

Frequently Asked Questions



www.tvsemerald.com/aaranya

RERA No.: TN/01/Building/xxxx/2022 | <https://www.rera.tn.gov.in/>

Frequently Asked Questions – TVS Emerald Aaranya

1. What is TVS Emerald Aaranya and where is it located?

TVS Emerald Aaranya is the latest residential housing project being developed by Emerald Haven Realty Limited, part of the reputed TVS Group.

It is spread over 15.6 acres of land parcel. TVS Emerald Aaranya offers 2 BHK Row Houses, 3 and 3.5 BHK Independent Villas in a G + 1 Floor configurations.

TVS Emerald Aaranya is located just 150 meters from Vengaivasal main road and 2 .1 km from the Velachery – Tambaram main road. It is surrounded by major IT parks, schools, hospitals and entertainment hubs.

Address: TVS Emerald Aaranya, Vengaivasal main road, Aaranya, Chennai – 600 073.

2. What is the total area of TVS Emerald Aaranya?

15.60 Acres including the area for future development.

3. How many Phases and Villas are there in TVS Emerald Aaranya?

TVS Emerald Aaranya is being launched in multiple phases with 96 Villas in 2, 3 & 3.5 BHK configurations in the 1st phase.

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

Particulars	Distance	Travel Time
Schools		
ABHIJAY Nursery & Primary School	2.6 Km	10 Mins
Alpha International School	4.4 Km	10 Mins
Air Force School	6.4 Km	22 Mins
AKG PUBLIC SCHOOL	5.8 Km	13 Mins
Amethyst International School	6.7 Km	16 Mins
Athena Global School (Cambridge International School)	9.4 Km	22 Mins
B S Matriculation School	4.6 Km	15 Mins
Babaji Vidhyashram Senior Secondary School	9.7 Km	24 Mins
Bharathi Vidyalaya Senior Secondary School	5.6 Km	16 Mins
Boaz CBSE Public School	3.4 Km	8 Mins
BVM Global Bollineni Hillside	7.0 Km	22 Mins
Campus K International IGCSE School	9.2 Km	21 Mins
Gateway The Complete School	9.7 Km	24 Mins
Global Rabbee Play School Perumbakkam	4.7 Km	15 Mins
HLC International School	8.6 Km	21 Mins
International Village School	9.8 Km	24 Mins
JS Global School	10.1 Km	25 Mins
Kendriya Vidyalaya No.1	5.4 Km	16 Mins
Kendriya Vidyalaya No.2	5.8 Km	18 Mins
NARAYANA E TECHNO SCHOOL	5.1 Km	18 Mins

Orchids The International School	6.7 Km	18 Mins
Parent Choice International School	9.4 Km	23 Mins
PSBB MILLENNIUM School	8.6 Km	30 Mins
Ramana Vidyalaya	9.0 Km	22 Mins
Ravindra Bharathi Global School	3.9 Km	14 Mins
Sairam Leo Muthu Public School	3.5 Km	10 Mins
Sri Chaitanya School	6.4 Km	17 Mins
St. Johns Public School	5.7 Km	23 Mins
Velammal New Gen School	10.5 Km	29 Mins
Vidhya Matriculation Higher Secondary School	5.4 Km	17 Mins
Zigma Matriculation School	3.7 Km	15 Mins
Zion Matriculation Higher Secondary School	1.7 Km	7 Mins

Colleges

New Prince Shri Bhavani Colleges (Arts, Science and Engineering)	1.4 Km	4 Mins
SIVET College	2.8 Km	10 Mins
The Quaide Milleth College for Men	3.7 Km	10 Mins
Asan College of Arts & Science	5.5 Km	14 Mins
Bharath University	5.6 Km	19 Mins
Mohamed Sathak A J College of Pharmacy	7.7 Km	25 Mins
GKM College of Engineering & Technology	7.9 Km	26 Mins
Jerusalem College of Engineering	8.6 Km	25 Mins
Government Arts and Science College, Perumbakkam	8.6 Km	26 Mins
Tagore Medical College & Hospital	9.8 Km	23 Mins
Da Vinci School of Architecture	11.4 Km	38 Mins
VIT Chennai	11.8 Km	27 Mins
TJ Institute of Technology	11.9 Km	38 Mins
St. Joseph's College of Engineering	12.7 Km	38 Mins
Jeppiaar Engineering College	12.9 Km	31 Mins
KCG College Of Technology	15.7 Km	40 Mins

Transport Hubs

Nearest Upcoming metro station (Medavakkam koot Road)	3.7 Km	10 Mins
Upcoming Metro Station (Kamaraj Garden Street)	4.3 Km	12 Mins
Upcoming Metro Station (Medavakkam Junction)	4.9 Km	12 Mins
Proposed Metro Station (Tambaram)	8.5 Km	20 Mins
Tambaram Railway Station	8.7 Km	28 Mins
Perungulathur Railway Station	11.9 Km	37 Mins
Chennai International Airport	14.1 Km	32 Mins

