



LAKE
SHORE



1911

SHRI T V SUNDARAM IYENGAR

LAUNCHES SOUTH INDIA'S FIRST RURAL BUS SERVICE

A LEGACY OF TRUST

TVS bring
General Motors
to South India.

1929

IMPAL begins
trading auto
spares.

1954

Brakes India begins
operations. Sundaram
Clayton starts
producing Brake
Actuation equipment.

1964

TVS Srichakra
starts operations.

1984

TVS Motor
Company formed.

2001

1946
Southern Roadways
starts serving the
transport needs of
India.

1962
Lucas TVS
formed to make
Auto Electricals.

1978
Sundaram Clayton
Limited opens
two-wheeler plant
in Hosur.

1986
TVS Electronics
launches printers
and keyboards.

2012
TVS forays into
real estate as
TVS Emerald.

A 112 Year Young Brand

★ OUR PRESENCE IN CHENNAI ★

On-Going Projects: 7

Aaranya | GreenAcres | Green Enclave
Elements | Peninsula | Hamlet | Luxor

Completed Projects: 3

Flourish | Green Hills | Lighthouse

Upcoming Projects: 3

Lake Shore | Udyana | Thaiyur



Airport



Flyover/
Bridge



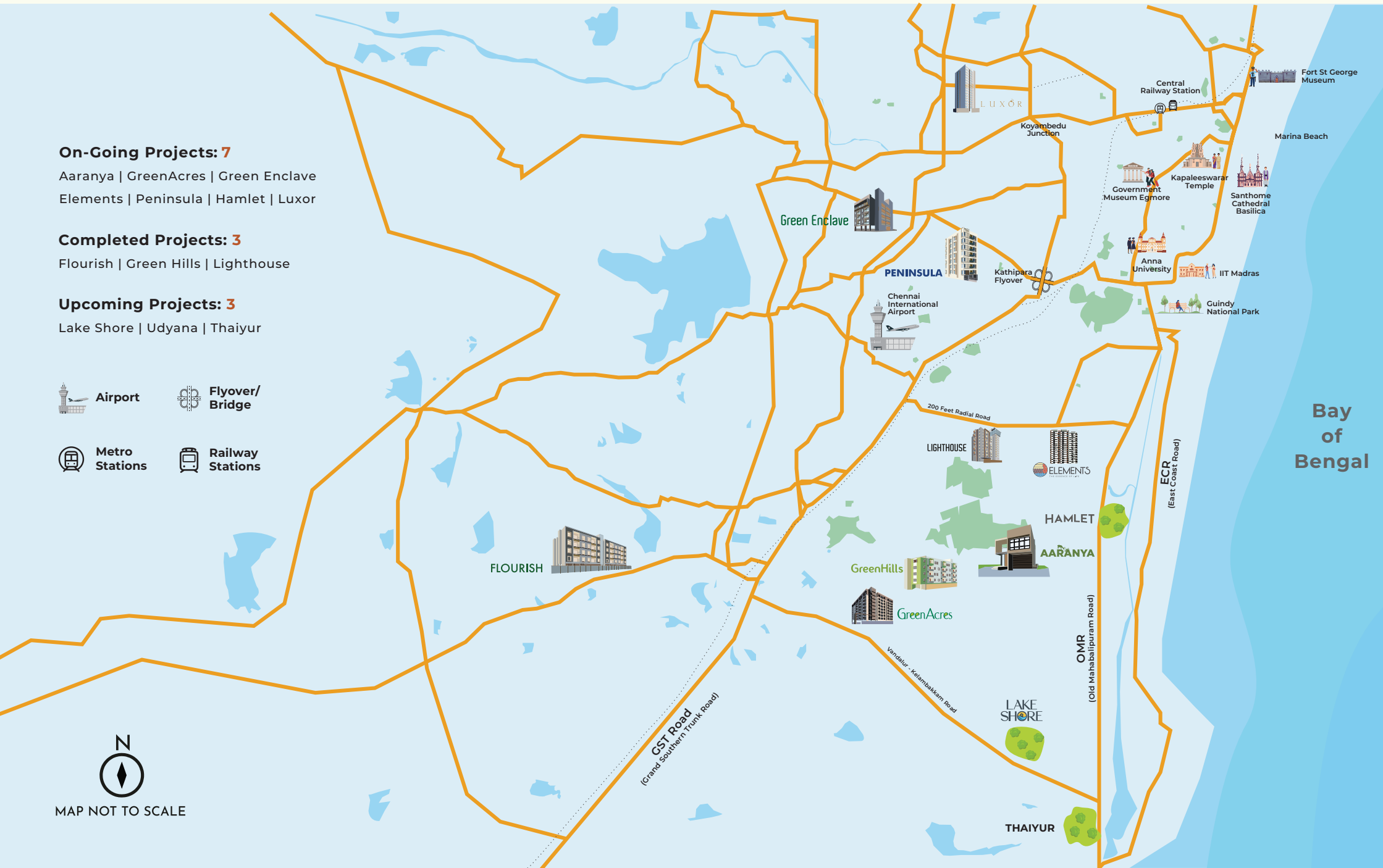
Metro
Stations



Railway
Stations



MAP NOT TO SCALE



★ OUR PRESENCE IN BENGALURU ★

Bengaluru

On-Going Projects: 2
Jardin | The Estate

Upcoming Projects: 2
Rechenahalli | Mission Road



Airport



Railway
Stations



ISKCON Temple



National Gallery
of Modern Art



