



ATRIUM
@GreenAcres

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

TVS

INCREDIBLE NEIGHBOURHOOD.
UNMATCHED LIFESTYLE. UNBELIEVABLE PRICES!

#2GOOD2BELIEVE



ATRIUM
@GreenAcres

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.

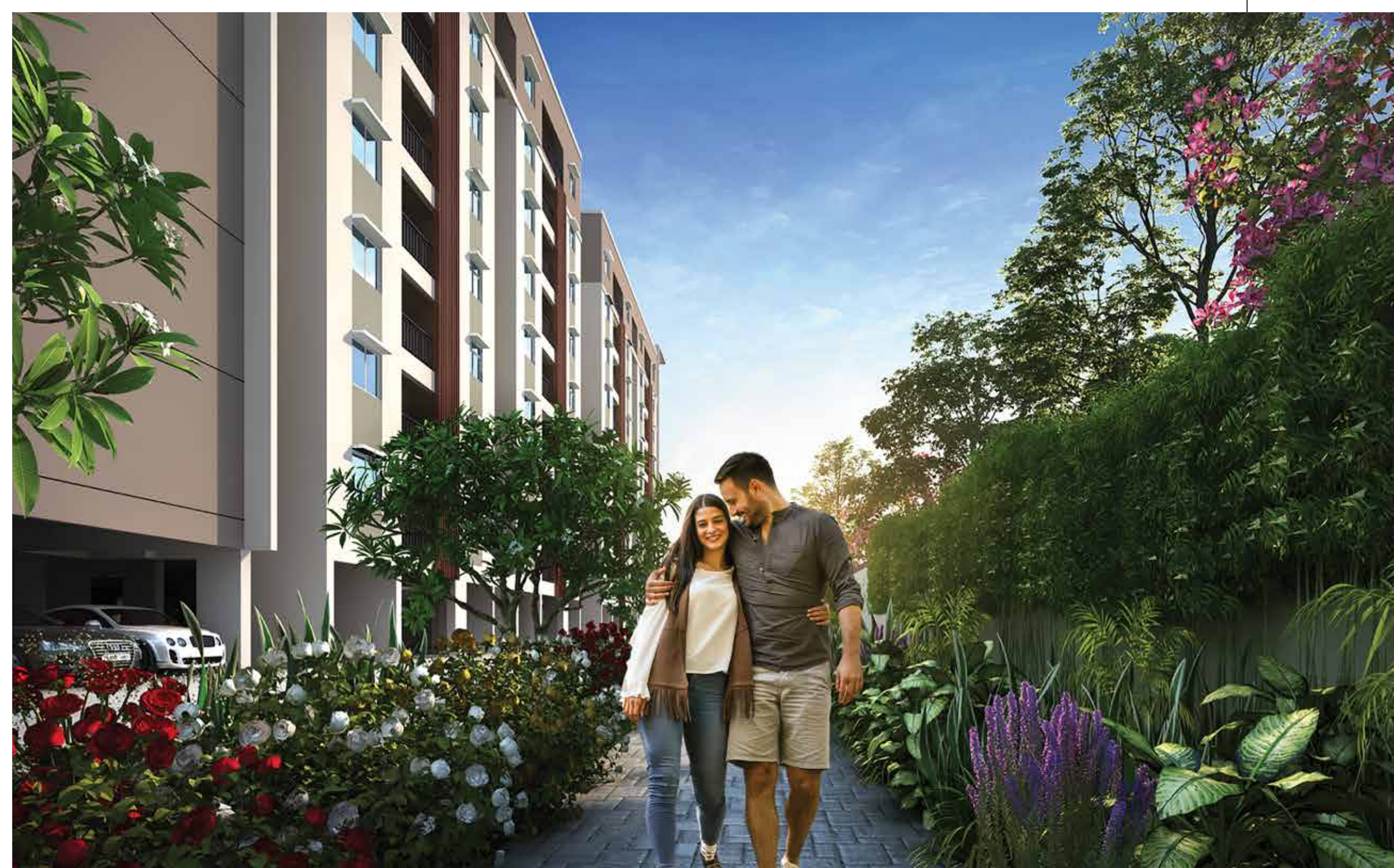
2012



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 @ GreenAcre.

— 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.




LIVELY COMMUNITY
WITH **500+**
HAPPY CUSTOMERS



DEDICATED
CENTRAL ATRIUM
OF 10,800 SQ. FT.



~2 ACRES
OF LANDSCAPED
GARDENS & PARKS



72%
OPEN SPACE



75+
PROJECT
AMENITIES
& FEATURES



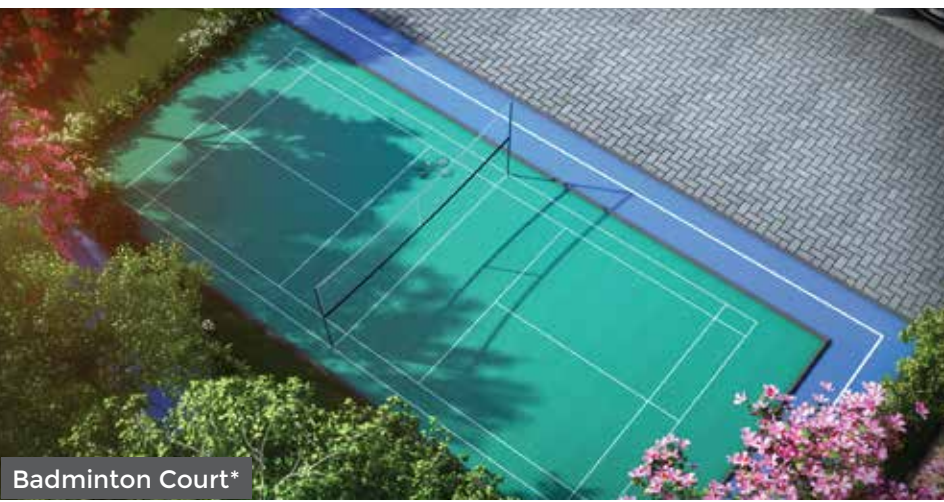
1000+
TREES & PLANTS



6+
SPORTS
AMENITIES



WELL PLANNED
HEALTH & WELLNESS
AMENITIES



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.



