



TVS Emerald

THANISANDRA



1911

SHRI T V SUNDARAM IYENGAR
Launches South India's first Rural Bus Service

A LEGACY OF TRUST

A 114 YEAR YOUNG BRAND



1929

TVS bring General Motors to South India.

1946

Southern Roadways starts serving the transport needs of India.

1954

IMPAL begins trading auto spares.

1962

Lucas TVS formed to make Auto Electricals.

1964

Brakes India begins operations. Sundaram Clayton starts producing Brake Actuation equipment.

1978

Sundaram Clayton Limited opens two-wheeler plant in Hosur.

1984

TVS Srichakra starts operations.

1986

TVS Electronics launches printers and keyboards.

2001

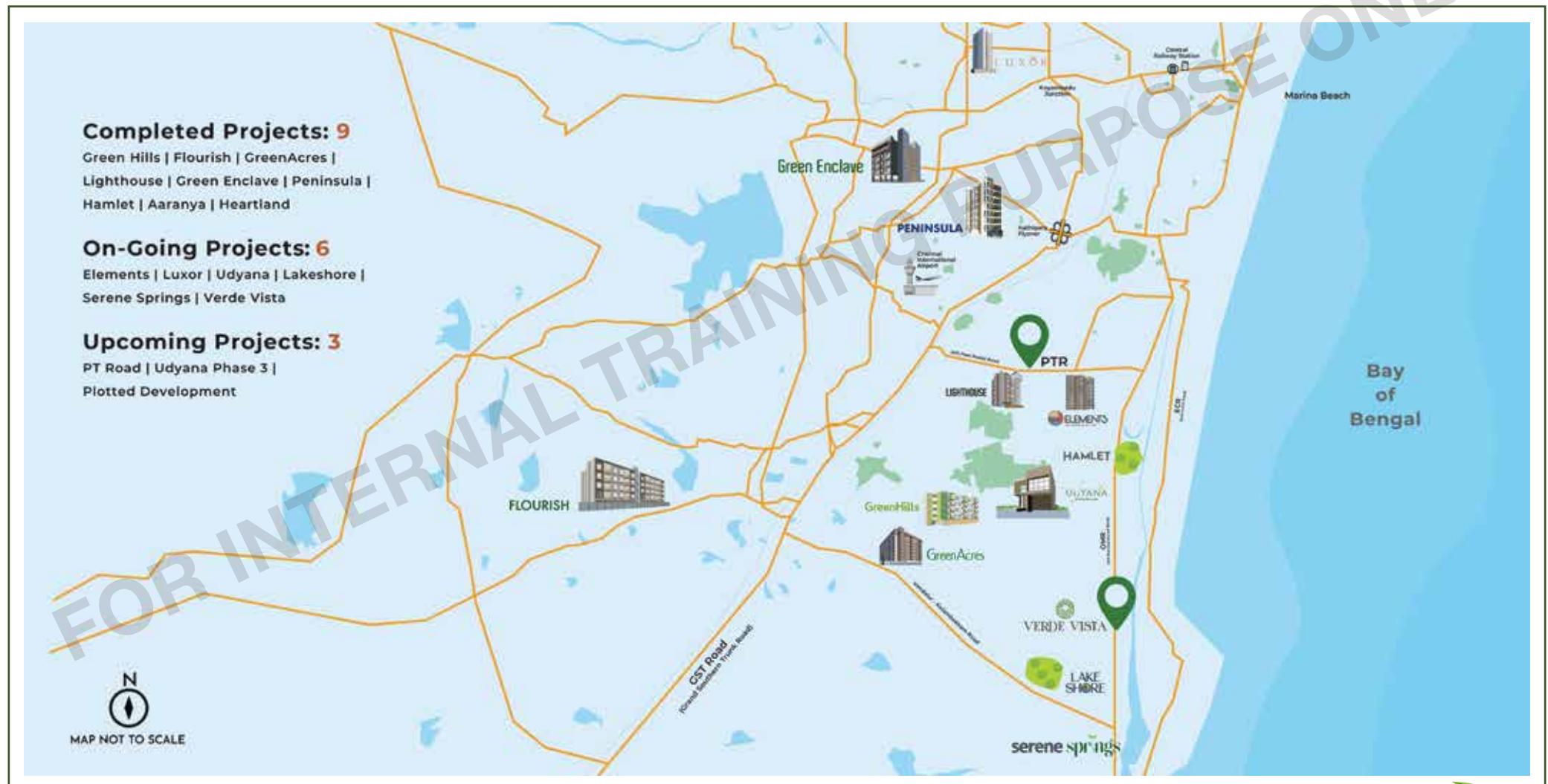
TVS Motor Company formed.

