

UDYANA

@ TVS Emerald Aaranya

RERA No. : TN/01/Building/0092/2023 | TN/01/Building/0088/2023 I www.rera.tn.gov.in



1911

SHRI T V SUNDARAM IYENGAR
Launches South India's first Rural Bus Service

A LEGACY OF TRUST

1929
TVS bring General Motors to South India.

1946
Southern Roadways starts serving the transport needs of India.

1954
IMPAL begins trading auto spares.

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.

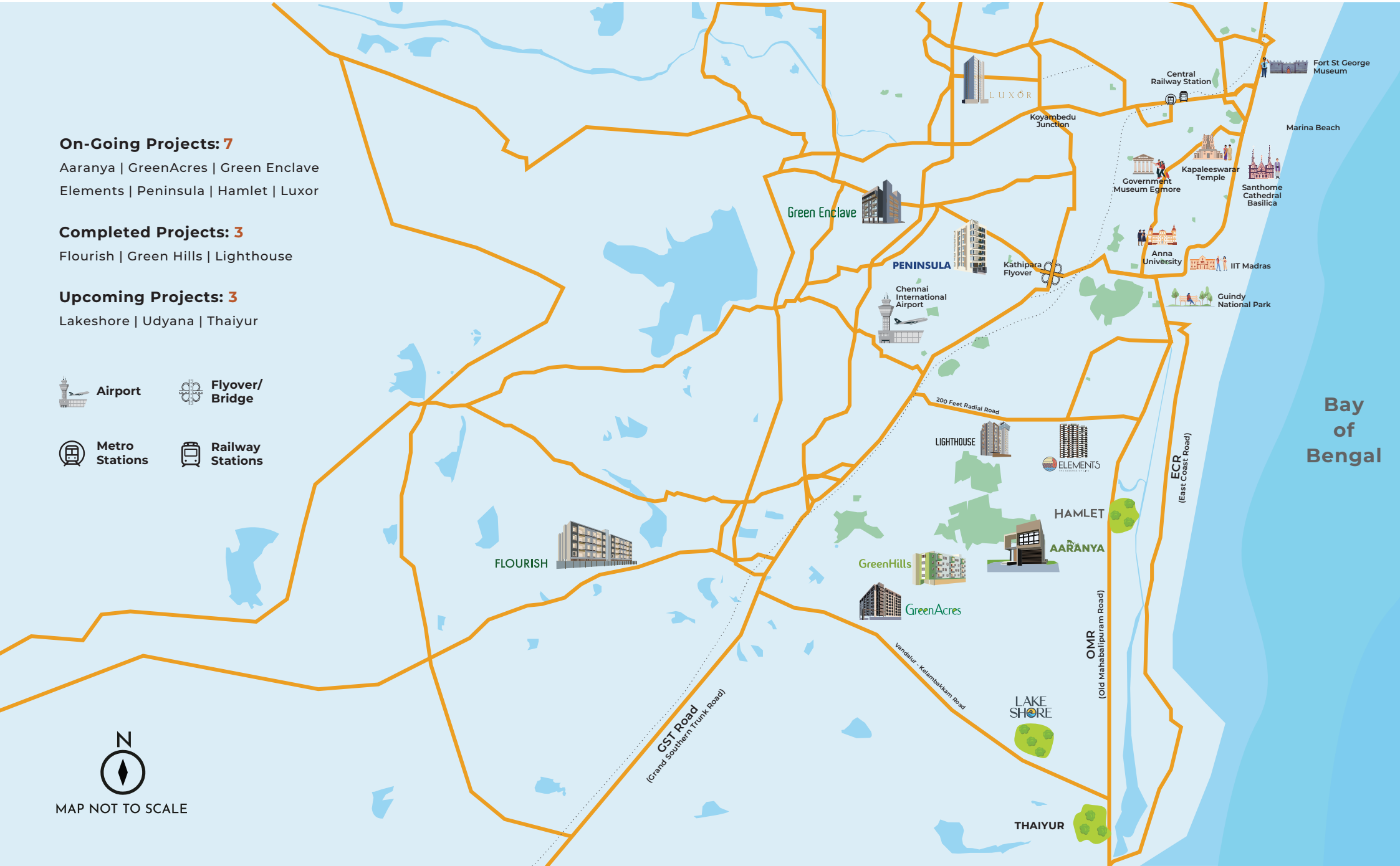
2001
TVS Motor Company formed.

