

INTRODUCING CHENNAI'S FIRST RESORT STYLE VILLAS



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A LEGACY OF TRUST



1911

Shri T V Sundaram Iyengar
Launches South India's first rural bus service.

<p>1929</p> <p>Flags General Motors in South India.</p>	<p>1946</p> <p>Southern Roadways starts serving the transport needs of India.</p>	<p>1954</p> <p>IMPAL begins trading auto spares. Sundaram Finance begins operations.</p>	<p>1962</p> <p>Lucas TVS formed to make Auto Electricals.</p>	<p>1964</p> <p>Sundaram Clayton starts producing Brake Auralium equipment.</p>
<p>1978</p> <p>Sundaram Clayton Limited sets up a wheel plant in Hosur.</p>	<p>1984</p> <p>TVS Eurogrip starts operations.</p>	<p>1986</p> <p>TVS Electronics launches printers and keyboards.</p>	<p>2001</p> <p>TVS Motor Company formed.</p>	<p>2012</p> <p>TVS forays into real estate as TVS Emerald.</p>

WE TOUCH YOUR LIFE IN EVERY REALM



TVS EMERALD PROPERTIES IN CHENNAI

Green Enclave

PORUR

PENINSULA
100% CORNER-HOMES

MANAPAKKAM

LIGHTHOUSE

PALLAVARAM

FLOURISH

PADAPPAI

GreenHills

PERUNGALATHUR

KOVILAMBAKKAM

VENGAIVASAL

GreenAcres

KOLAPAKKAM

HAMLET
PREMIUM CITY PLOTS

KARAPAKKAM

ONGOING PROJECTS

UPCOMING PROJECTS

COMPLETED PROJECTS



TVS

BAY OF BENGAL

TVS Emerald



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

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ALL YOUR NEEDS PERFECTLY ACCESSIBLE



SCHOOLS



COLLEGES



HOSPITALS



ENTERTAINMENT



TRANSPORT

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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





PRESENTING

TVS Emerald

AARANYA

FIRST TIME IN CHENNAI

RESORT STYLED PREMIUM VILLAS

Near Medavakkam

GRAND ENTRY EXPERIENCE

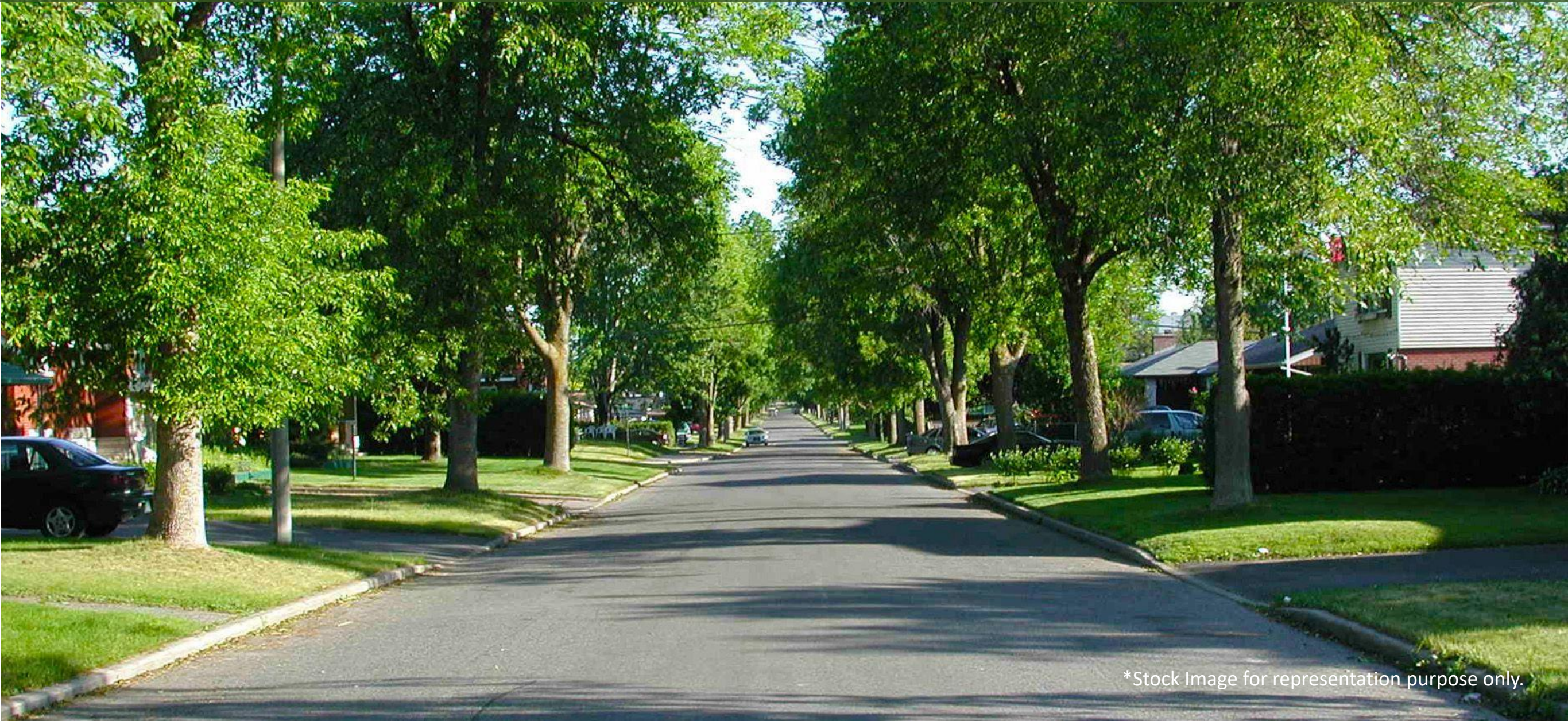
Entrance lined with 30+ dense trees and lush foliage



