

A PERFECT WORLD  
FOR YOUR FAMILY.  
A WORLD CITY FOR YOU.

Image for representational purposes only.

**#LiveSmileProsper**

**mahindra**  
**Happinest**



Mahindra World City  
Chengalpattu

Hear the children laugh as they play in open spaces. Discover a place where you breathe fresh air, as you are surrounded by lakes & hills. Grow with a like-minded community and feel fit and healthy with a range of amenities. A home at an IGBC pre-certified Platinum Green project that gives you higher savings and lower maintenance bills. A home set within a thriving ecosystem of Mahindra World City where schools, hospitals, hotels, shopping and 65+ global corporates are at an arm's length.

Welcome Home to **Mahindra Happiest**  
at Mahindra World City,  
Where Imagination Comes to Life



Mahindra Happinest gives you and your family every reason to  
**#LiveSmileProsper**

## LIVE

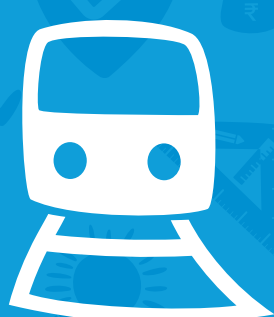
Surrounded by nature, fresh air, and scenic beauty, yet close to almost every amenity you need. Your family's health and safety are assured with thoughtfully designed conveniences and multi-tier security. Work out at the gym, take a run by the lakeside or the lush greenery nearby, or even enjoy the carefree sounds of children playing. Live a life of joy and tranquility even while being well connected to your workplace and other business hubs.



Social  
infrastructure



Multi-tier  
security



Convenient  
location



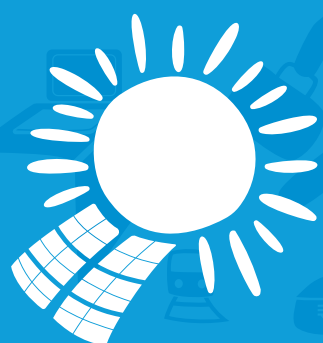
Thoughtfully  
designed  
homes



Sensibly designed  
amenities

## SMILE

Grow within an amazing community that looks towards a better tomorrow. State-of-the-art designs make your IGBC pre-certified Platinum Green home a masterpiece in its own right. Solar-powered lighting in common areas, rainwater harvesting, fly ash bricks and many more little details come together to give you a green, sustainable home.



Sustainable  
development



Lower  
maintenance



Plug & Play  
offices

## PROSPER

With 65+ global corporates located within the campus, you now have the opportunity to walk to work. The city is already home to 2500+ families, so there's always a multitude of activities and the reasons to celebrate are many. When you have a quiet moment on your private balcony, take in the scenic views of lakes and forests across the property. Choose a fuller life when you choose Mahindra Happinest at Mahindra World City, Chennai.



Walk-to-work



Community  
living



Life amidst nature



**mahindra**  
**Happinest**



## HOMES DESIGNED FOR YOU, AND ALL YOUR DREAMS TOO.

Discover greenery everywhere you go, open spaces where childhood can run free, amenities that add to daily living and thoughtful designs that make every moment spent at home worthwhile. Discover Mahindra Happinest at Mahindra World City.

- Multi-storeyed towers with efficiently designed 1 & 1.5 BHK apartments
- IGBC pre-certified Platinum Green building
- Thoughtfully designed L-shaped towers ensure privacy and natural light
- French windows allow maximum light and better ventilation
- Private decks offer breathtaking views of the podium, hill, lake and cityscape
- A 20,000 sq. ft. central vehicle-free podium with abundant green spaces and amenities
- Clubhouse with gym & multi-purpose hall, kids play area, and recreational amenities



## YOUR HOME IS A BREATH OF FRESH AIR, LITERALLY

Intelligent tower design maximises fresh air and natural light in every room of your home. Wake up to the feeling of warm sunlight on your skin and the brush of cool breeze every day.

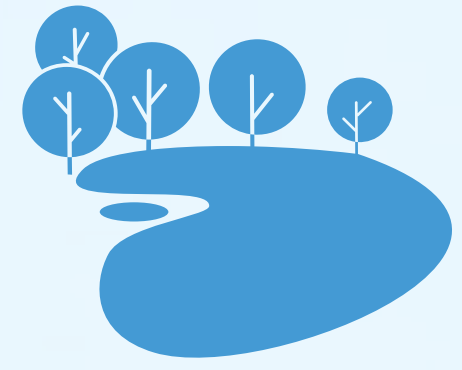
- Designed for cross ventilation
- Maximum air circulation
- Ample natural light
- Low VOC (Volatile Organic Compound) paints that ensure better indoor air quality



## ENJOY THE VIEW

Look to the world outside and see truly stunning spaces. Be mesmerized each time you step into your private balcony.

