

TVS



TVS  Emerald

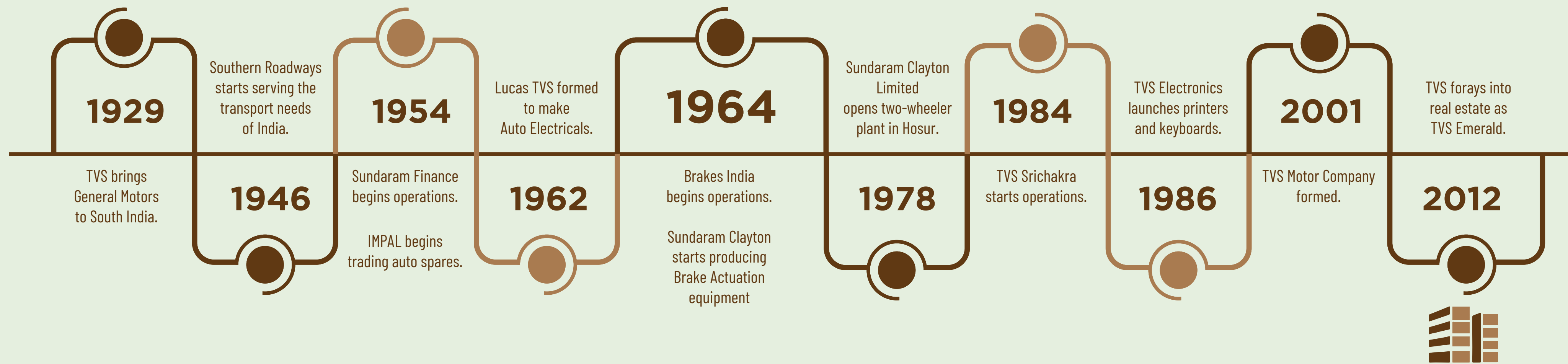
The central logo features the word "TVS" in a bold, blue, italicized font. To its right is a green graphic element consisting of a dark green trapezoidal shape with a white diagonal line running from the top-left to the bottom-right. The word "Emerald" is written in a white, sans-serif font across the bottom portion of this green graphic.