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AVENUES LINED WITH 700+ TREES

Privacy, Shade, Peaceful life in a Pollution Free community



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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



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1.2 KM OF TREE LINED AVENUES

Shaded walkways for morning Jogs/walks



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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



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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



INTRODUCING THE MASTER LAYOUT PLAN



Entry/Exit



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



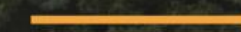
Segregated OSR loaded with activities



Commercial Plot

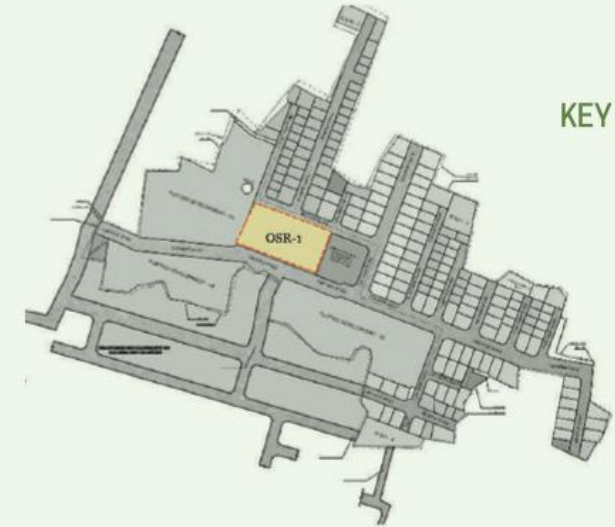


Central Spine road



1.2 Kms of Tree lines avenues
Shaded walkways for morning Jogs / walks

LANDSCAPED GREENS AND GARDENS – OUTDOOR SPORTS ARENA

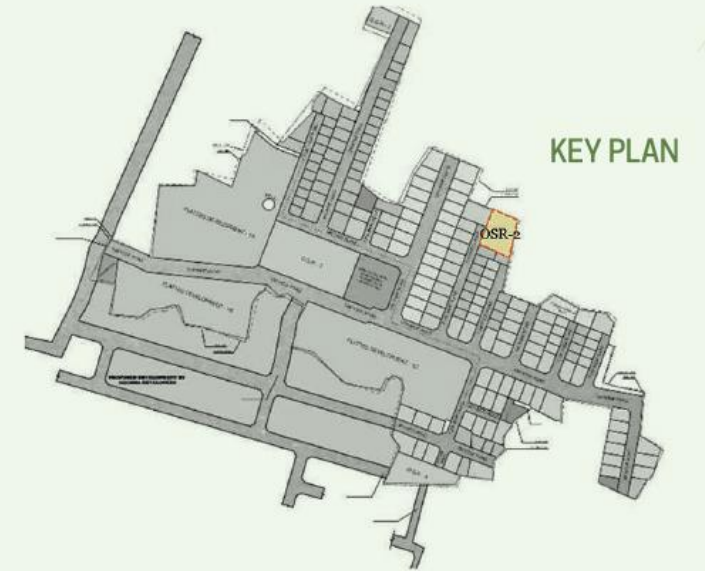


KEY PLAN

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 |

LANDSCAPED GREENS AND GARDENS – LEISURE AREA



LEGEND

1. Entry / Exit	10. Flower Garden
2. Mobile Charging Point	11. Herbal Garden
3. Senior Citizen Square	12. Vegetables Garden
4. Hammocks	13. Aroma Garden
5. Reading Pods	14. Bamboo Grooves
6. Outdoor Projection / Movie	15. Organic Garden
7. Natural Lawn	16. Bird's Bath
