

**CITY OF JOY**  
THIRUMAZHISAI



**A home where everything  
is crafted to spark joy**







# CITY OF JOY

THIRUMAZHISAI

## **Futuristic township in one of the most sought-after locations in Chennai**

Get away from the buzz and din of the city into this new world that will soon be one of the most sought after housing destinations. This self-contained township is well-connected to the city and will soon have a Metro Station.

Codename New Thirumazhisai will be a world of its own, housing everything from an in-house CBSE school to senior-fridenly parks, shopping arcades to banquet lawns and kitty corners. Come, experience a new lifestyle in this paradise that's all yours and yours only.

# MANHATTAN CONDOS

## New-Gen Homes

The future is about living in stylish, functional, vibrant and right-sized homes with full of lifestyle amenities and not in large, expensive & difficult-to-maintain homes. Taking design & lifestyle inspiration from 'right-sized Manhattan condos' in New York City, Urbanrise introduces ideal homes for the next-gen. Luxurious lifestyle amenities and swanky homes where every inch of space is utilised make this an address that's irresistible for nuclear families.

### Benefits of owning Manhattan condos



Well-designed  
Homes with  
Zero Wastage  
of space



Stylish Home  
Designed  
to Reduce EMI



Right Size  
Homes for  
Owning and  
Renting



Premium  
Quality  
Internal  
Finishes



**Educational Institutions**

Chennai public School	5 mins
Spartan International School	5 mins
St. John's International School	10 mins
Chaitanya	10 mins
SBVM School	10 mins
Sree Sastha Engineering	3 mins
Rajalakshmi Institute (RIT)	5 mins
Panimalar College	5 mins

**Entertainment Hub**

EVP Carnival	
6 Screens Multiplex	2 mins
KFC	3 mins
Hotel Sageetha	3 mins
McDonald's	4 mins
Queensland Theme Park	5 mins
Chokhi Dhani	15 mins
Reliance Mart	17 mins
Saravana Super Store	20 mins

**Proposed Development**

300 acres Satellite Township	2 mins
Proposed Elevated Express Way (NH4 Bangalore Highway)	3 mins
Proposed Poonamallee bypass Metro station	4 mins
Proposed Kuthambakkam Bus Terminus	5 mins
Proposed Greenfield Airport	30 mins
Proposed Tidel IT Park (Pattabiram)	20 mins

**Easy Connectivity**

NH4 Bangalore Highway	2 mins
Outer Ring Road	5 mins
Poonamallee Bus Depot	7 mins
Sriperumbudur	15 mins
Inner Ring Road	15 mins
Koyambedu Bus Terminus	30 mins
Chennai Airport	35 mins

## **5 REASONS WHY YOU MUST INVEST IN THIRUMAZHISAI**

The area is buzzing with infrastructure projects and emerging as one of the most important locations on the Chennai map.

- 1** The area offers excellent connectivity, with the Bangalore highway, Tirupati highway and the Outer Ring Road - all reachable within 5 minutes.
- 2** The proposed Greenfield Airport at Parandur is just a half-hour drive away.
- 3** The Kuthambakkam Bus Terminus is reachable within 3 minutes.
- 4** The travel time will be further reduced with the widening of the Bangalore highway into a 6-lane.
- 5** You can reach the Metro Station in 3 minutes. As the Metro line is getting extended to Sriperumbudur and Parandur, travel will be a breeze.

