

INCREDIBLE NEIGHBOURHOOD.
UNMATCHED LIFESTYLE. UNBELIEVABLE PRICES!

#2GOOD2BELIEVE



A LEGACY OF TRUST



1911

Shri T V Sundaram Iyengar
launches South India's first Rural Bus Service.

1929



TVS brings General Motors to South India.

1946



Southern Roadways starts serving the transport needs of India.

1954



IMPAL begins trading auto spares. Sundaram Finance begins operations.

1962



Lucas TVS formed to make Auto Electricals.

1964



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

1978



Sundaram Clayton Limited opens two-wheeler plant in Hosur.

1984



TVS Srichakra starts operations.

1986



TVS Electronics launches printers and keyboards.

2001



TVS Motor Company formed.

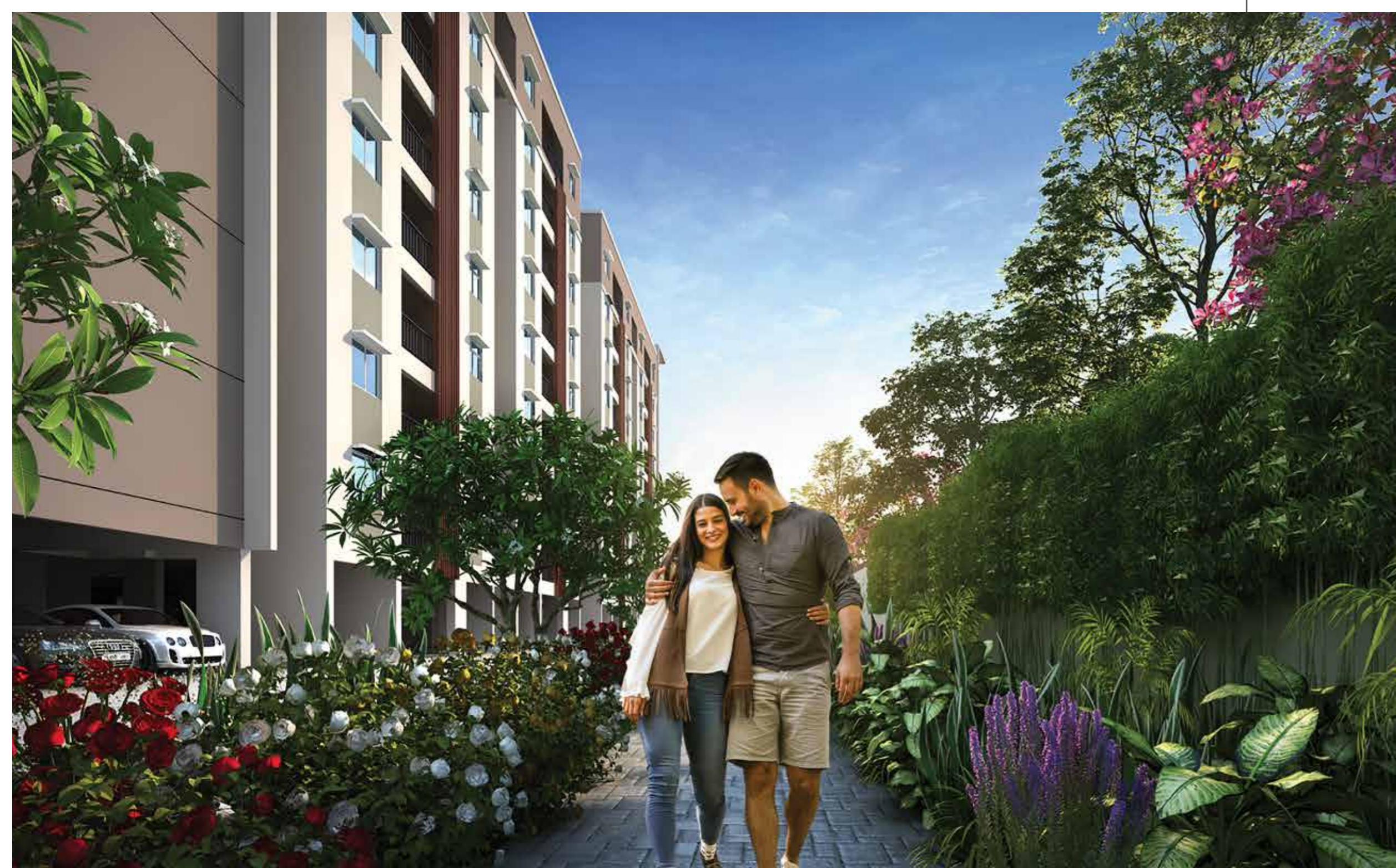
2012



TVS forays into real estate as TVS Emerald.

WE TOUCH YOUR LIFE IN EVERY REALM





AN UNMATCHED LIFESTYLE WAITING TO DELIGHT YOU EVERY DAY

Imagine taking a morning jog to the vast expanse of a forest reserve and then a short drive to your office. Imagine living amidst a host of world-class amenities and alongside one of the city's best communities. Imagine your home surrounded by green open spaces, overlooking a central elevated atrium.

This is the life waiting for you and your loved ones in Atrium @ GreenAcres.

— P R E S E N T I N G —

ATRIUM

@ GreenAcres

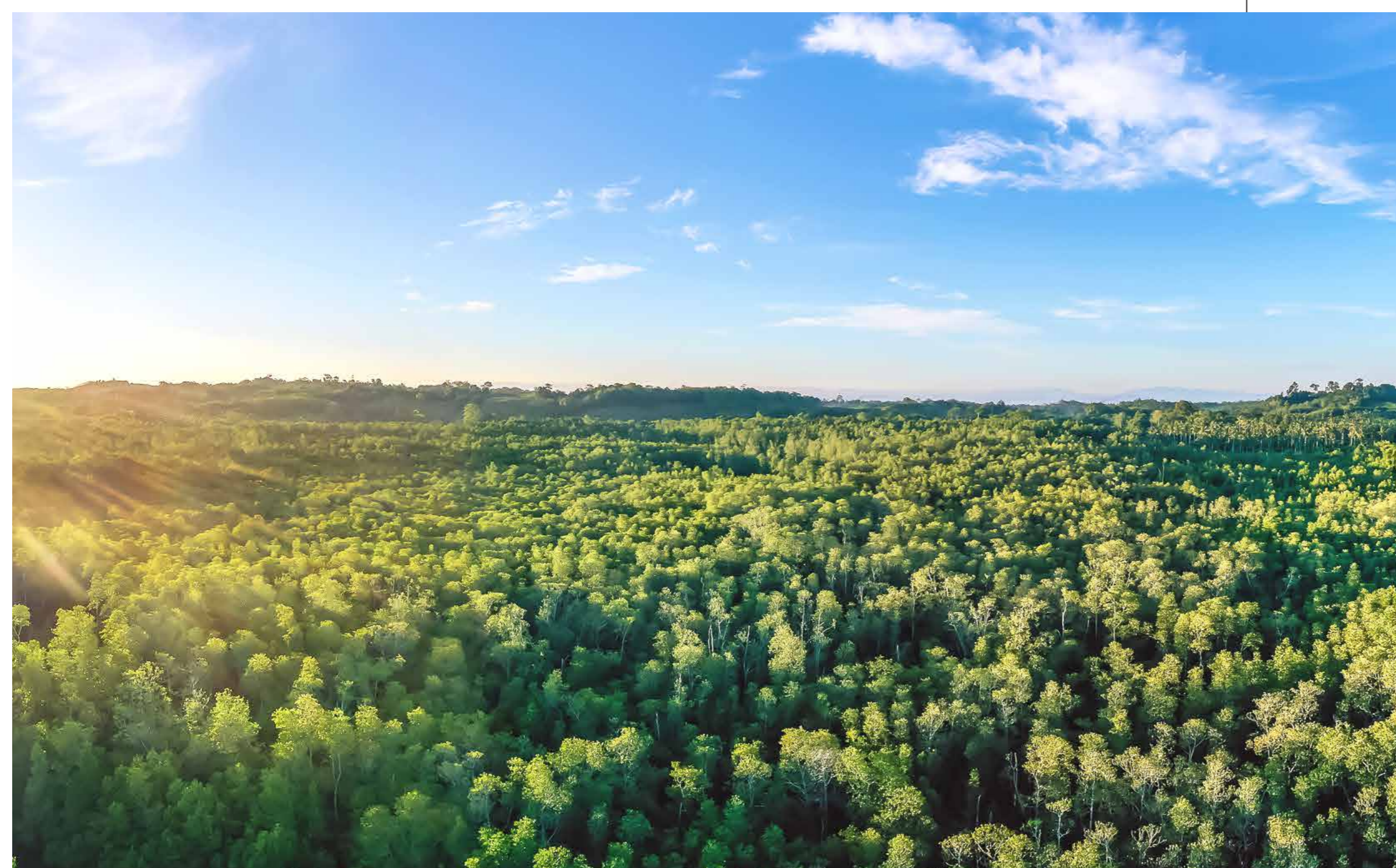
A part of the much-coveted TVS Emerald GreenAcres, Atrium offers you an unmatched lifestyle of comfort, convenience and indulgence. Come home to the tastefully designed 2 & 3 BHK homes overlooking a large central elevated atrium that will inspire endless activities for you and your loved ones.

UNIQUE FEATURES OF THE CENTRAL ATRIUM

**10,800 sq.ft. atrium | Multi-purpose Lawn for social gatherings
Outdoor Theatre for exclusive entertainment | Pergola
Toddler's Play Area | Seating Zone**


Image is for representative purposes only.







WHERE THE MAGIC OF CITY AND NATURE COME TOGETHER

Atrium @ GreenAcres is located near Perungalathur - close to the convenience of the city, amidst the comfort of nature. Situated next-door to Chennai's major IT parks and educational institutions, the property overlooks the Vandalur Forest Reserve. So that you are always close to everything that you dream of.


 5 km
to Kilambakkam
Bus Terminus

 5 km
from Perungalathur
Railway Station

 5 km
from Vandalur
Junction

 6 schools
within 5 km
radius

 7 hospitals
within 6 km
radius

 Located
next to Vandalur
Forest Reserve

LOCATION MAP



EMPLOYMENT HUBS		
SHRIRAM THE GATEWAY	5.6 KM	
KRISP IT PARK	6.9 KM	
ESTANCIA SIGNATURE TOWER	10.5 KM	
MADRAS EXPORT PROCESSING ZONE (MEPZ)	13.0 KM	
SIRUSERI IT SEZ	21.0 KM	
CYBERVALE IT PARK	23.0 KM	
MAHINDRA WORLD CITY (MWC)	23.0 KM	
TRANSPORTATION HUBS		
KILAMBAKKAM BUS TERMINUS (KMBT)	4.6 KM	
PERUNGALATHUR RAILWAY STATION	4.8 KM	
VANDALUR RAILWAY STATION	5.0 KM	
TAMBARAM RAILWAY STATION	10.0 KM	
CHENNAI INTERNATIONAL AIRPORT	20.0 KM	
ENTERTAINMENT HUBS		
VANDALUR ZOO	3.7 KM	
GOLD SOUK MALL	4.0 KM	
SUPER SARAVANA STORES	15.0 KM	
MARINA MALL	23.0 KM	
VIVIRA MALL	24.0 KM	
SCHOOLS & COLLEGES		
ANNAI VELANKANNI ENGG. COLLEGE	0.7 KM	
SRI TS BALIAH MEMORIAL MATRICULATION SCHOOL	1.3 KM	
VELAMMAL NEW-GEN SCHOOL	1.4 KM	
SRI RAMANUJAR ENGG. COLLEGE	2.1 KM	
CRESCENT UNIVERSITY	3.8 KM	
SRIMATHI SUNDARAVALLI MEMORIAL SCHOOL	4.0 KM	
COLOURS INDIAN SCHOOL	4.7 KM	
SHREE NIKETAN PATASALA	5.0 KM	
GKM SCHOOL	5.1 KM	
SRI SANKARA VIDYALAYA MATRICULATION SCHOOL	5.6 KM	
ZION INTERNATIONAL SCHOOL	6.2 KM	
BHARATHI VIDYASHRAM SCHOOL	7.0 KM	
IIITDM UNIVERSITY	7.0 KM	
VIT UNIVERSITY	8.6 KM	
BHARATH UNIVERSITY	9.0 KM	
MADRAS CHRISTIAN COLLEGE (MCC)	12.0 KM	
SRM UNIVERSITY	12.1 KM	
TAMILNADU PHY. EDU. & SPORTS UNIVERSITY	14.0 KM	
MIT, ANNA UNIVERSITY	15.0 KM	
HOSPITALS		
ANNAI VELANKANNI HOSPITAL	1.7 KM	
ONEHEALTH HOSPITAL	4.0 KM	
TAGORE MEDICAL COLLEGE AND HOSPITAL	4.3 KM	
AROKIA ANNAI HOSPITAL	6.2 KM	
HINDU MISSION HOSPITAL	10.2 KM	
DEEPAM HOSPITAL	11.2 KM	
SRM HOSPITALS	12.0 KM	
SHRI BALAJI MEDICAL COLLEGE & HOSPITAL	14.5 KM	
DR. RELA HOSPITAL	14.5 KM	
KOTTAKKAL ARYA VAIDYA SALA	14.6 KM	
CHETTINAD HEALTH CITY	16.5 KM	
GLENEAGLES GLOBAL HEALTH CITY	17.0 KM	

The location map is not to scale and the places marked are indicative and for representative purposes only.



