



Frequently Asked Questions

Frequently Asked Questions – TVS Emerald Peninsula

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

TVS Emerald Peninsula is the latest residential housing project by TVS Emerald, part of the reputed TVS Group.

It is spread over 6.2 acres. The development offers 392 spacious, 2 and 3 BHK apartments across 10 blocks in a Basement + Stilt + 7 Floors configuration.

TVS Emerald Peninsula is located in Manapakkam just 7 kms from the iconic Kathipara flyover. It is surrounded by major IT parks, schools, hospitals and entertainment hubs.

Address: TVS Emerald Peninsula, Cauvery Street, Manapakkam,
Chennai – 600 125

02. What are the Social Support infrastructure in and around TVS Emerald Peninsula? (Distance mentioned below is distance from the project)

Employment Hubs:

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

Schools:

St Francis International School	1 km
Velammal International School	1 km
Velammal School	1.1 km
Chaitanya Techno School	1.8 kms
Omega International School	2.5 kms
The PSBB Millennium School	3.1 kms
Ravindra Barathi Global School	3.7 kms
Amritha Vidyalayam CBSC School	4.6 kms
Pon Vidyashram	5.6 kms
Sri Krish International School	6.4 kms

Retail Hubs, Places of Worship and Entertainment:

Chennai Trade Centre	5.2 kms
Shri Kamakshi Amman Temple (Mangadu)	6.9 kms
Forum Vijaya Mall	10.7 kms
Phoenix Market City	10.9 kms
VR Mall	13.8 kms

Transportation Hubs:

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

Hospitals:

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

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

There are 4 Major IT parks in the area (DLF Cybercity, L&T infotech, RMZ Software park and Jayanth Tech park) There are more than 1, 50,000 employees working in these IT parks and other corporate offices in the vicinity. In addition, there are several other IT parks coming up like Raheja, ASV Husainy, etc.

04. What is the distance of the project from the main road?

The project is located just 2.2 kms from Mount Poonamalle Main Road.

05. What is the total land extent of TVS Emerald Peninsula?

TVS Emerald Peninsula spread over a total area of 6.2 acres.

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

There is no space allotted for a commercial complex within the project. However, the area has plenty of retail outlets that can cater to your needs.

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 many towers are there in Peninsula and how many floors does each tower have?

There are 4 residential towers with a Basement + Stilt + 7 Floor configuration and 6 residential towers with a Stilt + 7 Floor configuration.

09. How many Units are there and what will the sizes (total saleable area) of the apartments?

There are 392 Homes in total and mentioned below are the starting sizes and UDS%:

Typology	7RERA Carpet Area (in sqft.)	Total Saleable Area (in sqft.)	UDS % (approx)
2BHK 2T	06 onwards	1124 onwards	40%
3BHK 2T	892 onwards	1407 onwards	40%
3BHK 3T	1110 onwards	1795 onwards	40%

More details on the unit sizes of each apartment will be made available at the time of unit allotment.

10. How many apartments are opened for Phase I?

We will announce the inventory available in phase I at the time of commencement of booking, after the EOI process is completed.

11. When will you commence booking for Phase I?

Bookings will commence at a date as decided by the company, after the EOI process is completed.

12. What is the expected time of completion for TVS Emerald Peninsula?

Completion of Phase 1 of the project as per RERA is 31-July-2025.

13. How do I book my dream home at TVS Emerald Peninsula?

Here's how it works:

- 1 You can submit your 'Expression of Interest' (EOI) along with a payment of ₹1 Lakh. A priority number will be issued to each customer based on first come first serve basis.
- 2 Based on the priority number we will invite you to select your unit at the time of allotment commencement (date to be notified).
- 3 You can then choose your unit and pay balance of 10% of the value of your home as a booking amount.

14. When do I get a confirmed allotment?

The booking is confirmed on signing the Sale Agreement to Sell and Construction Agreement and by paying the balance of 10% of the Sale consideration of the unit (along with applicable statutory taxes as levied by the Government).

15. How about the payment plan and is it linked to the progress of construction?

The payment schedule will be available to you at the time of unit allotment and booking. Yes, it will be linked to the progress of construction.

15. What is the source of water? What is the quality of water in this location?

The source of water is bore wells / outside sources / Incoming municipal water (as and when available).

The project is equipped with a Water Treatment Plant to ensure good quality of water is provided to each apartment.

17. Will the area of the project be prone to flooding?

The area has a good drainage system and hence the probability of flooding is low.

