



— TMH —  
**Anusuya**  
ELEVATED LIVING STARTS HERE

YOUR  
**DREAM HOME**  
AWAITS IN THE HEART OF  
**TAMBARAM**

[WWW.TMHCONSTRUCTIONS.COM](http://WWW.TMHCONSTRUCTIONS.COM)



# WELCOME TO TMH ANUSUYA

# PROJECT OVERVIEW

## WHERE COMFORT MEETS CONVENIENCE

Located in the heart of Tambaram, TMH ANUSUYA is a premium residential project by T.M.H. Construction, designed to offer spacious living, modern amenities, and unmatched connectivity.

With a thoughtful layout of Stilt + 3 Floors, this elegant development brings together superior construction quality and a location that connects you effortlessly to schools, colleges, hospitals, and the IT corridor.



TMH ANUSUYA is a premium residential development that blends modern architecture with practical living. Designed to offer maximum comfort and convenience, this project is ideal for families looking for a peaceful yet well-connected home in Chennai.

<b>Project Name</b>	: TMH ANUSUYA
<b>Structure</b>	: Stilt + 3 Floors
<b>Total Floors</b>	: Ground (Stilt) for parking + 3 residential floors
<b>Configuration</b>	: Spacious 2 & 3 BHK apartments
<b>Flat Sizes</b>	: Ranging from 1050 to 1920 Sq.Ft.
<b>UDS (Undivided Share)</b>	: Up to 733 Sq.Ft.
<b>Location</b>	: Near MEPZ Bus Stand & Sanatorium Railway Station, East Tambaram, Chennai.
<b>Total Units</b>	: 8 thoughtfully designed flats
<b>Design Compliance</b>	: 100% Vaasthu-compliant homes
<b>Builder</b>	: TMH Construction - 20+ years of trusted experience





## AMENITIES

Discover what makes TMH ANUSUYA stand out as a premium living space in Tambaram. From location to safety, every aspect is thoughtfully planned for your peace of mind.



**Premium Residential Location:** Situated in a fast-growing and well-connected area of Tambaram, offering both convenience and value appreciation.



**CCTV Surveillance:** Round-the-clock monitoring of all common areas ensures added security and peace of mind for residents.



**Covered Individual Car Parking:** Each flat comes with its own designated car parking space, keeping your vehicle safe and easily accessible.



**Zero Water Logging:** The site is naturally elevated with an effective drainage system to avoid water stagnation during rains.



**Proximity to Public Transport:** Just minutes away from MEPZ Bus Stand and Sanatorium Railway Station, ensuring effortless connectivity.



**Safe & Secure Traction Lift:** Equipped with a reliable lift that operates up to the terrace, ensuring easy movement for all age groups.



**Easy Access to Daily Essentials:** Close to banks, supermarkets, and other essential services to meet your everyday needs with ease.



# LOCATION ADVANTAGES

TMH ANUSUYA is strategically located in East Tambaram, offering seamless access to essential services, education hubs, IT corridors, and healthcare facilities—making everyday life more convenient and stress-free.



**Nearby Schools – NSN School, Velammal School,** Renowned institutions just minutes away, ensuring top-quality education for your children.



**Nearby Colleges – MCC, VELS, MIT & Bharath University** Easy access to some of Chennai's best colleges, making it an ideal choice for families with college-going students.



**Proximity to IT Hubs – MEPZ, OMR IT Corridor,** Quick connectivity to major employment zones for working professionals in the tech and industrial sectors.



**Nearby Hospitals – Government Hospital, Siddha Hospital,** Reliable healthcare within reach, offering both modern and traditional medical facilities.



**Close to Banks & Supermarkets,** Daily essentials, banking, and shopping are just a short walk or drive away.



**Excellent Transport Connectivity,** Near Tambaram Bus Stop, Tambaram Railway Station, and just a short drive to Chennai International Airport for easy local and international travel.



**Well-Developed Social Infrastructure.** The neighborhood is surrounded by parks, eateries, and civic amenities, making it a well-rounded place to live.

# LOCATION MAP

## SITE ADDRESS

No.25A-139 Thiruvalluvar Street,  
East Tambaram, Chennai-600059.