- Well-spaced homes • Balcony positioned for maximum seclusion
- L-shaped layout and views • Views of garden, lake and hills\*
- French windows



## EVEN SUMMERS CAN BE COOL AND BREEZY

Your home is built to not only look good but also to keep your living spaces cooler. Stay cool naturally no matter the season.

- 100% SRI paints on the roof to reflect heat from the sun
- Eco-friendly 'fly ash brick' walls
- U-valued glass for windows to keep your home cooler





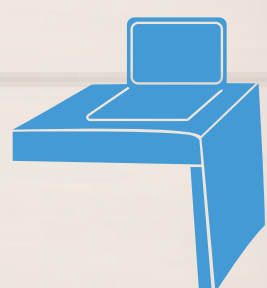
Artist's impression. For representational purposes only.  
\*These are just presented as examples.



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\*These are presented only as examples.

## ONE SPACE, MULTIPLE POSSIBILITIES

The extra room in the 1.5 BHK homes gives you the opportunity to create a space of your own. Convert it into an office or a kids bedroom, the Plug & Play features make it all possible!

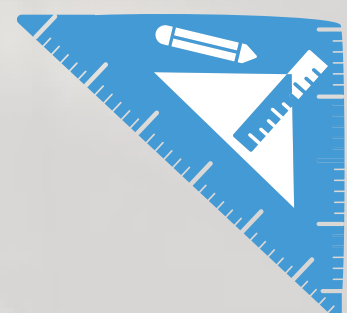




## DISCOVER SMART DESIGNS IN EVERY ROOM

Your home takes care of every small detail for you. Experience finer features that create a positive impact on your everyday life.

- Efficiently designed homes
- Provisions for water purifier and washing machine
- Ample plugs points
- Vitrified floors





Artist's impression. For representational purposes only.

## Yoga Deck



## Party Lawn

Artist's impression. For representational purposes only.

# LIVE A LIFE BEYOND 9 TO 5

Whether it is meeting your fitness goals or meeting your friends for a celebration, your home has space for it all. Discover a place where you can unwind and explore fun activities to do after a hectic day at work.







Artist's impression. For representational purposes only.

Outdoor Calisthenics Gym



Clubhouse



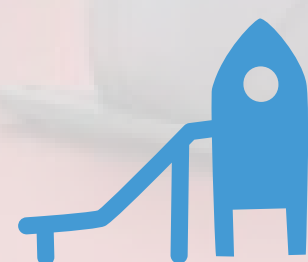
Multipurpose Hall



Indoor Gymnasium

## AMENITIES

- Multipurpose Hall • Rock Climbing Wall • Indoor Gymnasium
- Community Sky Deck



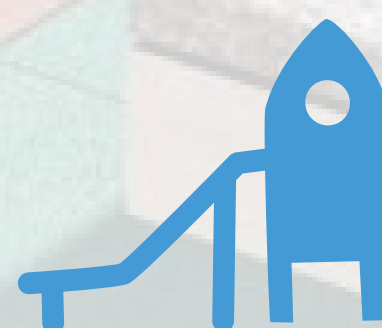




## Activity Area

### AMENITIES

- Pergola Sit Out • Senior Citizen Corner • HappiSwing • See-Saw
- Monkey Bars • HappiCastle With Slide • Spidey Kids Climber
- Activity Zone • Yoga Deck • Party Lawn • Flowering Mounds



## FOR US, SAFETY IS NOT JUST ANOTHER FEATURE, IT IS OUR MISSION

Your home comes with top-tier safety features, inside and outside, ensuring your safe haven remains just that - safe. At Mahindra Happinest, we aim to secure more than just your homes, we aim to safeguard your peace of mind.

- Vehicle-free podium for kids • Separate pedestrian entrances
- Street lighting • CCTV cameras

### **Security measures at Mahindra World City:**

- Patrolling vehicles through the day • 100+ security guards
- Fire station • City-wide CCTV cameras





# CRAFTED WITH EVERYONE’S COMFORT IN MIND

Thoughtful designs throughout the premises ensure the comfort of children, senior citizens, and the differently-abled.

- Ramps and grab bars for seniors and the differently-abled, for ease of access



Image for representational purposes only.

## EXPERIENCE THE PURITY OF NATURE IN EVERY BREATH

The green landscape not only helps in improving the outdoor air quality but also helps regularise temperature so that you are greeted with pleasant weather, throughout the year.

