

TVS

Unveiling the joy of living!



Emerald

GreenHills



The TVS Group stands for trust, quality and customer focus that has made it a household name. Now with the same pioneering spirit the group forays into real estate with Emerald Haven Realty Limited; creating living spaces that will be perfect for home buyers in every way.

Go home to peace and tranquility



Green Hills is a neatly planned community of 2BHK homes, taking shape at Nedungundram, near Perungalathur, just a few minutes drive from Tambaram. Well-connected through road and rail, Green Hills offers 12 blocks in three sizes, with 448 apartments in a stilt + 4 floor layout, spread over 6.12 acres. Built to meet the highest quality standards, each home comes with modern amenities and well-ventilated living spaces.





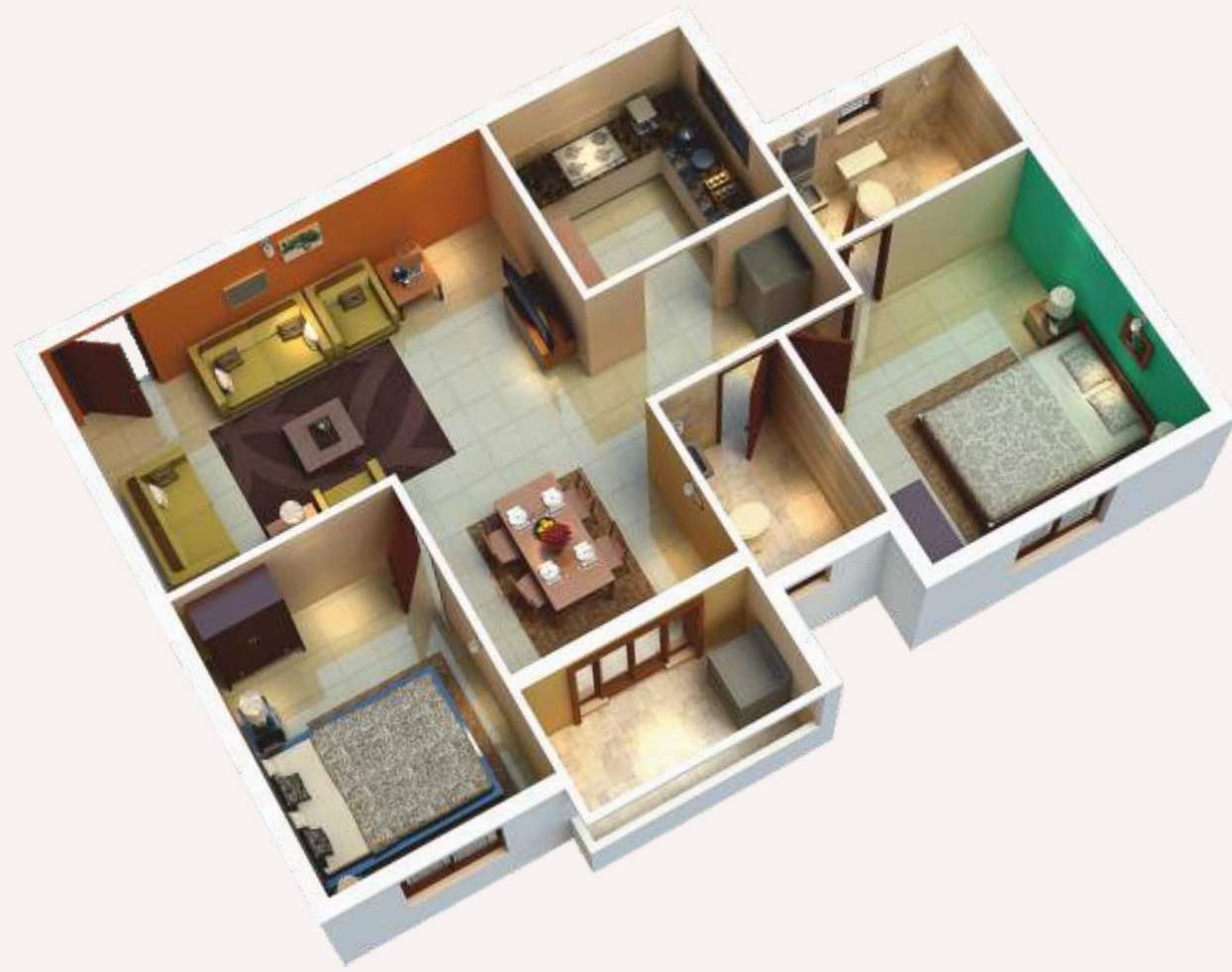
A comprehensive master plan offering well-designed blocks with maximum green space and spacious drive ways that create a delightful, pollution-free environment.

Master Plan



Well-designed homes
built with you in mind

- Aesthetically designed apartments
- 100% Vaastu compliant
- Wide spacing between blocks to allow maximum light and ventilation
- Ample parking
- Lush green pollution-free environment
- Safe & secured



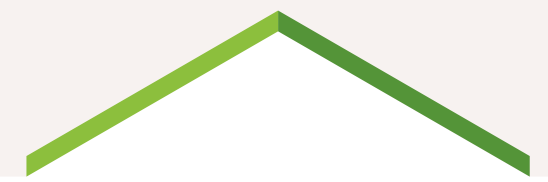
TYPE 1 Typical Floor & Unit Plan: 2 BHK / 963 sq.ft.



