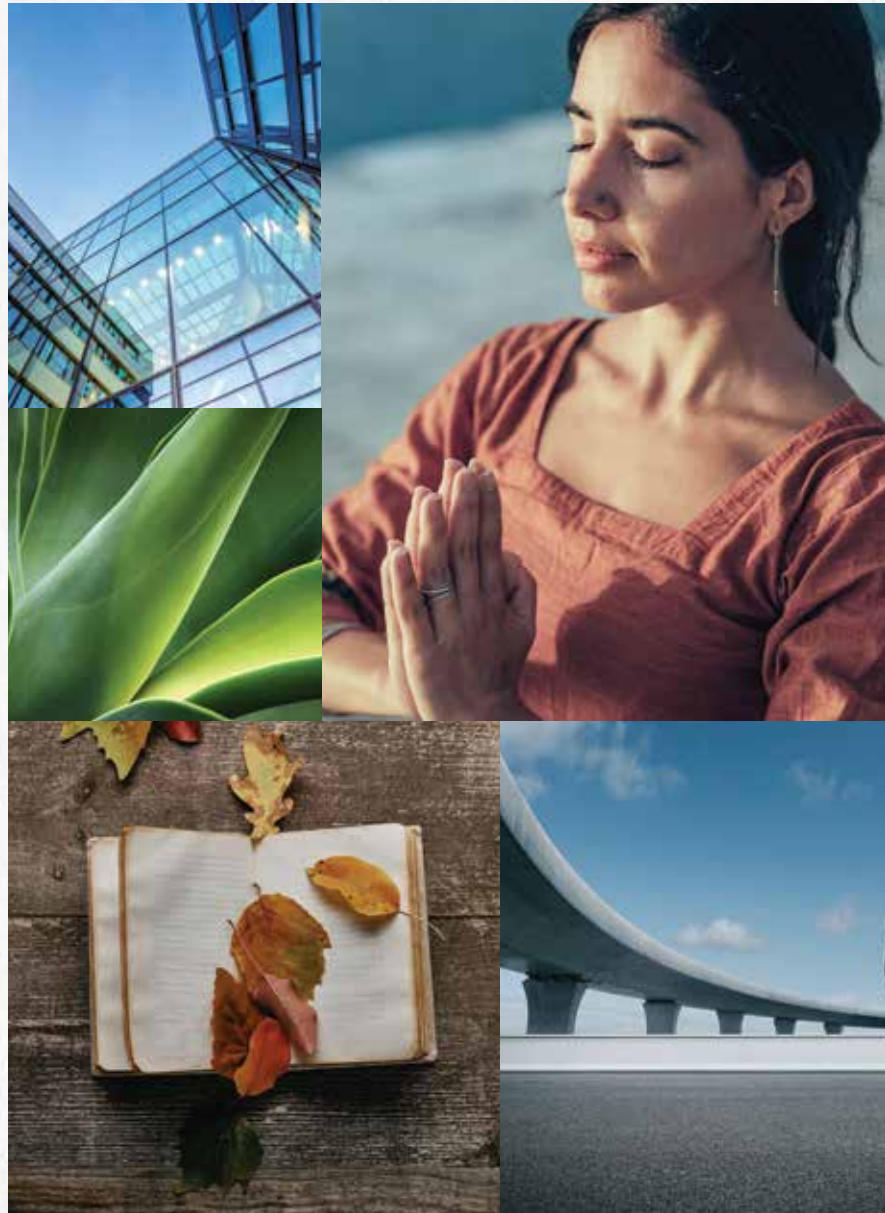


urbanris[®]
SPRING TIDE

A NEW WAVE OF LUXURY AWAITS





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.



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.





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.

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.



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.



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.



Just
2mins
walk from the local train station.

Just
54mins
to the airport.

Just
68mins
to Mambalam.

Just
75mins
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.

WALK TO YOUR WORKPLACE

WORLD-CLASS MNCs INSIDE MAHINDRA WORLD CITY



WABCO

BRAUN

LINCOLN[®]
ELECTRIC

Capgemini 

 **MRV**


RENAULT NISSAN

PEGATRON

Infosys


TVS



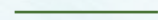
FUJITEC





ENJOY
100+ WORLD-CLASS
AMENITIES

WELCOME TO
PREMIUM LUXURY LIVING
AT SPRING TIDE







WORLD-CLASS
ARCHITECTURAL
DESIGN
& GLASS FACADE





29,000 SQ.FT
OF A LUXURIOUS
CLUBHOUSE

Swimming pool
Gym
Banquet hall
Aerobics & more





100+
WORLD-CLASS
AMENITIES





PODIUM AND STILT AREA

Grand Entrance
Green Lawn
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
Martial Art Classroom
KG Classroom
Diaper Station
Genius Block Lobby
Genius Block Reception

