



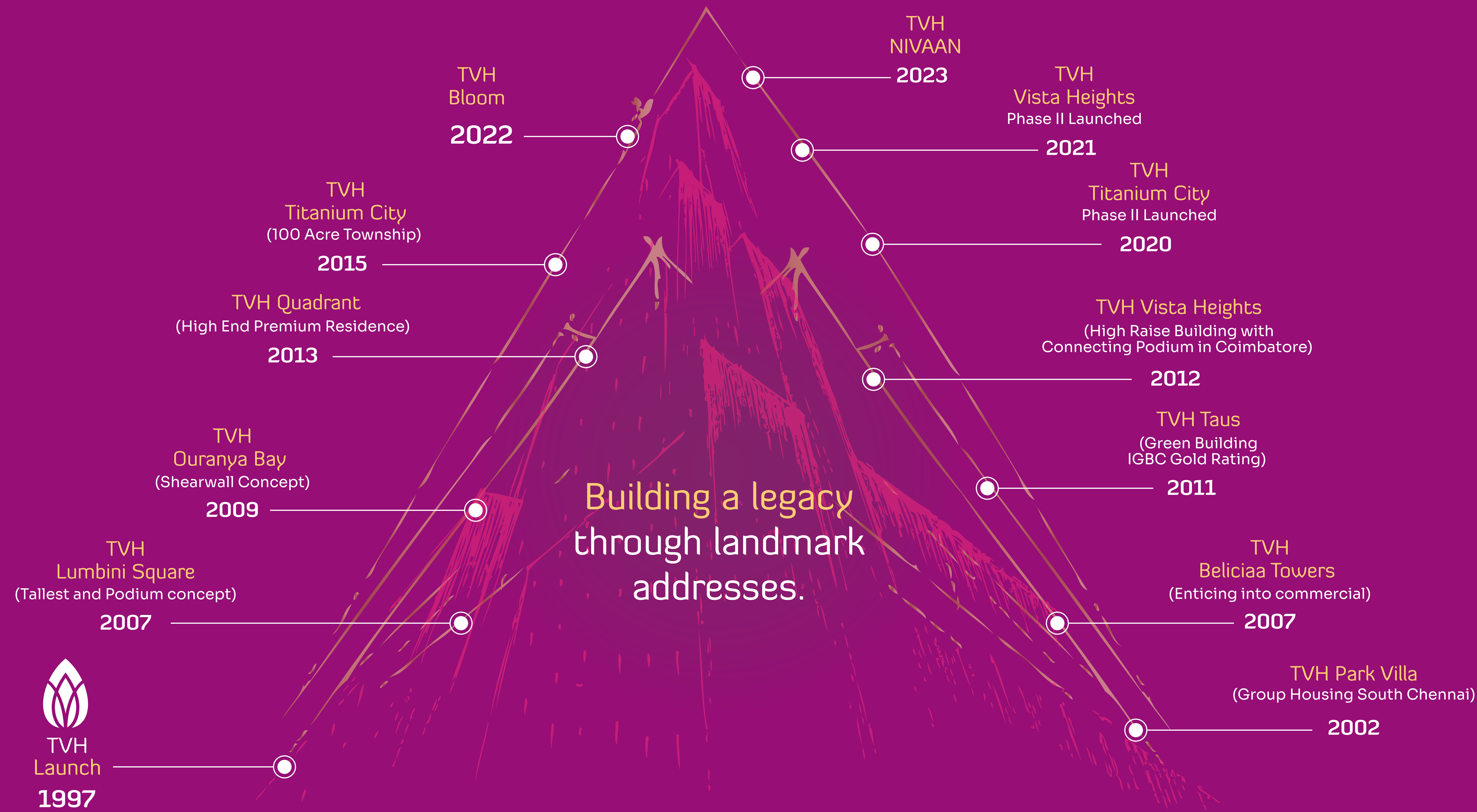
There's a place for you.  
In the heart of the city.



## Setting and maintaining standards

TVH ensures that every project meets its lofty standards of construction. Quality parameters apply to every aspect individually and stringent processes ensure that there is no lag anywhere.

Only brands and materials of proven quality and reputation are used, and no effort is spared to bring our customers the finest residential experience they can have!