2012
TVS forays into real estate as TVS Emerald.

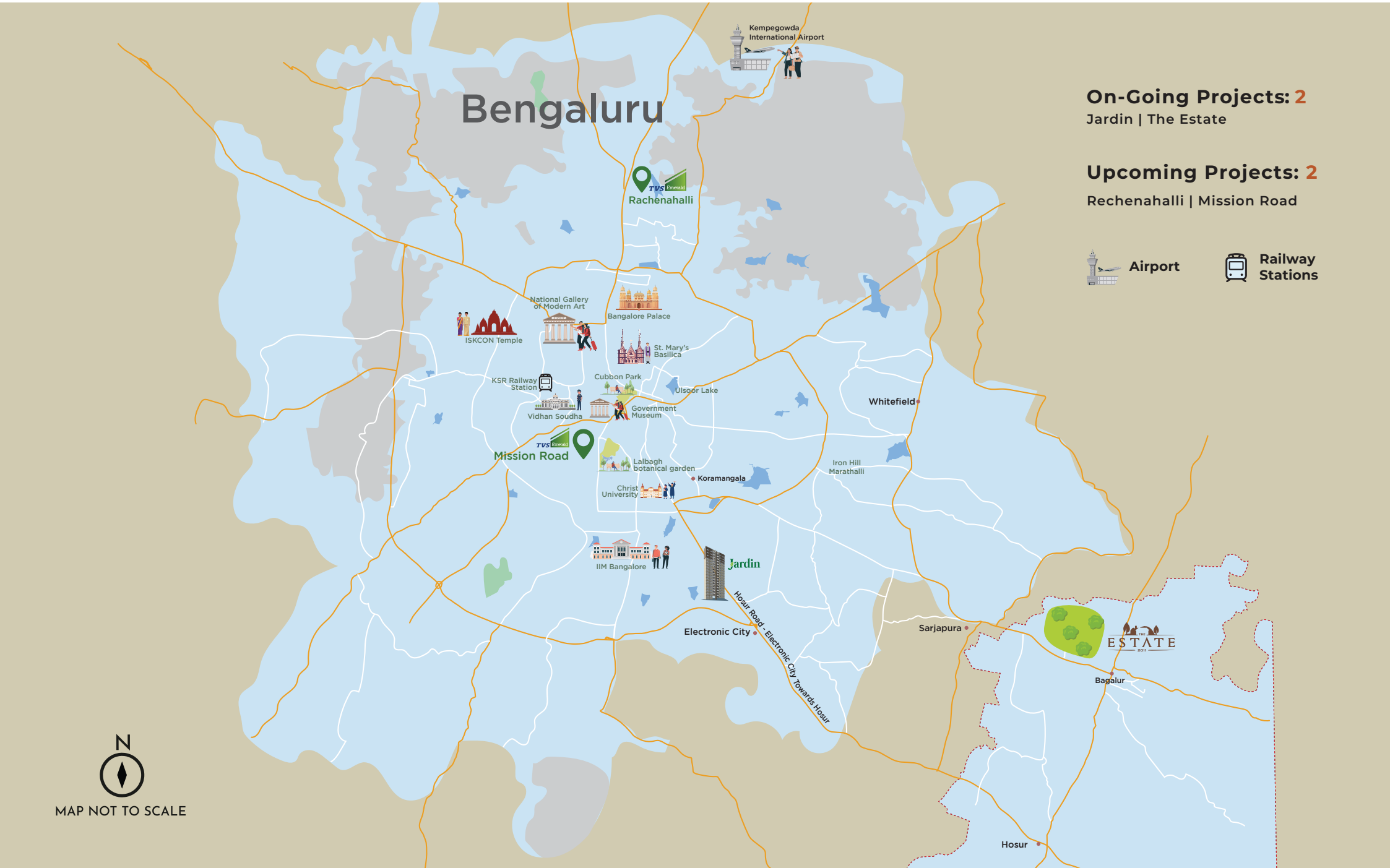
A 113 YEAR YOUNG BRAND



OUR PRESENCE IN CHENNAI



OUR PRESENCE IN BENGALURU



HIGHLIGHTS OF FY'24



RECORD BREAKING LAUNCH

438 CRORE

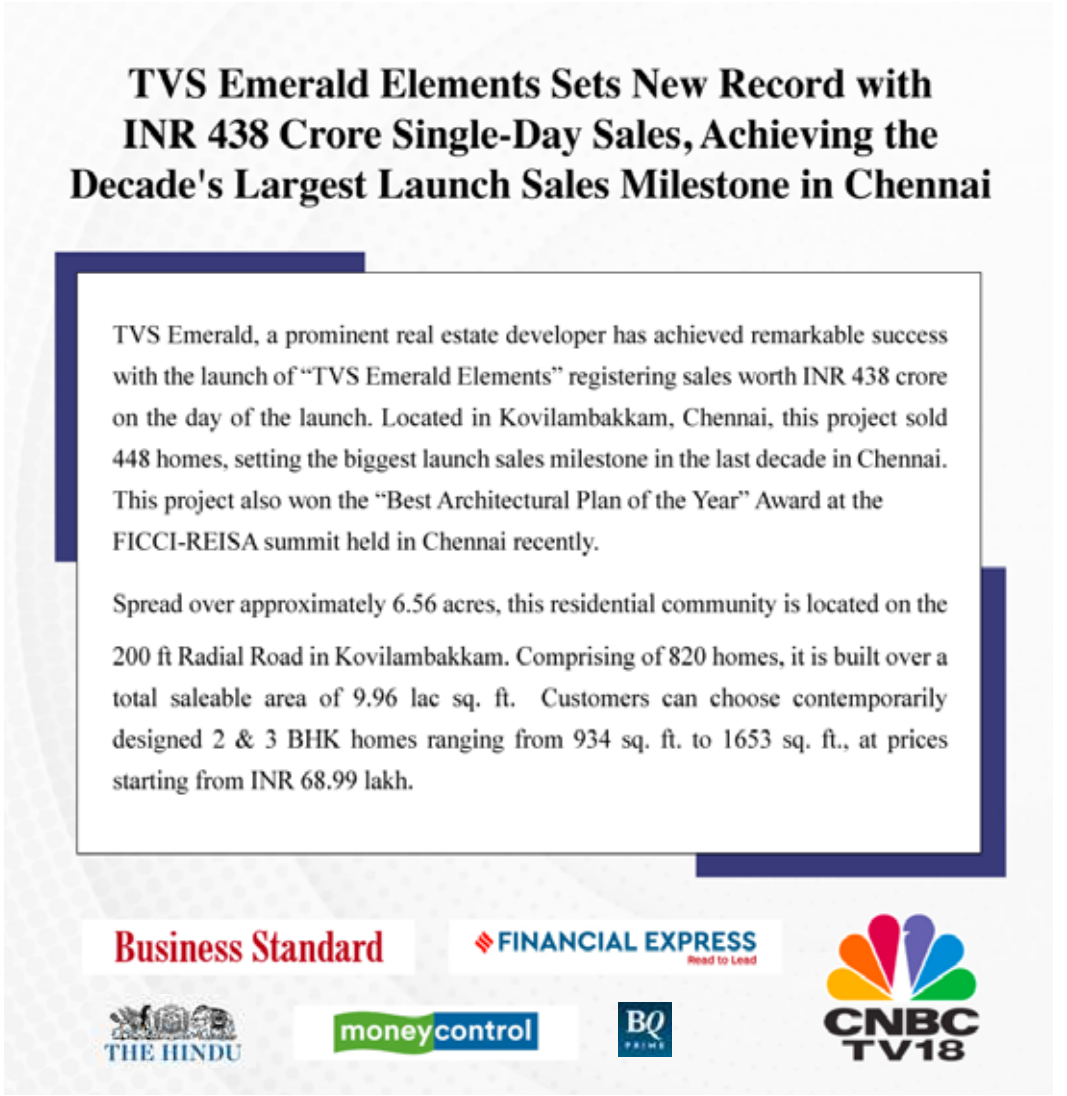
HIGHEST EVER SINGLE DAY SALES IN CHENNAI

TVS Emerald

ELEMENTS

THE ESSENCE OF LIFE

PRESS COVERAGE



TVS Emerald Elements Sets New Record with INR 438 Crore Single-Day Sales, Achieving the Decade's Largest Launch Sales Milestone in Chennai

TVS Emerald, a prominent real estate developer has achieved remarkable success with the launch of "TVS Emerald Elements" registering sales worth INR 438 crore on the day of the launch. Located in Kovilambakkam, Chennai, this project sold 448 homes, setting the biggest launch sales milestone in the last decade in Chennai. This project also won the "Best Architectural Plan of the Year" Award at the FICCI-REISA summit held in Chennai recently.

Spread over approximately 6.56 acres, this residential community is located on the 200 ft Radial Road in Kovilambakkam. Comprising of 820 homes, it is built over a total saleable area of 9.96 lac sq. ft. Customers can choose contemporarily designed 2 & 3 BHK homes ranging from 934 sq. ft. to 1653 sq. ft., at prices starting from INR 68.99 lakh.

Business Standard
FINANCIAL EXPRESS
Read to Lead
THE HINDU
moneycontrol
BQ PRIME
CNBC TV18


OUR 1ST EVER PLOTTED DEVELOPMENT NEAR BENGALURU
98%
INVENTORY SOLD OUT IN A SINGLE DAY
TVS Emerald
THE ESTATE
2011

Twin launch of

TVS Emerald Lakeshore & TVS Emerald Elements Tower-D

200+ CRORE

Sales on a single day

TVS Emerald LAKE SHORE The serene side of life

TVS Emerald ELEMENTS THE ESSENCE OF LIFE

HIGHLIGHTS OF FY'23

3X

Revenue Growth from FY'22

