

emami*

TEJOMAYA

RAYS OF BRILLIANCE

NAVALOOR, OMR, CHENNAI

The Emami Group



Built on strong foundations. Built to last

Founded in 1974, the Emami Group today is a diversified business conglomerate with a business valuation of more than Rs. 30,000 crore, employing 20,000 people with 6,25,000 retail outlets across over 60 countries.

Emami Group - Subsidiaries

- Emami Agrotech - one of the largest edible oil companies in the country
- CRI Tips - 4th largest ball point tips manufacturer globally
- Frank Ross - largest pharmacy retail chain in West Bengal
- Emami Chisel Art - one of the largest contemporary art galleries of eastern India
- Emami Paper Mills - largest newsprint manufacturer in the country
- AMRI Hospitals Ltd - largest hospital chain in the private sector in eastern India
- Starmark - largest book-cum-leisure store in West Bengal

Emami Realty: a pioneer in the real estate sector, with landmark creations in India & abroad covering over 3.6 crore sq. ft.*

Emami Group - New Ventures

- 4 MT cement plant • 60 MW captive power plant • State-of-the-art hospital in Bhubaneswar & Kolkata
- 1 lakh ton multilayer coated board manufacturing unit • New unit of CRI Tips at FALTA-SEZ • 200 MW solar plants

Every second, around 100 pieces of Emami products are sold - somewhere in the world.

Leading Power Brands

Boroplus – largest selling antiseptic cream with 78% market share.

Fair and Handsome – category creator, with 61% market share.

Navratna Oil – leader with 57% market share in the cool oil category.

Zandu and Mentho Plus Balm – 61% market share.

Navratna Cool Talc – a category creator, with a 24% market share and with a 5-year CAGR of 50.3%



CSR

Contributing in the areas of education, health, women empowerment & environment.

* Completed/under planning & construction. This figure also includes projects with partners & associates.

Founders' message



“Your dreams come true and so do ours...”

As the founders of Emami, we made a commitment to ourselves that the organization will exhibit values that are most important to our customers. Every interaction will be based on quality, transparency, customer focus and a commitment to delivery. Over the years, this is what has helped us cultivate a mutually beneficial relationship for everyone associated with us.

It is with this commitment that we bring to you the promise of a better future through Emami Realty. We assure you that the same principles of quality and customer service that have made our other businesses achieve a significant local and global presence, will apply to Emami Realty. Our mission is to deliver residential and commercial projects that are contemporary, global and well appreciated by the end-user.

Two visionaries **Shri Radhe Shyam Agarwal** and **Shri Radhe Shyam Goenka** started a modest business venture which grew to become the corporate giant it is today.

The latest offering comes to you in the form of Emami Tejomaya, located on Old Mahabalipuram Road, Chennai. We have onboard as our principal architect, SRSS, Singapore, Sitetectonix, Singapore as landscape consultants, L&T as the building contractors and Meinhardt as MEP consultants. They will deliver a world-class home that will be one of the aspirational landmark properties of Chennai.

As the founders of the Group, we extend the Emami promise to you and at the same time look forward to warmly welcoming you to be part of Emami Tejomaya, Chennai.

Best regards,
Yours sincerely,
R.S. Agarwal and R.S. Goenka

It wasn't just another evening.

*A cool breeze had wafted in
without an announcement.*

*Soon the sky was blotted by
an army of dark clouds.*

The faint sound of a distant thunder.

The unmistakable smell of wet earth.

The rain fell pitter-patter on the windshield.

We wasted no time in getting home.

And rushed to the terrace.

That was our first shower together.





About us

Emami Realty was incorporated in 2006, as a private limited company, to undertake real estate projects in the residential, commercial and retail sectors. The Emami Group is being led under the joint chairmanship of Mr. R.S. Agarwal and Mr. R.S. Goenka, the flagship company being Emami Limited, which has a market capitalization of over Rs. 20,000 crore. The Emami Group has interests in diversified businesses like FMCG, Paper, Cement, Agrotech, Healthcare, Retail and Real Estate with a cumulative business valuation of more than Rs. 30,000 crore.

