TVS Emerald
PENINSULA
100% CORNER-HOMES

SITE ADDRESS: TVS Emerald Peninsula, S.No.3, Cauvery Street, Manapakkam, Chennai – 600 125.

CALL: 73587 21549 www.tvsemerald.com/peninsula

RERA: TN/29/Building/0462/2020 | www.rera.tn.gov.in

TVS

TVS EMERALD

PENINSULA

UNIQUELY DESIGNED

100% CORNER-HOMES

TVS Emerald
PENINSULA
100% CORNER-HOMES

WELCOME TO TVS EMERALD PENINSULA

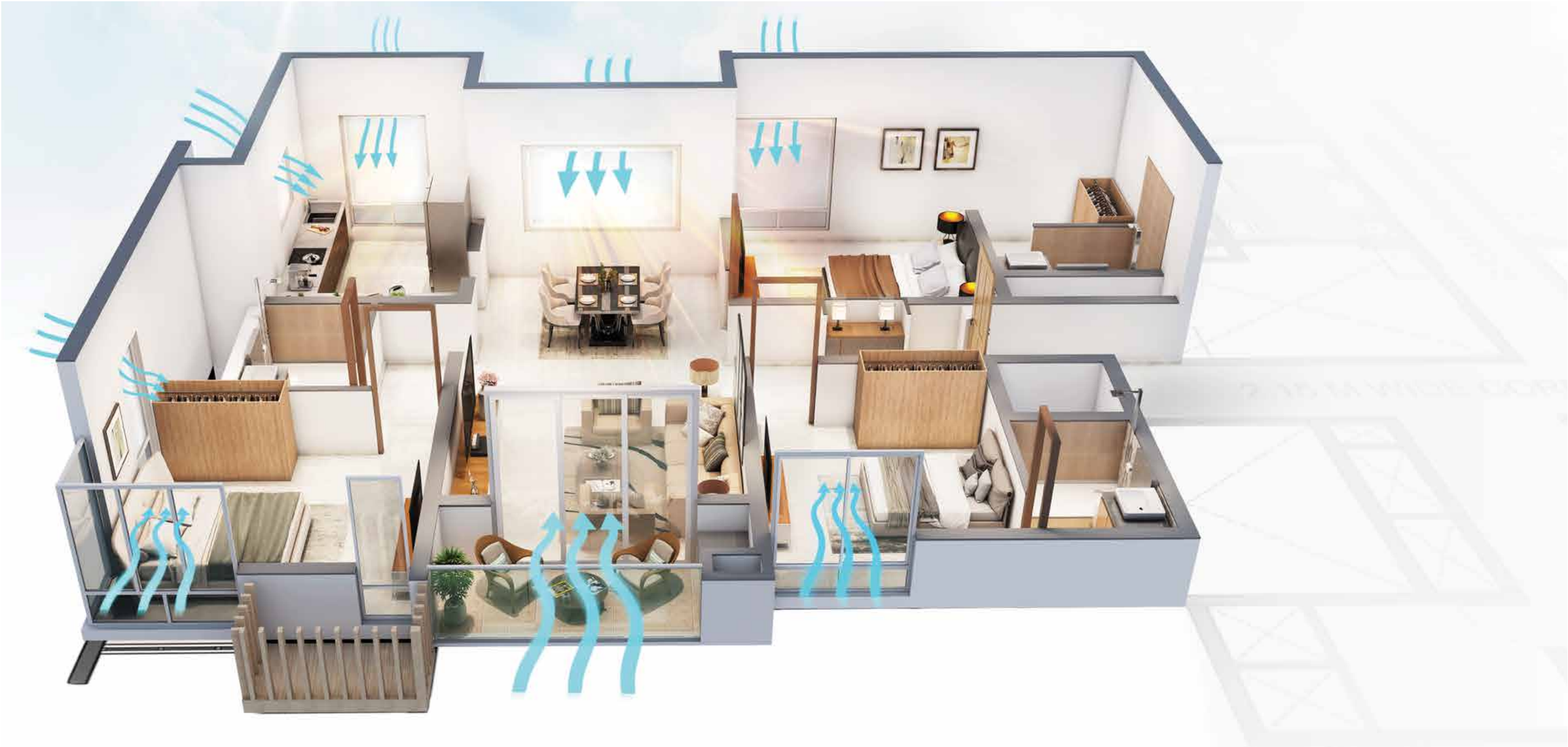
Located in the heart of Chennai city, in Manapakkam, is a new residential landmark which is uniquely designed with 100% corner-homes. Now enjoy everything a truly urban lifestyle has to offer in a home that is well within the city. Live life to the fullest in a place where nature's serene touch can be felt in every moment.

TVS Emerald
PENINSULA
100% CORNER-HOMES

YOUR HOME.
INSIDE THE CITY.
AMIDST NATURE.

A BRIGHTER HOME.
A HAPPIER YOU.

Welcome to the only apartment community in Manapakkam where all homes are corner-homes. This unique design ensures privacy, space, natural ventilation and abundant sunlight for your home.



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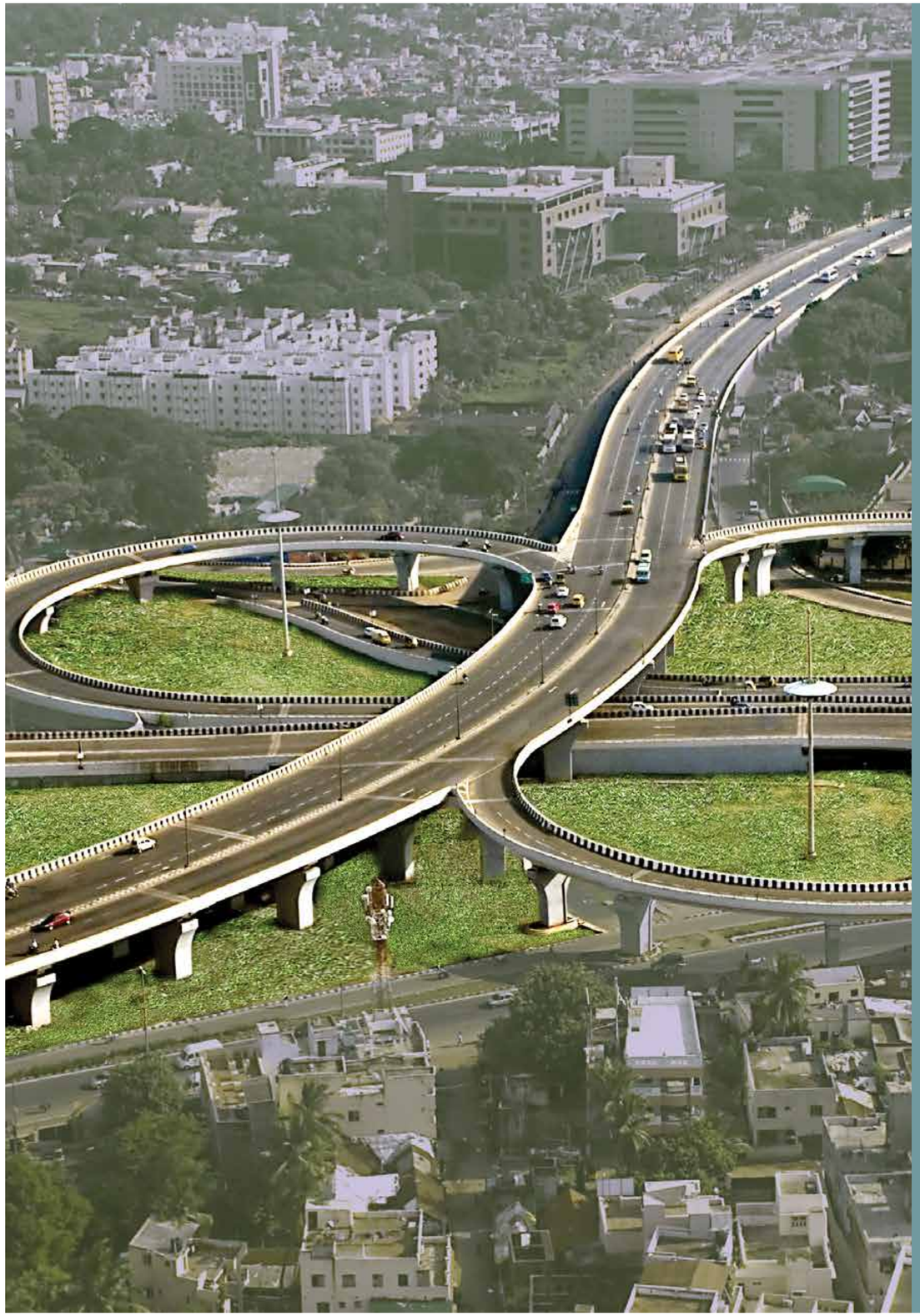


CLOSE.
CONNECTED.
CONVENIENT.