A VIBRANT NEIGHBOURHOOD THAT REJUVENATES YOU

There's a lot more than a beautiful home awaiting you at Atrium. Like, the view you'll wake up to, as your home will be in the tallest building of the neighbourhood. Or the wide range of amenities you get as part of the GreenAcres community. Or the vast open spaces where you could spend time with your family. Now, isn't that a home of your dreams?

COMMON FEATURES FOR ATRIUM @ GREENACRES

Dedicated 10,800 sq.ft. atrium | Well-planned health and wellness amenities | 34% UDS Vaastu compliant homes

SPECIFIC FEATURES FOR EACH HOUSE

6 ft wide corridors | Main doors do not face each other | Anti-skid tiles in the bathroom and balcony

WHERE NATURE IS YOUR INCREDIBLE NEIGHBOUR

A garden makes every home more beautiful. But at Atrium, we present to you not one, but three carefully maintained gardens. Each with its own theme and distinct world of wonders, waiting to be discovered by you.

At Atrium, nature is not restricted just to the central landscape. Here, you'll discover four parks sprawling over an area of 2 acres, 72% open space, 1000+ trees and plants, and much more. If you love nature, here's a home that you'll love even more.

The GreenAcres community is home to 500+ families living in a vast 18-acre property.

Images are for representative purposes only.





Badminton Court*



Multi-purpose Court*



Outdoor Theatre

FUN SPORTS FOR AN ACTIVE LIFE

Your home at Atrium opens up myriad ways to stay fit and healthy. Discover a multitude of sports, games and open spaces for activities right beside your home.

AMENITIES IN GREENACRES*

- Walking / Jogging Track
- Yoga Lawn
- Open Amphitheatre
- Half Basketball Court
- Skating Rink
- Cricket Pitch
- Multi-purpose Court
- Badminton Court
- Children's Play Area

EXCLUSIVE AMENITIES FOR ATRIUM @ GREENACRES

- Walking Track
- Outdoor Gym
- Senior's Seating Bay
- Aroma Garden
- Herbal Garden
- Butterfly Garden
- Multi-purpose Lawn
- Stage
- Outdoor Theatre
- Children's Play Area
- Toddler's Play Area



Walking / Jogging Track*



Outdoor Gym



Parent's Corner



Children's Play Area*



Toddler's Play Area

*Amenities are a part of the OSR in GreenAcres and can be accessed by all residents.

A CLUBHOUSE TO MATCH YOUR LIFESTYLE

Entertainment, relaxation and convenience. Find it all under one roof at Atrium. The magnificent Clubhouse offers a wide array of amenities and features to make your everyday life simpler and grander, all at once.

CLUBHOUSE AMENITIES*

Provision for ATM | Gymnasium | Mini-theatre | Swimming Pool | Recreation Centre
Lounge | Creche | Indoor Badminton Court | Guest Bedroom
Space for Administrative Office

*Common clubhouse for GreenAcres which can be accessed by all residents.



Gymnasium



Mini-theatre



Swimming Pool



Recreation Centre



Lounge



Creche



Indoor Badminton Court

LEGEND

- 1 PARK 1 (NANDANA)
- 2 PARK 2 (AROKYA VANA)
- 3 PARK 3
- 4 PARK 4
- 5 CLUBHOUSE
- 6 COMMERCIAL BLOCK
- 7 SWIMMING POOL & CLUBHOUSE



GREENACRES
MASTER LAYOUT

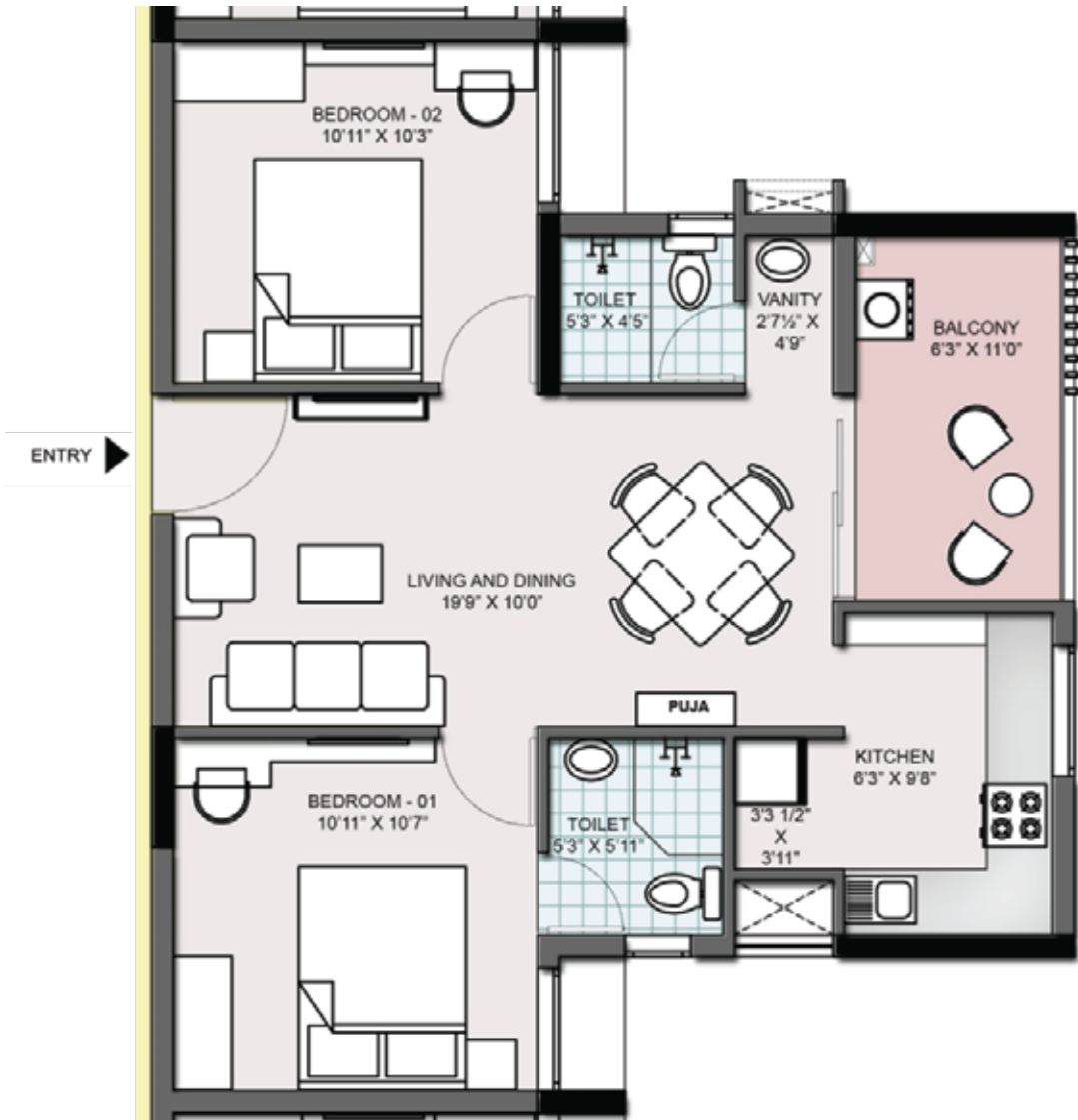
ATRIUM MASTER LAYOUT





UNIT
SELECTION GUIDE

TYPICAL FIRST - EIGHTH FLOOR PLAN



UNIT NO: A12 - A82, B12 - B82, B13 - B83, C14 - C84

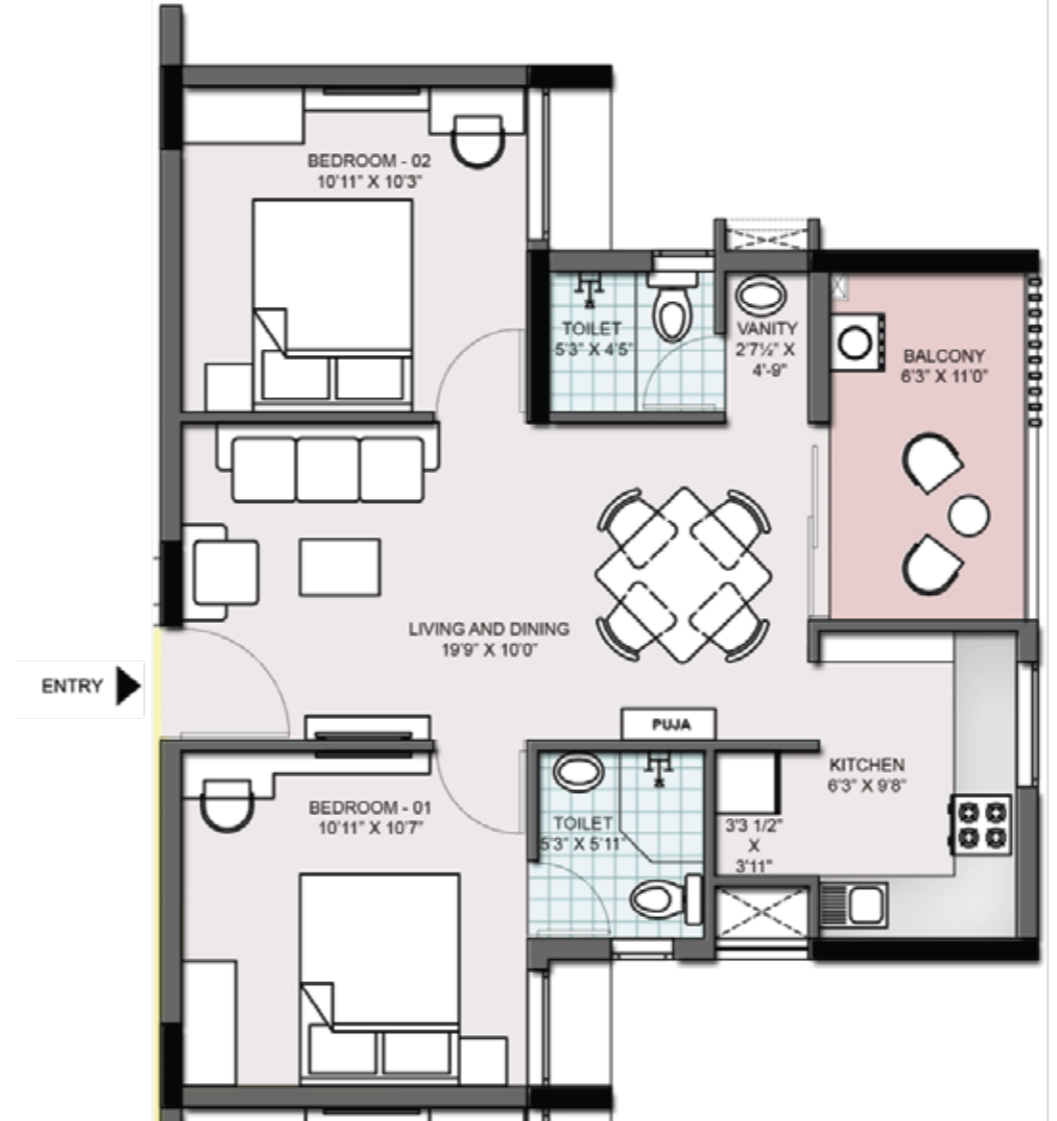
*Computer generated images and rendered images are the artist's impression and are indicative of the actual designs

TYPE - 1A 2BHK - 2T - WEST FACING

RERA Carpet Area	A	593	SQ.FT
RERA Balcony Area	B	65	SQ.FT
Usable Carpet Area	A + B	658	SQ.FT
Common Area (External wall included)	C	296	SQ.FT
Saleable Area	A + B + C	954	SQ.FT
UDS Area		321.07	SQ.FT



