



Call 80560 04841 www.tvsemerald.com

Site Address: TVS Emerald GreenAcres, Perungalathur - Kolapakkam Main Road, Kolapakkam, Chennai - 600 048.
Sales Office: Emerald Haven Realty Ltd. 119, Greenways Tower, St. Mary's Road, Abhiramapuram, Chennai - 600 018.

RERA Registration No.: TN/01/Building/0236/2017 | www.tnrera.in

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 so to help visualize the spaces better. Refer the specifications to understand the flooring provided at different spaces of the unit.

GreenAcres/Phase-2/Apt. Brochure/March-2020



This home was not built just for you. It was built for your kids and your grandkids as well! TVS Emerald GreenAcres checks all the right boxes enabling it to remain relevant for many, many years to come. With one of the most sought after locations in Chennai, lush greenery all around it and a host of luxurious amenities, TVS Emerald GreenAcres is the pick of the present and a portal to the future. Read on to discover more about your home that is sure to last a lifetime!



APARTMENTS THAT LAST LIFETIMES

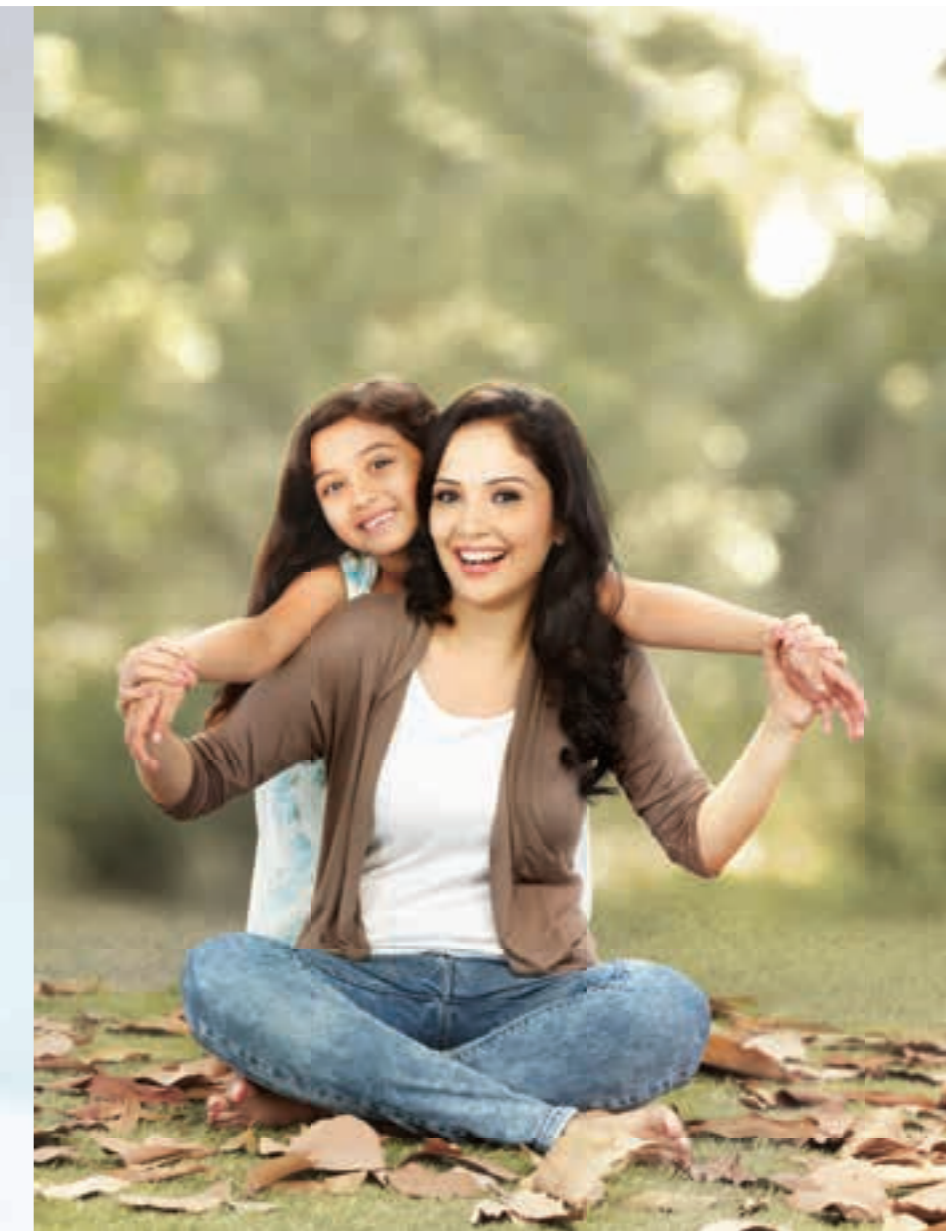
An 18 acre community in Kolapakkam, GreenAcres offers 2BHK and 3BHK apartments that are thoughtfully designed to cater to your unique needs. Spread across 7 fabulous blocks and located near Tambaram, this residential haven has been specifically designed with 63% open area and 37% built area. Easily accessible, yet away from the hustle and bustle of the city, Emerald GreenAcres provides you with a fun and peaceful lifestyle.



APARTMENT FEATURES

SPACE, NOW AND FOREVER.

Emerald GreenAcres has been designed to provide you with the greatest luxury anyone can offer, space. With 63% open area available, you can escape the concrete jungles that try to engulf you and enable your future generations to live free at Emerald GreenAcres.