Bangalore Palace



St. Mary's
Basilica



KSR Railway
Station



Cubbon Park



Ulsoor Lake



Vidhan Soudha



Government
Museum



Lalbagh
botanical garden



Christ
University



Koramangala



IIM Bangalore



Jardin

Electronic City

Hoosur Road - Electronic City Towards Hoosur

Whitefield

Iron Hill
Marathalli

Sarjapura

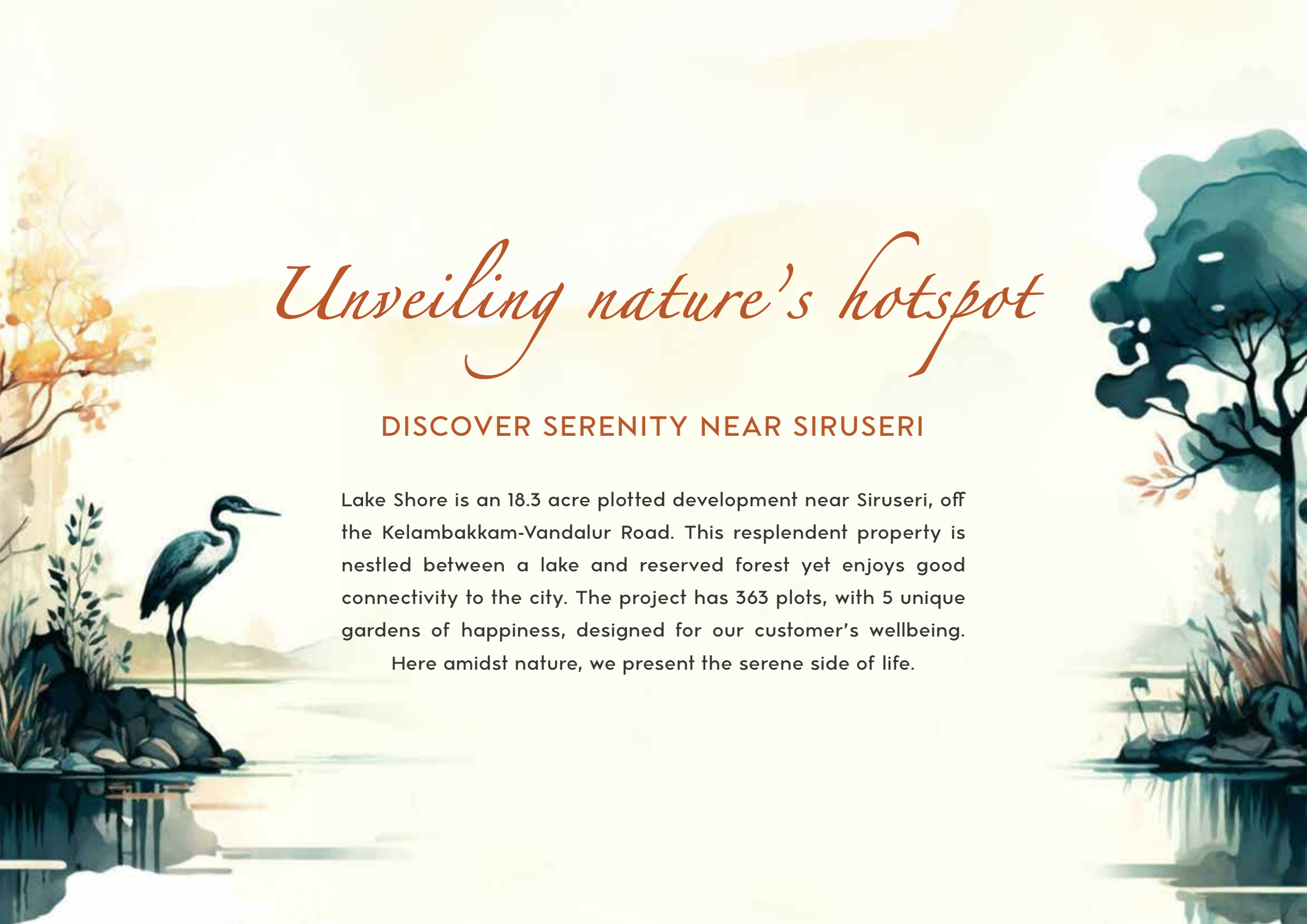
ESTATE

Bagalur

Hosur



MAP NOT TO SCALE



Unveiling nature's hotspot

DISCOVER SERENITY NEAR SIRUSERI

Lake Shore is an 18.3 acre plotted development near Siruseri, off the Kelambakkam-Vandalur Road. This resplendent property is nestled between a lake and reserved forest yet enjoys good connectivity to the city. The project has 363 plots, with 5 unique gardens of happiness, designed for our customer's wellbeing.

Here amidst nature, we present the serene side of life.



Perungalathur

Sittalapakkam

Selaiyur

Elcot SEZ

Akkarai

Sholinganallur

Panaiyur

GST Road
(Grand Southern Trunk Road)

Arignar Anna
Zoological Park

Nedunkundram

Urapakkam

**Proposed
Kilambakkam
Bus terminus**

Vandalur - Kelambakkam Road

Sri Lakshmi
Kuberar Temple

Vengambakkam



Rathinamangalam

Kandigai



VIT Chennai

Mambakkam



Indian Institute
of Information Technology
Design & Manufacturing

Vandalur R.F.