1911

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

A LEGACY OF TRUST





MAP NOT TO SCALE

OUR PRESENCE IN CHENNAI

Green Enclave
PORUR

PENINSULA
100% CORNER HOMES
MANAPAKKAM

LIGHTHOUSE
PALLAVARAM

KOVILAMBAKKAM

FLOURISH
PADAPPAI

AARANYA
VENGAIVASAL

GreenHills
PERUNGALATHUR

GreenAcres
KOLAPAKKAM

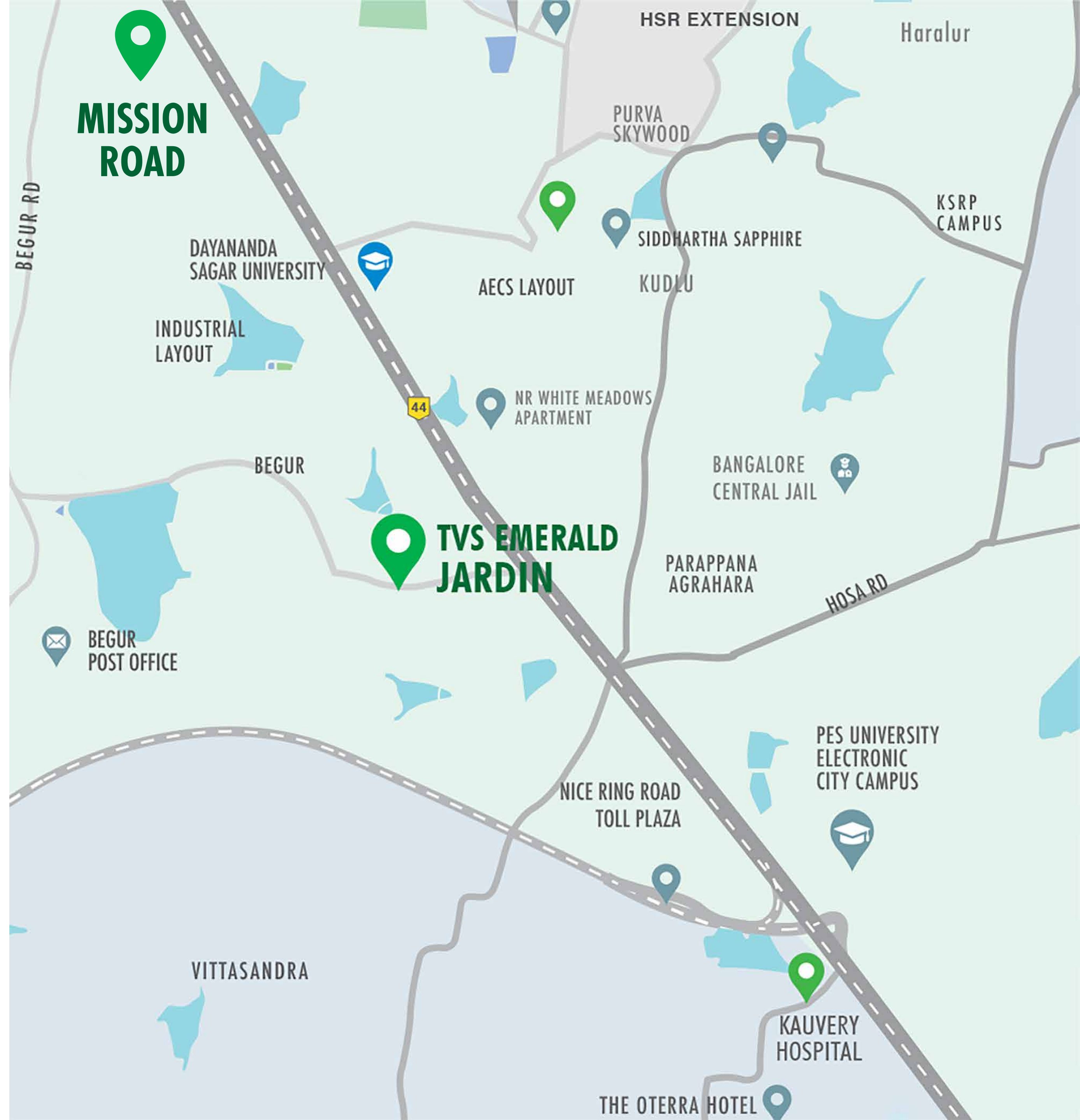
HAMLET
PREMIUM CITY PLOTS
KARAPAKKAM

BAY OF BENGAL

- ONGOING PROJECTS
- UPCOMING PROJECTS
- COMPLETED PROJECTS

— OUR PRESENCE IN —
BENGALURU

The city of garden witnessed a unique garden themed living with the introduction of TVS Emerald Jardin. This iconic venture enhanced the greenery and serenity of Bangalore. Spread over 6 acres, TVS Emerald Jardin is a delight with 63% open spaces and over 2 acres of landscape. The project offers more than 50 amenities including a grand clubhouse overlooking Basapura lake, Health club for men & women, Library, VIBGYOR theme plantation, Miyawaki forest, and Provision for various indoor & outdoor activities. The project became a massive success with 70% of the inventory sold on the very first day!



A SNEEK PEAK INTO THE JOURNEY OF
TVS GROUP





FY'23 JOURNEY



A modern two-story house with a dark grey and light grey facade. The house has large windows and a covered entrance. Two cars, a dark blue sedan and a silver sedan, are parked in front of the house. The scene is set at dusk with a soft sky and some trees and plants in the foreground.

BLOCKBUSTER LAUNCH OF TVS EMERALD AARANYA

Artist's impression. Not an actual site image.



**80% LAUNCHED
INVENTORY SOLD**



A GLANCE AT THE LAUNCH SUCCESS OF
TVS EMERALD AARANYA



https://www.youtube.com/watch?v=Zy1AACJZ_Kg&t=5s

An artistic rendering of a modern apartment complex at dusk. The building features a mix of grey and brown tones with prominent balconies and large windows. In the foreground, there is a swimming pool with a glass railing, surrounded by a landscaped garden with various trees and flowering plants. The sky is a deep blue with some clouds.

BLOCKBUSTER LAUNCH OF TVS EMERALD MAGNIFIC

Artist's impression. Not an actual site image.



**90% LAUNCHED
INVENTORY SOLD**



An aerial night-time rendering of a residential development. The scene is dominated by several tall, modern apartment buildings with numerous lit windows, creating a warm glow against the dark sky. The buildings are interspersed with lush green trees and landscaped areas. In the foreground, a road with light trails from vehicles is visible, along with some smaller, lower-rise buildings. The overall atmosphere is one of a modern, well-lit urban environment.

BLOCKBUSTER LAUNCH OF TVS EMERALD JARDIN

Artist's impression. Not an actual site image.

A GLANCE AT THE LAUNCH SUCCESS OF
TVS EMERALD JARDIN



<https://www.youtube.com/watch?v=MrV9F82jmcU>



400+ UNITS SOLD

ON THE GRAND ALLOTMENT DAY

(02.10.2022)

WITH TOTAL BV OF 300 CRORE





UNVEILING

**THE NEXT BIG
OPPORTUNITY**





AARANYA

PHASE-II





LOCATION ADVANTAGE

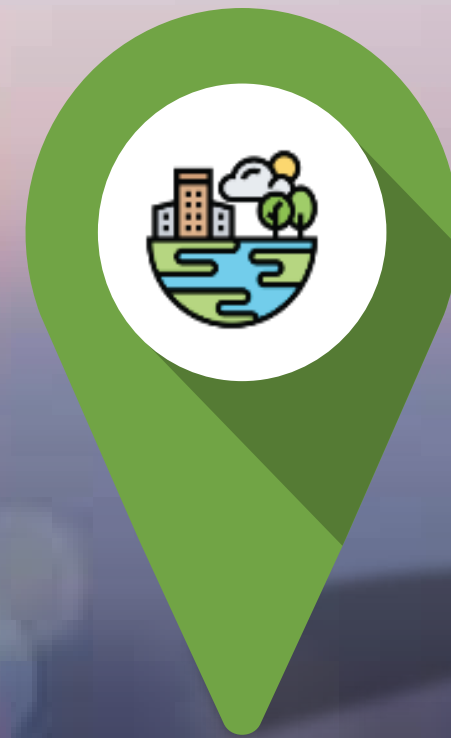


ABOUT VENGAIVASAL



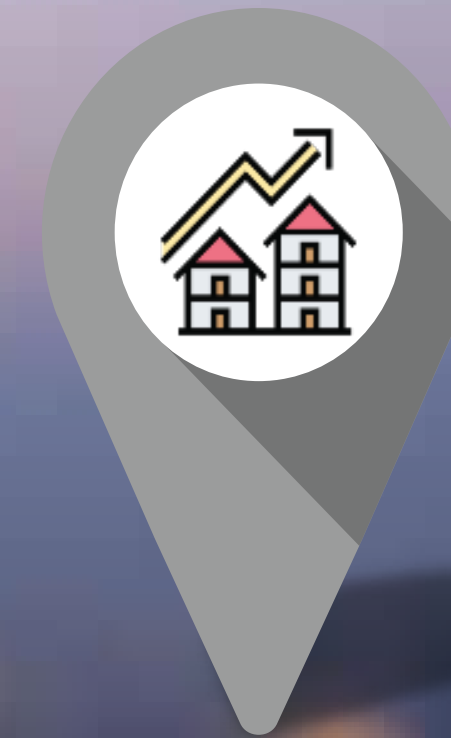
The Neighbourhood

- Highly accessible to residential hotspot like Tambaram , OMR (IT corridor) and other developed areas like Velachery, Medavakkam etc..
- Neighbourhood has good schools, colleges, hospitals & Malls nearby.
- Proper residential area.