Walking / Jogging Track*



Outdoor Gym



Parent's Corner



Children's Play Area*



Toddler's Play Area

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

*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

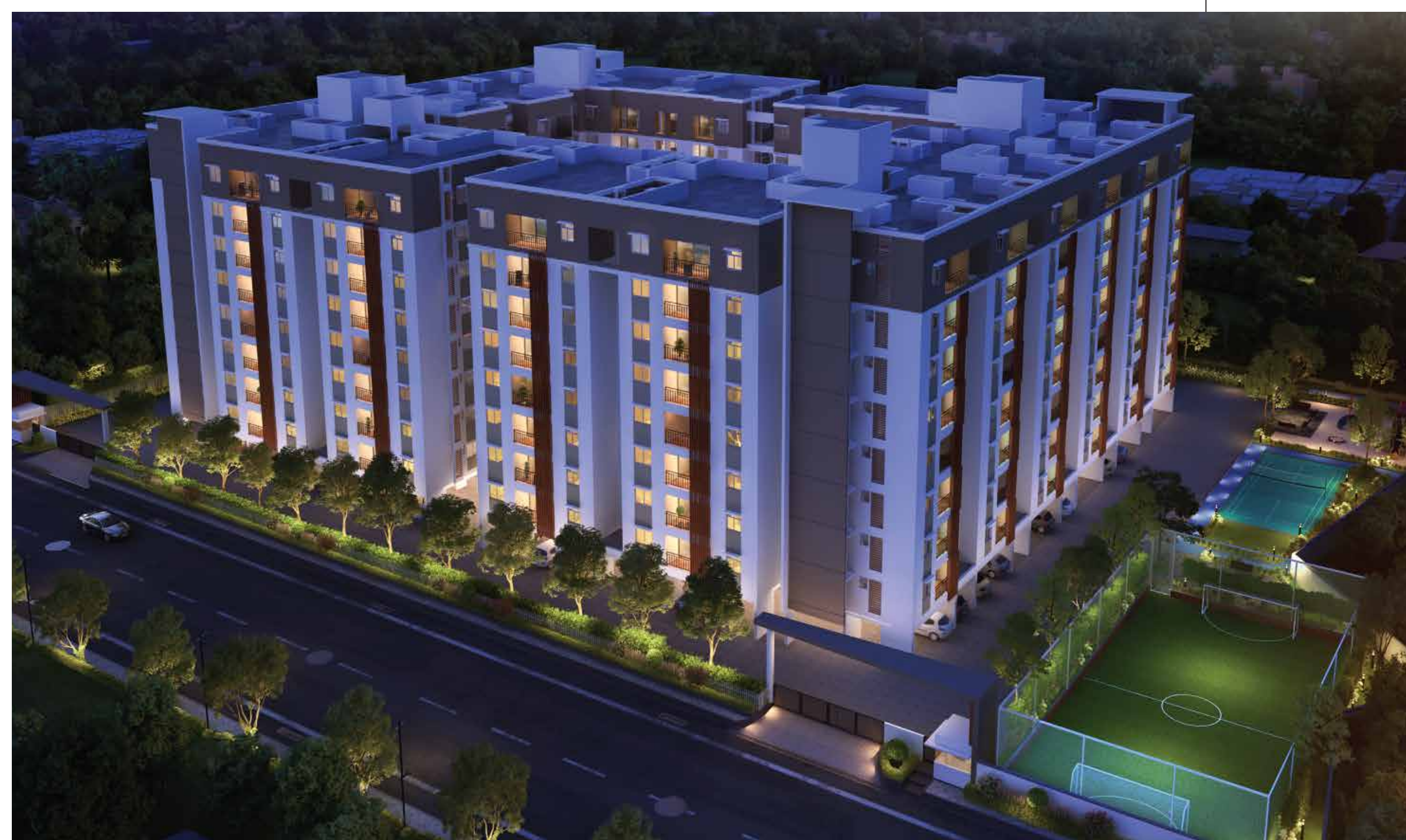
- ① PARK 1 (NANDANA)
- ② PARK 2 (AROKYA VANA)
- ③ PARK 3
- ④ PARK 4
- ⑤ CLUBHOUSE
- ⑥ COMMERCIAL BLOCK
- ⑦ SWIMMING POOL & CLUBHOUSE



