

TVS EMERALD
— PENINSULA —
UNIQUELY DESIGNED
100% CORNER-HOMES



SITE ADDRESS: TVS Emerald Peninsula, S.No.3, Cauvery Street,
Manapakkam, Chennai – 600 125.

CALL: 73587 21549 | www.tvsemerald.com/peninsula

RERA: TN/29/Building/0462/2020 | www.rera.tn.gov.in







WELCOME TO TVS EMERALD PENINSULA

Located in the heart of Chennai city, in Manapakkam, is a new residential landmark which is uniquely designed with 100% corner-homes. Now enjoy everything a truly urban lifestyle has to offer in a home that is well within the city. Live life to the fullest in a place where nature's serene touch can be felt in every moment.



YOUR **HOME**

INSIDE THE **CITY.**

AMIDST **NATURE.**

A BRIGHTER HOME. A HAPPIER YOU.

Welcome to the only apartment community in Manapakkam where all homes are corner-homes. This unique design ensures privacy, space, natural ventilation and abundant sunlight for your home.

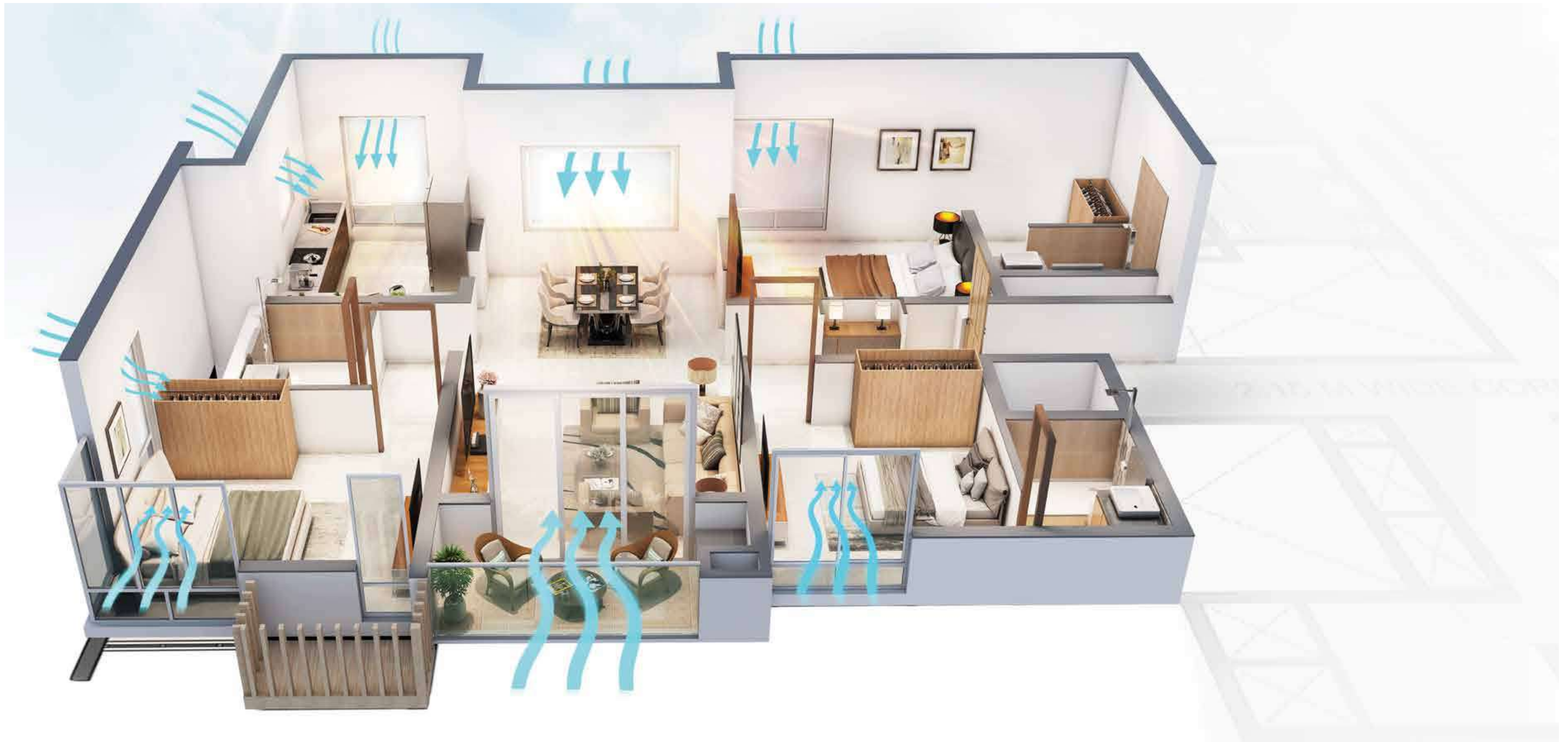


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CLOSE.
CONNECTED.
CONVENIENT.



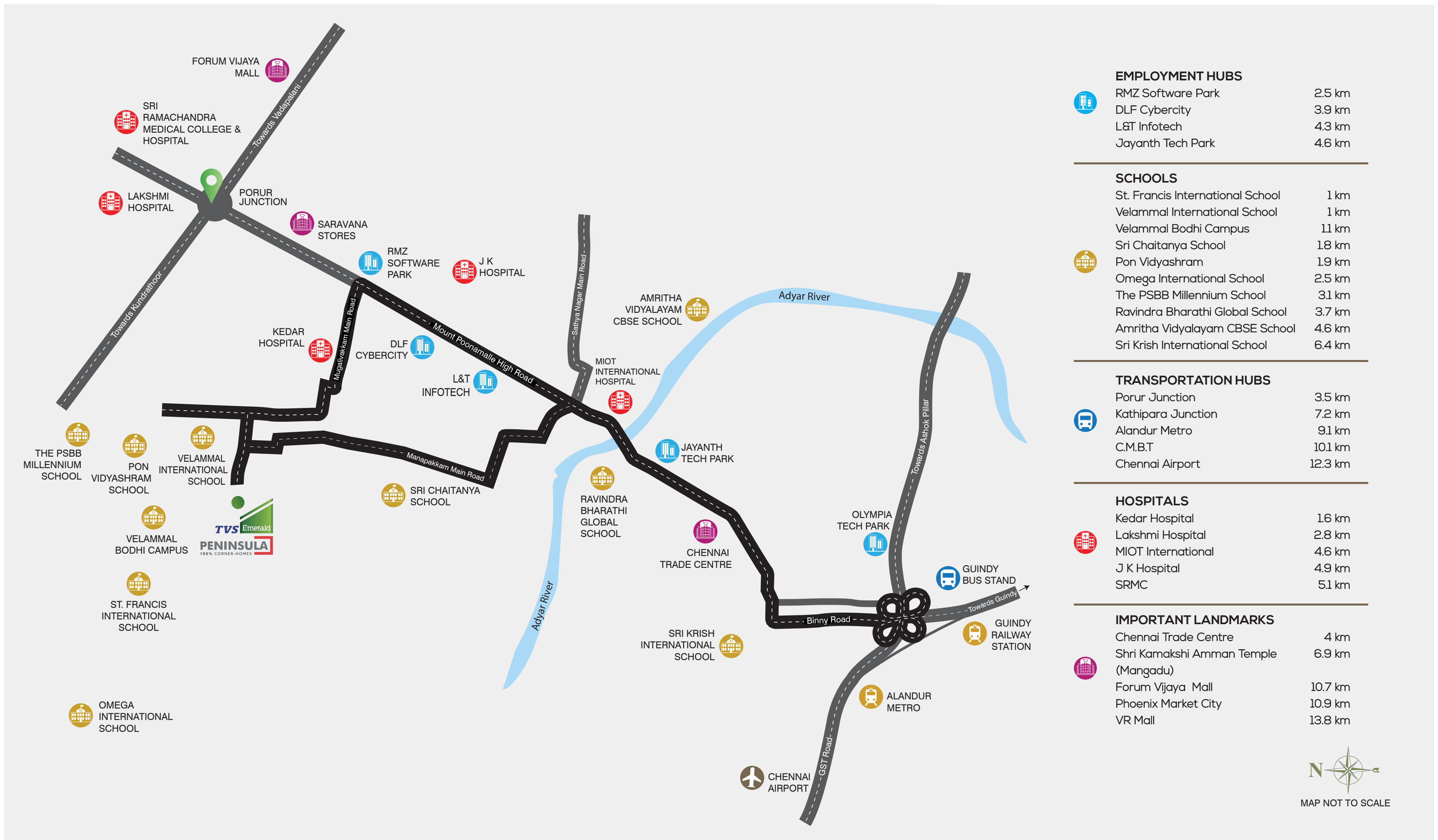
ALL THAT'S CLOSE TO YOUR HEART, NOW CLOSER TO YOU.

Live in a serene residential haven that is close to IT parks, prestigious schools, colleges, shopping malls, healthcare centres and more.

-  4 major employment hubs in 5 km radius
  10 schools in 7 km radius
-  Close to retail, entertainment hubs and places of worship
-  5 major hospitals nearby
  7 km to Kathipara flyover





LOCATION MAP

-  SCHOOLS
-  HOSPITALS
-  IT PARKS
-  METRO
-  RETAIL
-  TRANSPORT
-  AIRPORT



EMPLOYMENT HUBS	
 RMZ Software Park	2.5 km
 DLF Cybercity	3.9 km
 L&T Infotech	4.3 km
 Jayanth Tech Park	4.6 km

SCHOOLS	
 St. Francis International School	1 km
 Velammal International School	1 km
 Velammal Bodhi Campus	1.1 km
 Sri Chaitanya School	1.8 km
 Pon Vidyashram	1.9 km
 Omega International School	2.5 km
 The PSBB Millennium School	3.1 km
 Ravindra Bharathi Global School	3.7 km
 Amritha Vidyalayam CBSE School	4.6 km
 Sri Krish International School	6.4 km

TRANSPORTATION HUBS	
 Porur Junction	3.5 km
 Kathipara Junction	7.2 km
 Alandur Metro	9.1 km
 C.M.B.T	10.1 km
 Chennai Airport	12.3 km

HOSPITALS	
 Kedar Hospital	1.6 km
 Lakshmi Hospital	2.8 km
 MIOT International	4.6 km
 J K Hospital	4.9 km
 SRMC	5.1 km

IMPORTANT LANDMARKS	
 Chennai Trade Centre	4 km
 Shri Kamakshi Amman Temple (Mangadu)	6.9 km
 Forum Vijaya Mall	10.7 km
 Phoenix Market City	10.9 km
 VR Mall	13.8 km



MAP NOT TO SCALE



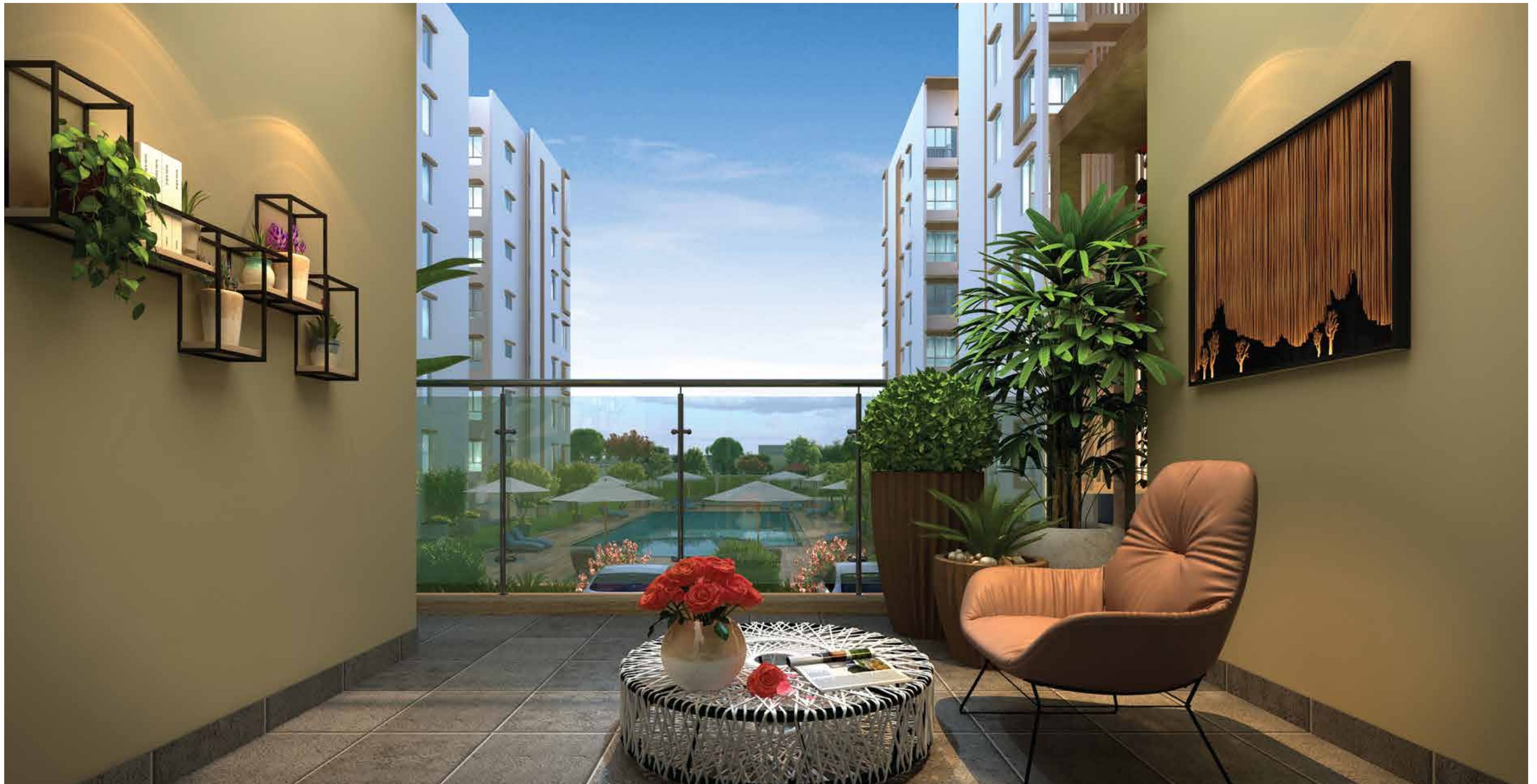
GREEN HUES, SPLENDID VIEWS & OPEN SPACES

TVS Emerald Peninsula is designed to be a tranquil sanctuary within the city. It has wide open spaces, beautiful scenic views and plenty of lush greenery. With more than 200 plants present within the project, you can be assured that every breath you take will literally be a breath of fresh air.

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LIFE IS BETTER WITH A VIEW.

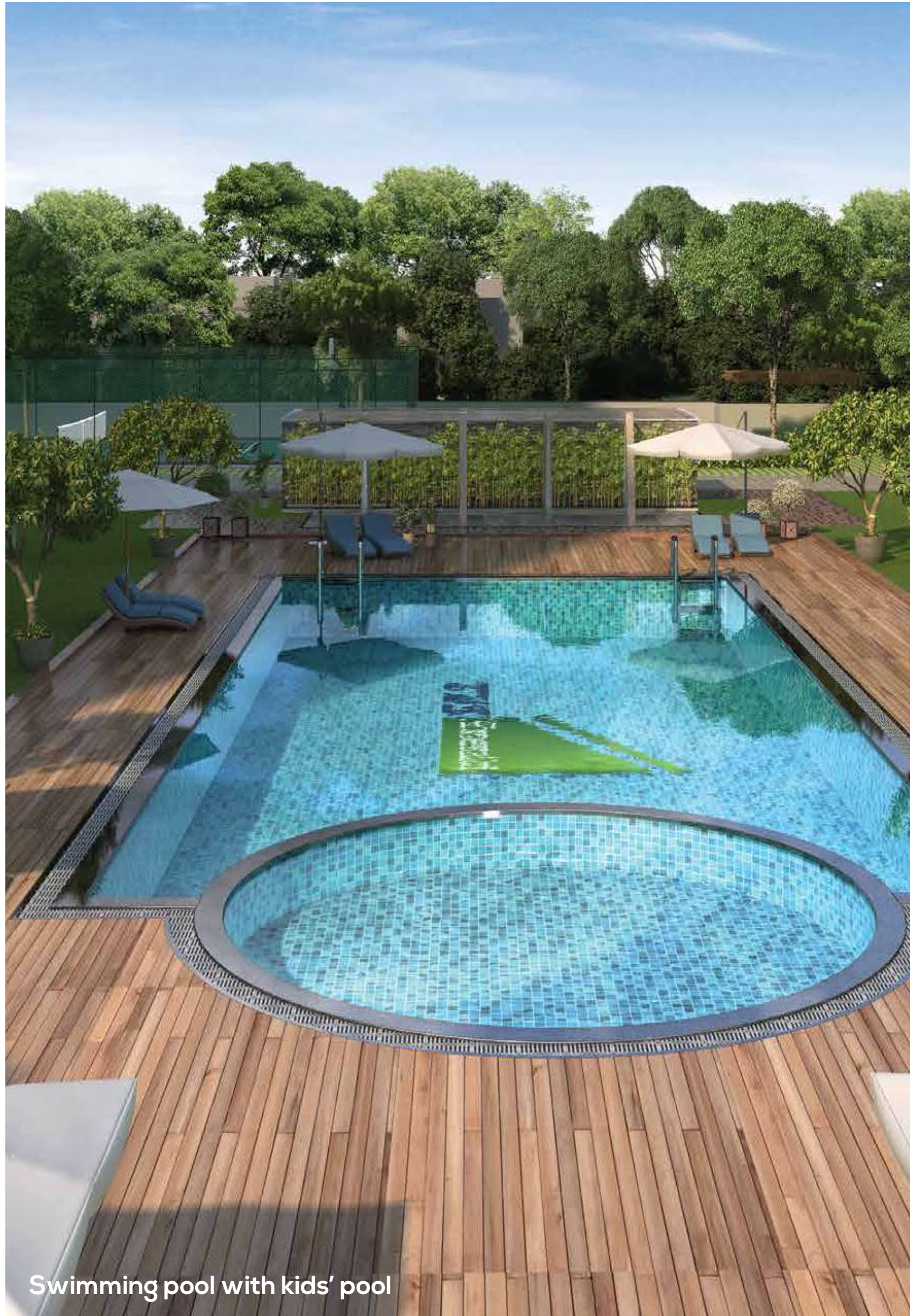
Enjoy a panoramic view from your private balcony. It is a great place to spend quality time with your loved ones, have moments of quiet reflection or enjoy a cup of hot coffee while taking in the beautiful world around you.





ALL THE SPACE YOU NEED.

With 72% open space, TVS Emerald Peninsula is designed to evoke joy. Take a stroll in the park for a revitalizing experience, sit back and breathe in the fragrance as you chat with a friend in the Aroma Garden or experience the joy of growing your own veggies in the Organic Garden.



Swimming pool with kids' pool

A SPLASH & A DASH

From taking a refreshing dip in the swimming pool to socialising at the open amphitheatre, there's a wide variety of fun activities for the entire family to indulge in.

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Images used are for representation purpose only
*Amenities part of OSR



Organic garden



Aroma garden



Reading pods



Open amphitheatre*



Sky-bridge



Covered car parking



Hammocks



Grand entrance arch with security booth

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*Amenity part of OSR

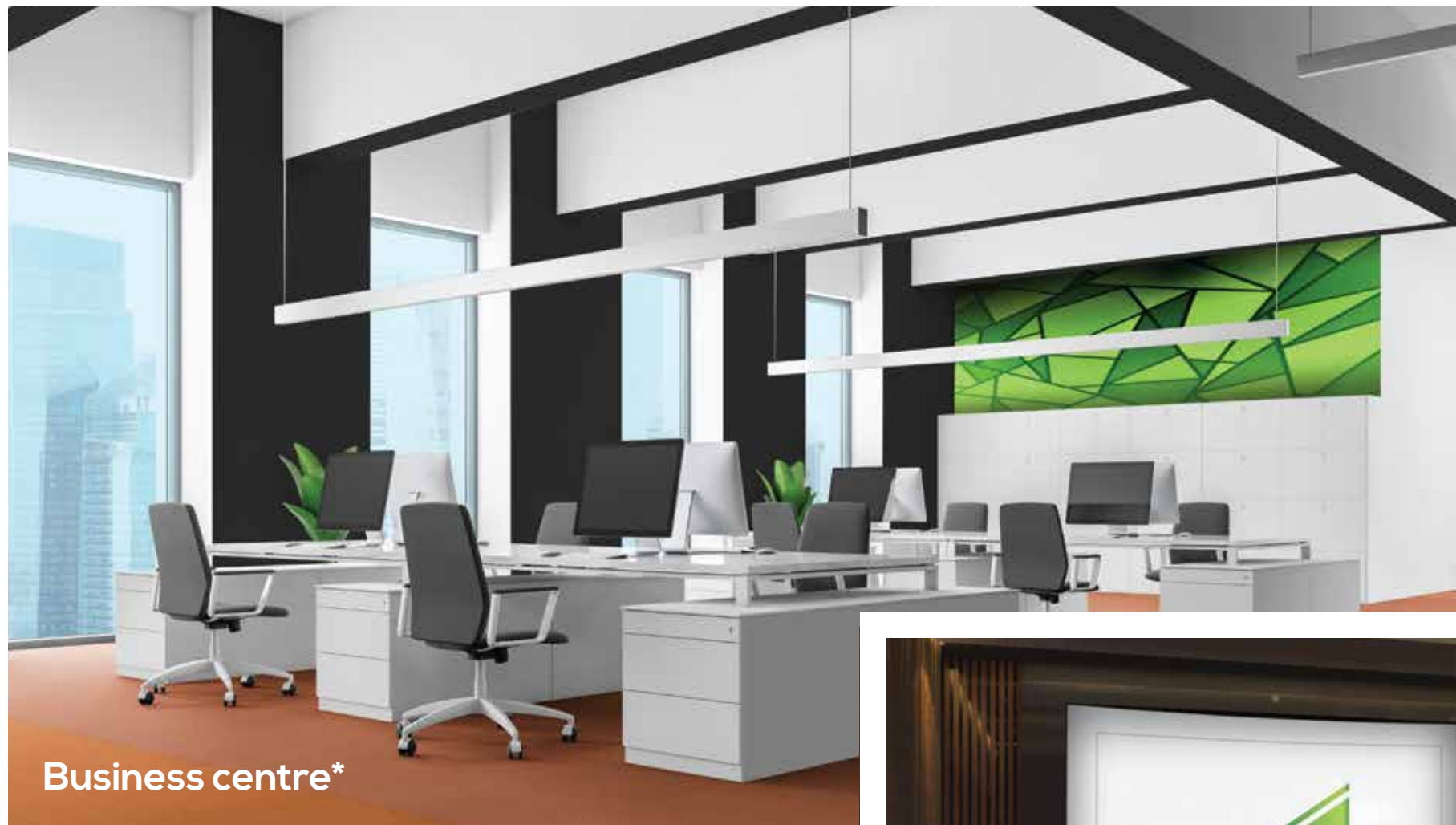


Luxurious clubhouse

UNLIMITED FUN

The clubhouse is a world of its own, designed to provide you with a place for entertainment, get-togethers, indoor games, exercise and much more. The business centre offers you the convenience of staying connected with work while being at home.

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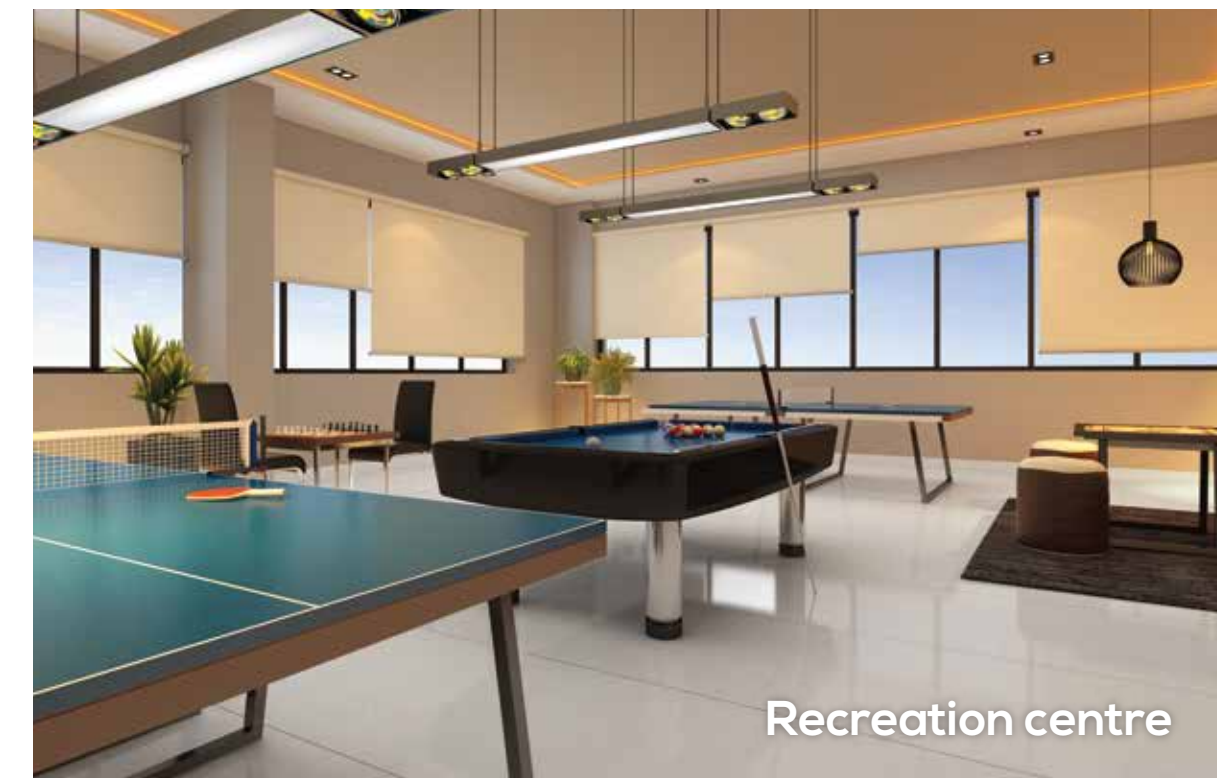
Business centre*



Yoga studio



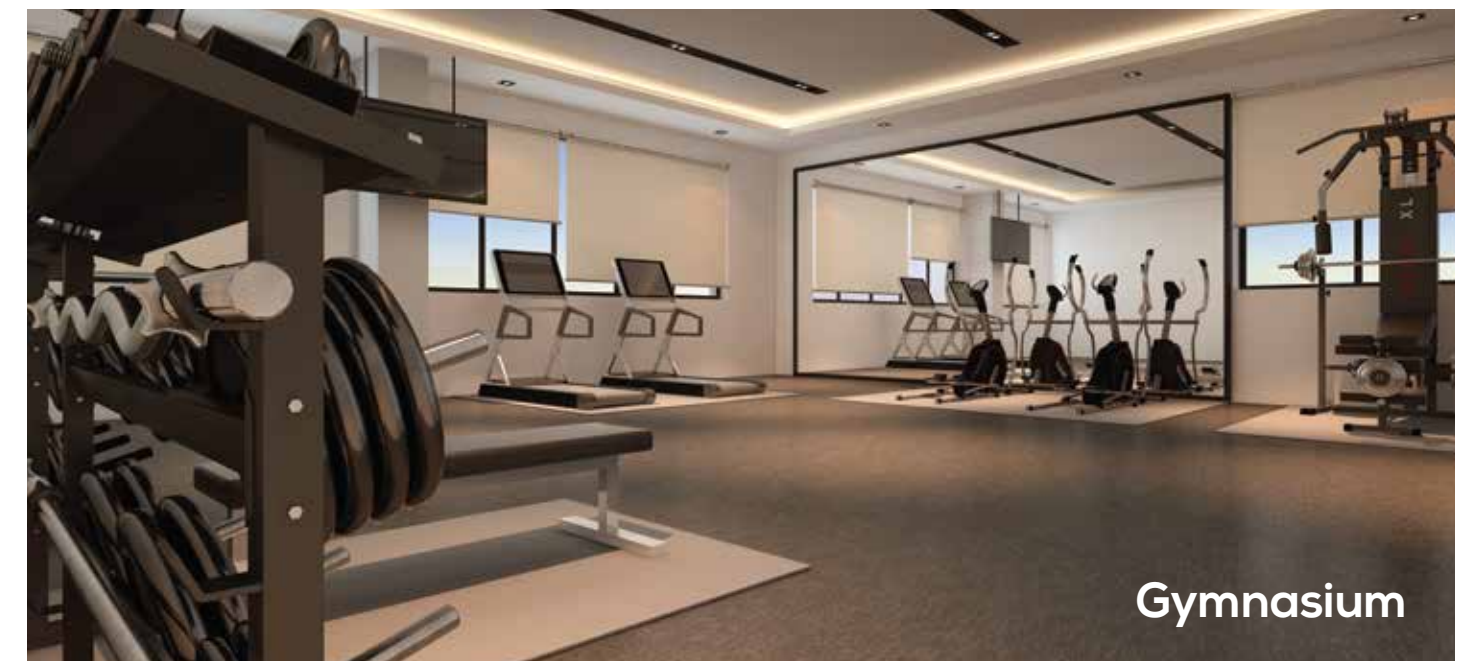
Mini-theatre



Recreation centre



Multi-purpose hall



Gymnasium

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Clubhouse features: Lounge | Multi-purpose hall | Aerobics room | Yoga studio | Recreation centre | Business centre | Mini-theatre | Gymnasium
Steam rooms (Separate for Men and Women) | Changing rooms with locker facility



**BEAUTIFUL
LIVING
BEGINS
HERE.**



Living and dining room

Actual model apartment at site



Master bedroom



Kids' bedroom/study



Bedroom 2



Kitchen

Actual model apartment at site

MASTER PLAN



LEGEND

- 01 ENTRY / EXIT
- 02 ENTRANCE ARCH WITH SECURITY BOOTH
- 03 FORECOURT WITH WAITING AREA
- 04 OUTDOOR PARTY LAWN
- 05 JOGGING / CYCLING TRACK
- 06 OUTDOOR AMPHITHEATRE
- 07 OUTDOOR GYM
- 08 TENNIS COURT / BASKETBALL COURT
- 09 PERGOLA & GAZEBO
- 10 CHILDREN'S PLAY AREA
- 11 SKATING RINK
- 12 SWIMMING POOL
- 13 DECK AREA
- 14 RAIN SHOWER FOR KIDS
- 15 CHANGING ROOMS
- 16 CHARGING BAY FOR ELECTRIC VEHICLES
- 17 AROMA GARDEN
- 18 SMART BICYCLES
- 19 READING PODS
- 20 HAMMOCKS
- 21 SPACE FOR ORGANIC GARDEN
- 22 YOGA LAWN
- 23 CLUBHOUSE
- 24 SKY-BRIDGE
- 25 VISITORS' PARKING
- 26 ROOFTOP DINING AREA