Robotics Centre
Toddlers Area
Tuition Centres
Collaborative Space
Music Classroom
Dance Classroom



CLUB HOUSE BLOCK

Clubhouse Reception
Walkway Bridge
Pharmacy
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





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

Tuition classes

Dance classes

Day care centre & creche

Music classes & more

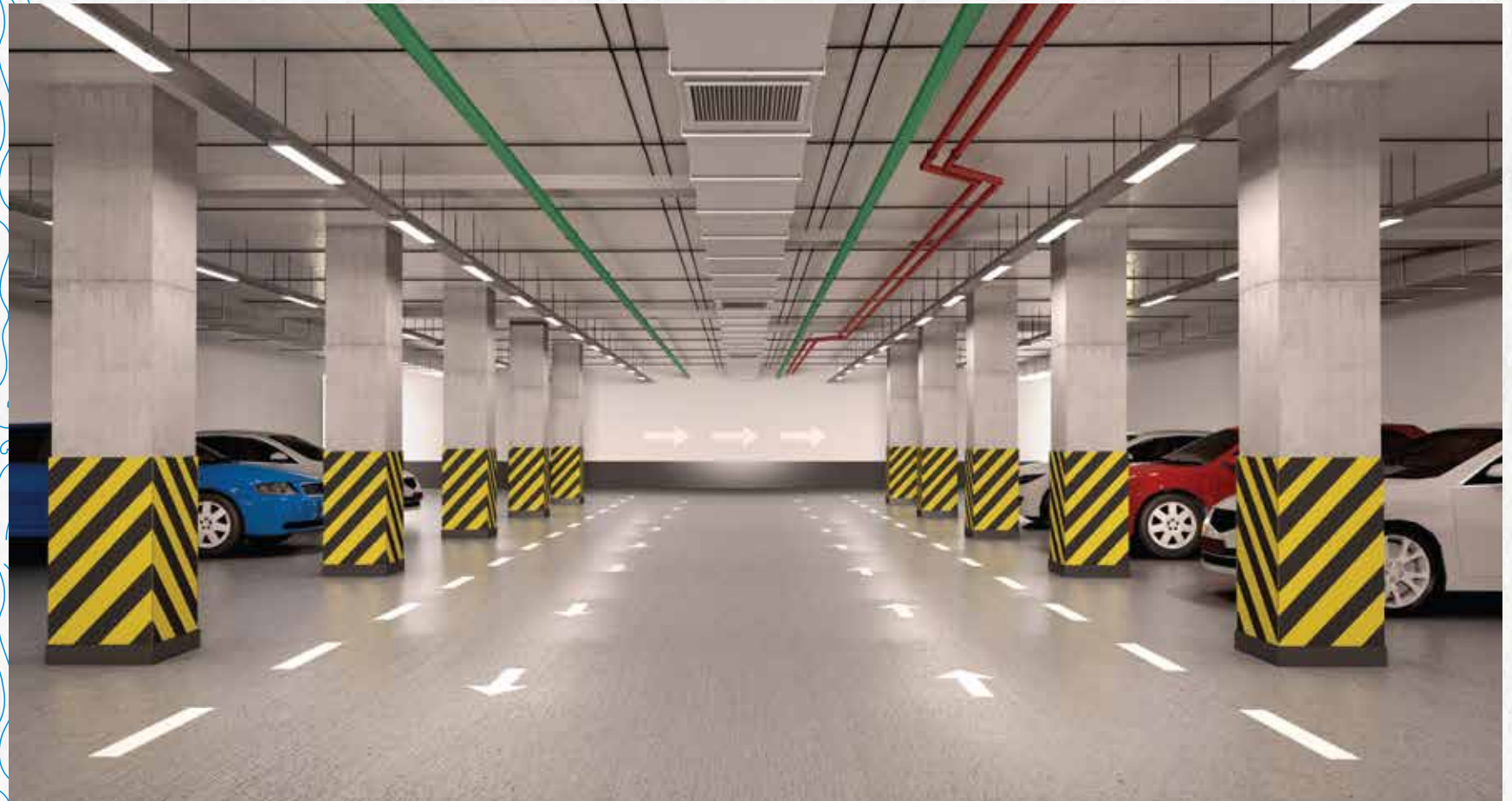






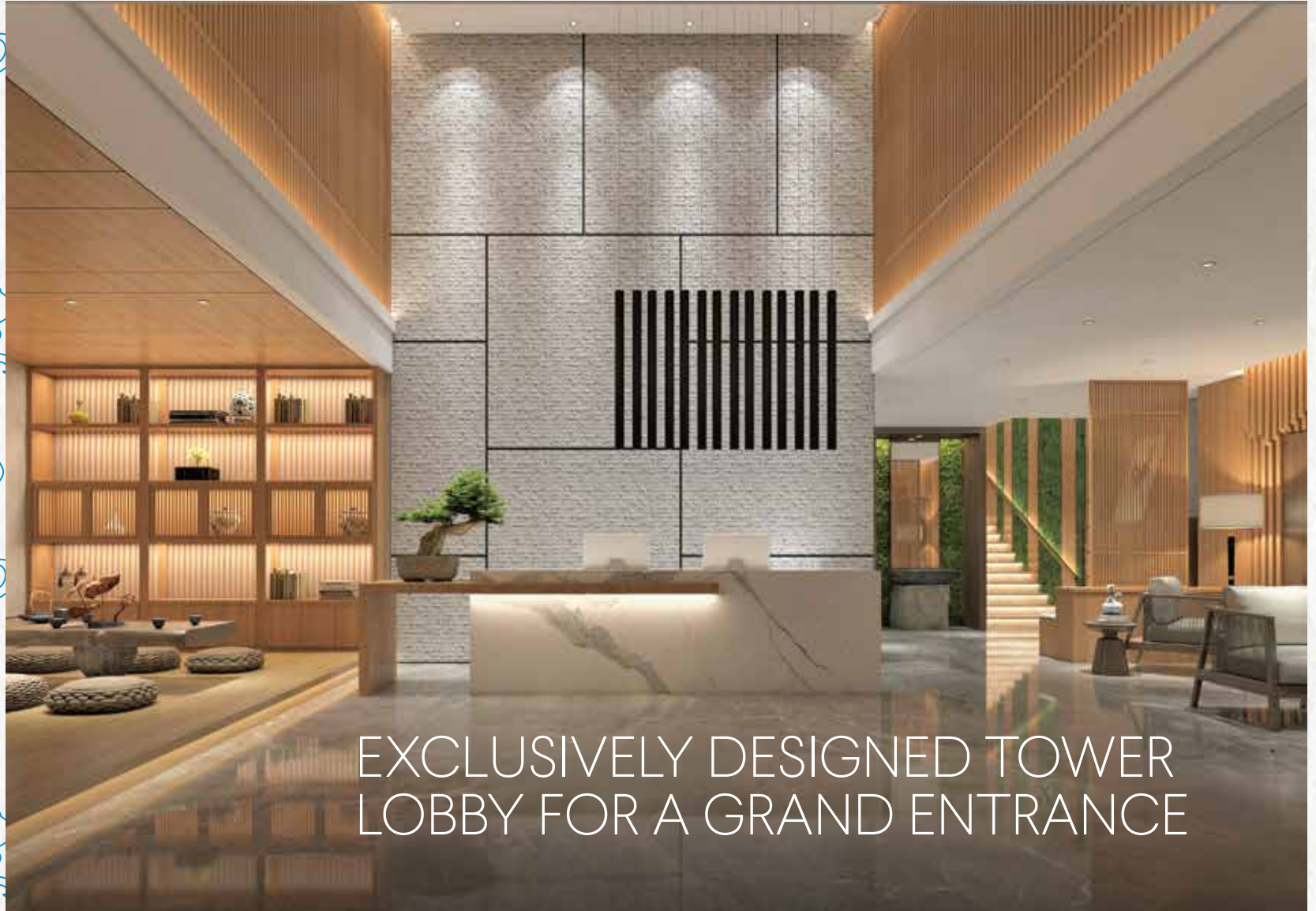
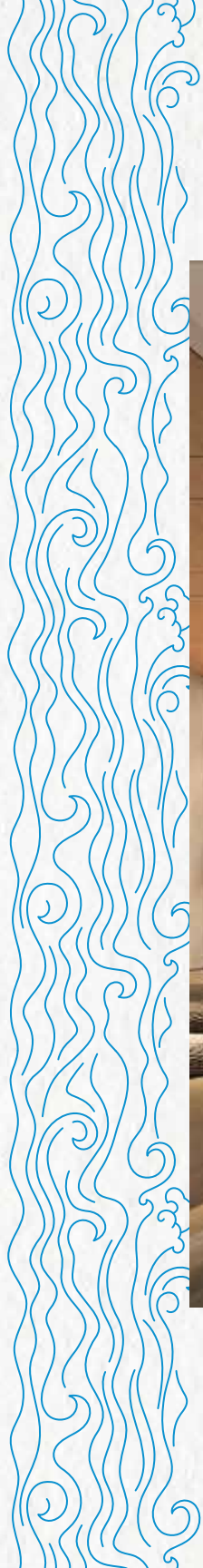
TOWER TO TOWER AMENITIES