GREENACRES MASTER LAYOUT

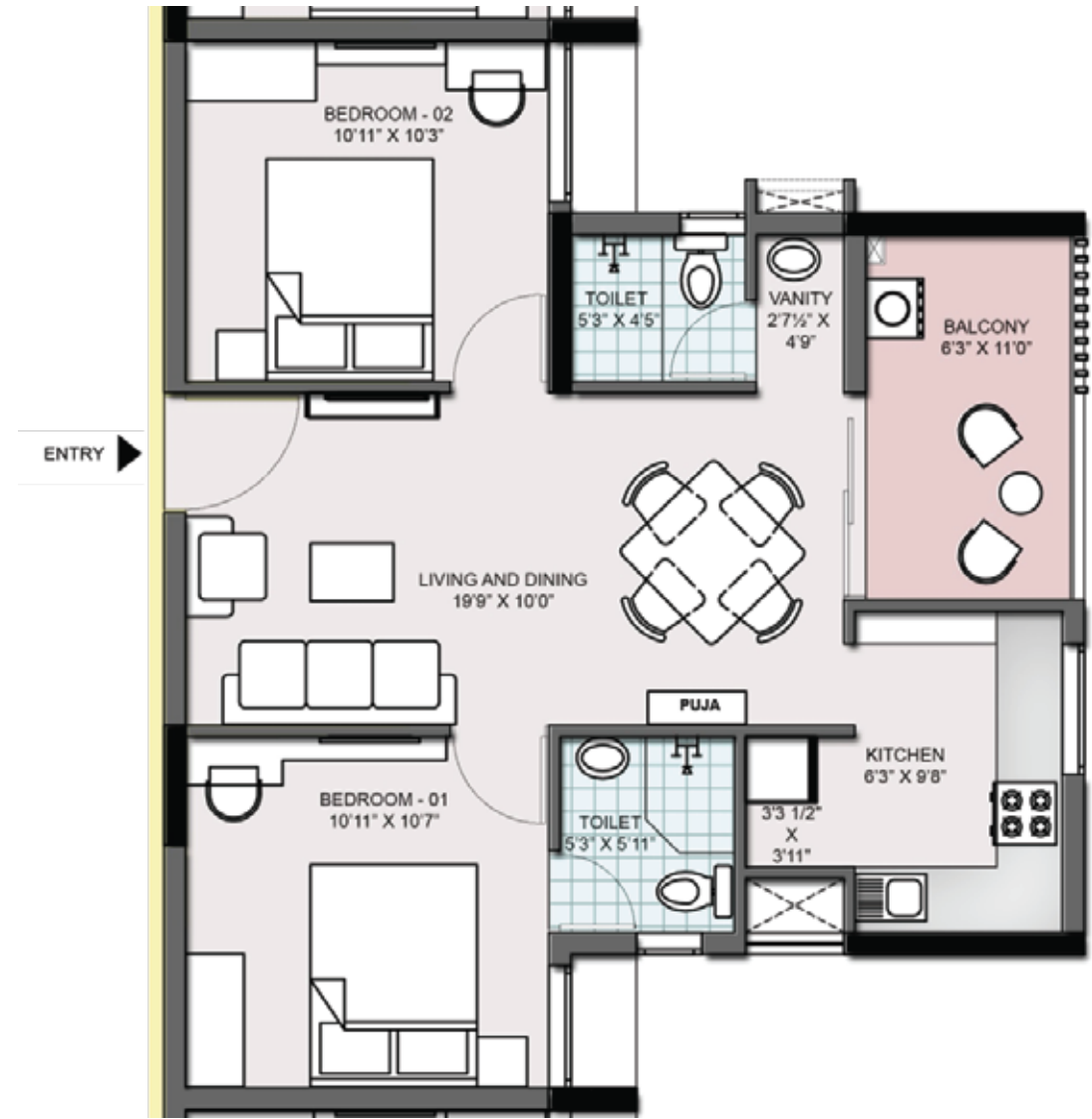
ATRIUM MASTER LAYOUT





UNIT SELECTION GUIDE

TYPICAL FIRST - EIGHTH FLOOR PLAN

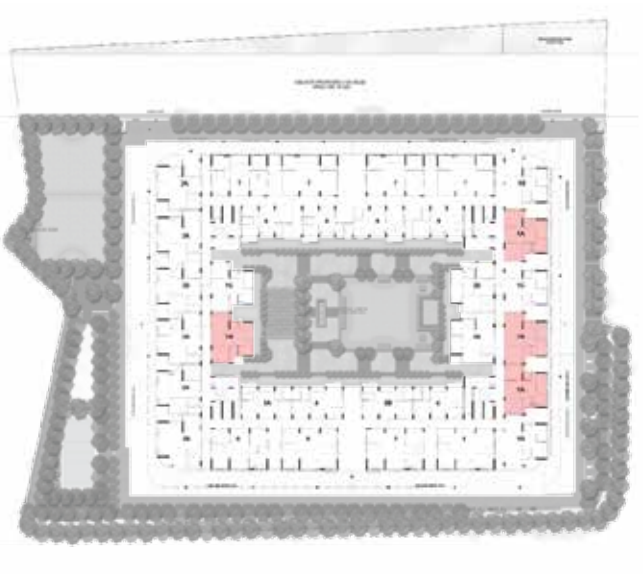


UNIT NO: A12 - A82, B12 - B82, B13 - B83, C14 - C84

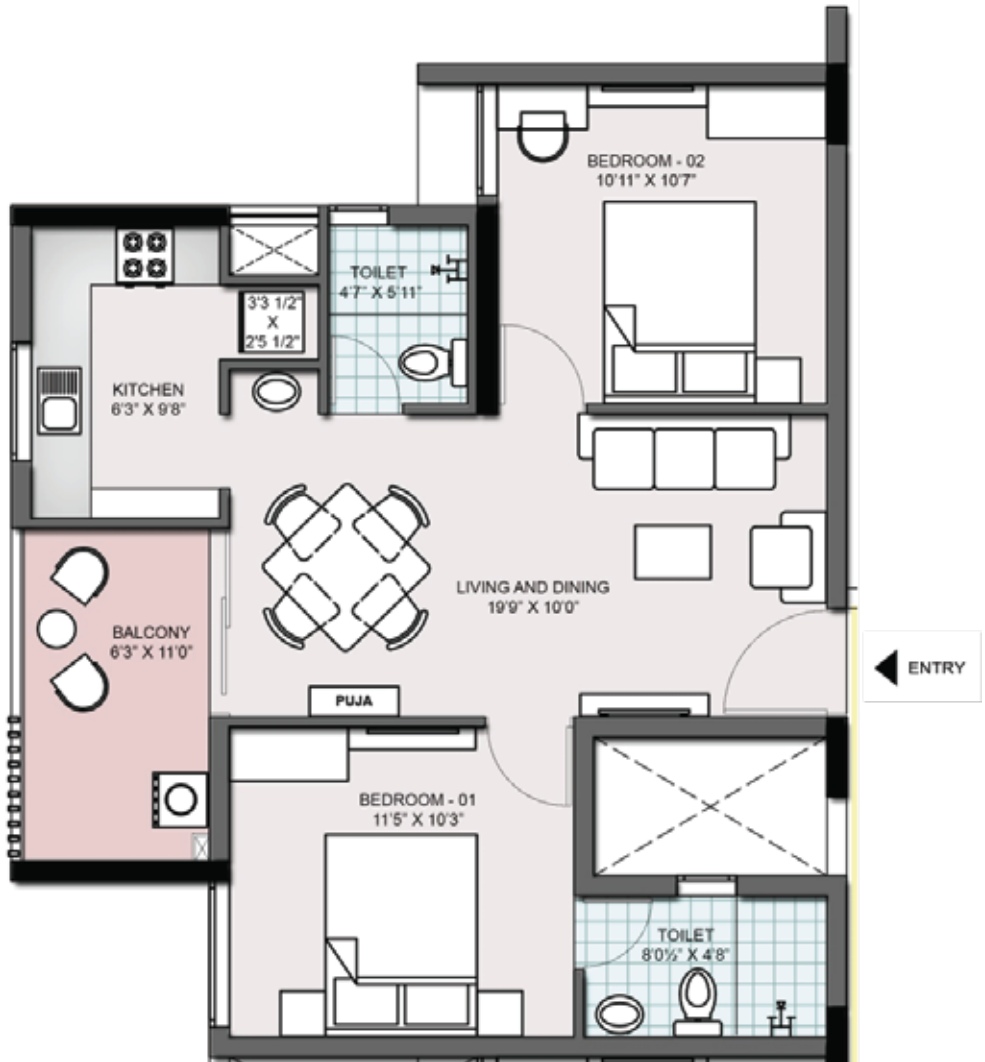
*Computer generated images and rendered images are the artist's impression and are indicative of the actual designs