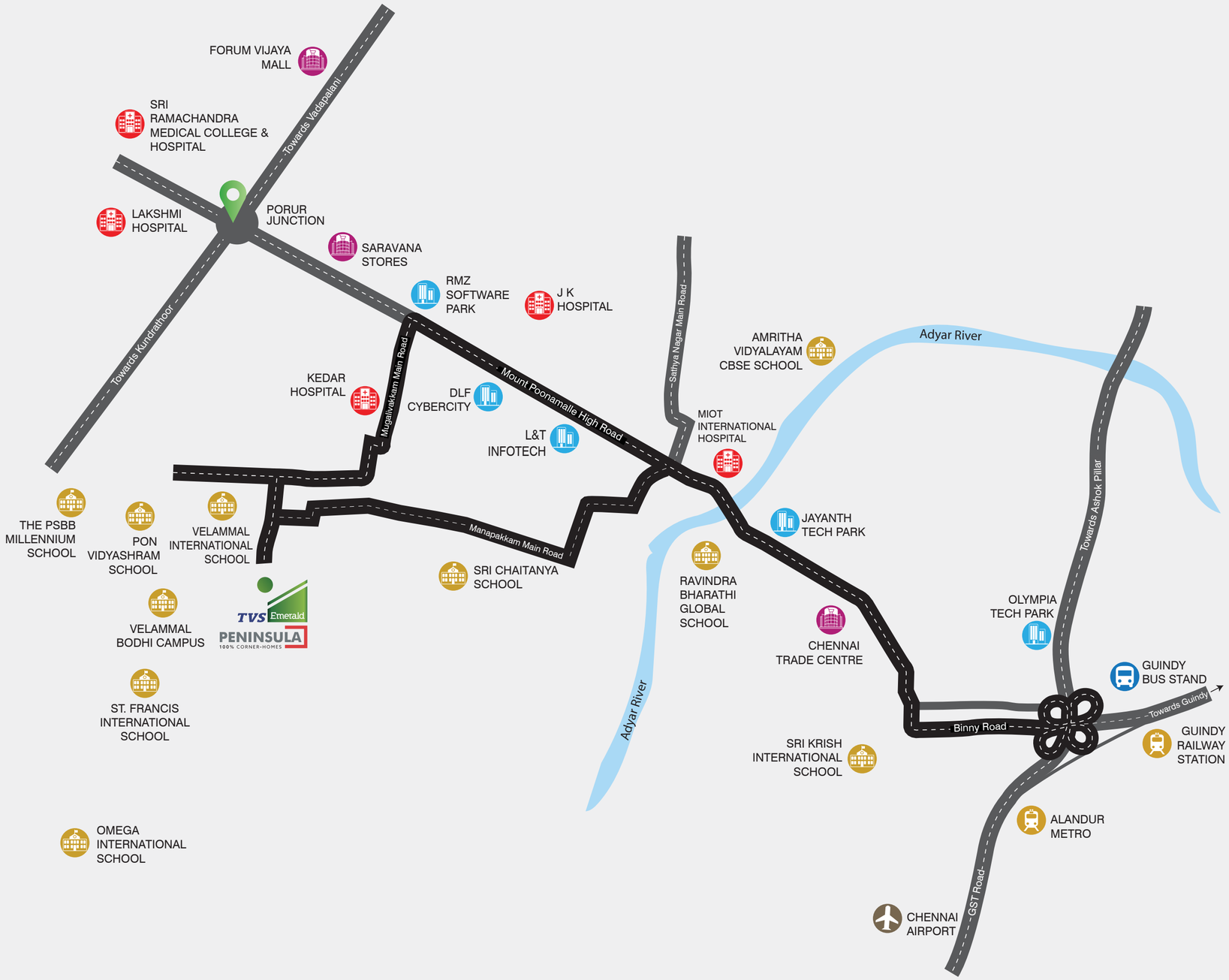
ALL THAT'S CLOSE TO YOUR HEART, NOW CLOSER TO YOU.

Live in a serene residential haven that is close to IT parks, prestigious schools, colleges, shopping malls, healthcare centres and more.

- 4 major employment hubs in 5 km radius
- 10 schools in 7 km radius
- Close to retail, entertainment hubs and places of worship
- 5 major hospitals nearby
- 7 km to Kathipara flyover

LOCATION MAP

SCHOOLS | HOSPITALS | IT PARKS | METRO | RETAIL | TRANSPORT | AIRPORT



EMPLOYMENT HUBS

RMZ Software Park	2.5 km
DLF Cybercity	3.9 km
L&T Infotech	4.3 km
Jayanth Tech Park	4.6 km

SCHOOLS

St. Francis International School	1 km
Velammal International School	1 km
Velammal Bodhi Campus	1.1 km
Sri Chaitanya School	1.8 km
Pon Vidyashram	1.9 km
Omega International School	2.5 km
The PSBB Millennium School	3.1 km
Ravindra Bharathi Global School	3.7 km
Amritha Vidyalayam CBSE School	4.6 km
Sri Krish International School	6.4 km

TRANSPORTATION HUBS

Porur Junction	3.5 km
Kathipara Junction	7.2 km
Alandur Metro	9.1 km
C.M.B.T	10.1 km
Chennai Airport	12.3 km

HOSPITALS

Kedar Hospital	1.6 km
Lakshmi Hospital	2.8 km
MIOT International	4.6 km
J K Hospital	4.9 km
SRMC	5.1 km

IMPORTANT LANDMARKS

Chennai Trade Centre	4 km
Shri Kamakshi Amman Temple (Mangadu)	6.9 km
Forum Vijaya Mall	10.7 km
Phoenix Market City	10.9 km
VR Mall	13.8 km

