



# LAKE SHORE



# 1911

**SHRI T V SUNDARAM IYENGAR**

LAUNCHES SOUTH INDIA'S FIRST RURAL BUS SERVICE

## A LEGACY OF TRUST

TVS bring  
General Motors  
to South India.

**1929**

IMPAL begins  
trading auto  
spares.

**1954**

Brakes India begins  
operations. Sundaram  
Clayton starts  
producing Brake  
Actuation equipment.

**1964**

TVS Srichakra  
starts operations.

**1984**

TVS Motor  
Company formed.

**2001**

**1946**  
Southern Roadways  
starts serving the  
transport needs of  
India.

**1962**  
Lucas TVS  
formed to make  
Auto Electricals.

**1978**  
Sundaram Clayton  
Limited opens  
two-wheeler plant  
in Hosur.

**1986**  
TVS Electronics  
launches printers  
and keyboards.

**2012**  
TVS forays into  
real estate as  
TVS Emerald.

*A 112 Year Young Brand*

# ★ OUR PRESENCE IN CHENNAI ★

## On-Going Projects: 7

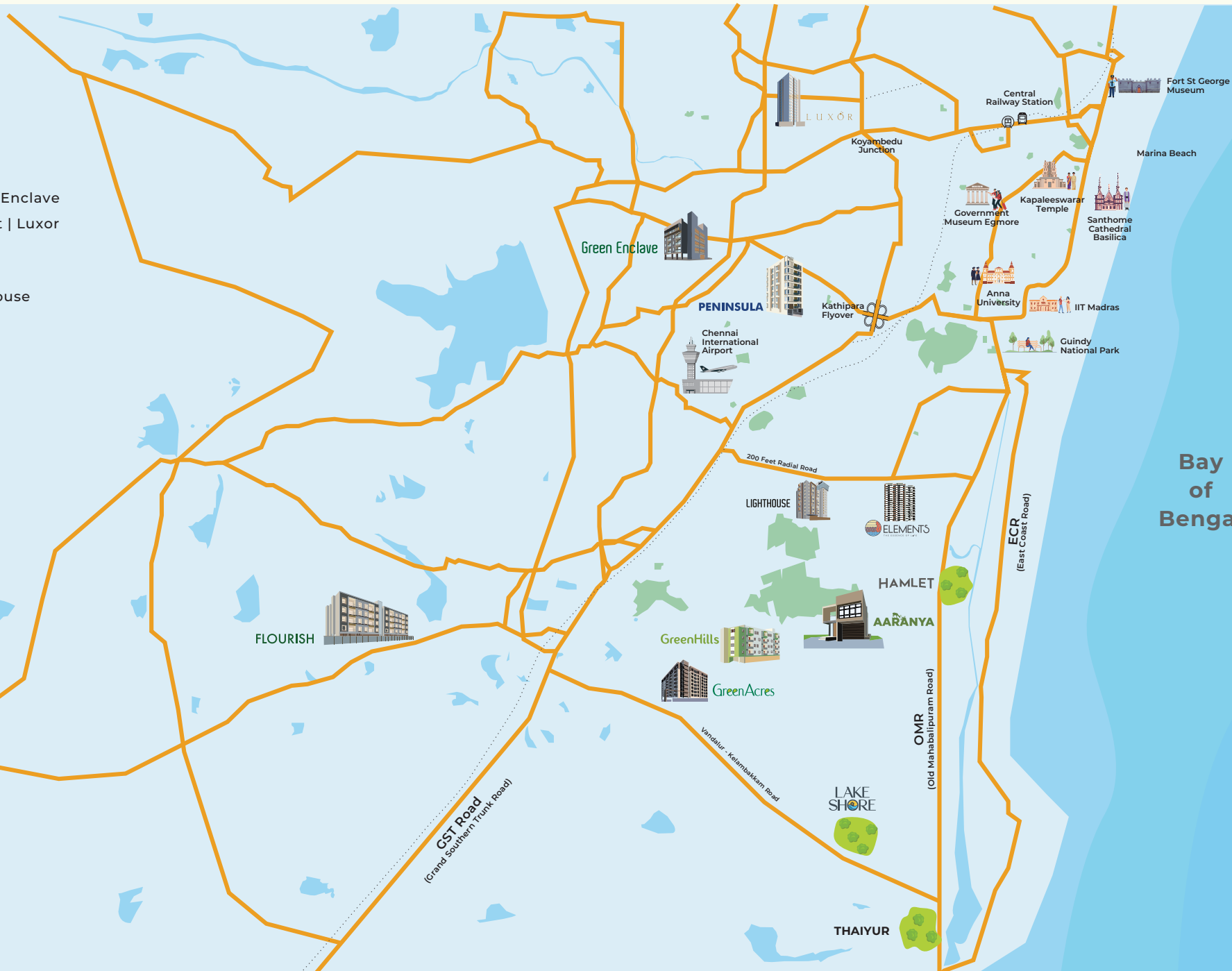
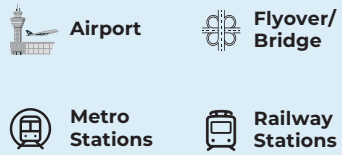
Aaranya | GreenAcres | Green Enclave  
Elements | Peninsula | Hamlet | Luxor