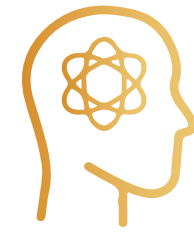




## Mission

TVH is focused on establishing an unrivalled reputation for excellence and achievement by ensuring that each project is a product of perfection, outlined by the following objectives:

- 🔥 Value for Money
- 🔥 Customer Satisfaction
- 🔥 Enhanced Innovation
- 🔥 Quality
- 🔥 Fair Practice
- 🔥 Equal Opportunity Employment
- 🔥 Prompt Project Delivery



## Vision

TVH envisions its path and aspires to:

**Expand** efforts to continually perform above customer expectation

**Endeavour** to become the benchmark for the construction industry

**Build** a performance driven culture that provides value-added construction services

**Create** an environment that fosters the growth and development of the people.

**Strive** to be a national player with a high standard of ethics, workmanship, and integrity.

**Promote** collaborative understanding and satisfaction across the suppliers, contractors, subcontractors and employees.

**Be driven** by obsession for reliability, excellent service and quality.

**Achieve** the goal of consistently constructing

3 million sq. ft. every year.

## In the words of the Chairman...

Projects, unparalleled in their execution. Ideas, ahead of their time. Standards, unquestionably above-par. For 25 years we at True Value Homes, have been presenting Chennai metropolis with an exquisite residential aesthetic – one that has earned us a renown and a place for ourselves in the heart of the people. Be it high rises that vie for attention in the cityscape, sprawling 100-acre townships or novel conceptions which evoke awe, our 35+ projects have individually made an indelible impression upon the city. What’s more, we have always distinguished ourselves by implementing latest technological innovations and process enhancements in order to bring about fine residential experiences.

Yet, driven as we are by an unflinching commitment to deliver the highest value to our customers, we are not one to rest on our laurels. We strive forward, pushing our boundaries, and endeavour to exceed benchmarks set by our previous projects.

Today we are proud to present you with a project that is emblematic of the Nivaan! A premier project in the very heart of the city, Nivaan offers you the TVH experience comprehensively.

Let us discover newer vistas together!



For those who have  
the city in their hearts!

The city is on the move. As it grows and expands, more people see the outskirts as a good choice for the location of their home.

However, a lucky few still get to live within the city. The lucky few who can make anybody envious with their pin code. Those who have every important destination within reach.

For those wish to experience this sensation – the charm of the actual ‘city life’ – we have just the right answer.

**NIVAAN**  
SALIGRAMAM

Right in the very heart of the city, Nivaan takes shape upon the Arcot Road – the nerve centre of one of the city’s most bustling localities. What’s more, Nivaan’s floor plans ensure that joy of living in a spacious home meets every convenience at arm’s reach!





TVH  
The Value Home

NIVAAN  
TVH



## A vision for comfort

Luxury of living in the city meets the luxury of your home.

Much thought has gone into the crafting of the layouts at Nivaan, as befits a luxury home in the heart of the city. This is evident in the design – a stilt + 5 structure – with a very impressive façade.

What delights more, is the location where this luxury is shaping up – Saligramam!

One of the most sought-after residential areas in Chennai, Saligramam is home to the who's who of the city. The location offers the perfect balance of connectivity and calm environs. The winding tree-lined interiors are, at all times connected to main avenues. And Nivaan is quite simply the jewel in its crown.

Homes are designed considering the residents' need for space. A residential unit at Nivaan, offers an edge in space than a comparable unit anywhere, on the average. There is no question of compromising on the space. The units are completely Vaastu compliant, and is complemented by features such as the walk-in wardrobe in the Master bedrooms of our 3BHK units.