Hospitals

CHELLAM HOSPITAL	1.8 Km	7 Mins
Radial Ortho Clinic	4.2 Km	13 Mins
New Life Hospital	4.3 Km	13 Mins
Arun Hospitals	5.0 Km	16 Mins
Medicity Multispeciality Hospital	5.4 Km	16 Mins
BETHESDA HOSPITAL AND CHILD CARE CENTRE	5.6 Km	17 Mins
ECHS Polyclinic	6.1 Km	20 Mins
Gleneagles Global Health City	6.5 Km	24 Mins
AG Hospital- Gajanan Hospitals Pvt Ltd	8.1 Km	27 Mins
Sri Darsini ENT Clinic	8.3 Km	27 Mins
Sree Balaji Dental College & Hospital	8.3 Km	22 Mins

Hindu Mission Hospital	8.6 Km	27 Mins
Dr. Kamakshi Memorial Hospital	9.1 Km	26 Mins
Chettinad Hospital	9.2 Km	32 Mins
Parvathy Hospital	9.3 Km	29 Mins
Kasthuri Hospital	9.3 Km	30 Mins
Swaram Hospital & Specialty Clinic Sholinganallur	9.4 Km	34 Mins
Sree Balaji Medical College and Hospital	9.5 Km	31 Mins
Tagore Medical Hospital	9.8 Km	28 Mins
Prashanth Super Speciality Hospital	12.5 Km	35 Mins
Retail & Entertainment Hubs		
Nanmangalam Reserved Forest	3 Km	10 Mins
Reliance Fresh	9 Km	29 Mins
Grand Square (PVR Cinemas)	12 Km	24 Mins
BSR mall (Cinepolis)	14 Km	29 Mins
Vivira Mall (AGS Cinemas)	14 Km	31 Mins
Phoenix Market City (Jazz Cinemas)	14 Km	30 Mins
PVR Cinemas - Grand Galada	14 Km	40 Mins
The Marina Mall (INOX Cinemas)	15 Km	35 Mins
IT Parks & Office Spaces		
TCS iON Digital Zone	7.2 Km	20 Mins
E Gate IT Park	8.2 Km	22 Mins
ELCOT IT Parks, Sholinganallur	8.3 Km	25 Mins
Royal Enfield Global Headquarters	8.3 Km	26 Mins
GAVS Technologies Private Limited	8.7 Km	25 Mins
TEK MEADOWS	8.9 Km	29 Mins
Fayola Towers	9.0 Km	26 Mins
Futura Tech Park	9.2 Km	30 Mins
TECCI IT Park	9.2 Km	30 Mins
Prestige Cyber Towers	9.4 Km	29 Mins
Marg Square	10.0 Km	30 Mins
Embassy Splendid Tech Zone	10.1 Km	27 Mins
Purva Primus	10.9 Km	32 Mins
ASV Chandilya Towers	11.4 Km	32 Mins
Chennai One IT SEZ	11.4 Km	30 Mins
Bayline Info City	12.3 Km	32 Mins
Pacifica Tech Park	12.5 Km	33 Mins
Alpha City IT Park	13.0 Km	33 Mins
Techno Park	13.5 Km	35 Mins
Brigade World Trade Centre	14.8 Km	30 Mins

5. What are the common facilities available to the Villa Owners in TVS Emerald Aaranya?

Walking / Jogging Track, Outdoor Gym, Lawn Tennis, Cricket practice pitch, Multi-purpose court (Basketball, Mini football / Hockey & Volleyball), Kids play ground with sandpit & Jungle gym (The Tiger water hole), Senior citizen square, Amphitheatre, Bicycle racks, Party lawn & barbeque deck, Skating rink, Reflexology path and Mobile charging stations.

Clubhouse – Lobby lounge, Gym, Art Zone, Literature Zone, Crèche, Swimming pool, Association room, Multipurpose hall, Sauna, Zumba, Tuition kiosk, Terrace lounge, Star gazing / Daybeds, Swimming pool, Entertainment zone, Indoor games, Kids ball pool, Provision for Pharmacy, Clinic and Grocery store.

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

There are numerous Major IT parks (TECCI IT park, TEK Meadows, Futura Tech Parks, Fayola Towers, Prestige Cyber Towers, GAVS Technologies, E Gate IT Par, TCS iON Digital Zone etc.,) and other corporates (Royal Enfield Global headquarters) are located in the vicinity of the project. There are more than 1 Lakh employees working in these IT parks and other corporate offices in the said vicinity.

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

The project is located 150 m from the Vengaivasal main road.

8. What is the total land extent of TVS Emerald Aaranya?

TVS Emerald Aaranya is spread over a total area of 15.6 acres.

9. Is there space allotted for a commercial establishment in the project?

Provision for grocery store, clinic and pharmacy has been allotted as part of the commercial block.