TYPICAL FIRST - EIGHTH FLOOR PLAN

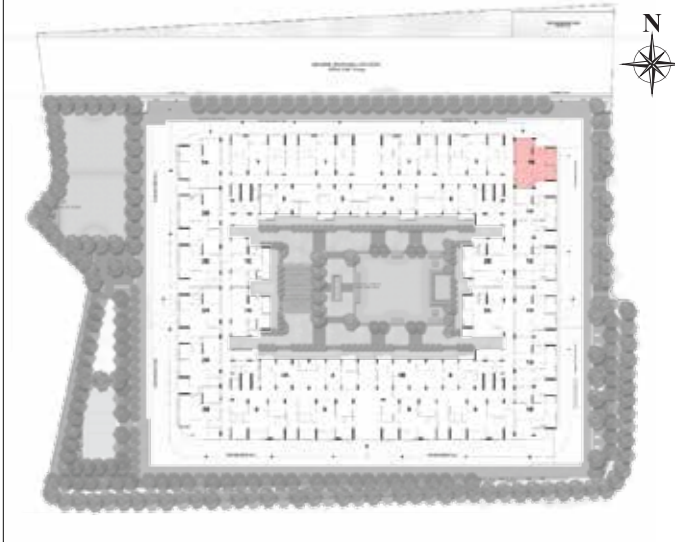


UNIT NO: A11 - A81

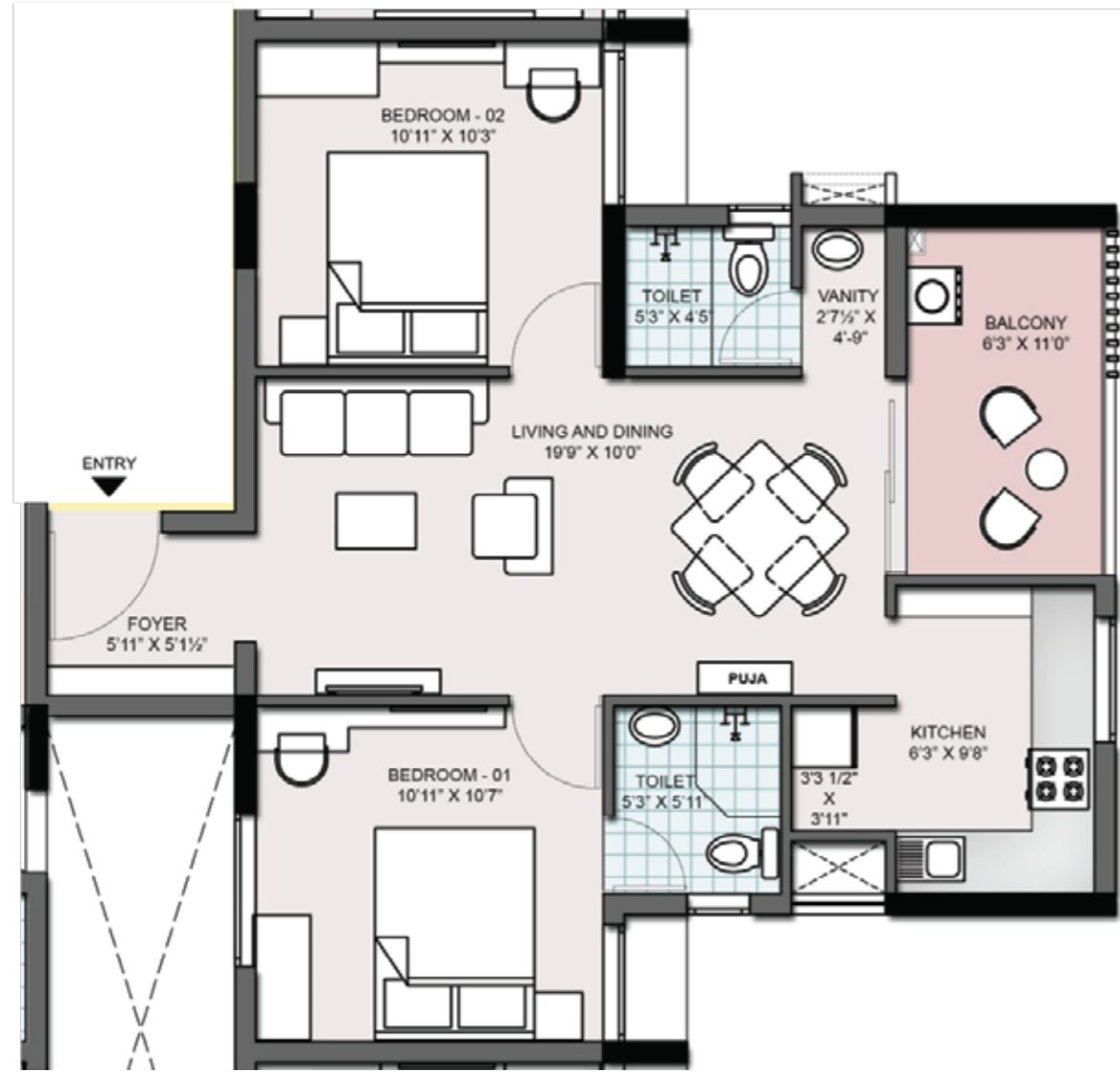
*Computer generated images and rendered images are the artist's impression and are indicative of the actual designs

TYPE - 1B 2BHK - 2T - WEST FACING

RERA Carpet Area	A	593	SQ.FT
RERA Balcony Area	B	65	SQ.FT
Usable Carpet Area	A + B	658	SQ.FT
Common Area (External wall included)	C	296	SQ.FT
Saleable Area	A + B + C	954	SQ.FT
UDS Area		321.07	SQ.FT



TYPICAL FIRST - EIGHTH FLOOR PLAN



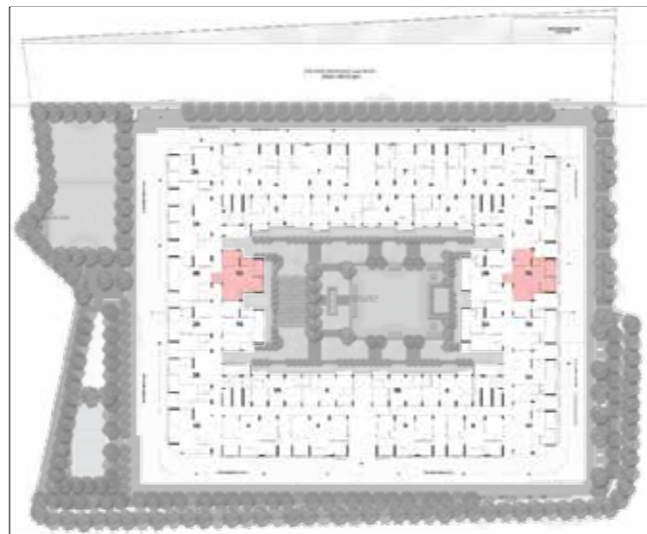
UNIT NO: A13 - A83, D14 - D84

*Computer generated images and rendered images are the artist's impression and are indicative of the actual designs

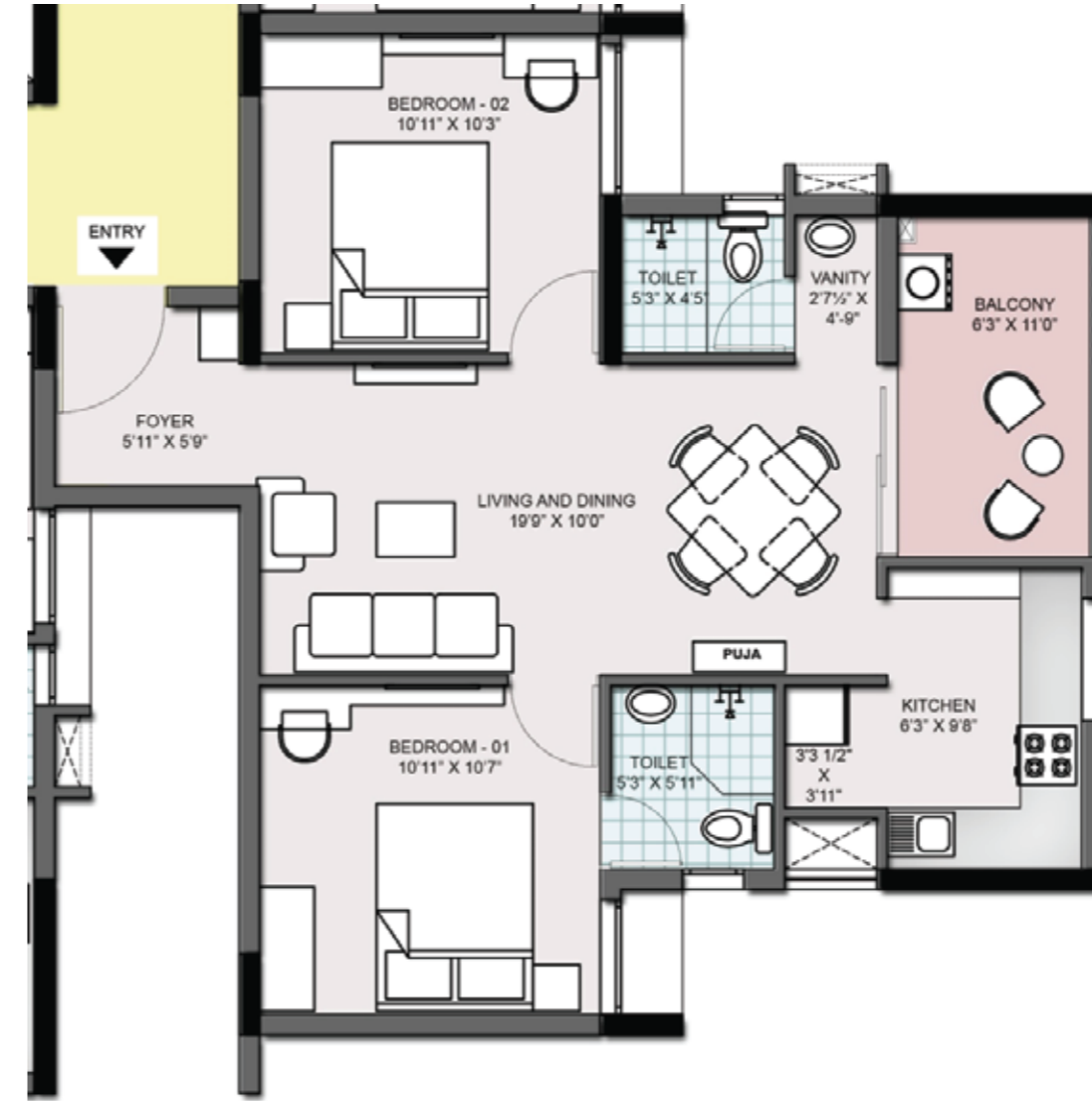
TYPE - 1C

2BHK - 2T - NORTH FACING

RERA Carpet Area	A	629	SQ.FT
RERA Balcony Area	B	65	SQ.FT
Usable Carpet Area	A + B	694	SQ.FT
Common Area (External wall included)	C	311	SQ.FT
Saleable Area	A + B + C	1005	SQ.FT
UDS Area		338.51	SQ.FT



TYPICAL FIRST - EIGHTH FLOOR PLAN



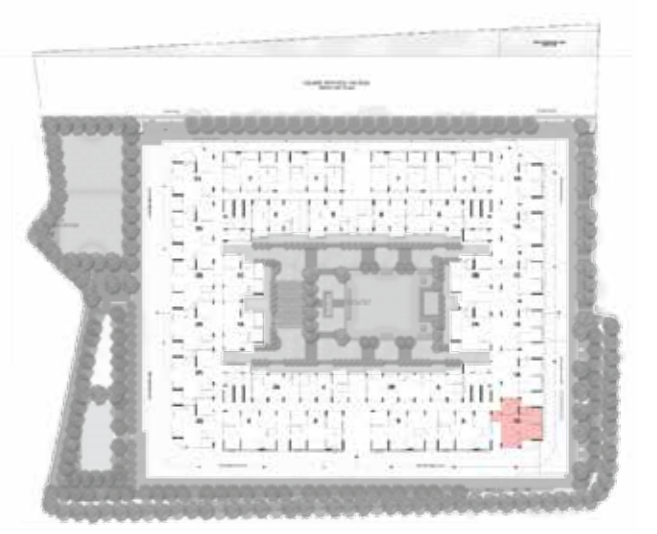
UNIT NO: B11 - B81

*Computer generated images and rendered images are the artist's impression and are indicative of the actual designs

