



TVS Emerald Padur







1911

SHRI T V SUNDARAM IYENGAR

Launches South India's first Rural Bus Service

A legacy of trust

A 114 YEAR YOUNG BRAND



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.

Our Presence in Chennai



Our Presence in Bengaluru



The background features a soft, faded illustration of a building with a window on the left and various green plants and trees on the right, creating a serene and natural atmosphere.

Location Map

PRIME LOCATION, UNBEATABLE ACCESSIBILITY



ETA Technopark

Pacifica Tech Park

The Marina Mall Chennai

Siruseri SIPCOT I Metro (Upcoming)

Siruseri Metro (Upcoming)

SIPCOT IT Park

MGM Dizze World Amusement Park

PSBB School

Siruseri Sipcot II Metro (Upcoming)

Dakshina Chitra Heritage Museum

Hindustan International School Padur



Padur

Supreme Speciality Hospital

Hindustan Institute of Technology & Science

IIT Madras Thairur Campus

Chettinad Hospital And Research Institute Blood Bank

Hindustan College of Arts & Science

Blue Flag Beach

Taj Fisherman's Cove Resort & Spa Chennai

Kelambakkam Road Junction



MAP NOT TO SCALE

The background features a soft, faded illustration of a building on the left with a window showing horizontal blinds. To the right of the building is a large, leafy tree. The overall color palette is light and airy, with shades of green and beige.

Location Highlights

A NEIGHBORHOOD DESIGNED FOR CONVENIENCE

Upcoming Siruseri Metro Station
8 minutes





SIPCOT IT Park
8 minutes

Top IT Companies in SIPCOT IT Park, Siruseri



Novotel Chennai Sipcot
8 minutes



PSBB School
20 minutes



Chettinad Hospital
15 minutes



The Marina Mall
10 minutes



Blue Flag Beach
23 minutes





Schools

- 850 M - Little Millineium Preschool - 04 MINS
- 2.7 KMS - Hindustan International School - 07 MINS
- 4.4 KMS - St. Johns Public School - 12 MINS
- 5.7 KMS - Velammal NewGen School Navalur - 15 MINS
- 6.2 KMS - PSBB School - 20 MINS
- 9 KMS - Gardenia Schools - 19 MINS



Colleges

- 1.2 KMS - Anand Institute of Higher Technology - 04 MINS
- 3.3 KMS - Hindustan College of Technology & Science - 10 MINS
- 4.3 KMS - Hindustan College of Arts & Science - 12 MINS
- 7.1 KMS - Jeppiaar Engineering College - 18 MINS
- 7.3 KMS - Sathayabama University - 17 MINS
- 8.1 KMS - St. Josephs College of Engineering - 20 MINS



Entertainment

- 3.1 KMS - The Marina Mall - 10 MINS
- 11.5 KMS - Blue Flag Beach - 23 MINS
- 12.2 KMS - MGM Dizee World - 23 MINS
- 12.6 KMS - Dakshina Chitra Heritage Musuem - 23 MINS



Transportation

- 2.1 KMS - Akshaya Bus Stop - 05 MINS
- 4.7 KMS - Vandalur Road Junction - 11 MINS



Hospitals

- 800 M - Unittas Hospital OMR - 03 MINS
- 2.8 KMS - Dr. Kamakshi Memorial Hospital - 08 MINS
- 3.1 KMS - Supreme Speciality Hospital - 08 MINS
- 5.3 KMS - Chettinad Hospital - 15 MINS



Hotels

- 2.8 KMS - Novotel Chennai SIPCOT - 08 MINS
- 3.2 KMS - Days Hotel by Wyndham - 07 MINS
- 8.6 KMS - Four Points by Sheraton - 18 MINS