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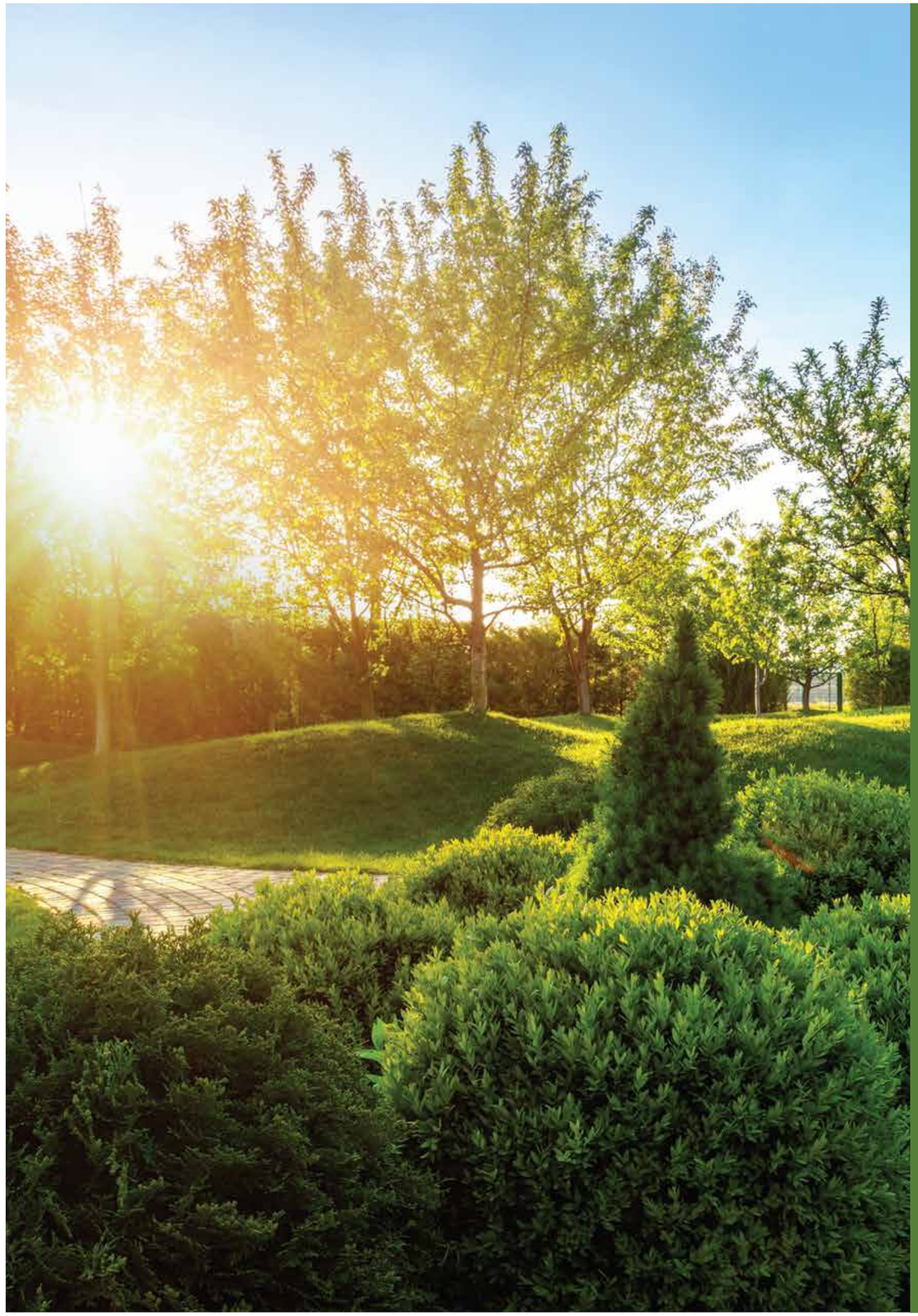
MAP NOT TO SCALE



GREEN HUES, SPLENDID VIEWS & OPEN SPACES

TVS Emerald Peninsula is designed to be a tranquil sanctuary within the city. It has wide open spaces, beautiful scenic views and plenty of lush greenery. With more than 200 plants present within the project, you can be assured that every breath you take will literally be a breath of fresh air.

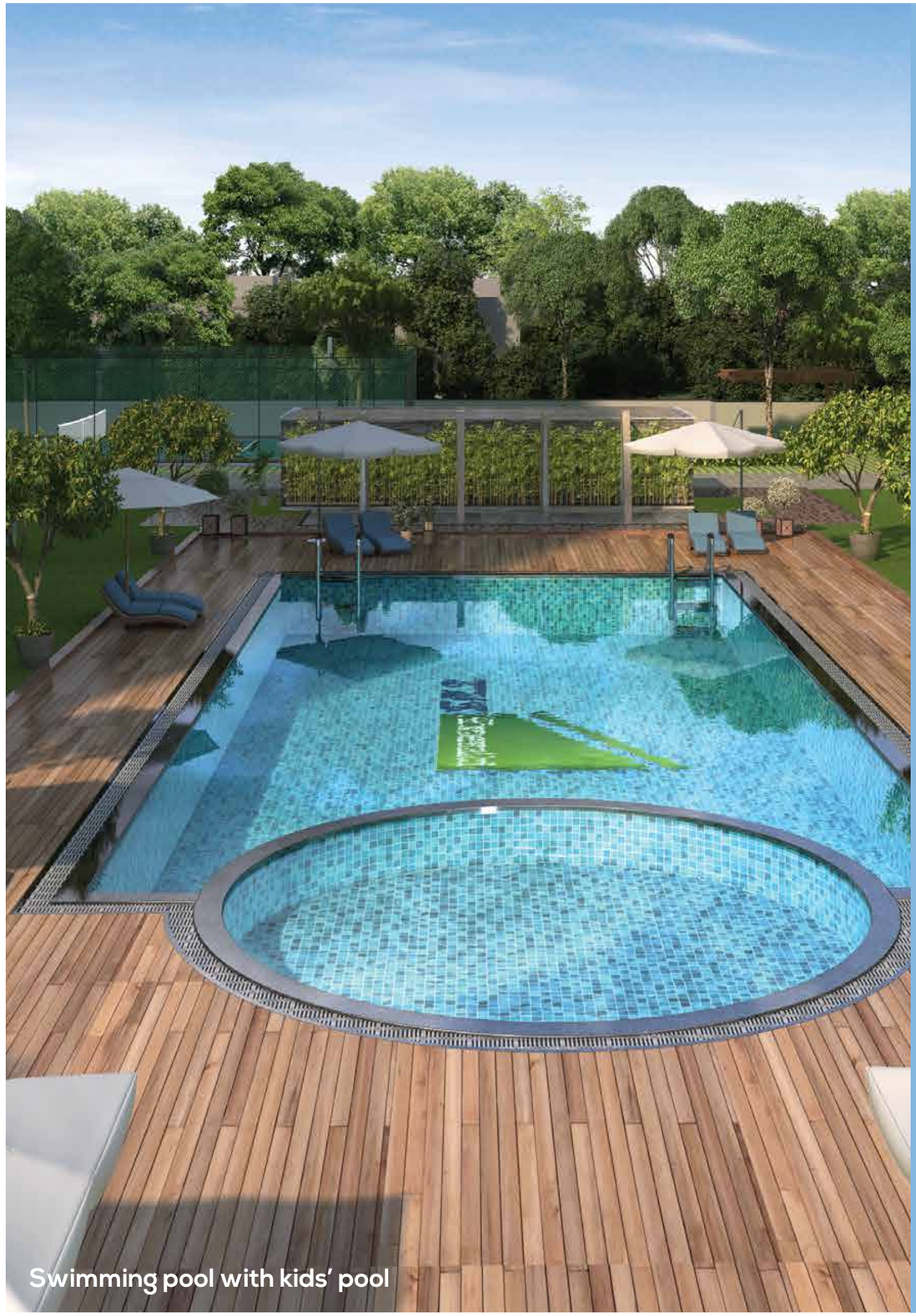
Image used for representation purpose only

LIFE IS BETTER WITH A VIEW.

Enjoy a panoramic view from your private balcony. It is a great place to spend quality time with your loved ones, have moments of quiet reflection or enjoy a cup of hot 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 fragrance as you chat with a friend in the Aroma Garden or experience the joy of growing your own veggies in the Organic Garden.



Swimming pool with kids' pool

A SPLASH & A DASH

From taking a refreshing dip in the swimming pool to socialising at the open amphitheatre, there's a wide variety of fun activities for the entire family to indulge in.

