



**TVS**  Emerald

# AURALIS



**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







# **THANISANDRA**

The Shining Star of North Bengaluru!



14<sup>th</sup> 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.

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.

01<sup>st</sup> October, 2024

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.





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.

**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!

# YOUR HUB FOR UNMATCHED CONNECTIVITY!

Upcoming Metro Stations

 Kempegowda International Airport - 20 minutes

Jakkur Cross Metro Station  
20 minutes

Hebbal 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



**L&T Tech Park**  
20 minutes



**Prestige Tech Cloud Park**  
20 minutes



**Bagmane Business District**  
18 minutes



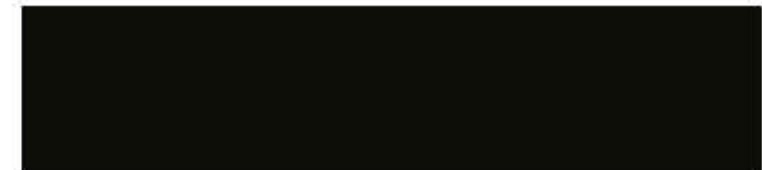
**Manyata Tech Park**  
20 minutes



**Bhartiya City IT Park**  
10 minutes



**Purvankara Business Park**  
15 minutes



# 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



**Cytecare Hospital**  
10 minutes



**Sparsh Hospital**  
12 minutes



**Aster CMI Hospital**  
20 minutes



**Cloudnine Hospital**  
10 minutes



**Manipal Hospital**  
20 minutes



**Apex Multi Speciality Hospital**  
2 minutes





# **LOCATION HIGHLIGHTS**

Everything in your orbit!



Bang on the  
**THANISANDRA MAIN ROAD**



Neighbouring

**REVA UNIVERSITY**



Upcoming

**BAGALUR CROSS METRO STATION - 7 MINS**



**DPS NORTH**

10 Minutes



## PHOENIX MALL OF ASIA

15 Minutes



# MANYATA TECH PARK

20 Minutes



Stock image for representation purposes only | Approx. 01m:40s per Google Maps

# KEMPEGOWDA INTERNATIONAL AIRPORT

20 Minutes



# **MASTER LAYOUT PLAN**

Thoughtfully Designed Spaces that Shine!



01

10

A

05

04

06

02

03

09

E

08

B

C

D

F

07



# **PROJECT HIGHLIGHTS**

Crafted for Stellar Beauty. Built to Shine for Life!



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!



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.



## **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!



istock image for representation purposes only.

## **JOGGING TRACK**

A Track for Body and Soul.



Blank image for representation purposes only.

## **BASKETBALL COURT**

Own the Court. Rule the Game.



# 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.

## **KIDS' PLAY AREA**

Big Adventures for Little Explorers.





Stock image for representation purposes only.

## **PARTY LAWN**

Celebrate Under the Open Sky.



# **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.

## 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 presentation 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.





**AURALIS** 