8. Bonfire Pit	17. Grass Cell Paver (turn around area)
9. Outdoor Party Lawn	



RESORT STYLED CLUBHOUSE

15000 SQ.FT OF CENTRALLY LOCATED CLUBHOUSE

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



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SWIMMING POOL



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ELEGANT CLUBHOUSE DESIGN FOR PANORAMIC VIEW OF THE OUTDOORS

Enjoy a rainy day without having to step out



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EXCLUSIVE ROOFTOP WITH BBQ, LOUNGE AREAS & STAR GAZING



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TERRACE BARBEQUE



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HOST A CELEBRATION IN THE MULTIPURPOSE HALL



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YOGA DECK



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GAMES ROOM



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GYM



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THOUGHTFULLY PLANNED
RESORT STYLED AMENITIES

MAN MADE POND



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HAMMOCKS



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OUTDOOR MOVIE THEATRE



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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



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DEDICATED AMENITIES FOR KIDS



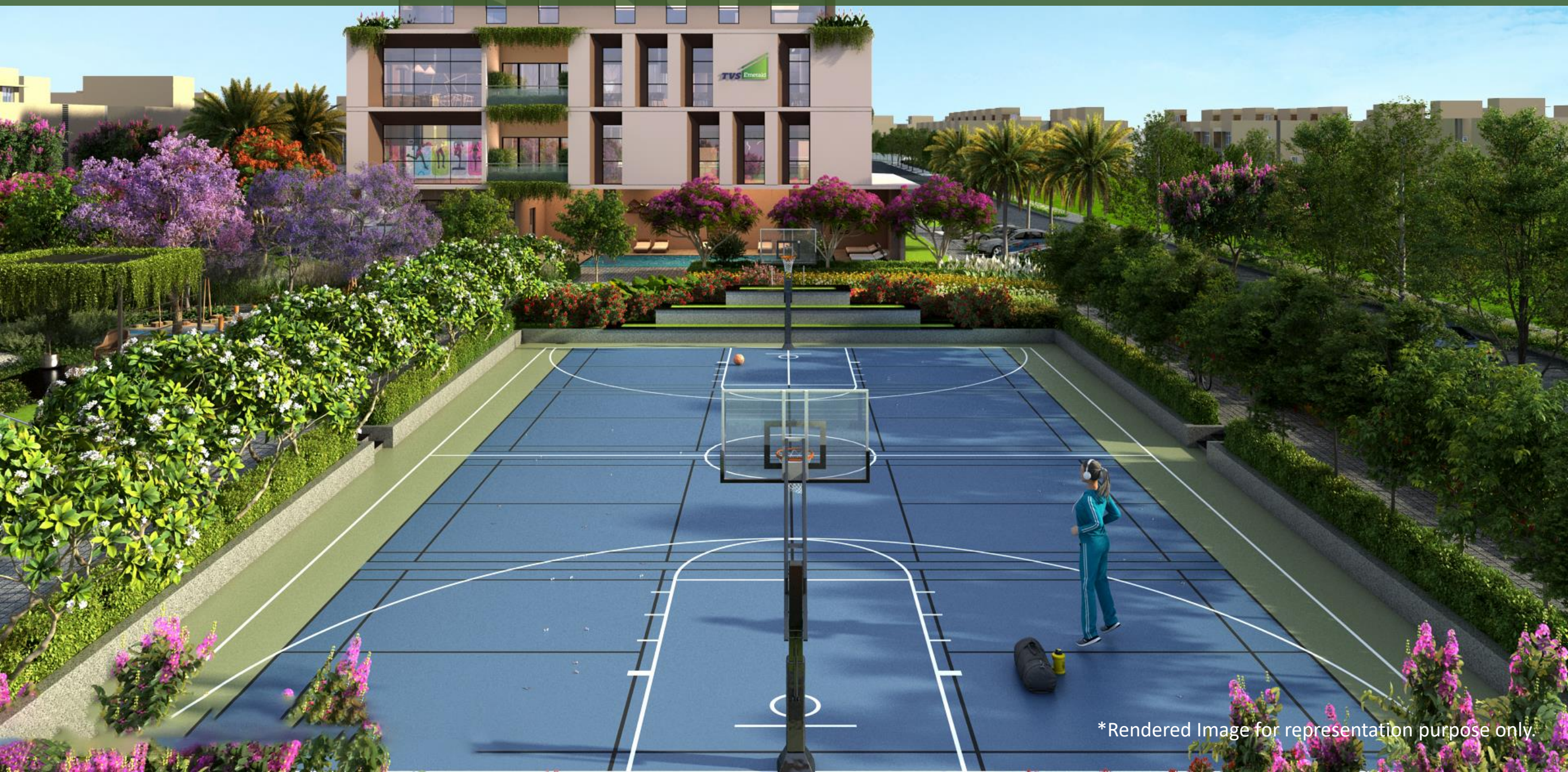
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KIDS PLAY AREA



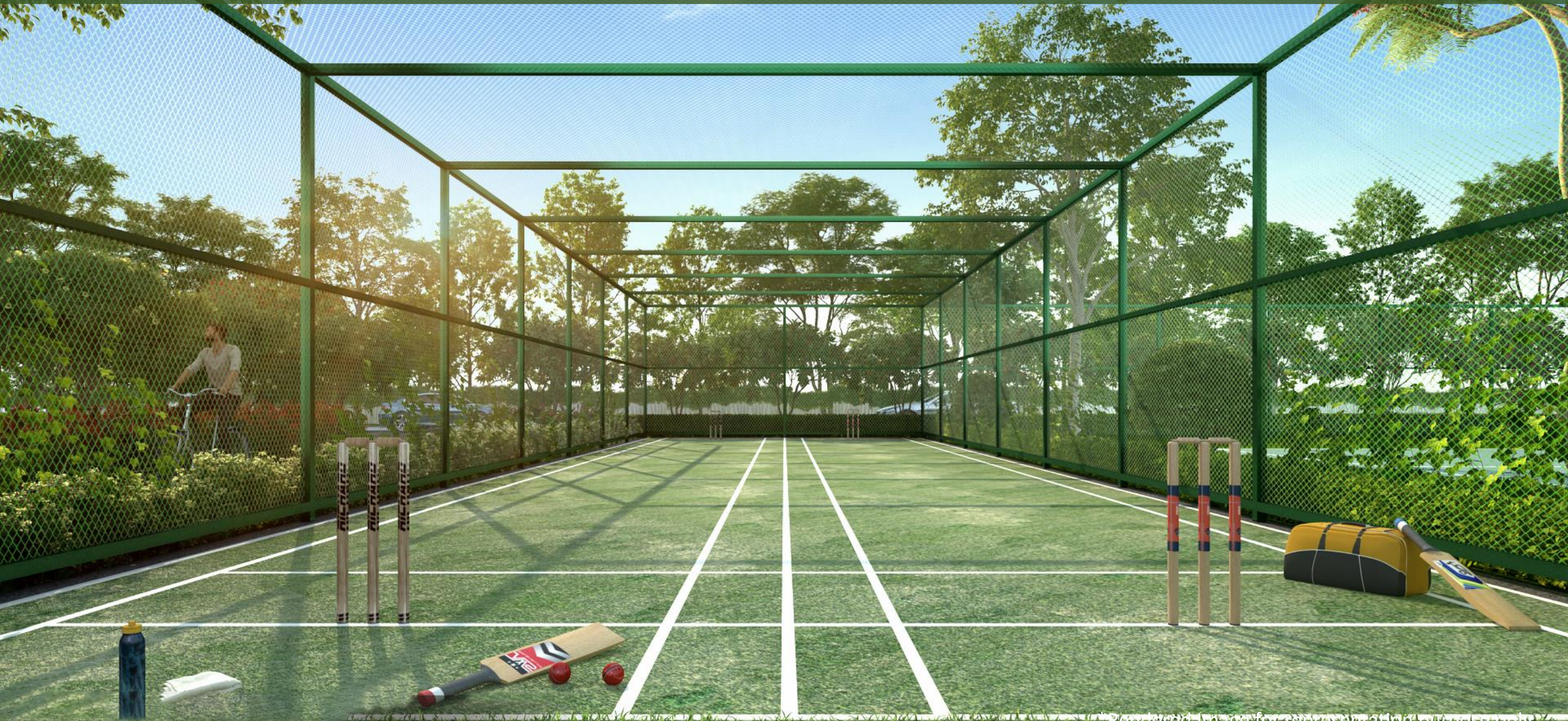
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BASKET BALL COURT