TOWARDS - GUINDY ← GST ROAD ----- GST ROAD → TOWARDS - VANDALUR



**ELEVATED  
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—TMH ANUSUYA



## FLOOR PLAN

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**SMART  
LAYOUTS.**

**SOLID  
CONSTRUCTION.**

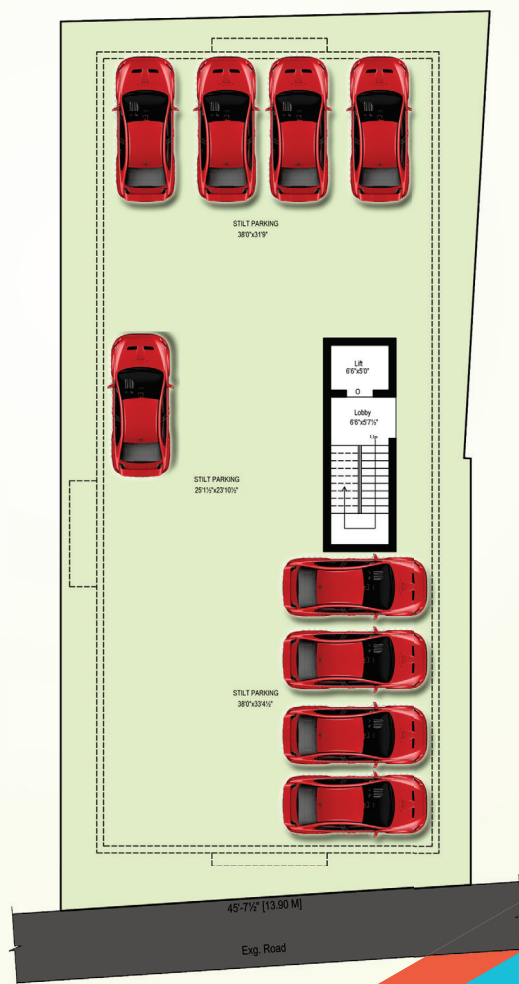
**STRATEGIC  
LOCATION.**

## PROJECT DETAILS

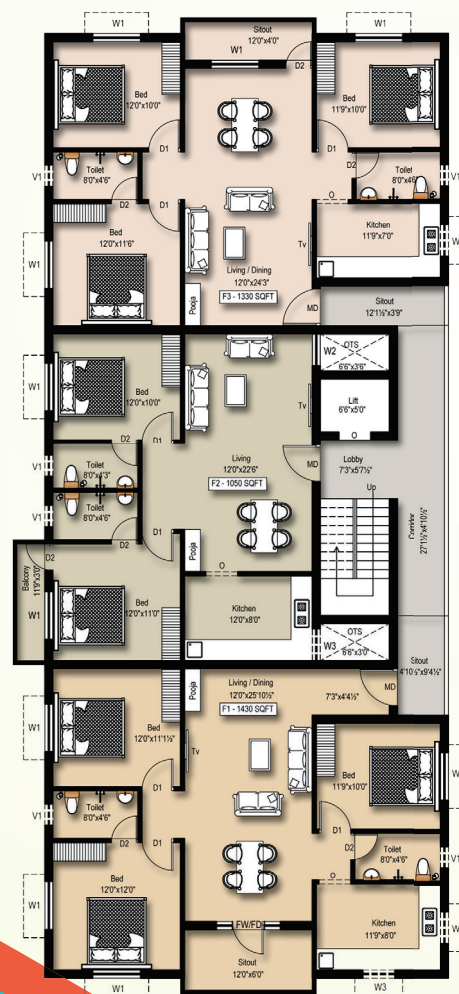
Choose from a range of well-designed 2 & 3 BHK apartments, each offering optimal space, ventilation, and functionality.

Every unit is Vaasthu-compliant and crafted to meet the needs of modern living.

### STILT FLOOR PLAN



### FIRST FLOOR



**F3-1330 SQ.FT.**  
**UDS: 506 SQ.FT.**

A GENEROUS 3 BHK LAYOUT WITH BALANCED SPACE FOR LIVING, DINING, AND PRIVACY.

**F2-1050 SQ.FT.**  
**UDS: 400 SQ.FT.**

A COMPACT YET FUNCTIONAL 2 BHK PERFECT FOR SMALL FAMILIES OR WORKING PROFESSIONALS.

**F1-1430 SQ.FT.**  
**UDS: 545 SQ.FT.**

SPACIOUS 3 BHK IDEAL FOR LARGER FAMILIES, WITH EXCELLENT NATURAL LIGHTING AND OPEN FLOW DESIGN.