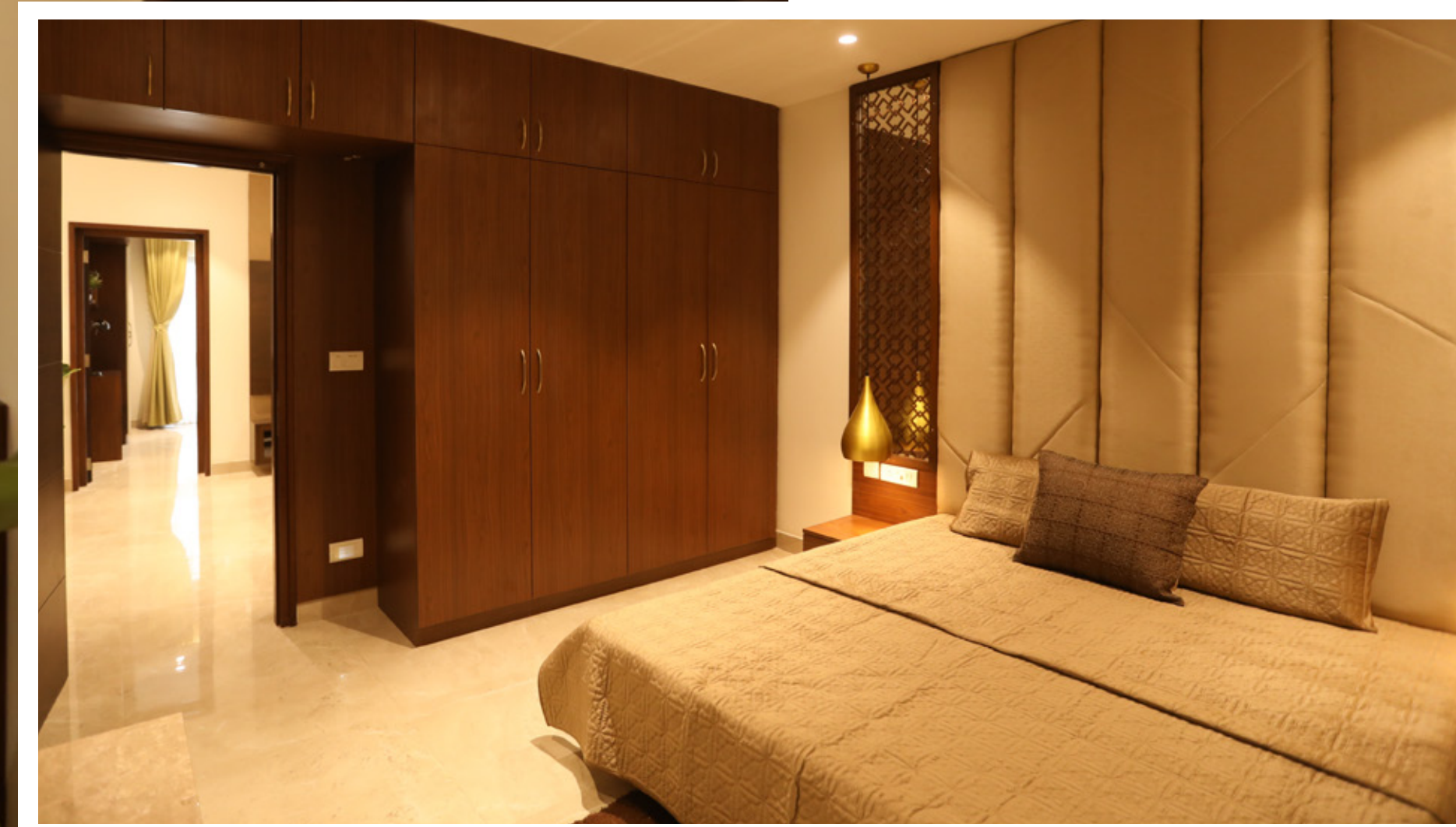
## The luxury of space

Space is the primary yardstick for luxury. And Nivaan amplifies this factor with an effective use of floor space. The interiors are designed to present more light and ventilation, which coupled with the space, make for utmost comfort.

Homes can expect their own spaces, and zero intrusiveness. The architecture projects ease and comfort: right from the exquisite façade to the elegant simplicity of the layouts.

This is space that weaves magic in a humdrum urban life. And where the home is an oasis from the hustle and bustle of the city.







# Location advantages

## Transit

Proposed Metro (Avichi School)	4 Minutes
CMBT, Koyambedu	15 Minutes
Egmore Railway Station	30 Minutes
Puratchi Thalaivar Dr. M.G. Ramachandran Central Railway Station	40 Minutes
Chennai International Airport	30 Minutes

## Schools

Avichi School	4 Minutes
PSBB	6 Minutes
AVM Rajeshwari School	8 Minutes
La Chatelaine School	8 Minutes
Vani Vidyalaya	8 Minutes
Chinmaya Vidyalaya	10 Minutes
Kendriya Vidyalaya	12 Minutes
Jawahar Vidyalaya	15 Minutes

## Colleges

Avichi College	4 Minutes
La Chatelaine College	8 Minutes
Meenakshi Engineering College, KK Nagar	8 Minutes
SRM Institute of Medical Sciences	8 Minutes
Meenakshi Women's College, Kodambakkam	13 Minutes

