

urbanrise®

CHENNAI'S NEW DESTINATION FOR

LUXURY

96-ACRE LUXURY TOWNSHIP
AT KISHKINTA, TAMBARAM

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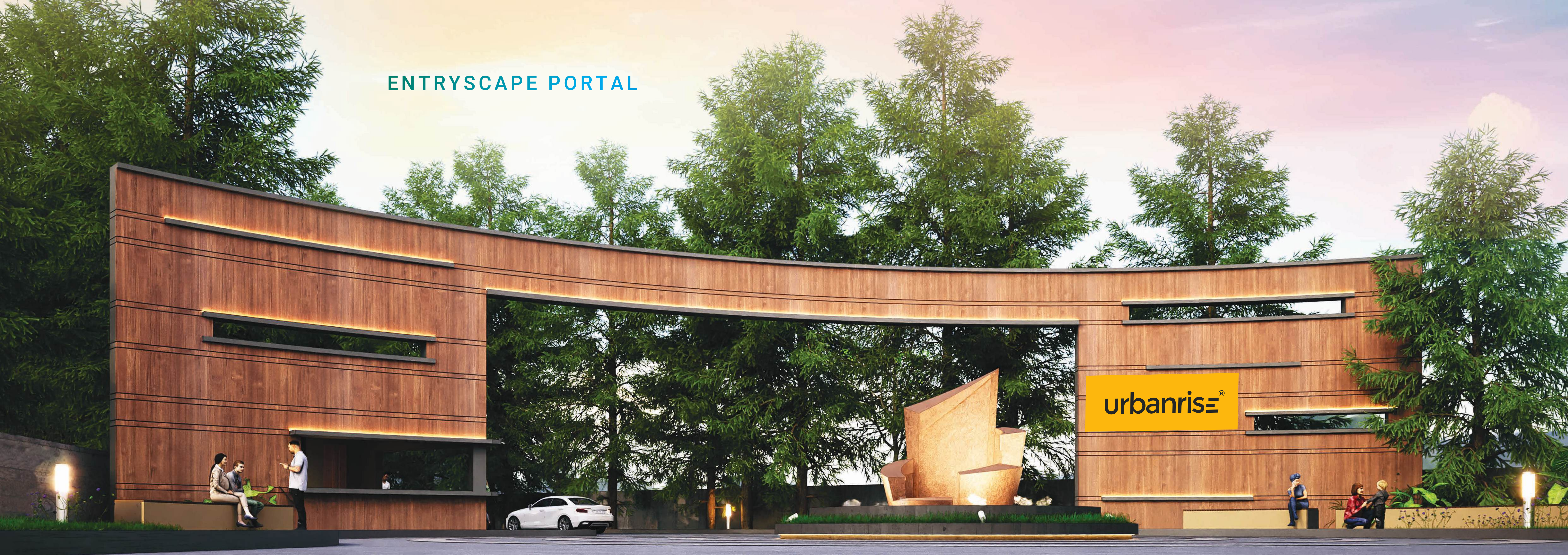
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ENTRYSCAPE PORTAL



urbanrise®

An aerial architectural rendering of a large-scale residential development. The central focus is a vast green area with a grid of rectangular villa plots, some of which are already built with modern houses. To the left, there's a large, open green space with scattered trees and a small circular landscaped area. To the right, there's a dense cluster of multi-story apartment buildings with a modern, textured facade. The entire development is surrounded by lush greenery and trees, with a road and more urban buildings visible in the background.

MEGA DEVELOPMENT WITH
900 PREMIUM VILLA PLOTS AND
4000 LUXURY APARTMENTS

urbanrise®

A BRAND BUILT BY
EXCELLENCE

A preferred name in South-Indian real estate, Urbanrise is known for its great quality of construction, premium finish and outstanding eye for detail in the southern metros of Bengaluru, Hyderabad and Chennai.

URBANRISE

AT A GLANCE.

South India's largest real estate developer

Projects funded by world-leading financial institutions

51,000 Sq.Ft. real estate portfolio

72 million Sq.Ft. under development

15,000+ homes delivered



IMMACULATE QUALITY ON TIME EVERY TIME.

We've built a reputation not just for excellence in quality but also for punctuality in delivery. A fact confirmed by scores of happy customers.

"Throughout my home-buying journey, I was ably supported by their team and I'm glad to report that my home was delivered on the dot too."

Mr. Seya Prasad, Urbanrise Customer

"My home was a pleasure to move into with a lot of last-minute details being ironed out expertly by the last mile team at Urbanrise."