Badminton court
Amphitheatre
Adventure play area
Maze view & more





AMPHITHEATRE



EXCLUSIVELY DESIGNED TOWER
LOBBY FOR A GRAND ENTRANCE

AMENITIES
THAT MAKE YOUR
LIFE TRULY
LUXURIOUS





ROOF TOP GYM

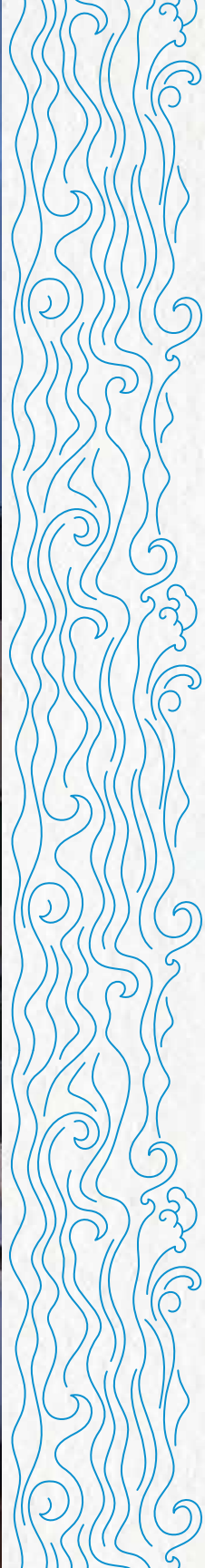




ROOF TOP GAMING ZONE

ROOF TOP DINING

