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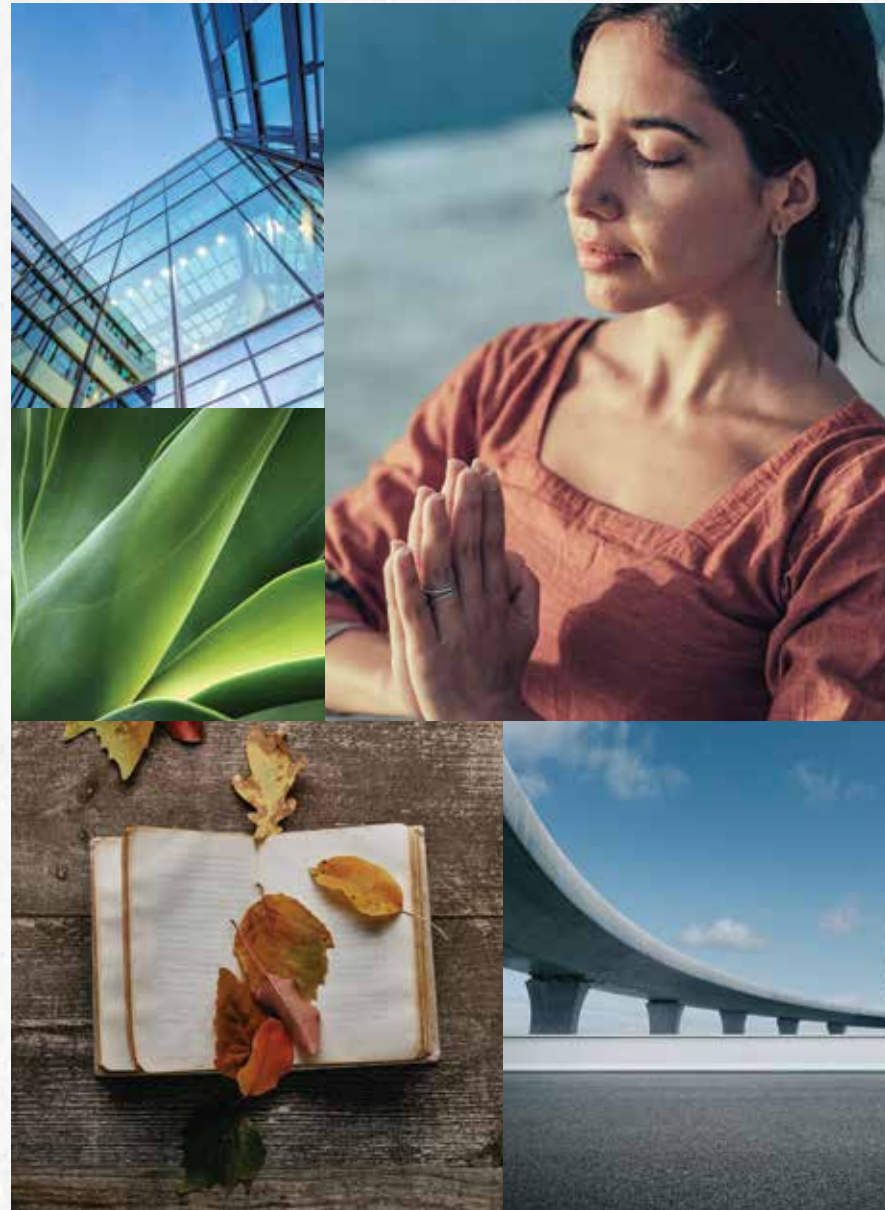
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urbanris[®] SPRING TIDE

A NEW WAVE OF LUXURY AWAITS

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IMAGINE A LIFE

where nature's gentle sounds replace the city's clamor,
where vibrant green spaces invigorate each day,
and a shortened commute preserves work-life balance.
Spring Tide offers a lifestyle filled with these little
luxuries. Here, modernity and mindfulness blend
seamlessly, creating a sanctuary for those who seek a
harmonious balance between urban sophistication and
the tranquility of nature.

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DISCOVER THE MAGIC OF MAHINDRA WORLD CITY

Mahindra World City offers a harmonious blend of green spaces, water bodies and commercial zones for you to commute less and do more. Welcome to cleaner air, calmer environment, pedestrian-friendly roads, beautiful boulevards, smooth connectivity to the city and an elevated quality of life.



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BREATHE THE GOODNESS OF CLEANER AIR

While Chennai has an air quality index of 103, Mahindra World City, where Spring Tide is located, has just 51. That's fresh air, almost twice as clean as the rest of Chennai, for you and your family.

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ENJOY SERENE LAKESIDE LIVING

Spring Tide is nestled between Paranur Lake and the 2200-acre Kolavai Lake. One glance at the lakes is enough to bring you into a zen state.



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MEET YOUR LUSH GREEN NEIGHBOURS

Live in a lush green environment, right next to Thirutheri Reserve Forest and a green cover of over 3 lakhs trees.



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SAY GOODBYE TO WATER STAGNATION, FOREVER

The Spring Tide and Mahindra World City premises are both equipped with state-of-the-art drainage systems. Experience peace of mind that comes with knowing that there will be no water logging throughout the year.



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Just
2 mins
walk from the local train station.

Just
54 mins
to the airport.

Just
68 mins
to Mambalam.

Just
75 mins
to Nungambakkam.

BE EFFORTLESSLY
CLOSE TO THE CITY HUBS

Spring Tide is just 2 mins walk from the local train station. This means you're connected to the main hubs in the city like the airport, Mambalam, Nungambakkam etc. in lesser time than you'd assume.