# Master Plan



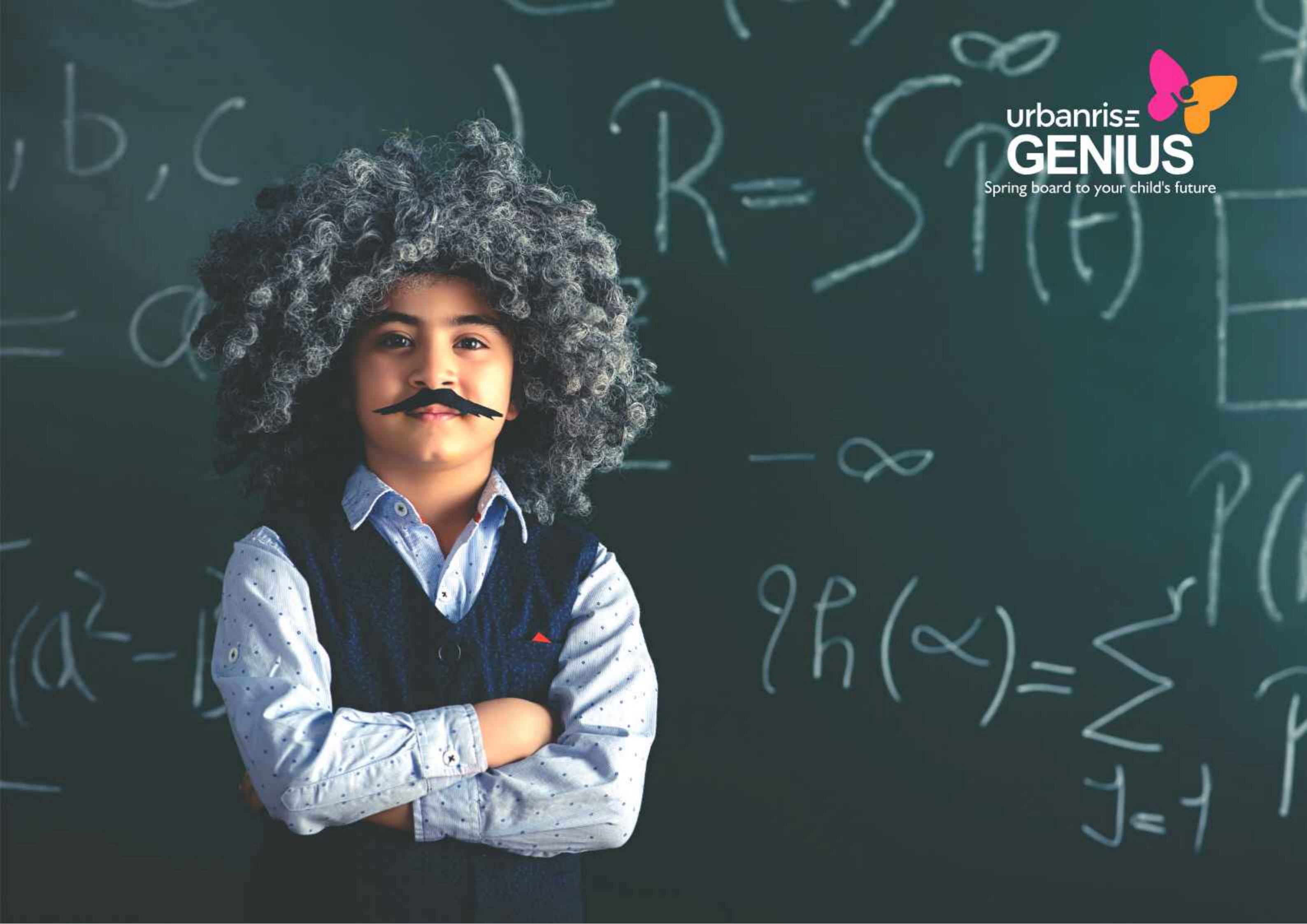




**CITY OF JOY**  
THIRUMAZHISAI

## **100+ amenities** **Immerse yourself in** **dozens of indulgences**

An unparalleled residential experience awaits you with dozens of amenities for entertainment, fitness, wellness, nature, shopping, everyday conveniences and more. Live to your heart's content!



urbanrise   
**GENIUS**  
Spring board to your child's future

## **Our Homes Create Einsteins**

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A genius is not just made in schools. They are nurtured, protected and cultivated at home. This is the reason why Codename New Porur took the initiative to become perhaps the only township in the country with a skill development programme for children.

Urbanrise Genius has special infrastructure and a well-planned orientation programme to catch them young and bring out the best in them. Slowly and steadily, this fertile ground will create new generations of geniuses in a multitude of fields.