SBIOA
International School
Ottimbakkam

Karanai



St. Joseph's College
Of Engineering



PSBB school

Semmanjeri



Sathyabama Institute of
Science and Technology

Kanathur



Mayajaal
Multiplex

ECR (East Coast Road)

Navalur

OMR (Old Mahabalipuram Road)

The Marina Mall

Natham

Egattur



SIPCOT IT Park

Padur

Hindustan Institute of
Technology & Science

Pudupakkam

Jagannath Vidyalaya
CBSE school



Chettinad Hospital
And Research
Institute

Kelambakkam



DakshinaChitra
Heritage Museum



Muttukadu
Boat House

Kovalam

Bay of Bengal



MAP NOT TO SCALE

Endangered Plants



BUTEA MONOSPERMA



CASSIA FISTULA



NYCTANTHES ARBOR-TRISTIS



DILLENIA INDICA



ALANGIUM SALVIIFOLIUM

Endangered Birds



PSILOPOGON HAEMACEPHALUS



UPUPA EPOPS



MEROPS ORIENTALIS



ATHENE BRAMA



CORACIAS BENGHALENSIS

Endangered Butterflies



EUREMA BRIGITTA



COLOTIS AURORA



PACHLIOPTA HECTOR



JUNONIA HIERTA



PARERONIA HIPPIA

*Location
highlights*



SIPCOT IT Park

14 Minutes

The major companies of

SIPCOT IT PARK





Upcoming STPCOT Metro Station

14 Minutes



Krisp IT Park

10 Minutes



Kelambakkam Junction

10 Minutes



Vellore Institute of Technology

9 Minutes



Chettinad Hospital

10 Minutes



The Marina Mall

14 Minutes



Dakshinachitra Heritage Museum

16 Minutes

Schools

- St. Francis De Sales Matriculation School - 3 Minutes
- PSBB School - 8 Minutes
- Jagannath Vidyalaya CBSE School - 8 Minutes
- Velammal New Gen School - 10 Minutes
- Shraddha Children's Academy - 10 Minutes
- SBIOA International School - 12 Minutes
- ChristWood school - 12 Minutes
- Vellore International School (VIS) Chennai - 18 Minutes
- FIITJEE Global School, Chennai - 20 Minutes
- Zion International Public School (ZIPS) - 22 Minutes