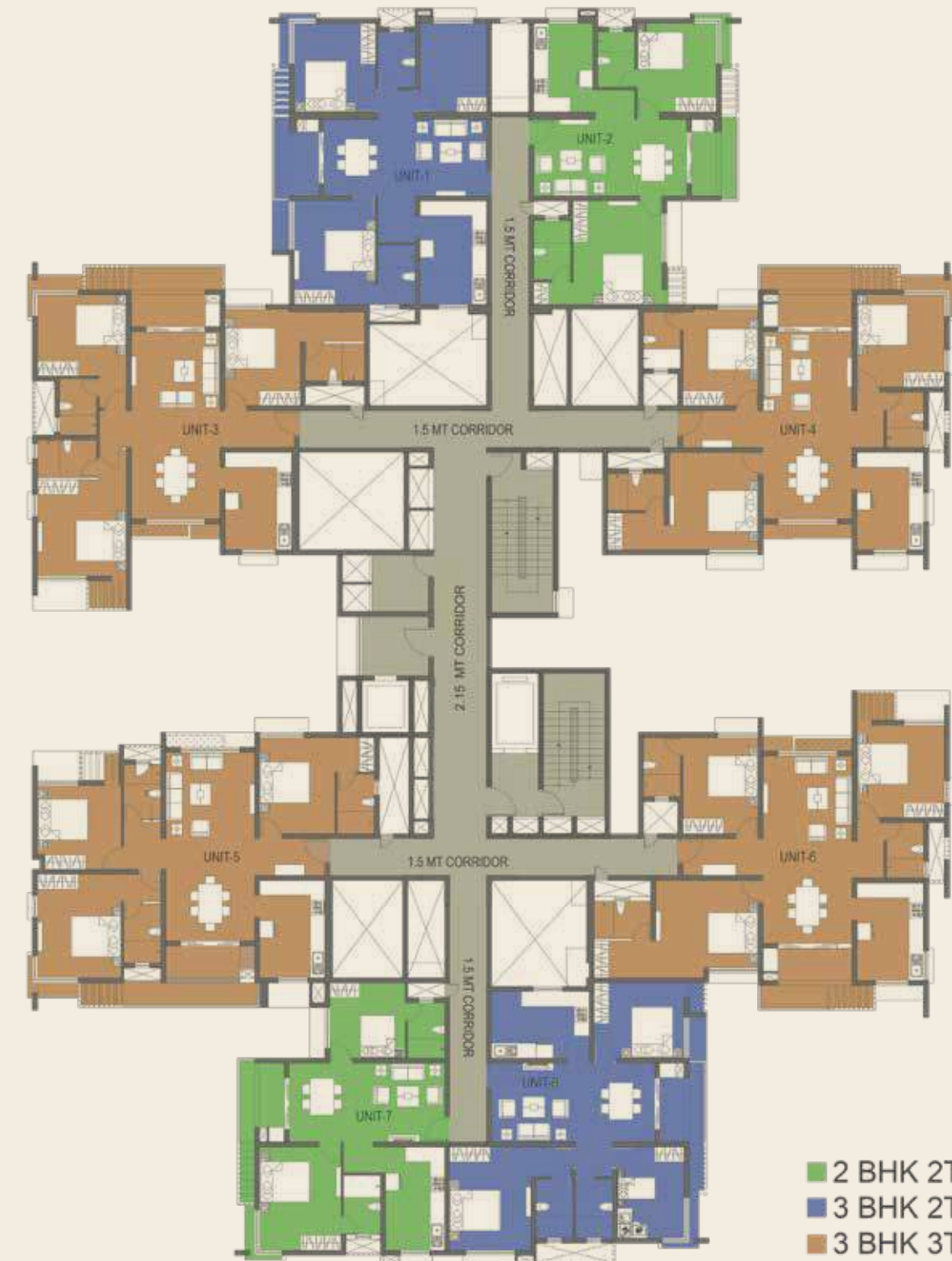


UNIT SELECTION GUIDE

BLOCK TYPE 1



BLOCK PLAN - A, B, C & D

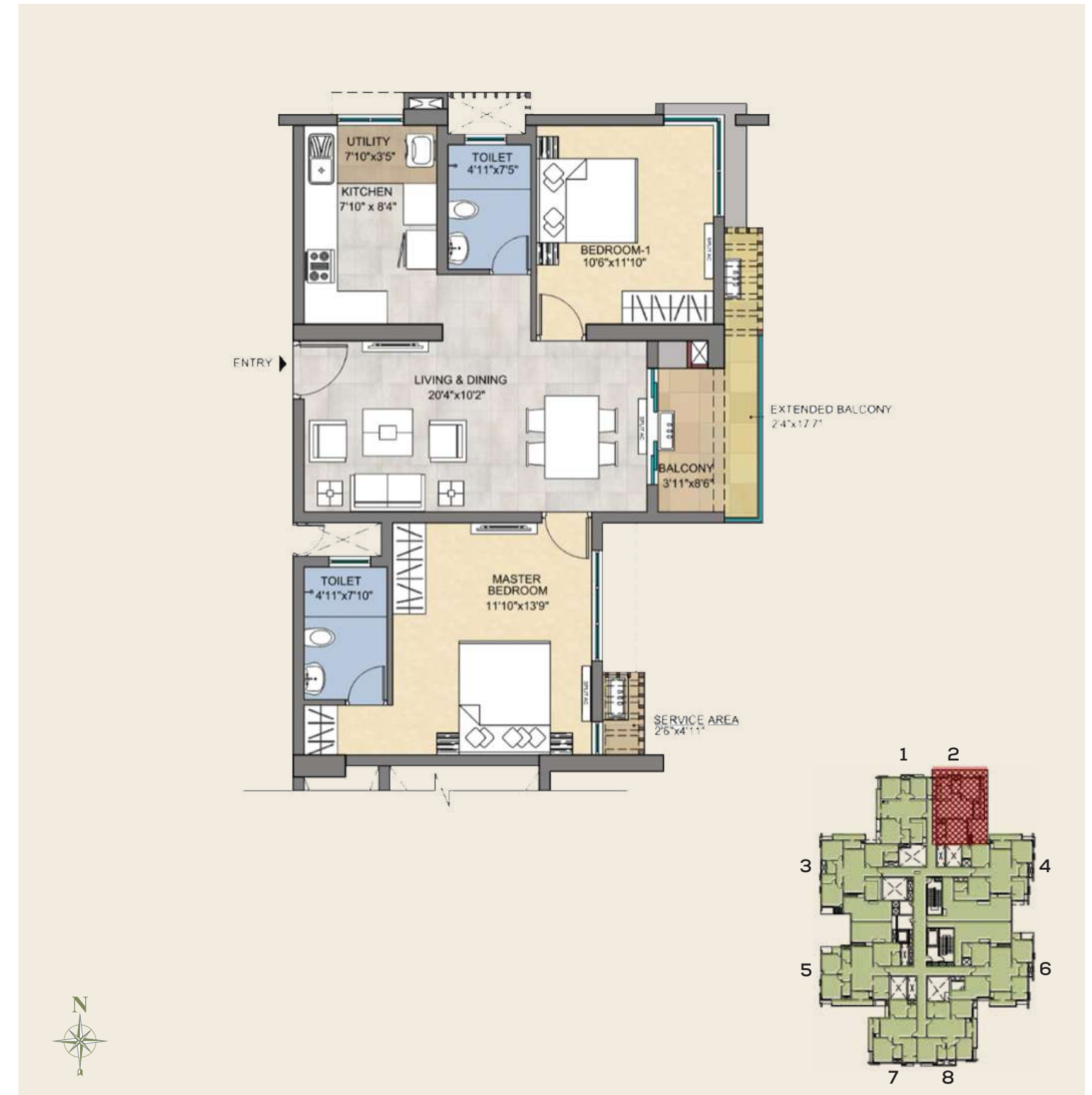


First & Fifth Floor plan

Type	2BHK2T	
Unit Nos	A17,A57 & B17,B57	
Facing	East	
Area Details		
RERA Carpet Area	A	706
RERA Balcony Area	B	77
Usable Carpet Area	A+B	783
Common Area(External wall included)	C	382
Saleable Area	A+B+C	1165
UDS Area		466

Seventh Floor plan

Type	2BHK2T	
Unit Nos	A72 & B72	
Facing	West	
Area Details		
RERA Carpet Area	A	736
RERA Balcony Area	B	81
Usable Carpet Area	A+B	817
Common Area(External wall included)	C	399
Saleable Area	A+B+C	1216
UDS Area		486



First & Fifth Floor plan

Type	3BHK2T	
Unit Nos	A18,A58 & B18,B58	
Facing	West	
Area Details		
RERA Carpet Area	A	892
RERA Balcony Area	B	80
Usable Carpet Area	A+B	972
Common Area(External wall included)	C	475
Saleable Area	A+B+C	1447
UDS Area		579