1000+

Homes Sold

50+%

Overall Channel Partner Contribution

100+

Crore Booking Contribution by NRIs



2 MEGA BLOCKBUSTER

Launches in FY'23



TVS EMERALD AARANYA

95% Sold Out



Artist's impression. Not an actual site image.

TVS EMERALD JARDIN

99% Sold Out



Artist's impression. Not an actual site image.

UNVEILING THE LOCATION

Your home amid a beautiful green canopy of lush trees and 62% open space.



ABOUT VENGAIVASAL

The Neighborhood

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



The Environment

- A serene environment with good water and air quality as 800 acres, Nanmangalam reserve forest is just a stone's throw away.
- 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

8 Kms from Tambaram Railway Station

13 Kms from Chennai International Airport

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

Access from OMR through Perumbakkam
main road and Mambakkam main road



LOCATION HIGHLIGHTS



SCHOOLS

Boaz CBSE Public School

3.4 km

Kendriya Vidyalaya

5.4 km

Bharathi Vidyalaya Senior Secondary School

5.6 km

Orchids The International School

6.7 km

PSBB Millennium School

8.6 km



Approx. distance as per google maps

COLLEGES

SIVET College

2.8 km

Bharath University

5.6 km

Tagore Medical College & Hospital

9.8 km

Vellore Institute of Technology

11.8 km

St. Joseph's College of Engineering

12.7 km



Approx. distance as per google maps

HOSPITALS

Medicity Multispeciality Hospital

5.4 km

Bethesda Hospital and Child Care Centre

5.6 km

Sree Balaji Dental College & Hospital

8.3 km

Hindu Mission Hospital

8.6 km

Dr. Kamakshi Memorial Hospital

9.1 km

Chettinad Hospital

9.2 km



Approx. distance as per google maps

ENTERTAINMENT HUBS

Grand Square (PVR Cinemas)