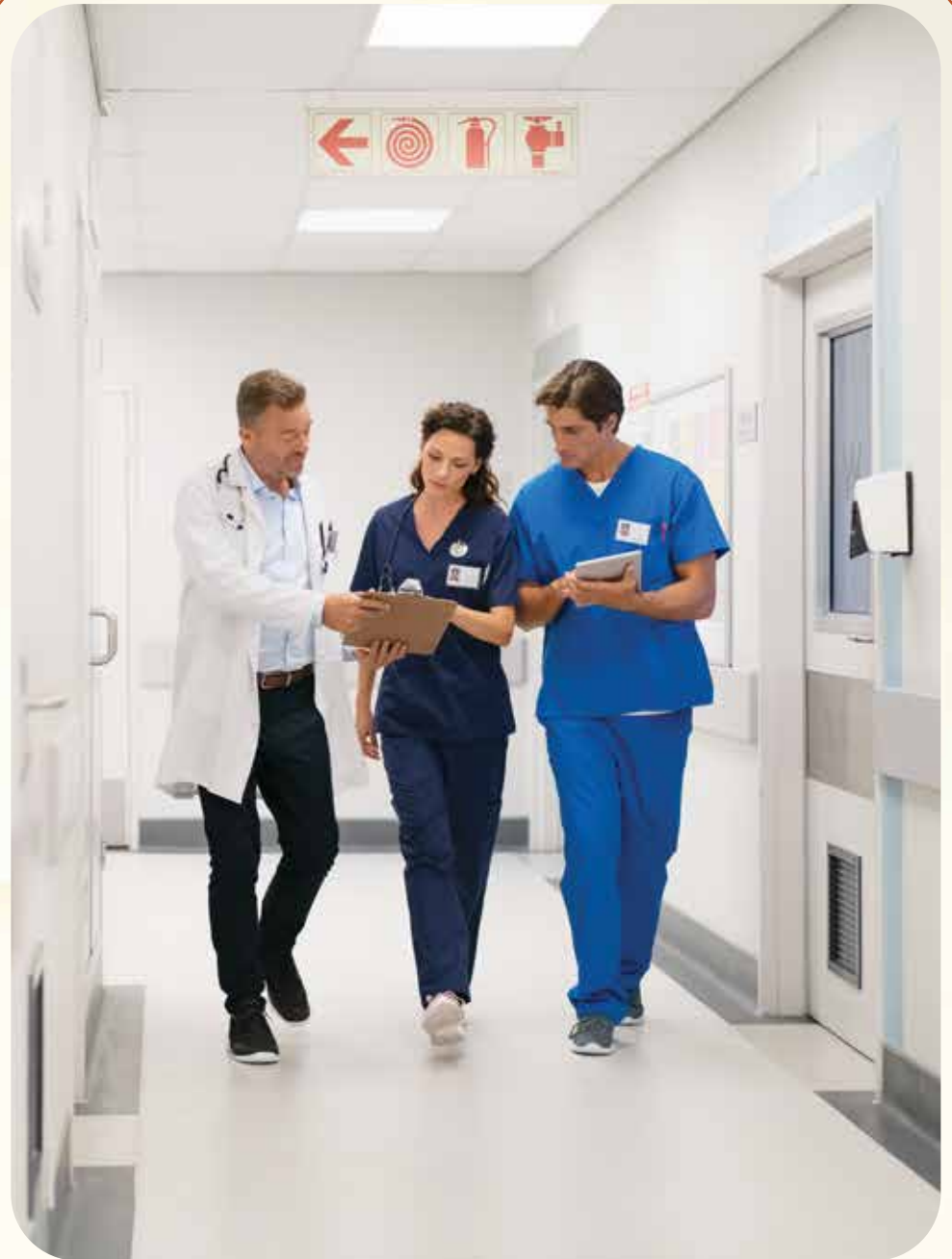
Colleges

- Hindustan Institute of Technology & Science - 6 Minutes
- Vellore Institute of Technology - VIT Chennai - 9 Minutes
- Hindustan College of Arts & Science - 12 Minutes
- Institute of Information Technology, Design and Manufacturing - 12 Minutes
- Sathyabama Institute of Science and Technology - 18 Minutes
- St Joseph's College Of Engineering - 20 Minutes



Hospitals

- Supreme Speciality Hospital - 7 Minutes
- Chettinad Hospital And Research Institute - 10 Minutes
- Anvayaa - Senior Home Health Care Services - 10 Minutes



Commercial Hubs

- Zappyworks software solutions - 8 Minutes
- Newgen software Technologies - 9 Minutes
- Krisp IT Park - 10 Minutes
- Zoho Technology - 10 Minutes
- Cognizant - 10 Minutes
- Hexware technologies - 10 Minutes
- Global Software Solutions - 10 Minutes
- SIPCOT IT Park - 14 Minutes
- TCS Siruseri (TATA Consultancy Services Ltd) - 14 Minutes
- ETA Technopark - 16 Minutes
- HCL Tecchnologies - 16 Minutes



Entertainment & Retail

- Ambika Super Bazaar - 3 Minutes
- Pantaloons - 4 Minutes
- The Marina Mall- 14 Minutes
- MGM Dizzee World - 14 Minutes
- Trends - 14 Minutes
- Decathlon (Vivira Mall) - 14 Minutes
- AGS Cinemas (Vivira Mall) - 14 Minutes
- Kovalam Beach - 16 Minutes
- Mayajaal Multiplex - 16 Minutes
- VGP Universal Kingdom - 26 Minutes



Transportation

- Kelambakkam Bus Station – 10 Minutes
- Navalur Bus Stop – 14 Minutes





BENEFITS OF INVESTING IN

Plots



HIGHER RETURNS ON INVESTMENT

If you decide to purchase a plot in a desirable location, you will find it a profitable choice indeed, this is because plots can have a higher resale than apartments as they appreciate over time. With low initial costs and a higher return over time, it is a good investment for your pockets.



COMPLETE OWNERSHIP

A piece of your own land can be used in any way you desire to build your dream home. You get absolute liberty to construct your home in accordance with your unique tastes and specifications that fits your personality and lifestyle. Unlike flat owners, plot owners receive complete ownership over the land they stand.



BENEFITS OF LIVING NEXT TO

Reserve Forest



Aesthetic

The variety of local plants offers a sight for the eyes with beautiful flowers, abundant fruits and brilliant seasonal changes in different colours.



Helping the climate

Landscaping with native plants are effective at storing carbon dioxide which helps prevent the effects of climate change.