Emami's footprint in the real estate sector spans across Mumbai, Kolkata, Chennai, Coimbatore, Madurai, Hyderabad, Bhubaneswar, Jhansi and Indore. **International:** Colombo. The company has over 3.6* crore sq.ft. of area encompassing residential, commercial and retail offerings.

*Completed/under planning & construction. This figure also includes projects with partners & associates.

*That evening
I sent him to receive my parents.*

*So that I could surprise them
with their favourite kesari.*

*But their biggest surprise
turned out to be the well-kept house.
Of course, we had a lot to talk.*

But I couldn't help frequenting the kitchen.

*I had to serve dinner at 8.
That's the clock they've always followed.*

*The dinner was nothing fancy.
Rasam and some potato fry.*

*But when they asked for second helpings,
I knew it was well received.*

Later, appa wanted to watch some TV.

"No appa, it's time for bed."

He couldn't believe his ears. Amma just smiled.

*That's the first time
I felt like a grown-up in front of my parents.*





emami*
TEJOMAYA
RAYS OF BRILLIANCE
NAVALOOR, OMR, CHENNAI

Emami Tejomaya, a project from the Emami Group, is a shining example of quality, trust and excellent workmanship coming together. Every home at Emami Tejomaya offers you unparalleled radiance in terms of beauty, aesthetics and thoughtful features. A perfect combination of global expertise with Indian sensibilities, Emami Tejomaya, being constructed by L&T, is designed by SRSS (Singapore) and Sitetecnonix (Singapore) are the landscape consultants while Meinhardt is the MEP experts. This golden opportunity is brought to you by the hands that built India's most trusted brands.

- Emami Tejomaya is located at Navaloor, on OMR (on the OMR main road)
- 1 BHK Studio to 4 BHK from 498 sq.ft. to 2021 sq.ft.
- Adjacent to the upcoming Grand Marina Mall and a short walk from Novotel Hotel
- In close proximity to SIPCOT, TCS, Polaris, Cognizant and prominent educational institutions



*"Congratulations,
you are going to become a father",
said the doctor.*

*We heard exactly what we came to hear.
And we made sure our parents heard
exactly what they've always wanted to.
The doctor prescribed a few dos and don'ts
drawn from her professional experience.
Our parents sent us a far more elaborate dossier,
compiled from their unpublished wisdom.
One impatient month after another crawled by.
But one fine morning, our little guest came home.
And he brought with him,
our entire curious neighbourhood.
It was a long, tiring day.
At the end of which,
both of us couldn't wait to get into bed.
But with wide empty eyes, it looked
like the little one had other plans.
So I had to take matters into
my own hands, literally.*