The program begins from the playschool level and works right up to 15 years when kids can learn about new technologies, develop new skills and sharpen their intellect to be future-ready. Experience a new lifestyle in this paradise that's all yours and yours only.



## DANCE CLASSES

From Bharatnatyam to ballet, whatever dance form your child fancies, he/she will get a stage to practise their moves on.



## DAY CARE CENTRE & CRECHE

You can leave your child in safe and caring hands at the day care centre that also has ample space for kids to play.



## TUITION CLASSES

Is an ivy league education  
for your child your ultimate goal?  
These tuition classes will get you closer to that wish.



## MUSIC CLASSES

Do you dream of your kid performing at Sydney  
opera house? Let him/her get all the practice they want  
at these specially designed music classes.



## ART CLASSES

Chisel your child's artistic talent so they can fully express their creativity.



## ROBOTICS

It's the golden age of technology, and help your child get ahead as early as possible.



## COOKERY CLASSES

An essential life skill, cooking is a must-learn for all children.



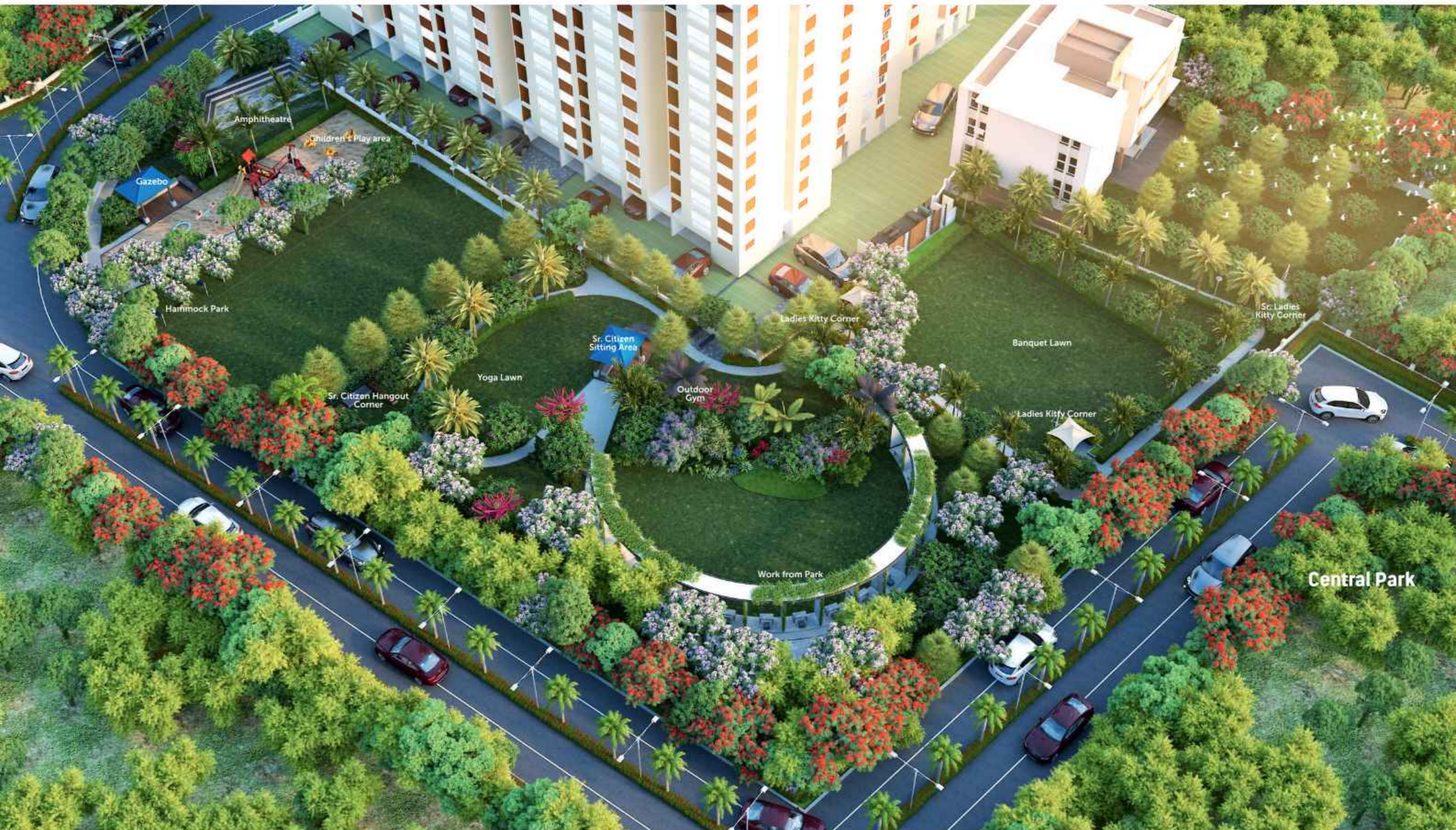
## KARATE CLASSES

Make your kids strong enough to defend themselves in every situation.