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WALK TO YOUR WORKPLACE

WORLD-CLASS MNCs INSIDE MAHINDRA WORLD CITY



WABCO

BRAUN

LINCOLN[®]
ELECTRIC

Capgemini 

 **MRV**


RENAULT NISSAN

PEGATRON

Infosys


TVS



FUJITEC

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ENJOY
100+ WORLD-CLASS
AMENITIES

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WELCOME TO
PREMIUM LUXURY LIVING
AT SPRING TIDE



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WORLD-CLASS ARCHITECTURAL DESIGN & GLASS FACADE



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29,000 SQ.FT OF A LUXURIOUS CLUBHOUSE

Swimming pool
Gym
Banquet hall
Aerobics & more



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100+ WORLD-CLASS AMENITIES



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PODIUM AND STILT AREA
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Grand Entrance
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- Seating Area
- Planting Bed
- Walking Track
- Jogging Track
- Hoops Court
- Human Foosball
- Badminton Court
- Infinity Walk
- Congregation Space
- Children's Play Area
- Adventure Play Area



- Senior Citizen Plaza
- Ladies Kitty Corner
- Interactive Space
- Viewing Lounge
- Maze
- Tree Deck
- Lounge Area
- Yoga Deck
- Trim Trail
- Young Trunk Hangout Space
- Zen Garden
- Gazebo
- Outdoor Gym
- Amphitheater

TERRACE

- Mini Theater
- Bar & Barbeque
- Terrace Dining
- Formal Seating
- Foot Pong
- Gaming Zone
- Outdoor Dining
- Foot Soccer Pool
- Outdoor Gym
- Swing Zone
- Terrace with Walking Spaces
- Solar Panels
- Seating Plaza

BUILDING AMENITIES

- Entrance Arch
- Tower Lobby
- Tower Verandah
- Lift Lobby
- WTP
- Sewage Sump
- 2-Wheeler EV Charging Points
- 4-Wheeler EV Charging Points
- Passenger Lifts
- Service Lifts
- Visitors Parking
- Covered Parking at Stilt
- Security Guard Room
- Rain Water Harvesting
- Caretaker Room
- Mailbox Room
- Solid Waste Management Yard
- Power Backup For Lift
- Car Washing Bay
- Two-Wheeler Washing Bay
- CCTV
- Boom Barriers at the Entrance
- Transformer Yard
- Landscaped Podium
- EVA Ramp Access for Podium



GENIUS BLOCK

- | | |
|------------------------|---------------------|
| Cookery Classroom | Robotics Centre |
| Martial Art Classroom | Toddlers Area |
| KG Classroom | Tuition Centres |
| Diaper Station | Collaborative Space |
| Genius Block Lobby | Music Classroom |
| Genius Block Reception | Dance Classroom |

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CLUB HOUSE BLOCK

- Clubhouse Reception
- Walkway Bridge
- ATM
- Grocery Shop
- Doctors Room
- Multipurpose Hall
- Pre-Function Hall
- Swimming Pool
- Kids Pool
- Pool Deck
- Women's Changing Room
- Men's Changing Room
- Coffee Shop
- Pool Tables
- Board Games
- Cards Room
- Gaming Zone
- Meeting Room
- Co-Working Space
- Interactive Lounge
- Library
- Aerobics
- Yoga Area
- Viewing Lounge
- Committee Room
- Conservatory
- Store Room



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URBANRISE GENIUS.
THE 11,450 SQ.FT
LEARNING HUB.

Tuition classes

Dance classes

Day care centre & creche

Music classes & more



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TOWER TO TOWER AMENITIES

Badminton court
Amphitheatre
Adventure play area
Maze view & more



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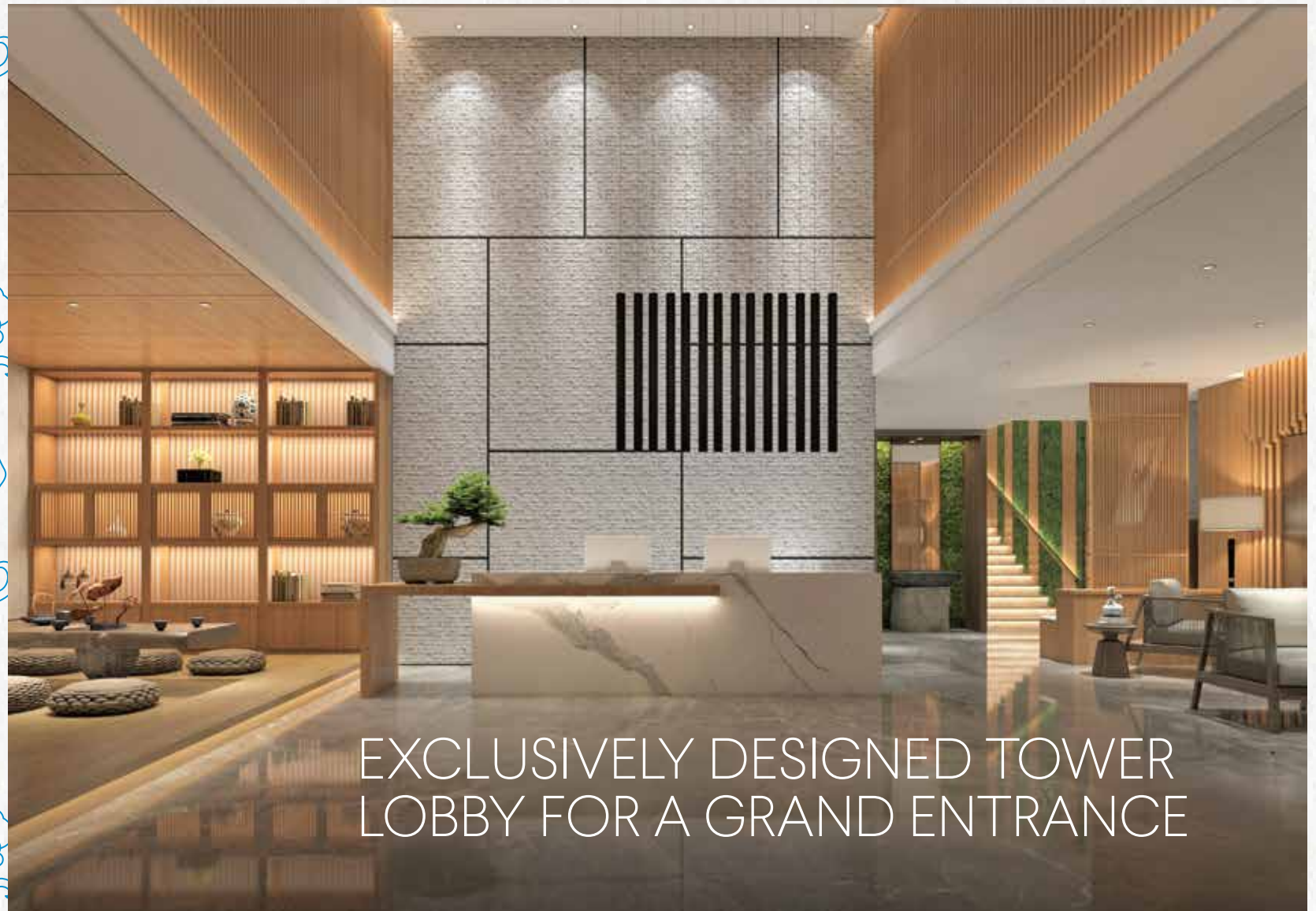
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AMPHITHEATRE