Mr. Srihari Kumar, Urbanrise Customer



IMPECCABLE FINANCIAL CREDENTIALS.

The world's largest sovereign fund, ADIA (Abu Dhabi Investment Authority) Kotak Realty, and IndoStar Capital Finance Ltd have invested in a majority of our projects.

Gold standard financial credentials give complete peace of mind to the customer. They can also rest assured that the construction will be done swiftly and as per schedule.

ADIA





WHEN
EXCELLENCE
IS THE NORM,
RECOGNITION
FOLLOWS.



FINANCIALLY STABLE AND
DISCIPLINED COMPANY

ASIA ONE



#1 BRAND IN
SOUTH INDIA

TIMES GROUP & REALITY ICON



HUMMING GARDENS
BEST RESIDENTIAL VILLA

TIMES GROUP & REALITY ICON



GALLERIA RESIDENCES
BEST RESIDENTIAL PROJECT

TIMES GROUP REALITY ICON



MOST TRUSTED
BUILDER

TIMES GROUP & REALITY ICON



MOST RELIABLE
BUILDER

SILICON INDIA



ASIA'S BEST & FASTEST
GROWING REAL ESTATE BRAND

WCRC



ORCHID SPRINGS
BEST RESIDENTIAL PROJECT

DHFL & SILICON INDIA



GALLERIA RESIDENCES
BEST INNOVATION PROJECT

SILICON INDIA



WHY PLOT IN A MEGA TOWNSHIP IS A BEST INVESTMENT?

The joys of community living.

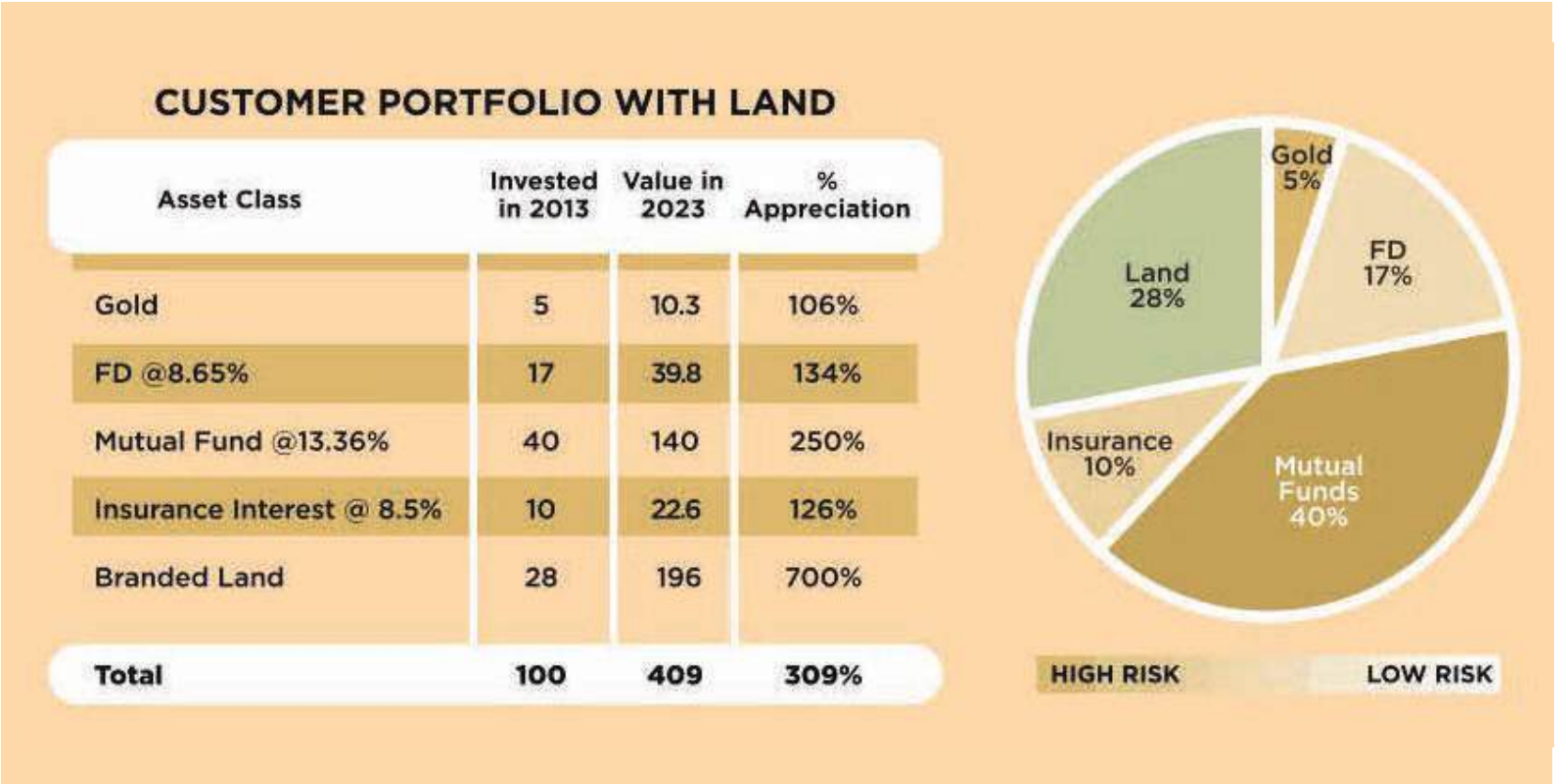
An integrated township means a great community living experience, great friends for your children, every facility within your reach and every creature comfort you'd love to have.

