

Frequently Asked Questions



www.tvsemerald.com/greenenclave

RERA No.: TN/01/Building/0326/2021 | <https://www.rera.tn.gov.in/>

Frequently Asked Questions – Smart homes @ TVS Emerald Green Enclave

1. What is Smart Homes @ TVS Emerald Green Enclave and where is it located?

Smart homes @ TVS Emerald Green Enclave is the latest residential housing project being developed by Emerald Haven Realty Developers (Paraniputhur) Private Limited, part of the reputed TVS Group.

It is spread over 3.67 acres of lands and is located within the 9.4 acre community of TVS Emerald Green Enclave. Smart homes @ TVS Emerald Green Enclave offers 2 and 3 BHK apartments in a Stilt + 5 Floor configurations.

Smart homes @ TVS Emerald Green Enclave are located just 3.7 km from the prominent Porur Junction. It is surrounded by major IT parks, schools, hospitals and entertainment hubs.

Address: TVS Emerald Green Enclave, Mangadu Main Road, Paraniputhur, Chennai – 600 122.

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

9.45 Acres including Phase II of Smart homes @ TVS Emerald Green Enclave

3. How many Phases and Apartments are there in TVS Emerald Green Enclave?

Green Enclave Phase-I Apartments - 220 Units

Green Enclave Phase-II (Smart homes @ TVS Emerald Green Enclave) Apartments - 250 Units

4. What are the social and physical infrastructures in and around TVS Emerald Green Enclave? (Distance mentioned below is distance from the project)

Particulars	Distance	Travel Time
Schools		
Amrita Vidyalayam	Abutting the Project	
Busy Bee international play school	1.0 km	3 min
Dawn Matric School	1.3 km	4 min
Velammal Vidyalaya School	1.9 km	5 min
Little Flower Matriculation School	2.0 km	6 min
The PSBB Millennium School	2.3 km	6 min
Maharishi Vidya Mandir Senior Secondary School	2.4 km	7 min
Narayana E-Techno school	2.5 km	6 min
St. Mary's High School	3.0 km	9 min
RISHS International School	3.5 km	8 min
Sri Krish International School	3.5 km	9 min
St. Francis International School	4.0 km	10 min
Omega International School	4.1 km	11 min
Kalashetra Matriculation School	4.3 km	13 min
Pon Vidyashram School	5.3 km	13 min
Educational Institutions		
Sri Ramachandra Medical College & Hospital	3.4 km	9 min
Sri Muthukumaran Medical College	3.6 km	9 min
Madha Medical College	3.6 km	9 min

Alpha arts & science college	3.9 km	12 min
Madras Institute of Hotel Management	5.1 km	16 min
ACS Medical college and Hospital	6.7 km	19 min
SRM University, Ramapuram	7.7 Km	20 min
Dr. MGR University	7.9 km	22 min
Saveetha Medical College	15.9 km	32 min
Retail Hubs, Places of Worship & Entertainment		
Shri Kamakshi Amman Temple (Mangadu)	2.7 km	8 min
SB Cinemas	4.5 km	13 min
Super Saravana Stores	4.7 km	13 min
Ganesh Cinemas	5.3 km	15 min
AGS Cinemas	7.2 km	20 min
INOX National	7.8 km	23 min
Chennai Trade Centre	8.0 km	15 min
Forum Vijaya Mall	9.9 km	18 min
EVP Carnival Cinemas	11.0 km	26 min
Hospitals		
Annai Grace Hospital	1.5 km	4 min
Lakshmi Hospital	2.8 km	11 min
Sri Ramachandra Medical College & Hospital	3.4 km	9 min
Kedar hospital	4.6 km	11 min
JK Hospital	4.9 km	12 min
MIOT International	7.6 km	16 min
Vijaya Hospital	10 km	19 min
SIMS Hospital	11 km	25 min
Transportation Hubs		
Proposed Metro Station at Iyappanthangal	2.5 km	8 min
Porur Junction	3.7 km	8 min
Chennai International Airport	11.0 km	25 min
Alandur Metro	11.0 km	20 min
CMBT Metro	11.0 km	22 min
IT Parks & Office Spaces		
ETA Verde, Porur	4.9 km	13 min
RMZ One Paramount IT Park	5.2 km	10 min
K Raheja Commerzone	5.3 km	11 min
L&T InfoTech	6.9 km	14 min
DLF Cyber city - Manapakkam	7.1 km	15 min
Vishranthi Jayanth Tech Park	7.8 km	15 min
RMZ IT Park – Phase II	5.5 km	11 min
ASV Husainy Tech Park	7.0 km	14 min

5. What is the UDS% of the Project?

UDS is approximately 57% of the apartment saleable area.

6. What are the common facilities available to the Apartment Owners in TVS Emerald Green Enclave?

Walking / Jogging Track, Yoga lawn, Open Amphi-theatre, Multi-purpose court, Skating Rink, Cricket Net, Toddler’s Play Area, Swimming Pool, Reflexology path, Pet zone, Outdoor Chess, Futsal court, Bicycle track, Aroma garden, Gazebo, Hammocks

Clubhouse - Gym, Mini Theatre, Indoor Play Area, and Indoor Badminton Court

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

There are 5 Major IT parks in the area (RMZ One Paramount, K Raheja Commerzone, L&T Infotech, DLF Cybercity & Vishranthi Jayanth Tech Park). There are more than 1 Lakh employees working in these IT parks and other corporate offices in the said vicinity. In addition to the same there are several other IT parks coming up like RMZ IT Park Phase II and AVS Husainy IT Park.