2012

TVS forays into real estate as TVS Emerald.



OUR PRESENCE IN CHENNAI



OUR PRESENCE IN BENGALURU





THANISANDRA

The Shining Star of North Bengaluru!

FOR INTERNAL PUBLISHING PURPOSE ONLY

14th September, 2024

Now, a whole host of tech parks are slated for completion in 2024 and 2025. Bengaluru-headquartered IT major Infosys, which has a sprawling campus in the city, has leased five lakh sq ft of office space at Northgate, SAP Labs India has started constructing its second office in Devanahalli, Boeing will open its second largest campus also in Devanahalli, and Philips Innovation Campus is relocating its campus this year to Yelahanka.

01st October, 2024

Phase 3 of the Bangalore Metro Rail Project, greenlighted earlier this year, is expected to boost property prices in select localities by over 30%, real estate consultants who spoke to HT.com earlier said. This jump is exclusive of the annual price appreciation on account of inflationary pressures.

Upon completion, this phase will help provide metro connectivity to the entire Outer Ring Road and connect southern and western Bengaluru to the Kempegowda International Airport via Hebbal in North.

It must be noted that while the northern region as a whole presents a significant market opportunity, several micro-markets are seen as established localities today such as Hebbal and Jakkur, besides certain pockets in Yelahanka, Thanisandra Main Road and Hennur Road. They are at a distance of 10-20 km from the city centre.

22nd March, 2025

Data from Anarock reveals that average housing prices on Sarjapur Road surged by 63 per cent, reaching Rs 9,850 per square foot by the end of 2024, compared to Rs 6,050 per square foot at the close of 2021. On Thanisandra Main Road, prices saw a 67 per cent increase, rising to Rs 8,900 per square foot from Rs 5,345 per square foot.



07th April, 2025

Expanding infrastructure & connectivity: With projects like the Peripheral Ring Road, elevated expressways, and metro extensions, North Bangalore is rapidly becoming a key commercial and residential hub. The Bangalore International Airport expansion is further boosting real estate prospects.

Emerging business & tech hubs: Unlike East Bengaluru, where IT hubs are well-established, North Bengaluru is still developing its commercial ecosystem. With upcoming tech parks and industrial clusters, areas like Devanahalli and KIADB Aerospace Park are primed for future appreciation.

Thanisandra is witnessing rapid commercial development, driven by strong demand from IT professionals, ensuring robust price growth. Meanwhile, Hennur Road is gaining traction as a promising investment destination, thanks to improved connectivity and the rise of premium residential projects, making it an ideal choice for long-term investors.



THANISANDRA

Your Gateway to a Star Quality Lifestyle!

FOR INTERNAL TRAINING PURPOSE ONLY

YOUR HUB FOR UNMATCHED CONNECTIVITY!

Upcoming Metro Stations



Kempegowda International
Airport - 20 minutes

Hebbal Metro Station
20 minutes



Jakkur Cross Metro Station
20 minutes



Nagawara Metro Station
17 minutes



Bagalur Cross Metro Station
7 minutes



Approx. time as per Google Maps.

Source: <https://themetrorailguy.com/bangalore-metro-phase-2b-information-map-updates/>

BRINGING WORK CLOSER TO YOU!

IT Hubs

● Existing ● Upcoming

Prestige Century Landmark

25 minutes



Century Downtown

22 minutes



DNR Hines Uptown

22 minutes

Prestige Tech Cloud Park

20 minutes



L&T Tech Park

20 minutes



Bagmane Business District

18 minutes



Bhartiya City IT Park

10 minutes



Purvankara Business Park

15 minutes



Approx. time as per Google Maps.