Step up to a premium lifestyle.

Your homes and your close environs go a long way in determining your lifestyle. And here, they are all crafted to give you exclusivity, comfort and safety like never before.

Luxury plot has the highest ROI by far.

A look at the appreciation of an investment portfolio over 10 years with branded land included.



125 PLUS AMENITIES

FOR EVERY WANT
AND NEED.

Here every need of the mind is met, every craving of the heart is exceeded, and every turn gives you a never-before aesthetic experience. Read on for details about the 125+ choice amenities we're creating for you.v

ACTIVE SPORTS/ GAMES

- 1 Table tennis
- 2 Cricket cage
- 3 Basket ball court
- 4 Multipurpose court

LEISURE SPORTS/ GAMES

- 5 Carrom board
- 6 Chess board

PHYSICAL EXERCISES

- 7 Gym
- 8 Cycling track
- 9 Outdoor gym
- 10 Walking track
- 11 Yoga court
- 12 Jogging track
- 13 Reflexology

MENTAL EXERCISE/ REJUVENATION

- 14 Monolithic vertical element
- 15 Urns
- 16 Iconic sculptures
- 17 Hammocks
- 18 Senior citizen park
- 19 Frangipani court
- 20 Boundary planting
- 21 Hibiscus park

- 22 Periwinkle park
- 23 Marigold park
- 24 Wide landscape belt at entrance
- 25 Aesthetically designed landscape gardens
- 26 Aroma garden
- 27 Butterfly garden
- 28 Sculpture court
- 29 Pebble sculpture court
- 30 Herb garden

FUN AND FROLIC

- 31 Party lawn
- 32 Outdoor camp fire
- 33 Selfie corner
- 34 Children's play area
- 35 Tree house
- 36 Toddlers play area
- 37 Maze garden
- 38 Lawn twister
- 39 Kids maze
- 40 Toddler's park
- 41 Hopskotch
- 42 Four square
- 43 Kids park
- 44 Sand pit
- 45 Toddlers slide
- 46 Story telling circle
- 47 Kids doodle corner

SOCIAL HANGOUTS

- 48 Seater arrangement along Entrance arch

- 49 Clubhouse LUXE
- 50 Clubhouse ultra
- 51 Prefunction hall
- 52 Multipurpose hall
- 53 Canopy at first floor
- 54 Banquet hall
- 55 Landscaped terrace
- 56 Seating area
- 57 Planters with seat
- 58 Gathering plaza
- 59 Elder seating area
- 60 Interactive lounge
- 61 Pavilion

ACCESSIBILITY & CONVENIENCE

- 62 Cobble stone paving at entrance
- 63 Entryscape portal
- 64 Storm water drain
- 65 Palm driveway
- 66 Bhungroo wells
- 67 Matured large trees along road
- 68 18M continuous driveway from mainroad to apartments
- 69 Planters on both sides of road
- 70 Greenery
- 71 Demarcated entry points for plots
- 72 Concrete road
- 73 Avenue planting
- 74 Compound wall
- 75 Miyawaki planting
- 76 Majestic entrance

- 77 Pantry with toilets at each floor
- 78 Men's rest room
- 79 Women's rest room
- 80 Store
- 81 Men's changing
- 82 Women's changing
- 83 Entrance portico
- 84 Toddlers/infant room
- 85 Diaper station with toilet
- 86 Handicap toilet
- 87 Rest room
- 88 Entrance lobby
- 89 Lobby
- 90 Passenger lifts
- 91 Commercial plots
- 92 Rain water harvesting
- 93 Street lights (Solar lights)
- 94 Avenue lighting
- 95 Over head tank
- 96 Underground sump
- 97 Land for transformer yard
- 98 Dedicated water supply line
- 99 Dedicated irrigation line
- 100 Provision of underground EB cables
- 101 3m dedicated dense planting on 18m road
- 102 Mound
- 103 Berm
- 104 Organic pergola
- 105 EPDM flooring