GREENERY, AN ETERNAL BLESSING.

Apart from the abundance of greenery in and around Emerald GreenAcres, we have included an exclusive treat for top floor apartment residents. Enjoy the luxury of a private balcony garden where you and your loved ones can enjoy a quiet moment or engage in some gardening.



POWER, A LIFETIME SUPPLY.

Catering to your dual desires of preserving the environment and saving on electricity bills, GreenAcres provides a state-of-the-art Solar Energy System.

This future-ready facility not only enables massive energy savings and keeps the planet green; it also reduces the heat of 4th floor apartment rooftops.



CONVENIENCE, THAT BENEFITS GENERATIONS.

That massive sofa, the wide desk or an entire plant collection; the service lift transports your items safely and securely to your apartment floor.

GreenAcres has also created wider corridor areas and lift lobbies to provide great space and ventilation that will thrill residents both now and in the future.

THE CLUBHOUSE, TO COMPLETE YOUR LIFESTYLE.

The magnificent Clubhouse at Emerald GreenAcres lies at the heart of the community. Inspired by the very homes that surround it, the Clubhouse maintains a sophisticated facade and therefore, an impressive presence within the project. Most importantly, it is filled with all the lifestyle amenities every family desires.

LUXURY AMENITIES

- Exclusive club lounge
- Swimming pool
- Gym
- Day care / crèche
- Multipurpose / party hall
- AV theatre for private screening
- Luxurious guest bedrooms
- Indoor play area



GENERAL AMENITIES

- *Leisure park with jogging track
- *Yoga lawn with gazebo
- *Children's play area
- *Landscape garden
- *Amphitheatre
- *Commercial complex
- DG backup
- Rainwater harvesting
- Sewage treatment plant



*Amenities are part of OSR. OSR amenities can be accessed by public. This is not a gated community.

PRIME LOCATION OF BOTH PRESENT AND FUTURE

Just 15 minutes from Tambaram, GreenAcres is located close to schools, colleges and important company offices. With efficient bus transport and local trains available, GreenAcres is connected to the entire city. Strategically situated behind the Gateway IT SEZ, GreenAcres offers ease of access to both the OMR IT corridor and the Sriperumbudur & Oragadam industrial estates.

CONNECTIVITY

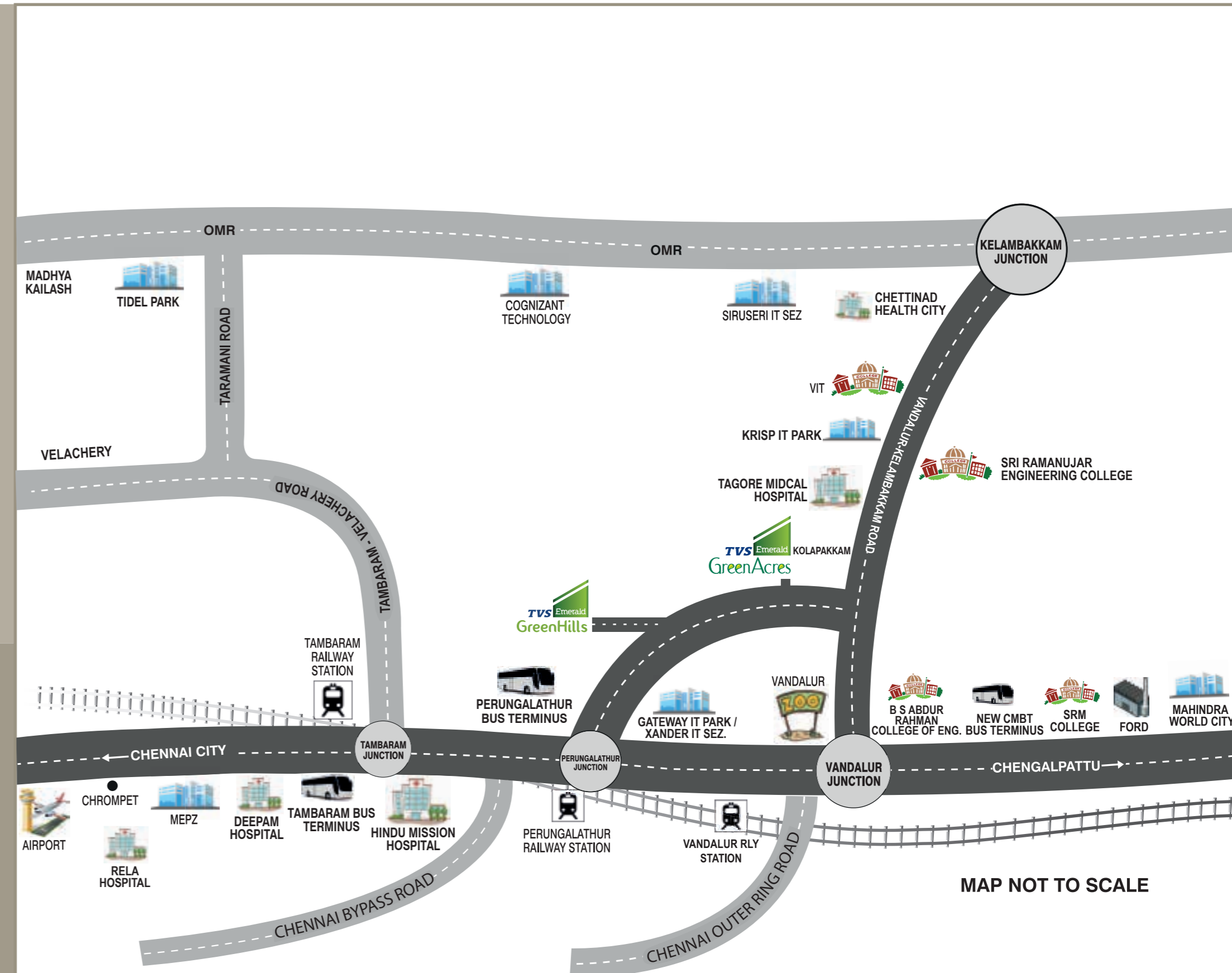
- 400 meters from Vandalur - Kelambakkam road
- Kolapakkam bus stop - 400 mts
- Vandalur railway station - 5 km
- Perungalathur railway station - 4.6 km
- Krisp IT park - 6.6 km
- Airport - 15 km