Image used for representation purpose only

Rain shower for kids

Multi-purpose court (Tennis & Basketball)*

Skating rink*

Children's play area*

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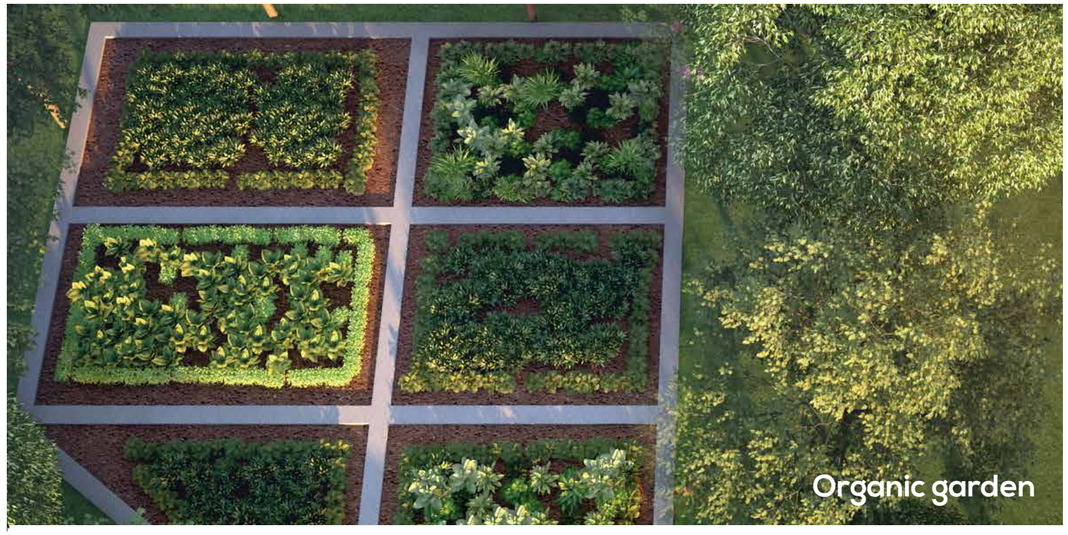
*Amenities part of OSR

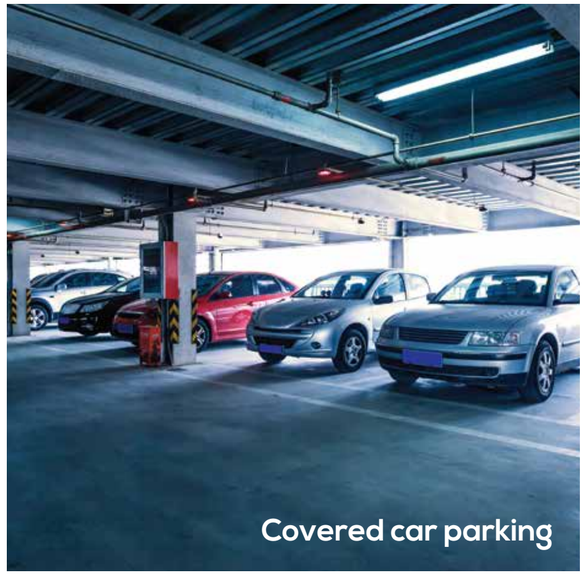

Organic garden

Aroma garden

Reading pods

Open amphitheatre*

Sky-bridge


Covered car parking

Hammocks

Grand entrance arch with security booth

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*Amenity part of OSR

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. The business centre offers you the convenience of staying connected with work while being at home.

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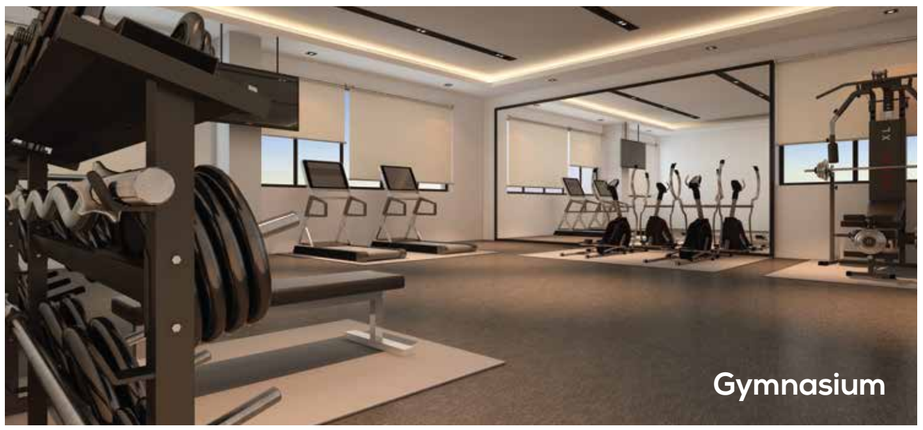
Business centre*

Yoga studio

Mini-theatre

Recreation centre

Multi-purpose hall


Gymnasium

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Clubhouse features: Lounge | Multi-purpose hall | Aerobics room | Yoga studio | Recreation centre | Business centre | Mini-theatre | Gymnasium
Steam rooms (Separate for Men and Women) | Changing rooms with locker facility

BEAUTIFUL LIVING BEGINS HERE.

Living and dining room

Actual model apartment at site

Actual model apartment at site

MASTER PLAN

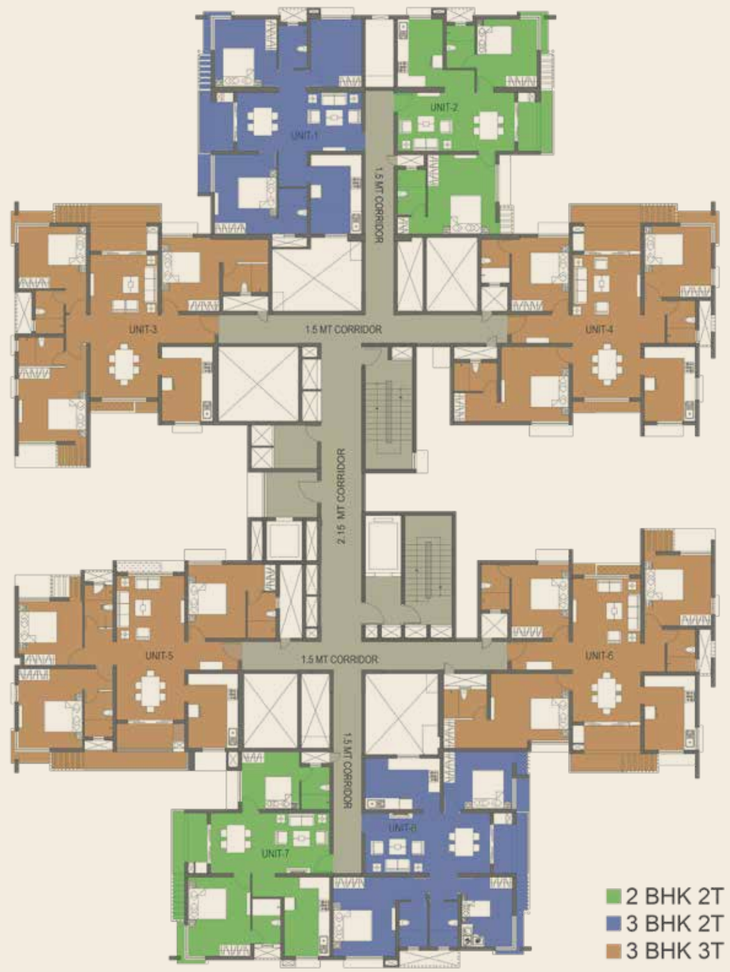
LEGEND

01 ENTRY / EXIT
02 ENTRANCE ARCH WITH SECURITY BOOTH
03 FORECOURT WITH WAITING AREA
04 OUTDOOR PARTY LAWN
05 JOGGING / CYCLING TRACK
06 OUTDOOR AMPHITHEATRE
07 OUTDOOR GYM
08 TENNIS COURT / BASKETBALL COURT
09 PERGOLA & GAZEBO
10 CHILDREN'S PLAY AREA
11 SKATING RINK
12 SWIMMING POOL
13 DECK AREA
14 RAIN SHOWER FOR KIDS
15 CHANGING ROOMS
16 CHARGING BAY FOR ELECTRIC VEHICLES
17 AROMA GARDEN
18 SMART BICYCLES
19 READING PODS
20 HAMMOCKS
21 SPACE FOR ORGANIC GARDEN
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