**1 Acre Green Park**



Amphitheatre

Children's Play area

Gazebo

Hammock Park

Sr. Citizen Hangout Corner

Yoga Lawn

Sr. Citizen Sitting Area

Outdoor Gym

Work from Park

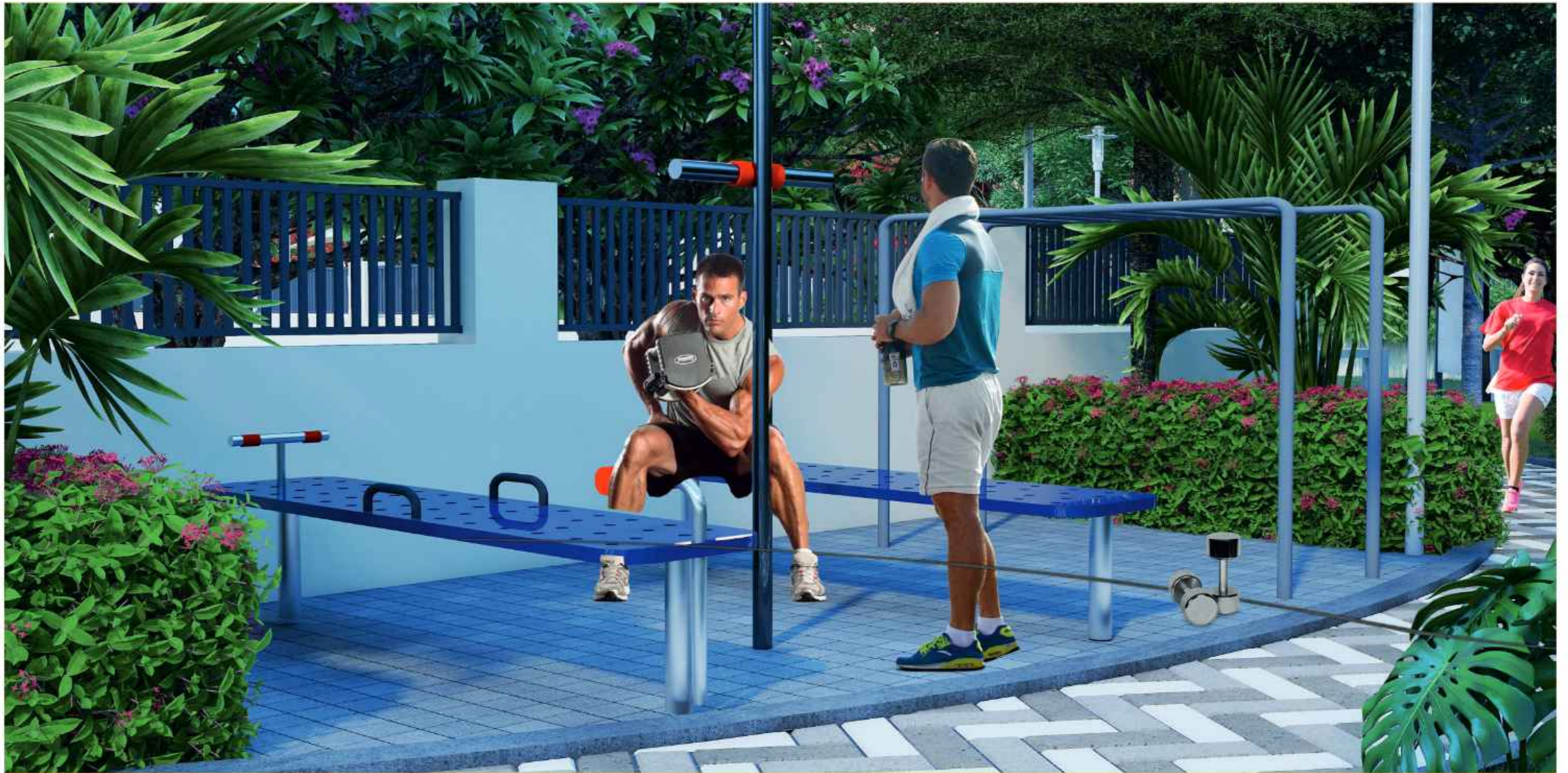
Ladies Kitty Corner

Banquet Lawn

Ladies Kitty Corner

Sr. Ladies Kitty Corner

Central Park



## OUTDOOR GYM

You will be looking for excuses to hit the gym as often as you can, and be one with the nature at our outdoor gym.



## WORK FROM THE PARK

It's not all fun and games at the park. The highlight of the central park is the inspiring co-working spaces we have set up, with nature performing its magic to boost your creativity and productivity.



## OUTDOOR AMPHITHEATRE

The outdoor amphitheatre provides a unique performance space for your events.



## CHILDREN'S PLAY AREA

A well-equipped and safe area for your little ones to stay entertained.



## SR. CITIZEN PLAZA

A seating area designed with an understanding of the needs of the elderly.



## LADIES KITTY CORNER

Ladies can take their kitty parties outdoors to amp up the fun.



## YOUNG ADULT'S HANGOUT AREA

Perfect space for the young and  
young-at-heart  
to have fun under the sun.



## MULTI PURPOSE LAWN

A beautifully landscaped area for  
all kinds of leisure activities.



## HAMMOCK PARK

Unwind and have some me-time with  
the sights and sounds of nature.