Healthy environment

By having native plants landscaping the area, it not only helps wildlife but helps in building a healthier place for your family and community.



Healing air

There will be a notable difference in air quality while living next to the reserve forest, the air is clean and filled with oxygen and phytoncides, a substance emitted by plants and trees which gives the aroma of the forest.



Mental well-being

People who live near forests have healthier amygdala, and this means being less prone to the stress and anxiety disorders, your mental health will take a turn for the better and you will find yourself being more at peace.

A watercolor illustration of a serene lake scene. In the foreground, a blue and white heron stands on a rocky outcrop on the left. To its right, a large, dark green tree with some orange leaves stands on the right bank. The background features soft, hazy mountains under a pale, yellowish sky. The water is calm, reflecting the surrounding landscape.

BENEFITS OF LIVING NEXT TO

Lakes



Mind stimulation

Living next to a lake offers stunning and picturesque views of the water which stimulate your mind and allows your attention to wander and creativity to flow.



Physical health

Studies have shown that people who live near lakes tend to experience fewer respiratory diseases due to the lessened air pollutants that usually arise from heavily industrialized areas.



Peace & Serenity

Homes designed around the lakes have a calm and serene atmosphere like you've never seen before. It will be the perfect calmness to end the day after your hectic work schedules.

Project Highlights



363 Plots



18.8 Acres



40+ Amenities



Clubhouse



5 carefully
designed
gardens



Strategically located
between reserve
forest and lake



The Celebration of Prakruthi

The 5 carefully designed gardens
that help connect nature with happiness.

Master Layout Plan





Utsava Vana

YOUR SOCIAL NETWORK

Be it the young or old,
Find the space to connect and create bonds.



1. Entry/Exit
2. Jogging Track
3. Parents Bay
4. Children's Play Area
5. Open Air Theatre

6. Lawn Mount
7. Stage
8. Pavilion
9. Toddler's Play Area
10. Peripheral Plantation



Open Air Theatre



Pavilion



Parent's Bay



Children's Play Area



Toddler's Play Area



Svastha Vana

YOUR OWN WELLNESS CENTER

Here you will find a plethora of wellness features and thoughtfully designed spaces to embrace fresh air and healthy habits.