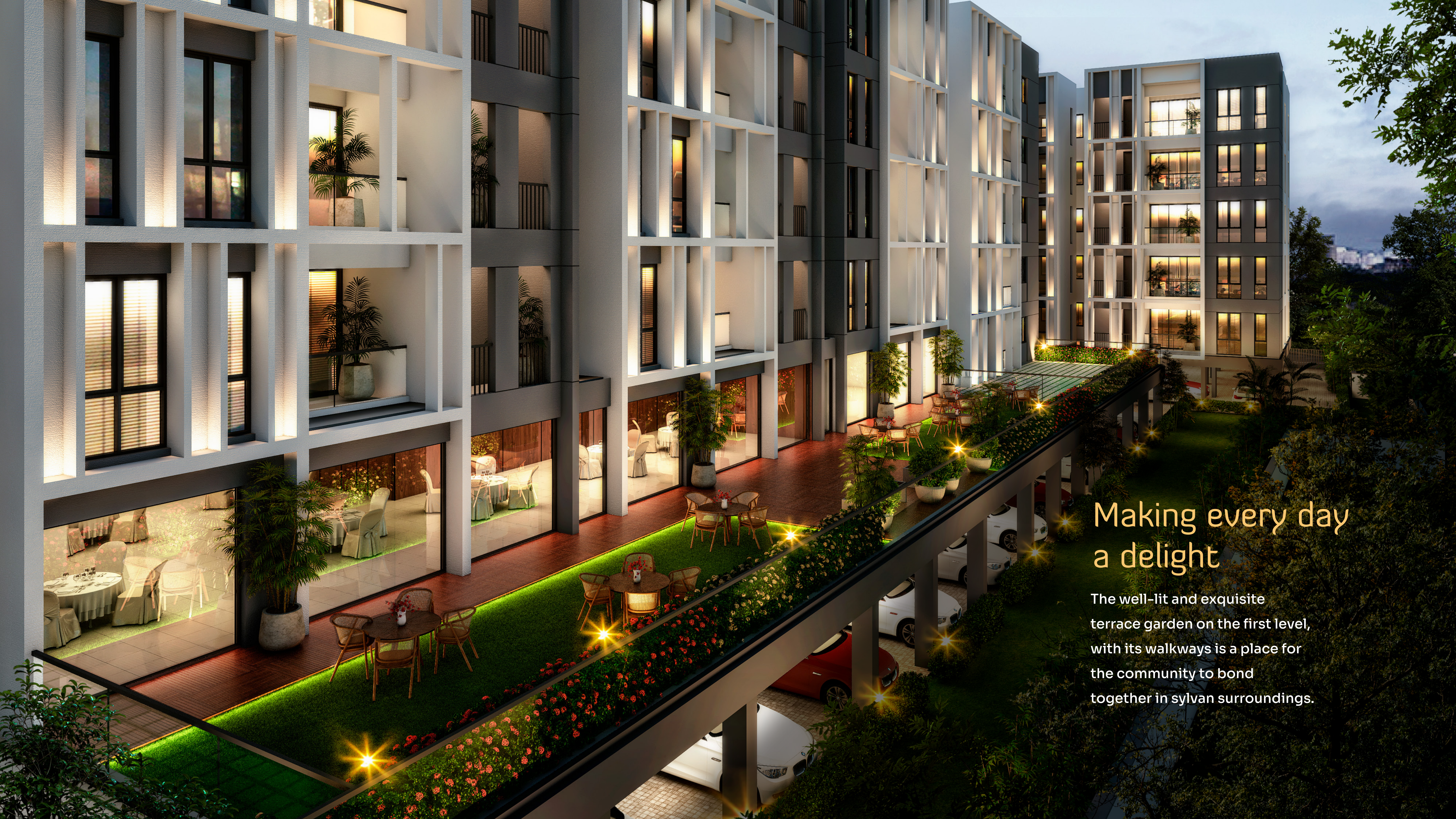
## Hospitals

Fortis Hospital	5 Minutes
Sooriya Hospital	5 Minutes
Vijaya Hospital	6 Minutes
SIMS Hospital	8 Minutes
KM Hospital	12 Minutes

## Shopping and Entertainment

Nexus Vijaya Mall	6 Minutes
Chandra Metro Mall	8 Minutes





## Making every day a delight

The well-lit and exquisite  
terrace garden on the first level,  
with its walkways is a place for  
the community to bond  
together in sylvan surroundings.

