

DESIGNED  
FOR YOUR  
HAPPINESS



**SALES OFFICE:** Emerald Haven Realty Ltd., 119, Greenways Tower,  
St. Mary's Road, Abhiramapuram, Chennai - 600 018.

**SITE ADDRESS:** TVS Emerald LightHouse, 200 ft. Radial Road,  
Zamin Pallavaram Village, Pallavaram, Chennai - 600 117.





## A COMMUNITY THAT'S AS HAPPY AS ITS RESIDENTS.

You can take our word for it. Here's what the residents of TVS Emerald have to say.

"TVS is known for its quality and timely delivery. They promised to hand over our home 24 months from the date of booking. They delivered our home two months in advance. None of the other builders in Chennai have the ability to do this."

"We all spend good times here. There are many good amenities so we can spend time together. It's a nice feeling to get to know people from different places and cultural backgrounds..."

"My wife is happy as she has gym and yoga classes and a secure play area for our children. So I live very peacefully in this community. Being a non-local, language is barrier for me but with just one phone call, small maintenance needs are taken care of."

"We chose GreenHills because of the fantastic location, the wonderful amenities, the vast greenery and our trust in TVS. After moving here, we realized that we had received even more than we had anticipated. The calm and peace that GreenHills provides is priceless and the lengths to which TVS Emerald has gone to secure our happiness is unbelievable."

Testimonials from GreenHills customers.

## HOMES THAT GO ABOVE AND BEYOND.

We believe that your home should bring you peace of mind. It's where you find comfort and joy. That's why TVS Emerald invests a great deal of thought and planning into its design. To make sure there's nothing we haven't considered to make your stay and your lives happier.

When we begin a project, we consider several factors:

Does its location meet your present as well as your future needs?  
Is it convenient for you and your elderly parents?  
Have we covered your water and power requirements?  
Is there enough space for your kids to play? Where can your guests stay comfortably when they visit? How do we get as much fresh air and natural light in? How can we keep your family safe?  
What amenities can we offer to enrich your life? How can we build a lively community?

It's only after we've answered these questions that we begin construction. After all, we want to ensure the happiness of our residents, above all else.






## A TOWER TO CALL YOUR OWN.

Welcome to TVS Emerald LightHouse, a stylish high-rise community designed to offer you an exceptional lifestyle. Strategically located near Pallavaram and equipped with thoughtful conveniences, smart services and meticulous attention to detail. Here's a home that stands high above the rest. Come home to the *Tower of Joy.*





## ESCAPE ABOVE THE CITY LIGHTS.

There may come days when you need a break from it all. And on others, a get together with friends or family may sound like just the thing you need. The Tower Lounge on the 12<sup>th</sup> floor offers you a unique space to do just that. Towering above the city with uninterrupted views, indoor games and more, it's the perfect getaway for blissful solitude and a joyful gathering.

## YOUR PRIVATE GARDEN, ABOVE THE TREES.

Enjoy the charms of a garden no matter which floor you choose to live on. Your private balcony gives you the space to tend to delicate blooms and bring a spot of greenery into your home, grow your own veggies for the dinner table or just unwind with a cup of tea. Your very own living balconies, towering above the lush canopies of the community.



## DESIGN THAT'S ABOVE THE ORDINARY.

What truly turns a house into a home is the personal touch you add to it. There's joy in working out the finer aspects. That's why we encourage you to choose your home's flooring, fittings, wall colours and a whole lot more. Because it's only fitting that your dream home comes to life in the Tower of Joy.



## LOCATION ADVANTAGES

Schools	Distance
Narayana e-TECHNO Schools	1.6 km
Vel's Vidyashram Senior Secondary School	2.6 km
Sri Chaitanya Techno School	3.5 km
St. Theresa Girls Higher Secondary School	3.8 km
C.S.I St. Stephen's Matriculation School	4.0 km
Srimathi Sundaravalli Memorial School	4.0 km
Tagore Matriculation School	4.7 km

Transportation	Distance
Meenambakkam Metro Station	7.5 km
Chrompet Railway Station	3.3 km
Pallavaram Railway Station	3.8 km
Velachery MRTS Station	9.7 km