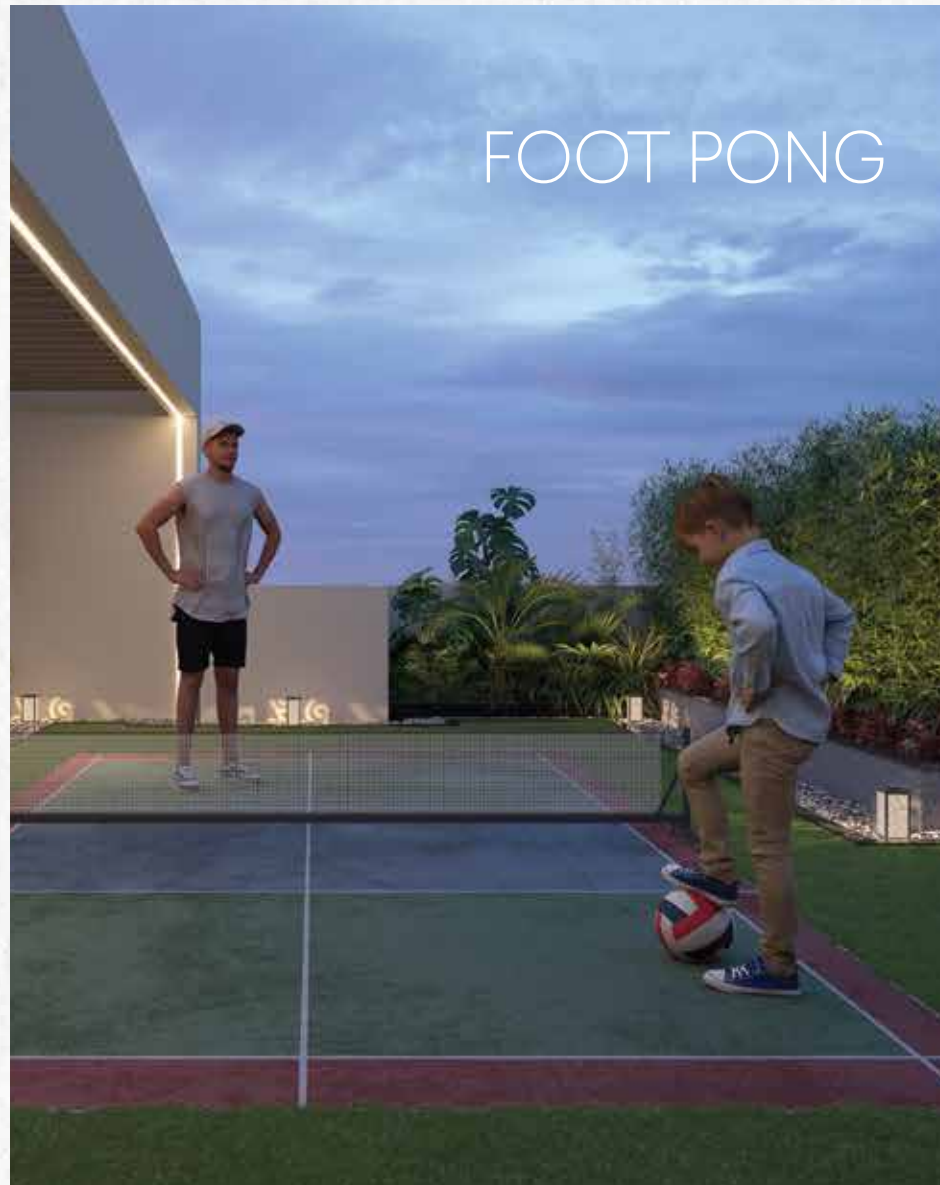




TERRACE SEATING



FOOT PONG





ROOF TOP
FOOT SOCCER POOL



ROOF TOP SWING ZONE



OUTDOOR
POOL



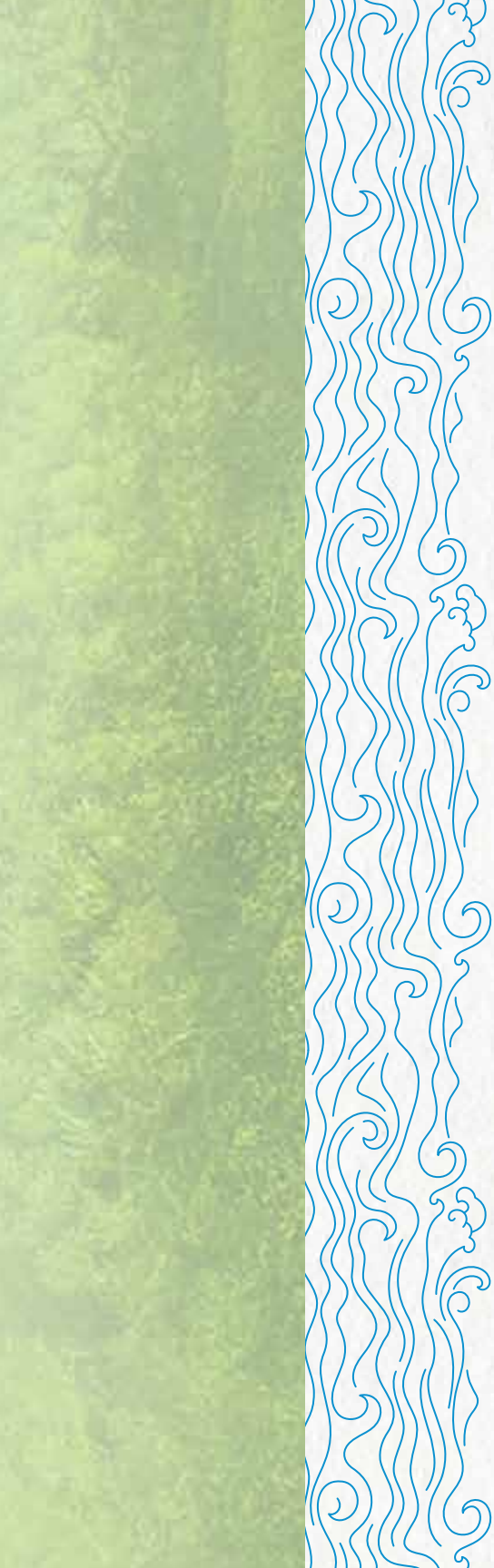


WHERE LUXURY
MEETS GREENERY



MASTER PLAN





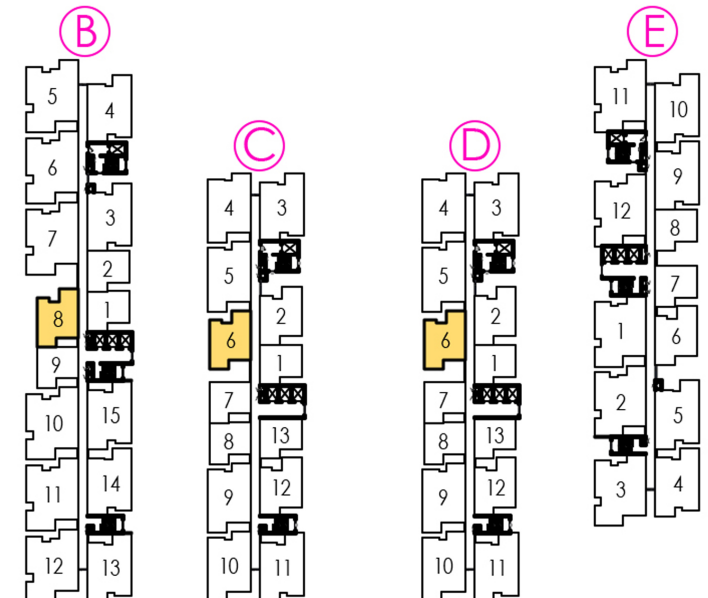
FLOOR PLANS





2 BHK + 2T EAST FACING