Multi-purpose Hall

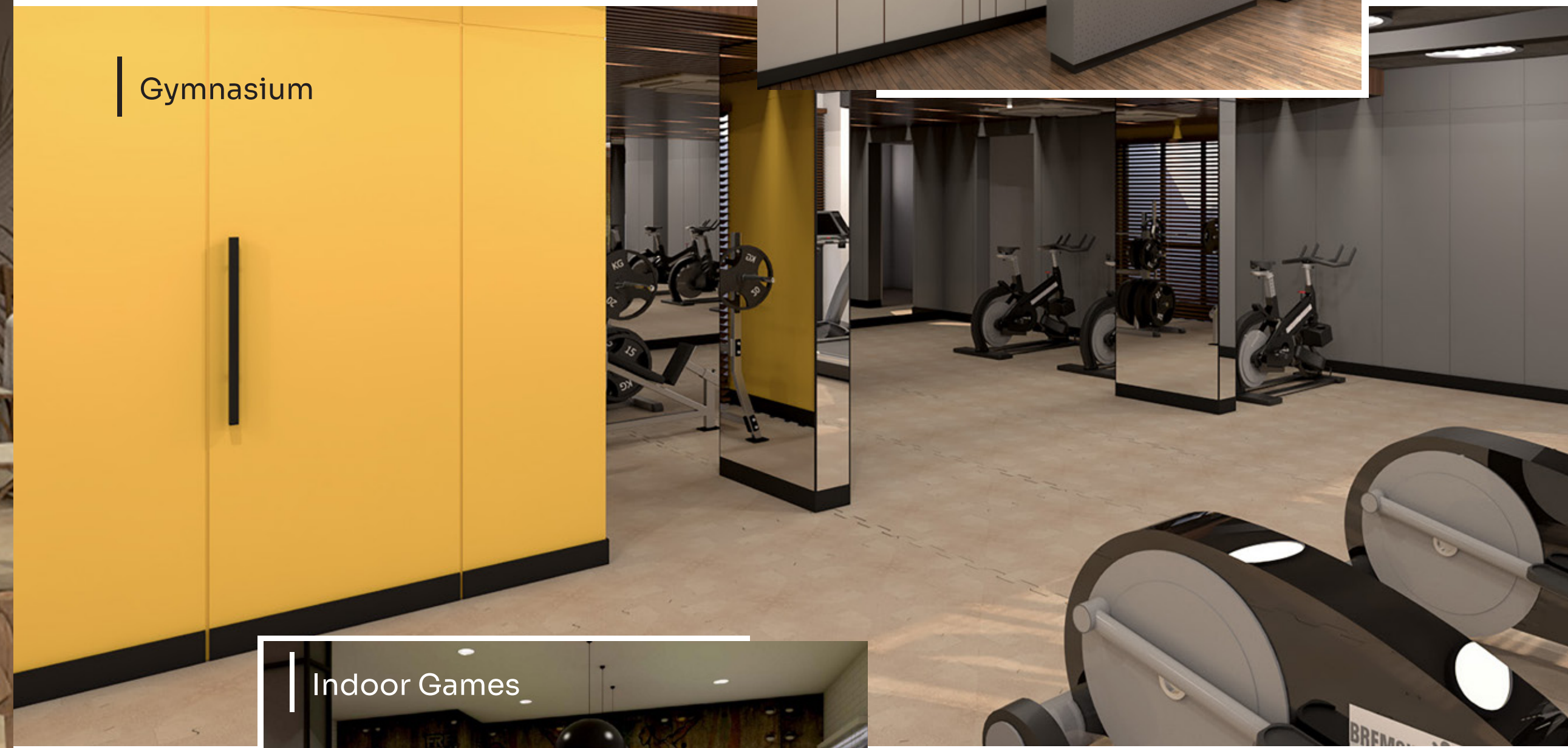


The multi-purpose hall and the gymnasium are amenities that add to the delight.



Clubhouse

Gymnasium



Indoor Games



With a welcoming reception lobby, spacious driveways, 24X7 security that rings the premises and the capacious parking bays make for a complete community living.







**SITE OFFICE**

NO: 48/7, ARCOT ROAD,  
MUTHUKUMARAPPA STREET,  
SALIGRAMAM, CHENNAI – 600 093.  
TAMILNADU, INDIA.



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RERA:

Disclaimer: