An abode where you can Rediscover Yourself

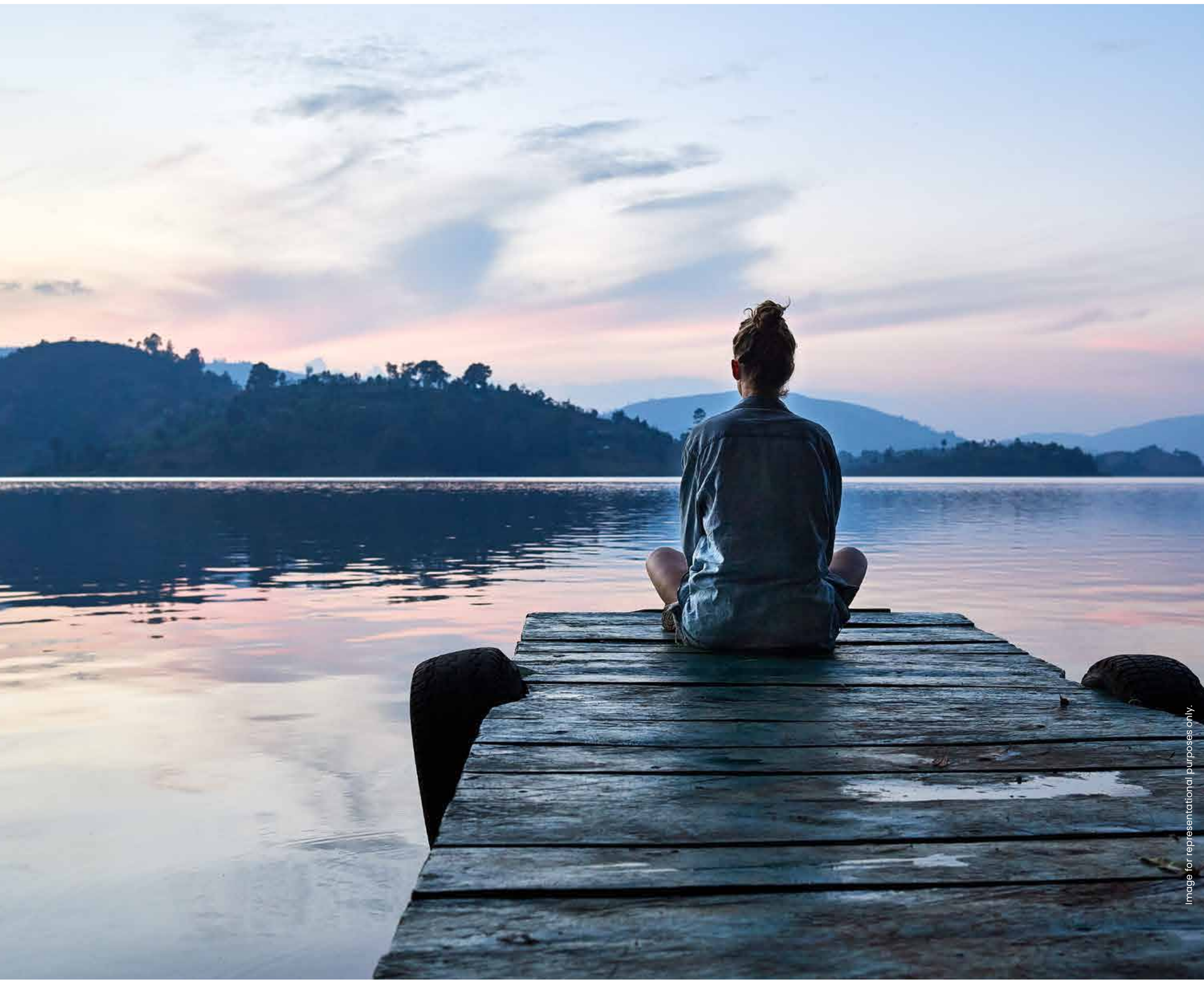


Image for representational purposes only.

mahindra Lakewoods

Rediscover the pride of a beautiful home



Artist's impression, for representational purposes only.

Mesmerise yourself in homes designed carefully and aesthetically with close attention to detail. Homes at Mahindra Lakewoods are built not just with bricks and mortar, but with a peaceful ambience blended with modern amenities.

- **Multi-storeyed towers with spacious 2 & 3 BHK apartments**
- **IGBC pre-certified Platinum rated Green homes**
- **Cross-ventilation in bedrooms to allow wind channelling**
- **French windows allow maximum light and better ventilation**
- **Homes designed for maximum privacy with no common walls***
- **Private decks offer breathtaking views of the podium or hill or lake**
- **A 3.8 acre central vehicle-free podium with abundant green spaces and amenities**
- **Gymnasium, swimming pool, multipurpose hall, elevated lounge, and a separate indoor games room spread across the podium**

*Common wall only at utility in some apartments.

Find luxury in the simple things

Relish quality time with loved ones in a home that enables you to enjoy the utmost comfort of living amidst a range of facilities. Mahindra Lakewoods offers you an array of distinct amenities that assure you experience the splendour of little things with your friends and family.

Rediscover self

Rediscover health

Rediscover family

Rediscover friends

Rediscover work



Image for representational purposes only.