## Completed Projects: 3

Flourish | Green Hills | Lighthouse

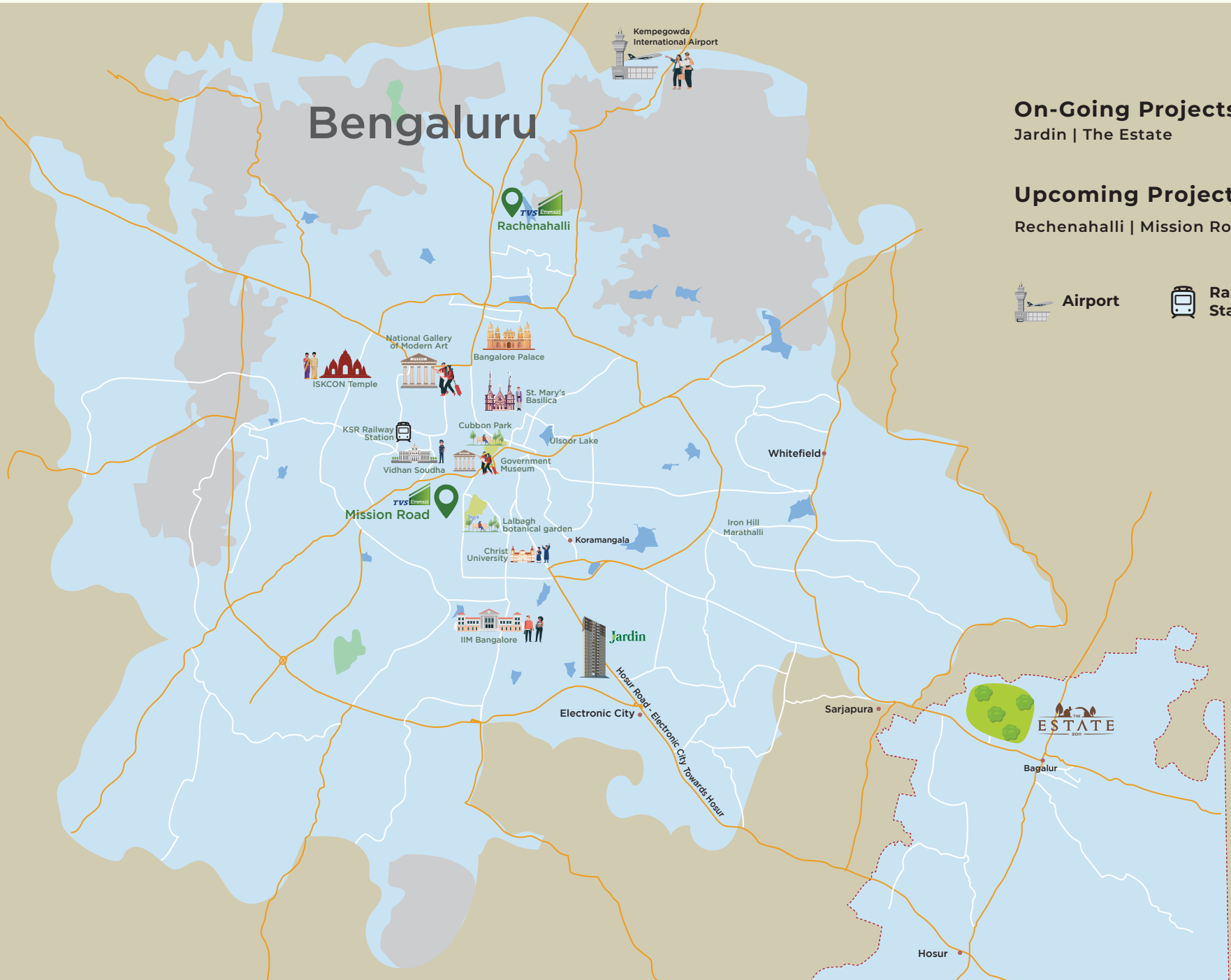
## Upcoming Projects: 3

Lake Shore | Udyana | Thaiyur



# ★ OUR PRESENCE IN BENGALURU ★

## Bengaluru



**On-Going Projects: 2**  
Jardin | The Estate

**Upcoming Projects: 2**  
Rechenahalli | Mission Road



Airport



Railway Stations



MAP NOT TO SCALE

A watercolor illustration of a serene landscape. In the foreground, a blue heron stands on a dark rock in a body of water. To the left, a tree with yellow leaves is partially visible. To the right, a large, dark green tree stands on a rock. The background features soft, hazy mountains under a pale sky. The overall style is soft and artistic.

HIGHLIGHTS OF

*FY'24*



RECORD BREAKING LAUNCH

438 CRORE

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HIGHEST EVER SINGLE DAY SALES IN CHENNAI

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OUR 1<sup>ST</sup> EVER PLOTTED DEVELOPMENT NEAR BENGALURU

98%

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INVENTORY SOLD OUT IN A SINGLE DAY

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A watercolor illustration of a serene lake scene. On the left, a heron stands on a rocky outcrop. The background features soft, hazy mountains and a bright sky. On the right, a large, dark green tree with some orange leaves stands near the water's edge. The overall style is soft and artistic, with a focus on natural elements.

# *Unveiling nature's hotspot*

## DISCOVER SERENITY NEAR SIRUSERI

Lake Shore is an 18.3 acre plotted development near Siruseri, off the Kelambakkam-Vandalur Road. This resplendent property is nestled between a lake and reserved forest yet enjoys good connectivity to the city. The project has 363 plots, with 5 unique gardens of happiness, designed for our customer's wellbeing.

Here amidst nature, we present the serene side of life.





Perungalathur

Sittalapakkam

Selaiyur

Elcot SEZ

Akkarai

Sholinganallur

Panaiyur

Vandalur

**GST Road**  
(Grand Southern Trunk Road)

Arignar Anna  
Zoological Park

Nedunkundram

Urapakkam

**Proposed  
Kilambakkam  
Bus terminus**

**Vandalur - Kelambakkam Road**

Vengambakkam

Sri Lakshmi  
Kuberar Temple



Rathinamangalam

Vandalur R.F.

Indian Institute  
of Information Technology  
Design & Manufacturing



Kandigai

VIT Chennai



Mambakkam

SBIOA  
International School  
Ottimbakkam



Karanai

Thazhambur

St. Joseph's College  
Of Engineering



Semmanjeri

PSBB school



Sathyabama Institute of  
Science and Technology



Kanathur

Mayajala  
Multiplex



**OMR (Old Mahabalipuram Road)**

**ECR (East Coast Road)**

Navalur

The Marina Mall



Bay of Bengal

**Vandalur - Kelambakkam Road**



Siruseri

Natham

Egattur

SIPCOT IT Park



DakshinaChitra  
Heritage Museum



Padur

Hindustan Institute of  
Technology & Science



Muttukadu  
Boat House

Kovalam



Pudupakkam

Jagannath Vidyalaya  
CBSE school



Chettinad Hospital  
And Research  
Institute



Kelambakkam



MAP NOT TO SCALE

# Endangered Plants



BUTEA MONOSPERMA



CASSIA FISTULA



NYCTANTHES ARBOR-TRISTIS



DILLENIA INDICA



ALANGIUM SALVIIFOLIUM

# Endangered Birds



PSILOPOGON HAEMACEPHALUS



UPUPA EOPS



MEROPS ORIENTALIS



ATHENE BRAMA



CORACIAS BENGHALENSIS

# Endangered Butterflies



EUREMA BRIGITTA



COLOTIS AURORA



PACHLIOPTA HECTOR



JUNONIA HIERTA



PARERONIA HIPPIA

A watercolor illustration of a serene landscape. In the foreground, a blue heron stands on a rocky outcrop on the left, facing right. To its right, a large, dark green tree with some orange leaves stands on another rocky outcrop. The background features soft, hazy mountains in shades of yellow and orange, suggesting a sunrise or sunset. The overall style is soft and artistic, with a focus on natural elements.

*Location  
highlights*



# *SIPCOT IT Park*

14 Minutes

# The major companies of SIPCOT IT PARK



CHANGEPOND



EXCELACOM  
CONSULTING AND TECHNOLOGY SOLUTIONS





# *Upcoming STPCOT Metro Station*

14 Minutes





*Krisp IT Park*  
10 Minutes

Stock images for representation purpose only

Approx. time as per google maps



# *Kelambakkam Junction*

10 Minutes



# *Vellore Institute of Technology*

9 Minutes



# *Chettinad Hospital*

10 Minutes



# *The Marina Mall*

14 Minutes



# *Dakshinachitra Heritage Museum*

16 Minutes

# Schools

- St. Francis De Sales Matriculation School - 3 Minutes
- PSBB School - 8 Minutes
- Jagannath Vidyalaya CBSE School - 8 Minutes
- Velammal New Gen School - 10 Minutes
- Shraddha Children's Academy - 10 Minutes
- SBIOA International School - 12 Minutes
- ChristWood school - 12 Minutes
- Vellore International School (VIS) Chennai - 18 Minutes
- FIITJEE Global School, Chennai - 20 Minutes
- Zion International Public School (ZIPS) - 22 Minutes



# Colleges

- Hindustan Institute of Technology & Science - 6 Minutes
- Vellore Institute of Technology - VIT Chennai - 9 Minutes
- Hindustan College of Arts & Science - 12 Minutes
- Institute of Information Technology, Design and Manufacturing - 12 Minutes
- Sathyabama Institute of Science and Technology - 18 Minutes
- St Joseph's College Of Engineering - 20 Minutes





# Hospitals

- Supreme Speciality Hospital - 7 Minutes
- Chettinad Hospital And Research Institute - 10 Minutes
- Anvayaa - Senior Home Health Care Services - 10 Minutes



# Commercial Hubs

- Zappyworks software solutions - 8 Minutes
- Newgen software Technologies - 9 Minutes
- Krisp IT Park - 10 Minutes
- Zoho Technology - 10 Minutes
- Cognizant - 10 Minutes
- Hexware technologies - 10 Minutes
- Global Software Solutions - 10 Minutes
- SIPCOT IT Park - 14 Minutes
- TCS Siruseri (TATA Consultancy Services Ltd) - 14 Minutes
- ETA Technopark - 16 Minutes
- HCL Technologies - 16 Minutes



# Entertainment & Retail

- Ambika Super Bazaar - 3 Minutes
- Pantaloons - 4 Minutes
- The Marina Mall- 14 Minutes
- MGM Dizzee World - 14 Minutes
- Trends - 14 Minutes
- Decathlon (Vivira Mall) - 14 Minutes
- AGS Cinemas (Vivira Mall) - 14 Minutes
- Kovalam Beach - 16 Minutes
- Mayajaal Multiplex - 16 Minutes
- VGP Universal Kingdom - 26 Minutes



# *Transportation*

- Kelambakkam Bus Station – 10 Minutes
- Navalur Bus Stop – 14 Minutes



A watercolor illustration of a serene landscape. In the foreground, a blue heron stands on a rocky outcrop on the left, looking towards the right. To its right, a large, dark green tree with some orange leaves stands on another rocky outcrop. The background features soft, hazy mountains in shades of yellow and orange, suggesting a sunrise or sunset. The overall style is soft and artistic, with a focus on natural elements.

BENEFITS OF INVESTING IN

*Plots*



## HIGHER RETURNS ON INVESTMENT

If you decide to purchase a plot in a desirable location, you will find it a profitable choice indeed, this is because plots can have a higher resale than apartments as they appreciate over time. With low initial costs and a higher return over time, it is a good investment for your pockets.



## COMPLETE OWNERSHIP

A piece of your own land can be used in any way you desire to build your dream home. You get absolute liberty to construct your home in accordance with your unique tastes and specifications that fits your personality and lifestyle. Unlike flat owners, plot owners receive complete ownership over the land they stand.