SCHOOLS

- Annai veilankanni college - 1 km
- Velammal vidyasharam - 1 km
- Ramanujar engg. college - 1.5 km
- BS Abdur Rahman university - 3 km
- SSM school - 4.5 km
- GKM vidyashram school - 4.5 km
- Euro kids - 6 km
- The park school - 6 km
- Ebenezer matric. school - 6 km

HOSPITALS

- Annai velankanni hospital - 1 km
- Tagore medical hospital - 3 km
- Hindu mission hospital - 6 km
- Deepam hospital - 6 km



FLOOR PLANS AND UNIT PLANS

FLOOR PLAN

Each apartment block comes with spacious corridors 6 feet wide, with abundant space for ventilation. The smart design allows for four light wells for common areas on all the floors to get natural light and therefore, you can save on electricity spends. A 5-feet wide staircase extends out into a larger, more impressive lobby, guaranteed to wow visitors.

3BHK

Each of our 3BHK apartments are not only spacious and well-ventilated, but also designed according to the principles of Vaastu. Two of the bedrooms come with attached bathrooms, while the third bedroom has easy access to the extra common bathroom. Each 3BHK apartment comes with its own exclusive foyer space.

2BHK

Each 2BHK apartment offers natural ventilation in both the bedrooms, and the entire living area is designed with ample space keeping the whole family in mind. It comes with an exclusive service area near the kitchen. And of course, the apartments are designed according to Vaastu principles.

TVS EMERALD GREENACRES - MASTER PLAN



Emerald GreenAcres spans across a massive 18 acres community. It is thoughtfully planned with apartments conveniently located at the entrance of the community offering a great view, and the elegant villas nestled behind. Those residing in the 484 apartments can easily commute to the main road and reach quicker, thus reducing the traffic flow inside the community.

There is even an arterial 60 feet road which runs through the entire community for vehicles to pass through easily.

This is not a gated community. OSR amenities can be accessed by public.