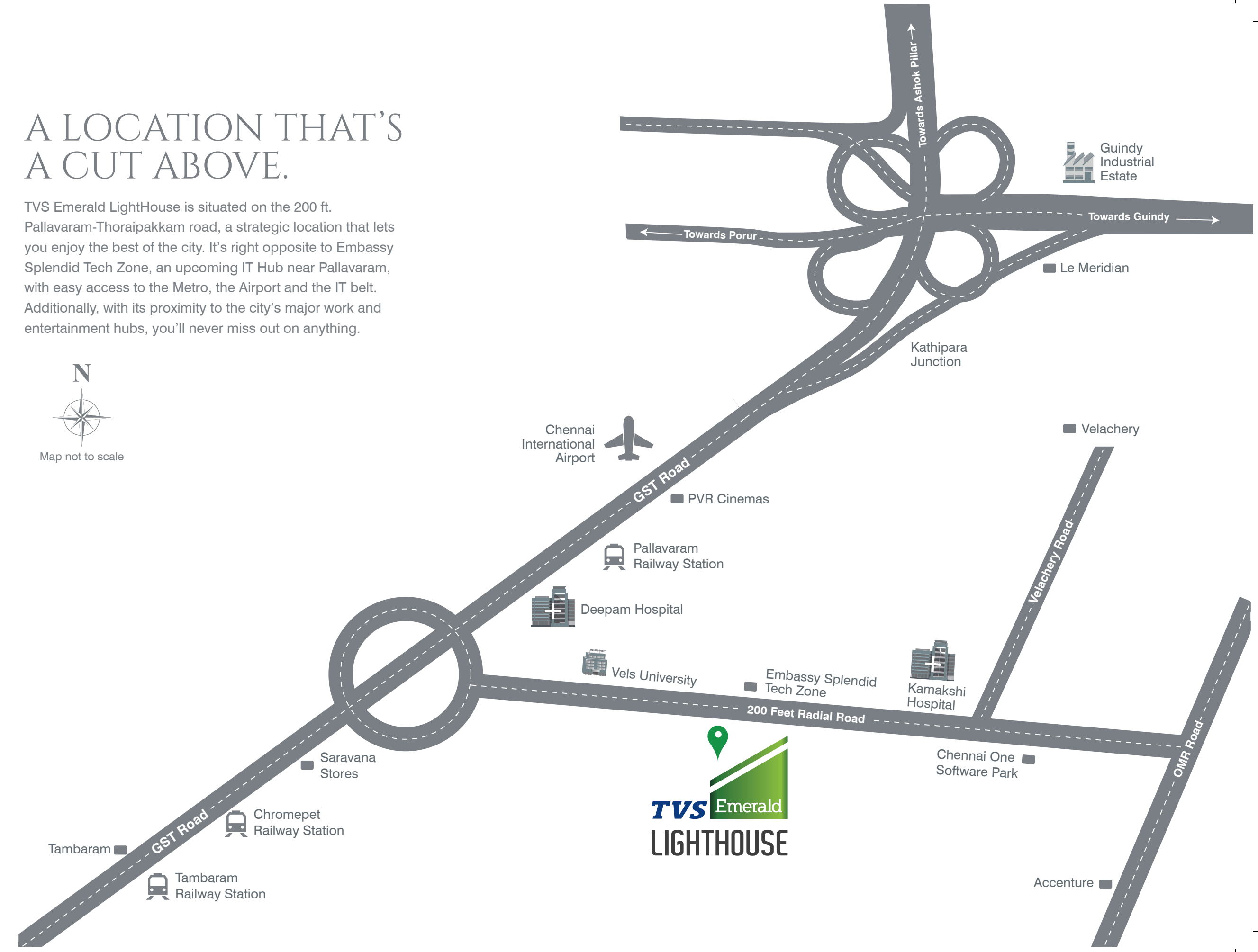
Hospitals	Distance
PCMC Hospital (The multispeciality hospital)	1.9 km
Deepam Hospital	3.3 km
Dr. Kamakshi Memorial Hospital	5.9 km
Hindu Mission Hospital	8.1 km

Recreation	Distance
PVR Cinemas, Grand Galada, Pallavaram	5.6 km
Grand Mall, PVR Cinemas, Velachery	8.2 km
Phoenix Market City Mall, LUXE Cinemas	11.6 km

**Site Address:** TVS Emerald LightHouse, 200 ft. Radial Road, Zamin Pallavaram Village, Pallavaram, Chennai - 600 117.

## A LOCATION THAT'S A CUT ABOVE.

TVS Emerald LightHouse is situated on the 200 ft. Pallavaram-Thoraipakkam road, a strategic location that lets you enjoy the best of the city. It's right opposite to Embassy Splendid Tech Zone, an upcoming IT Hub near Pallavaram, with easy access to the Metro, the Airport and the IT belt. Additionally, with its proximity to the city's major work and entertainment hubs, you'll never miss out on anything.