*That's the first time daddy tried his luck
at a makeshift lullaby.*

Master plan

Treeland Boulevard

Mangrove style orchard garden

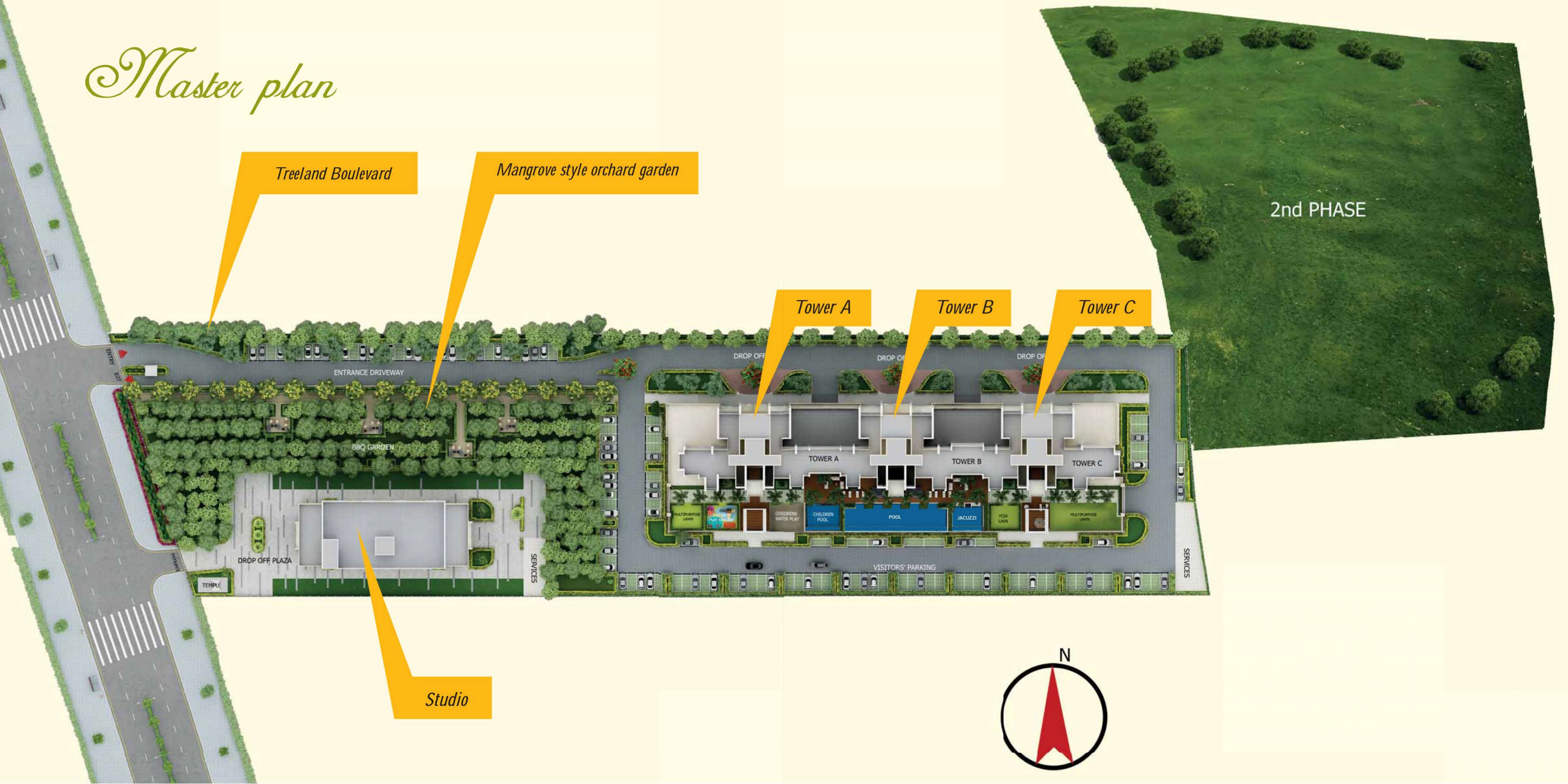
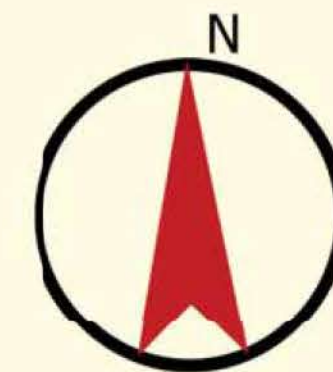
Tower A


Tower B

Tower C

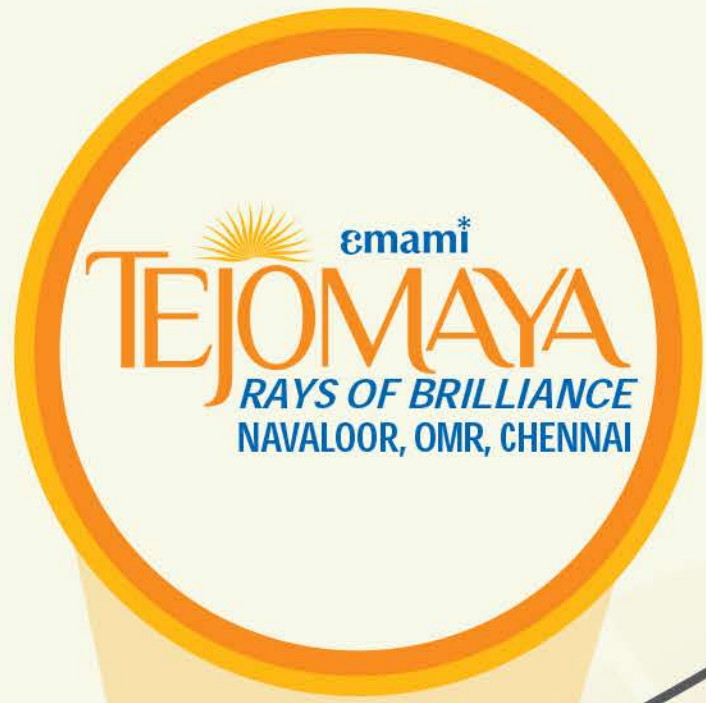
2nd PHASE

Studio





Emami Tejomaya is a green oasis of outstanding and exclusive luxury. It's filled with wide open spaces and beautiful scenery to help you get in touch with Nature.