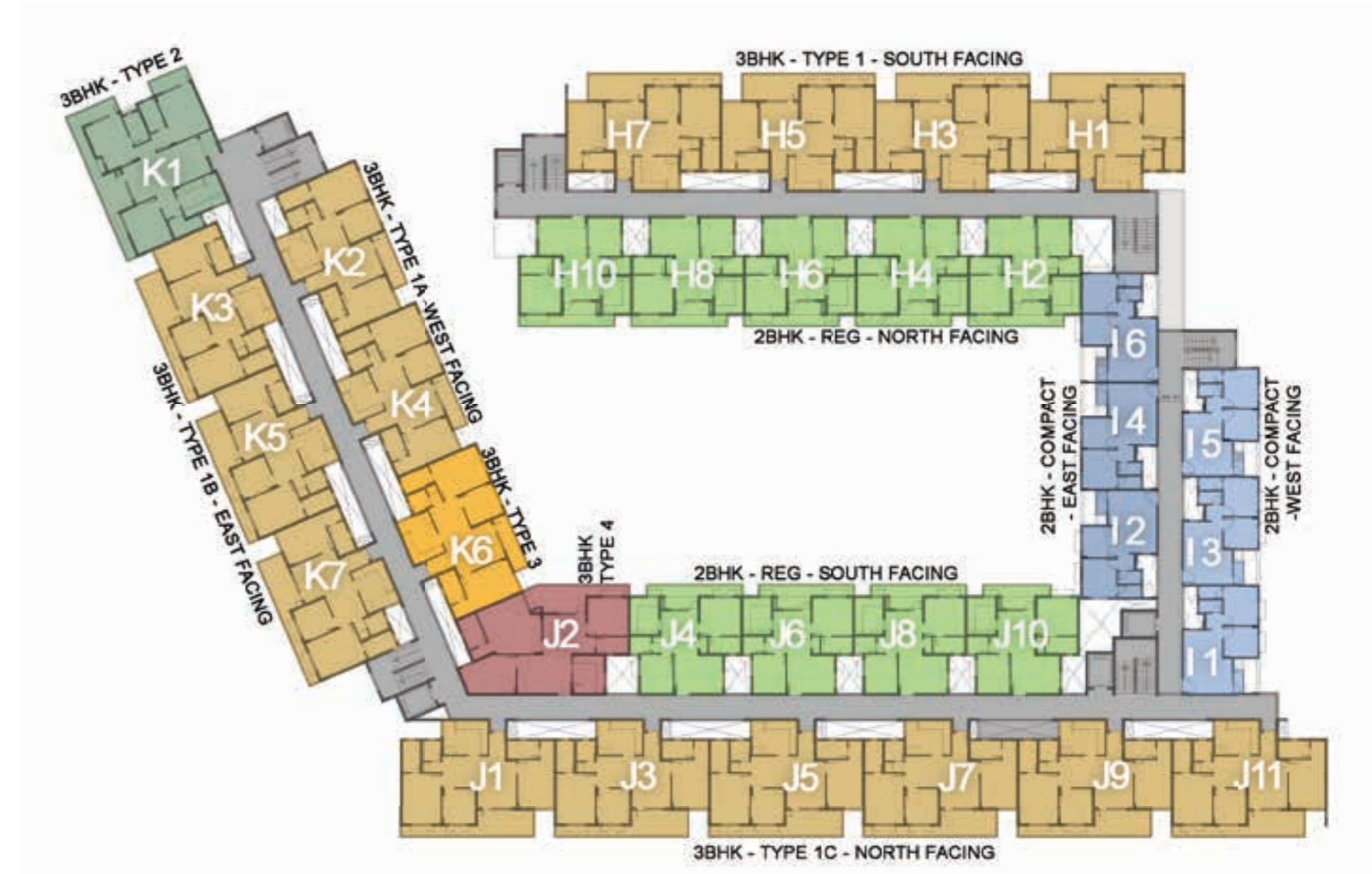


TYPICAL FLOOR PLAN -
BLOCK H, I, J & K
1ST, 2ND, 3RD & 4TH FLOOR

TYPICAL FLOOR PLAN - 1ST, 2ND & 3RD FLOOR

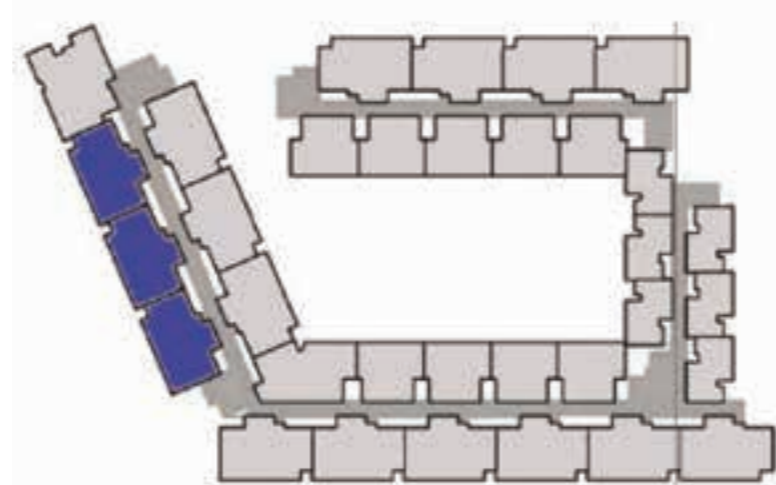


4TH FLOOR PLAN



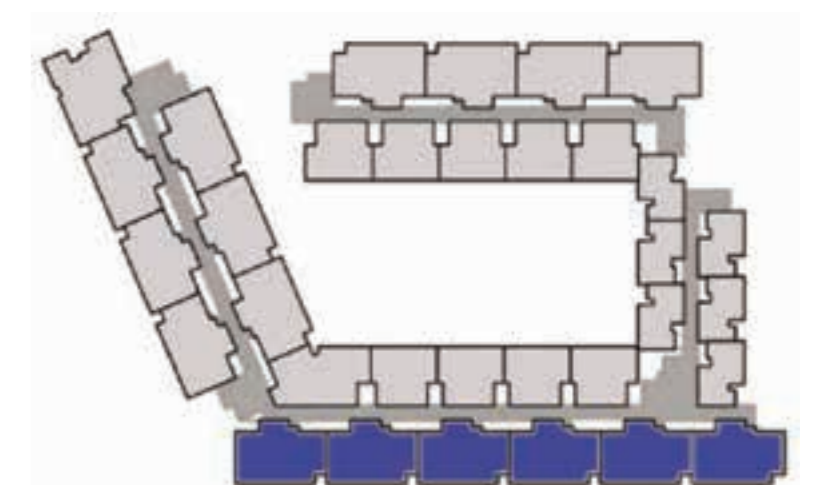
3BHK - TYPE 1B - EAST FACING

RERA TOTAL AREA : 1275 SQ.FT.
 RERA CARPET AREA : 824 SQ.FT.
 RERA BALCONY AREA : 50 SQ.FT.
 DOOR Nos. : K 103, K 105, K 107, K 203,
 K 205, K 207, K 303, K 305, K 307