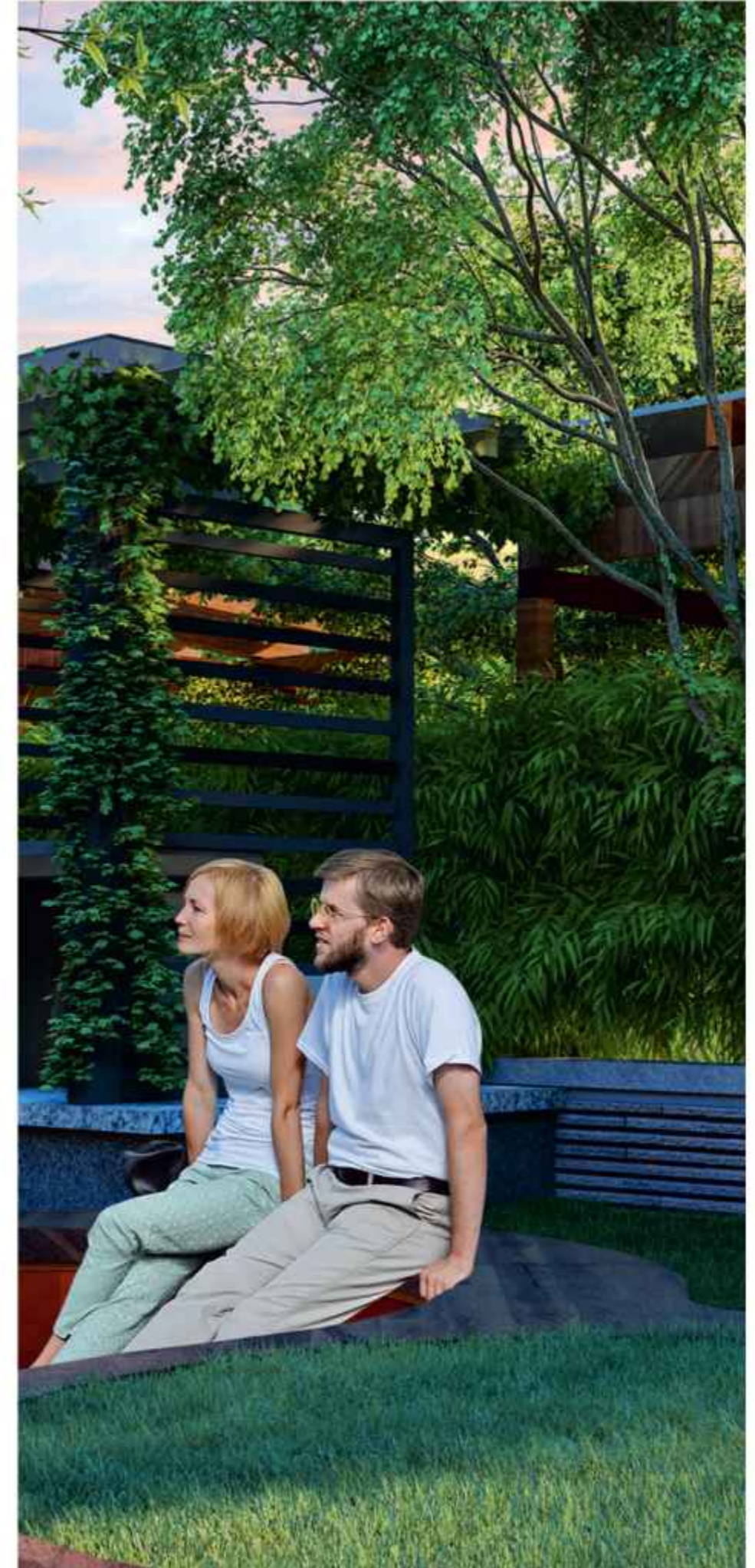
## SEATING PLAZA

A comfortable place to sit, relax and have conversations.



## HANGOUT AREA

Hang out with your friends and family out in the open under the sun or the stars.







# CLUBHOUSE AMENITIES

The grandly designed Clubhouse has a plethora of amenities that will make your everyday life extraordinary. Wellness, leisure, entertainment and more in a setting befitting a king.



## SWIMMING POOL

Fitness or fun, whatever be your reason, dive into this luxurious pool to have a splash. Kids can also have a blast at the Toddler's pool.



## BANQUET HALL

Be it birthday parties, ceremonies or cocktails, our swanky banquet hall with its perfect ambience makes every moment truly memorable.



## GYM

Gym with top-of-the-line equipment for a full-body workout and interiors that will keep you motivated to raise your fitness levels.



Carrom board



Chess

# RETAIL ARCADE



**SUPERMARKET**

**STATIONERY STORE**



**RESTAURANT**

**PHARMACY**



**ATM**

**SALON**

**CBSE SCHOOL**



**PROPOSED  
CBSE SCHOOL  
WITHIN THE  
COMMUNITY**

# STRONG HOMES BUILT USING MIVAN TECHNOLOGY



## ADVANTAGES OF MIVAN CONSTRUCTION



**High strength & superior quality**



**Speedy construction**



**Seismic & fire resistant structure**



**No cracks & Less repair works**



**Smooth finish straight walls**



**More soundproof for privacy**





# Technical specifications

## Living Room

- Main Door : 7 feet high wooden door frame & flush door shutter / moulded skin panel door shutters with paint finish on both sides
- Windows : UPVC windows with sliding shutters
- Flooring : Vitrified tile flooring (2' X2')
- Paint : Emulsion paint
- Electrical : Branded modular switches. TV and telephone points

## Bedroom

- Door : 7 feet high wooden door frame & flush door shutter / moulded skin panel door shutters with paint finish on both sides
- Windows : UPVC windows with sliding shutters
- Flooring : Vitrified tile flooring (2' X2')
- Paint : Emulsion paint
- Electrical : Branded modular switches. AC point in master bed room only.