1. Entry/Exit
2. Jogging Track
3. Multipurpose Lawn
4. Outdoor Gym
5. Table Top Games
6. Sandbed Walkway

7. Reflexology Walkway
8. Mythological Plants
9. Herbal Garden
10. Aroma Garden
11. Peripheral Plantation



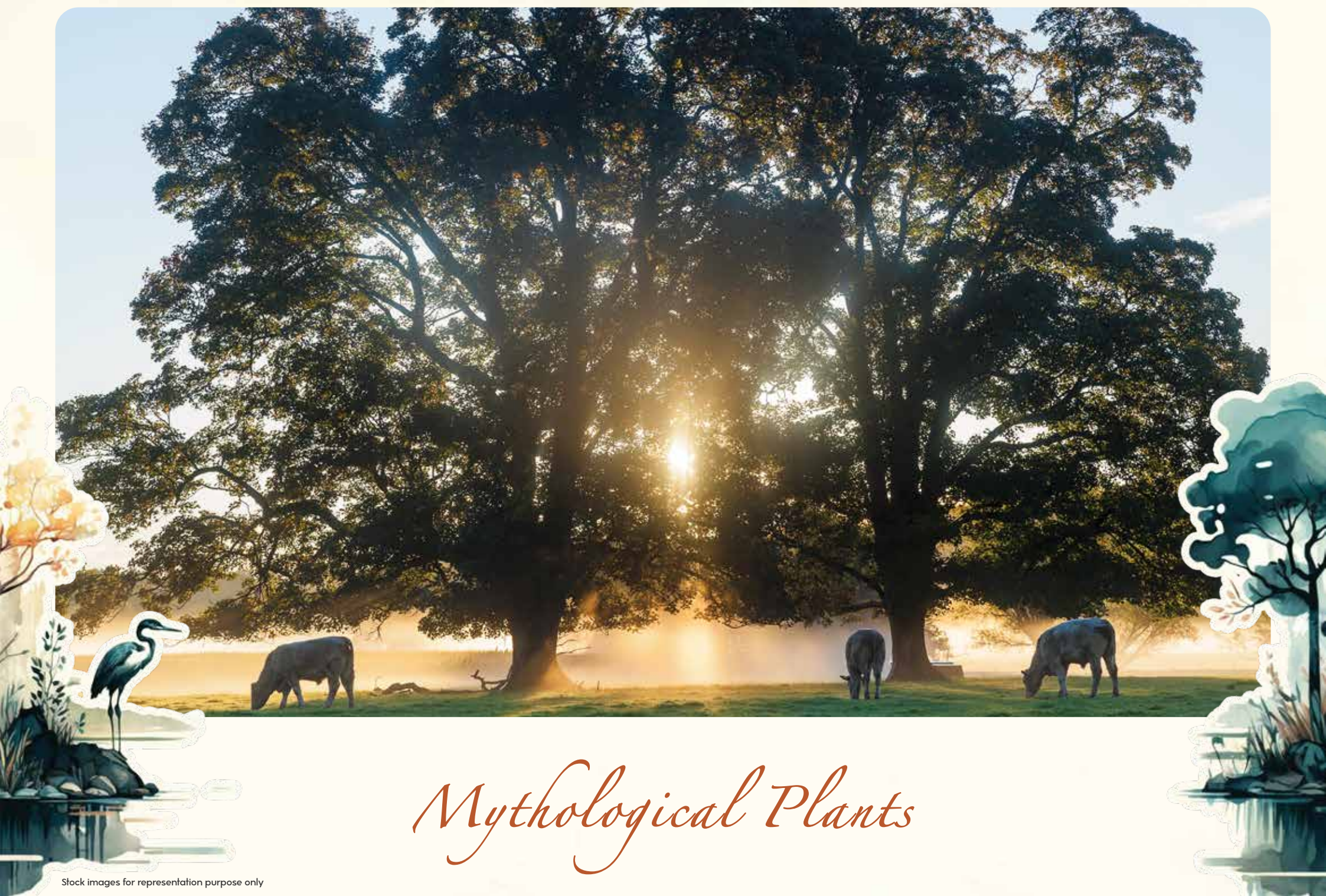
Outdoor Gym



Jogging Track



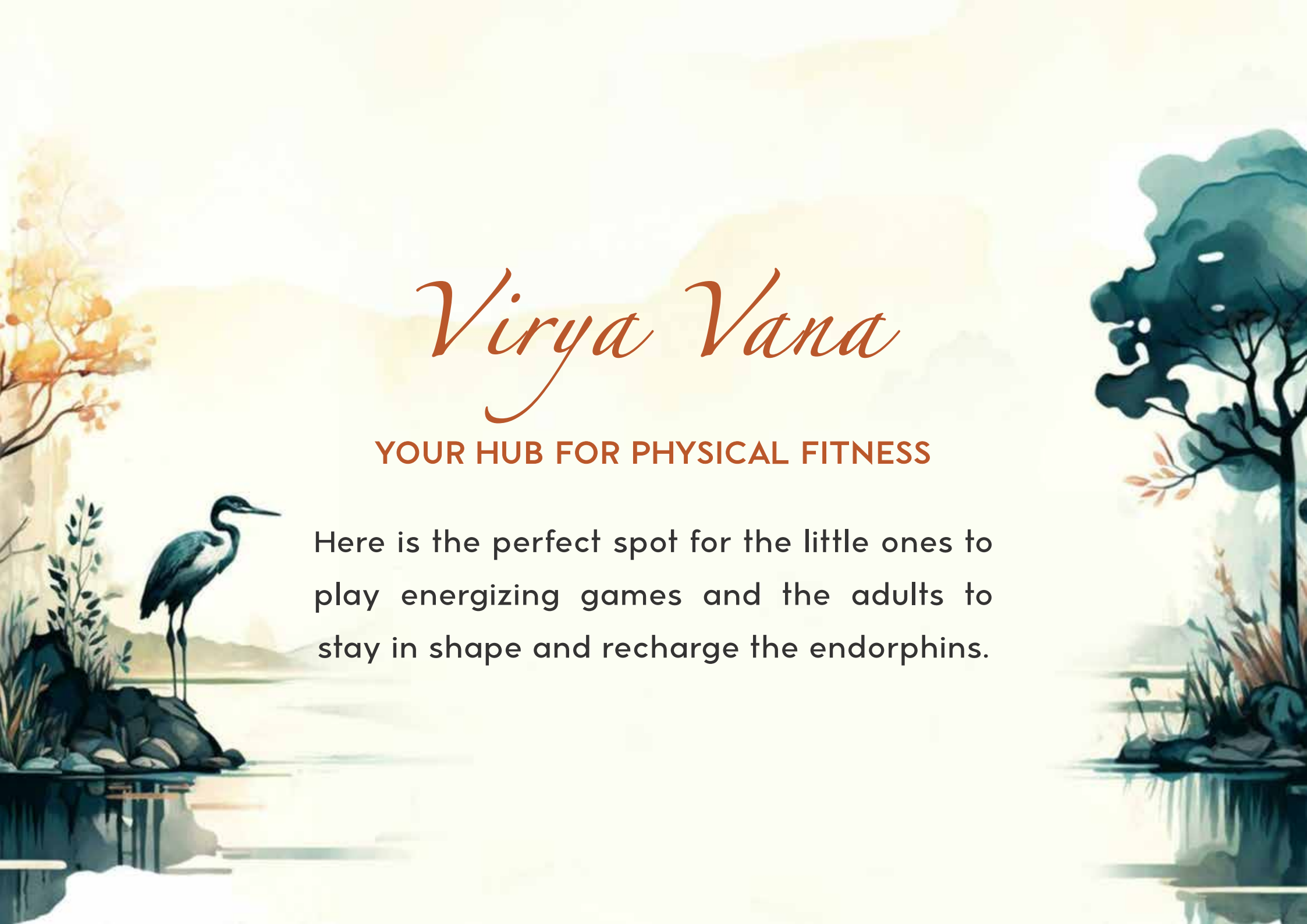
Table-top Games



Mythological Plants



Aroma Garden



Virya Vana

YOUR HUB FOR PHYSICAL FITNESS

Here is the perfect spot for the little ones to play energizing games and the adults to stay in shape and recharge the endorphins.