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EXCLUSIVELY DESIGNED TOWER LOBBY FOR A GRAND ENTRANCE

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AMENITIES
THAT MAKE YOUR
LIFE TRULY
LUXURIOUS



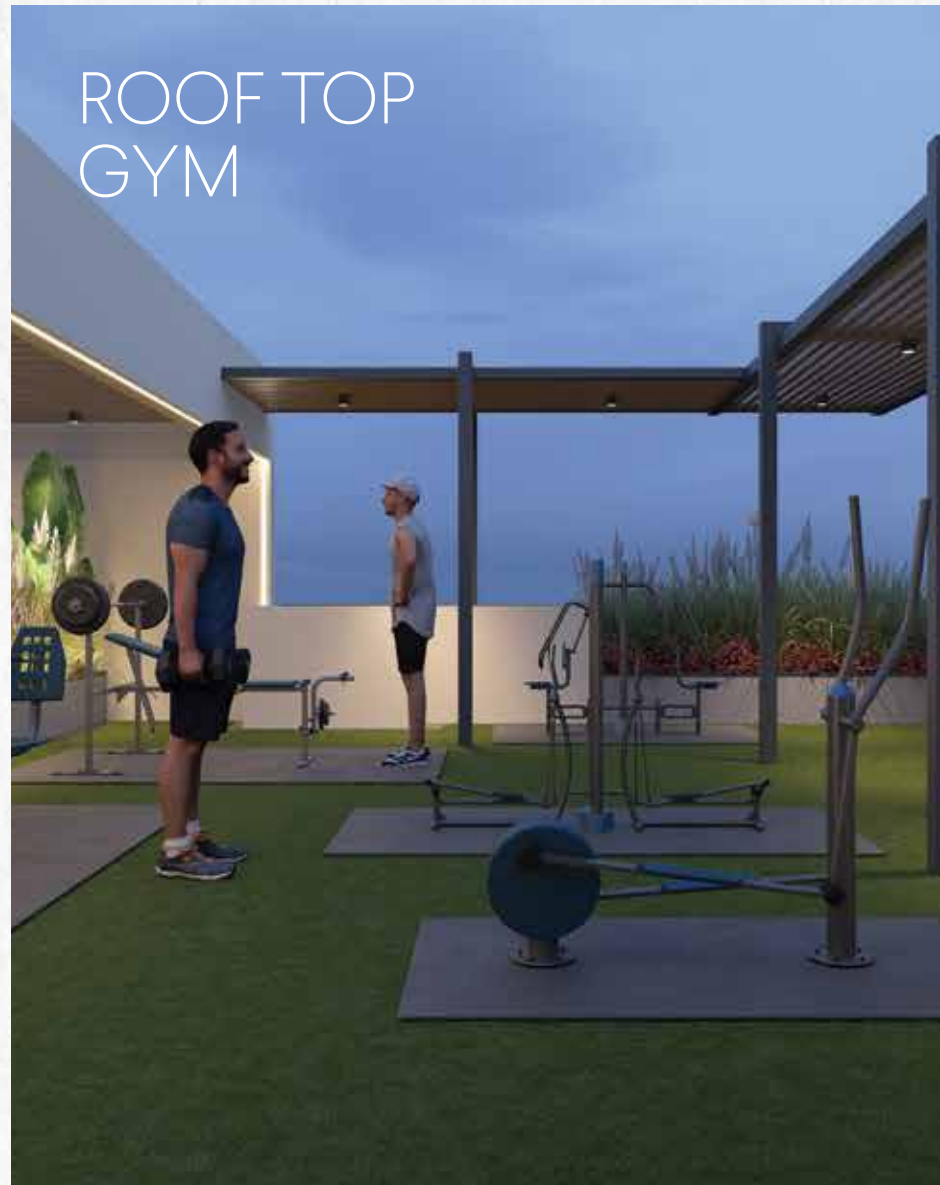
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ROOF TOP GAMING ZONE