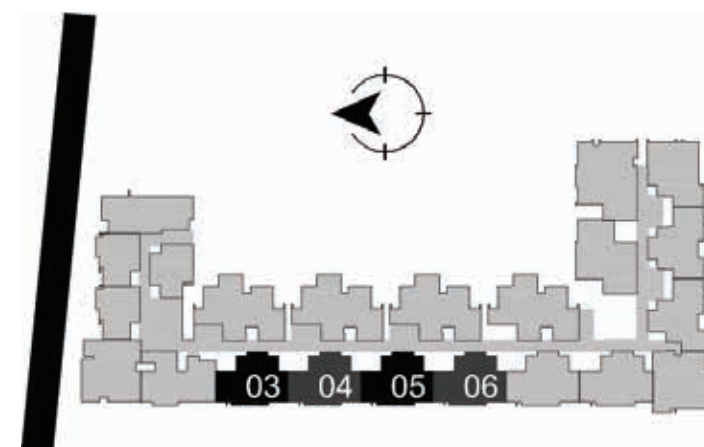
# LIGHTHOUSE

UNIT SELECTION GUIDE

**Premium 2 BHK**  
Unit plan



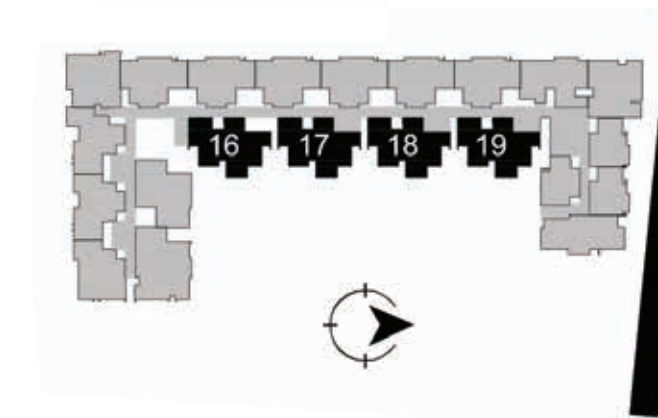
**2BHK 2T - East Facing**  
Carpet Area (RERA) 700 Sq.ft.  
Total Area 1115 Sq.ft.



**Elite 3 BHK**  
Unit Plan



**3BHK 3T - West Facing**  
Carpet Area (RERA) 884 Sq.ft.  
Total Area 1439 Sq.ft.





## LIGHTHOUSE SPECIFICATIONS

Description	Specification
<b>Structure</b>	
1. Structure	RCC framed structure in compliance with seismic zone III
2. External Walls	200mm TK solid block masonry with plastering
3. Internal Walls	100mm TK solid block masonry with plastering
<b>Doors &amp; Windows</b>	
1. Main Door	1 <sup>st</sup> quality Teak wood frame with solid core flush shutter of 32mm thick with veneer of 4mm thick on both sides / free hung door & solid core flush shutter with laminate finish with brass hinges, tower bolt, Godrej lock
2. Internal Door	Sal wood frame / free hung doors with solid core flush door shutter with SS hinges mortise lock
3. Toilet Doors	Sal wood frame / free hung doors flush door shutter
4. Windows	UPVC sliding window with mosquito shutter
5. Ventilators	UPVC ventilators
<b>Electrical - Common</b>	
1. DB with Manual Changeover Switch & 3 Phase Power Supply	L&T / Legrand / Hanger
2. Elevator	For 6 passengers - 8 nos. & one bed lift (automatic lift)
3. DG Backup	For lift, common area lighting, STP & WTP
4. Provision for Inverter	For lighting circuit

Description	Specification
<b>Tiling Works</b>	
1. Living, Dining, Bedrooms, Kitchen & Passage Flooring with Skirting	Vitrified tiles of size 600mm X 600mm
2. Toilet, Balcony & Utility	Anti-skid ceramic tiles
3. Toilet / Kitchen Wall	Ceramic glazed tile dado up to door height for toilet & 2 ft. height for kitchen
4. Kitchen Counter top	Pre-polished black granite
<b>C.P &amp; Sanitary Fittings</b>	
1. EWC	Parryware / Hindware
2. 2 in 1 Wall Mixer	Jaquar CP fixtures
3. Health Faucet with Bib Cock	Jaquar
4. Wash Basin	Parryware / Hindware
5. Shower Head	Jaquar
6. Stainless Steel Sink	Single bowl sink with drain board
<b>Painting</b>	
1. Ceiling	Asian Paints - Tractor Emulsion
2. Internal Walls	Asian Paints - Tractor Emulsion
3. External Wall	Exterior quality acrylic emulsion / Apex



## 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 so to help visualize the spaces better. Refer the specifications to understand the flooring provided at different spaces of the unit.

RERA Registration No. TN/29/Building/0005/2017