Commercial Hubs

- 2.7 KMS - SIPCOT IT Park - 08 MINS
- 3.8 KMS - Virtusa Consulting Services Pvt Ltd - 09 MINS
- 4.2 KMS - Pacifica Tech Park - 10 MINS
- 4.4 KMS - Intellect Design Arena Ltd - 10 MINS
- 5 KMS - HCL Technologies - 13 MINS
- 5.2 KMS - ETA Technopark - 14 MINS
- 5.5 KMS - Valeo India Pvt Ltd - 14 MINS
- 6.8 KMS - The Times of India - 15 MINS
- 8.2 KMS - AmZetta Technologies Pvt Ltd - 18 MINS
- 9 KMS - Microchip Technology Pvt Ltd - 19 MINS



Master Layout Plan

PERFECTLY PLANNED SPACES FOR MODERN LIVING



Amenities (Central Podium Zone)

Zone - 1

- Cricket Pitch
- Multi Play Court
- Floor Games Zone
- Trampoline
- Skating Rink
- Rock Climbing Wall
- Kids' Play Area
- Toddlers' Play Area
- Reflexology Walkway
- Outdoor Gym
- Pet's Park
- Meditation Pod & Yoga Space

Zone - 2

- BBQ Space
- Party Lawn
- Swimming Pool
- Kids' Pool
- Pool Deck
- Pool Cabana
- Open Shower Area
- Amphitheatre
- Space for Senior Citizens
- Work Pod

Gardens

- 24. Flower Garden
- 25. Herbal Garden
- 26. Butterfly Garden

Peripheral Zone

- 27. Driveway
- 28. Jogging Track

Clubhouse

- Lobby Space
- Music Room
- Conference Room
- Gymnasium
- Indoor Games
- Co-working Space
- Multi-purpose Hall
- Yoga/Meditation
- Kids' Play Area
- Home Theatre
- Association Room
- Tuck Shop



Project Highlights

EXPERIENCE THE BEST IN DESIGN & FUNCTIONALITY



**4.79
Acres**



**355
Apartments**



**Low-rise
Apartments
(B+G+5 Floors)**



**Vaastu
Compliant
Homes**



**35+
Amenities**



**The Grand
Clubhouse**



Typologies

2 BHK Premium (952 sq.ft. - 965 sq.ft.) | 2 BHK Classic (1096 sq.ft. - 1121 sq.ft.)
3 BHK Premium (1354 sq.ft. - 1383 sq.ft.) | 3 BHK Grande (1566 sq.ft. - 1624 sq.ft.)
4 BHK Luxe (1991 sq.ft. - 2676 sq.ft.)

Thoughtfully designed elevation that blends contemporary architecture with lush green surroundings, creating a harmonious living experience.



THOUGHTFULLY CRAFTED LANDSCAPE FOR


A Life of Bliss and Tranquility





Landscape Inspired by the Flow of Waves


Reflecting the dynamic energy of waves, the thoughtfully crafted landscape seamlessly reflects the rhythmic movement of waves, creating a space that is both visually captivating and deeply connected to nature.



A woman with long dark hair, wearing a light blue t-shirt and dark leggings, is jogging away from the camera on a wide, paved path. The path is flanked by lush green trees and manicured bushes. In the background, a tall, modern building is visible through a hazy, sunlit atmosphere. The overall scene conveys a sense of health, wellness, and a serene environment.

Designed for Serenity and Wellness

From the nature-inspired swimming pool and amphitheatre designed in a wave-like pattern to a dedicated senior citizen area and BBQ space, every element is thoughtfully crafted for relaxation and well-being, fostering a balanced and fulfilling lifestyle.

A decorative graphic of several green leaves of varying sizes and orientations, located in the bottom right corner of the page.

A faded, light green illustration of a building with a balcony and foliage, serving as a background for the text.

Amenities

BLISSFUL LIVING, ENRICHED WITH THOUGHTFUL AMENITIES

Swimming Pool

Dive into relaxation at our swimming pool, set against a stunning facade, where fun meets refreshment. With a dedicated kids' pool and a refreshing pool for adults, there's something for everyone to swim, soak and unwind.