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

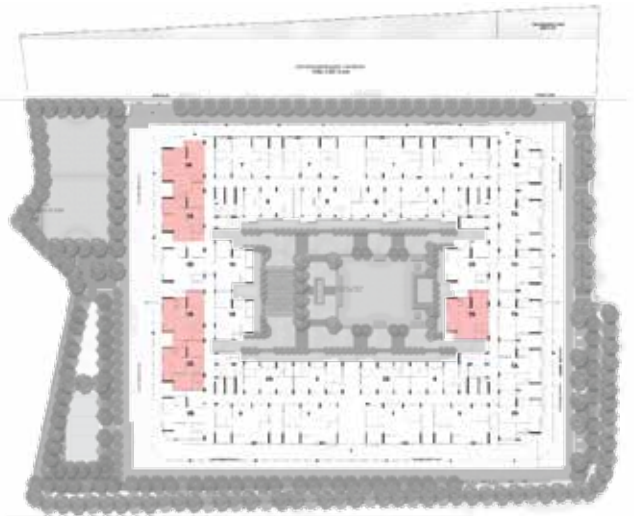


UNIT NO: B14 - B84, C12 - C82, C13 - C83, D11 - D81, D12 - D82

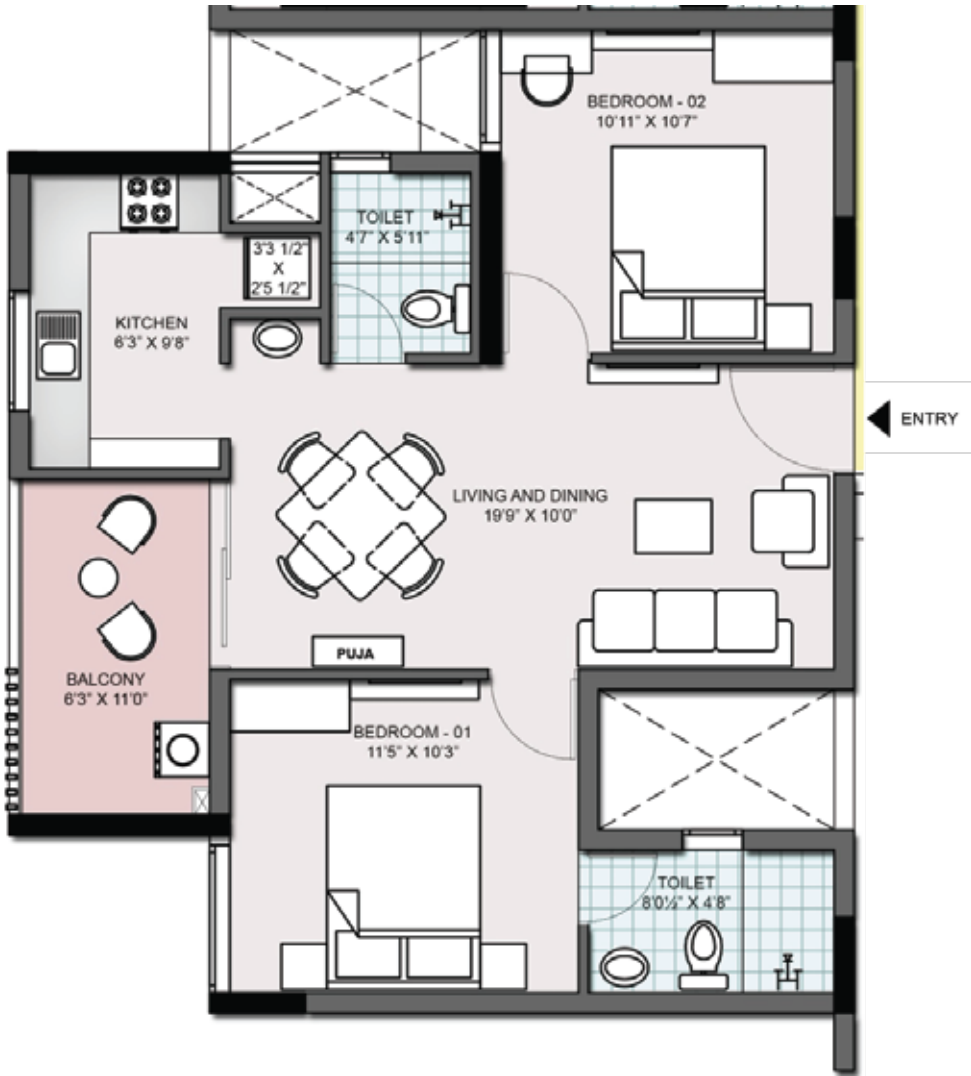
*Computer generated images and rendered images are the artist's impression and are indicative of the actual designs

