

INVITE
NATURE
INTO YOUR
HOME





WELCOME TO TVS EMERALD PENINSULA.

Located in Manapakkam (Chennai), just 20 minutes from Kathipara flyover, is a new residential landmark – TVS Emerald Peninsula. Now enjoy everything a truly urban lifestyle has to offer with a home that is well within the city. Life to the fullest in a place where nature's serene touch can be felt in every moment.

YOUR **HOME**

INSIDE THE **CITY**

AMIDST **NATURE**



BRIGHTER, HAPPIER HOMES WITH 3-SIDES NATURAL VENTILATION.

Homes at TVS Emerald Peninsula are designed to let nature in. Special care has gone into designing each tower so that each apartment is open on three sides. This will allow natural light and ventilation inside the home, thus benefitting you with a fresh, bright and pleasant energy every day.





ALL THAT'S CLOSE TO YOUR HEART, NOW CLOSER TO YOU.

Live in a serene residential haven while enjoying proximity to IT parks, prestigious schools, colleges, shopping malls, healthcare centres and more.

 10 schools within 7 km

 4 major IT parks close by

 5 major hospitals near by

 20 mins to Kathipara flyover

   Close proximity to airport, train stations and bus stations

A GREEN PARADISE IN THE HEART OF THE CITY.

TVS Emerald Peninsula is designed to be a tranquil sanctuary within the city. More than 200 native trees and plants will be planted in the project to make every breath you take, a breath of fresh air.



LIFE IS BETTER WITH A VIEW.

Enjoy a panoramic view from your private balcony. It is a great place to spend some quality time with your loved ones, moments of quiet reflection or just to enjoy a hot cup of coffee while taking in the beautiful world around you.





ALL THE SPACE YOU NEED.

With 72% open space, TVS Emerald Peninsula is designed to evoke joy. Take a stroll in the park for a revitalizing experience, sit back and breathe in the fresh air as you chat with a friend or experience one of the numerous outdoor amenities.



ADD A DASH OF EXCITEMENT.

From taking a refreshing dive into the swimming pool, to enjoying an evening of entertainment at the open-air amphitheatre, there's a wide variety of fun activities to immerse yourself in.



Rain curtain for Kids



Organic garden



Aroma garden



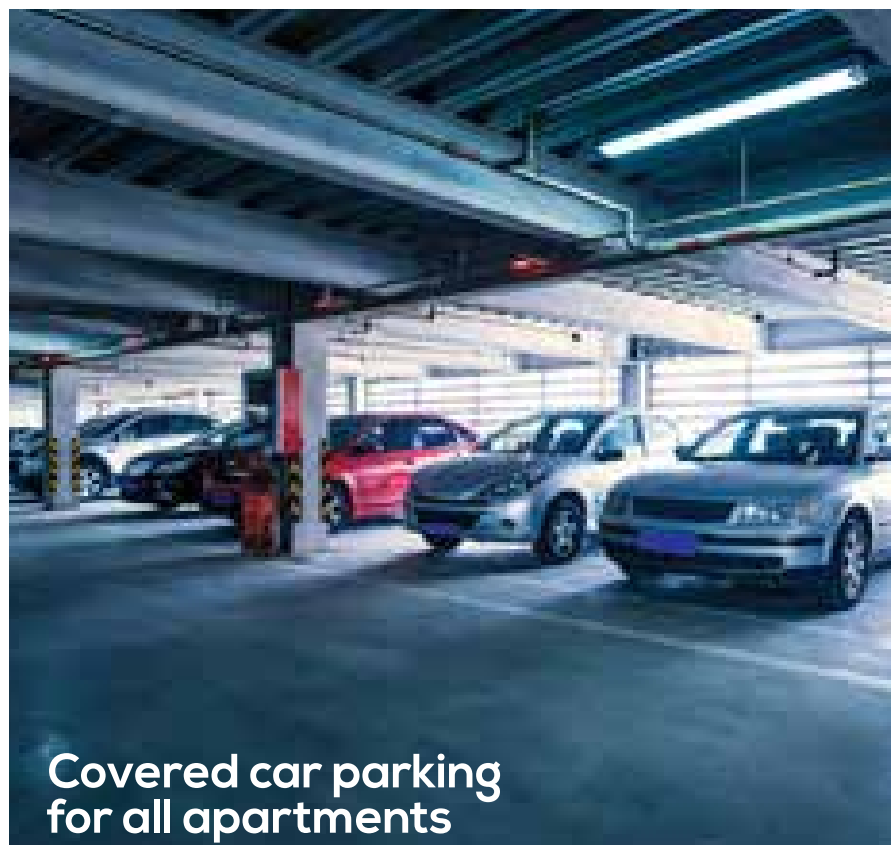
Reading pods



Open amphitheatre



Sky bridge



Covered car parking for all apartments



Hammocks





Luxurious clubhouse

UNLIMITED FUN.