Location map

LOCATIONAL ADVANTAGES

- | | |
|--|---|
| Landmark | Educational institutions |
| Airport - 50 mins | Colleges |
| Thiruvananthapuram Railway Station - 40 mins | Sathyabama University - 5 mins |
| Velachery Railway Station - 35 mins | Hindustan University - 10 mins |
| Adyar bus depot - 40 mins | Schools |
| Navaloor bus stop - 2 mins | American International School - 20 mins |
| Siruseri bus stop - 4 mins | HUS - adjacent |
| Sholinganallur junction - 15 mins | PSBB - 10 mins |
| | PSBB Millenium - 20 mins |
| IT Companies | Hotels |
| SIPCOT (IT Park) - Diagonally opp | Novotel - 2 mins |
| HCL - 5 mins | Aloft - 15 mins |
| Infosys - 10 mins | Fortune Select - 20 mins |
| Polaris - Opp | Asiana - 5 mins |
| Cognizant - 10 mins | Taj Gateway - 15 mins |
| TCS - 5 mins | Leisure & entertainment |
| Accenture - 10 mins | VGP - 25 mins |
| Shopping malls | Mayajaal - 35 mins |
| Coromandal Plaza - 2 mins | Vandalur Zoo - 30 mins |
| hi-style - 20 mins | |
| Grand Marina Mall - adjacent | |
| Hospitals | |
| Chettinad Hospitals - 10 mins | |
| Global Hospitals - 15 mins | |
| Apollo Hospitals - 20 mins | |

*Welcome guests into your home
with pride through the luxurious
five-star front lobby.*



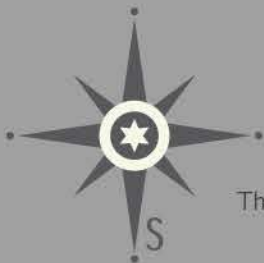
TYPE A1

2 BHK + 2T



Description	Size
A. Foyer	3'9" x 4'9"
B. Living-cum-Dining	11'10" x 18'3"
C. Balcony	11'10" x 3'5"
D. Master Bedroom	10'10" x 12'2"
E. Master bed Bathroom	5'3" x 9'4"
F. Bedroom - 2	9'6" x 12'2"
G. Common Bathroom	7'1" x 5'9"
H. Kitchen	7'1" x 10'2"
I. Utility area	7'1" x 5'3"

Saleable Area:
1158 sq. ft.



The plan shown above is only indicative and subject to variations and modifications by the developer for technical and other reasons, without any notice or reference.

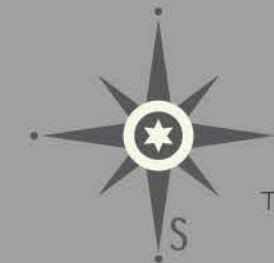
TYPE A2

2 BHK + 2T



Description	Size
A. Living-cum-dining	11'10" x 19'10"
B. Master bedroom	11' x 11'2"
C. Master bed Bathroom	5'3" x 8'2"
D. Bedroom - 2	9'4" x 11'2"
E. Common bathroom	8'2" x 4'5"
F. Kitchen	5'7" x 9'2"
G. Utility Area	7'1" x 5'3"

Saleable Area:
1058 sq. ft.



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TYPE B1A

3 BHK + 2T



Description	Size
A. Living cum dining	25'11" × 13'1"
B. Balcony	13'4" × 3'11"
C. Master Bedroom	13'4" × 10'10"
D. Master bedroom Dresser	5'1" × 5'3"
E. Master bed Bathroom	7'10" × 5'3"
F. Bedroom - 2	11'10" × 9'10"
G. Bedroom - 3	10'4" × 9'2"
H. Common bathroom	5'3" × 7'10"
I. Kitchen	12'2" × 7'10"
J. Utility area	5'5" × 5'1"

Saleable Area:
1504 sq. ft.