The Environment

- A serene environment with good water and air quality as 800 acres Nanmangalam reserve forest is very nearby.
- Strategically located near water bodies like Madambakkam Lake, Perumbakkam-Vengaivasal Lake and Sithalapakkam Lake.
- Vengaivasal gets water from two rivers – Periyeri and Sitheri, making it one of the most water-abundant suburbs of Chennai.



The Micromarket

- Vengaivasal is a residential area in the southern part of Chennai, which is becoming a prominent real estate destination owing to its secure connectivity to commercial hubs like OMR and GST Roads.
- Vengaivasal is bounded by Perumbakkam, Medavakkam, Selaiyur, Karapakkam, and Sholinganallur.
- Vengaivasal offers various types of housing options which includes multi-storey apartments and independent houses.

CONNECTIVITY

01

Access from GST Road, Tambaram
Via Tambaram – Velachery Main road

02

13 Kms from Chennai International Airport 8 Kms
from Tambaram Railway Junction

03

Access from OMR through Perumbakkam
main road and Mambakkam main road

ALL YOUR NEEDS PERFECTLY ACCESSIBLE



SCHOOLS



COLLEGES



HOSPITALS



ENTERTAINMENT



TRANSPORT

LOCATION ADVANTAGE



SCHOOLS

- Ravindra Bharathi Global School - 3.9km
- Narayana E-Techno School - 5.1km
- St. Johns Public School - 5.7km



HOSPITALS

- New Life Hospital - 4.3km
- Gleneagles Global Health City - 6.5km
- Sree Balaji Medical College & Hospital - 8.3km



COLLEGES

- New Prince Shri Bhavani Engineering College - 1.4km
- Tagore Medical College & Hospital - 9.8km
- Da Vinci School of Architecture - 11.4km



ENTERTAINMENT

- Grand Square, Velachery - 11.8km
- PVR Cinemas - Grand Galada - 14.2km
- Phoenix Market City, Velachery - 14.3km



TRANSPORT

- Nearest Upcoming Metro Station - 3.7km
- Medavakkam Junction - 4.5km
- Tambaram Railway Station - 8.7km



GRAND ENTRY EXPERIENCE

Entrance lined with 30+ dense trees and lush foliage



Artist's impression. Not an actual site image.

AVENUES LINED WITH 700+ TREES

Privacy, Shade, Peaceful life in a Pollution Free community



Stock image for representation purpose only

ROADS PLANNED IN LINE WITH THE TERRAIN

Enjoy a walk in the tree lined streets after the rains and not be worried about water clogging



1.2 KM OF TREE LINED AVENUES

Shaded walkways for morning Jogs/walks



2 ACRES OF OPEN SPACES, LANDSCAPE AND GREENERY

Spend time with your family surrounded with greens. Experience fresh breeze



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PROJECT LEVEL SECURITY

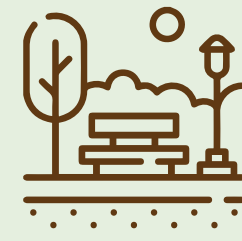
CCTV capturing all the streets, Main gate and Clubhouse lobby



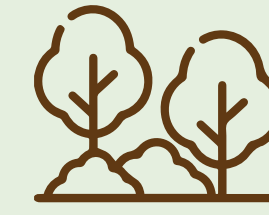
PROJECT HIGHLIGHTS



RESORT STYLED
COMMUNITY



2 ACRES OF
LANDSCAPED
GARDENS & PARKS



CLOSE TO
NANMANGALAM RESERVE
- PURE AIR



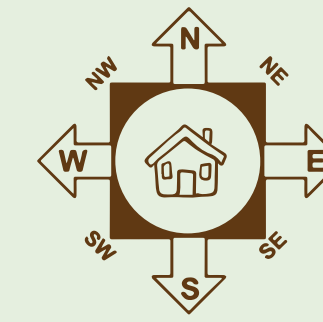
62% OPEN
SPACES



100+ LIFESTYLE
AMENITIES &
FEATURES



WELL SECURED
COMMUNITY

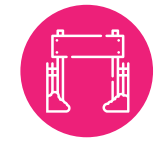


VAASTU COMPLIANT
VILLAS



MASTER LAYOUT PLAN





Entry/Exit



Centrally located clubhouse connected to all the villas through the central axial road