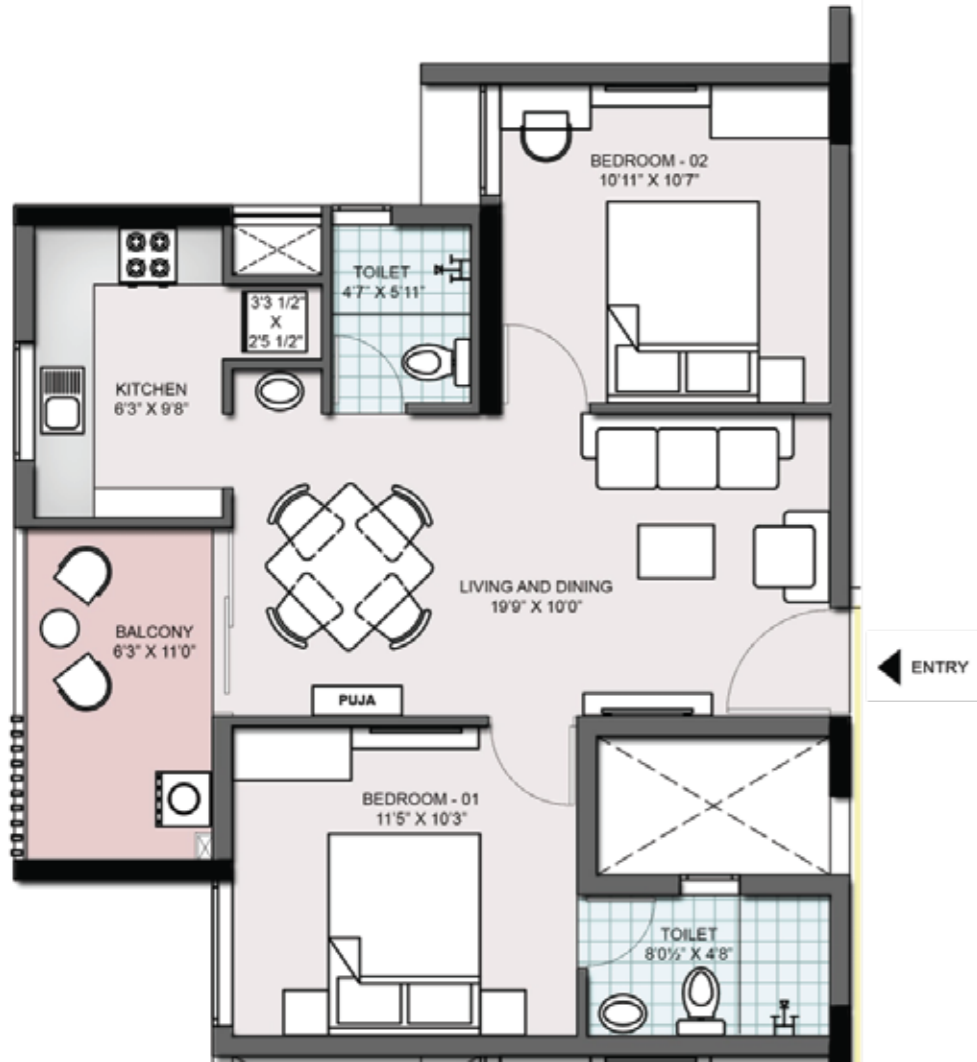
TYPE - 1D

2BHK - 2T - NORTH FACING

RERA Carpet Area	A	631	SQ.FT
RERA Balcony Area	B	65	SQ.FT
Usable Carpet Area	A + B	696	SQ.FT
Common Area (External wall included)	C	312	SQ.FT
Saleable Area	A + B + C	1008	SQ.FT
UDS Area		339.51	SQ.FT



TYPICAL FIRST - EIGHTH FLOOR PLAN



**UNIT NO: B14 - B84, C12 - C82, C13 - C83,
D11 - D81, D12 - D82**

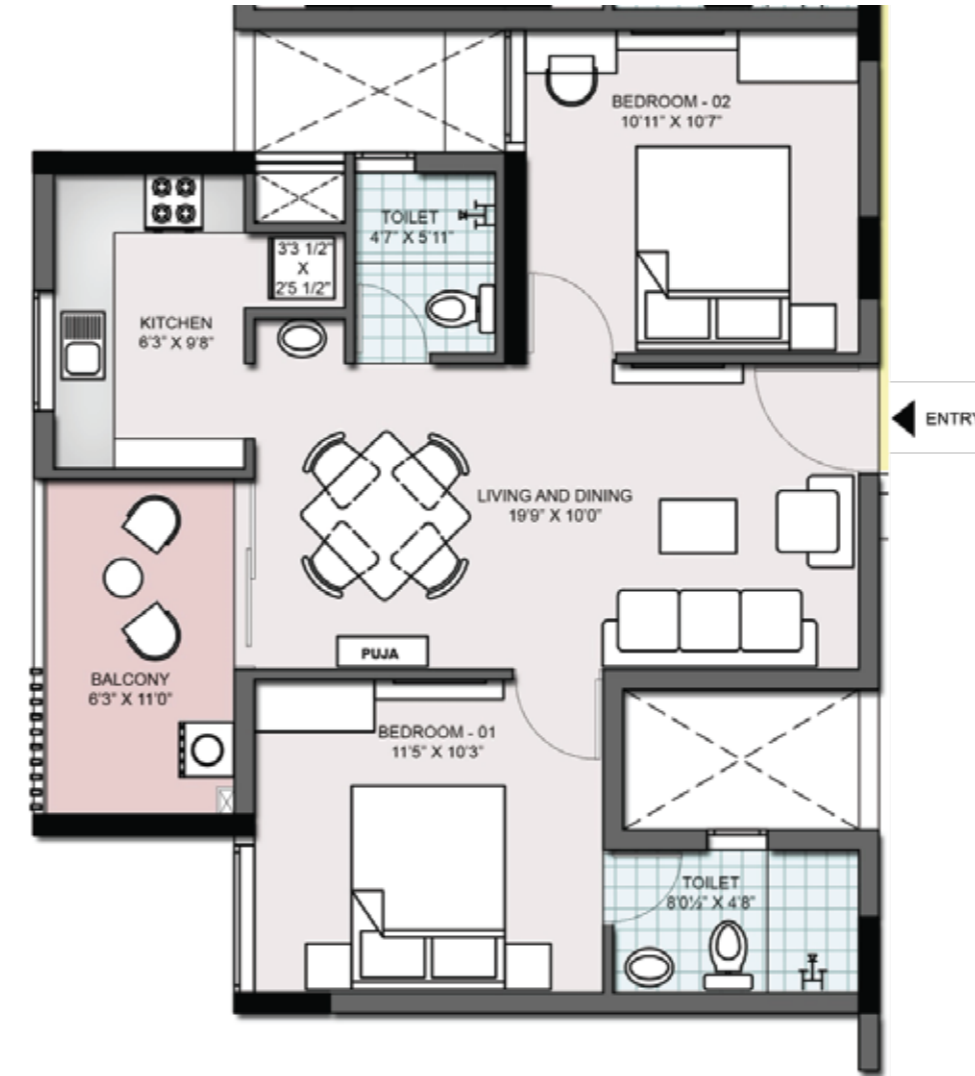


TYPE - 2A

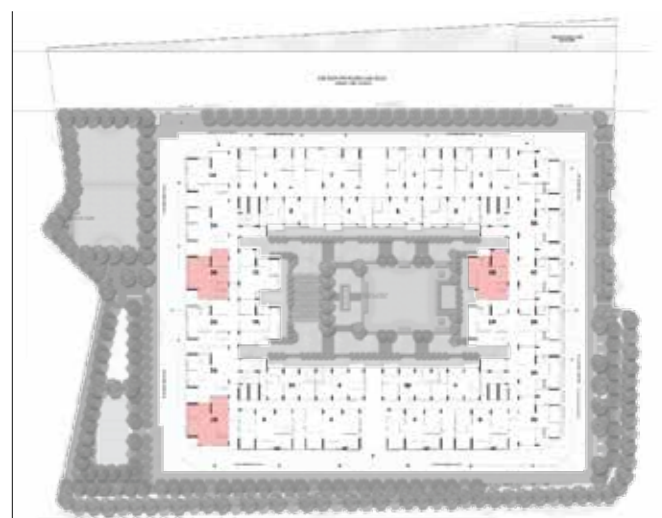
2BHK - 2T - EAST FACING

RERA Carpet Area	A	595	SQ.FT
RERA Balcony Area	B	65	SQ.FT
Usable Carpet Area	A + B	660	SQ.FT
Common Area (External wall included)	C	297	SQ.FT
Saleable Area	A + B + C	957	SQ.FT
UDS Area		322.12	SQ.FT

TYPICAL FIRST - EIGHTH FLOOR PLAN



UNIT NO: A14 - A84, C11 - C81, D13 - D83

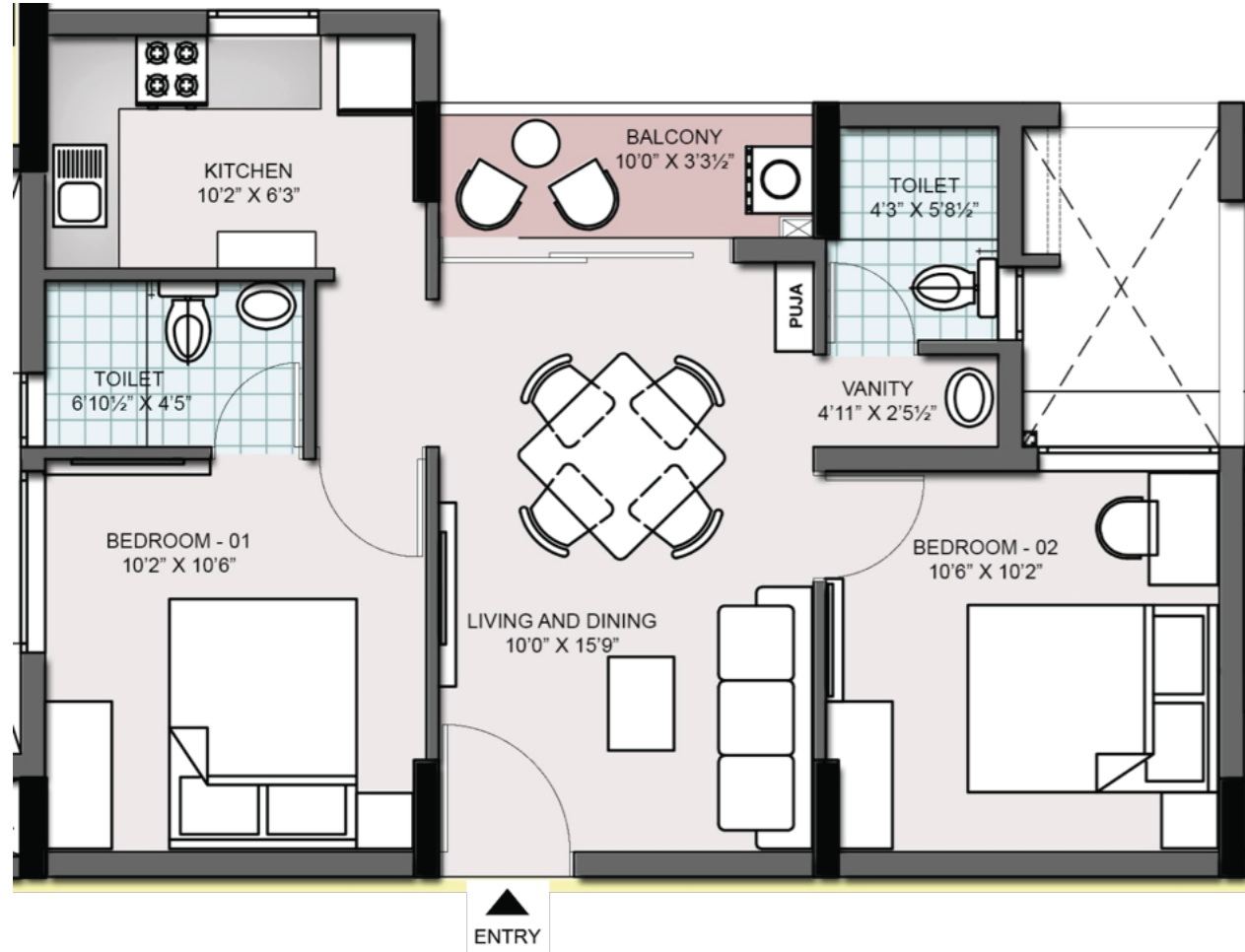


TYPE - 2B

2BHK - 2T - EAST FACING

RERA Carpet Area	A	595	SQ.FT
RERA Balcony Area	B	65	SQ.FT
Usable Carpet Area	A + B	660	SQ.FT
Common Area (External wall included)	C	297	SQ.FT
Saleable Area	A + B + C	957	SQ.FT
UDS Area		322.12	SQ.FT