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

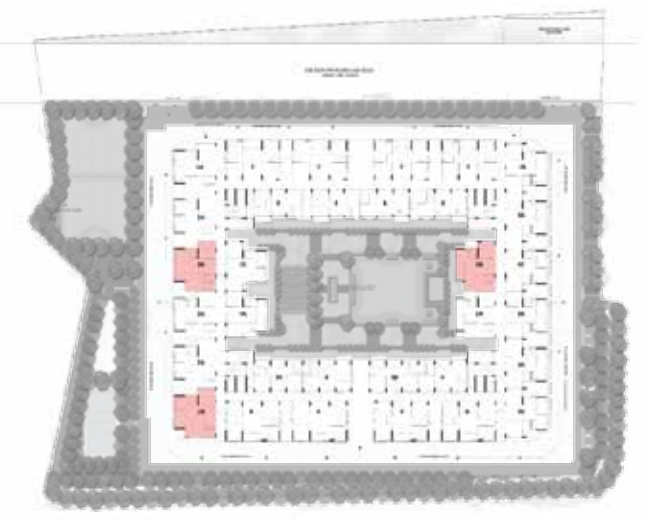
*Computer generated images and rendered images are the artist's impression and are indicative of the actual designs



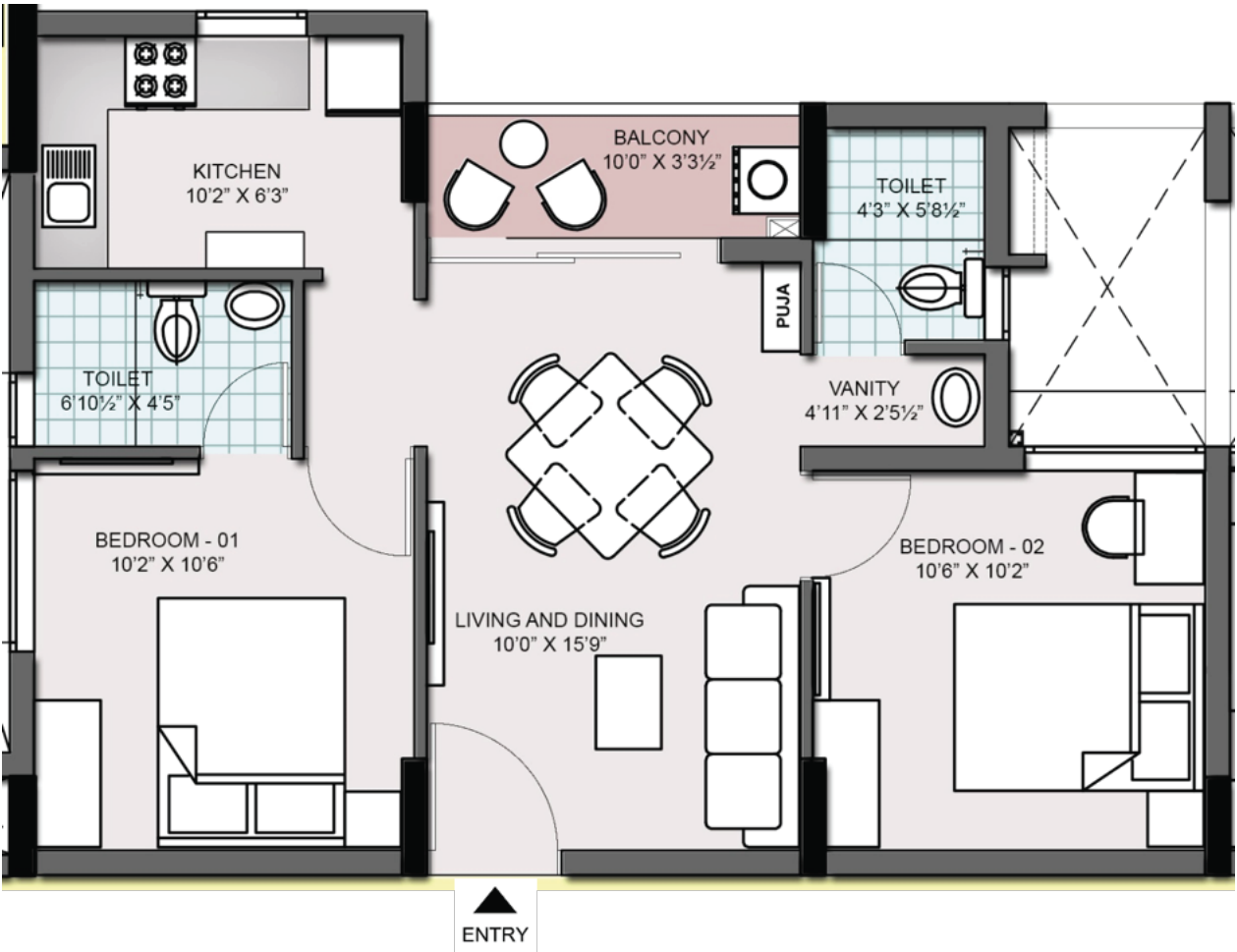
TYPE - 2B

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

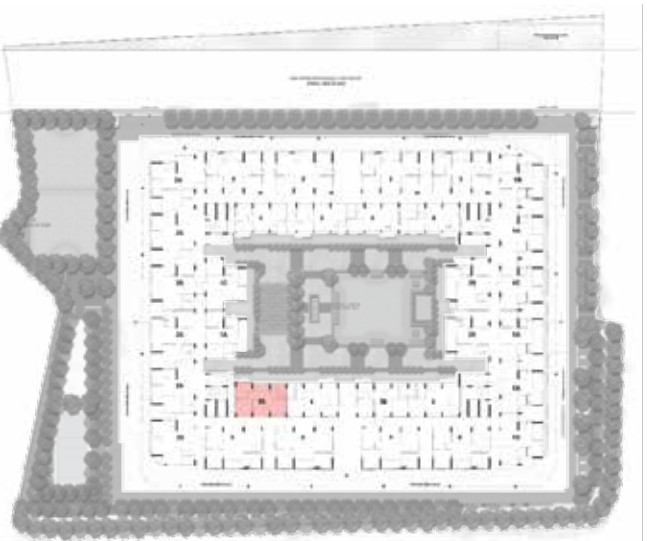
*Computer generated images and rendered images are the artist's impression and are indicative of the actual designs