18. What is the process of registration and what are the additional charges to be made?

- 1 The Sale and construction agreements will be executed and registered upon receipt of 10 % of the Apartment cost. All statutory charges like stamp duty, applicable registration charges and any other incidental expenses are to be borne by the customer as per the rates prevailing at that point in time.
- 2 The conveyance of proportionate Undivided Share (UDS) Sale Deed registration, which every flat purchaser is entitled to, will be done only after the receipt of 100% payments towards the apartment cost including all additional charges and applicable statutory taxes from the respective apartment purchaser. All statutory charges like stamp duty, applicable registration charges and any other incidental expenses are to be borne by the customer as per the rates prevailing at that point in time.

19. Are the titles of the land clear?

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

20. What is the percentage of open space in the project?

The project has approximately 72% open space.

21. Does the project use solar energy?

Yes, solar power is used for the electrical fittings in the common areas of the Project.

22. Have you obtained approval from CMDA / RERA?

Yes, TVS Emerald Peninsula project has been approved by CMDA. It is also registered with RERA.

- CMDA PP No. C/PP/MSB/25 (A to O) dt. 24.8.2020 Permit No. 13227 in File No. C3(S)/22111/18 dt. 24.8.2020
- RERA No.: TN/29/Building/0462/2020 | www.rera.tn.gov.in

23. How about the Sewage treatment Plant (STP) and Water Treatment Plant (WTP) facility?

Yes, both STP and WTP are provided in the project.

24. What is the UDS% of the Project?

UDS is approximately 40% of the apartment saleable area.

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

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

26. Will I get assistance from TVS Emerald for processing the Housing Loan?

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

27. What happens if I cancel my booking?

- If you wish to cancel the EOI before allotment, no charges are applicable.
- If a booking is cancelled after filling out 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 and construction agreements then
- it will be subjected to the terms of the said agreements.

28. 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), club house charges, car park charges, infra charges, legal charges, advance maintenance charges, corpus fund deposits, registration charges, stamp duty, GST, TNEB, municipal taxes etc.

29. How much is the car parking charge and maintenance charges for the project?

Details of price break-up will be made available at the time of unit allotment.

30. What amenities will be provided in Peninsula?

The project has 75+ delightful amenities and features including:

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| 1. Entrance arch with security Booth | 18. Hammocks |
| 2. Forecourt with waiting area | 19. Space for Organic Garden |
| 3. Open Party Lawn | 20. Yoga Lawn |
| 4. Jogging / cycling track | 21. Clubhouse |
| 5. Outdoor amphi-theatre | 22. Sky-bridge |
| 6. Outdoor Gym | 23. Roof-top dining area |
| 7. Tennis / Basketball Court | 24. Visitors Parking |
| 8. Pergola and Gazebo | 25. Lounge/ Reception |
| 9. Children's Play Area | 26. Multi-purpose Hall |
| 10. Skating Rink | 27. Aerobics Room |
| 11. Swimming Pool for Adults | 28. Yoga Studio |
| 12. Swimming Pool for Kids | 29. Recreation Centre |
| 13. Rain Shower for Kids | 30. Business Centre |
| 14. Charging bay for electric vehicles | 31. Mini-theatre |
| 15. Aroma garden | 32. Gymnasium |
| 16. Smart Bicycles | 33. Steam Rooms (Separate for Men and Women) |
| 17. Reading Pods | 34. Changing rooms with locker facility |

31. What is the area of the Clubhouse?

The built-up area of the clubhouse is approximately 10,000 sqft.

32. What is the area of the Open Space Reserve (OSR)?

Around 28,000 sqft. of OSR space is gifted to the local body in TVS Emerald Peninsula.

33. What about Security arrangements to ensure safety for individuals and society?

The project has an elaborate 3-layer security (security at entrance, key access at lift lobby and key access at main door of apartment). You will also have 24x7 security and CCTV camera surveillance.

34. Who will take care of the maintenance?

TVS Emerald facility management team will take care of the maintenance of common areas upto a period of 1 year from the date of hand-over.

35. Is the building earthquake resistant?

The building is earthquake resistant and seismic zone III compliant.

36. Will there be appropriate space provisions provided for installing the air conditioners outdoor unit?

Dedicated space will be available in each apartment for placement of air-conditioner outdoor unit (ODU).

37. Are modifications permitted in the apartments?

Modification of apartment will not be permitted since the specifications and design have been carefully and thoughtfully worked out by keeping your comfort and convenience in mind.

38. How do I get to know about the progress of construction?

Our Customer Relationship Management (CRM) team will keep you updated regularly on the progress of construction. They will be sending out a monthly progress report which will highlight the progress of construction.

39. Do you offer Interior Design services?

We will be providing interior furnishing packages which can be opted before the possession of the apartments.

40. Do you provide rental assistance?

Yes, we will be providing rental assistance.

41. Is there a warranty provided for the building? For how many years?

Yes, warranty is provided for upto 5 years for structural defects. Details of warranty will be included in the agreements.

42. Will there be validity for the price list?

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