- Landscaped plantation in recreational spaces
- Green-covered pergola

### Complemented by Mahindra World City:

- Smart planting
- 20% green cover
- Tree shades



## HOMES THAT CONSERVE WATER, AND HELP YOU SAVE

Your home comes with clever, water-efficient features that not only help conserve this precious resource but also, help reduce your maintenance bills.

- Underground sumps to store rooftop rainwater
- Underground rainwater harvesting tank with a capacity of 30,000 litres
- Recycled water used for the upkeep of the landscaped area and washroom usage
- 30% saving on water usage through the use of efficient fixtures





## DESIGNING HOMES NOT JUST FOR THE FUTURE, BUT ALSO TO PRESERVE IT

Energy-efficient features and smart designs within your homes and throughout the development ensure sustainable living and low maintenance. This way, we enable the creation of a better future for you and a greener one for the generations to come.

- Solar-powered lighting in all common areas
- Smart landscaping method to use water efficiently

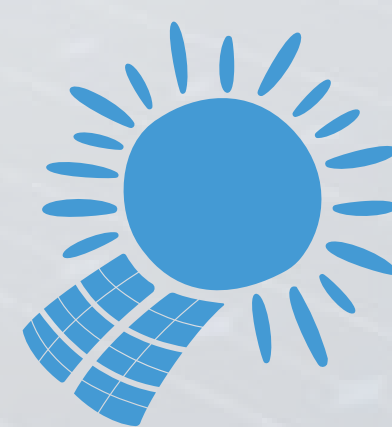


Image for representational purposes only.

## MOBILISING TOMORROW WITH FUTURE-READY HOMES

Mahindra Happinest is well-equipped to take care of your anticipated needs. With the future of transport shifting towards electric cars, e-charging provisions are made within the development.



Image for representational purposes only.



Actual image of Mahindra World City Club dated Jan 2017.

**CHOOSE A WHOLESOME LIFE  
WHEN YOU CHOOSE A HOME  
AT MAHINDRA WORLD CITY.**





\*Map not to scale; for representative purpose only.



**Airport**

- Chennai International Airport - 37 km
- Proposed Airport at Parandur - 52.6 km



**National Highway**



**Port**

- Chennai Port - 56 km



**Railway Station**

- Parandur Railway Station - 100 m
- Chengalpattu Railway Station - 9 km
- Tambaram Railway Junction - 29 Km
- Chennai Central - 56 km



**University**

- Chengalpattu Law College - 12 Km
- Chengalpattu Medical College - 12 Km
- SRM Hospital & University - 16.1 km
- BS Abdur Rahman University - 22.4 km
- VIT Chennai - 31.5 km



**State Highway**

- Vandalur - Kelambakkam Road - 34.8 km
- Old Mahabalipuram Road - 42.1 km




**Corporate Office**

- Ford India Pvt Ltd - 10 km
- Maraimalai Nagar Industrial Park 12.2 km
- Zoho Corp - 16.1 km
- Oragadam Industrial Corridor - 22.4 km
- MEPZ Special Economic Zone - 30.5 km
- SIPCOT IT Park - 40.9 km


Distance and timelines (shortest) are indicative and approximate subject to road and infrastructure facilities provided by the appropriate authorities.

# MAHINDRA WORLD CITY


Welcome to the Sooper City, Mahindra World City, Chennai. An integrated city, where world-class infrastructure thrives in the abundance of nature. Spread over 1500 acres, Mahindra World City is filled with open and green spaces.




India's **1<sup>st</sup>** integrated business city



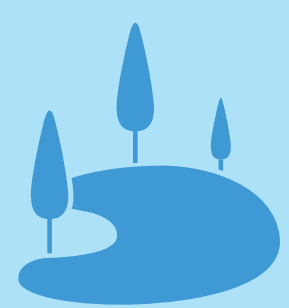
India's **1<sup>st</sup>** IGBC Gold Certified Green City




India's **1<sup>st</sup>** Food-waste Free City



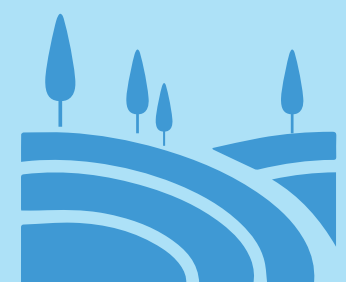
**3** sector-specific SEZ's, Domestic Tariff, Residential, Social/Retail zones



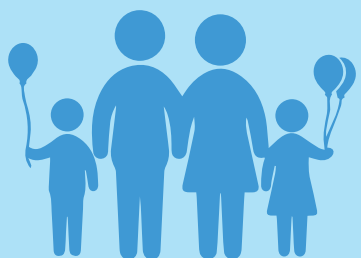
**1000** acres of reserve forest & **7** lakes