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CRICKET PRACTICE NETS



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GIANT CHESS



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GIANT SNAKE & LADDER



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RESORT STYLED VILLAS

RESORT STYLE VILLAS



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RESORT STYLED ELEGANT VILLAS WITH GLASS FACADES

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



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WELL PLANNED 2, 3 & 3.5 BR CONTEMPORARY VILLA DESIGN

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



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LANDSCAPED FRONT, SIDE AND BACK YARDS

Enjoy privacy from surroundings



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PRIVATE GARDEN PROVISION ON EVERY TERRACE

Enjoy active and relaxed life with terrace gardens



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SPACIOUS LIVING & DINING, SPACIOUS KITCHEN & POOJA NICHE



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5' WIDE BIGGER BALCONIES



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2 CAR PARKS



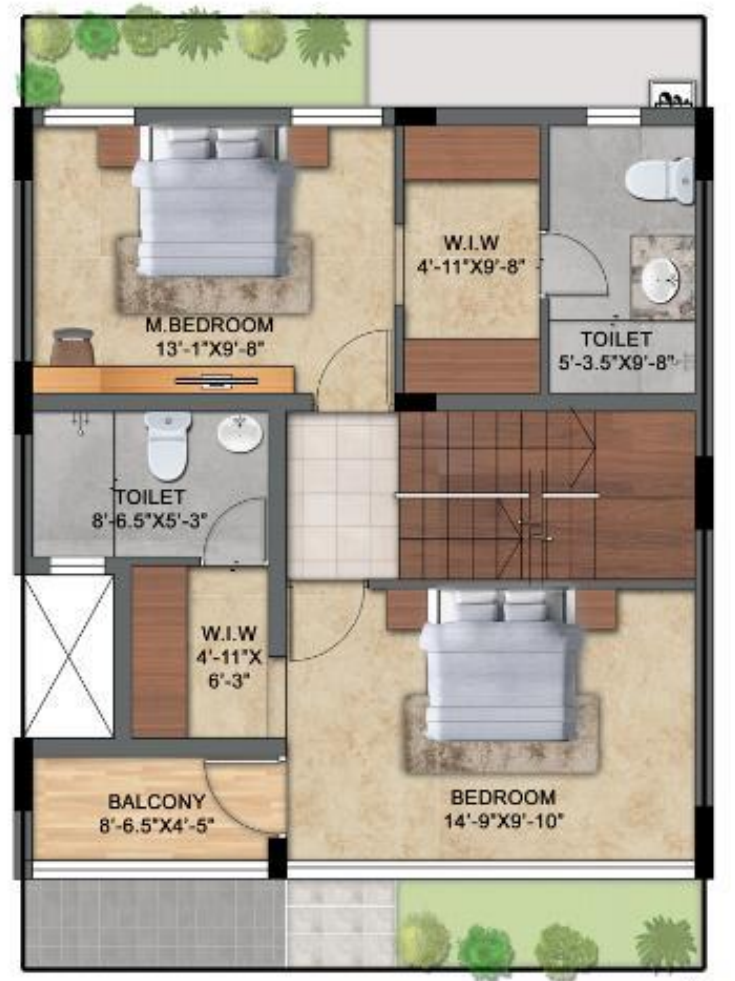
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PREMIUM 2 BHK



GROUND FLOOR PLAN

ROW HOUSE - EAST FACING



FIRST FLOOR PLAN



Plot Area – 856 Sq.Ft.