First & Fifth Floor plan

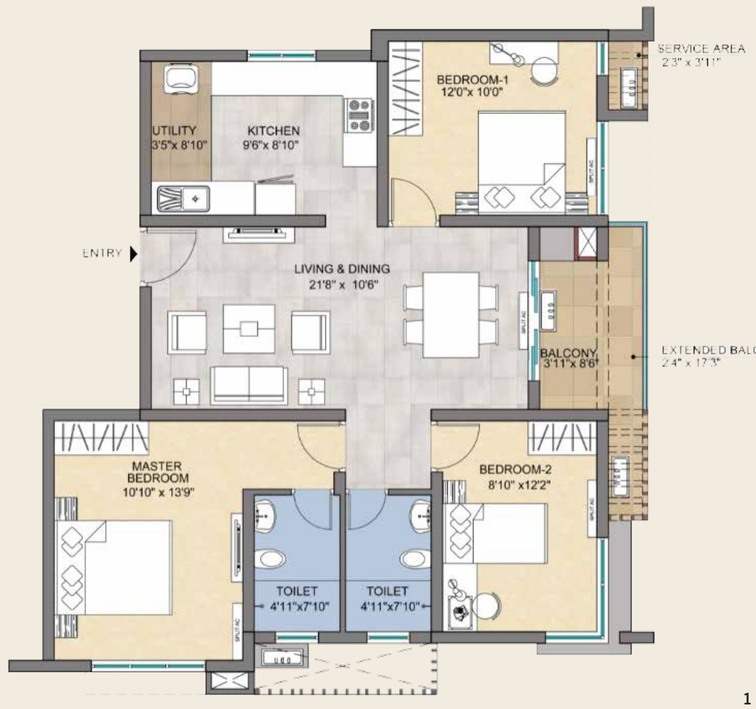
Type	2BHK2T	
Unit Nos	A17,A57 & B17,B57	
Facing	East	
Area Details		**Sqft**
RERA Carpet Area	A	706
RERA Balcony Area	B	77
Usable Carpet Area	A+B	783
Common Area(External wall included)	C	382
Saleable Area	A+B+C	**1165**
UDS Area		**466**

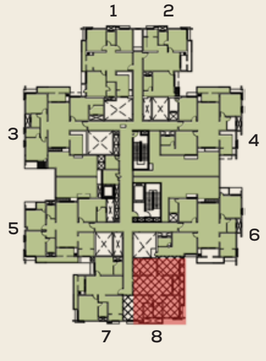
Seventh Floor plan

Type	2BHK2T	
Unit Nos	A72 & B72	
Facing	West	
Area Details		**Sqft**
RERA Carpet Area	A	736
RERA Balcony Area	B	81
Usable Carpet Area	A+B	817
Common Area(External wall included)	C	399
Saleable Area	A+B+C	**1216**
UDS Area		**486**

First & Fifth Floor plan

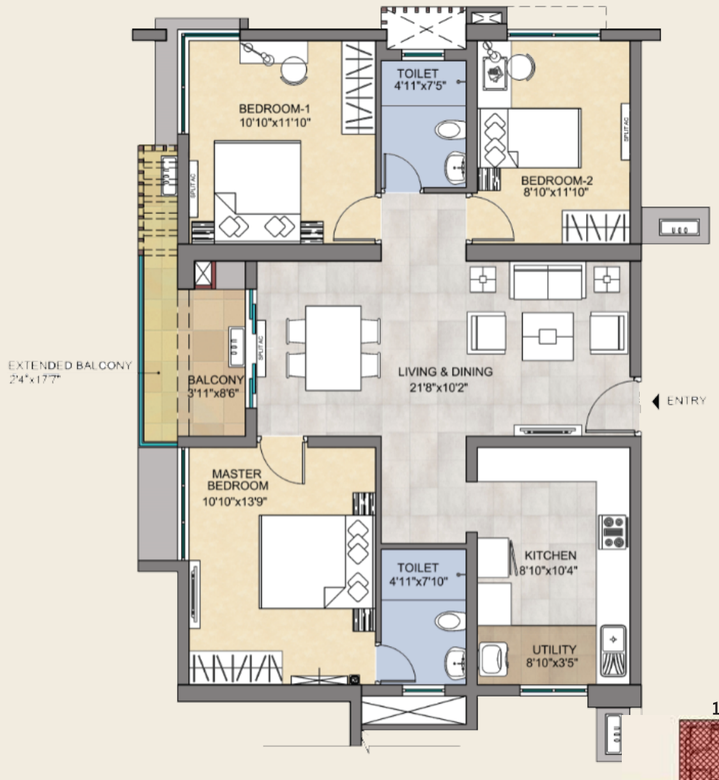
Type	3BHK2T	
Unit Nos	A18,A58 & B18,B58	
Facing	West	
Area Details		Sqft
RERA Carpet Area	A	892
RERA Balcony Area	B	80
Usable Carpet Area	A+B	972
Common Area(External wall included)	C	475
Saleable Area	A+B+C	**1447**
UDS Area		**579**

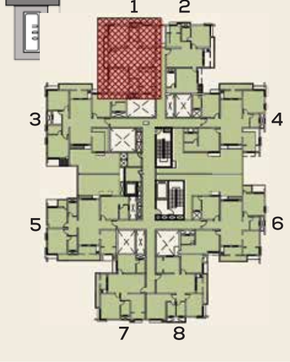




Seventh Floor Plan

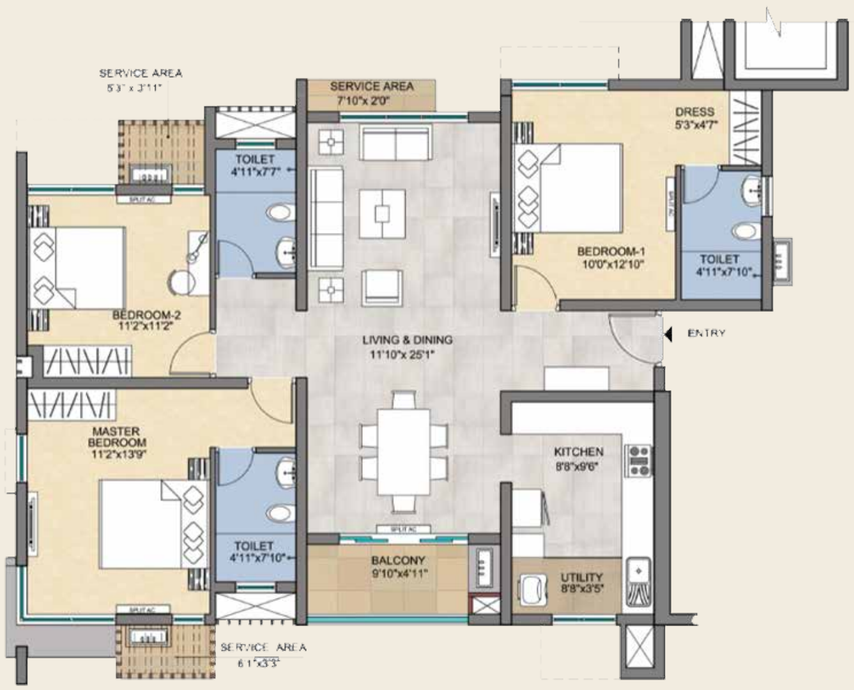
Type	3BHK2T	
Unit Nos	A71, B71	
Facing	East	
Area Details		Sqft
RERA Carpet Area	A	904
RERA Balcony Area	B	72
Usable Carpet Area	A+B	976
Common Area(External wall included)	C	475
Saleable Area	A+B+C	**1451**
UDS Area		**580**