Preferred destination for **65+** global corporates




Spread across **1500** acres with **150** acres of greenery




City with **2500+** families




City with regular water supply




Low-density city with wide roads



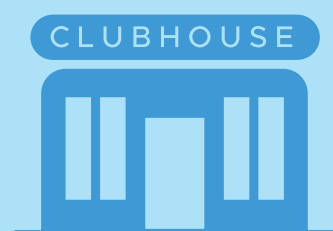
**1,00,000+** working population




On-site railway station




Hospital




Mahindra World City Club



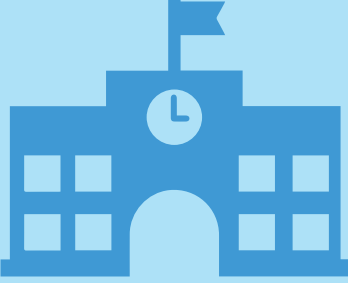
Hotels




Shopping centers



**4<sup>th</sup>** best city to live in\*



Mahindra World School



Entertainment<sup>^</sup> and dining



CITY AMIDST NATURE



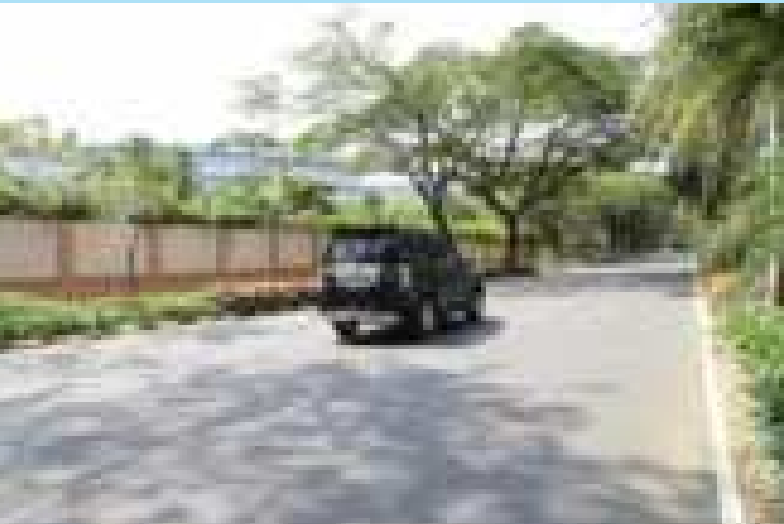
CITY WITH A THRIVING BUSINESS DISTRICT



ENVIRONMENT-FRIENDLY CITY



FULLY INTEGRATED CITY



LOW CONGESTION CITY



CITY WITH HOMES FOR ALL

\*JLL Report, 21st August 2017. ^Proposed development.

Image for representational purposes only.



Mahindra World City is truly a city in its own right, with everything you need available right at your doorstep.

# UNTOLD OPPORTUNITIES

The exclusive corporate zones at Mahindra World City are demarcated for use as office and manufacturing spaces. More opportunities for you to find work close to home with over 65 of the world’s top conglomerates employing 1,00,000 direct & indirect employees.



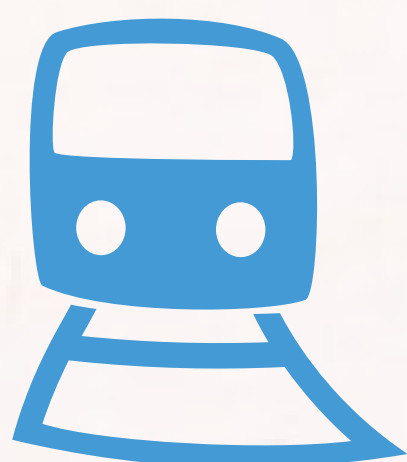
- Residential
- Commercial / Industrial / Retail
- Lakes
- Reserved Forest

\*Map not to scale; for representative purpose only.

## STAY WITHIN REACH OF EVERYTHING THAT MATTERS

Situated in a convenient location, your home offers seamless connectivity that ensures you save time on your daily commute for things that truly matter.

- 2 minutes walking distance from Paranur railway station
- Proximity to highway
- Commute within Mahindra World City on bio-gas fueled buses
- Easy access to convenience stores & proposed multiplex







## AT MAHINDRA WORLD CITY, YOU NEVER RUN OUT OF THINGS TO DO

Located within Mahindra World City, the MWC Club is a private retreat with ample amenities for all. Now, even 24 hours will be less to enjoy your day.