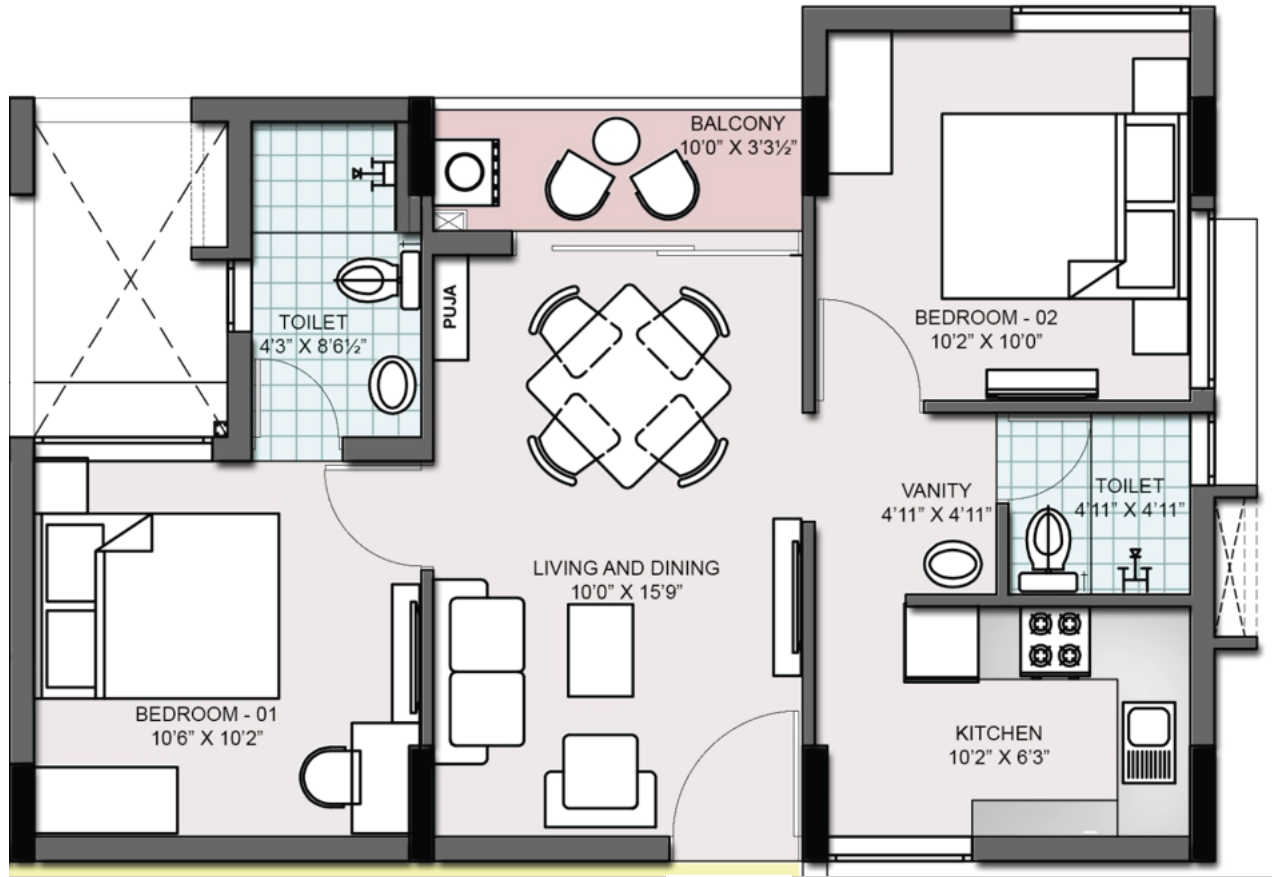
TYPE - 3A

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



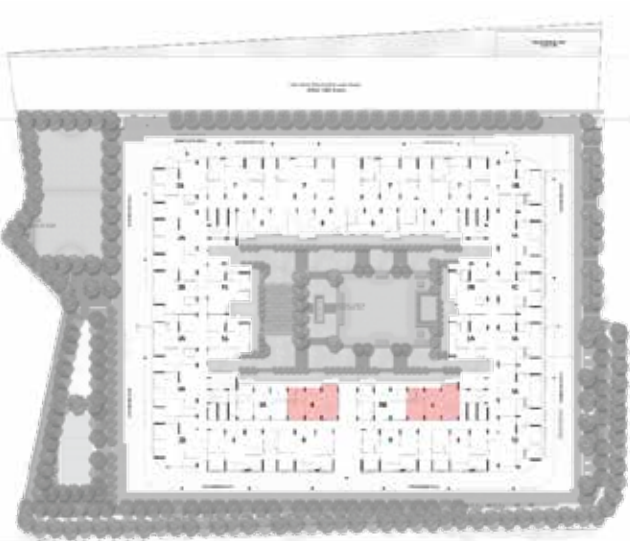
UNIT NO: B15 - B85, C16 - C86

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

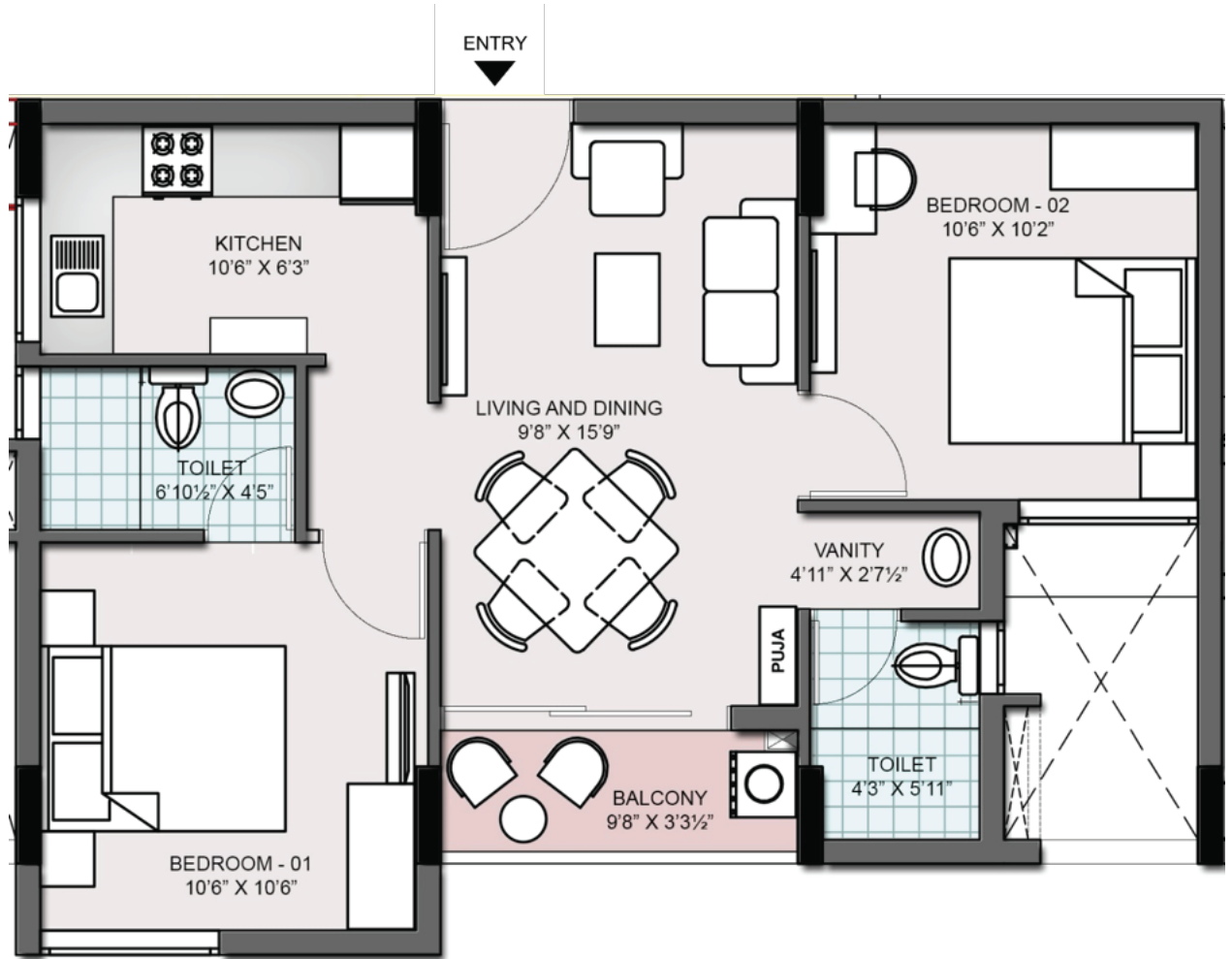