Flower Alley

A picturesque pathway lined with vibrant blooms, this floral haven offers a refreshing escape, making every walk a moment of joy and serenity



BBQ Space

Fire up the grill and indulge in delicious flavors at our BBQ space, where great food and even better company come together! Gather, grill and enjoy a sizzling experience.



Skating Rink

Hit the rink and glide into fun, with smooth floors and awesome vibes all around! Perfect for skaters of all levels - lace up and start the adventure.



Cricket Pitch

Take your game to the next level on our well-maintained cricket pitch, where you can play, compete and have a blast, whether you're playing casually or in a serious match.



Kids' Play Area

Watch the little ones discover, laugh, and play in our vibrant kids' play area! With safety and excitement at every turn, adventure and joy are just around the corner.



Rock Climbing Wall

Watch the kids climb, conquer and enjoy endless fun on our exciting rock climbing wall - where adventure and challenge meet!



Toddlers' Play Area

A cozy and safe space where toddlers can laugh, explore and play! Soft and fun, with endless little adventures to discover.



Senior Citizen Area

Thoughtfully planned seating areas, shaded walkways and lush greenery creating the perfect setting for leisure conversations. Here, every moment is about peace and sense of belongingness.



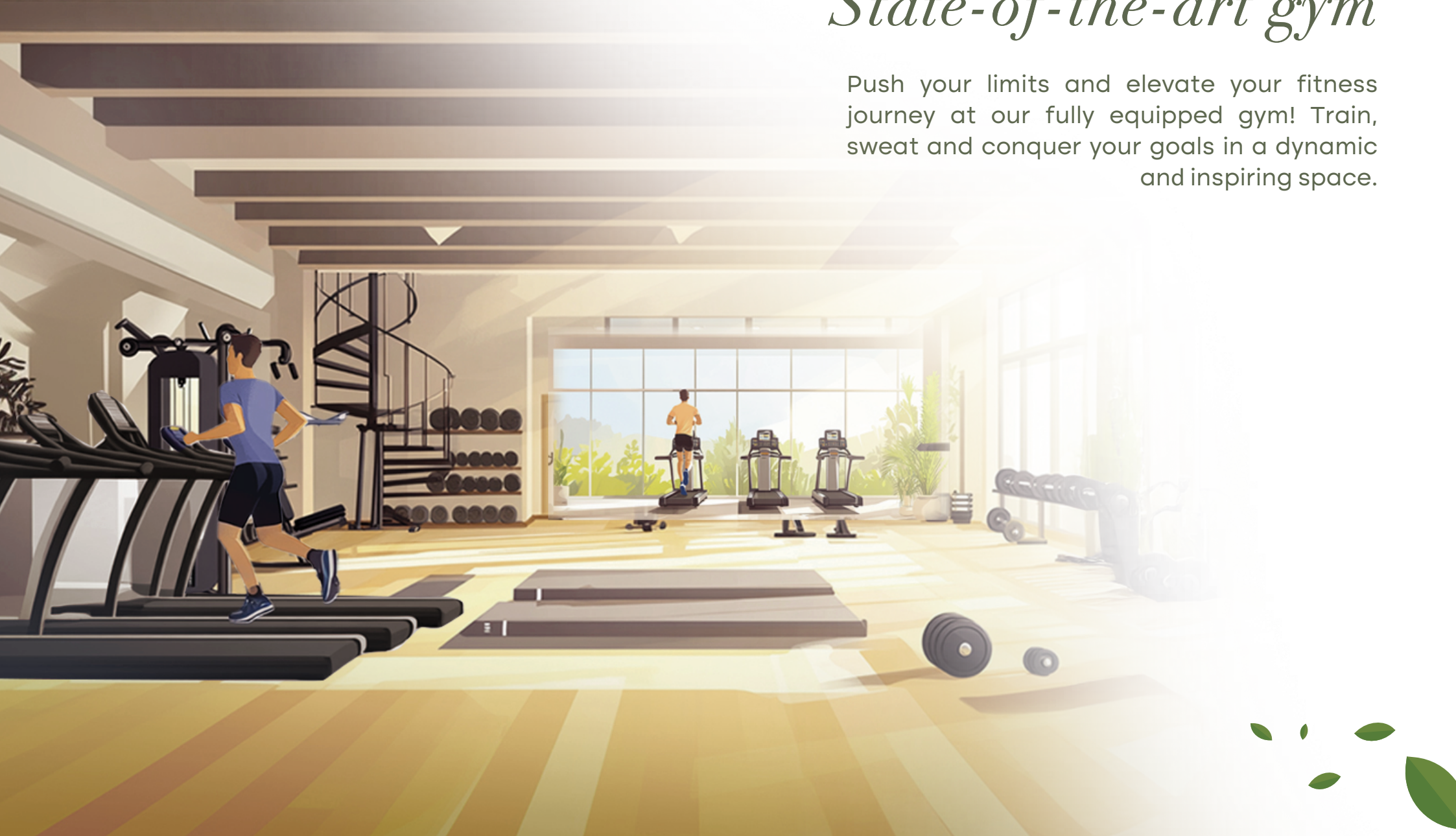


Clubhouse Amenities

THE HEART OF YOUR COMMUNITY EXPERIENCE

Two-storeyed State-of-the-art gym

Push your limits and elevate your fitness journey at our fully equipped gym! Train, sweat and conquer your goals in a dynamic and inspiring space.



Kids' Play Area