The clubhouse is a world of its own, designed to provide you with a place for entertainment, get-togethers, indoor games, exercise and much more.



Business centre



Yoga studio



Mini-theatre



Recreation centre



Multi-purpose hall



State-of-the-art gym

Aerobics room | Lockers and changing rooms near gym | Steam room



MOVE. STRIKE. WIN.

Feel the wind in your hair as you glide on the skating rink. The multi-purpose court is designed for both tennis and basketball. In short, if you want to enjoy a good game, the ball is in your court.



Swimming pool with kids pool



Multi-purpose court (tennis & basketball)



Skating rink



Children's play area



Living and dining room

Actual model apartment at site

**BEAUTIFUL LIVING
BEGINS HERE.**



Master bedroom



Kids bedroom/study

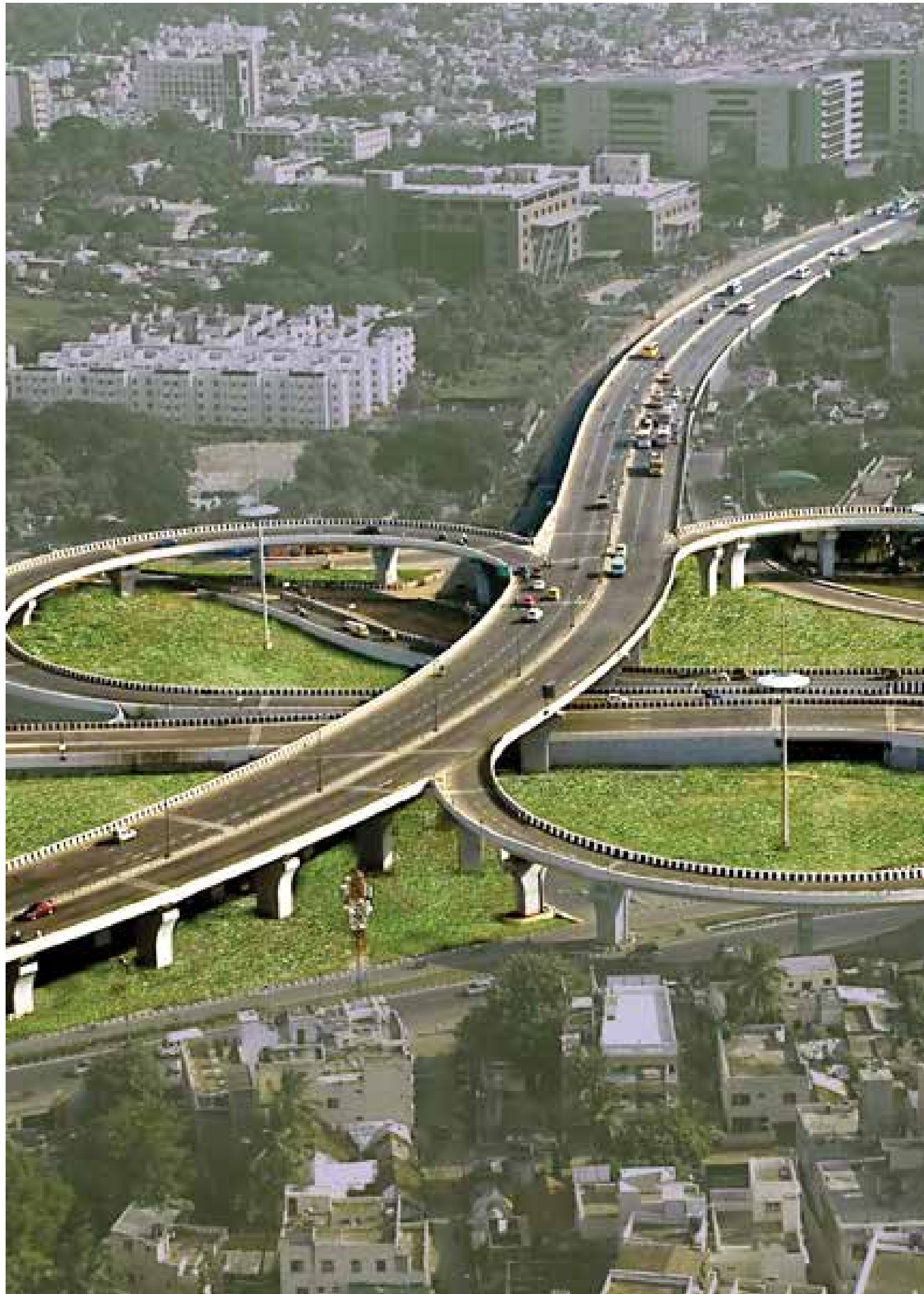


Bedroom 2



Kitchen

Actual model apartment at site



CLOSE.
CONNECTED.
CONVENIENT.