- Tennis court
- Squash court
- Badminton court
- Swimming pool
- Gymnasium
- Indoor games room for Billiards, Cards, Table Tennis & Carrom
- Yoga deck
- Spa & Salon
- Reading lounge
- Sports bar
- Multicuisine restaurant
- Party lawn
- Guest rooms
- Kids play area
- Multipurpose hall





Actual image of Mahindra World City dated Jan 2017.



Actual image of Mahindra World City dated Jan 2017.



Actual image of Mahindra World City dated Jan 2021.

## CONVENIENCE IS A CITY AT YOUR DOORSTEP

Cocooned in Mahindra World City, get access to a wide range of facilities. It is easy to walk wherever you need to go.

- Amelio Child Care Centre • The Canopy Shopping Centre
- Entertainment Options • Banks & ATMs • School • Hospital
- Fairfield by Marriott & Downtown Corporate Stays
- Convenience Stores • Fuel Station







Actual image of Mahindra World City dated Aug 2019



Actual image of Mahindra World City dated Jan 2019.



Actual image of Mahindra World City dated Feb 2020.

## DISCOVER A FAMILY OF FRIENDS

With over 2500 families calling Mahindra World City their home, discover a community of inspiring and like-minded neighbours. Get to know your new family and lead a holistic lifestyle through various social and cultural events, sports and music festivals hosted by Mahindra World City.

- Annual Mahindra World City Marathon
- Tamil Nadu International Balloon Festival held at Mahindra World City for the first time in 2019
- Over 3 lakh saplings planted across 140 acres at Mahindra World City





## EXPERIENCE A WORK-LIFE BALANCE MOST CAN ONLY DREAM OF!

With the infrastructure of an integrated city and co-located with many international companies, Mahindra World City offers the work-life balance you've always desired.

- The city is home to more than 65 blue-chip companies belonging to various sectors like Automotive, Auto Components, Healthcare, IT, Engineering, Packaging and many more
- With dedicated economic zones, industrial centres and corporate offices, all located within the confines of Mahindra World City, your office is but a walk away







Artist's impression. For representational purposes only.

# PLANS

# MASTER PLAN

## LEGEND:

- |    |                        |    |                              |
|----|------------------------|----|------------------------------|
| 1  | Entry / Exit           | 13 | Activity Zone                |
| 2  | Security Cabin         | 14 | Rock Climbing Wall           |
| 3  | Two-Wheeler Parking    | 15 | Yoga Deck                    |
| 4  | Driveway               | 16 | Party Lawn                   |
| 5  | Stilt Parking          | 17 | Flowering Mounds             |
| 6  | Pergola Sit Out        | 18 | Multipurpose Hall            |
| 7  | Senior Citizen Corner  | 19 | Outdoor Calisthenics Gym     |
| 8  | HappiSwing             | 20 | Indoor Gymnasium             |
| 9  | See-Saw                | 21 | Community Sky Deck           |
| 10 | Monkey Bars            | 22 | Rainwater Harvesting UG Tank |
| 11 | HappiCastle With Slide | 23 | Solar PV Panels              |
| 12 | Spidey Kids Climber    | 24 | Transformer Yard             |



Artist's impression indicating the anticipated appearance of the ongoing development.  
Map not to scale.