TYPICAL FIRST - EIGHTH FLOOR PLAN



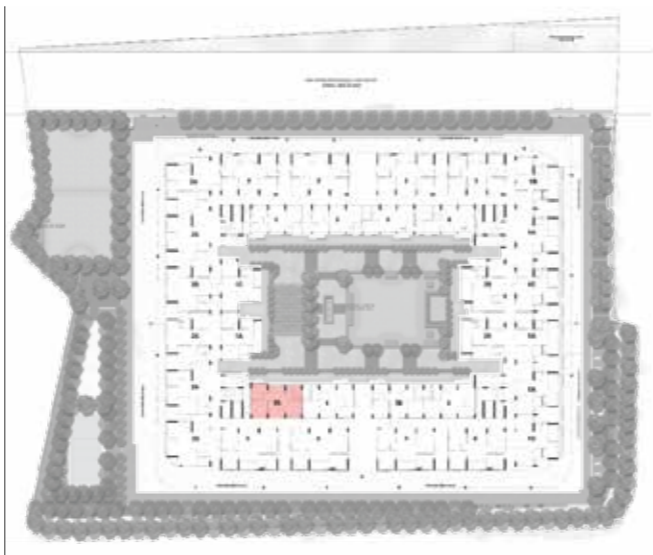
UNIT NO: C15 - C85



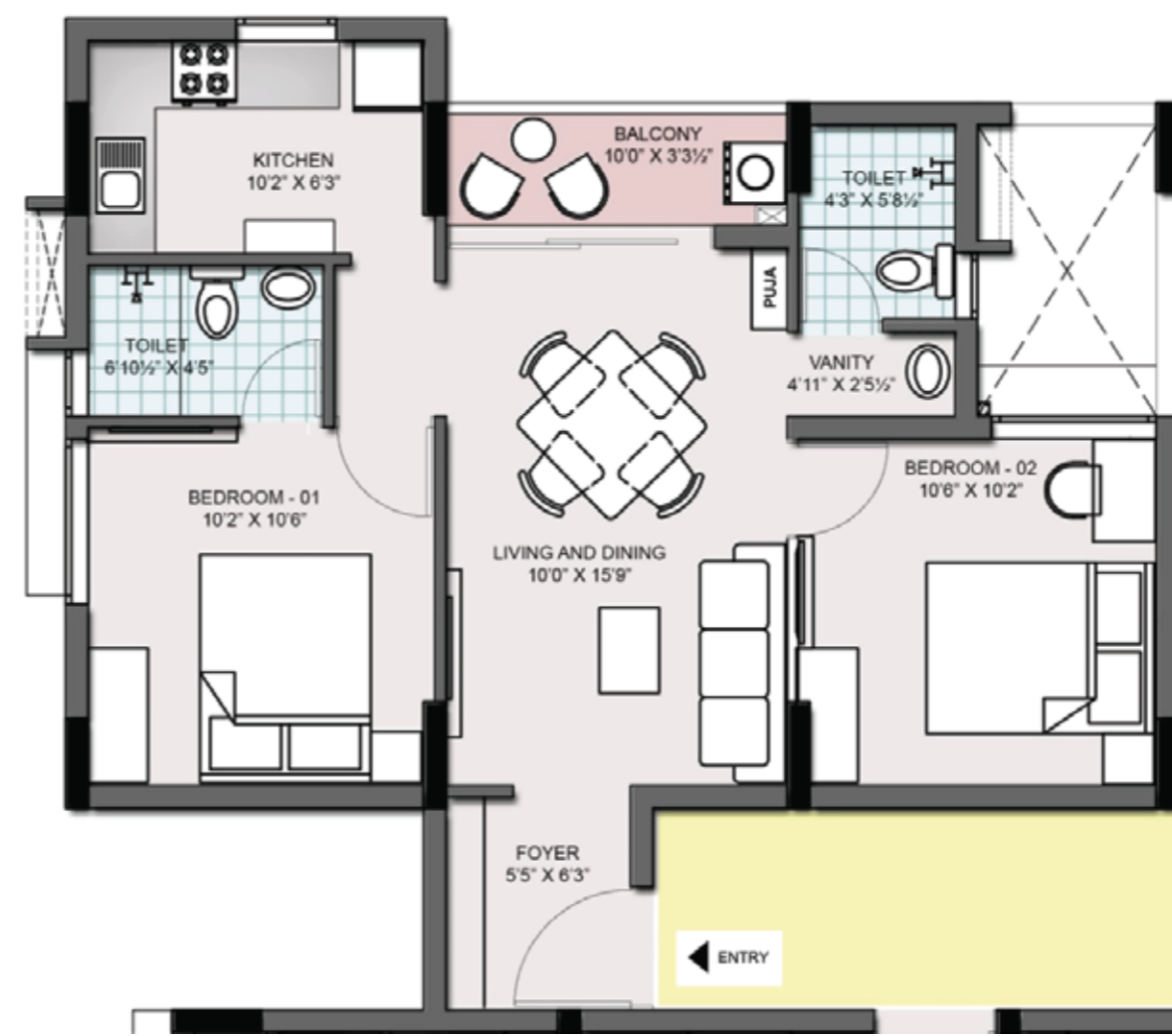
TYPE - 3A

2BHK - 2T - SOUTH FACING

RERA Carpet Area	A	539	SQ.FT
RERA Balcony Area	B	30	SQ.FT
Usable Carpet Area	A + B	569	SQ.FT
Common Area (External wall included)	C	255	SQ.FT
Saleable Area	A + B + C	824	SQ.FT
UDS Area		277.37	SQ.FT



TYPICAL FIRST - EIGHTH FLOOR PLAN



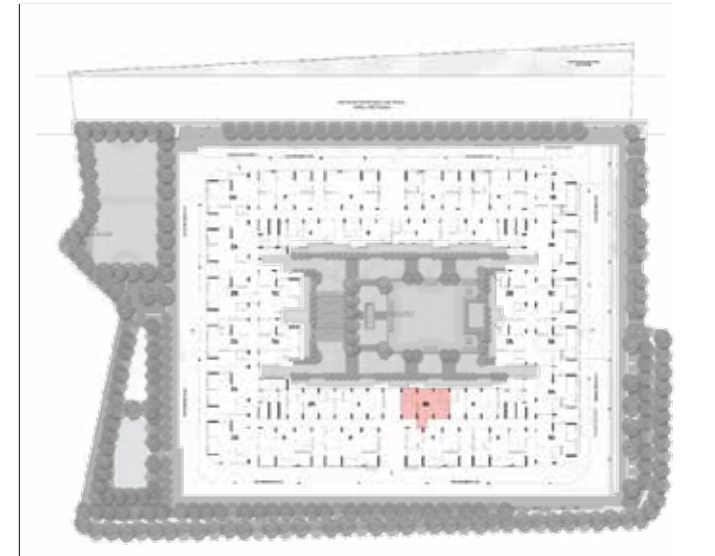
UNIT NO: B16 - B86



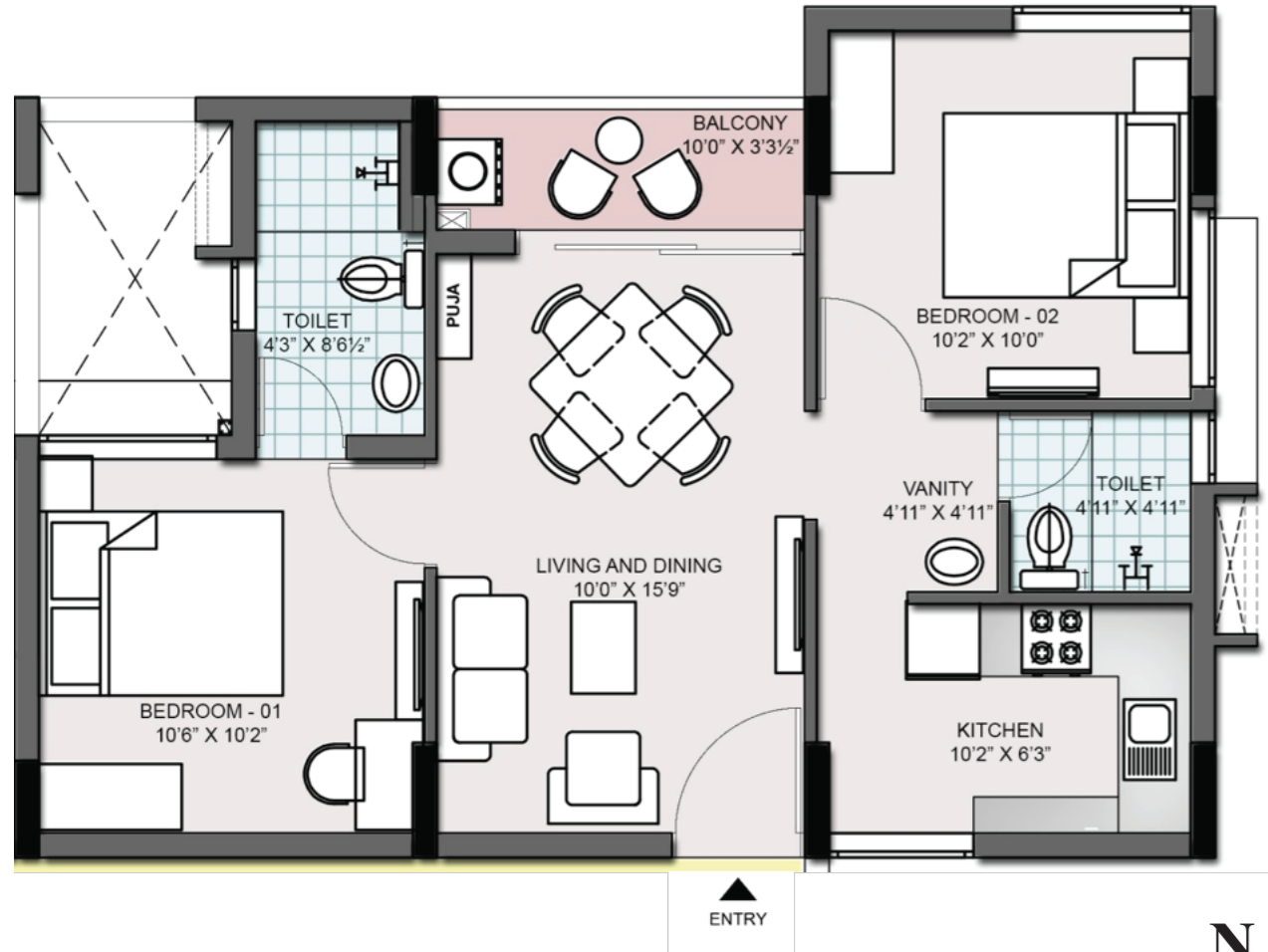
TYPE - 3B

2BHK - 2T - EAST FACING

RERA Carpet Area	A	574	SQ.FT
RERA Balcony Area	B	30	SQ.FT
Usable Carpet Area	A + B	604	SQ.FT
Common Area (External wall included)	C	271	SQ.FT
Saleable Area	A + B + C	875	SQ.FT
UDS Area		294.71	SQ.FT



TYPICAL FIRST - EIGHTH FLOOR PLAN



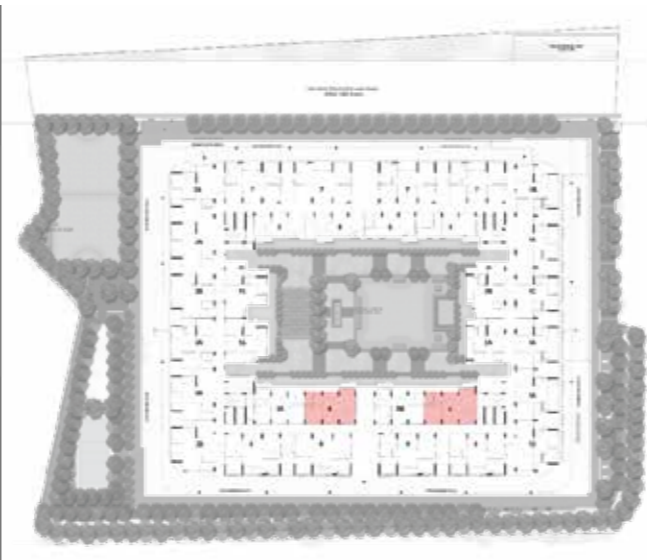
UNIT NO: B15 - B85, C16 - C86

*Computer generated images and rendered images are the artist's impression and are indicative of the actual designs

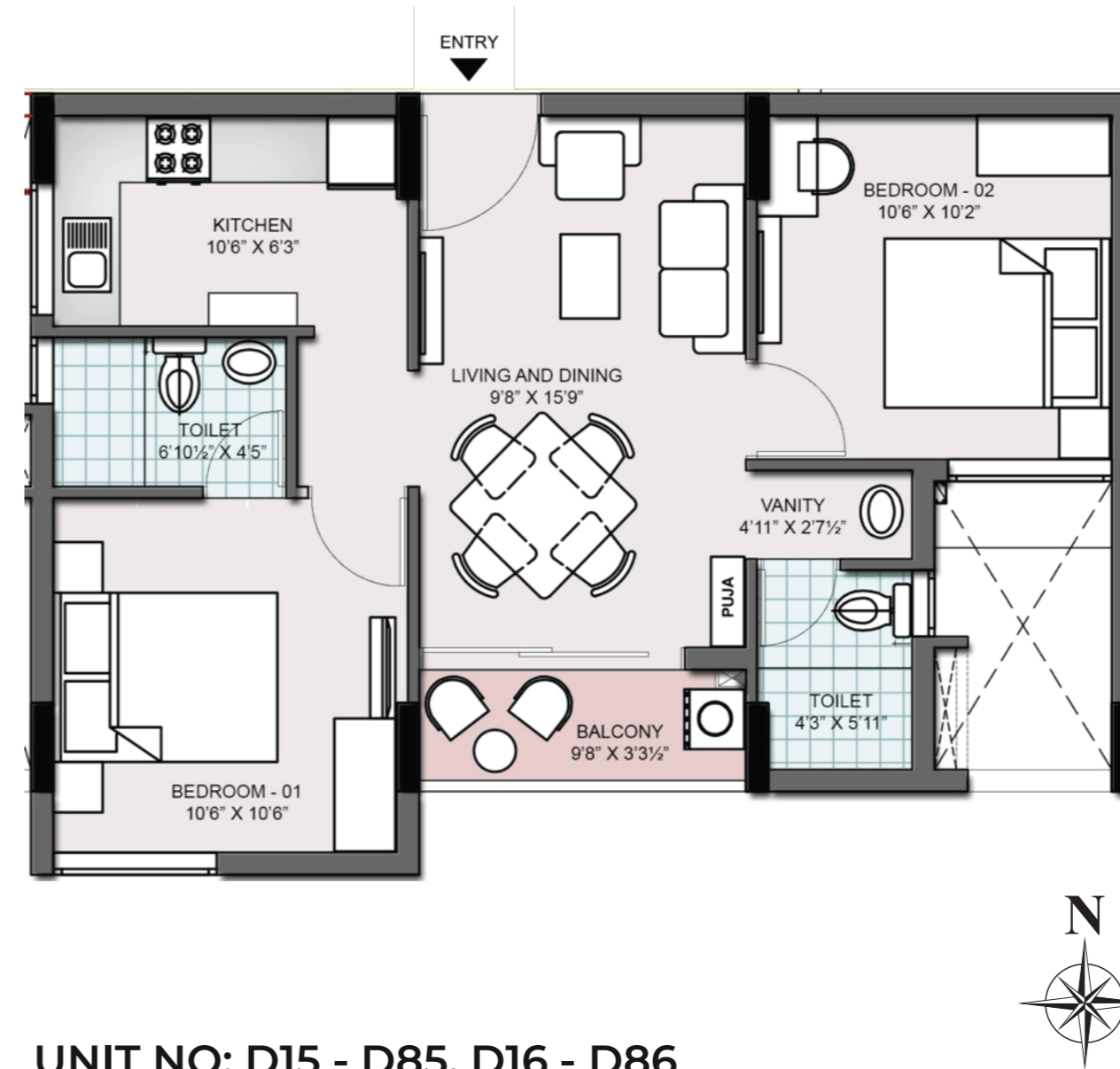
TYPE - 4

2BHK - 2T - SOUTH FACING

RERA Carpet Area	A	539	SQ.FT
RERA Balcony Area	B	30	SQ.FT
Usable Carpet Area	A + B	569	SQ.FT
Common Area (External wall included)	C	255	SQ.FT
Saleable Area	A + B + C	824	SQ.FT
UDS Area		277.37	SQ.FT