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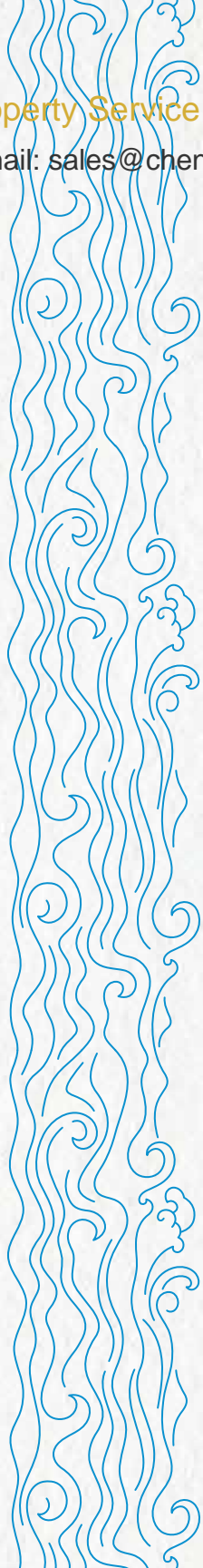
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ROOF TOP DINING



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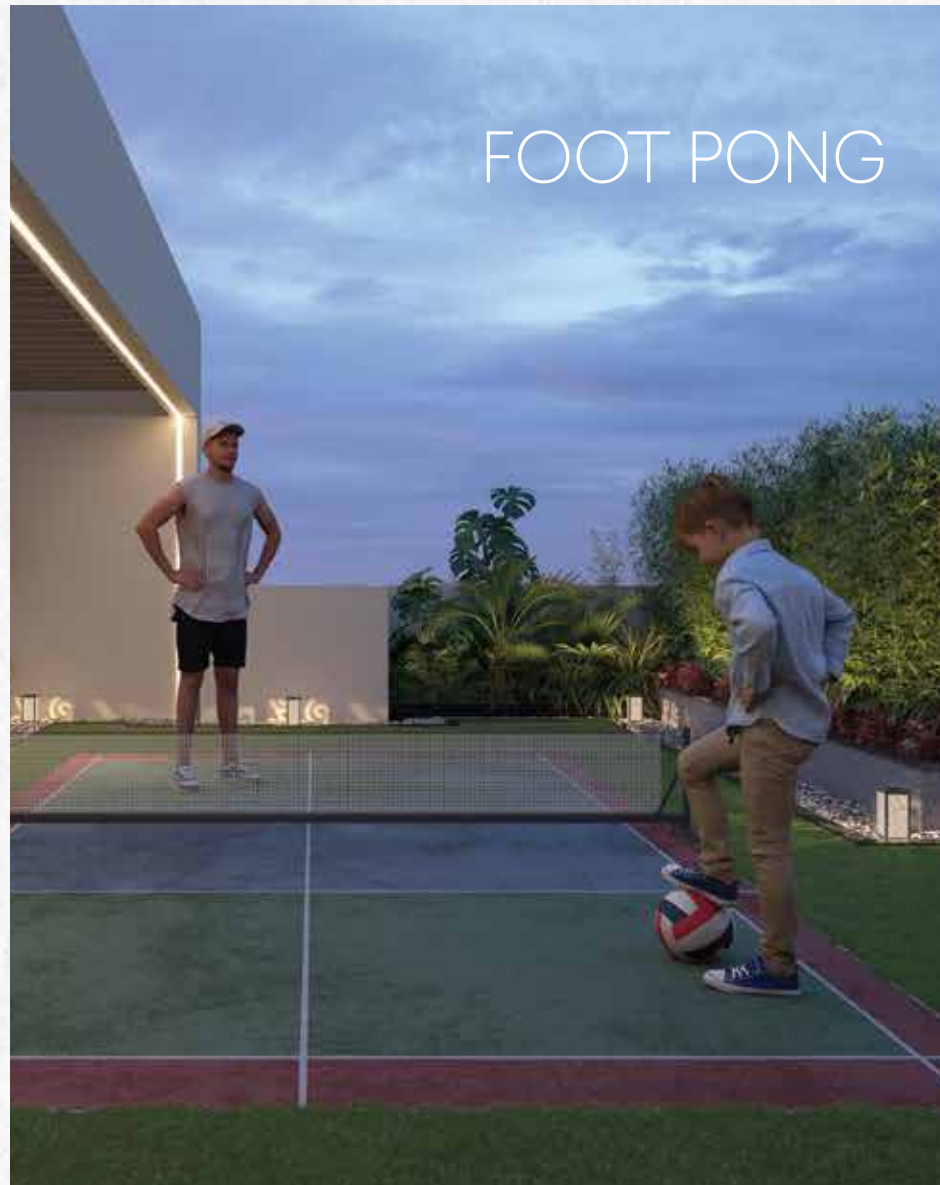


TERRACE SEATING



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ROOF TOP
FOOT SOCCER POOL

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A modern rooftop swing zone featuring artificial green grass, several hanging swings, and a man sitting on one of them. The area is enclosed by a low wall and has a wooden slat ceiling with recessed lighting. In the background, a man and a woman are standing near a bench, and there are various potted plants and a small tree. The sky is a deep blue, suggesting dusk or dawn.

ROOF TOP SWING ZONE

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WHERE LUXURY
MEETS GREENERY



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MASTER PLAN

LEGEND:

1. Entry & Exit
2. Transformed yard
3. Interactive space (STP)
4. Cycle track/Jogging track
5. Children's play area
6. Congregation space
7. Infinity walk
8. Ladies kitty corner
9. Viewing lounge
10. Senior citizen plaza
11. EVA Ramp
12. Adventure play area
13. Lounge area
14. Tree deck
15. Maze (with Pruned Hedges)
16. Amphitheater
17. Trim trail
18. Swimming pool
19. Young Turks hangout
20. Yoga lawn
21. Gazebo
22. Zen garden with seating space
23. Outdoor gym
24. Badminton court
25. Human fuse ball
26. Entrance plaza
27. Hoops court
28. Mini theater
29. Bar & Barbeque
30. Terrace dining
31. Formal seating
32. Swings zone
33. Outdoor dining
34. Gaming zone
35. Foot pong
36. Foot pool