A watercolor illustration of a serene landscape. In the foreground, a blue heron stands on a rocky outcrop on the left side of a calm lake. The water reflects the surrounding environment. On the right, a large, dark green tree with some orange leaves stands near the water's edge. In the background, soft, hazy mountains are visible under a bright, yellowish sky, suggesting a sunrise or sunset. The overall style is soft and artistic, with a focus on natural elements.

BENEFITS OF LIVING NEXT TO

*Reserve Forest*





## *Aesthetic*

The variety of local plants offers a sight for the eyes with beautiful flowers, abundant fruits and brilliant seasonal changes in different colours.



## *Helping the climate*

Landscaping with native plants are effective at storing carbon dioxide which helps prevent the effects of climate change.



## *Healthy environment*

By having native plants landscaping the area, it not only helps wildlife but helps in building a healthier place for your family and community.



## *Healing air*

There will be a notable difference in air quality while living next to the reserve forest, the air is clean and filled with oxygen and phytoncides, a substance emitted by plants and trees which gives the aroma of the forest.



## *Mental well-being*

People who live near forests have healthier amygdala, and this means being less prone to the stress and anxiety disorders, your mental health will take a turn for the better and you will find yourself being more at peace.

A watercolor illustration of a serene lake scene. In the foreground, a blue heron stands on a rocky outcrop on the left. To the right, a large, dark green tree with some orange leaves stands on another rocky outcrop. The background features soft, hazy mountains under a bright, yellowish sky. The overall style is soft and artistic, with a focus on natural elements.

BENEFITS OF LIVING NEXT TO

*Lakes*



## *Mind stimulation*

Living next to a lake offers stunning and picturesque views of the water which stimulate your mind and allows your attention to wander and creativity to flow.



## *Physical health*

Studies have shown that people who live near lakes tend to experience fewer respiratory diseases due to the lessened air pollutants that usually arise from heavily industrialized areas.





## *Peace & Serenity*

Homes designed around the lakes have a calm and serene atmosphere like you've never seen before. It will be the perfect calmness to end the day after your hectic work schedules.

# *Project Highlights*



363 Plots



18.3 Acres



40+ Amenities



Clubhouse



5 carefully  
designed  
gardens



Strategically located  
between reserve  
forest and lake

A watercolor illustration of a serene landscape. In the foreground, a blue heron stands on a rocky outcrop on the left, facing right. To its right, a large, dark green tree with some orange leaves stands on another rocky outcrop. The background features soft, hazy mountains in shades of yellow and orange, suggesting a sunrise or sunset. The overall style is soft and artistic, with a focus on natural elements.

# *The Celebration of Prakruthi*

The 5 carefully designed gardens  
that help connect nature with happiness.

# Master Layout Plan





# *Utsava Vana*

**YOUR SOCIAL NETWORK**

Be it the young or old,  
Find the space to connect and create bonds.



1. Entry/Exit
2. Jogging Track
3. Parents Bay
4. Children's Play Area
5. Open Air Theatre

6. Lawn Mount
7. Stage
8. Pavilion
9. Toddler's Play Area
10. Peripheral Plantation



# *Open Air Theatre*



# *Pavilion*





## *Parent's Bay*



# *Children's Play Area*



## *Toddler's Play Area*



# *Svastha Vana*

## YOUR OWN WELLNESS CENTER

Here you will find a plethora of wellness features and thoughtfully designed spaces to embrace fresh air and healthy habits.