Source: <https://www.moneycontrol.com/news/business/north-bengaluru-turns-citys-new-hotspot-as-infrastructure-and-business-lead-the-way-11365901.html>

Source: <https://www.ibtimes.co.in/upcoming-tech-parks-bengaluru-over-25-mega-projects-transform-north-bluru-see-list-862473>

LEARNING JUST AROUND THE CORNER!

Educational Institutions



Schools



Colleges

Ryan International School

20 minutes



EuroSchool North Campus

12 minutes



Chrysalis High School

17 minutes



Delhi Public School

10 minutes



Presidency PU College

9 minutes



Reva University

2 minutes



WHERE HEALTH IS ALWAYS NEARBY!

Hospitals



Aster CMI Hospital

20 minutes



Sparsh Hospital

12 minutes



Manipal Hospital

20 minutes



Cytec care Hospital

10 minutes



Cloudnine Hospital

10 minutes



Apex Multi Speciality Hospital

2 minutes





LOCATION HIGHLIGHTS

Everything in your orbit!

FOR INTERNAL TRAINING PURPOSE ONLY



Stock image for representation purposes only.

Bang on the
THANISANDRA MAIN ROAD





Stock image for representation purposes only.

Neighbouring
REVA UNIVERSITY





Stock image for representation purposes only | Approx. time as per Google Maps.

Upcoming
BAGALUR CROSS METRO STATION - 7 MINS



Stock image for representation purposes only | Approx. time as per Google Maps.

DPS NORTH

10 Minutes



Stock image for representation purposes only | Approximate time as per Google Maps.

PHOENIX MALL OF ASIA

15 Minutes



Stock image for representation purposes only | Approx. time as per Google Maps.

MANYATA TECH PARK

20 Minutes





KEMPEGOWDA INTERNATIONAL AIRPORT

20 Minutes





MASTER LAYOUT PLAN

Thoughtfully Designed Spaces that Shine!

FOR INTERNAL TRAINING PURPOSE ONLY





PROJECT HIGHLIGHTS

Crafted for Stellar Beauty. Built to Shine for Life!

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Area

3.71 Acres



Floors

B + G + 12



Apartments

393



100% Vaastu Compliant

Homes



The Grand

Clubhouse



Bang on
**Thanisandra
Main Road**



Premium
Specifications



Typologies
**2BHK 2T | 3BHK 2T
3BHK 3T**



VAASTU

The Star Key to Unlocking a Harmonious Home!

FOR INTERNAL TRAINING PURPOSE ONLY



Stock image for representation purposes only.

ENTRY IN NORTH, EAST OR WEST

It lets in or keeps out the cosmic energy flow that promotes health, wealth and harmony.





Stock image for representation purposes only.

SOUTH WEST MASTER BEDROOM

This positioning promotes unwavering focus and discipline, which helps reduce distractions and boost productivity.





Stock image for representation purposes only.

KITCHEN NORTH WEST / SOUTH EAST

A north-west kitchen brings good health, improves relationships among the family members, and brings financial growth.





AMENITIES

Inspired by Celestial Brilliance!

FOR INTERNAL TRAINING PURPOSE ONLY



Stock image for representation purposes only.

JOGGING TRACK

A Track for Body and Soul.





Stock image for representation purposes only.

BASKETBALL COURT

Owning the Court. Rule the Game.





Stock image for representation purposes only.

TENNIS COURT

Where Champions Serve First.





Stock image for representation purposes only.

SQUASH COURT

Your Space to Smash, Sweat and Socialize.





Stock image for representation purposes only.

FOR INTERNAL TRAINING PURPOSE ONLY

KIDS' PLAY AREA

Big Adventures for Little Explorers.





Stock image for representation purposes only.

PARTY LAWN

Celebrate Under the Open Sky.





Stock image for representation purposes only.

SWIMMING POOL

Making Waves for All Ages.





Stock image for representation purposes only.

KIDS' POOL

Big Fun for Little Swimmers.





Stock image for representation purposes only.

FOR INTERNAL TRAINING PURPOSE ONLY

MINI THEATRE

Your Private Escape to the Movies.





Stock image for representation purposes only.

BANQUET HALL

A Place to Gather, A Place to Celebrate.





Stock image for representation purposes only.

GAMES ROOM
Your Ultimate Play Zone.