TYPICAL FIRST - EIGHTH FLOOR PLAN



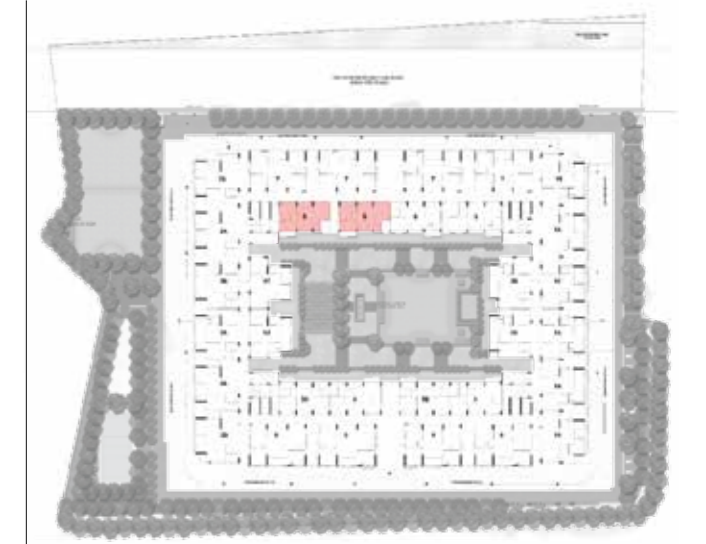
UNIT NO: D15 - D85, D16 - D86

*Computer generated images and rendered images are the artist's impression and are indicative of the actual designs

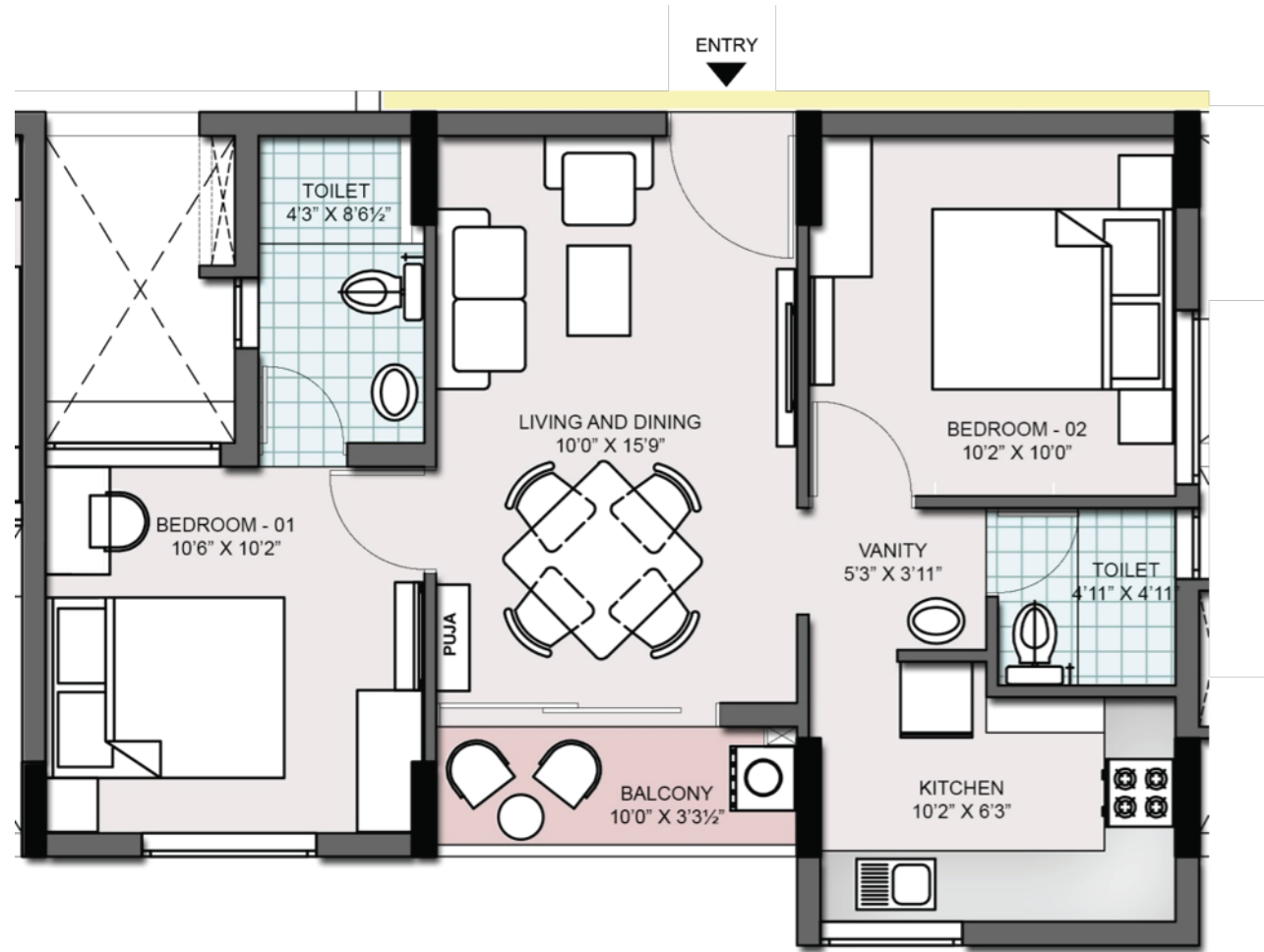
TYPE - 5

2BHK - 2T - NORTH FACING

RERA Carpet Area	A	539	SQ.FT
RERA Balcony Area	B	29	SQ.FT
Usable Carpet Area	A + B	568	SQ.FT
Common Area (External wall included)	C	254	SQ.FT
Saleable Area	A + B + C	822	SQ.FT
UDS Area		276.85	SQ.FT



TYPICAL FIRST - EIGHTH FLOOR PLAN



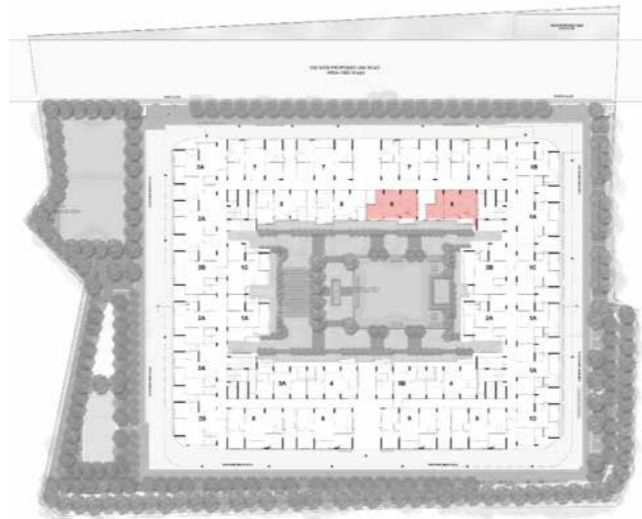
UNIT NO: A15 - A85, A16 - A86



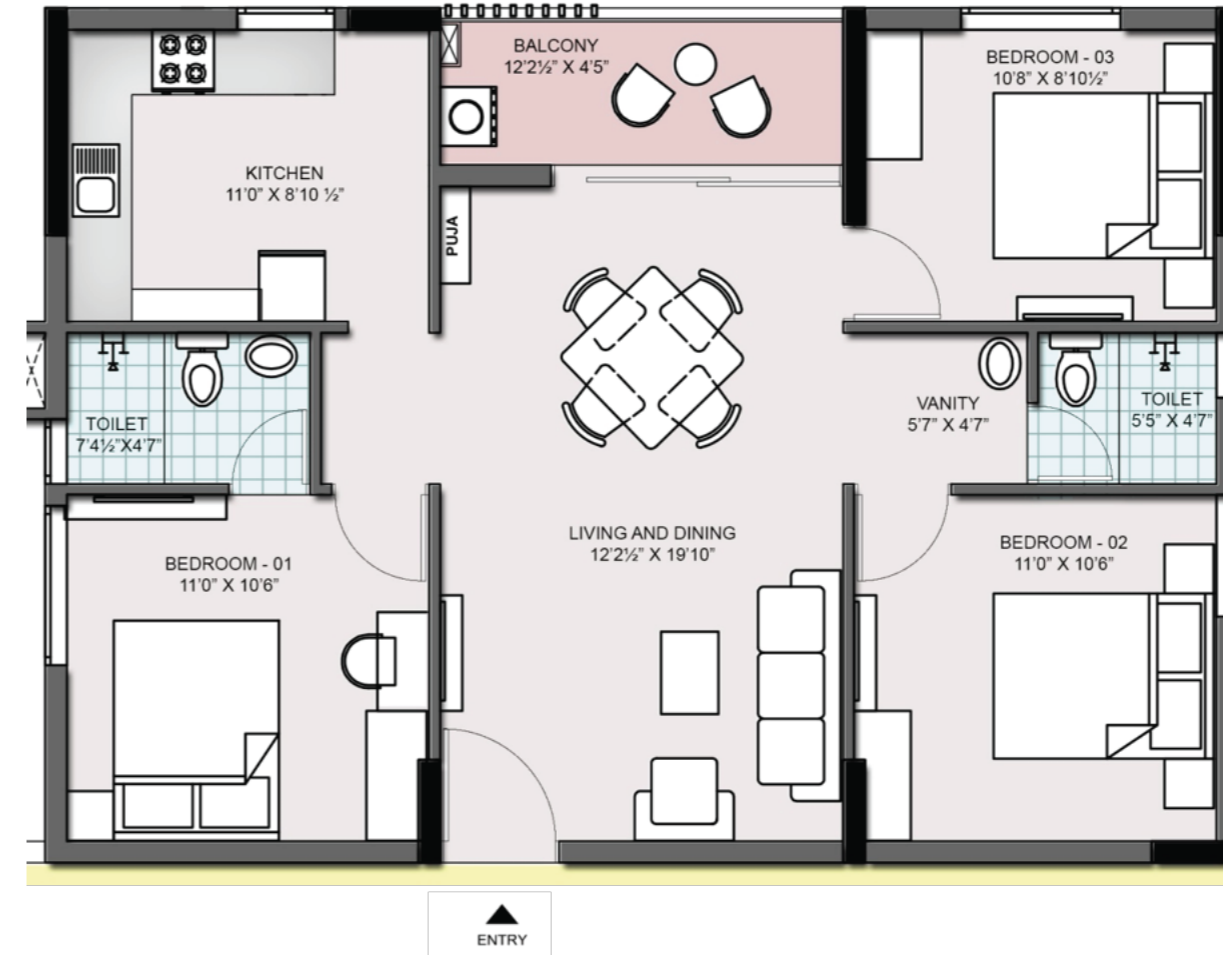
TYPE - 6

2BHK - 2T - NORTH FACING

RERA Carpet Area	A	539	SQ.FT
RERA Balcony Area	B	30	SQ.FT
Usable Carpet Area	A + B	569	SQ.FT
Common Area (External wall included)	C	255	SQ.FT
Saleable Area	A + B + C	824	SQ.FT
UDS Area		277.37	SQ.FT