1. Entry/Exit
2. Jogging Track
3. Multipurpose Lawn
4. Outdoor Gym
5. Table Top Games
6. Sandbed Walkway

7. Reflexology Walkway
8. Mythological Plants
9. Herbal Garden
10. Aroma Garden
11. Peripheral Plantation



# *Outdoor Gym*

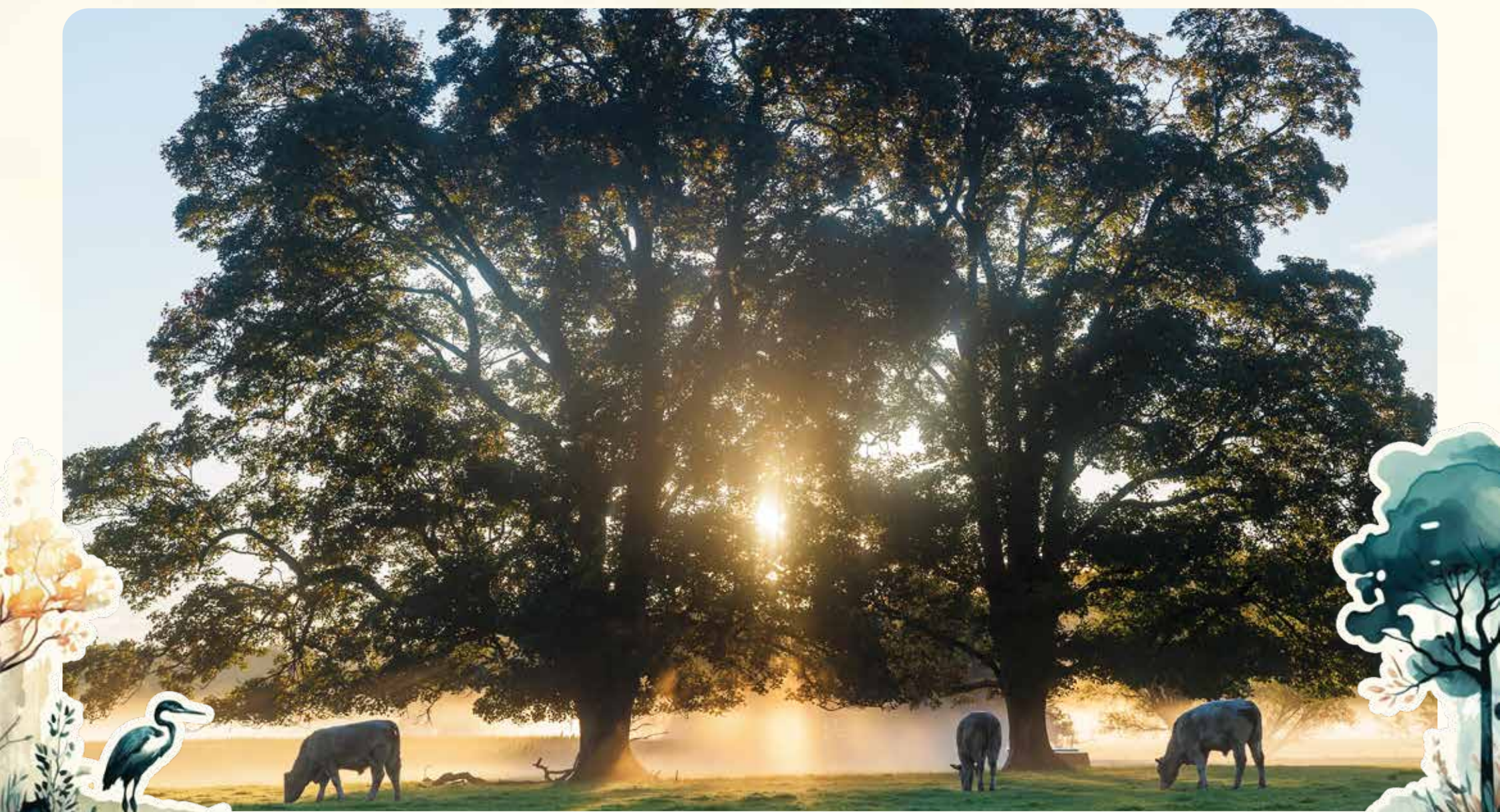


# *Jogging Track*



## *Table-top Games*





# *Mythological Plants*



# *Aroma Garden*



# *Virya Vana*

**YOUR HUB FOR PHYSICAL FITNESS**

Here is the perfect spot for the little ones to play energizing games and the adults to stay in shape and recharge the endorphins.



1. Entry/Exit
2. Seating Alcove
3. Multipurpose Court

4. Street Workout Station
5. Cricket Net
6. Peripheral Plantation



## *Seating Alcove*



# *Multi-purpose Court*



## *Cricket Net*



# *Dhyana Vana*

## THE ETERNAL HAPPINESS

Soothing parks and calming spaces to help one master their inner journey. Discover peace amidst nature at Dhyana Vana.