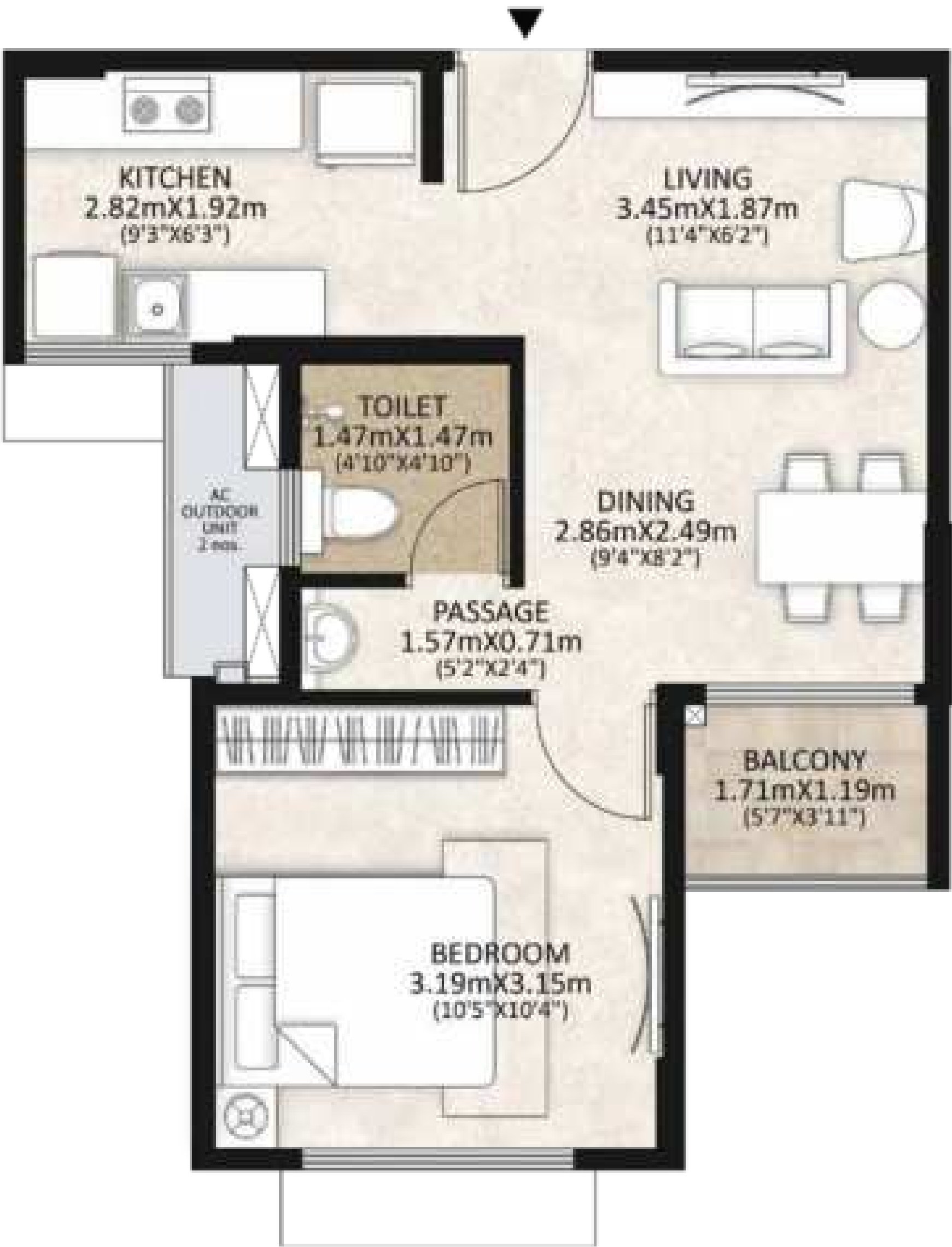


Map not to scale.