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FLOOR PLANS

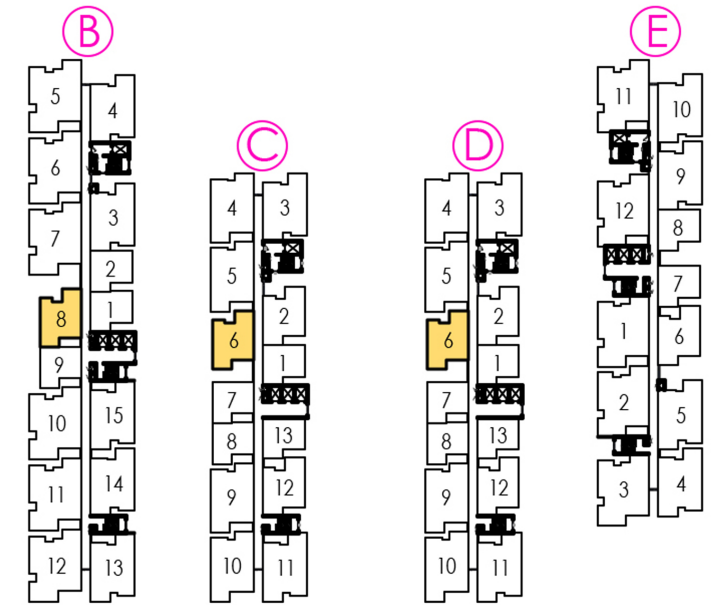
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2 BHK + 2T EAST FACING

- SALEABLE AREA - 876 Sq.ft
- RERA CARPET AREA - 520 Sq.ft
- EXCLUSIVE BALCONY AREA - 35 Sq.ft



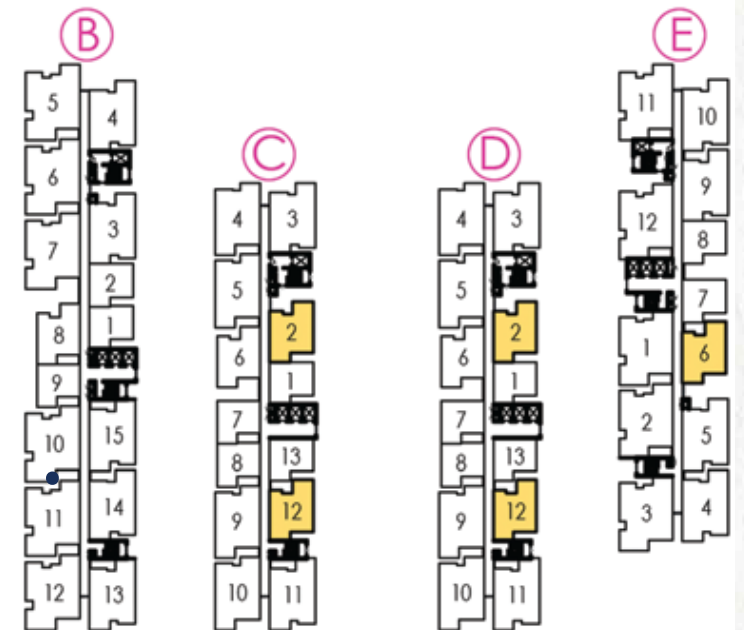
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2 BHK + 2T WEST FACING

- SALEABLE AREA - 889 Sq.ft
- RERA CARPET AREA - 523 Sq.ft
- EXCLUSIVE BALCONY AREA - 35 Sq.ft



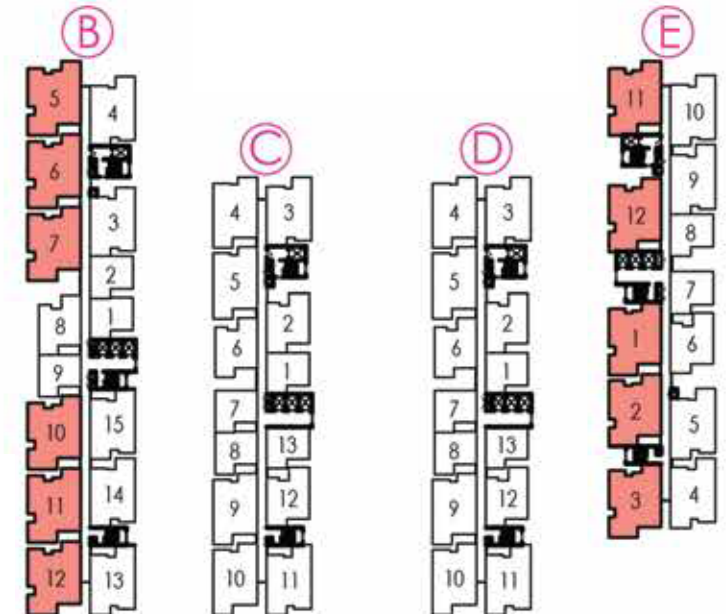
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3 BHK + 3T EAST FACING