## FLOOR PLAN

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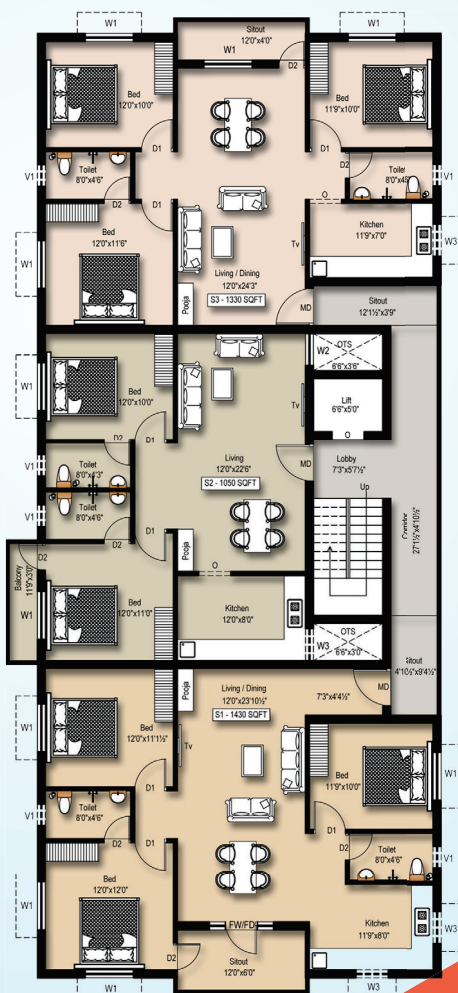
**THOUGHTFULLY  
DESIGNED,  
ELEGANTLY  
BUILT**

**S3-1330 SQ.FT.**  
**UDS: 507 SQ.FT.**  
A WELL-VENTILATED 3 BHK  
UNIT OFFERING A SERENE AND  
PRIVATE LIVING EXPERIENCE.

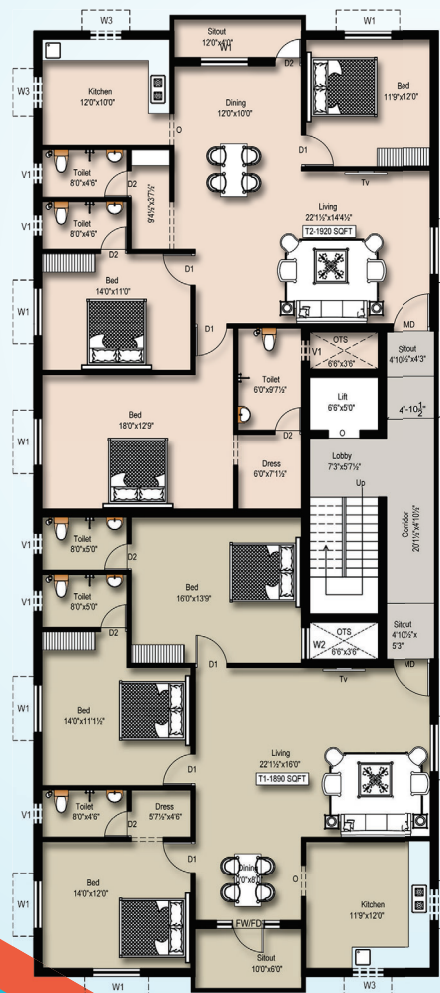
**S2-1050 SQ.FT.**  
**UDS: 400 SQ.FT.**  
COMFORTABLE 2 BHK WITH  
SMART SPACE UTILIZATION AND  
MODERN LAYOUT.

**S1-1430 SQ.FT.**  
**UDS: 545 SQ.FT.**  
IDENTICAL TO F1, THIS UNIT  
OFFERS ELEVATED VIEWS AND  
BETTER VENTILATION.

### SECOND FLOOR



### THIRD FLOOR



**WHERE  
DESIGN  
MEETS  
FUNCTIONALITY**

**T2 - 1920 SQ.FT.**  
**UDS: 733 SQ.FT.**  
THE LARGEST UNIT IN THE PROJECT  
PERFECT FOR THOSE WHO WANT SPACE,  
STYLE, AND COMFORT AT THE TOP.

**T1 - 1890 SQ.FT.**  
**UDS: 720 SQ.FT.**  
PREMIUM 3 BHK WITH EXPANSIVE  
LIVING SPACES AND ACCESS TO THE  
TERRACE-IDEAL FOR LUXURY LIVING.



## SPECIFICATIONS

Every home at TMH ANUSUYA is built with top-grade materials and superior craftsmanship to ensure lasting quality, comfort, and style.