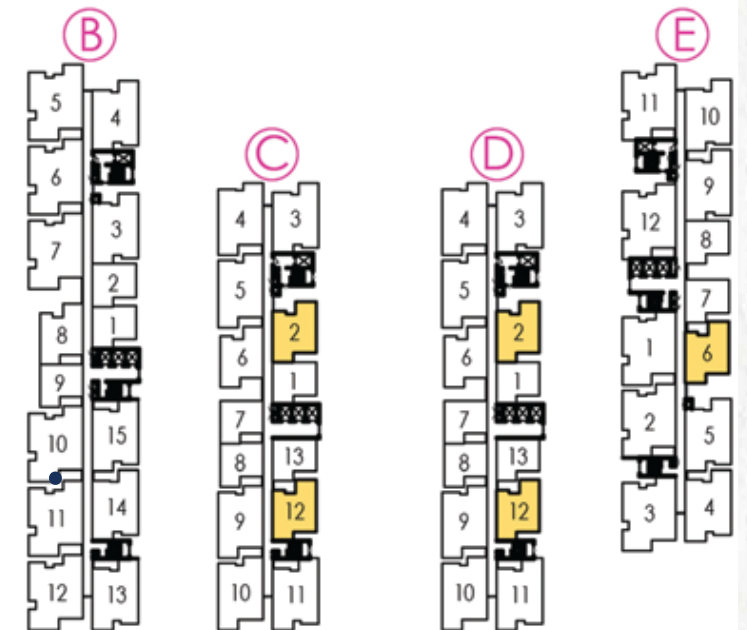
- SALEABLE AREA - 876 Sq.ft
- RERA CARPET AREA - 520 Sq.ft
- EXCLUSIVE BALCONY AREA - 35 Sq.ft





2 BHK + 2T WEST FACING

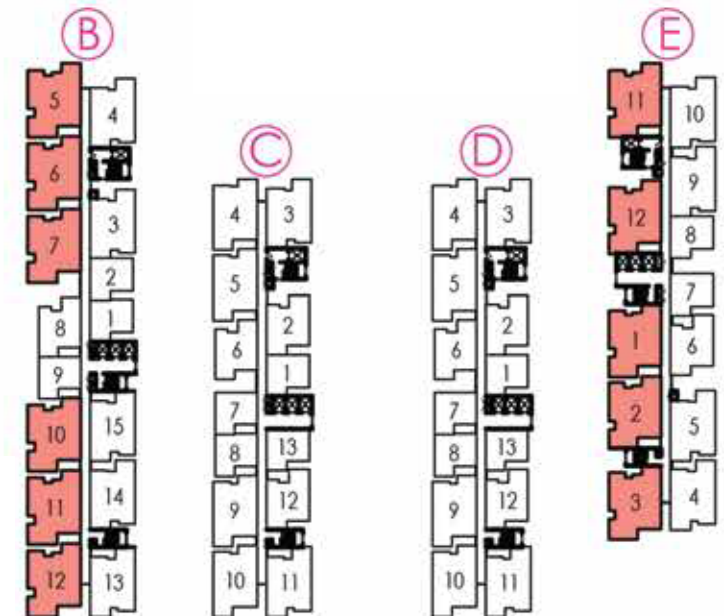
- SALEABLE AREA - 889 Sq.ft
- RERA CARPET AREA - 523 Sq.ft
- EXCLUSIVE BALCONY AREA - 35 Sq.ft