- SALEABLE AREA - 1349 Sq.ft
- RERA CARPET AREA - 863 Sq.ft
- EXCLUSIVE BALCONY AREA - 35 Sq.ft



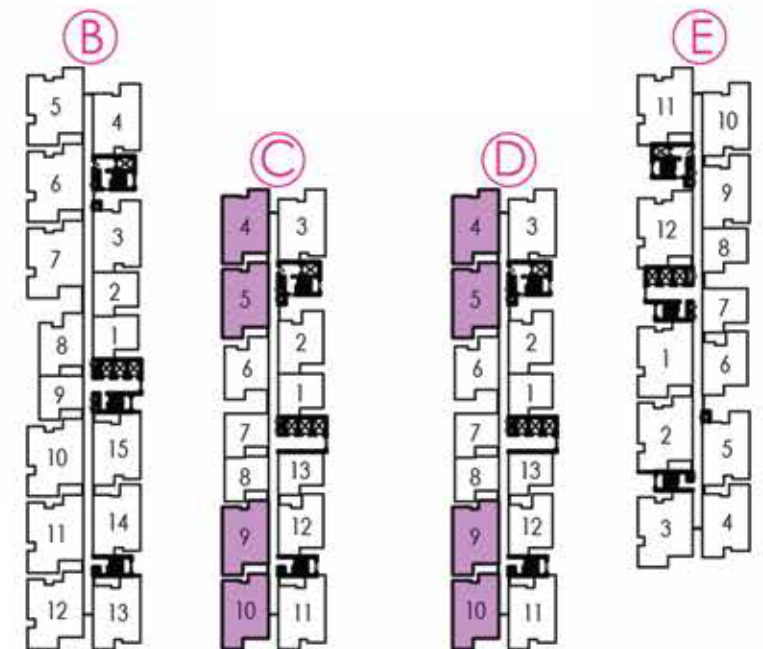
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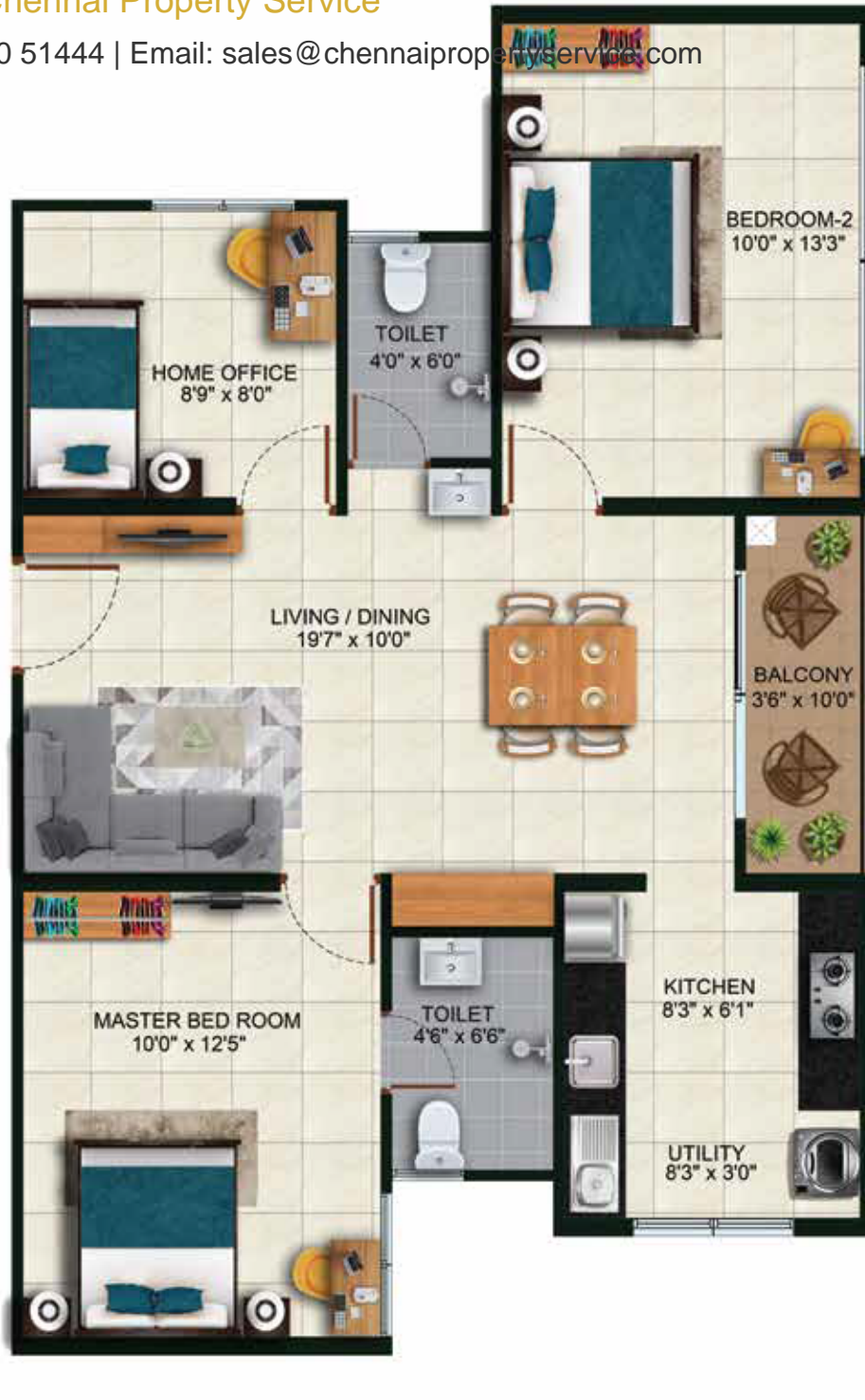
3 BHK + 2T EAST FACING

- SALEABLE AREA - 1143 Sq.ft
- RERA CARPET AREA - 715 Sq.ft
- EXCLUSIVE BALCONY AREA - 35 Sq.ft



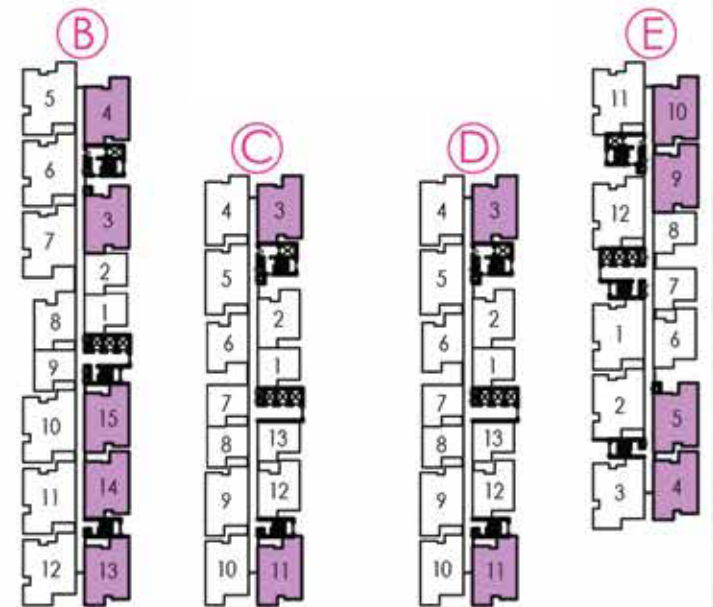
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3 BHK + 2T WEST FACING