## Study Room

- Door : 7 feet high wooden door frame & flush door shutter / moulded skin panel door shutters with paint finish on both sides
- Windows : UPVC windows with sliding shutters
- Flooring : Vitrified tile flooring (2' x2')
- Paint : Emulsion paint.
- Electrical : Branded modular switches.

## Corridor & Lift Lobby

- Flooring : Anti-skid ceramic tiles
- Wall Paint : Emulsion paint
- Lifts : Branded lift.

## Kitchen

- Windows : UPVC windows with sliding shutters
- Flooring : Vitrified tile flooring (2' x2')
- Paint : Emulsion paint
- Electrical : Branded modular switches.
- Sink : Single bowl stainless steel sink
- Platform : Granite platform or full body vitrified tiles for kitchen counter & 18" high wall dado

## Bathroom

- Door : 7 feet high wooden door frame & flush door shutter / moulded skin panel door shutters with paint finish on both sides
- Ventilators : Powder coated aluminium ventilators / UPVC ventilators
- Flooring : Anti-skid ceramic tiles
- Wall dado : 6 Feet height wall dado
- Electrical : Branded modular switches.
- Sanitary Ware : Good quality water closets & wash basins
- CP Fittings : Good quality branded CP fittings

## Balcony

- Door : UPVC french doors - sliding shutters with plain glass
- Flooring : Anti-skid ceramic tiles
- Railing : MS railing with enamel painted finish
- Other : Washing machine provision for all flats

## Power Supply (Raw & Backup)

- 2/3 BHK : 5KW, three phase
- Back-up inside flats : Provision for inverter
- DG backup for common areas & lifts

# Be the proud owner of Chennai's first truly GRIHA Certified Homes

**Don't just buy a home  
Buy a Griha home**

(Green Rating for Integrated Habitat Assessment)

New Porur is the first project in Chennai to get the GRIHA (Green Rating for Integrated Habitat Assessment) 4-star certificate. Be the proud owner of a truly green home, that has all modern amenities you could wish for.

4.0



## Benefits of griha homes



Reduced energy consumption without compromising comfort.



Reduced water consumption



Reduced air and water pollution



Reduced waste generation through recycling and reusing



urbanrise®

## Big dreams are made by big teams

South India's  
largest real estate  
developer

Urbanrise, a part of the Alliance group, is South India's largest real estate developer that has brought pioneering projects to life. Founded by industry stalwarts with drive and vision, Urbanrise projects are truly world-class when it comes to quality and amenities. The company is renowned for timely delivery of projects and has impeccable financial discipline and ethical standards.

Urbanrise has handed over multiple projects, with a presence in Bangalore, Chennai, Hyderabad, and Vizag. It is noteworthy that all projects are on company-owned land and not on joint ventures. Urbanrise is funded by global leaders in the world of finance, which adds to its stability and trustworthiness.



**15,000+**  
HOMES  
DELIVERED



**₹51,000**  
CRORES OF  
REAL ESTATE  
PORTFOLIO



**72**  
MILLION SQ.FT  
OF DEVELOPMENT



OUR PROJECTS ARE FUNDED  
BY THE WORLD'S LARGEST  
SOVEREIGN FUND ADIA  
(ABU DHABI INVESTMENT  
AUTHORITY)

# Excellence is a way of life at Urbanrise



**URBANRISE AWARDED**  
No-1 Brand in South India  
By Times Realty Icons 2018

## OUR PROJECTS



GUDUVANCHERY  
CHENNAI



BANG ON OMR, PADUR



VILLA PLOTS,  
ORAGADAM





**Site Office:** Urbanrise Codename New Porur, Survey No.72, Near Santro City,  
Chembarambakkam, Poonamallee, Thirumazhisai, Chennai – 600 124

**Corporate Office:** Plot No.'A', No. 36/1, Gandhi Mandapam Road,  
Kotturpuram, Chennai – 600 085  
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**BANGALORE | CHENNAI | HYDERABAD**

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**CREDAI**