LOCATION MAP



SCHOOLS



HOSPITALS



IT PARKS



METRO



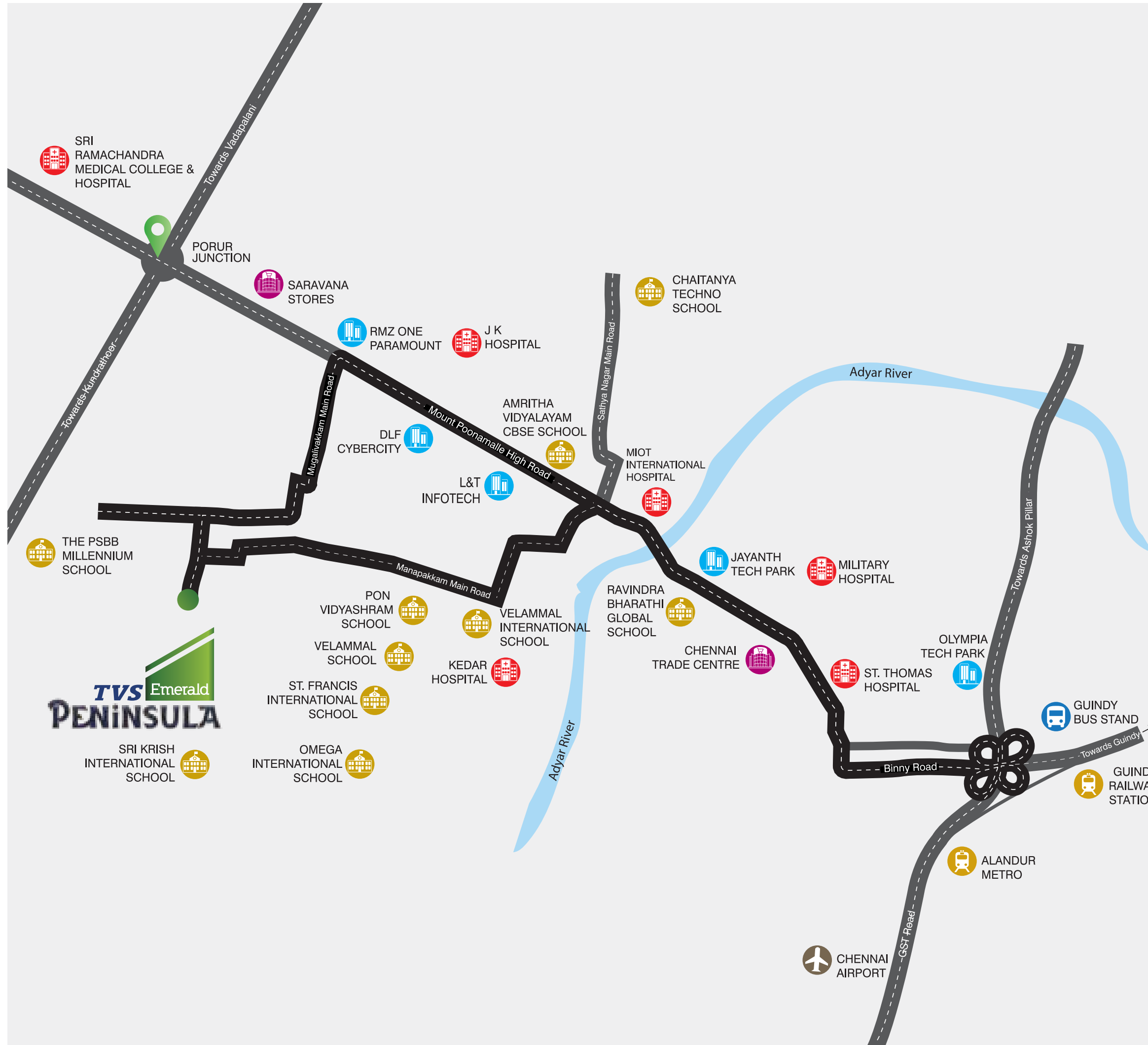
RETAIL



TRANSPORT



AIRPORT



LOCATION ADVANTAGES

EMPLOYMENT HUBS

RMZ Software Park	2.5 km	8 min
DLF Cybercity	3.9 km	13 min
L&T Infotech	4.3 Km	15 min
Jayanth Tech Park	4.6 km	17 min

SCHOOLS

St Francis International School	1 km	3 min
Velammal International School	1 km	5 min
Velammal School	1.1 km	6 min
Chaitanya Techno School	1.8 km	9 min
Omega International School	2.5 km	31 min
The PSBB Millennium School	3.1 km	12 min
Ravindra Barathi Global School	3.7 km	14 min
Amritha Vidyalayam CBSC School	4.6 km	16 min
Pon Vidyashram	5.6 km	21 min
Sri Krish International School	6.4 km	22 min

TRANSPORTATION HUBS

Porur Junction	3.5 km	16 min
Kathipara Junction	7.2 km	20 min
Alandur Metro	9.1 km	27 min
C.M.B.T	10.1 km	41 min
Chennai Airport	12.3 km	35 min

HOSPITALS

Lakshmi Hospital	2.8 km	10 min
SRMC	3.4 km	15 min
Kedar Hospital	4.6 km	17 min
J K Hospital	4.9 km	20 min
MIOT International	7.3 km	20 min

IMPORTANT LANDMARKS

Chennai Trade Centre	5.2 km	16 min