TYPE - 4

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



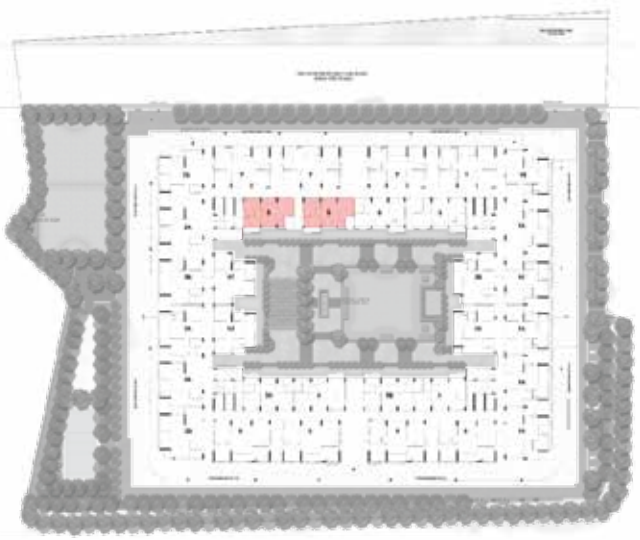
UNIT NO: D15 - D85, D16 - D86

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

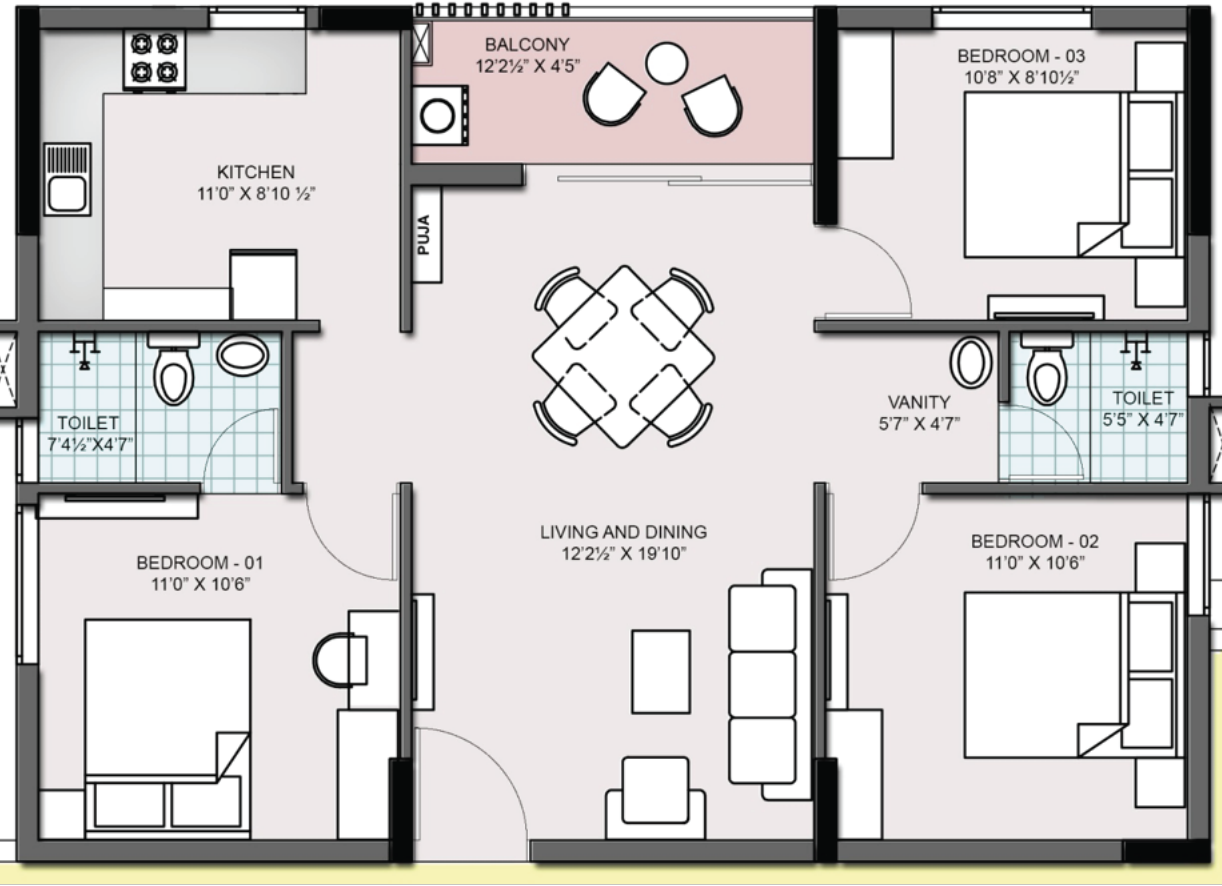
TYPE - 5

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



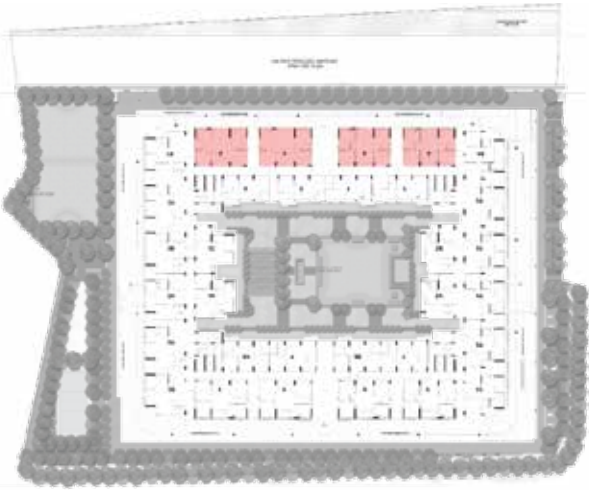
TYPICAL FIRST - EIGHTH FLOOR PLAN



UNIT NO: 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



NOTES

*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