Segregated OSR loaded with activities



Commercial Plot



3 Bedroom Rowhouse



3 Bedroom Grand



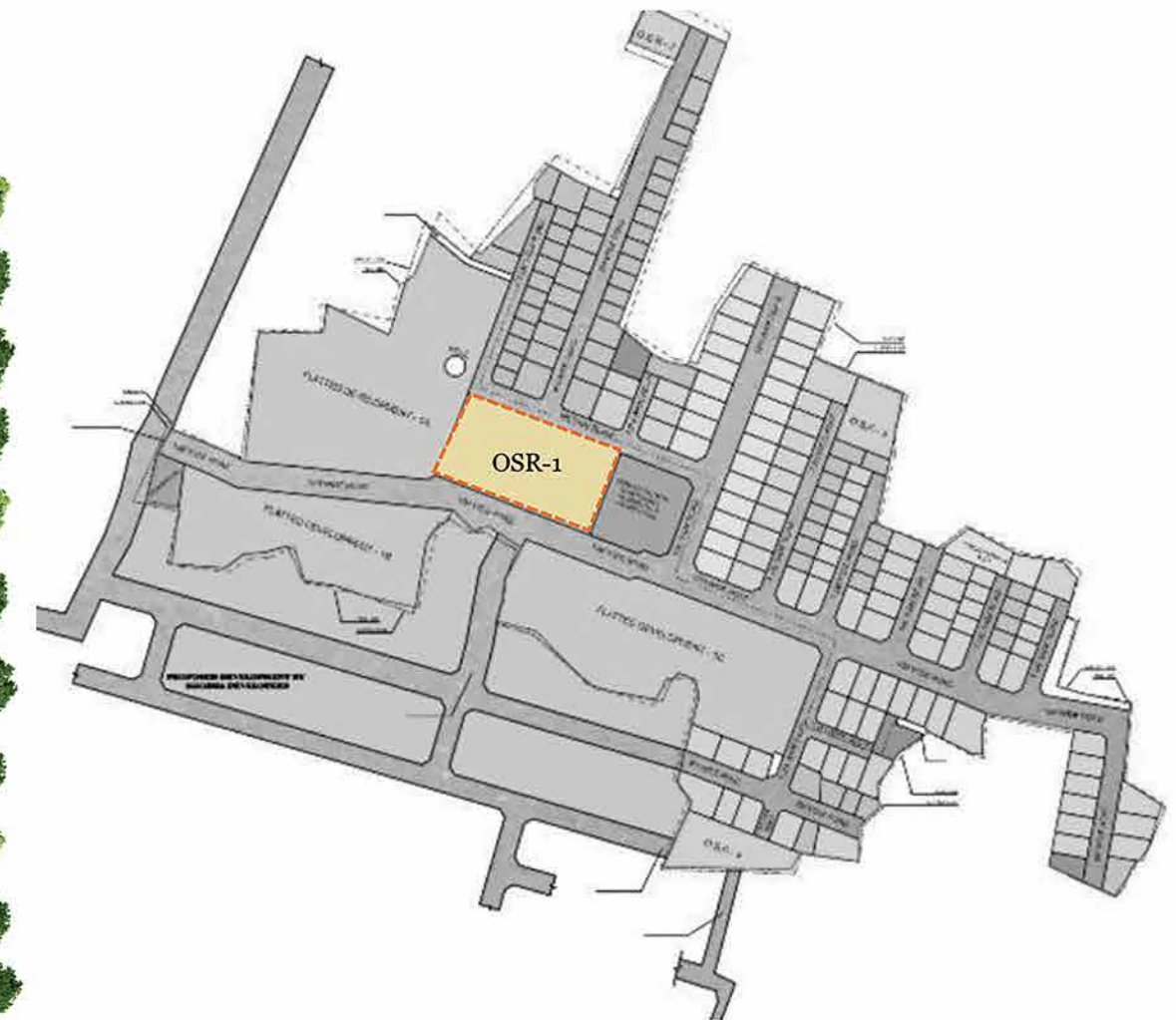
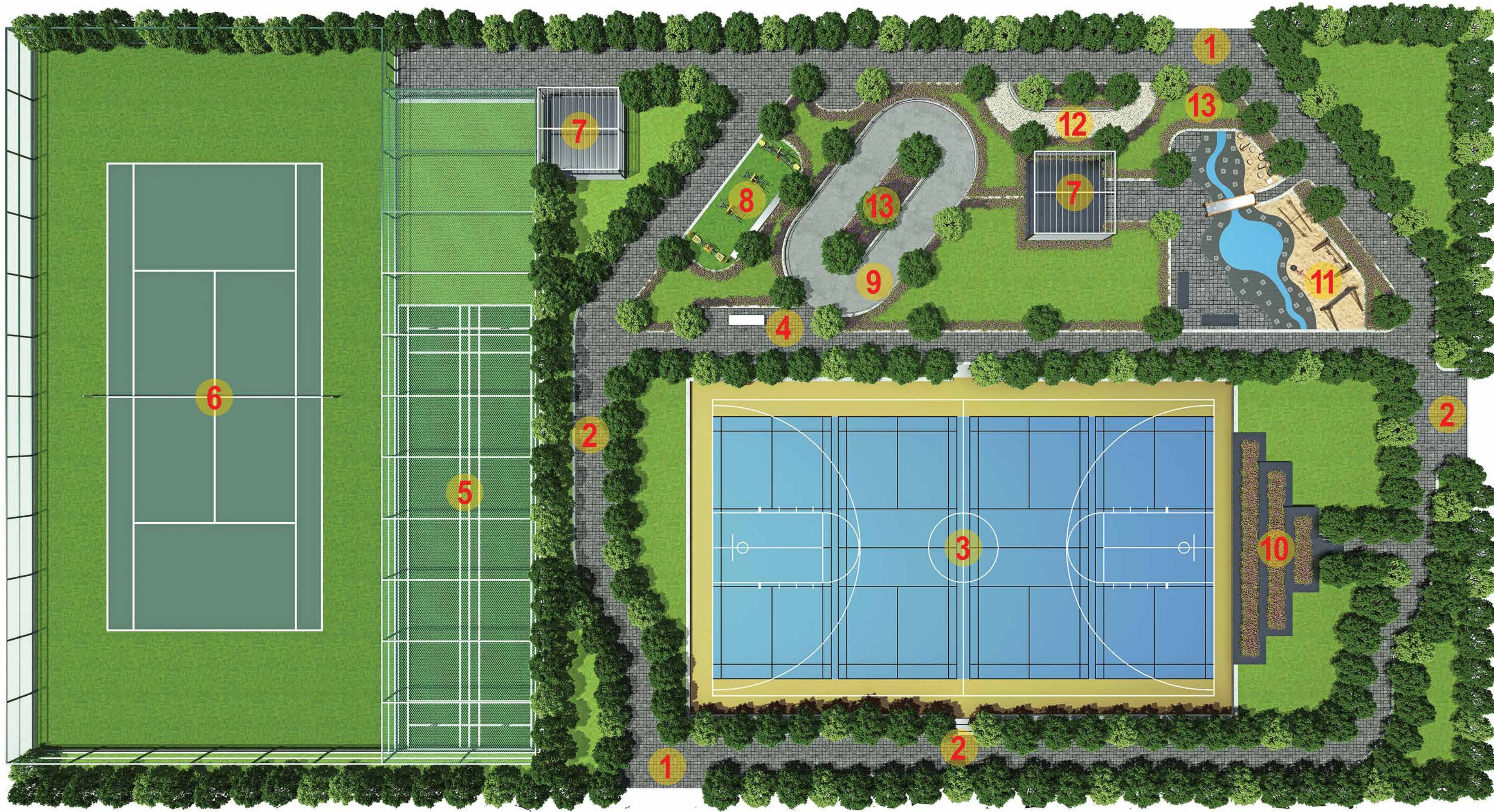
4 Bedroom Luxe