Shri Kamakshi Amman Temple (Mangadu)	6.9 km	22 min
Forum Vijaya Mall	10.7 km	37 min
Phoenix Market City	10.9 km	38 min



MAP NOT TO SCALE

MASTERPLAN



LEGEND

- 01. ENTRY/EXIT
- 02. ENTRANCE ARCH
- 03. ENTRANCE FORECOURT WITH STATUE
- 04. GATHERING SPACE
- 05. JOGGING / CYCLING TRACK
- 06. OUTDOOR AMPHITHEATRE
- 07. OUTDOOR GYM
- 08. TENNIS COURT / BASKETBALL COURT
- 09. PERGOLA & GAZEBO
- 10. CHILDRENS PLAY AREA
- 11. SKATING RINK
- 12. SWIMMING POOL
- 13. DECK AREA
- 14. KIDS FOUNTAIN
- 15. CHANGING ROOMS
- 16. CHARGING BAY FOR EV
- 17. AROMA GARDEN
- 18. SMART BIKES
- 19. READING PODS
- 20. HAMMOCKS
- 21. SPACE FOR ORGANIC FARM
- 22. YOGA LAWN
- 23. CLUBHOUSE
- 24. SKY BRIDGE
- 25. VISITORS PARKING
- 26. ROOFTOP DINING AREA



UNIT SELECTION GUIDE

BLOCK TYPE 1



BLOCK PLAN - A, B, C & D



2BHK 2T - EAST FACING (1 & 5 FLOOR)

TOTAL AREA : 1165 SQ. FT.

RERA CARPERT AREA : 706 SQ. FT.

RERA BALCONY AREA : 77 SQ. FT.

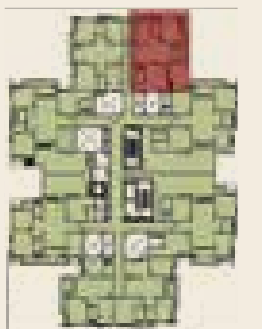


2BHK 2T - WEST FACING (1 & 5 FLOOR)

TOTAL AREA : 1216 SQ. FT.

RERA CARPERT AREA : 736 SQ. FT.

RERA BALCONY AREA : 81 SQ. FT.

