



Frequently Asked Questions

Frequently Asked Questions – TVS Emerald Hamlet

01. What is TVS Emerald Hamlet and where is it located?

TVS Emerald Hamlet is the latest plotted development project by TVS Emerald, part of the reputed TVS Group.

It is spread over 7 acres. The plotted development offers 101 plots with over 22,000 Sq.ft of OSR Area.

TVS Emerald Hamlet is located just 700 Mts from OMR. It is surrounded by major IT parks, schools, hospitals and entertainment hubs.

Address: TVS Emerald Hamlet, S.No. 84/6B, Vendrasiamman Kovil Street, Karapakkam, Chennai – 600 097.

02. How many IT Parks are located in the area and how many people are employed in the area?

This project is surrounded by many IT parks to name a few, Futura tech park, Elcot SEZ, Prestige cyber towers, Marg Square, SIPCOT IT Park etc..

03. Which all IT companies are present in the vicinity?

Accenture, Capgemini, Cognizant, Infosys, Hexaware and HCL are few renowned IT companies present in the vicinity.

04. How many Plots are there and what is the plot size range in Hamlet?

There are 101 plots in the project with sizes ranging from 836 Sq.ft to 3373 Sq.ft

05. What is the Social infrastructure in the vicinity?

Social Infra

Distance from project

Employment Hubs:

| | |
|-----------------------|----------|
| Marg Square | 1.5 kms |
| Futura Tech Park | 1.6 kms |
| Prestige Cyber Towers | 1.9 kms |
| SP Infocity / RMZ | 6.5 kms |
| Chennai One | 5.4 kms |
| Purva Primus | 2.2 kms |
| ELCOT SEZ | 4.3 kms |
| SIPCOT | 10.3 kms |

Schools:

| | |
|---|----------|
| Narayana E-Techno School | 1.0 km |
| Hindustan International School | 1.8 kms |
| Velammal School | 1.7 kms |
| St.John's International School | 2.1 kms |
| Gateway The Complete School | 12.0 kms |
| Babaji Vidhyashram Sr.Sec.School | 3.6 kms |
| Bharathi Vidyalaya Sr.Sec School | 4.7 kms |
| Dr.C.L Metha Sishya OMR School | 4.9 kms |
| APL Global School | 4.9 kms |
| NPS International School | 5.0 kms |
| KC High IGCSE Board Cambridge Int. School | 8.4 kms |

Retail Hubs, Places of Worship and Entertainment:

| | |
|----------------------------------|---------|
| Saravana Stores – The Crown Mall | 0.7 km |
| ISKCON (Place of Worship) | 2.9 kms |
| BSR Mall | 6.6 kms |
| Vivira Mall | 8.4 kms |
| The Marina Mall | 9.0 kms |

Transportation Hubs

| | |
|---|----------|
| Karapakkam Metro Station (Proposed under Metro Phase 2, Corridor 5 expansion) | 0.8 km |
| Thiruvanmiyur Railway Station | 9.8 kms |
| Velachery Railway Station | 11.6 kms |
| Tambaram Railway Station | 15.7 kms |
| Chennai Airport | 19.5 kms |

Hospitals:

| | |
|--------------------------------|---------|
| Apollo Medical Centre (Cradle) | 1.1 kms |
| Chettinad Urban Health Centre | 1.3 kms |
| Swaram Specialty Hospital | 1.8 kms |
| Charu Maternity Hospital | 2.3 kms |
| Gleneagles Global Health City | 4.6 kms |
| Apollo Specialty Hospital | 7.6 Kms |
| Dr. Kamakshi Memorial Hospital | 9.6 Kms |

06. Is there space allotted for a retail complex in the project?

There is no space allotted for retail complex within the project.

07. Is there a bus service planned to the main road?

Since the project is in close proximity to public transport links, there is no bus service being planned from the project to the main road by TVS Emerald.

08. How do I book my plot at TVS Emerald Hamlet?

Here's how it works:

- 1 You can visit our sales office at site.
- 2 Choose your unit and pay 10% of the value of your plot as a booking amount and initiate the sale agreement.
- 3 Also, you can log on to www.tvsemerald.com/hamlet to place an enquiry or book online.

09. What is the expected time of completion for infrastructure development?

Completion of Infrastructure will be done by Dec 2021.