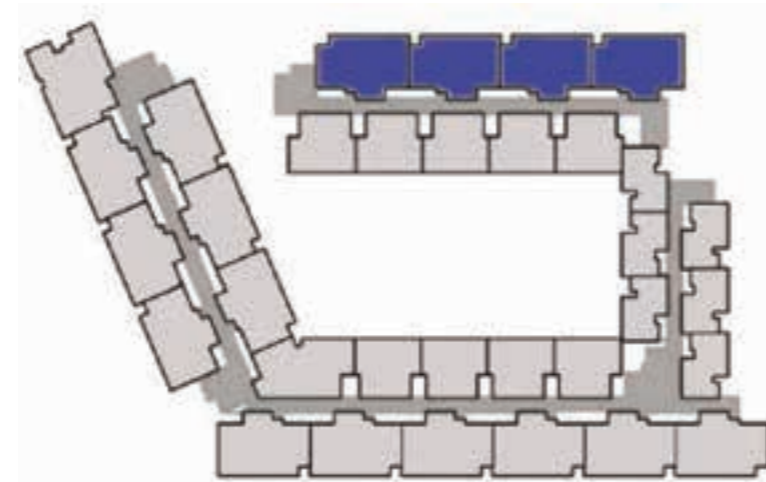
3BHK - TYPE 1C - NORTH FACING

RERA TOTAL AREA: 1275 SQ.FT.
 RERA CARPET AREA : 824 SQ.FT.
 RERA BALCONY AREA : 50 SQ.FT.
 DOOR Nos. : J 101, J 103, J 105, J 107,
 J 109, J 111, J 201, J 203, J 205, J 207,
 J 209, J 211, J 301, J 303, J 305, J 307,
 J 309, J 311



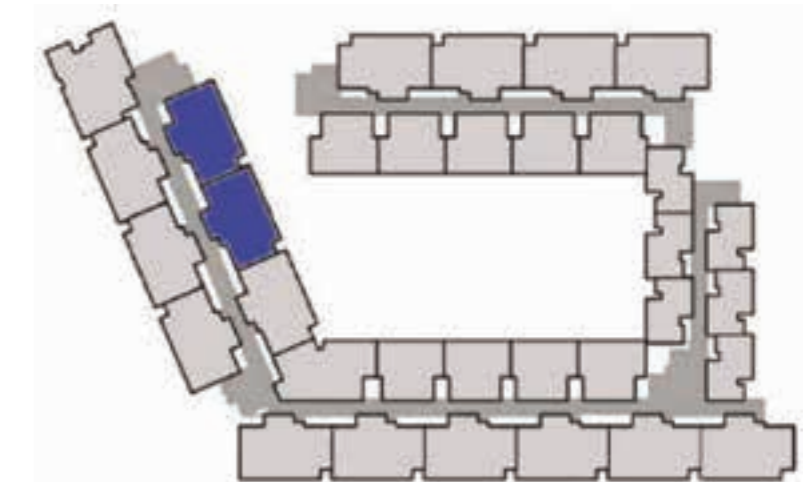
3BHK - TYPE 1 - SOUTH FACING

RERA TOTAL AREA : 1275 SQ.FT.
RERA CARPET AREA : 824 SQ.FT.
RERA BALCONY AREA : 50 SQ.FT.
DOOR Nos. : H 101, H 103, H 105,
H 107, H 201, H 203, H 205, H 207,
H 301, H 303, H 305, H 307



3BHK - TYPE 1A - WEST FACING

RERA TOTAL AREA : 1275 SQ.FT.
RERA CARPET AREA : 824 SQ.FT.
RERA BALCONY AREA : 50 SQ.FT.
DOOR Nos. : K 102, K 104, K 202, K 204,
K 302, K 304, K 402, K 404



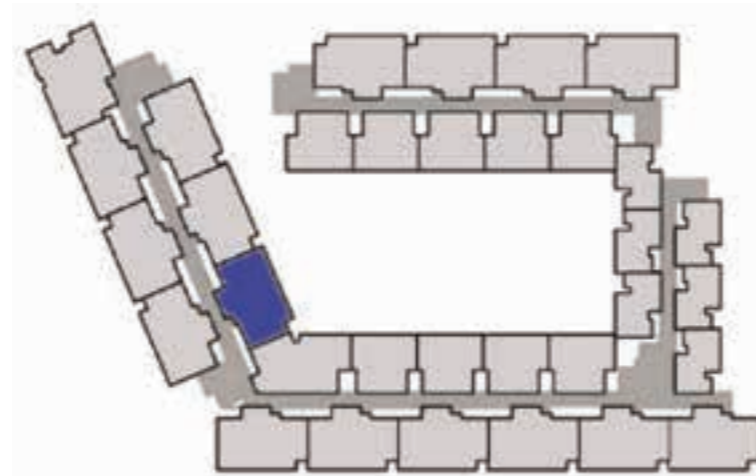
3BHK - TYPE 3 - WEST FACING

RERA TOTAL AREA : 1288 SQ.FT

RERA CARPET AREA : 833 SQ.FT

RERA BALCONY AREA : 50 SQ.FT.

