



## Frequently Asked Questions

[www.tvsemerald.com/atrium](http://www.tvsemerald.com/atrium)

RERA No.: TN/01/Building/0194/2021 | [www.rera.tn.gov.in](http://www.rera.tn.gov.in)



## Frequently Asked Questions – TVS Emerald Atrium @ GreenAcres

### 1. What is TVS Emerald Atrium @ GreenAcres and where is it located?

TVS Emerald Atrium @ GreenAcres is the latest residential housing project by TVS Emerald, part of the reputed TVS Group.

It is spread over 2.53 acres of land and is located within the 18 acre community of TVS Emerald GreenAcres. Atrium @ GreenAcres offers 2 and 3 BHK apartments in a Basement + Stilt + 8 Floor configuration.

TVS Emerald Atrium @ GreenAcres is located just 3.7 kms from the famous Vandalur Zoo. It is surrounded by major IT parks, schools, hospitals and entertainment hubs.

**Address: TVS Emerald Atrium @ GreenAcres, S.No.51, GreenAcres Main Road, Kolapakkam, Chennai – 600127.**

### 2. What is the total area of TVS Emerald Green Acres?

18.4 Acres including Atrium @ GreenAcres

### 3. In Green Acres how many Apartment Projects are there?

Green Acres Phase-1 Apartments - 352 Units  
Green Acres Phase-II Apartments - 132 Units  
Green Acres Phase-III Apartments - 256 Units

### 4. In Green Acres how many Villas are there?

140 Villas

### 5. What are the common facilities available to the Apartment/Villa Owners in TVS Emerald GreenAcres?

Walking / Jogging Track, Yoga lawn, Open Amphi-theatre, Half Basket Ball Court, Skating Rink, Cricket Pitch, Commercial Complex, Children's Play Area,

Clubhouse - Lounge, Gym, Multi-purpose Hall, Mini Theatre, Indoor Play Area, Swimming Pool, Indoor Badminton Court and Guest Bedroom

### 6. What are the social and physical infrastructure in and around TVS Emerald GreenAcres? (Distance mentioned below is distance from the project)

#### Employment Hubs

Shriram The Gateway	5.6 KM
KRISP IT Park	6.9 KM
Estancia Signature Tower	10.5 KM
Madras Export Processing Zone (MEPZ)	13.0 KM
Siruseri IT SEZ	21.0 KM

Cybervale IT Parks 23.0 KM

Mahindra World City 23.0 KM

### **Transportation Hubs**

Kilambakkam Bus Terminus (KMBT) 4.6 KM

Perungalathur Railway Station 4.8 KM

Vandalur Railway Station 5.0 KM

Tambaram Railway Station 10.0 KM

Chennai International Airport 20.0 KM

### **Entertainment Hubs**

Vandalur Zoo 3.7 KM

Gold Souk Mall 4.0 KM

Super Saravana Stores 15.0 KM

Marina Mall 23.0 KM

Vivira Mall 24.0 KM

### **Educational Institutions**

Annai Velankanni Engineering College 0.7 KM

Sri TS Baliah Memorial matriculation school 1.3 KM

Velammal New-gen school 1.4 KM

Sri Ramanujar Engineering College 2.1 KM

Crescent University 3.8 KM

Srimathi Sundaraalli Memorial School 4.0 KM

Colours Indian School 4.7 KM

Shree Niketan Patasala 5.0 KM

GKM School 5.1 KM

Sri Sankara Vidyalaya Matriculation school 5.6 KM

Zion International School 6.2 KM

Bharathi Vidyasramam School 7.0 KM

IIITDM university 7.0 KM

VIT University 8.6 KM

Bharath University 9.0 KM

Madras Christian college 12.0 KM

SRM University 12.1 KM

Tamilnadu Physical Education & Sports university 14.0 KM

MIT, Anna university 15.0 KM

### **Hospitals**

Annai Velankanni Hospital 1.7 KM

OneHealth hospital 4.0 KM

Tagore medical college and hospital 4.3 KM

Arokia annai hospital 6.2 KM

Hindu mission hospital 10.2 KM

Deepam Hospital 11.2 KM

SRM hospitals 12.0 KM

Shri Balaji medical college & Hospital 14.5 KM

Dr. Rela hospital 14.5 KM

Kottakal Arya Vaidya sala 14.6 KM

Cehttinad Health City 16.5 KM

## 7. What is the UDS% of the Project?

UDS is approximately 34% of the apartment saleable area.

## 8. 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 (Shriram The Gateway, Estancia Signature Tower, Cybervale and Krisp IT Parks) There are more than 50,000 employees working in these IT parks and other corporate offices in the vicinity.

## 9. What is the distance of the project from the main road?

The project is located just 500meters from the Vandalur – Kelambakkam Road.

## 10. What is the total land extent of TVS Emerald Atrium @ GreenAcres?

TVS Emerald Atrium @ GreenAcres is spread over a total area of 2.53 acres.

## 11. Is there space allotted for a commercial shop in the project?

A commercial shop is already available as part of TVS Emerald GreenAcres.

## 12. How many towers are there in Atrium @ GreenAcres and how many floors does each tower have?

The project has 1 residential block with 4 towers with a Basement + Stilt + 8 Floor configuration.