Phase I



LANDSCAPED GREENS AND GARDENS – OUTDOOR SPORTS ARENA



KEY PLAN

LEGEND

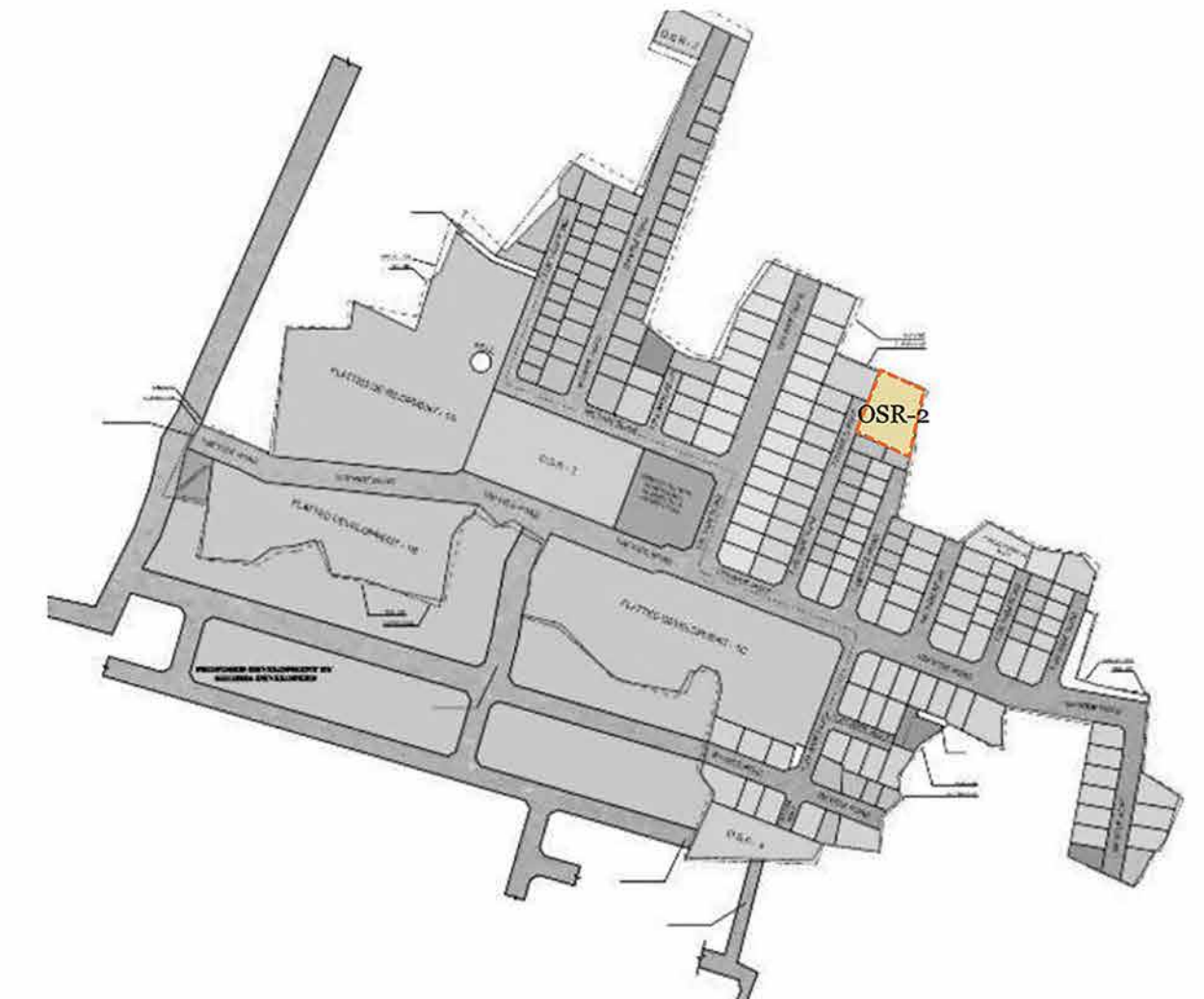
- 1. Entry / Exit
- 2. Walkway
- 3. Multi Purpose Court
- 4. Seating Alcove
- 5. Cricket Practice Nets
- 6. Tennis Court
- 7. Pergola
- 8. Outdoor Gym
- 9. Skating ring
- 10. Amphitheatre
- 11. Children's Play area
- 12. Reflexology
- 13. Plantation