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TYPE C1A

3 BHK + 3T



Description	Size
A. Foyer	3'7" × 4'5"
B. Living-cum-dining	25'11" × 13'1"
C. Master bedroom	13'4" × 10'6"
D. Master bedroom Study Area	7'7" × 4'5"
E. Master bed Bathroom	7'10" × 5'3"
F. Master bedroom Dresser	5'1" × 5'3"
G. Master bed Balcony	7'7" × 3'11"
H. Bedroom - 2	11'10" × 9'10"
I. Common Bathroom	5'3" × 8'2"
J. Bedroom - 3	10'4" × 11'2"
K. Bedroom - 3 Bathroom	5'5" × 8'
L. Kitchen	12'2" × 8'2"
M. Utility area	5'5" × 5'1"

Saleable Area:
1650 sq. ft.



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TYPE C2

3 BHK + 3T



Description	Size
A. Foyer	3'7" x 4'5"
B. Living cum dining	25'11" x 13'1"
C. Master bedroom	13'1" x 11'4"
D. Master bedroom Wardrobe	4'11" x 5'3"
E. Master bedroom Balcony	3'11" x 13'
F. Master bed Bathroom	7'10" x 5'3"
G. Master bath Dresser	4'11" x 5'3"
H. Bedroom - 2	11'10" x 9'10"
I. Common Bathroom	5'3" x 8'2"
J. Bedroom - 3	10'4" x 11'2"
K. Bedroom - 3 Bathroom	7'10" x 5'3"
L. Kitchen	12'2" x 8'2"
M. Utility area	5'5" x 5'1"

Saleable Area:
1699 sq. ft.



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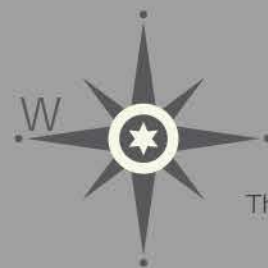
TYPE D1

4 BHK + 3T



Description	Size
A. Foyer	11'8" x 4'5"
B. Living-cum-dining	23'7" x 14'9"
C. Master bedroom	13'7" x 10'6"
D. Master bed Bathroom	8'2" x 5'3"
E. Master bedroom Balcony	3'11" x 13'9"
F. Master bed Dresser	5'1" x 5'3"
G. Bedroom - 2	11'10" x 9'10"
H. Bedroom - 3	10'4" x 11'2"
I. Common Bathroom	5'7" x 8'2"
J. Bedroom - 4	11' x 9'10"
K. Bedroom - 4 Bathroom	7'10" x 5'3"
L. Bedroom - 4 Dresser	8'2" x 5'7"
M. Kitchen	7'9" x 11'4"
N. Maidroom	5'9" x 7'1"
O. Maid Toilet	5'9" x 2'11"
P. Utility area	5'9" x 5'3"

Saleable Area:
2021 sq. ft.



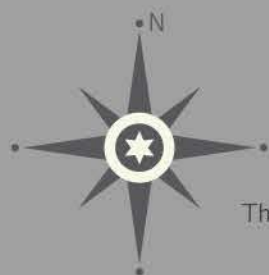
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TYPE STUDIO E1



Description	Size
A. Foyer/Dress	5'11" × 4'11"
B. Living-cum-dining	13'3" × 10'10"
C. Bedroom	8'0" × 9'8"
D. Bathroom	4'11" × 7'9"
E. Kitchen	5'11" × 6'3"

Saleable Area:
498 sq. ft.



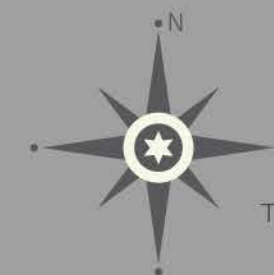
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TYPE STUDIO E2



Description	Size
A. Foyer	4'4" × 5'3"
B. Living-cum-dining	18'1" × 8'6"
C. Balcony	2'3" × 5'3"
D. Bedroom - 1	11'10" × 9'10"
E. Bedroom - 2	8'2" × 9'10"
F. Bathroom	8'3" × 4'11"
G. Kitchen	5'10" × 6'3"

Saleable Area:
734 sq. ft.