3 BHK + 3T EAST FACING

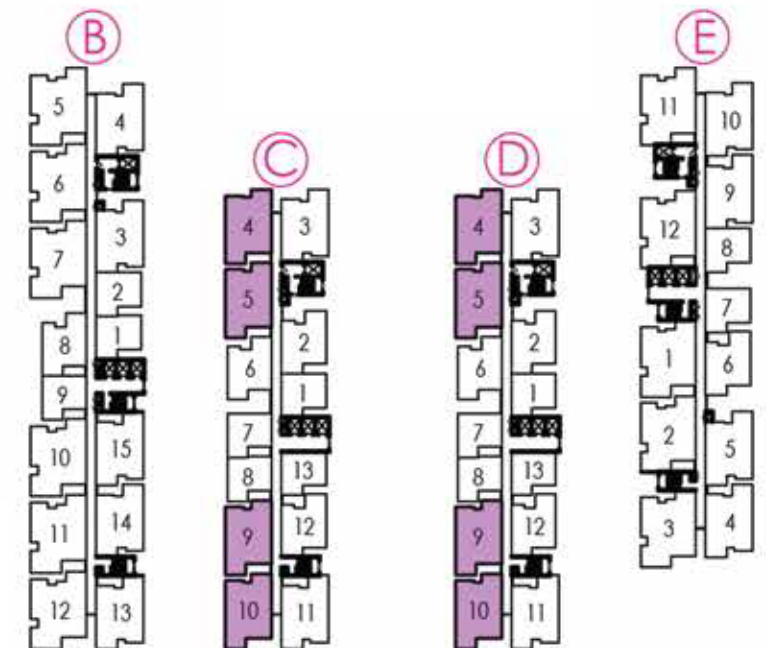
- SALEABLE AREA - 1349 Sq.ft
- RERA CARPET AREA - 863 Sq.ft
- EXCLUSIVE BALCONY AREA - 35 Sq.ft





3 BHK + 2T EAST FACING

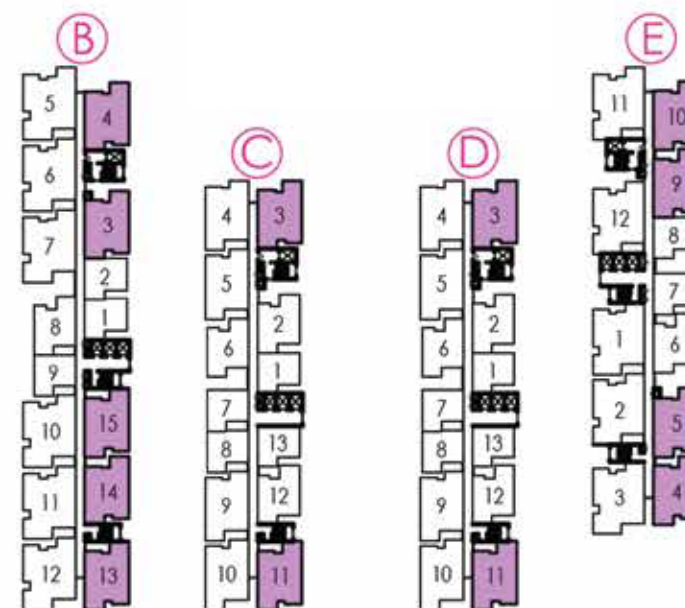
- SALEABLE AREA - 1143 Sq.ft
- RERA CARPET AREA - 715 Sq.ft
- EXCLUSIVE BALCONY AREA - 35 Sq.ft





3 BHK + 2T WEST FACING

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



SUSTAINABILITY IS LUXURY

- Low flow water fixtures
- Solar power for common amenities
- Rain water harvesting
- Flood & stagnation prevention
- Electric vehicle charging stations