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

There are 256 Homes in total and mentioned below are the starting sizes and UDS%:

Typology	Usable Carpet Area (in sqft.)	Total Saleable Area (in sqft.)	UDS %
2BHK 2T - Premium	567 onwards	822 onwards	34%
2BHK 2T - Grand	658 onwards	954 onwards	34%
2BHK 2T – Luxe	694 onwards	1005 onwards	34%
3BHK 2T - Grand	845	1225	34%

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

#### **14. Will the project be launched in different phases?**

All units in the project will be launched in a single phase.

#### **15. What is the expected time of possession for TVS Emerald Atrium @ GreenAcres?**

We intend on completing this project by May 2025.

#### **16. How do I book my home at TVS Emerald Atrium @ GreenAcres?**

Here's how it works:

1. You can submit your 'Expression of Interest' (EOI) along with a payment of Rs. 1 Lakh and a PDC based on the unit you select. A priority number will be issued to each customer based on first come first serve basis. Customers submitting a PDC along with the EOI amount can avail special benefits.
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. Allotment of your unit will be subjected to payment of 10% of the value of your home as the booking amount.

#### **17. When do I get a confirmed allotment?**

The booking is confirmed on signing the Agreement to Sell and Construction Agreement and by paying the balance 10% of the Sale consideration (inclusive of the amount paid under EOI) of the unit along with GST and any other statutory taxes that may be levied or leviable by the Government.

#### **18. 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.

#### **19. What is the percentage of open space in Atrium @ GreenAcres?**

Atrium @ GreenAcres has approximately 72% open space.

#### **20. Does the project use solar energy?**

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

#### **21. Have you obtained approval from CMDA / RERA?**

Yes, TVS Emerald Atrium @ GreenAcres project has been approved by CMDA. It is also approved by RERA.

- Chennai Metropolitan Development Authority (CMDA) vide Planning Permit bearing Permit No. 13278 (C/PP/MSB/28 (A to F) 2021) (File No: C3 (S)/31/2020) dated 07.05.2021
- RERA No.: TN/01/Building/0194/2021 | [www.rera.tn.gov.in](http://www.rera.tn.gov.in)

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

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

## **23.Has TVS Emerald Atrium @ GreenAcres been approved by Banks / major Housing Finance Institutions (HFIs) so home loanes can be availed?**

Yes, TVS Emerald Atrium @ GreenAcres has been approved by all leading Banks and HFIs.

## **24.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.

## **25.What happens if I cancel my booking?**

- If a cancellation is made before allotment, no cancellation charges are applicable.
- If a booking is cancelled after allotment and 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 and construction agreements then it will be subjected to the terms of the said agreements & the cancellation clause therein.

## **26. 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.

## **27.What is the highlighted feature of the project**

The 10,800 sq.ft elevated atrium in the center of the project with thoughtful amenities is the highlight of this project.

## **28.What amenities will be provided in Atrium @ GreenAcres?**

The project has 75+ delightful amenities and features including:

Ground Level Amenities	Podium Amenities	Clubhouse Amenities <sup>#</sup>
<ol style="list-style-type: none"> <li>1. Entrance arch with security Booth</li> <li>2. Multi-purpose court *</li> <li>3. Seating Area</li> <li>4. Badminton Court *</li> <li>5. Jogging Track *</li> <li>6. Children's Play Area</li> <li>7. Walking Track</li> <li>8. Outdoor Gym</li> <li>9. Seniors Seating Bay</li> <li>10. Toddler's Play Area</li> <li>11. Aroma Garden</li> <li>12. Herbal Garden</li> <li>13. Butterfly Garden</li> </ol>	<ol style="list-style-type: none"> <li>14. Multi-purpose Lawn</li> <li>15. Stage</li> <li>16. Feature wall with Outdoor Theatre Facility</li> <li>17. Pergola</li> <li>18. Toddlers Play Area</li> <li>19. Seating Area</li> </ol>	<ol style="list-style-type: none"> <li>20. Provision for ATM</li> <li>21. Gymnasium</li> <li>22. Mini-theatre</li> <li>23. Swimming Pool</li> <li>24. Recreation Centre</li> <li>25. Lounge</li> <li>26. Creche</li> <li>27. Indoor Badminton Court</li> <li>28. Guest Bedroom</li> <li>29. Space for Administrative Office</li> </ol>

\*Amenities part of OSR. <sup>#</sup>Clubhouse amenities can be accessed by all residents of GreenAcres

### **29.What is the area of the Open Space Reserve (OSR)?**

55.8 cents of OSR space is gifted to the local body in TVS Emerald Atrium @ GreenAcres.

### **30.What is the area of the OSR in TVS Emerald GreenAcres**

Almost 2 acres of land as OSR in the entire project of TVS Emerald GreenAcres

### **31.What about Security arrangements to ensure safety for individuals and society?**

You will have 24x7 security and CCTV camera surveillance

### **32.Who will take care of the maintenance?**

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

### **33.Are modifications permitted in the apartments?**

Customisation 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.

### **34.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 newsletter which will highlight the progress of construction.

### **35.Do you provide rental assistance?**

Yes, we provide rental assistance.

### **36.Is there a warranty provided for the building? For how many years?**

Yes, 5 years for structural defects from the date of us intimating the readiness to handover of the Apartment, subject to the terms and conditions provided under the sale and constructions agreement.

### **37.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.

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