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*Three months after the wedding,
we chanced upon an unexpected gift.*

*A little paunch.
I advised her to stay off
ice-creams and chocolates.
She ordered me to stay away
from the office parties.
But that was never going to be enough.
Thankfully our home came with
the luxury of a jogging track.
It was kind of an awakening.
We also woke up to the
morning alarm. 6:30 a.m.
And we were already on our third lap*

*That's the first time we realized that fitness
can be fun when you have good company.*



Live life and relax in a soothing first-class jacuzzi.



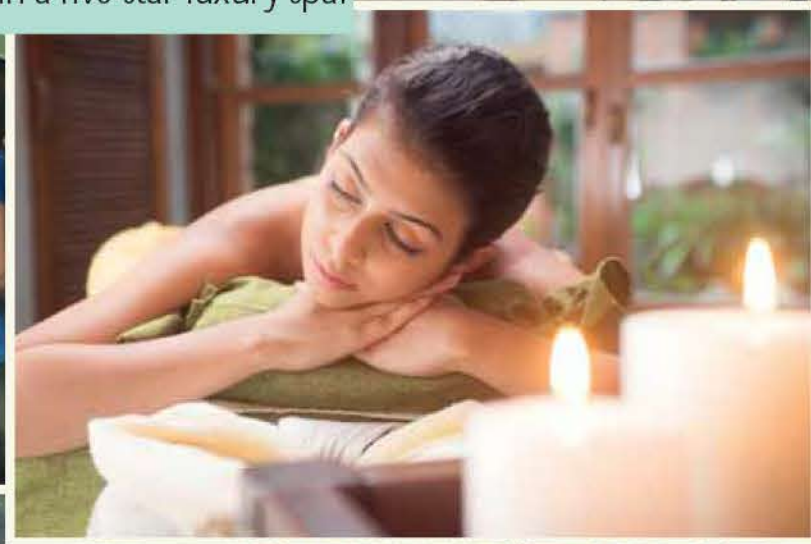
Beautiful lush lawns that are the perfect setting for any occasion.

Unwind with a relaxing dip in the beautifully designed infinity pool, in the clubhouse area. Also, equipped with a jacuzzi and a special pool for kids. The pool helps you enjoy a refreshing swim after a long day to rejuvenate and leave your worries behind.



*Now workout at your convenience
and keep fit with a
fully-equipped modern gym.*

Relax in a five-star luxury spa.



Ease your senses
with yoga.

*A great chance to meet new people,
relax and face-off at the indoor
games room.*



Enjoy a game of snooker.



Fun indoor games
for the entire family.

Filled with many fun activities, the kids' play area is the perfect place for children to enjoy and make new friends.



Children can go wild in the Kid's pool and wet play area



Go for a lovely stroll around the luscious green walkway that leads to a delightful mangrove-styled orchard garden.



Spend quality time with your friends and family at the Barbeque garden.



Chill out and enjoy the great outdoors relaxing on a hammock.





*Enjoy wonderful amenities
that is bound to help you relax
and make your life a breeze.*