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

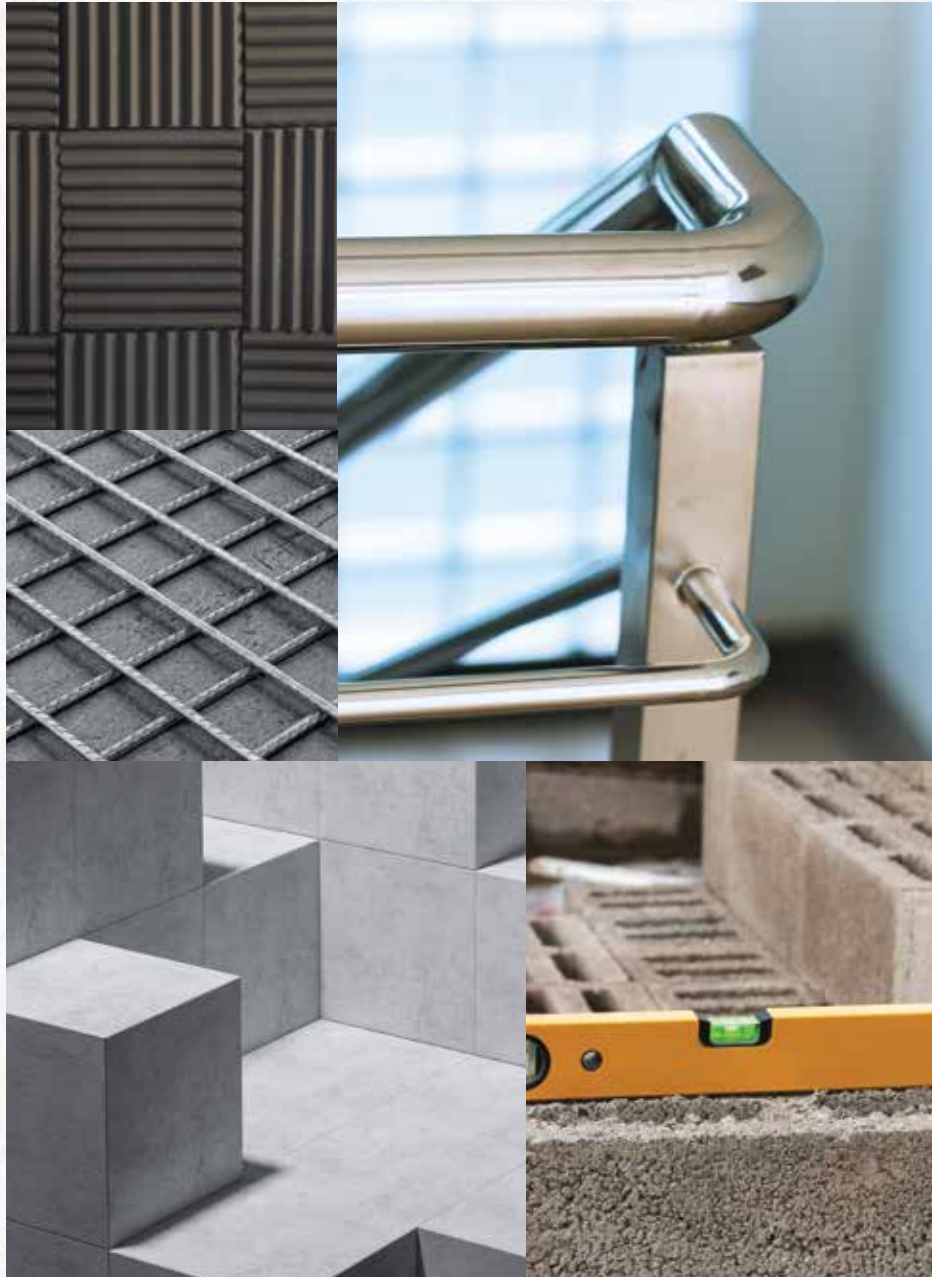
Important areas nearby

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





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

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

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

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

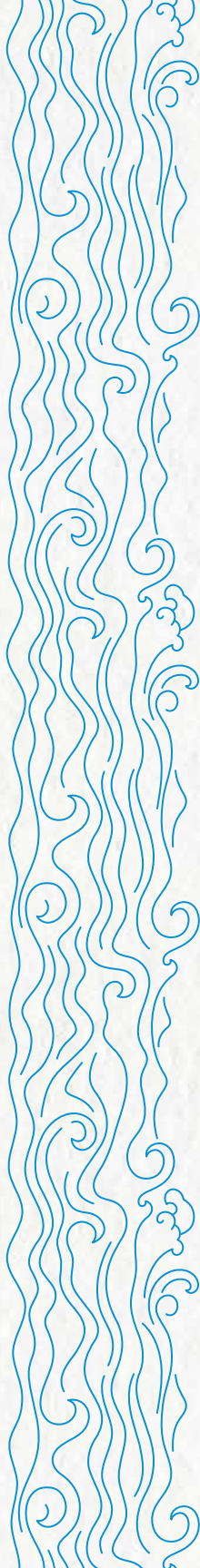
GALLERIA RESIDENCES BEST INNOVATION PROJECT

SILICON INDIA

GALLERIA RESIDENCES BEST INNOVATION DESIGN APARTMENT

BY SILICON INDIA





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.





WWW.SPRINGTIDE.IN ☎ 766 906 6161

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

PROJECT FUNDED BY ICICI BANK LTD