- SALEABLE AREA - 1125 Sq.ft
- RERA CARPET AREA - 696 Sq.ft
- EXCLUSIVE BALCONY AREA - 35 Sq.ft



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SUSTAINABILITY IS LUXURY

Low flow water fixtures

Solar power for common amenities

Rain water harvesting

Flood & stagnation prevention

Electric vehicle charging stations



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LANDMARKS IN THE NEIGHBOURHOOD

Schools within a 5 min drive

Ramana Vidyalaya
Vikas Mantra Public School
Maharishi Vidya Mandir
Mahindra World School
Proposed International Business School

Hospitals within a 5-10 mins drive

Jeevan Multi-Speciality Hospital
SRM Global Hospital

Important areas nearby

Maraimalai Nagar	12 Mins
Chengalpattu	17 Mins
Zoho	20 Mins
Guduvanchery	25 Mins
Kilambakkam CMBT	27 Mins
Tambaram	40 Mins
Airport	54 Mins

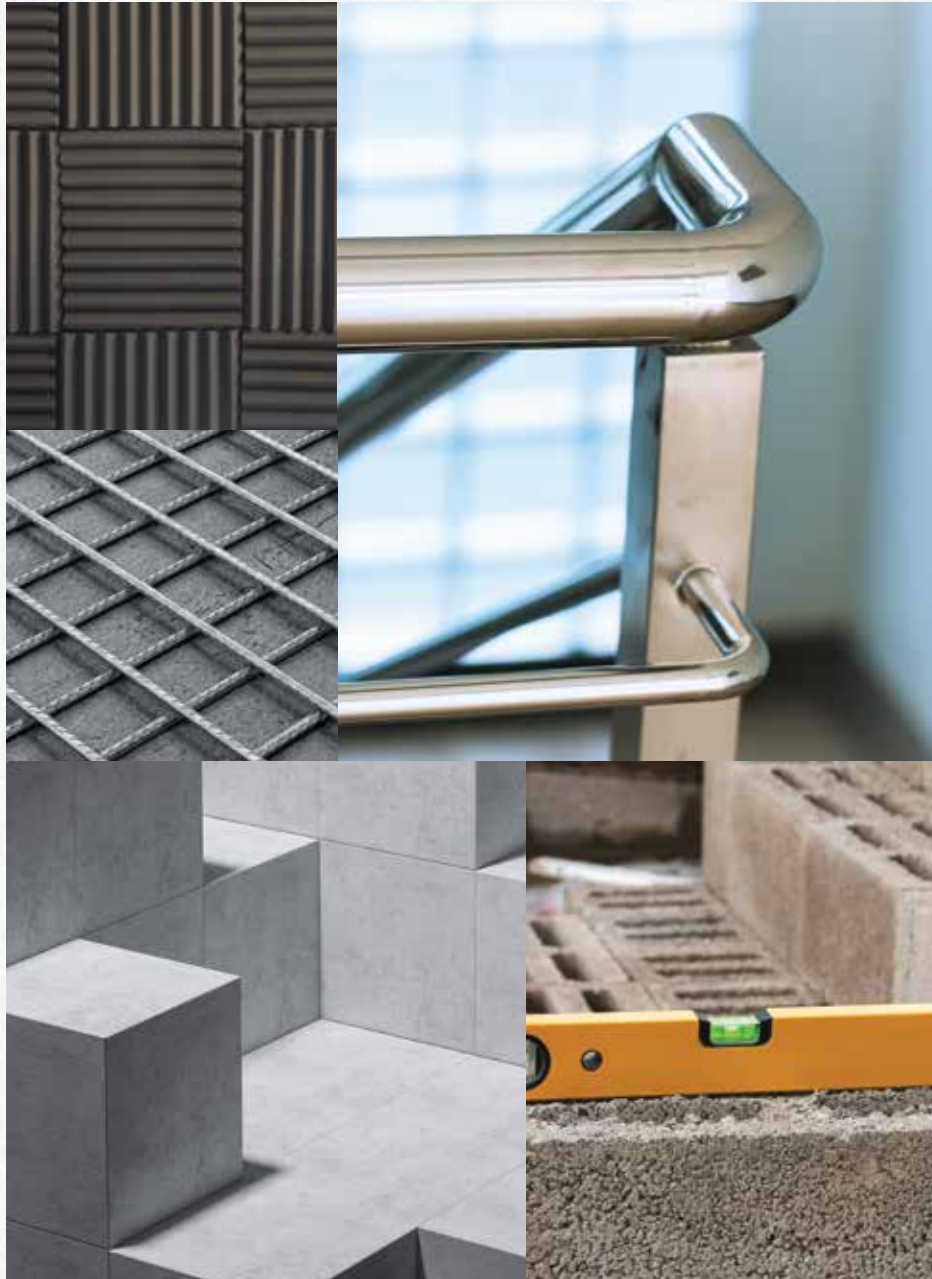
Malls, shopping & entertainment

D-Mart	3 Mins
Laurel Mall	21 Mins
Grand Gallada Mall	50 Mins



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STATE-OF-THE-ART CONSTRUCTION TECHNOLOGY

Strong homes built with Mivan technology

High strength & superior quality

Speedy construction

Seismic & fire resistant structure

No cracks & less repair works

Smooth finish straight walls

Extra sound-proof for privacy

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TECHNICAL SPECIFICATIONS



STRUCTURE

RCC shear wall construction with Mivan technology

Steel: TMT Fe 550 Grade

Cement: OPC 53 Grade



LIVING ROOM

Main Door: 7 feet high teak wood door frame with veneered flush door shutter with polish finish or equivalent finish with Dorset/Yale/Godrej or equivalent brand lock