TYPICAL FIRST - EIGHTH FLOOR PLAN



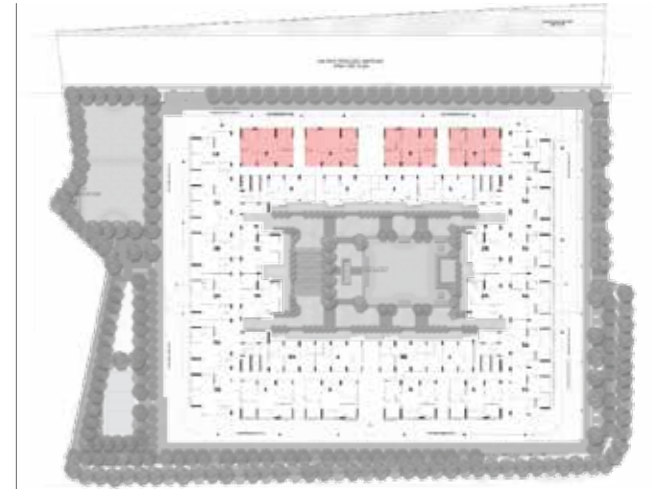
UNIT NO: A17 - A87, A18 - A88,
D17 - D87, D18 - D88



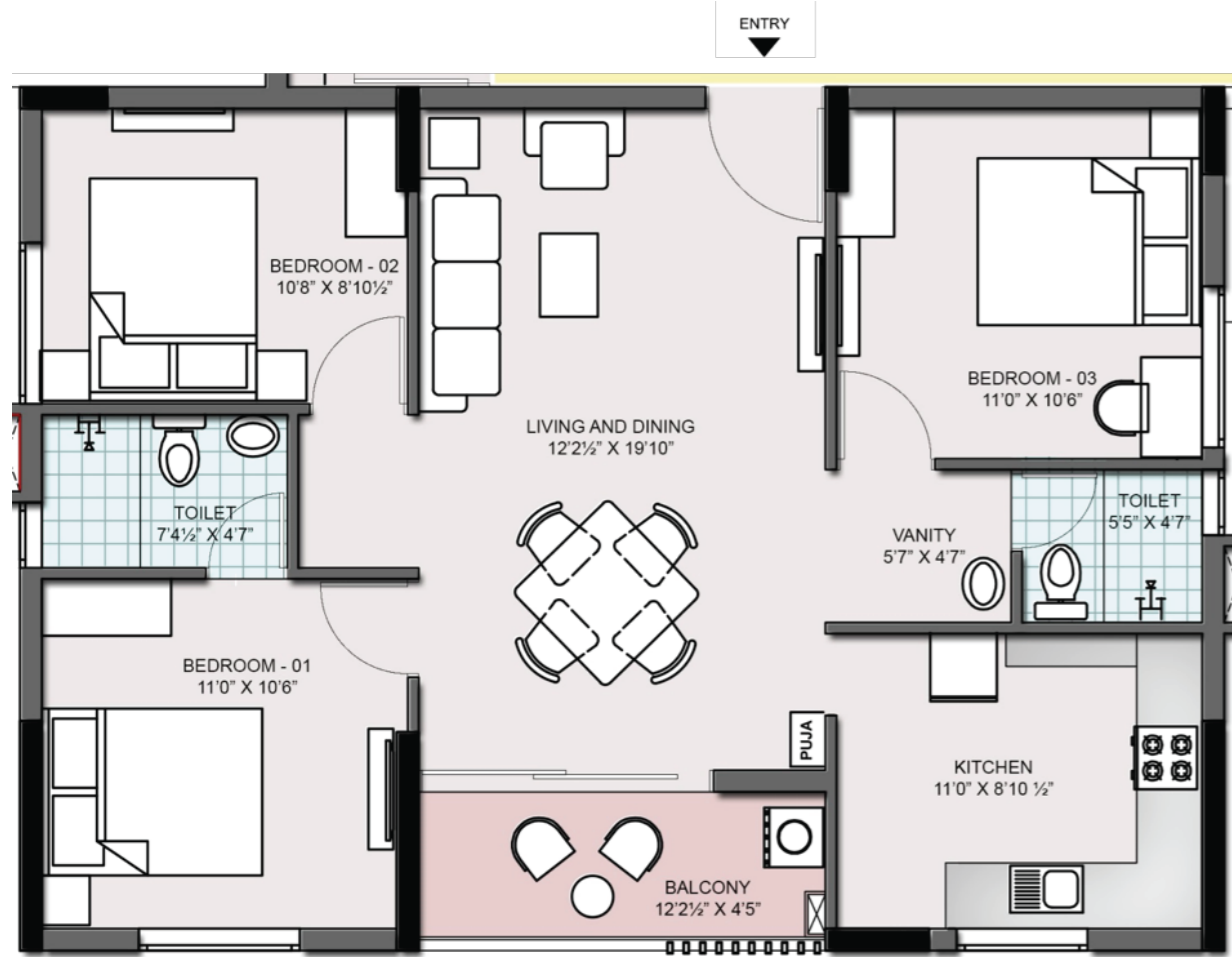
TYPE - 7

3BHK - 2T - SOUTH FACING

RERA Carpet Area	A	795	SQ.FT
RERA Balcony Area	B	50	SQ.FT
Usable Carpet Area	A + B	845	SQ.FT
Common Area (External wall included)	C	380	SQ.FT
Saleable Area	A + B + C	1225	SQ.FT
UDS Area		412.36	SQ.FT



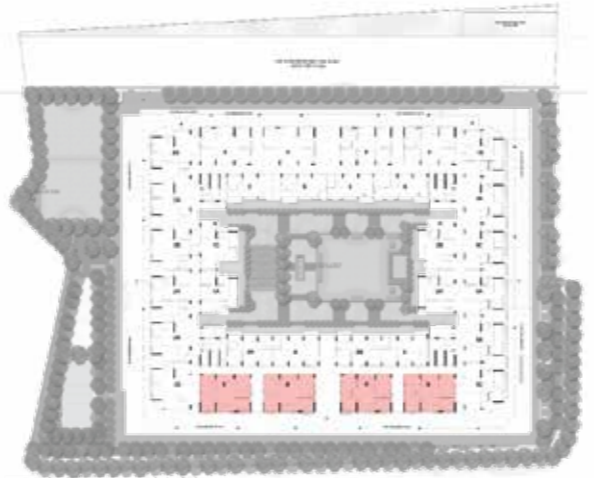
TYPICAL FIRST - EIGHTH FLOOR PLAN



TYPE - 8 3BHK - 2T - NORTH FACING

RERA Carpet Area	A	795	SQ.FT
RERA Balcony Area	B	50	SQ.FT
Usable Carpet Area	A + B	845	SQ.FT
Common Area (External wall included)	C	380	SQ.FT
Saleable Area	A + B + C	1225	SQ.FT
UDS Area		412.36	SQ.FT

**UNIT NO: B17 - B87, B18 - B88, C17 - C87,
C18 - C88**



*Computer generated images and rendered images are the artist's impression and are indicative of the actual designs

SPECIFICATIONS

STRUCTURE



- Shear wall + RCC framed structure
- AAC blocks (200 mm / 100 mm thick)

LOBBY & COMMON AREA



- Lift lobby wall & floor finished with vitrified tiles as per architect's design
- Corridor floor finished with vitrified tiles
- Staircase & lobby finished with granite from basement to 1st floor level and Kota finish from 1st floor to terrace
- Staircase railing - MS railing with enamel paint finish

LIFTS



- Lifts of suitable size and capacity will be provided in all towers

APARTMENT FLOORING



- Vitrified tiles in foyer, living, dining, all bedrooms and kitchen
- Ceramic tiles in balconies

TOILETS



- Ceramic tile for flooring & wall up to 7 ft height
- Wash basin & EWC - Parryware / Hindware or equivalent
- Shower mixer with arm - Jaquar / Parryware or equivalent
- Provision for exhaust fan & geyser
- PVC-grid type false ceiling

DOORS



- Main Door: Height - 7 ft, fully finished pre hung door - flush shutter finished with teak veneer grains & architrave
- Internal Doors: Height - 7 ft, fully finished pre hung door - flush shutter finished with PU paint & architrave
- Toilet Doors: Height - 7 ft, fully finished pre hung door - flush shutter finished with laminate inside and PU paint outside

EXTERNAL WINDOWS & VENTILATORS



- UPVC frame and sliding shutter with mosquito net for windows
- Balcony - UPVC two track sliding door with mosquito net provision
- Toilet ventilators - UPVC frame with glass fixed louvers and exhaust fan provision

PAINTING



- Apartment Ceiling - OBD over base primer & putty
- Apartment Walls - Emulsion paint over base primer & putty
- Exterior Walls - Exterior emulsion over base primer

ELECTRICAL



- All electrical wires are insulated copper wires with modular switches
- Sufficient power outlets, light, power, TV and telephone points will be provided as per the Point Matrix
- RCCB and individual meters will be provided for all apartments

SECURITY SYSTEMS



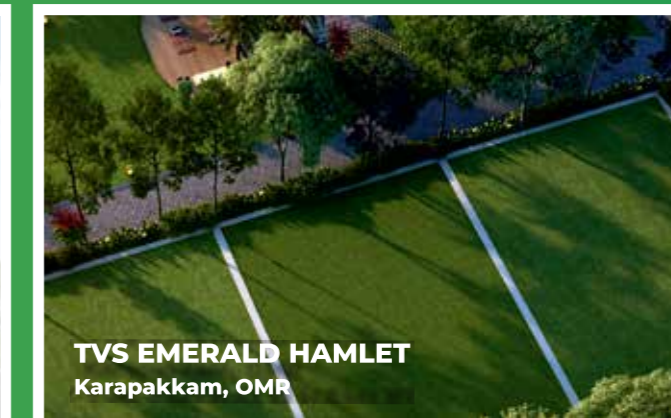
- 3 layer security with CCTV (1st at entrance, 2nd at basement lobby and 3rd at stilt lobby)

DG POWER BACKUP



- 100% for common area
- Only inverter provision is provided for all apartments (No DG backup)

COMPLETED AND ONGOING
TVS EMERALD PROJECTS





Call 72198 86888

www.tvsemerald.com/atrium

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

RERA No: TN/01/Building/0194/2021 | www.rera.tn.gov.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 map is not to scale and the places marked are indicative and for representation purposes only.

TVS

HOMES THAT LAST LIFETIMES.

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 lifetimes!



Villas that last lifetimes

An 18 acre community in Kolapakkam, GreenAcres offers exquisite villas that are crafted not only to match your lifestyle but also the lifestyles of future generations. Exuding class and elegance, this fabulous project is located near Tambaram, one of the most sought after destinations in Chennai.

In a world that is increasingly becoming a concrete jungle, GreenAcres comes as a breath of fresh air with 63% open area and 37% built area. Villas at GreenAcres are designed to grant you and your loved ones a luxurious and exclusive lifestyle.

VILLA FEATURES

LAND, yours forever.

When you buy a villa at Emerald GreenAcres, you not only own the villa but also the land it's built on. So, you can truly call your dream home your own and live life with confidence and security. This Ownership of Land benefits not only you but also your generations to come.



PRIVATE TERRACE, your luxury abode.

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



PRIVATE PARKING, exclusive and enduring.

There's no need to fight for parking in this fabulous haven blessed with space in abundance. All villa owners are endowed with private parking which is a convenience that your loved ones will enjoy in the present and future.



HOME AUTOMATION, the future is now.

GreenAcres is the home of the present and the future. With state-of-the-art home automation systems, villas at GreenAcres allow you to perform household activities simply and efficiently. This future-ready facility will stand the test of time.



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

- 20, 000 sq.ft. Clubhouse
- Exclusive club lounge
- Swimming pool
- Gym
- Day care / Crèche
- Multipurpose / Party hall
- AV theatre for private screenings
- Luxury 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