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

There are 96 Villas in total and mentioned below are the starting sizes and UDS%:

Typology	Built - Up Area (BUA – in Sq.ft.)	Number of Villas
Premium 2 BHK	1519	37
Premium 3 BHK	1969	5
Grand 3 BHK	1969	24
Luxe 3.5 BHK	2316	30

Please refer the product brochure for more details on the unit sizes of each villa.

11. What is the expected time of possession TVS Emerald Aaranya?

As per RERA, the project will be completed by 2025.

12. How do I/We book my home at TVS Emerald Aaranya?

Here’s how it works:

1. You can submit your ‘Expression of Interest’ (EOI) along with a payment of Rs. 1 Lakh for a Standard EOI or Rs. 5 Lakhs for a Premium EOI.
2. A priority number will be issued to each customer based on first come first serve basis.

3. Based on the priority number and type of EOI categorization, we will invite you to select your unit at the time of allotment commencement (date and time will be notified).
4. 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.

13. When do I get a confirmed allotment?

The booking is confirmed on signing the Agreement for Sale of UDS and Construction of Villa 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.

14. 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.

15. What is the percentage of open space in TVS Emerald Aaranya?

TVS Emerald Aaranya has approximately 62% open space.

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

Yes, TVS Emerald Aaranya 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

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

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

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

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

19. 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.

20. 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.

21. What are the distinct/highlighted features of TVS Emerald Aaranya?

The distinct/highlighted features in the Aaranya project are contemporary design of villas surrounded by the nature, 15,000 Sq.Ft. of exclusive club house for villa owners fully loaded with amenities, 62% open space in the project, ~1.25 acres of landscaped parks & gardens, Man-made Pond and 100+ amenities & features.

22. What amenities are mooted in TVS Emerald Aaranya?

The project has 75+ delightful amenities and features including:

Amenities in OSR 1*	Amenities in OSR 1*	Amenities in OSR 2*	Amenities in OSR 3*
1. Gazebo	28. Skating Rink	31. Mobile charging station	48. Mobile Charging station
2. Pergola	29. Jogging track	32. Hammock garden	49. Tot Lot
3. Mobile Charging station	30. Bicycle racks	33. Natural lawn	50. Trampoline
4. Kids Playground with Sandpit	Clubhouse Amenities#	34. Flower garden	51. Nerf Gun Game
5. EPDM Play surface		35. Herbal garden	52. Rock Climbing
6. Sand pit	71. Creche	36. Grass cell pavers	53. Kids Play area in Sandpit
7. Jungle Gym	72. Clinic	37. Bamboo groove	54. Graffiti wall
8. Path with Imprints	73. Association room	38. Bird's bath	55. Kids Jungle Gym
9. Bark Play Surface	74. Groceries	39. Vegetable garden / Urban farming	56. 8 Shaped Walking (Infinity walking)
10. Play hut	75. Indoor play	40. Aroma garden	57. Yoga deck
11. Double swing	76. Indoor games room	41. Organic garden	58. Meditation pod
12. Stepping stone	77. Multi-purpose hall	42. Landscaped terrace	59. Parents corner
13. Monkey bars	78. Art & Crafts room	43. Reading pods	60. Multipurpose court – Basket ball
14. Vine Climb	79. Lobby lounge	44. Outdoor projection / Movie	61. Multipurpose court – Volley ball
15. Log Steppers	80. Sauna	45. Bonfire pit	62. Multipurpose court – Badminton
16. Log Climb	81. VR room	46. Outdoor party lawn	63. Bocce ball
17. Tiger Statue	82. Terrace Lounge	47. Senior Citizen Square	64. Ladder golf
18. Party Lawn / Barbeque Deck	83. Terrace BBQ		65. Giant chess
19. Amphitheatre	84. Dining / Event (Terrace)		66. Ginat ludo
20. Seating Wall	85. Swimming Pool		67. Ginat Snake & Ladder
21. Timber Bridge	86. Gymnasium		68. Dhaayam
22. Log Walk	87. Aerobic / Zumba Hall		69. Lambs & Tigers
23. Geriatric Gym	88. Reception area		70. Palankuzhi
24. Reflexology pathway	89. Office		
25. Multi-purpose court	90. Work from Home Lounge		
26. Tennis Court & Fence			
27. Cricket practice nets			

*Amenities are part of OSR. #Clubhouse amenities can be accessed by all Villa residents of Aaranya.

23. Does the project use solar energy?

Yes, solar power is used for the electrical fittings in the club house of the project.

24. 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.

25. What is the total area of the Open Space Reserve (OSR) in TVS Emerald Aaranya?

Almost 1.25 acres (52,216 Sq. Ft) of land as OSR in the entire project of TVS Emerald Aaranya

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

24x7 security and CCTV camera surveillance

27. 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.

28. Are modifications permitted in the Villas?

Customisation of Villa 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.

29. 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 named "Pulse" which will highlight the progress of construction.

30. Do you provide rental assistance?

Yes, we provide rental assistance.

31. 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.

32. 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.

33. Is title to the project lands Clear?

Yes, title to the project lands is clear.

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