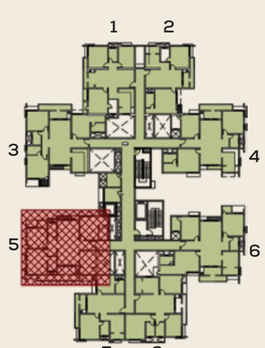




Third & Sixth Floor Plan

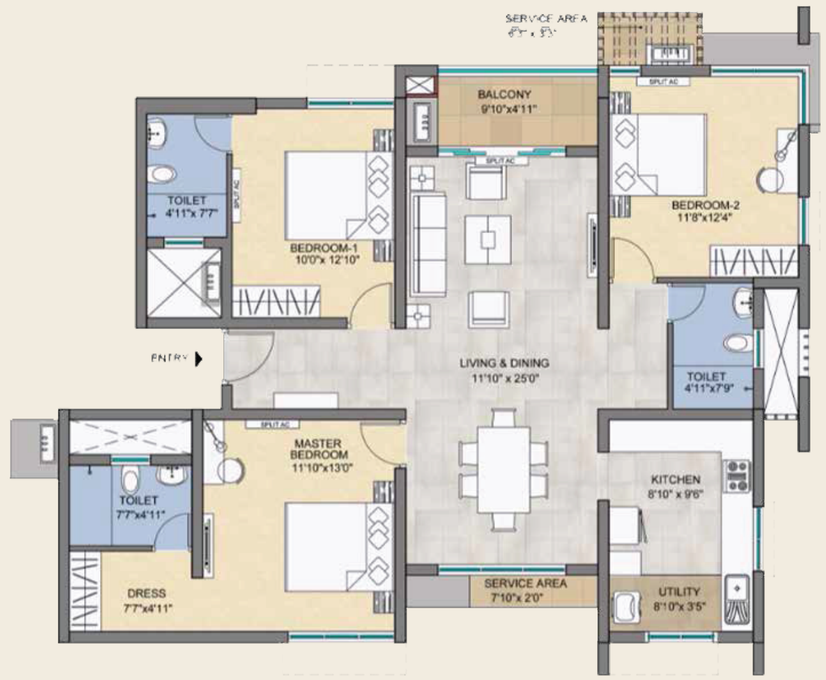
Type	3BHK3T	
Unit Nos	A35 , A65 & B35 , B65	
Facing	East	
Area Details		Sqft
RERA Carpet Area	A	1110
RERA Balcony Area	B	96
Usable Carpet Area	A+B	1206
Common Area(External wall included)	C	589
Saleable Area	A+B+C	**1795**
UDS Area		**718**





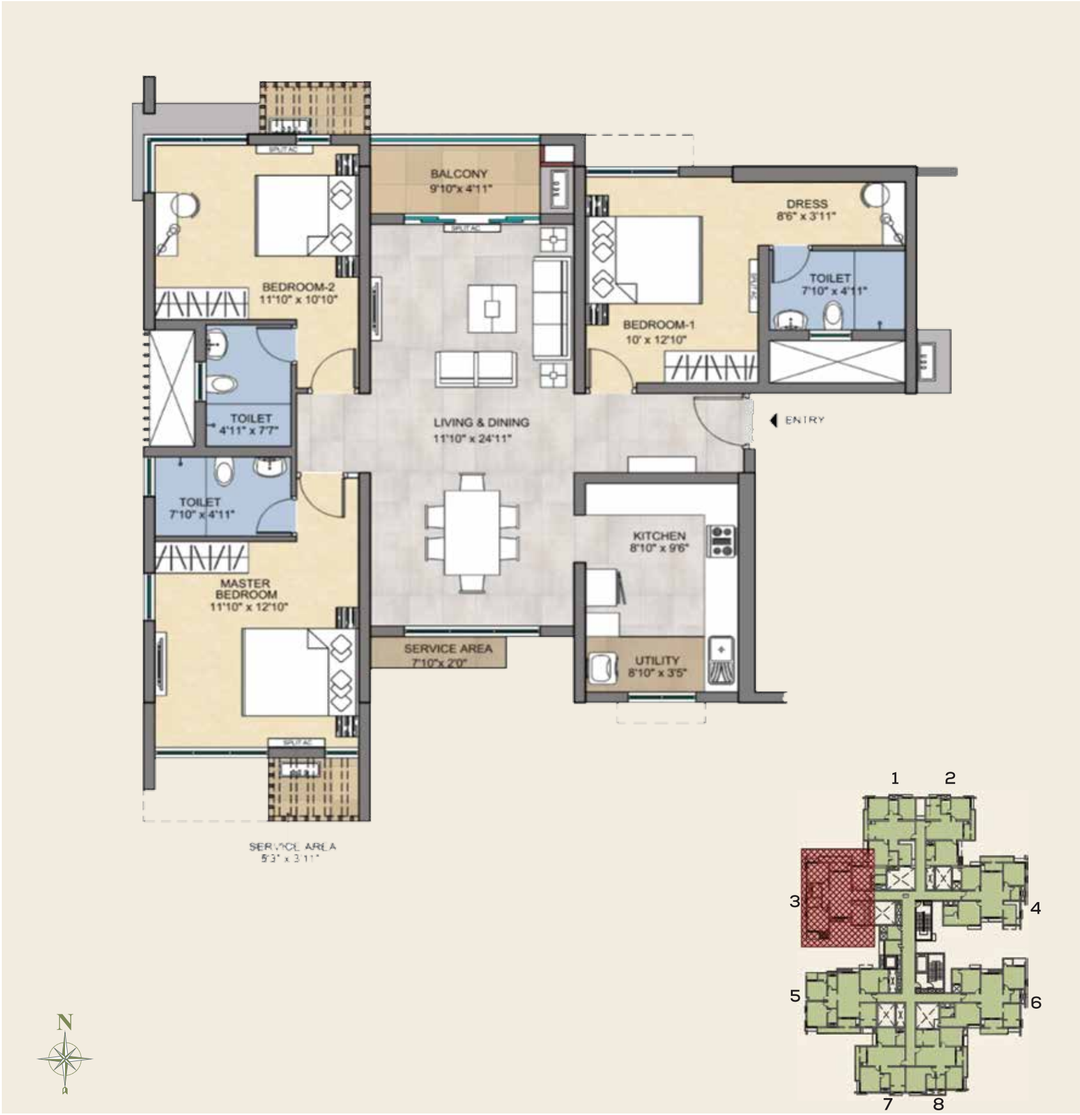
Third & Sixth Floor Plan

Type	3BHK3T	
Unit Nos	A34 , A64 & B34 , B64	
Facing	West	
Area Details		Sqft
RERA Carpet Area	A	1129
RERA Balcony Area	B	81
Usable Carpet Area	A+B	1210
Common Area(External wall included)	C	591
Saleable Area	A+B+C	**1801**
UDS Area		**720**