# FLOOR PLAN

## TOWER A

# 1 BHK UNIT PLAN

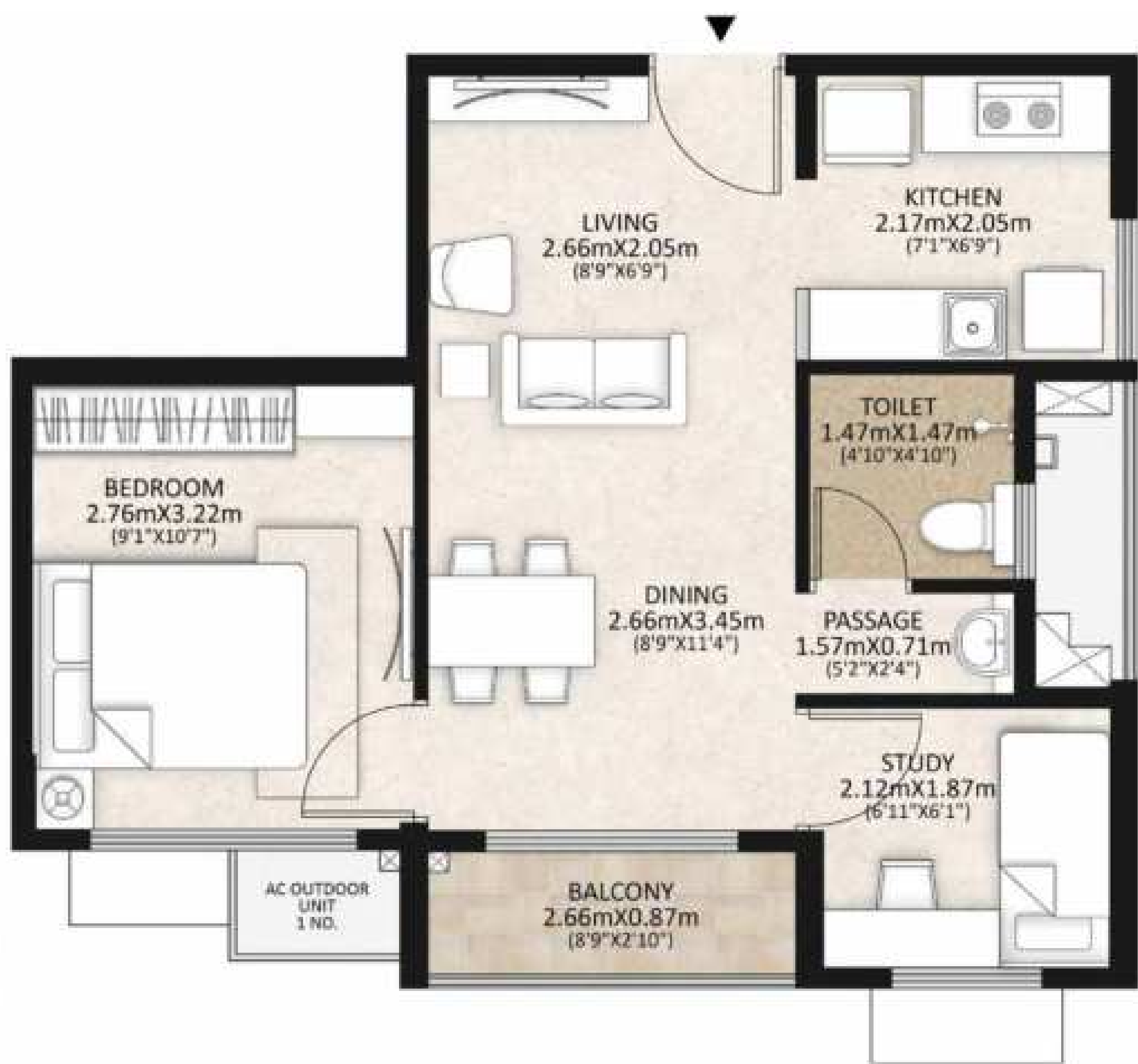


UNIT TYPE	1 BHK	
	SQ. MTS	SQ. FT
RERA CARPET AREA	34.12	367
EXCLUSIVE BALCONY AREA	2.04	22
PROPORTIONATE COMMON AREA	15.87	171





# 1.5 BHK A UNIT PLAN



UNIT TYPE	1.5 BHK TYPE A	
	SQ. MTS	SQ. FT
RERA CARPET AREA	37.60	405
EXCLUSIVE BALCONY AREA	2.31	25
PROPORTIONATE COMMON AREA	16.76	180



# 1.5 BHK B UNIT PLAN



UNIT TYPE	1.5 BHK TYPE A	
	SQ. MTS	SQ. FT
RERA CARPET AREA	37.60	405
EXCLUSIVE BALCONY AREA	2.31	25
PROPORTIONATE COMMON AREA	16.76	180