TYPE 2 Typical Floor & Unit Plan: 2 BHK / 886 sq.ft.



TYPE 3 Typical Floor & Unit Plan: 2 BHK / 594 sq.ft.



STRUCTURE

- RCC framed structure in compliance with seismic zone III
- 200 mm thick solid block for external walls with plastering
- 100 mm thick solid block for internal walls with plastering

PAINTING

- Internal walls - Putty with 2 coats of Acrylic Emulsion paint
- External walls - 2 coats of Apex Ultima weatherproof paint
- Main Door - Melamine Polish
- Internal Doors - Enamel Paint

DOORS & WINDOWS

- Main Door - 1st quality teak wood frame with imported skin paneled door shutter
- Internal doors - Country wood frame with imported skin paneled door shutter
- Toilet Doors - Sintex PVC door shutters with brass hinges & tower bolts
- Windows - Powder coated NCL openable windows with safety grills
- Ventilators - Powder coated NCL louvres with safety grills
- Balcony - French door and window with safety grills

FLOORING

- Living, dining, bed rooms, kitchen and passage - Vitrified tiles
- Toilets & balcony - Ceramic anti-skid tiles
- Toilet wall - Ceramic glazed tile dado up to 7 feet height
- Kitchen counter top dado - Ceramic glazed tile dado up to 2 feet height
- Kitchen counter top - Black granite
- Lobby, corridor, staircase & landing - Tandur blue stones

CP & SANITARY FITTINGS

- Parryware / equivalent brand - Floor mounted EWC and wash basin
- Parryware / equivalent brand - 2 in 1 wall mixer, health faucet & overhead shower arm
- SS single bowl sink in kitchen

ELECTRICAL WORK

- 3 phase connection
- Anchor / equivalent brand modular switches with ISI cables

| S.No. | Description | TYPE 1 & 2 (Nos) | TYPE 3 (Nos) |
|-----------------------------|--------------------------------|---------------------|-----------------|
| Living / Dining Room | | | |
| 1 | Light points | 6 | 3 |
| 2 | Fan points | 3 | 1 |
| 3 | 5A socket | 4 | 2 |
| 4 | 15A socket for Fridge | 1 | 1 |
| 5 | TV & Telephone point | 1 | 1 |
| 6 | Calling Bell point | 1 | 1 |
| Kitchen | | | |
| 1 | Light point | 1 | 1 |
| 2 | 5A socket | 2 | 2 |
| 3 | 15A socket | 1 | 1 |
| 4 | Exhaust point | 1 | 1 |
| Bed Rooms | | | |
| 1 | Light points | 2 | 2 |
| 2 | Fan point | 1 | 1 |
| 3 | 5A socket | 3 | 1 |
| 4 | AC point in Master Bedroom | 1 | 1 |
| 5 | AC point in Guest Bedroom | 1 | - |
| Balcony | | | |
| 1 | Light point | 1 | 1 |
| 2 | 15A socket for Washing Machine | 1 | 1 |
| Toilets | | | |
| 1 | Light points | 2 | 1 |
| 2 | Geyser point | 1 | 1 |

POWER BACKUP

- Elevator - 8 passenger automatic lift
- DG backup - For lift & common area lighting
- Provision for inverter

Specifications



Outdoor Amenities:

- Jogging track
- Children's play area
- Basketball hoop
- Playground
- Landscaped garden

Club House

- Multipurpose hall
- Gymnasium
- Library
- Creche
- Indoor games

Commercial Complex with space for:

- Department Store
- Bakery
- Cafe / Restaurant
- Medical Centre and Pharmacy
- ATM
- Internet Cafe
- Unisex Salon
- Fruit & Vegetable Shop

Utilities

- DG backup for lift and common areas
- Separate service provider's restroom in all blocks
- Rainwater harvesting
- Sewerage treatment plant



Club House with a host of amenities



Easily accessible location

Green Hills is nestled in a calm, peaceful neighbourhood adjoining Perungalathur near Tambaram. Located close to bus, suburban train station and social conveniences, Green Hills is situated behind Shriram Gateway IT SEZ, offering convenient access to OMR IT corridor, Mahindra World City, MEPZ SEZ and Oragadam Industrial estate. Proposed 150' Tambaram bypass road will offer connectivity to East Tambaram and Medavakkam areas. Leisure, shopping and entertainment options are available aplenty in neighbouring Tambaram, making Green Hills the ideal location for your family.

● SCHOOLS

1. SSM School
2. GKM Vidyashram School
3. Euro Kids
4. The Park School
5. Ebenezer Matriculation School

☒ HOSPITALS

1. SRM Hospital
2. Tagore Medical Hospital
3. Hindu Mission Hospital
4. Chettinad Health City

Know your neighborhood



Emerald Haven
Realty

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