11.7 km

BSR Mall (Cinepolis)

13.5 km

Phoenix Market City (Jazz Cinemas)

14.2 km

Grand Galada (PVR Cinemas)

14.2 km

The Marina Mall (INOX Cinemas)

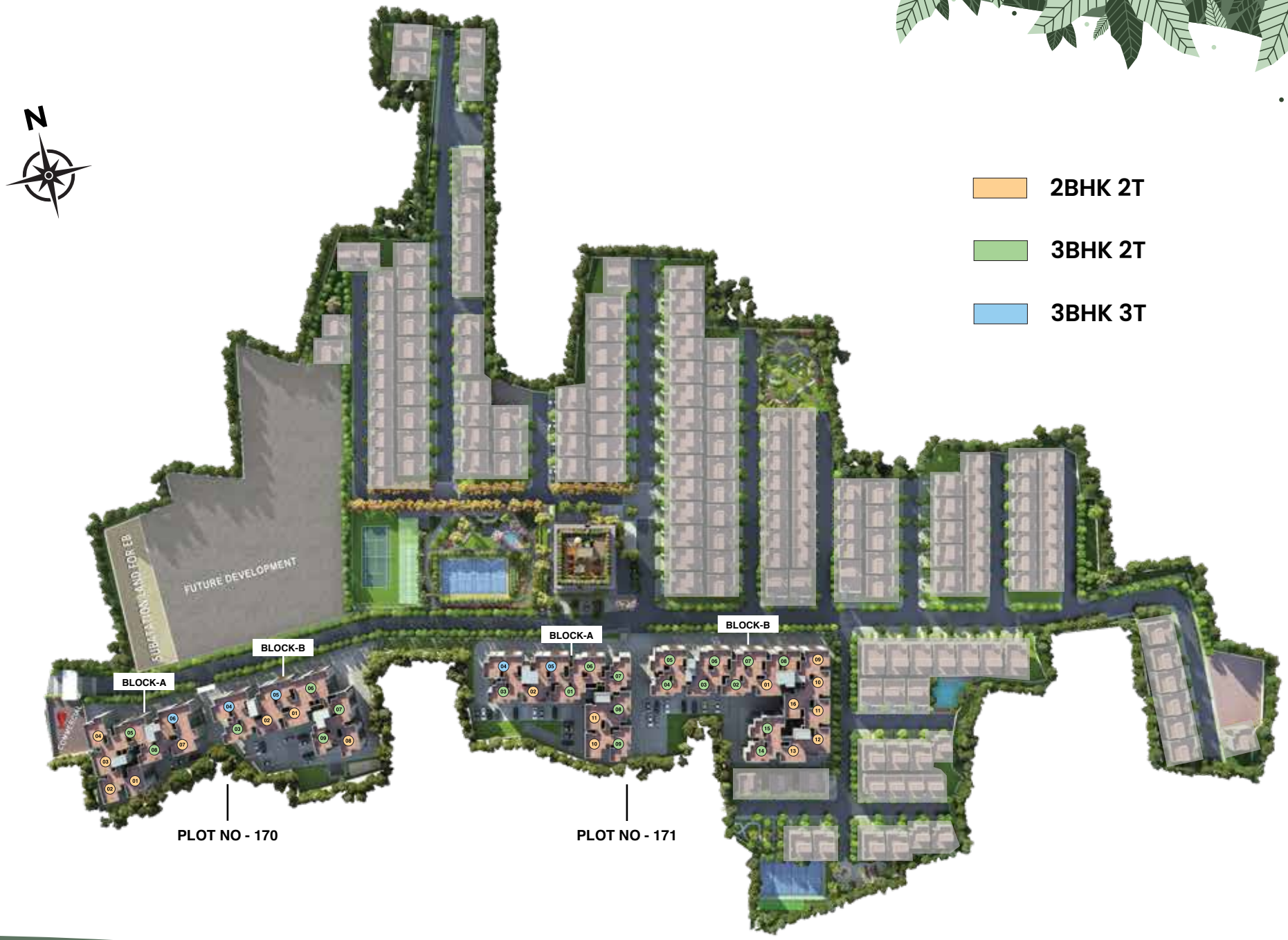
14.5 km



Approx. distance as per google maps

MASTER LAYOUT PLAN




N
2BHK 2T
3BHK 2T
3BHK 3T
FUTURE DEVELOPMENT
SUBSTATION LAND FOR EB
BLOCK-A
BLOCK-B
BLOCK-A
BLOCK-B
PLOT NO - 170
PLOT NO - 171

PROJECT HIGHLIGHTS



Resort Style Apartments

2 Acres of Landscaped Greens

Close to Nanmangalam Reserved Forest

62% Open Spaces

75+ Lifestyle Amenities & Features

Well Secured Community

Vaastu Compliant Homes





Artist's impression. Not an actual site image.