Windows: UPVC windows with Performance Glass

Flooring: Vitrified tile flooring (2' x 2')

Paint: Acrylic Premium Emulsion Paint

Electrical: Anchor Roma Plus or equivalent branded modular switches. TV and Telephone Points, AC Point provision



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 Performance Glass

Flooring: Vitrified tile flooring (2'x 2')

Paint: Acrylic Premium Emulsion Paint

Electrical: Anchor Roma Plus or equivalent branded modular switches. AC Point in all bedrooms



KITCHEN

Windows: UPVC windows with Performance Glass

Flooring: Vitrified tile flooring (2'x2')

Paint: Emulsion Paint

Electrical: Anchor Roma Plus or equivalent branded modular switches

Sink: Single bowl stainless steel sink

Platform: Granite platform for kitchen counter & 2 ft high wall dado



BATHROOMS

Door: 7 feet high wooden door frame & flush door shutter / moulded skin panel door shutters with paint finish on both sides

Ventilators: UPVC ventilators with pinhead glass louvers

Flooring: 300 x 300 mm anti-skid ceramic tiles

Wall dado: 300 x 600 mm ceramic glazed tiles up to 6 ft height

Electrical: Anchor Roma Plus or equivalent branded modular switches

Sanitary ware: Parryware/Hindware/Cera or equivalent branded water closets & wash basins

CP fittings: Parryware/Hindware/Cera or equivalent branded CP Fittings



BALCONY

Door: UPVC French doors - Sliding shutters with Performance Glass

Flooring: 300 x 300 mm anti-skid ceramic tiles

Railing: MS railing with enamel painted finish

Washing Machine provision at balcony / utility area



CORRIDOR & LIFT LOBBY

Flooring: Vitrified/ Anti-skid ceramic flooring (2'x2')

Wall paint: Acrylic Premium Emulsion Paint

Lifts: Johnson / Schindler or equivalent



POWER SUPPLY (RAW & BACKUP)

1 BHK, 2 BHK & 3 BHK: As per TNEB norms

Back-up inside flats: Lights, fans & 6A sockets points only (Except geyser, AC and 15A socket)

DG back up for common area lightings & lifts



SECURITY

CCTV surveillance in main entry and exit

Boom barriers at the entry gateway for regulating access

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THE URBANRISE LEGACY



SOUTH INDIA'S LARGEST

REAL ESTATE DEVELOPER

RS. 51,000 CR

OF REAL ESTATE PORTFOLIO

72 MILLION SQ.FT.

OF ONGOING & UPCOMING PROJECTS

ON-TIME

AND SAFE COMPLETION OF PROJECTS

22,000+

HAPPY CUSTOMERS

Projects are funded by the world's largest sovereign fund
ADIA (Abu Dhabi Investment Authority) and Kotak Realty fund

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AWARDS & ACCOLADES

**FINANCIALLY STABLE AND
DISCIPLINED COMPANY**

ASIA ONE

**ASIA'S BEST & FASTEST GROWING
REAL ESTATE BRAND**

WCRC

**GALLERIA RESIDENCES
BEST RESIDENTIAL PROJECT**

TIMES GROUP REALITY ICON

**HUMMING GARDENS BEST
RESIDENTIAL VILLA**

TIMES GROUP REALITY ICON

MOST TRUSTED BUILDER

BY TIMES GROUP REALTY ICON

MOST RELIABLE BUILDER

SILICON INDIA

**ORCHID SPRINGS BEST
RESIDENTIAL PROJECT**

DHFL & SILICON INDIA

**GALLERIA RESIDENCES
BEST INNOVATION PROJECT**

SILICON INDIA

**GALLERIA RESIDENCES
BEST INNOVATION DESIGN
APARTMENT**

BY SILICON INDIA



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CONCEPTUALIZED AND CREATED WITH THE DREAM TEAM

MR. NAVEEN PONNADA LANDSCAPE ARCHITECT, ECODE

Since 2016, Ecode Landscape Architects has been a trusted partner to Urbanrise, creating dynamic, memorable spaces across Andhra, Telangana, Chennai, Bangalore, and Kerala. With expertise in blending vision and aspirations, Ecode delivers timeless landscape designs through comprehensive consultancy services.

Mr. Naveen Ponnada is a prominent landscape and planning expert. He gained experience as an Associate Architect at The Design Cell, New Delhi, before earning a Master's in Landscape Architecture with distinction from the School of Planning and Architecture, New Delhi, following his Bachelor's in Architecture from Andhra University, Visakhapatnam.

ARVIND AND VARUNA ARVIND & VARUNA ASSOCIATES ARCHITECTS

Arvind & Varuna Associates, a leading Chennai-based architecture firm, is known for creating functional and aesthetically appealing spaces. Partnering with Alliance, they design projects that meet modern urban residential needs.

Arvind, an IIT Kharagpur graduate (1989), launched his practice in Chennai after gaining international experience on large-scale projects in Kuwait. With over 30 years of expertise, Varuna regularly engages with architectural institutions as a guest lecturer, thesis mentor, and competition juror. The team combines talent, experience, and proven expertise in architecture.

DESIGNTREE MEP CONSULTANTS

DesignTree Service Consultants, a leading engineering consultancy in Chennai since 2008, specializes in MEP design. Partnering with Urbanrise, they provide expertise in electrical systems, water supply, waste management, fire safety, building management systems, and vertical transportation.

With over 16 years of national and international experience, DesignTree has worked with reputed multinational corporations in design, contracting, and project management.

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RERA NO: TN/35/BUILDING/0057/2025

PROJECT FUNDED BY ICICI BANK LTD