1. Entry/Exit
2. Pushpa Vana
3. Rashi Vana

4. Navagraha Vana
5. Meditation Court

# Nakshatra Vana

## 'NAKSHATRA' STARS(27), 'VANA' GARDEN

Each and every person born on earth belongs to one of these 27 stars. If you have the exact time of birth, it can easily be traced down by any astrologer. Each tree here corresponds to that particular star



STRYCHNOS NUX VOMICA



EMBLICA OFFICINALIS



FICUS RACEMOSA



SYZYGIVM JAMBOLANUM



ACACIA CATECHU



SANTALUM ALBUM



BAMBUSA



FICUS RELIGIOSA



CALOPHYLLUM INOPHYLLUM



FICUS BENGHALENSIS

# Rashi Vana

## 'RASHI' ZODIAC SIGNS(12), 'VANA' GARDEN

This garden consists of 12 trees, each representing one Rashi (zodiac sign). The popular belief is to circle around these trees especially the ones corresponding to your own Rashi to achieve good health, get rid of troubles, and attain great results in life.



PTEROCARPUS SANTALINUS



ALSTONIA SCHOLARIS



WRIGHTIA TINCTORIA



BUTEA MONOSPERMA



ZIZIPHUS MAURITIANA



MANGIFERA INDICA



MIMUSOPS ELENGI



ACACIA CATECHU



FICUS RELIGIOSA



DALBERGIA SISSOO



PROSOPIS CINERARIA



FICUS BENGHALENSIS

# *Navagraha Vana*

**'NAVA - NINE, 'GRAHA' - PLANETS, 'VANA' - GARDEN**

These nine represent the Navagraha's that each temple has, which in turn represent the nine celestial bodies (forces) which influence our earth. These nine planets are a mixture of trees, bushes, and grass varieties. These are to be planted as per the directions indicated.



ACHYRANTHES ASPERA



FICUS RACEMOSA



BUTEA MONOSPERMA



FICUS RELIGIOSA



ACACIA CATECHU



CALOTROPIS PROCERA



IMPERATA CYLINDRICA



PROSOPIS CINERARIA



CYNODON DACTYLON



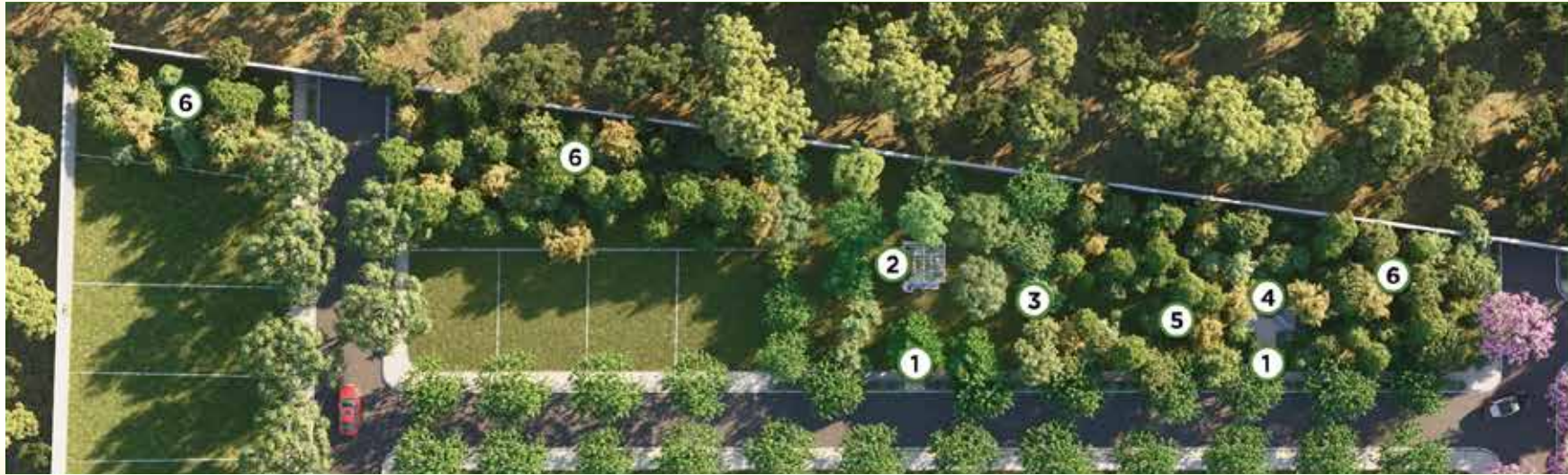
# *Meditation Zone*



# *Aanubhuthi Vana*

## YOUR RECHARGE STATION

The perfect place to unwind after a long day, Attain your happiness by practicing mindfulness at Aanubhuthi vana.