# SPECIFICATIONS

STRUCTURE		"Earthquake resistant RCC frame; fly ash solid block for external and for internal"
FLOORINGS :		
a. Living/Dining Room	Vitrified tile	
b. Bedroom		
c. Kitchen		
d. Study		
e. Balcony	Ceramic tile (Antiskid)	
f. Toilets		
WALL FINISHES :		
a. Living/Dining Room	Internal gypsum plastering with putty and Tractor emulsion paint finish	
b. Bedroom/Study		
c. Kitchen		
d. Balcony		
CEILING FINISHES :		
a. Living/Dining Room	Internal gypsum plastering with putty and Tractor emulsion paint finish	
b. Bedroom/Study		
c. Kitchen		
d. Balcony		
DADO :		
a. Kitchen [2' above Platform]	Ceramic glossy finish	
b. Toilets [up to false ceiling level]		
KITCHEN PLATFORM		
Kitchen granite slab 2' width laid on RCC slab		
EXHAUST FAN :		
a. Kitchen	Provision for exhaust fan fixture	
b. Toilets		
GEYSER :		
Toilets	A provision in wiring & plumbing	
C.P FITTINGS :		
Toilet	Open wall mixer overhead shower, taps - Johnson/equivalent	
SANITARY WARE - BASIN TYPE :		
Provided outside toilet	Washbasin with granite counter - Johnson/equivalent	
SANITARY WARE - W.C. TYPE :		
Toilets	Open cistern with dual flush EWC - Johnson/equivalent	
KITCHEN AND UTILITY AMENITIES :		
a. Sink	Single Bowl without drain board- Sincore/Nirali/equivalent	
b. Sink cock	Johnson/equivalent	
c. Water Purifier	Provision in wiring & plumbing	
d. Washing machine point in Kitchen		
DOORS :		
a. Main Door	Pre Hung / Wood frame & shutter with laminate finish or WPC door	
b. Bedroom Door		
c. Balcony		
d. Toilet Door	PVC Door frame & Shutter	
e. Hardware	Dorset/Godrej/Neki/equivalent	
WINDOWS :		
a. Windows	Sliding/Openable without Grill	
b. Finish	uPVC window	
c. Ventilator	uPVC with louvres	
d. Glass Type	Single glazing	
TERRACE		
Roof Terraces	Parapet wall with plaster and paint finish	
ELECTRICAL :		
a. Switches	Anchor/equivalent	
b. Phase	3-Phase	
c. Telephone and Data Points	Living	
d. T.V points	Living and bedroom	
AC IN LIVING AND BEDROOM		
	AC sleeve and provision in electrical wiring at the unit level	
GARBAGE COLLECTION SYSTEM		
	Common bins at stilt parking level	
LIFTS :		
Lifts	MS powder coated finish in Lift car and all landing - MS doors	
EXTERNAL FINISH :		
External wall	Exterior weather proof paint	
Terrace Finish	Waterproofing + Screed finish with Solar reflective paint	
ENTRANCE LOBBY: STILT		
a. Flooring	Vitrified tile	
b. Corridor		
c. Lift Jambs	Granite	
LIFT LOBBY : (ALL FLOORS)		
a. Flooring	Vitrified tile	
b. Corridor		
c. Lift Jambs	Plaster Finish	
STAIRCASE :		
a. Treads	Cement tiles	
b. Risers		
c. Hand Rails	Mild steel railing with enamel paint finish	
d. Walls	Putty with Tractor emulsion paint with low VOC	
e. Ceiling		
OTHERS		
Toilet - underslung/sunk	Underslung with PVC coated false ceiling	
HOME AUTOMATION		
	Intercom provision	
SECURITY SYSTEMS		
	CCTV at entry gates	
POWER BACK UP		
Power Back up for Units	0.5 KW per unit	
Power Back up - Common area	100%	

# MAHINDRA LIFESPACE DEVELOPERS LTD.

Established in 1994, Mahindra Lifespaces brings Mahindra Group's philosophy of 'Rise' to India's real estate and infrastructure industry through thriving residential communities and enabling business ecosystems.



## DEVELOPMENT FOOTPRINT

**32.14 million sq. ft.** of completed, ongoing and forthcoming residential projects across **7 Indian cities**; and over **5000 acres** of ongoing and forthcoming projects across four locations



## DEVELOPMENT PORTFOLIO

- Premium and luxury residential projects
- Value homes under the 'Mahindra Happinest' brand
- Integrated cities and industrial clusters under the 'Mahindra World City' and 'Origins by Mahindra' brands



## ACCOLADES

- India's first real estate company to launch a Net Zero Energy Residential project
- First real estate company in India to have committed to the global Science Based Targets initiative (SBTi)
- With 100% Green portfolio since 2014, the company is working towards carbon neutrality by 2040
- Actively supports research on green buildings tailored to climatic conditions in India
- Recipient of over 80 awards for its projects and ESG initiatives

## THE MAHINDRA GROUP

The Mahindra Group is a USD 19.4 billion federation of companies that enables people to rise through innovative mobility solutions, drives rural prosperity, enhances urban living, nurtures new businesses, and fosters communities. It enjoys a leadership position in utility vehicles, information technology, financial services and vacation ownership in India and is the world's largest tractor company by volume. It also enjoys a strong presence in renewable energy, agribusiness, logistics and real estate development. Headquartered in India, Mahindra employs over 2,56,000 people across 100 countries.



# mahindra Happinest



Sales Office:

The Canopy, 1<sup>st</sup> Floor, Block-A,  
Unit No. 2, Mahindra World City, Chengalpattu - 603004.

Registered Office:

Mahindra Integrated Township Limited. The Canopy, 1<sup>st</sup> Floor,  
Block-A, Unit No. 2, Mahindra World City, Chengalpattu - 603004.

TNRERA No. TN/01/Building/0262/2022 dated 12.07.2022 valid up to 31.08.2026 available on [www.rera.tn.gov.in](http://www.rera.tn.gov.in)

Disclaimer: This project is registered as “Mahindra Happinest” under TNRERA No. TN/01/Building/0217/2021 dated 27.07.2021 valid up to 31.07.2025 available on [www.rera.tn.gov.in](http://www.rera.tn.gov.in). This project is being developed by Mahindra Integrated Township Limited in phases. This communication is purely conceptual and for representational purposes only. Any furniture, fixtures and white goods shown are not part of the offering. Distances and timelines (shortest) are indicative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. All figures mentioned are basis estimated calculations.