Third & Sixth Floor Plan

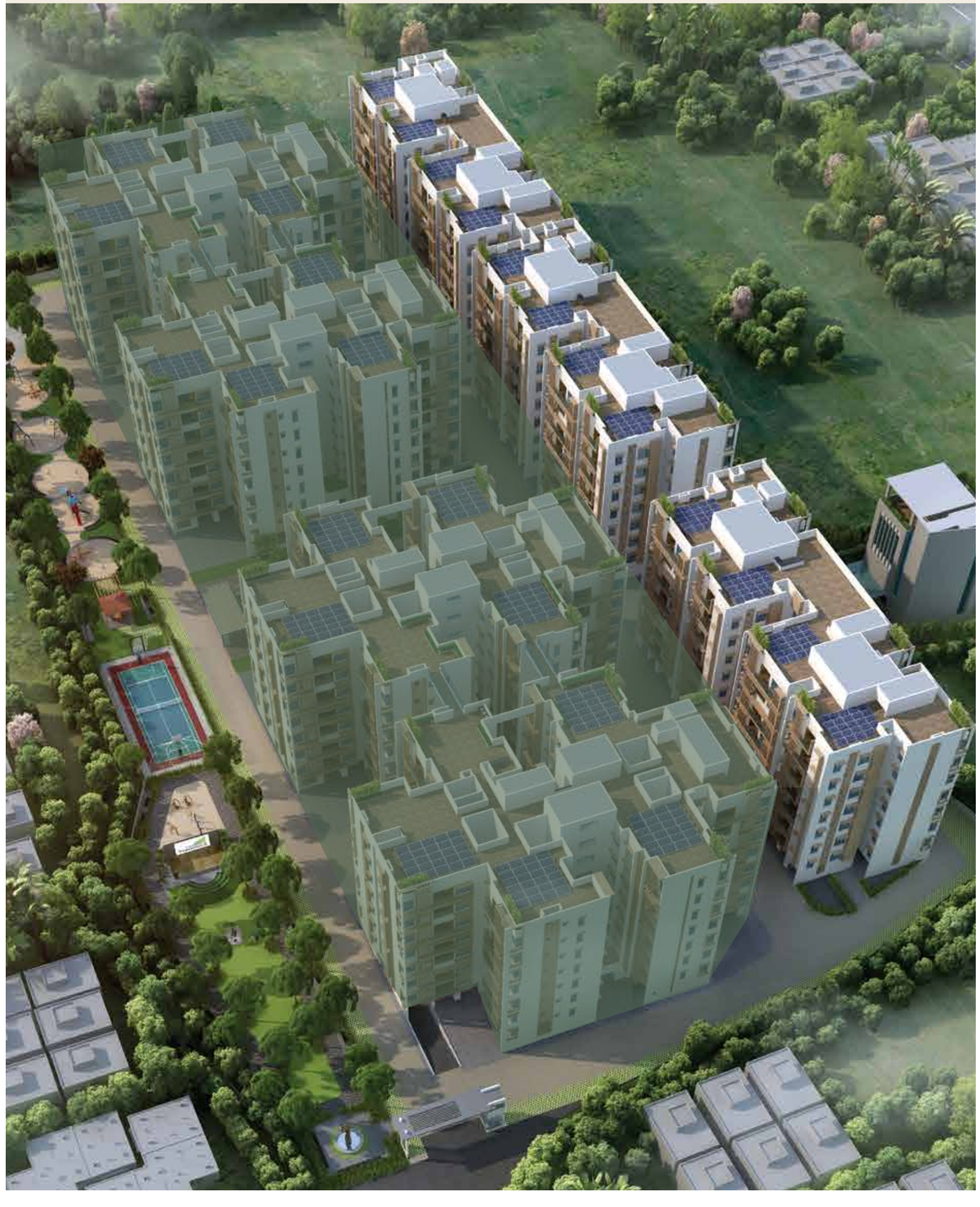
Type	3BHK3T	
Unit Nos	A33, A63 & B33, B63	
Facing	East	
Area Details		Sqft
RERA Carpet Area	A	1122
RERA Balcony Area	B	97
Usable Carpet Area	A+B	1219
Common Area(External wall included)	C	594
Saleable Area	A+B+C	**1813**
UDS Area		**725**



Third & Sixth Floor Plan

Type	3BHK3T	
Unit Nos	A36 , A66 & B36 , B66	
Facing	West	
Area Details		Sqft
RERA Carpet Area	A	1144
RERA Balcony Area	B	98
Usable Carpet Area	A+B	1242
Common Area(External wall included)	C	606
Saleable Area	A+B+C	**1848**
UDS Area		**739**

BLOCK TYPE 2



BLOCK PLAN – E & F

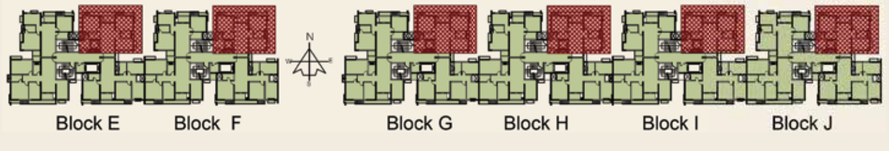
BLOCK PLAN – G, H, I & J

First & Fourth Floor Plan

Type	2BHK2T	
Unit Nos	E11,E41,F11,F41	
Facing	East	
Area Details		Sqft
RERA Carpet Area	A	747
RERA Balcony Area	B	83
Usable Carpet Area	A+B	830
Common Area(External wall included)	C	404
Saleable Area	A+B+C	**1234**
UDS Area		**494**

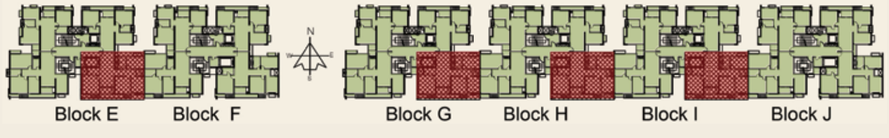
First & Fourth Floor Plan

Type	2BHK2T	
Unit Nos	E12,E42 & F12,F42	
Facing	West	
Area Details		Sqft
RERA Carpet Area	A	720
RERA Balcony Area	B	116
Usable Carpet Area	A+B	836
Common Area(External wall included)	C	407
Saleable Area	A+B+C	**1243**
UDS Area		**497**



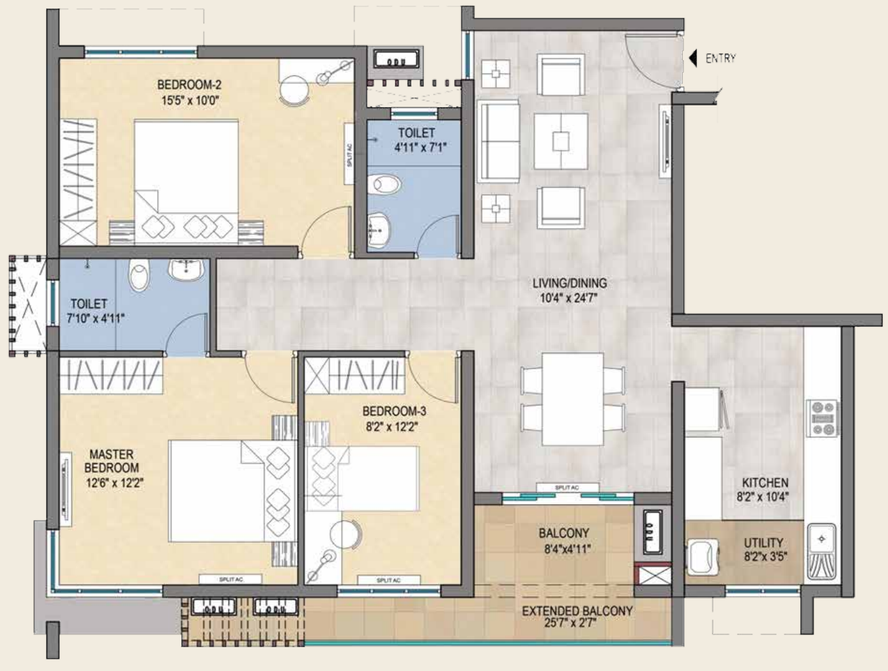
Second & Fifth Floor

Type	3BHK2T	
Unit Nos	E24, E54	
Facing	West	
Area Details		**Sqft**
RERA Carpet Area	A	942
RERA Balcony Area	B	113
Usable Carpet Area	A+B	1055
Common Area(External wall included)	C	515
Saleable Area	A+B+C	**1570**
UDS Area		**628**



First & Fourth Floor Plan

Type	3BHK2T	
Unit Nos	E13, E43	
Facing	East	
Area Details		**Sqft**
RERA Carpet Area	A	957
RERA Balcony Area	B	107
Usable Carpet Area	A+B	1064
Common Area(External wall included)	C	519
Saleable Area	A+B+C	**1583**
UDS Area		**633**