1. Entry/Exit
2. Hobby Pavilion
3. Wild Fruit Orchard

4. Hammock Zone
5. Bird Bath
6. Miyawaki Forest



# *Wild Fruit Orchard*





## *Hammock Zone*



# *Miyawaki Forest*



# *Bird Bath*

A watercolor illustration of a serene lake scene. In the foreground, a blue heron stands on a rocky outcrop on the left side of the water. The water is calm, reflecting the sky and the surrounding landscape. On the right side, there are dark green trees and bushes. The background features soft, hazy mountains under a bright, yellowish sky, suggesting a sunrise or sunset. The overall style is soft and artistic, with a focus on natural elements.

# *Clubhouse*



# *Reception*



# *Seating Pavilion*



# *Multipurpose Hall*



# *Outdoor Dining*





# Barbeque



*Gym*



# *Yoga / Aerobics Room*



# *Indoor Games*



# *Co-working Space*

# EOI Process

## WHY AN EOI?



### LOWEST PRICE GUARANTEE

Guaranteed lowest price benefit.  
Also stay protected from price increase at launch.



### CHOICE OF PLOT

Once your Expression of Interest (Eoi) is submitted, you will be assigned a priority number. When we are ready to allot plots, you will be invited as per your priority number to book your dream plot with us.



### TIME ADVANTAGE

Eoi allows you adequate time to plan your finances, before undertaking the purchase of your plot.

## HERE IS HOW IT WORKS

### STANDARD EOI PROCESS

- 1 Submit EOI along with a payment of Rs.1,00,000 (Refundable). Select preferred Plot Category.
- 2 Based on the priority number, we will invite the customer to select plot at the time of allotment commencement.
- 3 On Allotment Day, Customer can choose the plot and pay 10% of the value of their plot as booking amount.

### ELITE EOI PROCESS

- 1 Submit EOI along with a payment of Rs. 2,00,000 to Rs. 6,00,000, as applicable basis the category of the plot (Non-Refundable). Select Preferred Plot Category.
- 2 Elite EOI Customers can select their preferred plot.
- 3 On Allotment Day, Elite EOI customers will be given first preference.

# Overview

363  
PLOTS



5 CAREFULLY  
DESIGNED GARDENS

ENDANGERED  
PLANTS



HOME TO A WIDE  
VARIETY OF NATIVE  
**FLORA  
&  
FAUNA**



40+  
AMENITIES



STRATEGICALLY LOCATED BETWEEN  
RESERVE FOREST AND LAKE



SIPCOT  
IT PARK  
IN 7.5 KM

18.3 ACRES

- BENEFITS OF LIVING  
NEXT TO RESERVE FOREST
- AESTHETIC
  - HELPING THE CLIMATE
  - HEALTHY ENVIRONMENT
  - HEALING AIR
  - MENTAL WELL-BEING

OPEN AIR THEATRE

TVS Emerald LAKE SHORE

SEATING  
ALCOVE

PAVILION

MIYAWAKI  
FOREST

BENEFITS OF LIVING  
NEXT TO LAKES

- MIND STIMULATOR
- PHYSICAL HEALTH
- PEACE & SERENITY
- INVESTMENT OPPORTUNITY

NAKSHATRA  
VANA

RASHI  
VANA

NAVAGRAHA  
VANA

VIT  
IN 6 KM

CHETTINAD  
HOSPITAL  
IN  
7.4 KM

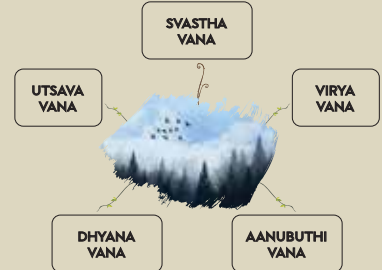


ENDANGERED  
BIRDS

THE MARINA  
MALL  
IN  
11.5 KM



MYTHOLOGICAL PLANTS



ENDANGERED  
BUTTERFLIES

OUTDOOR GYM  
JOGGING TRACK  
CRICKET NET

KOVALAM BEACH  
IN  
10.3 KM

KID'S  
PLAY AREA  
TODDLER'S  
PLAY AREA

MULTI-PURPOSE  
COURT  
TABLE TOP  
GAMES