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

The project is located on the Mangadu main road.

9. What is the total land extent of Smart homes @ TVS Emerald Green Enclave?

Smart homes @ TVS Emerald Green Enclave is spread over a total area of 3.67 acres.

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

A commercial block is available as part of TVS Emerald Green Enclave.

11. How many blocks are there in Smart homes @ TVS Emerald Green Enclave and how many floors does each block have?

The project has 4 residential blocks with Stilt + 5 Floor configurations.

12. How many units are there and what will be the sizes (total saleable area) of the apartments?

There are 250 Apartments in total and mentioned below are the starting sizes and UDS%:

Typology	Usable Carpet Area (in sqft.)	Total Saleable Area (in sqft.)	UDS %
2BHK2T – Premium	564	860	57%
3BHK2T – Premium	792	1208	57%
3BHK3T - Grand	1027-1030	1565 - 1569	57%

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

13. What is the expected time of possession for Smart homes @ TVS Emerald Green Enclave?

As per RERA, the project will be completed by 2026.

14. How do I/We book my home at TVS Emerald Green Enclave?

Here's how it works:

1. You can submit your 'Expression of Interest' (EOI) along with a payment of Rs. 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. Allotment of your unit will be subjected to payment of 10% of the value of your home as the booking amount.

15. When do I get a confirmed allotment?

The booking is confirmed on signing the Agreement for Sale of UDS and Construction of Apartment 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 levied and/or that may be levied by the Central/State Government.

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

The payment schedule will be furnished at the time of booking and allotment of the unit. Yes, it is linked with the progress of construction.

17. What is the percentage of open space in TVS Emerald Green Enclave?

TVS Emerald Green Enclave has approximately 62% open space.

18. Have you obtained approval from CMDA / TN RERA?

Yes, TVS Emerald Green Enclave project has been approved by CMDA. It is also approved by TN RERA.

- Chennai Metropolitan Development Authority (CMDA) vide Planning Permit bearing Permit No.14124, P.P.No.: B/NHRB/116A to Z/2021, File No. B/NHRB/C/0171/2020, dt. 20.4.21
- TN RERA No.: TN/01/Building/0326/2021 | www.rera.tn.gov.in

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

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

20. Has TVS Emerald Green Enclave been approved by Banks / major Housing Finance Institutions (HFIs) so home loans can be availed?

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

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

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

22. What happens if I/We cancel my/our booking?

- If a cancellation is made before the 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 agreement for sale and construction, then it will be subjected to the terms and conditions as mentioned in the said agreement & the cancellation clause therein.

23. What are the distinct/highlighted features of Smart homes @ TVS Emerald Green Enclave?

The distinct/highlighted features in the Smart homes @ TVS Emerald Green Enclave are 57% UDS, 62% Open Space, ~2 Acres of Parks & Greenery, 75+ Amenities & Features and Smart home features.

24. What amenities are mooted in TVS Emerald Green Enclave?

The project has 75+ delightful amenities and features including:

Project Amenities	OSR Amenities*	Clubhouse Amenities [#]
1. Aroma Garden	24. Area for traditional Indian games	37. Mini theatre
2. Electric car charging point	25. Bicycle track	38. Gym
3. Futsal / Kabaddi Court	26. Children's play area	39. Indoor Games room
4. Hammocks	27. Cricket Net	40. Indoor Badminton Court
5. Interactive floor games	28. Gazebo	
6. Nutritive garden	29. Jogging track	
7. Old folks corner	30. Multipurpose court (Tennis/Basketball)	
8. Outdoor Chess	31. Open Amphitheatre	
9. Outdoor gym	32. Outdoor Gym	
10. Parent's corner	33. Rappelling wall	
11. Pet zone	34. Reflexology path	
12. Reflexology path	35. Skating Rink	
13. Sand bed	36. Yoga Lawn	
14. Swing Park		
15. Seating area		
16. Swimming pool		
17. Jogging Track		
18. Swing park		
19. Table top games		
20. Toddler's play area		
21. Walking Track		
22. Yoga / Meditation lawn		
23. 8 Shaped Walkway		
		Commercial Block**
		41. Provision for Convenience store
		42. Provision for Pharmacy
		43. Multi-Purpose Hall
		44. Association Room

*Amenities part of OSR. [#]Clubhouse amenities can be accessed by all residents of Green Enclave. ^{**} Amenities part of Commercial block

25. Does the project use solar energy?

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

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 total area of the Open Space Reserve (OSR) in TVS Emerald Green Enclave / Smart homes @ TVS Emerald Green Enclave?

Almost 0.86 acres (37,560 Sq. Ft) of land as OSR in the entire project of TVS Emerald Green Enclave

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

24x7 security and CCTV camera surveillance

29. Who will take care of the maintenance?

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

30. 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 and the overall comfort and convenience in mind.

31. 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 forwarding a monthly newsletter which will highlight the progress of construction.

32. Do you provide rental assistance?

Yes, we provide rental assistance.

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

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

34. 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.

35. Is title to the project lands Clear?

Yes, title to the project lands is clear.

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