Built up Area – 1,519 Sq.Ft.

GRAND 3 BHK



Plot Area – 1,453 Sq.Ft.
Built up Area – 1,969 Sq.Ft.

LUXE 3 BHK



GROUND FLOOR PLAN



FIRST FLOOR PLAN

9 X 16 - EAST FACING VILLA



Plot Area – 1,598 Sq.Ft.

Built up Area – 2,316 Sq.Ft.



CUSTOMIZATION DETAILS

CUSTOMIZATION PACKAGE

RUBY	CORAL	SAPPHIRE
 Window Grills	 Window Grills	 Window Grills
 Mosquito mesh for windows & sliding doors	 Mosquito mesh for windows & sliding doors	 Mosquito mesh for windows & sliding doors
 Standard flooring (800 x 800 mm vitrified tiles)	 Granite flooring in living, dining & staircase; Standard flooring for other areas	 Marble flooring in living,dining with protective coating & granite in staircase; Standard flooring for other areas
 Toilet dado & Flooring - Ceramic tiles	 Toilet dado & Flooring - Vitrified tiles	 Toilet dado & Flooring - Vitrified tiles
 Balcony & Utility - Ceramic tiles	 Balcony & Utility - Flamed granite tiles	 Balcony & Utility - Flamed granite tiles

CUSTOMIZATION PACKAGE

RUBY	CORAL	SAPPHIRE
 Staircase railing MS & Balcony railing SS with glass	 Staircase railing MS & Balcony railing SS with glass	 Staircase railing MS & Balcony railing SS with glass
 Premium specs for CP / Sanitary : Jaquar or equivalent	 Premium specs for CP / Sanitary Kohler or equivalent	 Premium specs for CP / Sanitary : Grohe / American standard or equivalent
 Master bed toilet will have granite vanity counter with table top wash basin. Wall hung wash basin for other toilets	 All toilets will have granite vanity counter with table top wash basin.	 All toilets will have granite vanity counter with table top wash basin.
All toilet ledge wall with Ceramic tile top	All toilet ledge wall with granite top	All toilet ledge wall with granite top
Sadarahalli granite sill for all windows	Sadarahalli granite sill for all windows	Sadarahalli granite sill for all windows
"Standard flooring - Vitrified tile flooring for staircase (Tread - 1000mm x 300mm, Riser - 1000mm x 150mm)"	Staircase - Sadarali Granite Tread & Riser	Staircase - Sadarali Granite Tread & Riser

CUSTOMIZATION PACKAGE

RUBY	CORAL	SAPPHIRE
Standard flooring (800 x 800 mm vitrified tiles)	Wooden laminated flooring in Master bedroom	Wooden laminated flooring in Master bedroom
No glass partition	Glass partition with door for Master bedroom toilet & other toilets will have only glass partition	Glass partition with door for Master bedroom toilet & other toilets will have only glass partition
Kitchen garden with plants & herbs, front garden with lawn and trees	Kitchen garden with plants & herbs, front garden with lawn and trees	Kitchen garden with plants & herbs, front garden with lawn and trees
 Terrace garden provision in defined area	 Terrace garden provision in defined area	 Terrace garden provision in defined area

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 called 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.

LAUNCH PRICING

Villa Type	Plot Area (Sq.Ft.)	SBA (Sq.Ft.)	No. of Units	Tentative Price Range* (in Crores of Rs.)
2 BR - Classic Row Houses	856	1,519	21	1.20 Onwards
3 BR - Grand Villa	1,453	1,969	13	1.82 Onwards
3.5 BR – Luxe Villa	1,598	2,316	9	2.05 Onwards

- Above price excludes charges (if any) of ₹150 to ₹450 per Sq.Ft. towards premium location charges, additional land charges if applicable.
- Land price may 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 2 BR Row houses is inclusive of Ruby customization package
- Cost of 3 and 3.5 BR Villas is inclusive of Coral customization package

THANK YOU!



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