Watch the little ones explore, giggle and play in our vibrant kids' play area! Safe, thrilling and full of adventures for endless fun.



Indoor Games

Endless fun awaits with our thrilling indoor games, ideal for all ages! Challenge, play and relax in a vibrant and exciting gaming area.



Conference Room

Hold efficient and productive meetings in our well-equipped conference room! Perfectly designed for focus, teamwork and achieving success.



Co-Working Space

Fuel your creativity and productivity in our vibrant co-working space! A comfortable and dynamic environment designed for professionals and teams.



Mini Theatre

Relax and unwind in our cozy mini theatre, offering the perfect setting for movie nights, screenings, and private shows.



Multi-Purpose Hall

Perfect for any occasion, our spacious multi-purpose hall is designed to host events, gatherings and celebrations, bringing your ideas to life.



Music Room

Unleash your musical talent in our inspiring music room! A perfect space to play, practice and create the melodies of your dreams.



The background features a soft, faded illustration of a building's exterior. On the left, a portion of a building with a balcony is visible, adorned with climbing plants. The overall aesthetic is clean and modern, with a light green and beige color palette.

Unit Plans

SPACE OPTIMIZED FOR MODERN LIVING

2 BHK Premium



Unit No: K006 - K506



RERA Carpet Area	636 Sq.Ft.
RERA Balcony Area	24 Sq.Ft.
Saleable Area	964 Sq.Ft.
Facing	East

- AC
- ODU



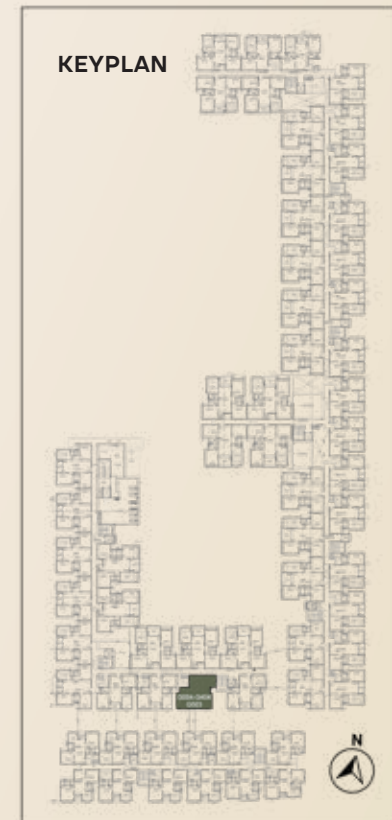
2 BHK Classic



Unit No: G004 - G404, G503



RERA Carpet Area	722 Sq.Ft.
RERA Balcony Area	46 Sq.Ft.
Saleable Area	1116 Sq.Ft.
Facing	North