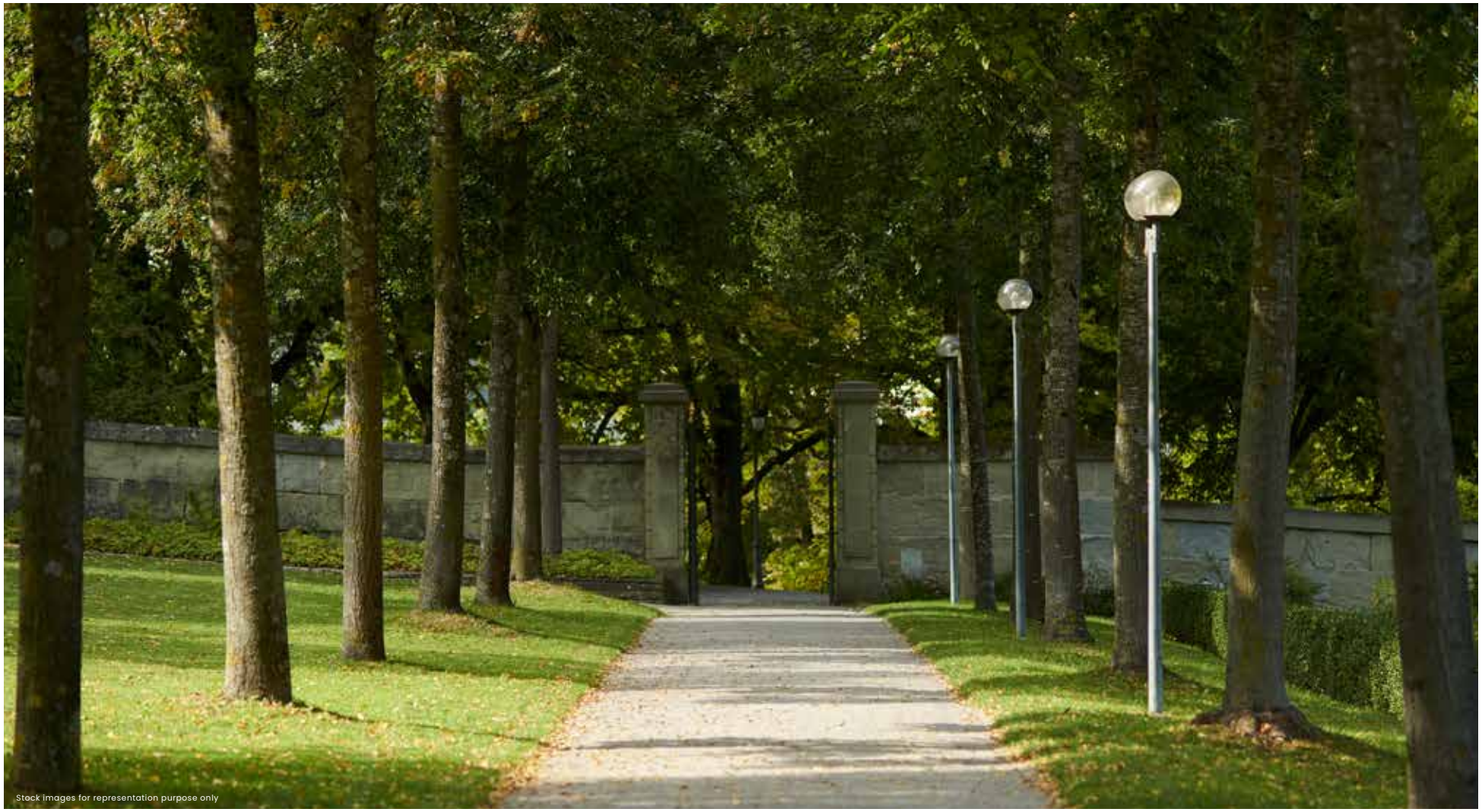
GRAND ENTRY EXPERIENCE

Entrance lined with 30+ dense trees and lush foliage.



AVENUES LINED WITH 700+ TREES

Privacy, Shade, Peaceful life in a pollution free community.



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 by greens.

Experience fresh breeze.



PROJECT LEVEL SECURITY

CCTV capturing all the streets, Main gate and Clubhouse lobby.

YOUR OUTDOOR ADVENTURE AWAITS



LEADING AN ACTIVE LIFESTYLE AT UDYANA





STRENGTHEN YOUR FAMILY'S BOND

With the host of amenities available, actively engage with your loved ones. It will build better communication, help understand each other and strengthen the love, Challenge your family to Giant Chess, tell scary stories under the stars at the Bonfire pit and host family cricket at the cricket nets, its adventures for the whole family.



IMPROVE YOUR ABILITY TO DO DAILY ACTIVITIES

For our senior members, we host a variety of amenities to improve your overall physical fitness. Improve the overall circulation in your body at the reflexology pathway, breathe deeply in the fresh air of the organic garden, have a leisurely stroll in the calming bamboo groves and have meaningful conversations in the senior citizen area.