- 106 Retaining existing wells for water source
- 107 Kerb with saucer drain.
- 108 Underground provision for communication line
- 109 Perennial well
- 110 Plug & play plots

LEARNING & ENGAGEMENT

- 111 Proposed school
- 112 Kids play area
- 113 Robotics center
- 114 Tuition room - 01
- 115 Tuition room - 02
- 116 Tuition room - 03
- 117 Tuition room - 04
- 118 Collabration space
- 119 Cookery classroom
- 120 Dance room
- 121 Music room
- 122 Library
- 123 Chalk wall

SAFETY

- 124 Entrance arch
- 125 Security cabin
- 126 CCTV

ENTERTAINMENT

- 127 Stage
- 128 Amphitheatre
- 129 Outdoor mike



FOUR PICTURESQUE PARKS.

RECREATION

FOR THE WHOLE FAMILY.

HIBISCUS PARK

Entrance Plaza
Selfie Corner
Walking Track
Cricket pitch
Yoga Lawn
Pavilion
Multipurpose Court
Stage
Amphitheater
Lawn twister
Kids Play area
Frangipani court
Toddlers sand pit
Elders Seating area
Outdoor Gym
Plaza

CARNATION PARK

Aroma Garden
Multipurpose Court
Butterfly Garden
Jogging Track
Party Lawn
Camp Fire
Forest Planting
Seating Court
Kids Play Area
Kids Maze
Sculpture Court
Seating Area
Frangipani Court
Butterfly Garden

MARIGOLD
PARK

- Herb Garden
- Pebble Sculpture Court
- Hammock Court
- Multipurpose Court
- Pavilion
- Party Lawn
- Miyawaki Planting
- Story Telling Circle
- Pergola and deck
- Chalk wall
- Kids Play area
- Toddlers Sand pit
- Seating Area



GARDENIA
PARK

- Miyawaki planting
- Over head tank
- Walkway

GREENERY INSIDE.

GREENERY OUTSIDE.

The greenery here is more than just the 4 sprawling parks totalling 3 acres. You'll also find tastefully landscaped gardens and trees that border all the main roads here. That's not all. The property is located close to Pazhanthandalam Reserve Forest. This makes for stunning green views from the apartments and enhanced air quality in the surroundings. And what's more, the reserve forest could even be the destination for weekend exploration.





TWO CLUBHOUSES

TO PLAY, MINGLE OR JUST RELAX.

CLUBHOUSE LUXE

Ground + 1 floor with
Multipurpose Hall
Gym

CLUBHOUSE ULTRA

Ground + 3 floors with
Banquet Hall
Table Tennis
Board Games
Gym
Yoga
Library



WHERE TOMORROW'S
GENIUSES
FIND THEIR CALLING.

URBANRISE GENIUS

Nurturing children's talents is critical for their all-round development. The lack of facilities for this however is daunting. Parents are forced to take children to far-off corners of the city and wait till their classes are over to take them back home. This itself can seem like a full-time job for most. Safety concerns dictate that children can't be allowed to go by themselves either.





Genius is the perfect solution. It is an exclusive 4,500 Sq. Ft. space equipped to bring out and develop the talent in your children. Here children can find the nurturing they need a short walk from home within the community. And what's more, it has a daycare & creche facility as well. Now, parents can use their newfound free time to indulge in hobbies and activities of their own.

Robotics

Cookery

Music

Art

Dance

Tuition Classes



LUXURY PLOTS WITH ACCESS TO **INNOVATIONS** AND MORE.

BHUNGROO WELLS

These wells collect rainwater, store it and channel it into the ground, recharging aquifers to support a year-round water supply.

MIYAWAKI FORESTS

These are quick-growing plants which become dense patches of thick foliage with an authentic forest feel that you'll love.

PERENNIAL WELLS

These wells don't run dry because they have horizontal bores which make full use of the water table.

PLUG-AND-PLAY PLOTS

Electricity and water connections for every plot. No need to run around. No hassles.

PROVISION FOR COMMUNICATION

60 feet Concrete roads bordered by dense plantation

Well-lit internal roads with streetlights for residents' safety

Large overhead water tank connected to every home.