Stock Image for representation purposes only.

GYMNASIUM
Where Goals Become Gains.





Stock image for representation purposes only.

CO-WORKING SPACE (INDOOR)

Where Productivity Finds Its Place.





Stock image for representation purposes only.

GAZEBO

Your Cozy Corner in the Great Outdoors.



Stock image for representation purposes only.

AROMA GARDEN

Where Fragrance Heals the Soul.





UNIT PLANS

Created for Seamless Efficiency and Timeless Style!

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2BHK 2T - TOWER A (UNIT 02)



Saleable Area

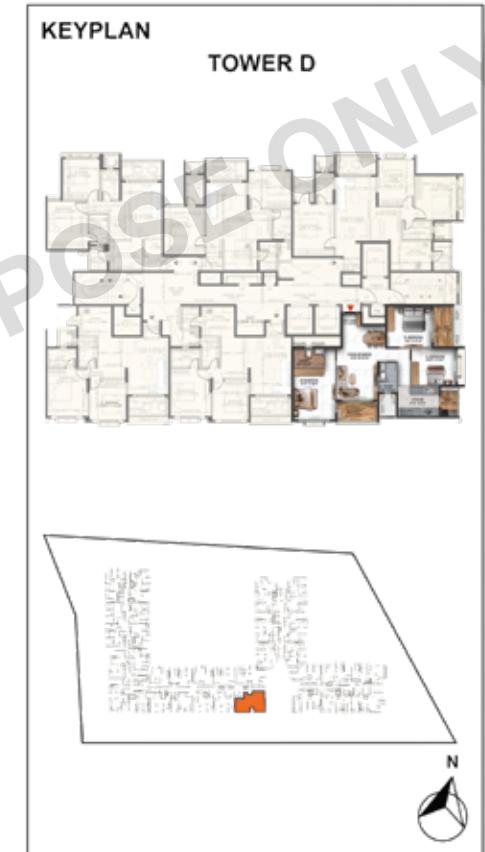
1217 sq. ft.

Note:

1. Room dimensions indicated are from unplastered surfaces and would vary after plastering/tiling.
2. Indicated balcony dimensions are inclusive of parapet/skirting/railing width.
3. Interiors shown are for representation purposes only.
4. The saleable area in square feet has been rounded off to the nearest decimal.

Disclaimer: Saleable area mentioned is tentative and subject to change.

3BHK 2T - TOWER D (UNIT 01)



Saleable Area

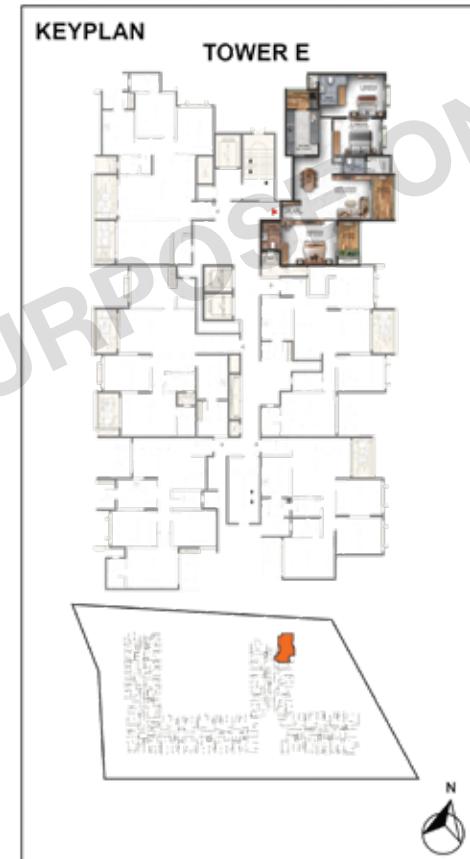
1629 sq. ft.

Note:

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3BHK 3T - TOWER E (UNIT 01)



Saleable Area

1920 sq. ft.

Note:

1. Room dimensions indicated are from unplastered surfaces and would vary after plastering/tiling.
2. Indicated balcony dimensions are inclusive of parapet/skirting/railing width.
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4. The saleable area in square feet has been rounded off to the nearest decimal.

Disclaimer: Saleable area mentioned is tentative and subject to change.