AN ADVENTURE EVERYDAY FOR THE YOUNG ONES

At Udyana, there is a wide array of activities for the kids to let their imaginations soar and their feet fly. A dedicated children's play area to start off with, a skating rink to whizz through, a jungle gym to work the young muscles and a trampoline to jump to their heart's content. There will be plenty of battles at the Nerf gun game area and giant versions of chess, Ludo and snakes and ladders, there's no end to the fun.



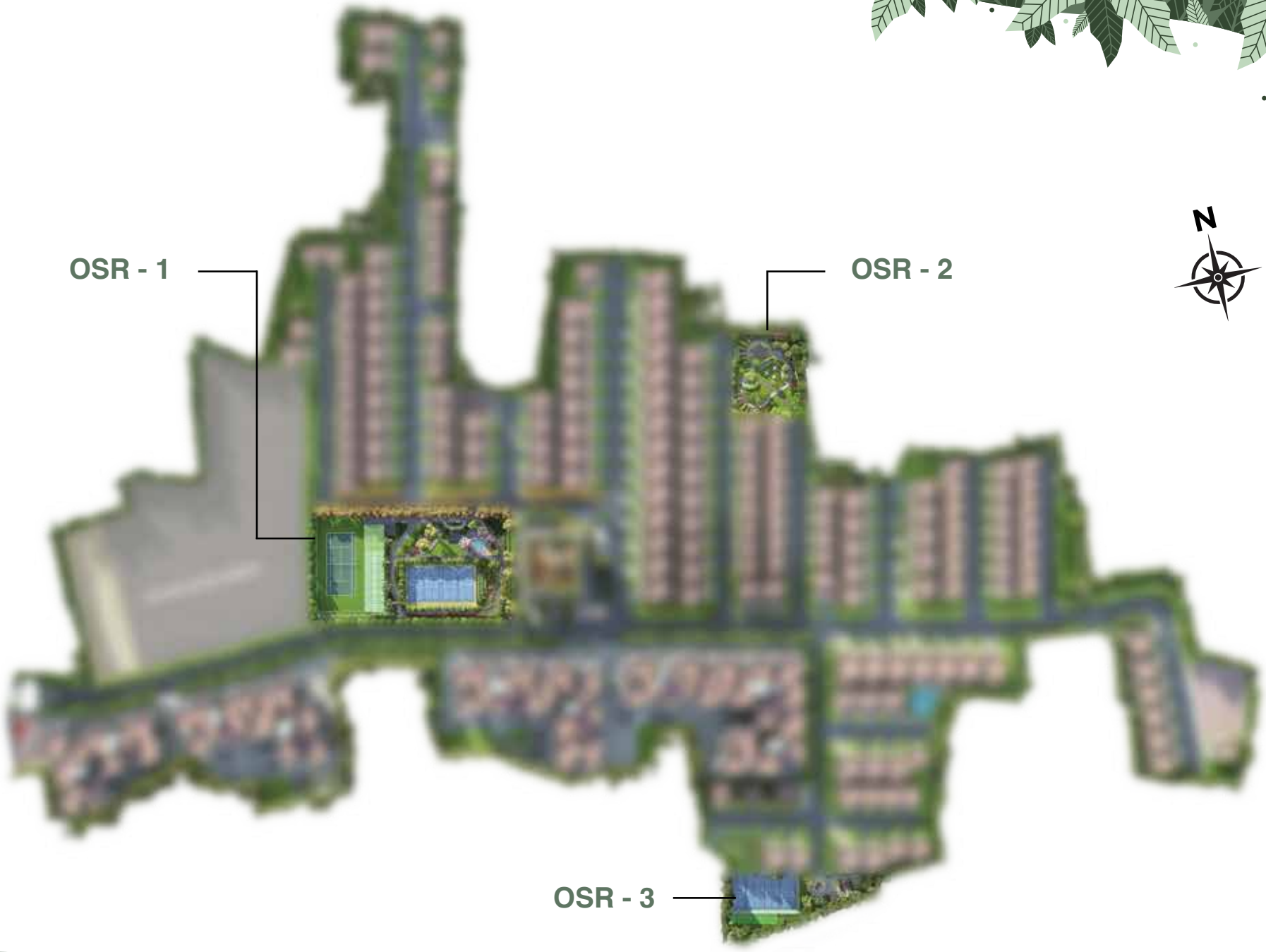
GIVING A BOOST TO YOUR MENTAL HEALTH

Surround yourself with amenities that help you maintain an active lifestyle to live a longer and happier life. Gather your thoughts walking along the nature lawn, watch lively birds chirp away in the bird path, rejuvenate your senses with the fragrances from the flower garden, calm your mind at the meditation pod and rest under the warm rays of the sun in the hammocks.

THOUGHTFULLY PLANNED

RESORT STYLE AMENITIES



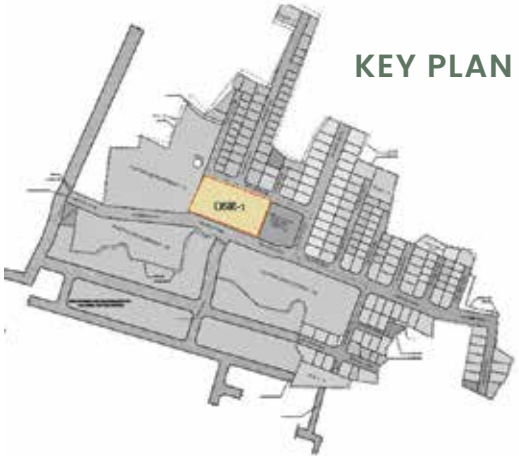

OSR - 1
OSR - 2
OSR - 3
N

OSR - 1





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 Rink
10.	Amphitheatre
11.	Children's Play Area
12.	Reflexology Pathway



MULTI-PURPOSE COURT



Stock images for representation purpose only

JOGGING TRACK



Artist's impression. Not an actual site image.