- 1. Entry/Exit
- 2. Seating Alcove
- 3. Multipurpose Court

- 4. Street Workout Station
- 5. Cricket Net
- 6. Peripheral Plantation



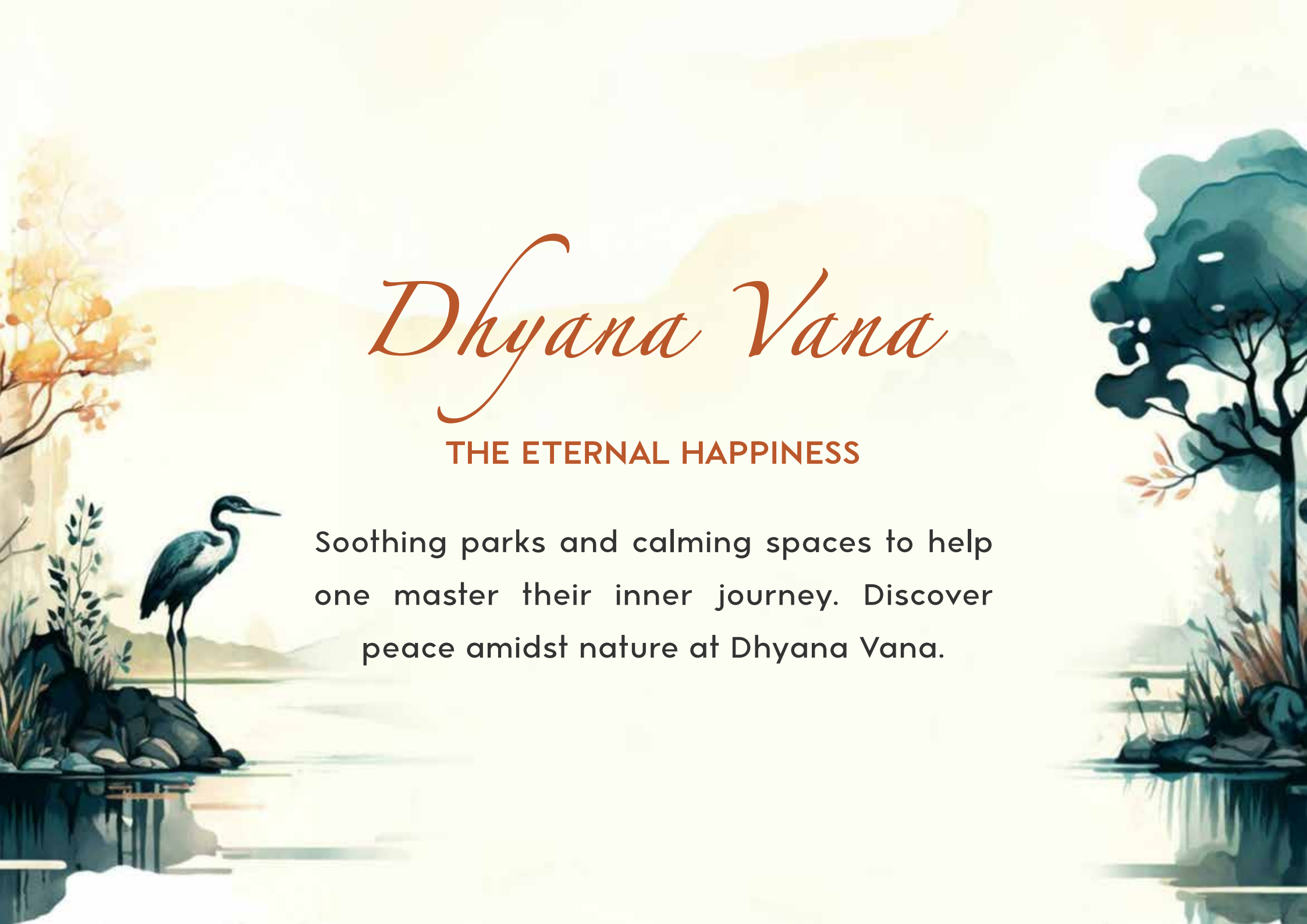
Seating Alcove



Multi-purpose Court



Cricket Net



Dhyana Vana

THE ETERNAL HAPPINESS

Soothing parks and calming spaces to help one master their inner journey. Discover peace amidst nature at Dhyana Vana.



1. Entry/Exit
2. Pushpa Vana
3. Rashi Vana

4. Navagraha Vana
5. Meditation Court

Nakshatra Vana

'NAKSHATRA' STARS(27), 'VANA' GARDEN

Each and every person born on earth belongs to one of these 27 stars. If you have the exact time of birth, it can easily be traced down by any astrologer. Each tree here corresponds to that particular star



STRYCHNOS NUX VOMICA



EMBLICA OFFICINALIS



FICUS RACEMOSA



SYZYGIUM JAMBOLANUM



ACACIA CATECHU



SANTALUM ALBUM



BAMBUSA



FICUS RELIGIOSA



CALOPHYLLUM INOPHYLLUM



FICUS BENGHALENSIS

Rashi Vana

'RASHI' ZODIAC SIGNS(12), 'VANA' GARDEN

This garden consists of 12 trees, each representing one Rashi (zodiac sign). The popular belief is to circle around these trees especially the ones corresponding to your own Rashi to achieve good health, get rid of troubles, and attain great results in life.



PTEROCARPUS SANTALINUS



ALSTONIA SCHOLARIS



WRIGHTIA TINCTORIA



BUTEA MONOSPERMA



ZIZIPHUS MAURITIANA



MANGIFERA INDICA



MIMUSOPS ELENGI



ACACIA CATECHU



FICUS RELIGIOSA



DALBERGIA SISSOO



PROSOPIS CINERARIA



FICUS BENGHALENSIS

Navagraha Vana

'NAVA' - NINE, 'GRAHA' - PLANETS, 'VANA' - GARDEN

These nine represent the Navagraha's that each temple has, which in turn represent the nine celestial bodies (forces) which influence our earth. These nine planets are a mixture of trees, bushes, and grass varieties. These are to be planted as per the directions indicated.