BARBEQUE GARDEN



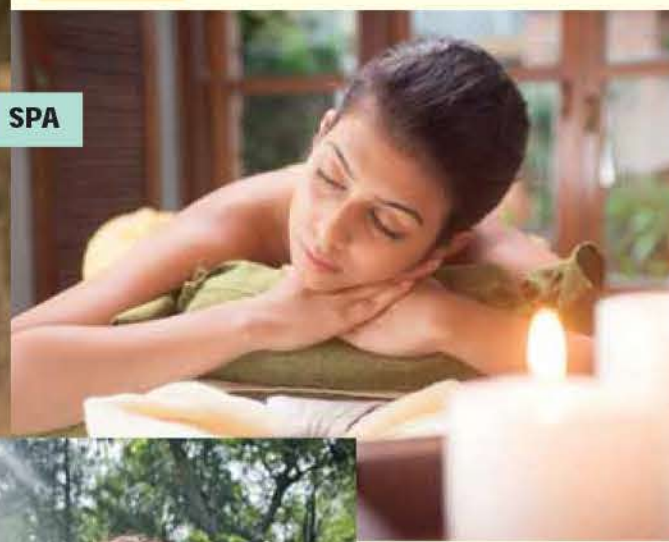
CONVENIENCE STORE



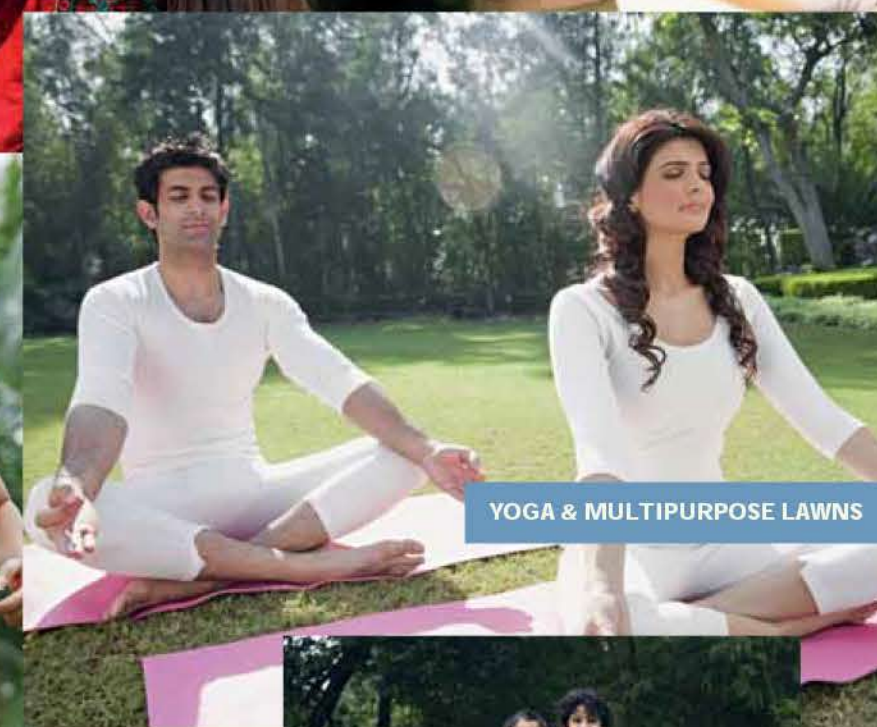
ATM, INTERCOM,
CCTV SURVEILLANCE



SPA



CYCLING/JOGGING TRACK



YOGA & MULTIPURPOSE LAWNS



BANQUET HALL



*The first thing our window opened to
was a heated conversation.*

*She decided long back
that the curtains had to be
pink with lots of lilac flowers.*

*I was rooting for something
more simple and earthy.*

*She said "Brown doesn't
exist in my palette."*

*"I grew out of pink when
I was 10," I retorted.*

We never spoke during lunch.













But the silence couldn't sit through dinner.

We decided to meet midway.

*From then on, it's been fun to watch the
curtains change their gender every month!*

*That's the first time we realized that
a little give and take could go a long way.*

Specifications

FLOORING			
	Living dining	Vitrified tiles	      
	Corridor	Vitrified tiles	
	Master bedroom	Laminated Wooden flooring	
	Bedrooms	Vitrified tiles	
	Balcony	Anti-skid ceramic tiles	
	Kitchen	Vitrified tiles and Dado up to 2 ft. with ceramic tiles, granite counter	
	Utility	Vitrified tiles	
	Toilets	Anti-skid ceramic tiles on floor & ceramic tiles on Dado	
SANITARY FITTINGS		Reputed brand	
CP FITTINGS		Reputed brand	
DOORS		Main door	
	Bedroom	Flush door	
	Bathroom	Flush doors	
WINDOWS		Powder-coated aluminium/UPVC	
PAINTINGS		Internal	
	External	Finished with POP/Putty	
		Weather shield paint finish as per the design of the architect	
ELECTRICAL		Provision for split AC units in all bedrooms, living and dining areas. Sufficient electrical points in all rooms with telephone socket provision in the living room. Washing machine point. Modular switches.	
ELEVATORS		Two 13-passenger and one 15-passenger-cum-stretcher lift	
DG BACKUP		Type A - .75KVA, Type B/C-1.5 KVA and Type D-2 KVA, provided at an extra cost	