DOOR Nos. : K 106, K 206, K 306, K 406



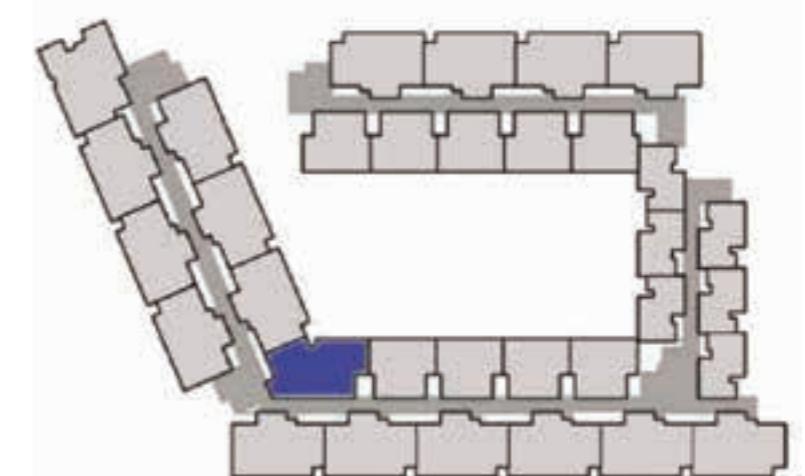
3BHK - TYPE 4 - S OUTH FACING

RERA TOTAL AREA : 1328 SQ.FT

RERA CARPET AREA : 865 SQ.FT

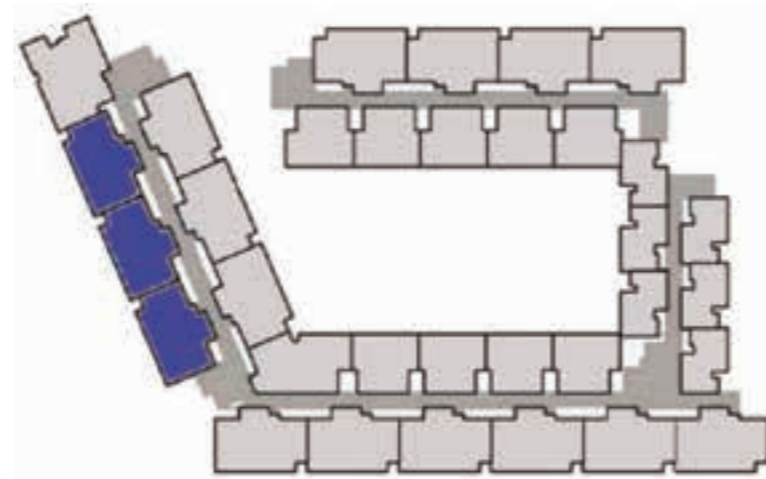
RERA BALCONY AREA : 50 SQ.FT.

DOOR Nos. : J 102, J 202, J 302



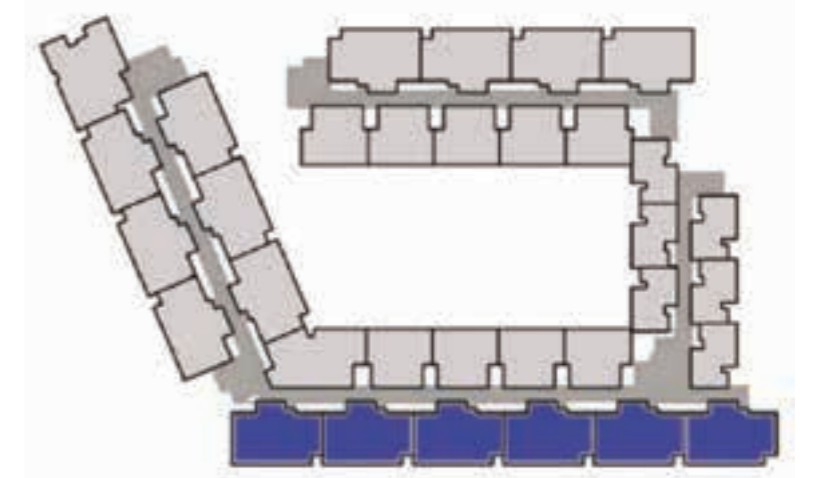
3BHK - TYPE 1B - EAST FACING

RERA TOTAL AREA : 1408 SQ.FT
RERA CARPET AREA : 824 SQ.FT
RERA BALCONY AREA : 141 SQ.FT.
DOOR Nos. : K 403, K 405, K 407



3BHK - TYPE 1C - NORTH FACING

RERA TOTAL AREA : 1408 SQ.FT
RERA CARPET AREA : 824 SQ.FT
RERA BALCONY AREA : 141 SQ.FT.
DOOR Nos. : J 401, J 403, J 405, J 407,
J 409, J 411



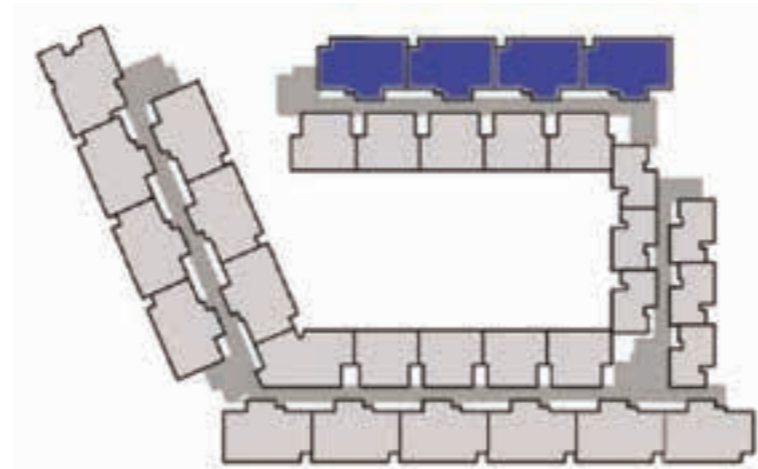
3BHK - TYPE 1 - SOUTH FACING

RERA TOTAL AREA : 1408 SQ.FT

RERA CARPET AREA : 824 SQ.FT

RERA BALCONY AREA : 141SQ.FT.