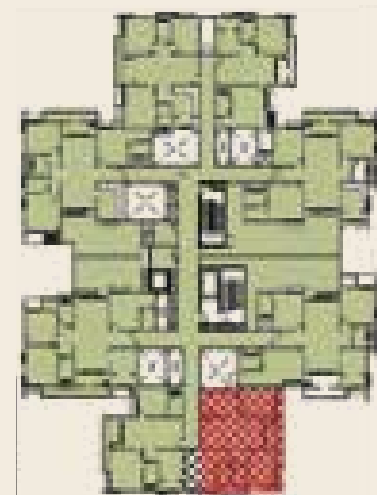


3BHK 2T - WEST FACING (1 & 5 FLOOR)

TOTAL AREA : 1447 SQ. FT.

RERA CARPERT AREA : 892 SQ. FT.

RERA BALCONY AREA : 80 SQ. FT.

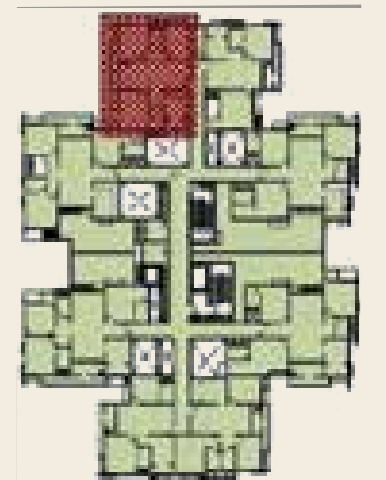


3BHK 2T - EAST FACING (1 & 5 FLOOR)

TOTAL AREA : 1451 SQ. FT.

RERA CARPERT AREA : 904 SQ. FT.

RERA BALCONY AREA : 72 SQ. FT.



3BHK 3T - EAST FACING (3 & 6 FLOOR)

TOTAL AREA : 1795 SQ. FT.

RERA CARPERT AREA : 1110 SQ. FT.

RERA BALCONY AREA : 97 SQ. FT.

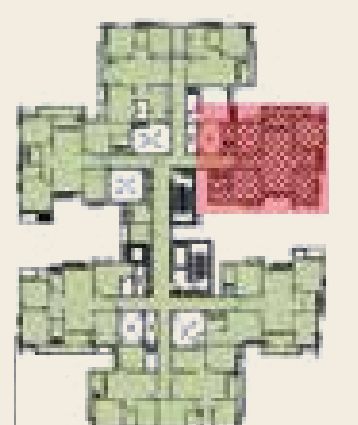


3BHK 3T - WEST FACING (3 & 6 FLOOR)

TOTAL AREA : 1801 SQ. FT.

RERA CARPERT AREA : 1129 SQ. FT.

RERA BALCONY AREA : 81 SQ. FT.

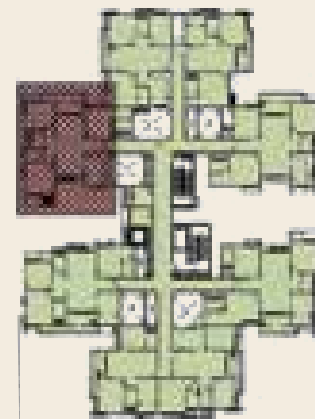


3BHK 3T - EAST FACING (3 & 6 FLOOR)

TOTAL AREA : 1813 SQ. FT.

RERA CARPERT AREA : 1122 SQ. FT.

RERA BALCONY AREA : 97 SQ. FT.

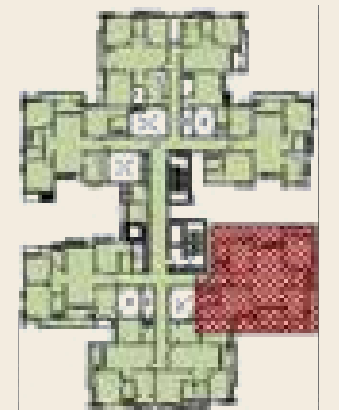


3BHK 3T - WEST FACING (3 & 6 FLOOR)

TOTAL AREA : 1848 SQ. FT.

RERA CARPERT AREA : 1145 SQ. FT.

RERA BALCONY AREA : 98 SQ. FT.