LANDSCAPED GREENS AND GARDENS – LEISURE AREA



LEGEND

1. Entry / Exit
2. Walkway
13. Plantation
14. Mobile Charging Point
15. Senior Citizen Square
16. Hammocks
17. Reading Pods
18. Outdoor Projection / Movie
19. Natural Lawn
20. Bonfire Pit
21. Outdoor Party Lawn
22. Flower Garden
23. Herbal Garden
24. Vegetables Garden
25. Aroma Garden
26. Bamboo Grooves
27. Organic Garden
28. Bird's Bath
29. Grass Cell Paver (turn around area)



KEY PLAN



RESORT STYLE CLUBHOUSE



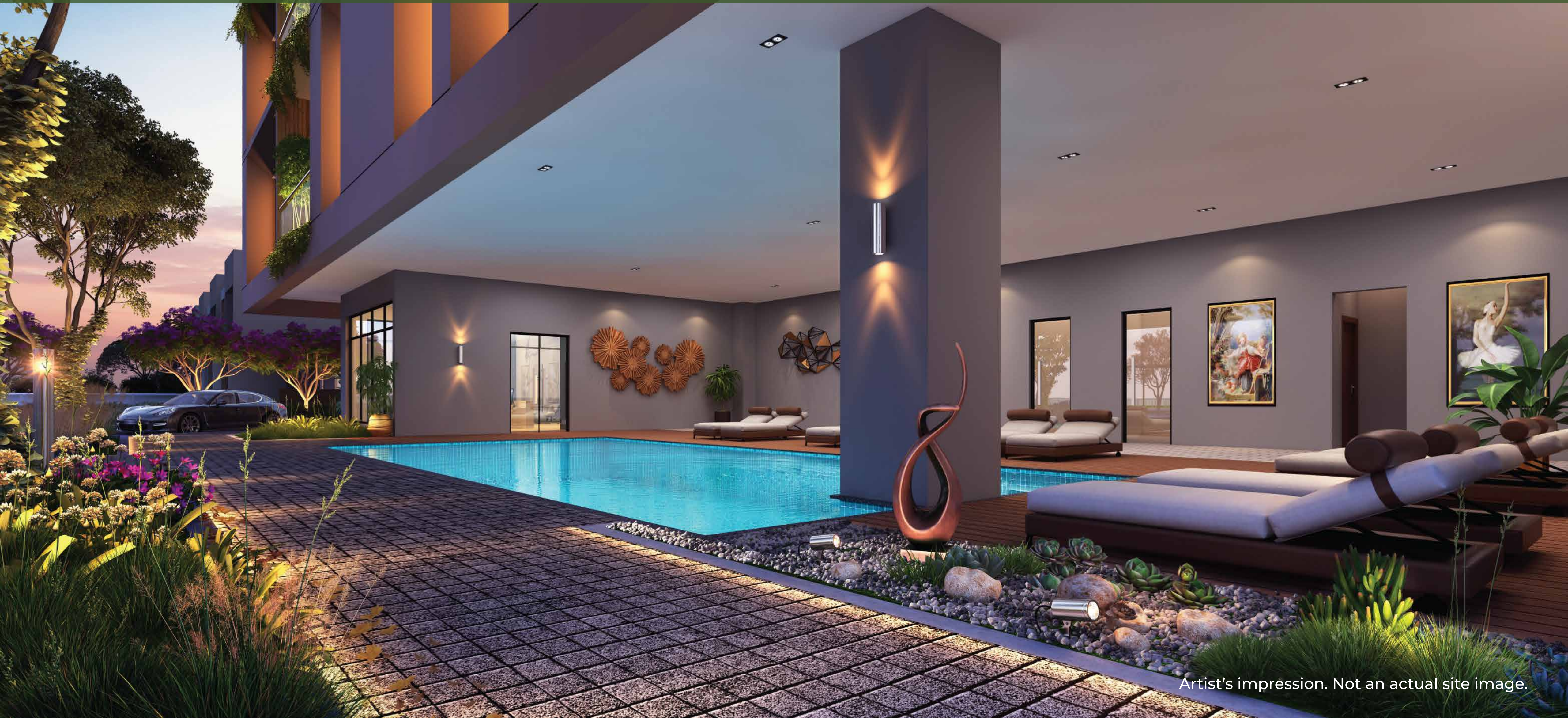
15000 SQ.FT OF CENTRALLY LOCATED CLUBHOUSE

Loaded with all top notch indoor and outdoor amenities one would want during a vacation



Artist's impression. Not an actual site image.

SWIMMING POOL



Artist's impression. Not an actual site image.

ELEGANT CLUBHOUSE DESIGN FOR PANORAMIC VIEW OF THE OUTDOORS

Enjoy a rainy day without having to step out



EXCLUSIVE ROOFTOP WITH BBQ, LOUNGE AREAS & STAR GAZING



Artist's impression. Not an actual site image.

TERRACE BARBEQUE



Artist's impression. Not an actual site image.

HOST A CELEBRATION IN THE MULTIPURPOSE HALL



Artist's impression. Not an actual site image.

YOGA DECK



Artist's impression. Not an actual site image.

GAMES ROOM



Artist's impression. Not an actual site image.

GYMNASIUM



Artist's impression. Not an actual site image.



THOUGHTFULLY PLANNED
RESORT STYLE AMENITIES



MAN MADE POND



Artist's impression. Not an actual site image.

HAMMOCKS



Artist's impression. Not an actual site image.

OUTDOOR MOVIE THEATRE



Artist's impression. Not an actual site image.