OUTDOOR GYM



Artist's impression. Not an actual site image.

SKATING RINK



Stock images for representation purpose only

AMPHITHEATRE



GAZEBO



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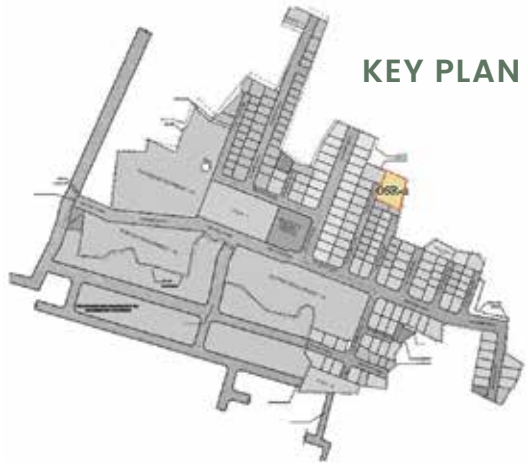
LOG WALK

OSR - 2





KEY PLAN



LEGEND

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



Artist's impression. Not an actual site image.

HAMMOCKS



BONFIRE PIT



OUTDOOR PARTY LAWN



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SENIOR CITIZEN SQUARE



HERBAL GARDEN



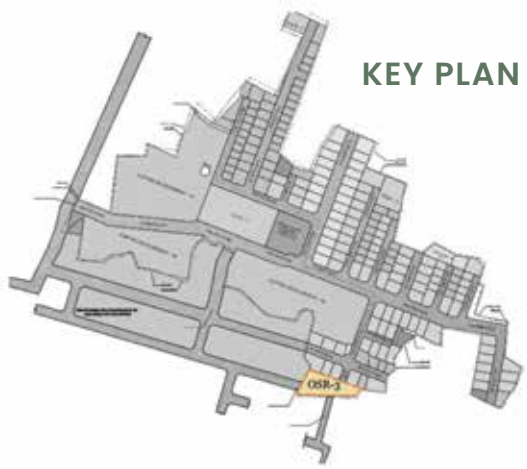
BAMBOO GROVE

OSR - 3





KEY PLAN



LEGEND

1.	Entry / Exit	12.	Tot Lot
2.	Multi-purpose Court	13.	Bocce Ball
3.	Mobile Charging Point	14.	Ladder Golf
4.	Rock Climbing	15.	8-Shaped Walkway
5.	Parent's Corner	16.	Yoga Deck
6	Meditation Pod	17.	Giant Chess
7.	Kids Jungle Gym	18.	Giant Ludo
8.	Trampoline	19.	Giant Snake & Ladder
9.	Sand Bed	20.	Dhaayam
10.	Nerf Gun Game	21.	Lambs & Tigers
11.	Graffiti Wall	22.	Pallankuzhi



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GIANT CHESS



Stock images for representation purpose only

TRAMPOLINE



ROCK CLIMBING



Artist's impression. Not an actual site image.

KIDS PLAY AREA



Stock images for representation purpose only

KIDS JUNGLE GYM

THOUGHTFULLY PLANNED

RESORT STYLE CLUBHOUSE





Artist's impression. Not an actual site image.