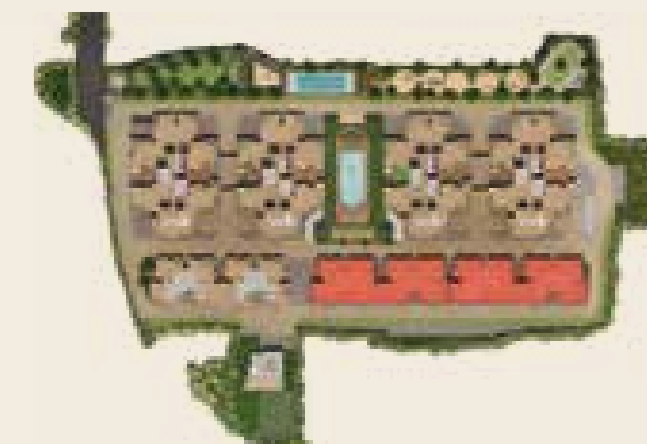
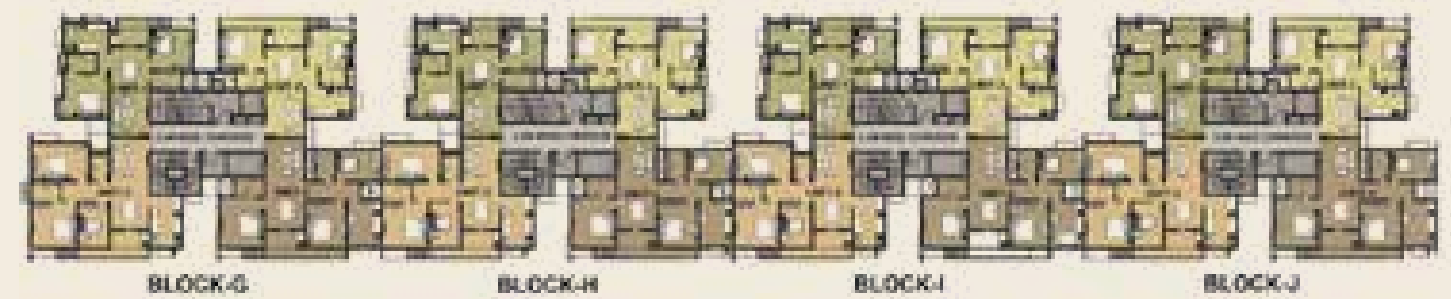
BLOCK TYPE 2



BLOCK PLAN - E & F



BLOCK PLAN - G, H, I & J

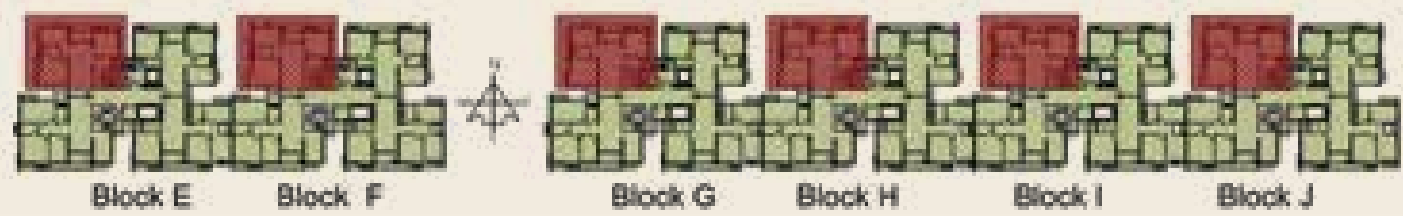


2BHK 2T - EAST FACING (1, 2, 4 & 5 FLOOR)

TOTAL AREA : 1234 SQ. FT.

RERA CARPERT AREA : 747 SQ. FT.

RERA BALCONY AREA : 83 SQ. FT.

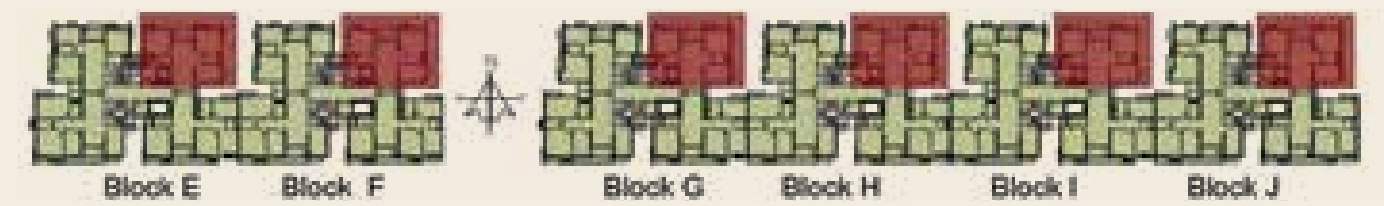


2BHK 2T - WEST FACING (1, 2, 4 & 5 FLOOR)

TOTAL AREA : 1243 SQ. FT.