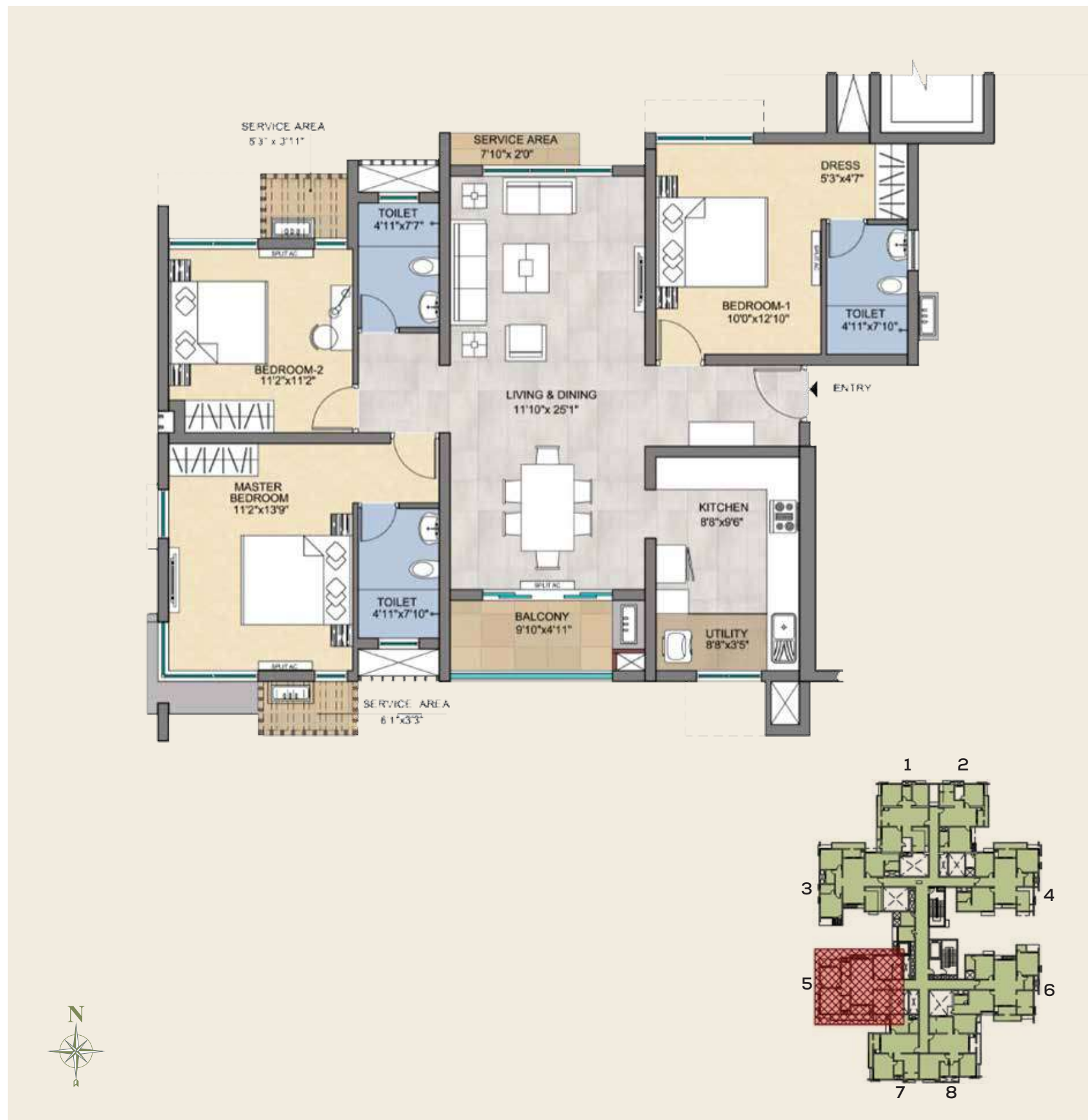
Seventh Floor Plan

Type	3BHK2T	
Unit Nos	A71, B71	
Facing	East	
Area Details		
RERA Carpet Area	A	904
RERA Balcony Area	B	72
Usable Carpet Area	A+B	976
Common Area(External wall included)	C	475
Saleable Area	A+B+C	1451
UDS Area		580



Third & Sixth Floor Plan

Type	3BHK3T	
Unit Nos	A35 , A65 & B35 , B65	
Facing	East	
Area Details		
RERA Carpet Area	A	1110
RERA Balcony Area	B	96
Usable Carpet Area	A+B	1206
Common Area(External wall included)	C	589
Saleable Area	A+B+C	1795
UDS Area		718



Third & Sixth Floor Plan

Type	3BHK3T	
Unit Nos	A34 , A64 & B34 , B64	
Facing	West	
Area Details		
RERA Carpet Area	A	1129
RERA Balcony Area	B	81
Usable Carpet Area	A+B	1210
Common Area(External wall included)	C	591
Saleable Area	A+B+C	1801
UDS Area		720



Third & Sixth Floor Plan

Type	3BHK3T	
Unit Nos	A33, A63 & B33, B63	
Facing	East	
Area Details		
RERA Carpet Area	A	1122
RERA Balcony Area	B	97
Usable Carpet Area	A+B	1219
Common Area(External wall included)	C	594
Saleable Area	A+B+C	1813
UDS Area		725

Third & Sixth Floor Plan

Type	3BHK3T	
Unit Nos	A36 , A66 & B36 , B66	
Facing	West	
Area Details		
RERA Carpet Area	A	1144
RERA Balcony Area	B	98
Usable Carpet Area	A+B	1242
Common Area(External wall included)	C	606
Saleable Area	A+B+C	1848
UDS Area		739