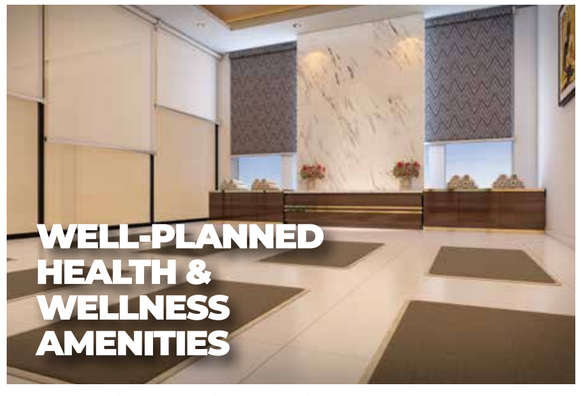


SPECIFICATIONS

Structure	Pile + Shear wall RCC framed structure
Masonry	AAC Block for external & internal walls
Tiling works	
Hall, kitchen, dining, bedrooms, foyer	Vitrified tiles
Toilets, balcony & Utility	Ceramic tiles - antiskid flooring
Toilet dado	Ceramic tiles – glazed ceramic wall tiles
Lift lobby	Flooring - Granite at Basement & Stilt Dado – Vitrified Tiles in all levels
Staircase	Flooring – Granite up to first floor; IPS or Grano from second floor to terrace
Corridor	Vitrified tiles
Terrace	Cool reflective tile
Private terrace flooring	Antiskid ceramic flooring
Main doors	Fully Finished Pre Hung - Door with flush shutter finished with teak veneer grains with architrave BR Doors: Fully Finished Pre Hung-Door with Flush shutter finished with PU painted moulded with Architrave
Internal doors & toilet doors	Toilet Doors :- Fully Finished Pre Hung-Door with Flush shutter finished with Inside laminate and out side PU paint finish.
Windows / Balcony sliding door	White UPVC – Sliding shutter + mosquito mesh
Ventilators	White UPVC – Glass Louvers + Exhaust fan provision
Staircase handrail	MS handrail
Balcony railing	SS handrail with toughened glass
Toilet ceiling	Grid Ceiling

CP & sanitary fittings	
European water closet	Parryware / Hindware or equivalent
Wash basins	Parryware / Hindware or equivalent
Shower – CP diverter	Jaquar or equivalent
All CP fittings	Jaquar or equivalent
Painting	
Ceiling	2 coats of emulsion paints over base primer & putty
Exterior walls	2 Coats of Exterior emulsion over Base Primer as per elevation
Interior walls	2 Coats of Emulsion Paint over Base Primer & Putty
Electrical points	
AC point	All bedrooms & living or dining
TV point	Living & master bedroom
2 way control switch	For Light Point @ All bed rooms
Power supply	3 phase power supply
DG power backup	0.5 KW for 2BHK2T, 0.75 KW for 3BHK2T & 3BHK3T & 100% for common area
Telephone point	Living & master bedroom
Foot lamp	All bedrooms
USB port for power	All bedrooms

Disclaimer: Computer generated images and rendered images are the artist's impression and are indicative of the actual designs | Photographs are indicative of style only | Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered | The location maps are indicative of the positioning of places | Furniture/wardrobes and home appliances shown in the floor plan are only indicative and not part of the package unless and otherwise specified | Colors of tiles shown in the floor plan are indicative and are chosen to help visualize the spaces better. Refer the specifications to understand the flooring provided at different spaces of the unit.



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GENERAL PROJECT HIGHLIGHTS

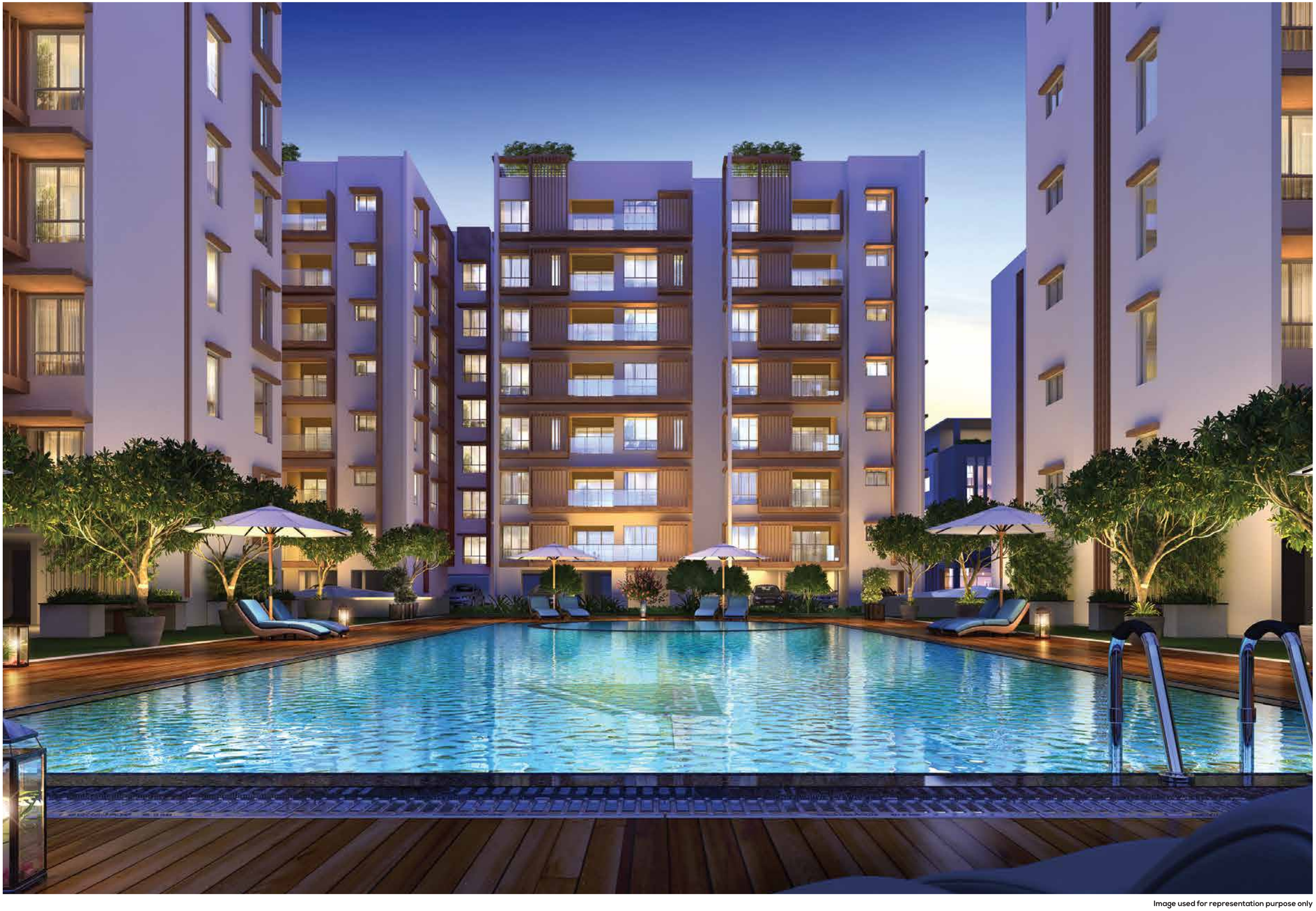
Basement + Stilt + 7 floor buildings | Private balcony garden in every home | 40% UDS | 24x7 security and camera surveillance | Spacious blocks for added privacy | Well-designed storm water drainage system

OSR, COURTYARD AND TERRACE FEATURES

Grand entrance with security booth | Multi-purpose court (Tennis & Basketball) | Outdoor Gym | Skating rink | Pergola | Gazebo Open amphitheatre | Outdoor party lawn | Forecourt with waiting area | Children's play area | Reflexology pathway | Track for walking/ jogging/bicycling | Outdoor gym | Sand pit for kids | 15m wide central courtyard | Swimming pool for adults | Swimming pool for kids Rain shower for kids | Smart bicycles | Guest car parking zone | Charging bay for electric vehicles | 7.2m driveway along perimeter | Aroma garden Organic garden | Outdoor yoga lawn | Hammocks | Reading pods Association room at stilt level | Toilet for domestic help at stilt level Sky-bridge | Food counter with wash basin on terrace | Heat-reducing reflective tiles on terrace

CONVENIENCE FEATURES AT HOME

Main doors that do not face each other | Dedicated space for ODU in the apartment | 3-layer security (security at entrance, key access at lift lobby and key access at main door of apartment) | Anti-skid tiles in bathrooms and balconies | 24x7 power back-up | Windows with mosquito mesh | Customisation (Interior Design) | Rental assistance



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