrylic emulsion / Apex

LOCATION ADVANTAGES

Schools Distance

Narayana e-TECHNO Schools	1.6 km
Vel's Vidyashram Senior Secondary School	2.6 km
Sri Chaitanya Techno School	3.5 km
St. Theresa Girls Higher Secondary School	3.8 km
C.S.I St. Stephen's Matriculation School	4.0 km
Srimathi Sundaravalli Memorial School	4.0 km
Tagore Matriculation School	4.7 km



Transportation Distance

Meenambakkam Metro Station	7.5 km
Chrompet Railway Station	3.3 km
Pallavaram Railway Station	3.8 km
Velachery MRTS Station	9.7 km



Hospitals Distance

PCMC Hospital (The multispeciality hospital)	1.9 km
Deepam Hospital	3.3 km
Dr. Kamakshi Memorial Hospital	5.9 km
Hindu Mission Hospital	8.1 km



Recreation Distance

PVR Cinemas, Grand Galada, Pallavaram	5.6 km
Grand Mall, PVR Cinemas, Velachery	8.2 km
Phoenix Market City Mall, LUXE Cinemas	11.6 km



Site Address: TVS Emerald LightHouse, 200 ft. Radial Road, Zamin Pallavaram Village, Pallavaram, Chennai - 600 117.

A LOCATION THAT'S A CUT ABOVE.

TVS Emerald LightHouse is situated on the 200 ft. Pallavaram-Thoraipakkam road, a strategic location that lets you enjoy the best of the city. It's right opposite to Embassy Splendid Tech Zone, an upcoming IT Hub near Pallavaram, with easy access to the Metro, the Airport and the IT belt. Additionally, with its proximity to the city's major work and entertainment hubs, you'll never miss out on anything.





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

SITE ADDRESS: TVS Emerald LightHouse, 200 ft. Radial Road, Pallavaram, Chennai - 600 117.

CALL 88077 87878. www.tvsemerald.com | RERA: TN/29/Building/0005/2017