DOOR Nos. : H 401, H 403, H 405, H 407



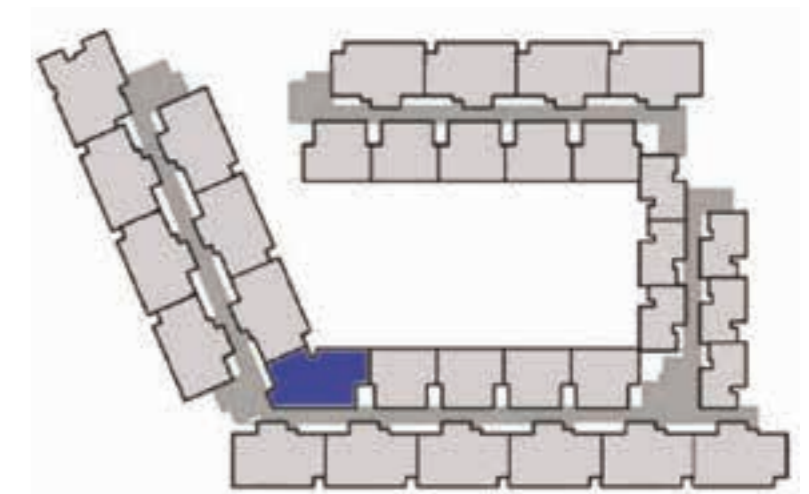
3BHK - TYPE 4 - SOUTH FACING

RERA TOTAL AREA : 1443 SQ.FT.

RERA CARPET AREA : 865 SQ.FT.

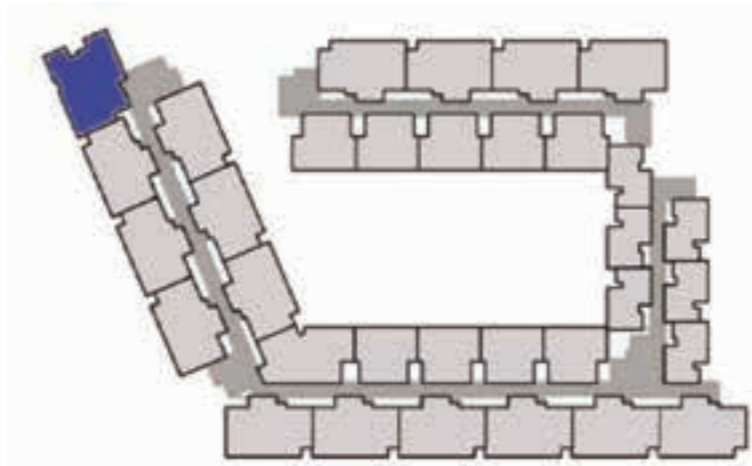
RERA BALCONY AREA : 125 SQ.FT.

DOOR No. : J 402



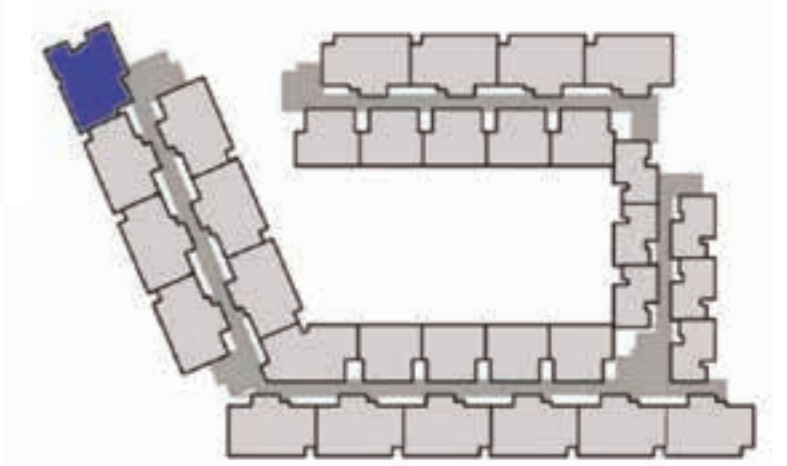
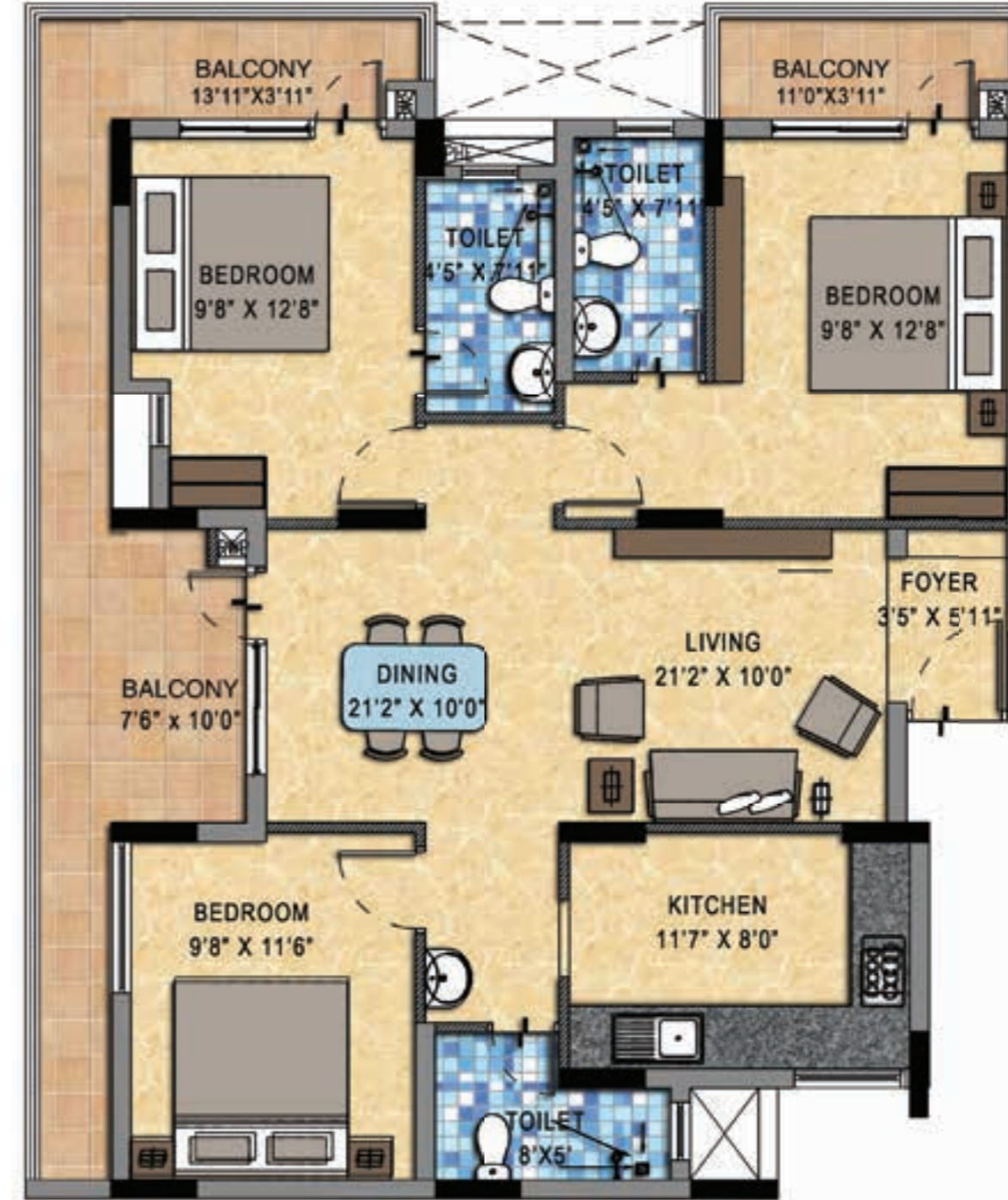
3BHK - TYPE 2 - EAST FACING