ACHYRANTHES ASPERA



FICUS RACEMOSA



BUTEA MONOSPERMA



FICUS RELIGIOSA



ACACIA CATECHU



CALOTROPIS PROCERA



IMPERATA CYLINDRICA



PROSOPIS CINERARIA



CYNODON DACTYLON



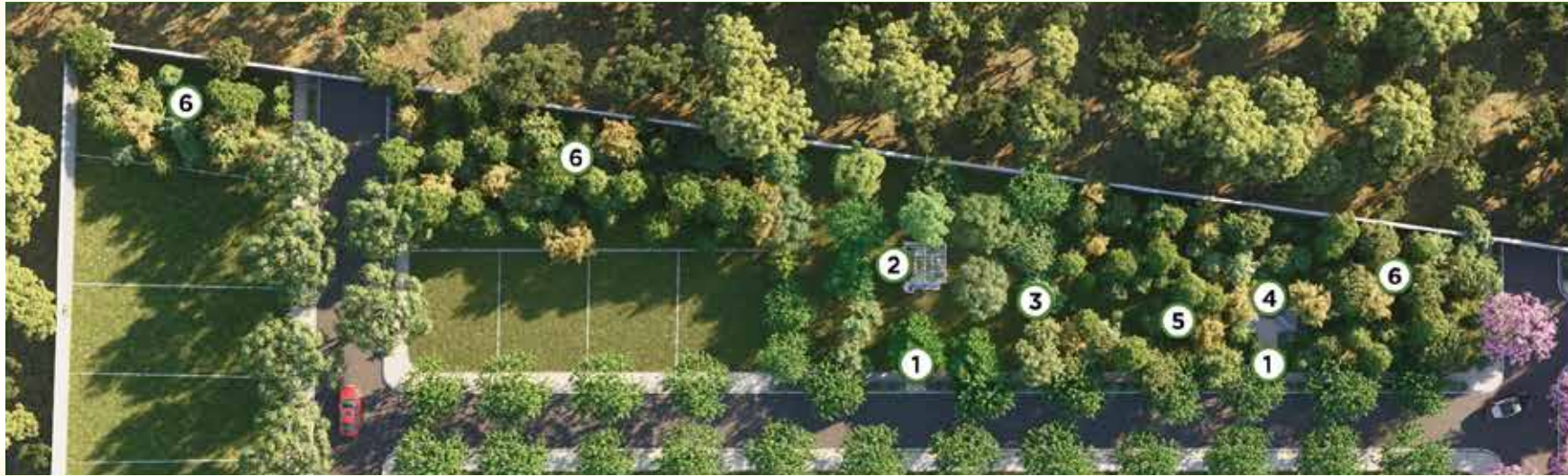
Meditation Zone



Aanubhuthi Vana

YOUR RECHARGE STATION

The perfect place to unwind after a long day, Attain your happiness by practicing mindfulness at Aanubhuthi vana.



- 1. Entry/Exit
- 2. Hobby Pavilion
- 3. Wild Fruit Orchard

- 4. Hammock Zone
- 5. Bird Bath
- 6. Miyawaki Forest



Wild Fruit Orchard



Hammock Zone



Miyawaki Forest



Bird Bath

Clubhouse





Reception



Seating Pavilion



Multipurpose Hall



Outdoor Dining



Barbeque



Gym



Yoga / Aerobics Room



Indoor Games



Co-working Space

Pricing

PLOT CATEGORY	PLOT SALEABLE AREA MINIMUM (IN SQ. FT.)	PLOT SALEABLE AREA MAXIMUM (IN SQ. FT.)	MAXIMUM PRICE (RS. IN LAKH)	ELITE PRICE (RS. IN LAKH)	
				MINIMUM	MAXIMUM
Premium	689	748	₹ 41.9	₹ 30.3	₹ 34.9
Grande	1201	1292	₹ 74.9	₹ 52.9	₹ 62.9
Imperial	1356	1689	₹ 97.9	₹ 59.9	₹ 82.9
Palatial	1716	3365	₹ 184.9	₹ 78.9	₹ 160.9

Additionally advance maintenance charges (Rs.18 per sq. ft.), Patta Charges (Rs. 20,000), Legal fees (Rs. 15,000), EB Connection Charges (Rs.50,000) including respective deposits (if any applicable) and all other statutory charges including but not limited to GST, stamp duty & 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.

EOI Process

WHY AN EOI?



LOWEST PRICE GUARANTEE

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



CHOICE OF PLOT

Once your Expression of Interest (Eoi) is submitted, you will be assigned a priority number. When we are ready to allot plots, you will be invited as per your priority number to book your dream plot with us.



TIME ADVANTAGE

Eoi allows you adequate time to plan your finances, before undertaking the purchase of your plot.

HERE IS HOW IT WORKS

STANDARD EOI PROCESS

- 1 Submit EOI along with a payment of Rs.1,00,000 (Refundable). Select preferred Plot Category.
- 2 Based on the priority number, we will invite the customer to select plot at the time of allotment commencement.
- 3 On Allotment Day, Customer can choose the plot and pay 10% of the value of their plot as booking amount.

ELITE EOI PROCESS

- 1 Submit EOI along with a payment of Rs. 2,00,000 to Rs. 6,00,000, as applicable basis the category of the plot (Non-Refundable). Select Preferred Plot Category.
- 2 Elite EOI Customers can select their preferred plot.
- 3 On Allotment Day, Elite EOI customers will be given first preference.

Overview

363
PLOTS



5 CAREFULLY
DESIGNED GARDENS



ENDANGERED
PLANTS



HOME TO A WIDE
VARIETY OF NATIVE

FLORA
&
FAUNA



40+
AMENITIES



STRATEGICALLY LOCATED BETWEEN
RESERVE FOREST AND LAKE



SIPCOT
IT PARK

IN 14 MINS



18.8 ACRES



OPEN AIR THEATRE



SEATING
ALCOVE



PAVILION



MIYAWAKI
FOREST

BENEFITS OF LIVING
NEXT TO LAKES



MIND STIMULATOR



PHYSICAL HEALTH



PEACE & SERENITY



INVESTMENT OPPORTUNITY

NAKSHATRA
VANA

RASHI
VANA

NAVAGRAHA
VANA



VIT
IN 9 MINS

CHETTINAD
HOSPITAL
IN
10 MINS

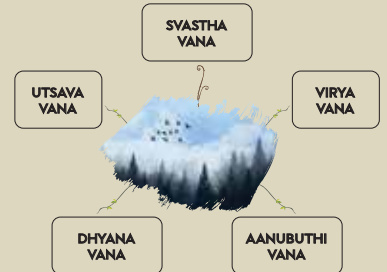


ENDANGERED
BIRDS

THE
MARINA
MALL
IN
14 MINS



MYTHOLOGICAL PLANTS



ENDANGERED
BUTTERFLIES

OUTDOOR GYM

JOGGING TRACK

CRICKET NET



KOVALAM BEACH
IN
16 MINS

KID'S
PLAY AREA

TODDLER'S
PLAY AREA

MULTI-PURPOSE
COURT

TABLE TOP
GAMES