BLOCK TYPE 2



BLOCK PLAN - E & F



BLOCK PLAN - G, H, I & J

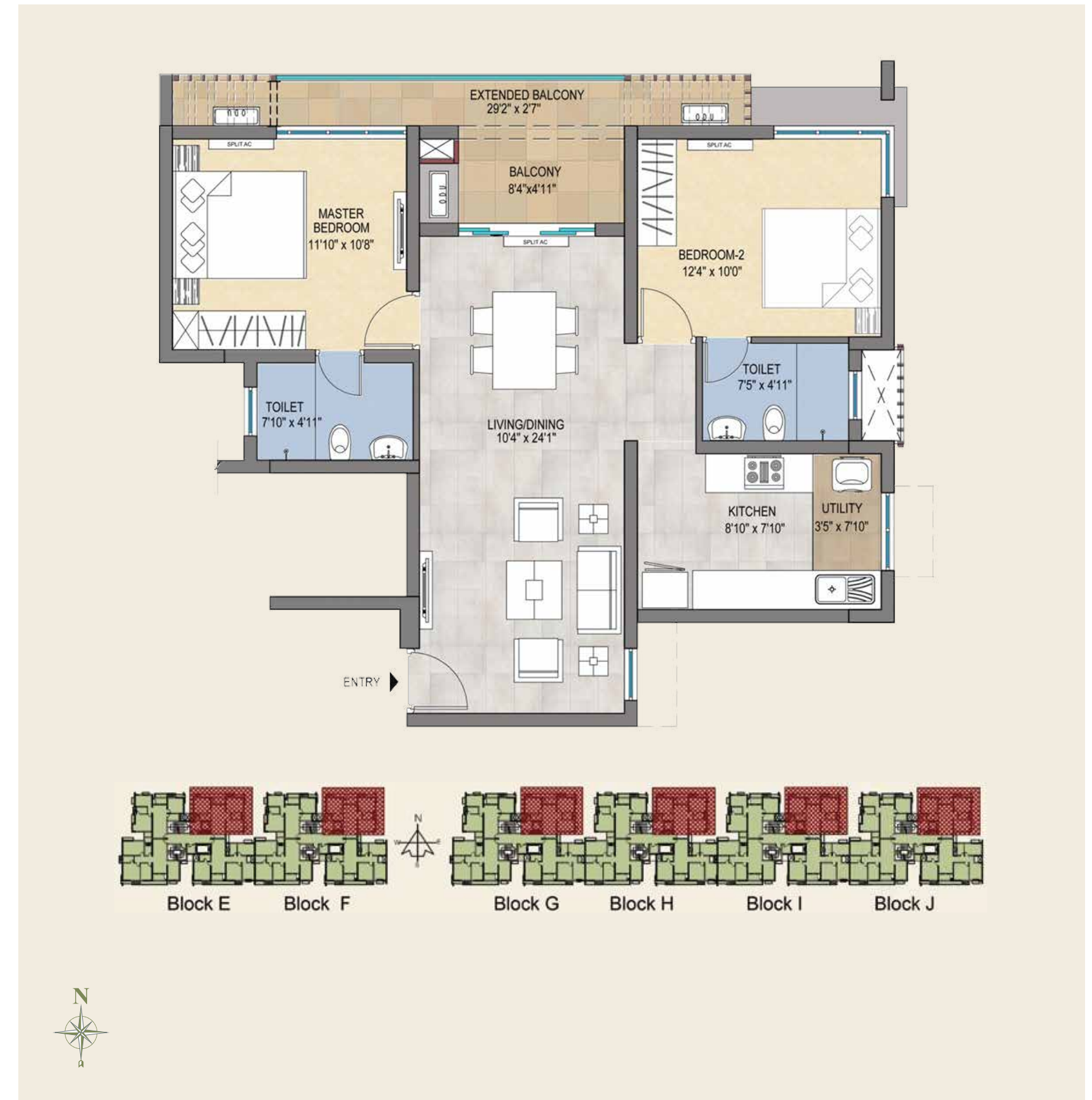
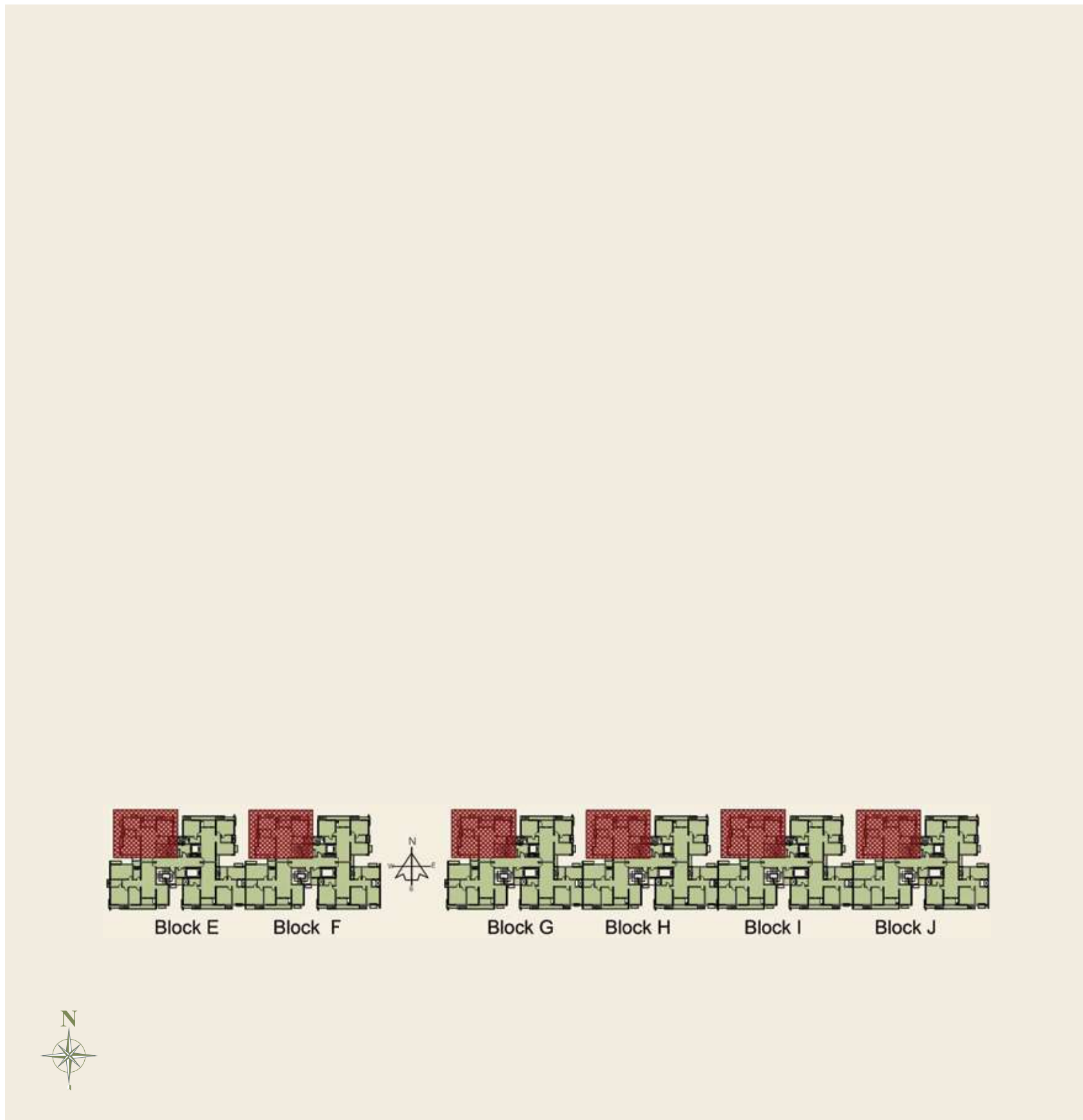


First & Fourth Floor Plan

Type	2BHK2T	
Unit Nos	E11,E41,F11,F41	
Facing	East	
Area Details		
RERA Carpet Area	A	747
RERA Balcony Area	B	83
Usable Carpet Area	A+B	830
Common Area(External wall included)	C	404
Saleable Area	A+B+C	1234
UDS Area		494

First & Fourth Floor Plan

Type	2BHK2T	
Unit Nos	E12,E42 & F12,F42	
Facing	West	
Area Details		
RERA Carpet Area	A	720
RERA Balcony Area	B	116
Usable Carpet Area	A+B	836
Common Area(External wall included)	C	407
Saleable Area	A+B+C	1243
UDS Area		497