10. What about the payment plan?

The payment plan schedule is as below:

10% at the time of booking and remaining 90% within 45 days of booking.

11. Are the titles of the land clear?

Yes, the title of the land is clear and marketable.

12. Have you obtained approval from CMDA / RERA?

Yes, TVS Emerald Hamlet project has been approved by CMDA (Approval No : 82/2019). It is also registered with RERA (RERA Number: TN/29/Layout/0127/2019).

13. Has TVS Emerald Hamlet been approved by Banks / major Housing Finance Institutions (HFIs)?

Yes, TVS Emerald Hamlet has been approved by leading Banks and HFIs.

14. Will I get assistance from TVS Emerald for processing the Plot / Housing Loan?

Our well experienced and trained CRM team will fully assist you in dealing with Banks / HFIs who are empaneled with us. In case of non-empaneled Banks / HFIs, our CRM team will assist you by providing all necessary documents for processing your loan documents, which can then be used by you to get your loan approved.

15. What happens if I cancel my booking?

- If a booking is cancelled after signing the booking form, it will be subjected to the cancellation clause mentioned in the booking form.
- If a booking is cancelled after entering into sale agreement then it will be subjected to the terms of the sale agreement.

16. What are all the other charges I will have to pay in addition to the cost of the unit and taxes?

Other charges will include preferred location charges (PLC), registration charges, stamp duty and development charges.

17. What amenities will be provided in the project?

We will be providing 20+ amenities in the project;

OSR Amenities

| | | | |
|---------------------|---------------------------|--------------------------|---------------|
| Bamboo grove | Walking/ Jogging track | Half basketball court | Feature wall |
| Children play area | Pergola | Open seating area | Skating rink |
| Party lawn | Badminton courts | Yoga deck | Open gym |
| Senior citizen area | Reflexology path | Aroma gardens | Spice gardens |
| Plumeria groove | Trellis | Sculpture | Bird bath |

Features

| | | | |
|--------------------------------|---------------------------|---|---|
| Elevated Black top roads | LED Street lights | EB provision for individual plots | Metro water provision for individual tplots |
| Storm water drain system | Elevated compound wall | Sewage connection for individual plots | Communication line provision |
| Avenue trees on all streets | | | |

18. What is the area of the Open Space Reserved (OSR)?

Around 22,000 Sq.ft. of OSR space in TVS Emerald Hamlet.

19. Will there be validity for the price list?

Yes, the pricelist will be valid for a limited period as the price is subject to change.

20. What about security office with Boom barrier in the entry / exit points of the layout?

No, we will not be providing security office with Boom barrier in the entry / exit points.

21. What about compound wall for the project?

The project shall have Pre-cast compound wall of 5ft height along the perimeter.

22. What are the USP's of the project

| # | Project Advantages |
|----|--|
| 1. | <ul style="list-style-type: none"> • 7 acres of Plotted Development • CMDA / RERA Registered • Close knit community of 101 plots |
| 2. | Amenities: 22000 sft of well-developed park with 20+ amenities like Children's play area, Pergola, Badminton courts, Half basketball court, Aroma and Spice garden, Walking / Jogging track, Senior seating area, Pergola, Outdoor gym etc.. |
| 3. | 10m primary road to facilitate free flow of traffic |
| 4. | Elevated compound wall along the boundary of the project |
| 5. | Ready to build plots with: <ul style="list-style-type: none"> • EB Provision • Metro water and Sewage provision for individual plot • Communication line for individual plot • Black top road with LED street lights • Storm water drain system in the project |

| # | Location Advantage |
|----|--|
| 1. | The only CMDA approved premium plots within city limits |
| 2. | Walkable distance to main road (~700 metres) |
| 3. | Surrounded by 7 major IT hubs in 5 KM radius |
| 4. | Schools, Retail & Entertainment hubs in close proximity |
| 5. | Reputed Hospitals within 5km radius like Apollo Cradle, Chettinad urban health centre, Swaram speciality, Charu Maternity and Gleneagles global health city. |
| 6. | Proposed Metro connectivity – Karapakkam Station at 700 metres distance |
| 7. | Good connectivity to ECR for weekend getaways, beaches and resorts |
| 8. | Plotted development in serene residential location |