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

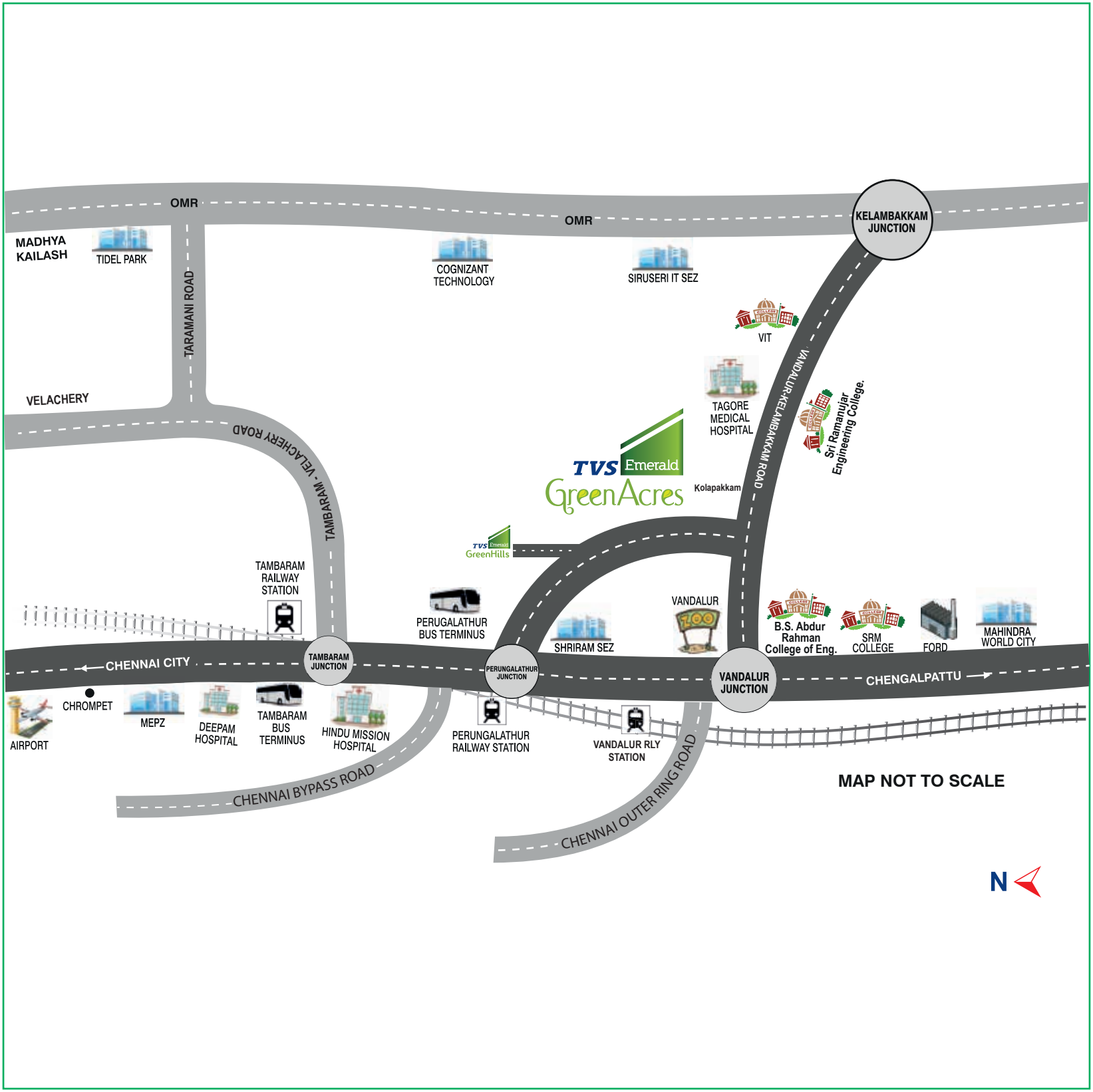
- 400 meters from Vandalur - Kelambakkam road
- Kolapakkam bus stop - 400 mts
- Vandalur railway station - 5 km
- Perungalathur railway station - 5 km
- Airport - 19 km

Schools

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

Hospitals

- Tagore medical hospital - 3 km
- Hindu mission hospital - 6 km
- Deepam hospital - 6 km



MAP NOT TO SCALE





VILLA SELECTION GUIDE

Emerald GreenAcres - Master layout



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 352 apartments can easily commute to the main road and reach quicker, thus reducing the traffic flow inside the community.

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



08

09

TYPE A++ ROW HOUSE



Actual model unit photograph as at site.

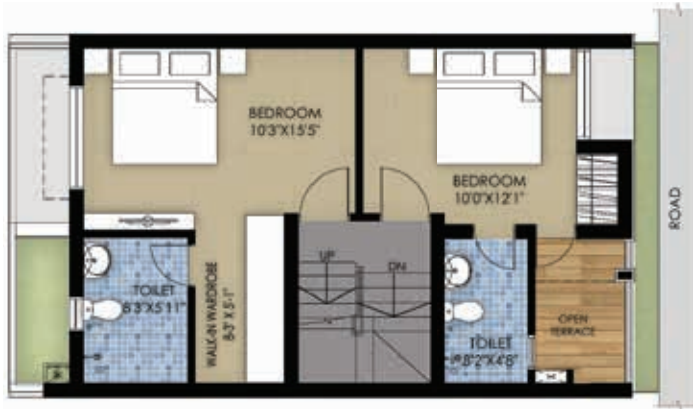
Type A++ Row House - Unit plan

Villa No. A01 to 05

Standard plot area - 708 Sq. Ft.

Built up area - 1318 Sq. Ft.

East Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR





03

TU 01 AE 3421

RSI

TYPE B VILLA

Type B Villa - Unit plan

Villa No. B12

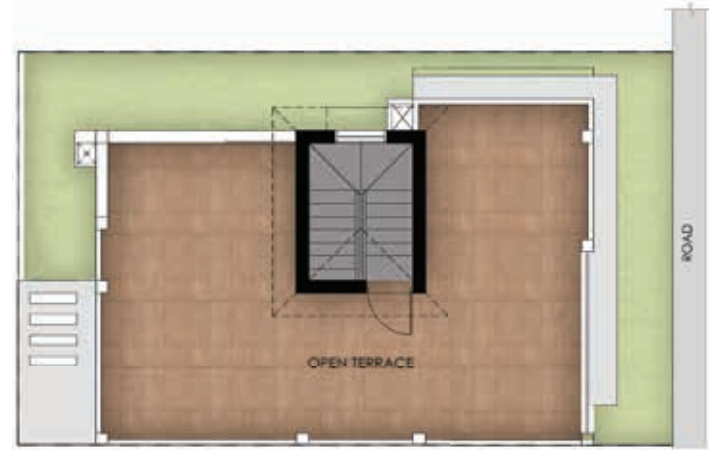
Standard plot area - 1486 Sq. Ft.

Built up area - 1009 Sq. Ft.

East Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR



TYPE B+ VILLA

Type B+ Villa - Unit plan

Villa No. B02 to B05

Standard plot area - 1211 Sq. Ft.

Built up area - 1769 Sq. Ft.

East Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR



Type B+ Villa - Unit plan

Villa No. B06 to B10

Standard plot area - 1211 Sq. Ft.

Built up area - 1769 Sq. Ft.

North Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR



Type B+ Villa - Unit plan

Villa No. B11

Standard plot area - 1211 Sq. Ft.

Built up area - 1769 Sq. Ft.

North Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR



Type B+ Villa - Customised unit plan

Villa No. B01

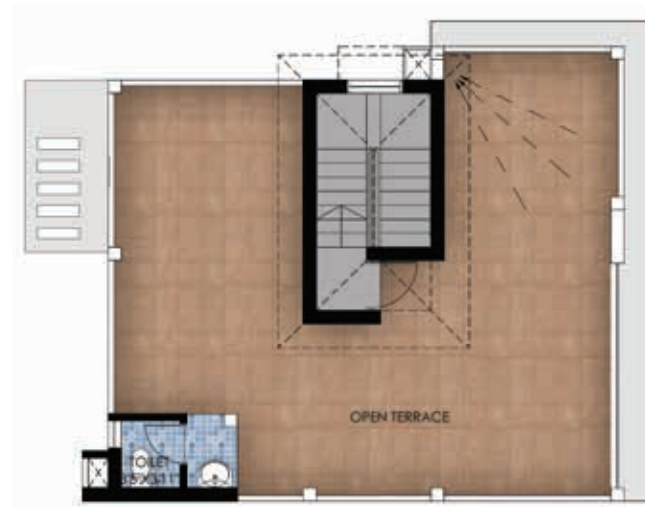
Standard plot area - 1211 Sq. Ft.

Built up area - 1797 Sq. Ft.

East Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR





TYPE C VILLA

Type C Villa - Unit plan

Villa No. C02 to C07

Standard plot area - 1308 Sq. Ft.

Built up area - 1967 Sq. Ft.

West Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR



Type C Villa - Unit plan

Villa No. C11 to C14

Standard plot area - 1405 Sq. Ft.

Built up area - 2156 Sq. Ft.

East Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR



Type C Villa - Unit plan

Villa No. C15 to C18, C21

Standard plot area - 1308 Sq. Ft.

Built up area - 1967 Sq. Ft.

East Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR





Type C Villa - Customised unit plan

Villa No. C1

Standard plot area - 1482 Sq. Ft.

Built up area - 2171 Sq. Ft.

East Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR



Type C Villa - Customised unit plan

Villa No. C09

Standard plot area - 1550 Sq. Ft.

Built up area - 2295 Sq. Ft.

West Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR



Type C Villa - Customised unit plan

Villa No. C10

Standard plot area - 1550 Sq. Ft.

Built up area - 2507 Sq. Ft.

East Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR



Type B+ Villa - Customised unit plan

Villa No. C19

Standard plot area - 1211 Sq. Ft.

Built up area - 1907 Sq. Ft.

North Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR



Type C Villa - Customised unit plan

Villa No. C20

Standard plot area - 1308 Sq. Ft.

Built up area - 1967 Sq. Ft.

East Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR



Type C Villa - Customised unit plan

Villa No. C22

Standard plot area - 1502 Sq. Ft.

Built up area - 2267 Sq. Ft.

East Facing



FIRST FLOOR



TERRACE FLOOR



GROUND FLOOR





Villa Specifications

Structure

- RCC framed structure with isolated foundation, compliance with seismic zone III
- 230mm thick table moulded brick work for external walls & plastering
- 115mm thick table moulded brick work for internal walls & plastering

Flooring

- Living, Dining, Kitchen - Vitrified Tiles (800 X 800 mm)
- Master bedrooms - Vitrified flooring (800 X 800 mm) (Wooden flooring optional at additional cost)
- Toilets - Glazed ceramic wall tiles up to beam bottom height & Anti-skid ceramic tile for flooring
- Kitchen - Granite platform with SS double bowl sink
- Kitchen - Glazed tiles up to 2' ht from counter top
- Staircase - Granite steps
- Utility - Anti-skid ceramic tiles for flooring
- Car park - Interlocking paver blocks / Eurocon cement tiles
- Terrace - Reflective white tiles

Painting

- Internal wall & ceiling - Asian paints - Plastic emulsion
- External wall - Asian paints - Exterior acrylic emulsion

Doors

- Main door - Teak wood frame with teak wood panelled door shutter
- Internal doors - Burma sal wood frame with imported skin panelled door shutter
- Toilet doors - Burma sal wood frame with FRP door shutter

Windows

- Teak wood / UPVC windows

Staircase Railing

- SS handrail

Sanitary Fittings

- Kohler / Equivalent brand - Floor mounted EWC using P trap
- Kohler / Equivalent brand - 2 in 1 wall mixer, health faucet & shower arm

Power Back Up

- Provision for inverter
- Provision for centralized stabilizer
- Solar provision for water heater

Electrical Works

- 3 phase power supply
- Cable / Wires - FINOLEX / L&T / RPG ISI approved make
- Switches - MK / Havells or equivalent
- DB, MCB & ELCB - Legrand / L&T Hager / Siemens / Havells



Row House Specifications

<p>Structure</p> <ul style="list-style-type: none">•RCC framed structure with isolated foundation, compliance with seismic zone III•230mm thick table moulded brick work for external walls & plastering•115mm thick table moulded brick work for internal walls & plastering	<p>Flooring</p> <ul style="list-style-type: none">•Living, Dining, Kitchen - Vitrified tiles (800 X 800 mm)•Master bedrooms - Vitrified flooring (800 X 800 mm) (Wooden flooring optional at additional cost)•Toilets - Glazed ceramic wall tiles up to beam bottom height & Anti-skid ceramic tile for flooring•Kitchen - Granite platform with SS single bowl sink•Kitchen - Glazed tiles up to 2' ht from counter top•Staircase - Granite steps•Utility - Anti-skid ceramic tiles for flooring•Car park - Interlocking paver blocks / Eurocon cement tiles•Terrace - Reflective white tiles
<p>Painting</p> <ul style="list-style-type: none">•Internal wall & ceiling - Asian paints - Plastic emulsion•External wall - Asian paints - Exterior acrylic emulsion	<p>Doors</p> <ul style="list-style-type: none">•Main door - Teak wood frame with teak wood panelled door shutter•Internal doors - Burma sal wood frame with imported skin panelled door shutter•Toilet doors - Burma sal wood frame with FRP door shutter
<p>Windows</p> <ul style="list-style-type: none">•Teak wood / UPVC windows <p>Staircase Railing</p> <ul style="list-style-type: none">•SS Handrail	<p>Sanitary Fittings</p> <ul style="list-style-type: none">•Hindware / Equivalent brand - Floor mounted EWC using P trap•Jaquar / Equivalent brand - 2 in 1 wall mixer, health faucet & shower arm
<p>Power Back Up</p> <ul style="list-style-type: none">•Provision for inverter•Provision for centralized stabilizer•Solar provision for water heater & electricity	<p>Electrical Works</p> <ul style="list-style-type: none">•3 phase power supply•Cable / Wires - FINOLEX / L&T / RPG ISI approved make•Switches - MK / Havells or equivalent•DB, MCB & ELCB- Legrand/L&T Hager/Siemens/Havells

Payment Schedule

VILLA/ROW HOUSE PAYMENT BREAK-UP

S.No.	Description	Percentage
1.	Earnest money deposit (EMD)	5%
2.	On signing the agreement	15%
3.	For registration of the sale deed	25%
4.	On completion of foundation	10%
5.	On completion of ground floor slab	10%
6.	On completion of 1 st floor slab	10%
7.	On completion of brick work	10%
8.	On completion of flooring	5%
9.	On completion of painting	5%
10.	On possession of villa/row house	5%

Loans available from leading financial institutions.



Call: 88077 87878 | www.tvsemerald.com

Visit Model Villa at TVS Emerald Enclave, Nendungundram, Perugalathur, Chennai - 600 063.
Office Address: Emerald Haven Development Ltd. Chaitanya Building, 3rd Floor, No.1, Khader Nawaz Khan Road,
Nungambakkam, Chennai - 600 006.