### STRUCTURE – RCC FRAMED STRUCTURE:

Engineered for durability and safety, providing a strong foundation for long-term living.

### FLOORING – SOMANY OR EQUIVALENT VITRIFIED TILES:

Stylish, easy-to-maintain tiles throughout the home offer a sleek and modern look.

### MAIN DOOR – TEAK WOOD FRAME WITH TEAK WOOD SHUTTER:

Elegant and sturdy entrance door offering both security and premium aesthetics.

### INTERNAL DOORS – COUNTRY WOOD FRAME WITH FLUSH SHUTTERS:

Functional and long-lasting interior doors, designed for a refined finish.

### WINDOWS – UPVC WITH CLEAR GLASS & GRILLS:

Weather-resistant and noise-insulated windows ensure better airflow and safety.

### FRENCH WINDOWS & VENTILATORS – UPVC WITH CLEAR GLASS:

Enhanced natural light and ventilation, contributing to a bright, airy living environment.

### ELECTRICAL – COPPER WIRING IN CONCEALED PVC CONDUITS (KUNDAN/ORBIT):

High-quality wiring for long-term safety, supporting modern electrical needs.

### SWITCHES – L & T SWITCHES:

Sleek, durable, and user-friendly modular switches for a clean modern look.

### PLUMBING – COMMON BOREWELL, UG SUMP, SEPTIC TANK & RAINWATER HARVESTING:

A complete and sustainable water management system for uninterrupted daily use.

### SANITARY & CP FITTINGS – PARRYWARE / HINDWARE OR EQUIVALENT:

Trusted brands known for reliability, functionality, and design.

### DADO TILES – 7 FT IN BATHROOMS, 2 FT ABOVE KITCHEN COUNTER:

Easy-to-clean, water-resistant finishes for both kitchen and bathrooms.

### KITCHEN COUNTER – POLISHED GRANITE:

A durable and elegant surface that adds sophistication to your cooking space.

### TERRACE – COOL ROOF TILES:

Reduces heat absorption, keeping upper-floor homes cooler during summer.

### CCTV – INSTALLED IN ALL COMMON AREAS:

Provides an extra layer of security for all residents.

### CUSTOMIZATION – AVAILABLE AT ADDITIONAL COST:

Interiors can be personalized based on client preferences to reflect unique lifestyles.

## WHY CHOOSE US?

TMH ANUSUYA isn't just another residential project—it's a smart investment in comfort, convenience, and quality. Here's why it's the right choice for your next home:

**YEARS  
OF CONSTRUCTION  
EXPERTISE**

**20+**

**SQUARE FEET  
CONSTRUCTED**

**2.5+  
LAKH**

**OVER  
50**

**SUCCESSFULLY  
DELIVERED PROJECTS**



**PRIME LOCATION  
IN TAMBARAM**

**SPACIOUS & VAASTHU  
COMPLIANT HOMES**



**MODERN AMENITIES  
WITH FOCUS ON SAFETY**

**HIGH QUALITY  
SPECIFICATIONS**



**CUSTOMIZATION  
OPTIONS AVAILABLE**



## COMPLETED PROJECTS

### TMH SUDHARSHAN

(Anandha Nagar, East Tambaram)

### TMH POORNIMA

(Thiruvallur Street, East Tambaram)

### TMH PAVITHRAM

(Thiruvallur Street, East Tambaram)

## ONGOING PROJECTS

### TMH SUDHARSHAN

(Thiruvallur Street, East Tambaram)

### TMH SUDHARSHAN

(Professor Colony, East Tambaram)

## UP-COMMING PROJECTS

### TMH VASANTHAM

(Kasiappar Street, East Tambaram)

## Contact Us Today!

Ready to find your dream home or want to know more about TMH ANUSUYA? Our team is here to guide you through every step-from site visits to booking and customization. Reach out to us today and take the first step toward premium living in Tambaram.

### PAYMENT TERMS

WORK DETAILS	PAYMENT
ADVANCE	₹5,00,000.00
AT THE TIME OF ENTERING AGREEMENT	20%
AT THE TIME OF REGISTRATION OF UDS	25%
ON COMPLETION OF BASEMENT	20%
ON COMPLETION OF CLIENT BOOKED FLOOR ROOF	10%
ON COMPLETION OF BRICK WORK	10%
ON COMPLETION OF PLASTERING	10%
ON COMPLETION AND HANDING OVER POSSESSION	5%
GRAND TOTAL	100%



#### T.M.H. CONSTRUCTION

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