RERA CARPERT AREA : 720 SQ. FT.

RERA BALCONY AREA : 116 SQ. FT.



3BHK 2T - WEST FACING (1, 2, 4 & 5 FLOOR)

TOTAL AREA : 1570 SQ. FT.

RERA CARPERT AREA : 942 SQ. FT.

RERA BALCONY AREA : 114 SQ. FT.



3BHK 2T - EAST FACING (1 & 4 FLOOR)

TOTAL AREA : 1583 SQ. FT.

RERA CARPERT AREA : 957 SQ. FT.

RERA BALCONY AREA : 107 SQ. FT.



SPECIFICATIONS



Structure

Masonry

Pile + RCC framed structure
200mm /150mm thick solid block
for external walls
100mm thick solid blocks
for internal walls



CP & sanitary fittings

European water closet
Wash basins
Shower – CP diverter
All CP fittings

Parryware / Hindware or equivalent
Parryware / Hindware or equivalent
Jaquar or equivalent
Jaquar or equivalent



Tiling works

Hall, kitchen, dining, bedrooms, foyer
Toilets, balcony & Utility
Toilet dado
Lift lobby
Staircase

Corridor
Terrace
Private terrace flooring

Vitrified tiles – 600mmx600mm
Ceramic tiles - antiskid flooring
Ceramic tiles – glazed ceramic wall tiles
Flooring & dado – Granite in all levels
Flooring – Granite up to first floor;
Kota from second floor
Vitrified tiles
Reflective white tile
Antiskid ceramic flooring



Painting

Ceiling

Exterior walls

Interior walls

2 coats of emulsion paints over
base primer & putty

2 coats of exterior emulsion over
base primer
+ texture + wall cladding

2 coats of emulsion paints over
base primer & putty



Main doors

Internal doors & toilet doors

Windows

Balcony french door

Ventilators
Lift
Staircase handrail
Balcony railing
Toilet ceiling

Frame – Teak wood
Shutter – Solid core flush
Shutter finished with
Veneer on both sides. Height – 2.1 m
Frame – Sal wood/equivalent
Shutter – Hot press flush shutter
finished with laminate
on both sides. Height – 2.1 m
White UPVC – Sliding shutter
+ mosquito mesh
White UPVC – Windows sliding
french door + mosquito mesh
White UPVC – Glass louvers + white color
B + S + 7 floors (no terrace access)
MS handrail
SS handrail with toughened glass
Grid ceiling



Electrical points

Provision for AC
Provision for TV
2 way control switch
Power supply
DG power backup

Telephone point
Foot lamp
USB port for power

All bedrooms & living or dining
Living & master bedroom
For light & fan points @ all bedrooms
3 phase power supply
0.5 KW for 2BHK2T & common area
0.75 KW for 3BHK2T & 3BHK3T
Living & master bedroom
All bedrooms
All bedrooms



GENERAL FEATURES

Basement + stilt + 7 floor buildings | 24x7 Security and camera surveillance | Well-planned health and wellness activities | Spacious blocks for good ventilation and light | Well-designed storm water drainage system

OSR AND COURTYARD FEATURES

15m wide courtyard | Swimming pool for kids and adults | Food counters with wash basin on terrace | Pergola | Landscaped lawn Gazebo Basement car parking | Waiting area near entrance (Bus bay) 7.2 M driveway along perimeter | Grand entrance with vertical garden Wider corridors | 2 lifts in each core with a lobby | Guest car parking zone | Toilet for drivers/maids at stilt parking | Charging station for EV Association room at stilt level for each block | STP | Cycle

CONVENIENCE FEATURES AT HOME

Main doors that do not face each other | Digital smart lock - Main door Anti-skid tiles in bathrooms and balcony | 24x7 power back up for all lights and fans | Windows with mosquito mesh for all homes | Noise reducing windows | Heat reducing reflective tiles on terrace | Rental assistance