25,000 SQ.FT. OF CENTRALLY LOCATED CLUBHOUSE

15,000 sq. ft. for Villas & 10,000 sq.ft. for Apartments



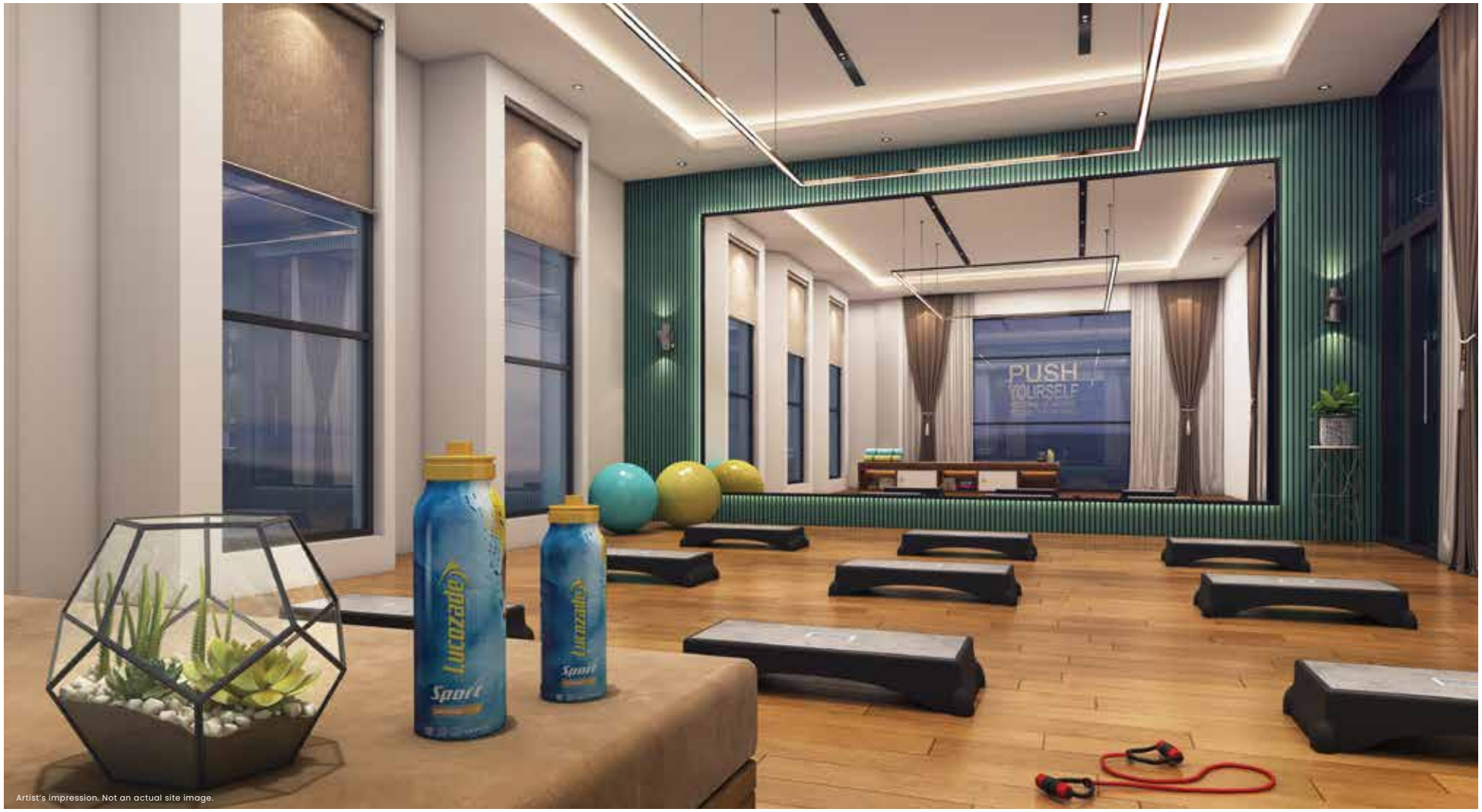
Artist's impression. Not an actual site image.

LOBBY



Artist's impression. Not an actual site image.

MULTIPURPOSE HALL



Artist's impression. Not an actual site image.

AEROBIC/ZUMBA ROOM



GAMES ROOM



Artist's impression. Not an actual site image.

GYMNASIUM



GROCERY STORE

With BBQ, Lounge Areas & Star Gazing



CLINIC



Stock images for representation purpose only

CRECHE

EOI PROCESS

WHY AN EOI?



LOWEST PRICE GUARANTEE

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



CHOICE OF APARTMENT

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. On Allotment Day, Customer can choose the unit and pay 10% of the value of their home as booking amount.

ELITE EOI PROCESS

1. Submit EOI along with a payment of Rs.5,00,000. Select preferred unit type.
2. Elite EOI Customers can block their preferred unit.
3. On Allotment Day, Elite EOI customers will be given first preference.

PRICING

TYPOLOGY	SALEABLE AREA (IN SQ.FT.)	MAXIMUM PRICE* (INR. LAKH)
2BHK 2T	1012 - 1083	₹ 74.9 Lakh
3BHK 2T	1148 - 1254	₹ 92.9 Lakh
3BHK 3T	1486 - 1491	₹ 110.9 Lakh



*T&C Apply

PAYMENT PLAN

INSTALMENT NO.	CONSTRUCTION LINKED MILESTONE PAYMENTS	% PAYMENT
1	On booking (Agreement signing)	10%
2	Within 15 days from booking	30%
3	Within 60 days from booking	30%
4	Within 120 days from booking	15%
5	On completion of flooring or 15th Sep'24 whichever is earlier	10%
6	On handing over	5%

OVERVIEW

13 KM FROM CHENNAI INTERNATIONAL AIRPORT









VAASTU COMPLIANT HOMES

MULTI-PURPOSE HALL

AEROBIC ROOM

GAMES ROOM

GYMNASIUM





CLOSE TO NANMANGALAM RESERVED FOREST

GROCERY STORE

CLINIC

CRECHE

RESORT STYLE APARTMENTS



ACCESS FROM GST ROAD, TAMBARAM VIA TAMBARAM – VELACHERY MAIN ROAD

62% OPEN SPACES



VENGAIVASAL
HIGHLY ACCESIBLE



WELL SECURED COMMUNITY



2 ACRES OF LANDSCAPED GREENS



AVENUES LINED WITH 700+ TREES



8 KM FROM TAMBARAM RAILWAY STATION



75+ RESORT STYLE AMENITIES



GRAND ENTRY EXPERIENCE

25000 SQ.FT OF CENTRALLY LOCATED CLUBHOUSE