RERA TOTAL AREA : 1472 SQ.FT.
RERA CARPET AREA : 903 SQ.FT.
RERA BALCONY AREA : 107 SQ.FT.
DOOR Nos. : K 101, K 201, K 301



3BHK - TYPE 2 - EAST FACING

RERA TOTAL AREA : 1626 SQ.FT.
RERA CARPET AREA : 903 SQ.FT.
RERA BALCONY AREA : 511 SQ.FT.
DOOR No. : K 401



SPECIFICATIONS

<p>Structure</p> <ul style="list-style-type: none"> • RCC framed structure in compliance to seismic zone III with stilt floor as car parking • 200mm thick solid blocks for external walls with cement plaster finish • 100mm thick solid blocks for internal walls with cement plaster finish 	<p>Flooring</p> <ul style="list-style-type: none"> • Vitrified tiles for hall, dining, bedrooms, kitchen, foyer, pooja area • For toilets & balcony - anti-skid 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, stair case & landing - kota stone
<p>Doors & Windows</p> <ul style="list-style-type: none"> • Main doors - 1st quality teak wood door frame with solid core flush shutter finished with veneer on both sides • Internal doors & toilet doors - 1st quality burma sal wood door frame with hot press flush shutter finished with enamel paint on both sides • Windows - UPVC glazed sliding windows with mosquito mesh • Balcony french door - UPVC glazed openable door • Toilet ventilators - glazed louvered ventilators 	<p>Electrical Fittings</p> <ul style="list-style-type: none"> • All electrical wirings concealed type with good quality cables (ISI Brand) & modular switches • Provision for inverter • 3 phase power supply • Provision for TV in living & master bedroom • Provision for telephone in living / dining
<p>CP & Sanitary fittings</p> <ul style="list-style-type: none"> • European water closet with PVC flush tank - white colour Parryware/equivalent brand - floor mounted • Wash basin - white colour rectangle wash basin - Parryware/equivalent brand with CP tap • Stainless steel shower fixture with - 2 in 1 wall mixer with overhead shower arm • Stainless steel single bowl sink at kitchen 	<p>Painting</p> <ul style="list-style-type: none"> • Ceiling & internal walls painting with 2 coats of emulsion paints over base primer & putty • Exterior walls painting with 2 coats of exterior emulsion over base primer
<p>Utility Services</p> <ul style="list-style-type: none"> • DG backup for lift & common areas • Restroom for servants in all blocks • Rain water harvesting • Sewage treatment plant • Water treatment plant • Service lift at all blocks in addition to passenger lift 	<ul style="list-style-type: none"> • CCTV surveillance cameras & security system • Hygiene waste disposal management • Emergency lighting at common areas • Lightning arrester • Secured access control systems • Provision for DTH/mobile tower/solar system

PAYMENT SCHEDULE

APARTMENT PAYMENT BREAK-UP

S.No.	Description	Percentage
1.	Earnest money deposit (EMD)	₹ 2,00,000
2.	On signing the agreement (Less EMD)	20%
3.	On completion of foundation	15%
4.	On completion of stilt	10%
5.	On completion of 1 st floor slab	10%
6.	On completion of 2 nd floor slab	10%
7.	On completion of 3 rd floor slab	10%
8.	On completion of 4 th floor slab	10%
9.	On completion of flooring	5%
10.	On completion of painting	5%
11.	On possession of apartment	5%

Loans available from leading financial institutions.