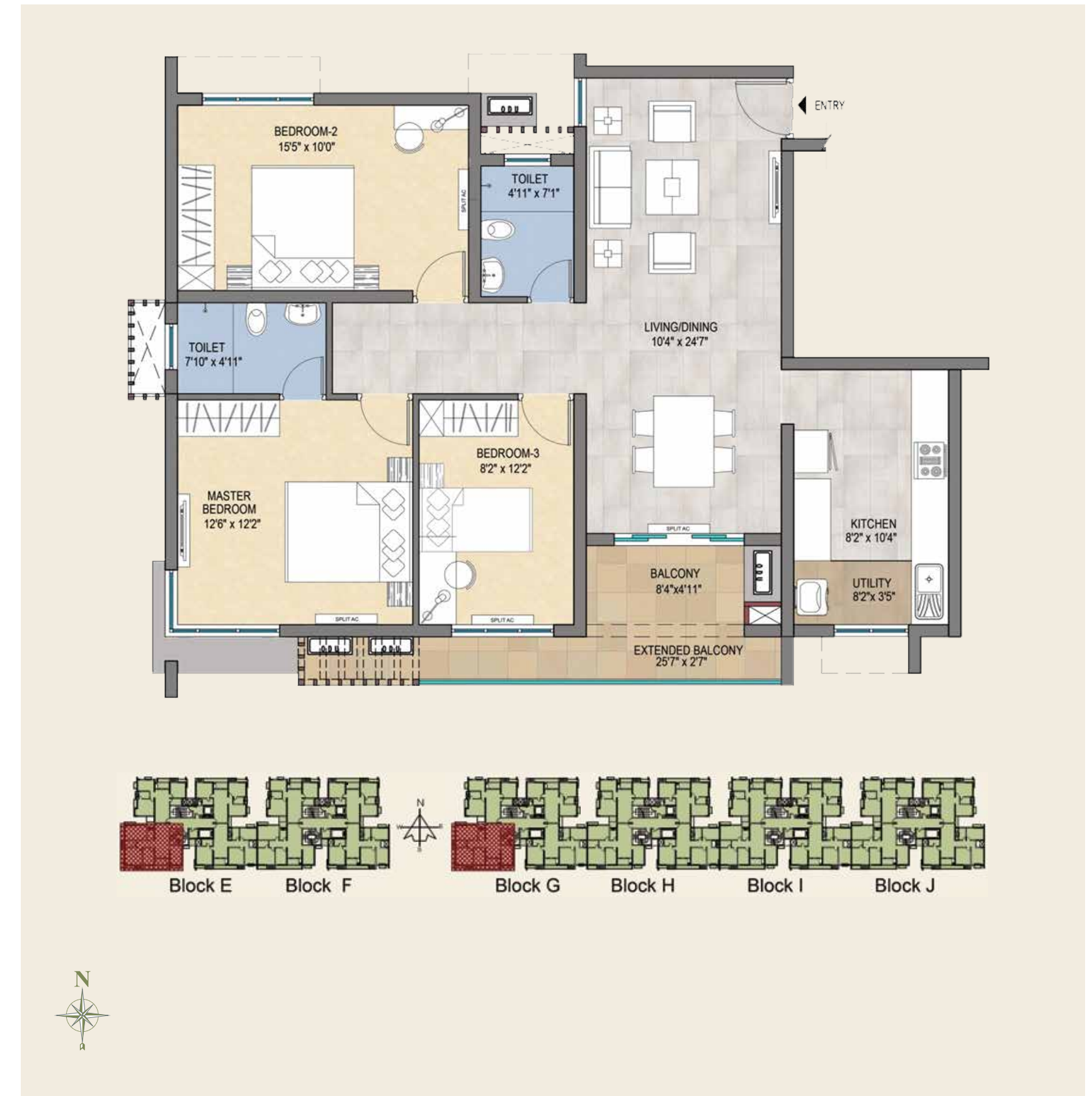


Second & Fifth Floor






Type	3BHK2T	
Unit Nos	E24, E54	
Facing	West	
Area Details		
RERA Carpet Area	A	942
RERA Balcony Area	B	113
Usable Carpet Area	A+B	1055
Common Area(External wall included)	C	515
Saleable Area	A+B+C	1570
UDS Area		628

First & Fourth Floor Plan

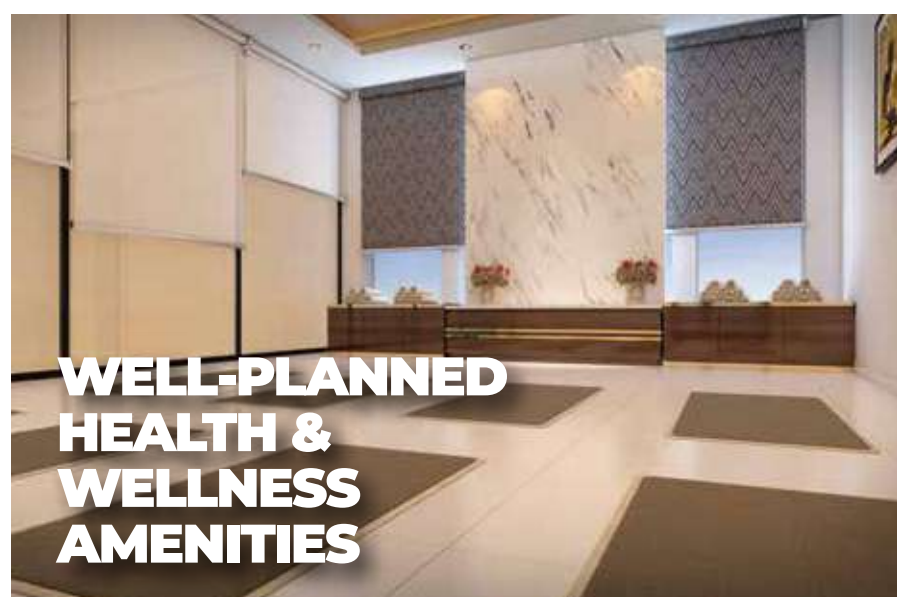
Type	3BHK2T	
Unit Nos	E13, E43	
Facing	East	
Area Details		
RERA Carpet Area	A	957
RERA Balcony Area	B	107
Usable Carpet Area	A+B	1064
Common Area(External wall included)	C	519
Saleable Area	A+B+C	1583
UDS Area		633



SPECIFICATIONS

	<p>Structure Masonry</p>	<p>Pile + Shear wall RCC framed structure AAC Block for external & internal walls</p>		<p>CP & sanitary fittings European water closet Wash basins Shower – CP diverter All CP fittings</p> <p>Parryware / Hindware or equivalent Parryware / Hindware or equivalent Jaquar or equivalent Jaquar or equivalent</p>
	<p>Tiling works Hall, kitchen, dining, bedrooms, foyer Toilets, balcony & Utility Toilet dado Lift lobby Staircase Corridor Terrace Private terrace flooring</p>	<p>Vitrified tiles Ceramic tiles - antiskid flooring Ceramic tiles – glazed ceramic wall tiles Flooring - Granite at Basement & Stilt Dado – Vitrified Tiles in all levels Flooring – Granite up to first floor; IPS or Grano from second floor to terrace Vitrified tiles Cool reflective tile Antiskid ceramic flooring</p>		<p>Painting Ceiling Exterior walls Interior walls</p> <p>2 coats of emulsion paints over base primer & putty 2 Coats of Exterior emulsion over Base Primer as per elevation 2 Coats of Emulsion Paint over Base Primer & Putty</p>
	<p>Main doors Internal doors & toilet doors Windows / Balcony sliding door Ventilators Staircase handrail Balcony railing Toilet ceiling</p>	<p>Fully Finished Pre Hung - Door with flush shutter finished with teak veneer grains with architrave BR Doors: Fully Finished Pre Hung-Door with Flush shutter finished with PU painted moulded with Architrave Toilet Doors :- Fully Finished Pre Hung-Door with Flush shutter finished with Inside laminate and out side PU paint finish. White UPVC – Sliding shutter + mosquito mesh White UPVC – Glass Louvers + Exhaust fan provision MS handrail SS handrail with toughened glass Grid Ceiling</p>		<p>Electrical points AC point TV point 2 way control switch Power supply DG power backup Telephone point Foot lamp USB port for power</p> <p>All bedrooms & living or dining Living & master bedroom For Light Point @ All bed rooms 3 phase power supply 0.5 KW for 2BHK2T, 0.75 KW for 3BHK2T & 3BHK3T & 100% for common area Living & master bedroom All bedrooms All bedrooms</p>

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



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GENERAL PROJECT HIGHLIGHTS

Basement + Stilt + 7 floor buildings | Private balcony garden in every home | 40% UDS | 24x7 security and camera surveillance | Spacious blocks for added privacy | Well-designed storm water drainage system

OSR, COURTYARD AND TERRACE FEATURES

Grand entrance with security booth | Multi-purpose court (Tennis & Basketball) | Outdoor Gym | Skating rink | Pergola | Gazebo | Open amphitheatre | Outdoor party lawn | Forecourt with waiting area | Children's play area | Reflexology pathway | Track for walking/jogging/bicycling | Outdoor gym | Sand pit for kids | 15m wide central courtyard | Swimming pool for adults | Swimming pool for kids | Rain shower for kids | Smart bicycles | Guest car parking zone | Charging bay for electric vehicles | 7.2m driveway along perimeter | Aroma garden | Organic garden | Outdoor yoga lawn | Hammocks | Reading pods | Association room at stilt level | Toilet for domestic help at stilt level | Sky-bridge | Food counter with wash basin on terrace | Heat-reducing reflective tiles on terrace

CONVENIENCE FEATURES AT HOME

Main doors that do not face each other | Dedicated space for ODU in the apartment | 3-layer security (security at entrance, key access at lift lobby and key access at main door of apartment) | Anti-skid tiles in bathrooms and balconies | 24x7 power back-up | Windows with mosquito mesh | Customisation (Interior Design) | Rental assistance



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