Amenities & Facilities

MAIN ENTRANCE	Beautifully designed main gate with security room and proper surveillance systems connected to each tower
SAFETY & SECURITY	Adequate fire fighting and prevention systems as per norms and recommendations of Tamilnadu Fire and Rescue Service Department.
ADDITIONAL FACILITIES	Convenience store ATM Water & sewage treatment plants
CLUB & RECREATION	Exclusive residential clubhouse on 1st floor level Infinity pool and kids' pool on 1st floor podium Mangrove style orchard garden* Jacuzzi Childrens' wet play area Childrens' play area Sports arena for indoor games Banquet hall Gymnasium and spa Multipurpose lawn on podium

* The Mangrove style orchard garden is on the OSR area.

Disclaimer: The above specifications, facilities and amenities are tentative and maybe changed or modified at the sole discretion of the developer and for technical reasons.

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Expert international touch

Emami has sought to bring together cutting-edge capabilities covering every aspect of real-estate projects - like design and development, construction, technology and engineering to make sure that the customers get the best-in-class, globally-recognized standards for their home and investment. A perfect combination of global expertise with Indian sensibilities.

1 PRINCIPAL ARCHITECT: SRSS, SINGAPORE

Smallwood, Reynolds, Stewart, Stewart is an internationally established design firm providing innovative professional services for corporate, commercial, hospitality, residential, industrial, government and educational projects. Their widely acclaimed design solutions reflect their ability to creatively respond to the unique objectives of each project while incorporating high standards for quality, technical competence and cost control.

Signature projects: • ITC Grand Chola Hotel, Chennai • The Atlantic, Chennai • The Leela Palace, New Delhi
• Somerset Greenways, Chennai • MRC Nagar Residential Development, Chennai.



2 LANDSCAPE CONSULTANT: SITECTONIX, SINGAPORE

Sitetectonix is a professional consulting firm based in Singapore. They provide services in landscape architecture, urban design, and planning. Established in 1995, the firm has experienced steady growth and boasts an impressive portfolio of a wide range and variety of projects. They create innovative and cost-effective design solutions that are executed with a high standard of uncompromising quality and dependability.

Signature projects: • Setia Sky Residences, Kuala Lumpur, Malaysia • National University of Singapore
• River Bank @ Fern Vale, Singapore • Lodha Estrella, Mumbai • Raheja Residential, Bangalore



3 CONTRACTORS: LARSEN & TOUBRO

L&T has over the past seven decades been transforming cityscapes and landscapes with structures of immense size and grandeur. India's largest construction organization and ranked among the world's top 30 contractors, the company's capabilities span the entire gamut of construction - civil, mechanical, electrical and instrumentation engineering and its services extend to all core sector industries and infrastructure projects. Several of the country's prized landmarks - edifices, structures, airports, industrial projects, flyovers, viaducts, pipelines - are a result of the considerable skills of L&T.

Signature projects: • TCS, Siruseri, Chennai • Kohinoor Square, Mumbai • Delhi One, Noida



4 MEP (MECHANICAL, ELECTRICAL AND PLUMBING) CONSULTANT: MEINHARDT

In the last 10 years, Meinhardt has undertaken a wide range of projects across India in multiple sectors and their services have encompassed the project life cycle from feasibility, design, bid process management and project management. The current portfolio of projects is a balance between government and private clients and is split across infrastructure and the built environment. Considered as one of the leading international engineering consultancies in India, Meinhardt has a reputation for being a One Stop Integrated Engineering Solution Provider.

Signature projects: • Eureka Tower, Melbourne • MRC Residential Development, Chennai • Ocean Heights, Dubai
• The Sail @ Marina Bay, Singapore • OMA Raheja, Gurgaon



5 RESIDENT ARCHITECT: MHETRAS DESIGN

Mhetras Design, established in the year 2002, is a dynamic architecture and interior design practice with a diverse portfolio of projects. The firm, led by its principals Rajit & Sheetal Mhetras, is dedicated to creating enduring design with an intrinsic commitment to detail & quality.

Signature projects: • Singapore Consulate • Pricol Caledon Square, Coimbatore • VPR Convention Centre, Nellore
• Residential and commercial buildings for Pricol properties, Arihant, Cee Bros, Chaitanya and ASV



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