HERE, ALL ESSENTIAL
UTILITIES ARE
PROVIDED FOR

- Entrance Portal
- Concrete Roads
- Main Road - 60 ft
- Internal Roads - 60 ft, 32 ft, 30 ft and 23 ft
- Large Trees along 60 ft Road
- Solar-Powered Street Lights
- Miyawaki Forest
- Two Clubhouse
- Urbanrise Genius
- Proposed School
- Proposed commercial space
- 4 Parks with Softscape, Hardscape, Irrigation lines & Borewell
- Overhead Tanks for water supply
- Domestic Water line tapping point from Overhead Tank
- Storm Water Drain & Saucer Drain
- Demarcated area for Transformer Yard
- Provision for Underground Cables
- Provision for Underground Communication Lines for each plot



TAMBARAM

CHENNAI'S MOST
SOUGHT-AFTER LOCATION.

Tambaram has gained immense popularity due to excellent transportation facilities and easy access to urban amenities. Tambaram presents a lucrative opportunity for home buyers and investors seeking to buy property at the best prices.

LOCATIONAL ADVANTAGES

- 3 min. from Outer Ring Road – ORR
- 10 min. from Kilambakkam Bus Depot
- 15 min. from Shriram Gateway IT Park
- 10 min. from Tambaram Railway Station
- 10 min. from Tambaram MEPZ
- 20 min. from Chennai International Airport

HEALTHCARE

- Kasthuri Hospital - 4.5 kms
- Hindu Mission Hospital - 5.0 kms
- Dr. Agarwals Eye Hospital - 5.0 kms
- Annai Arul Hospital - 5.2 kms

SCHOOLS & COLLEGE

- Loyola Academy - 500 mtr
- RCM High School - 1.5 kms
- Shraddha Children's Academy - 2.1 kms
- SANS Academy - 2.3 kms
- The Lords' International School - 2.5 kms
- Sri Chaitanya Techno School - 5.3 kms
- Good Earth School - 6.7 kms
- Narayana E-Techno School - 6.1 kms
- Sri Sairam Engineering College - 4.1 kms
- TMG College of Arts and Science - 6.1 kms
- Madras Christian College - 6.6 kms
- Madha Engineering College - 7.7 kms
- Peri Institute of Engineering College - 7.7 kms
- Dhanalakshmi Engineering College - 7.8 kms
- Madha Medical College & Hospital - 10.3 kms



WHY ONLY **URBANRISE?**

CLEAR TITLE

Urbanrise ensures that its properties have a clear title and traces the ownership back to the source to ensure no scope of legal vulnerability.

TRANSPARENT AND TRUSTWORTHY

We go the extra mile to ensure every transaction is transparent and beyond reproach. That's why we have handpicked a team of channel partners and associates.

IMPECCABLE DOCUMENTATION

Every piece of documentation from Urbanrise is without ambiguity and protects all parties who are involved. This way we ensure there is zero chance of a negative experience.

ALL PROJECTS RERA APPROVED

Needless to say, every project of Urbanrise is TNRERA-approved. The number for our Tambaram Property is TN/29/Layout/2159/2024 dated 23.05.2024



MASTERPLAN

OF THE TOWNSHIP.

LEGEND

- | | | |
|---------------------------|-----------------------|----------------------------|
| 01. WALKING TRACK | 13. YOGA LAWN | 25. BUTTERFLY GARDEN |
| 02. CRICKET PITCH | 14. OUTDOOR GYM | 26. KIDS MAZE |
| 03. MULTIPURPOSE COURT | 15. BOUNDARY PLANTING | 27. SCULPTURE COURT |
| 04. TODDLERS SAND PIT | 16. BERM | 28. CHALK WALL |
| 05. KIDS PLAY AREA ELDERS | 17. PERGOLA | 29. STORY TELLING CIRCLE |
| 06. SEATING AREA | 18. LAWN | 30. PEBBLE SCULPTURE COURT |
| 07. PAVILION | 19. SEATING COURT | 31. HERB GARDEN |
| 08. FRANGIPANI COURT | 20. JOGGING TRACK | 32. HAMMOCK COURT |
| 09. AMPHITHEATER | 21. CAMP FIRE | 33. MIYAWAKI PLANTING |
| 10. PLAZA | 22. FOREST PLANTING | 34. MAINTENACE WAY |
| 11. SELFIE CORNER | 23. PARTY LAWN | 35. STEPPING STONES PATH |
| 12. LAWN TWISTER | 24. AROMA GARDEN | 36. INFINITY WALK |