Unit No: A005 - A405, A504



- AC
- ODU

RERA Carpet Area	724 Sq.Ft.
RERA Balcony Area	46 Sq.Ft.
Saleable Area	1121 Sq.Ft.
Facing	East



Unit No: F003 - F503



RERA Carpet Area	722 Sq.Ft.
RERA Balcony Area	46 Sq.Ft.
Saleable Area	1118 Sq.Ft.
Facing	North



3 BHK Premium



Unit No: A003 - A403



- AC
- ODU

RERA Carpet Area	884 Sq.Ft.
RERA Balcony Area	48 Sq.Ft.
Saleable Area	1354 Sq.Ft.
Facing	East



3 BHK Grande



Unit No: B002, B202, B402



- AC
- ODU

RERA Carpet Area	1029 Sq.Ft.
RERA Balcony Area	85 Sq.Ft.
Saleable Area	1618 Sq.Ft.
Facing	East



4 BHK Luxe



Unit No: J505



RERA Carpet Area	1304 Sq.Ft.
Exclusive Open Terrace Area	99 Sq.Ft.
Saleable Area	1999 Sq.Ft.
Facing	East



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.)		PRICE (INR. LAKH)
	MIN	MAX	
2BHK PREMIUM	952	965	78.90
2BHK CLASSIC	1096	1122	91.90
3BHK PREMIUM	1354	1383	112.90
3BHK GRANDE	1566	1624	137.90
4BHK LUXE	1991	2676	213.90

Disclaimer: Additionally Advance Maintenance Charges (Rs.60 per sq. ft.), Corpus Fund (Rs.35 per sq. ft.), Registration Service Charges (Rs. 15,000 + GST), Pass-through Charges (Rs. 3,00,000 + GST for 2 BHK, Rs. 3,50,000 + GST for 3 BHK and Rs. 4,00,000 + GST for 4 BHK), including respective deposits (if any applicable) and all other Statutory Charges including but not limited to GST, Stamp Duty and Registration Charges, Municipal Taxes, Pass-through Charges if any etc., are not included in the price and are payable as may be mentioned in the definitive agreements.

Payment Plan

INSTALMENT MILESTONE	SCHEDULE OF PAYMENT	% PAYMENT
1	On booking (Agreement signing)	10.00%
2	Within 15 days from the date of booking	10.00%
3	On completion of Excavation of the tower in which purchaser's unit is located	7.50%
4	On completion of Ground floor slab of the tower in which purchaser's unit is located	7.50%
5	On completion of 1 st floor slab of the tower in which purchaser's unit is located	5.00%
6	On completion of 2 nd floor slab of the tower in which purchaser's unit is located	7.50%
7	On completion of 3 rd floor slab of the tower in which purchaser's unit is located	7.50%
8	On completion of 4 th floor slab of the tower in which purchaser's unit is located	7.50%
9	On completion of 5 th floor slab of the tower in which purchaser's unit is located	7.50%
10	On completion of terrace slab of the tower in which purchaser's unit is located	7.50%
11	On completion of blockwork of the tower in which purchaser's unit is located	7.50%
12	On completion of Flooring of purchaser's unit	5.00%
13	On Intimation of possession of the unit	5.00%

Bank Details

Bank Account Name	EHBPL
Bank Account Number	57500001674459
Bank	HDFC Bank Limited
IFS Code	HDFC0001097
Swift Code	HDFCINBBCHE
Branch	R K Salai
Branch Address	Door No 39/23, First Floor R K Salai, Chennai 600004