MARKETS THAT CATER TO ALL YOUR DAILY NEEDS, RIGHT AT YOUR DOORSTEP

SUPERMARKET | CRECHE | PHARMACY



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DEDICATED AMENITIES FOR SENIORS

Geriatric Gym | Parent's Corner



Stock image for representation purpose only

DEDICATED AMENITIES FOR KIDS



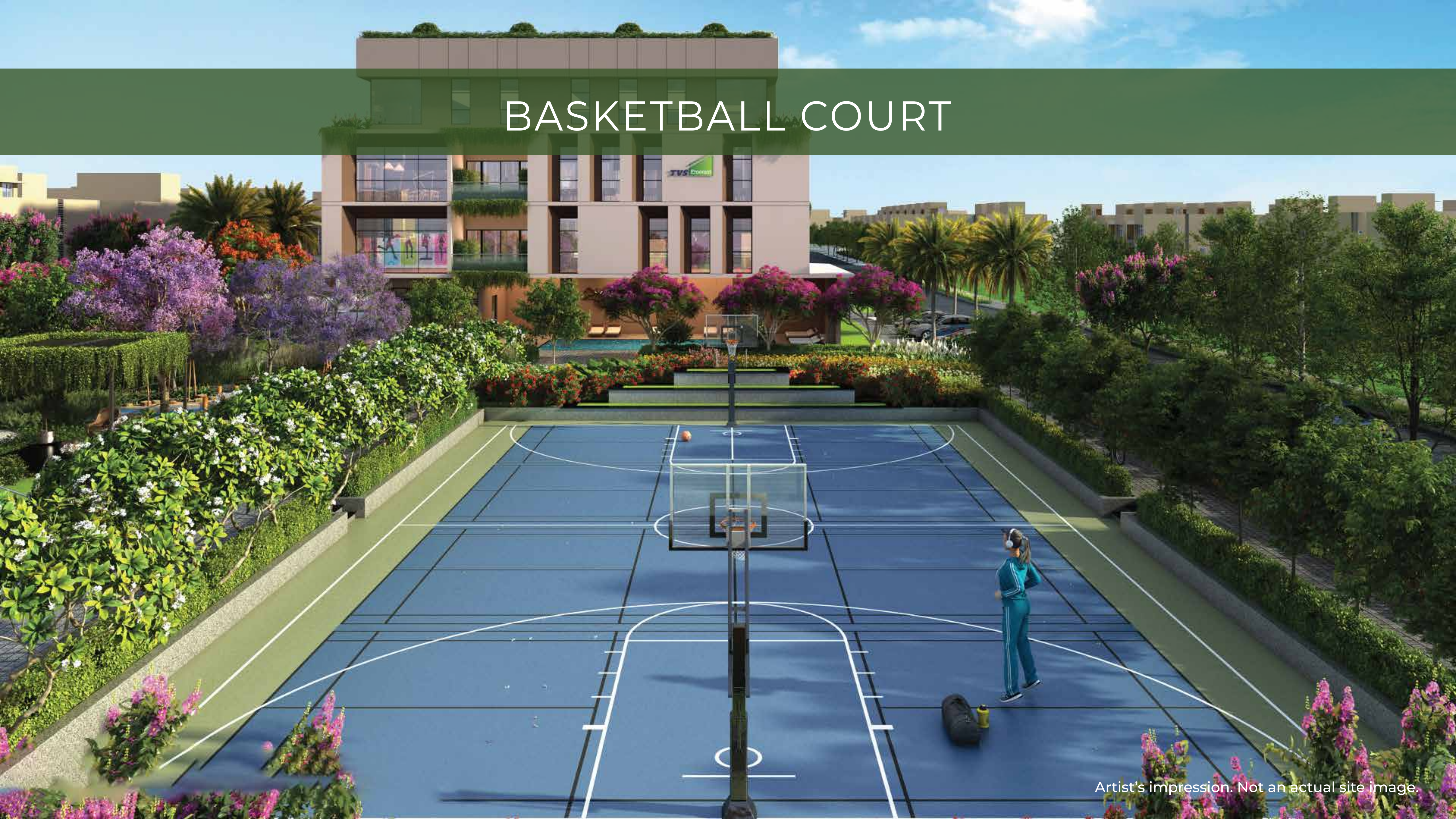
Stock image for representation purpose only

KIDS PLAY AREA



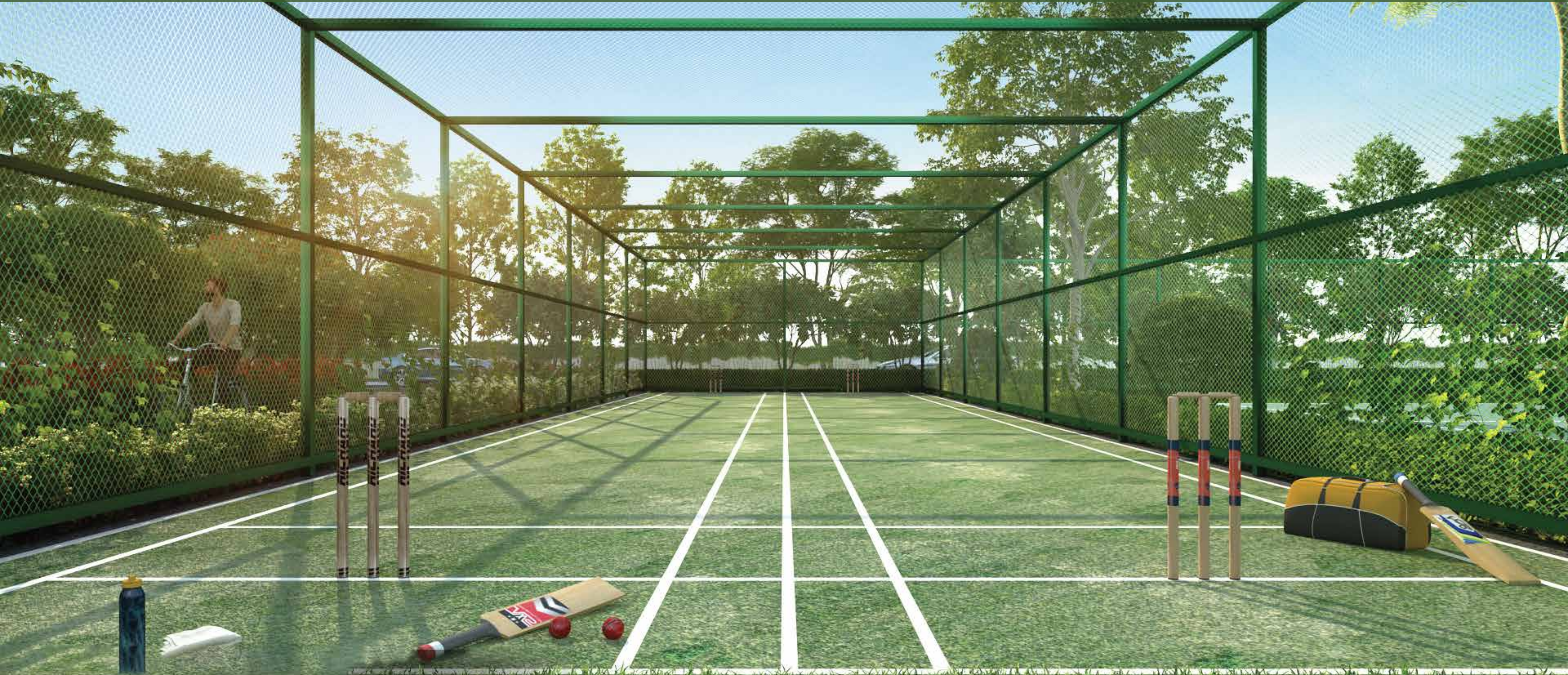
Artist's impression. Not an actual site image.

BASKETBALL COURT



Artist's impression. Not an actual site image.

CRICKET PRACTICE NETS



Artist's impression. Not an actual site image.

GIANT CHESS



GIANT SNAKE & LADDER





RESORT STYLE VILLAS



RESORT STYLE VILLAS



Artist's impression. Not an actual site image.

RESORT STYLED ELEGANT VILLAS WITH GLASS FACADES

Experience the seasons, Greens & activities outside from your private space



Stock image for representation purpose only

WELL PLANNED 2, 3 & 4 BR CONTEMPORARY VILLA DESIGN

Enjoy seasons, colorful trees and watch birds from the comfort of your home



Artist's impression. Not an actual site image.

LANDSCAPED FRONT, SIDE AND BACK YARDS

Enjoy privacy from surroundings



Artist's Impression. Not an actual site image.

PRIVATE GARDEN PROVISION ON EVERY TERRACE

Enjoy active and relaxed life with terrace gardens



SPACIOUS LIVING & DINING, SPACIOUS KITCHEN & POOJA NICHE



Artist's impression. Not an actual site image.

5' WIDE BIGGER BALCONIES



Stock image for representation purpose only

2 CAR PARKS



Artist's impression. Not an actual site image.



FLOOR PLANS





3 BHK ROWHOUSE

Plot Area
832 Sq.Ft.

Built up Area
1,519 Sq.Ft.



GRAND 3 BHK

Plot Area
1,356 Sq.Ft.

Built up Area
1,969 Sq.Ft.



LUXE 4 BHK

Plot Area
1,598 Sq.Ft.

Built up Area
2,316 Sq.Ft.

PRICING

TYOLOGY	PLOT AREA (SQ.FT.)	SBA RANGE (SQ.FT.)	TENTATIVE PRICE RANGE (IN RS.CRORE)
3 BHK ROWHOUSES	856	1,519	1.20
3 BHK GRAND	1,356	1,969	1.82
4 BHK LUXE	1,598	2,316	2.05

*T&C APPLY

- Above price excludes charges (if any) of ₹150 to ₹450 per Sq.Ft. towards premium location charges, additional land charges if applicable.
- Land price will vary as per the size of the plot.
- Additionally advance maintenance charges, legal charges, corpus fund and all other statutory charges including but not limited to GST, stamp duty, registration charges, EB charges, municipal taxes, pass-through charges etc., are not included in the price and are payable as may be mentioned in the definitive agreements.
- Cost of 3 and 4 BR Villas is inclusive of Coral customization package.

EOI PROCESS

WHY AN EOI?



LOWEST PRICE GUARANTEE

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



CHOICE OF VILLA

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



TIME ADVANTAGE

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

HERE IS HOW IT WORKS

STANDARD EOI PROCESS

- 1 Submit EOI along with a payment of Rs.1,00,000. Select preferred unit type.
- 2 Based on the priority number, we will invite the customer to select unit at the time of allotment commencement.
- 3 Customer can choose the unit and pay 10% of the value of their home as booking amount.

PREMIUM EOI PROCESS

- 1 Submit EOI along with a payment of Rs.5,00,000. Select preferred villa type.
- 2 Based on the priority number, we will invite the customer to select unit at the time of allotment commencement.
- 3 Premium EOI customers will be given preference over the standard EOI customers.
- 4 Customer can choose the villa and pay 10% of the value of their home as booking amount.

ELITE EOI PROCESS

- 1 Submit EOI along with a payment of Rs.10,00,000. Select preferred villa number.
- 2 Guaranteed Unit allocation on the spot.



THANK YOU!





FEEDBACK