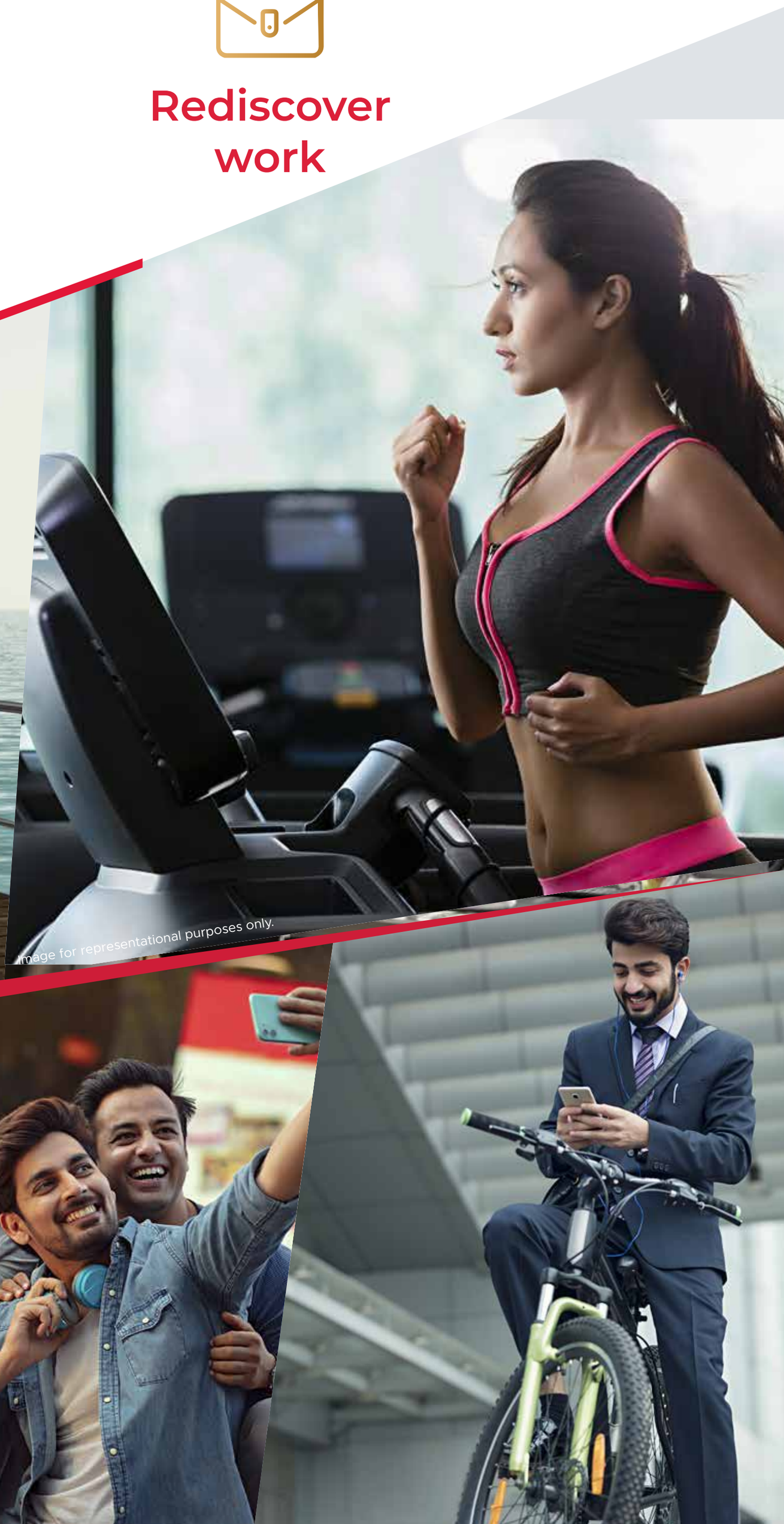


Image for representational purposes only.



Image for representational purposes only.

Image for representational purposes only.

Image for representational purposes only.

Rediscover Self

Bring back the connection with the inner you as you enjoy the comfort of solitude and privacy. Mahindra Lakewoods offers thoughtfully designed amenities just for you, that help in rediscovering yourself.

Lawn

Private deck

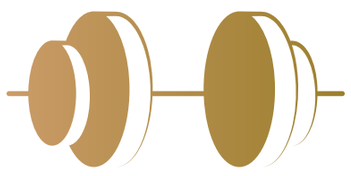
Maximum privacy



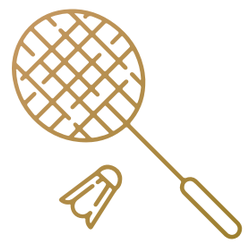
Image for representational purposes only.

Rediscover Health

Homes at Mahindra Lakewoods have got everything you need to rediscover a healthier lifestyle. There are a number of activities picked for you to stay in shape and reconnect with your passion and evolve your fitness journey.



Gymnasium



Open badminton court



Jogging track



Swimming pool

Image for representational purposes only.

Rediscover Family

Mahindra Lakewoods offers you the luxury of spending time with loved ones. A place where you always have more space for togetherness.

Spacious homes

Multipurpose hall

Kids play area

Image for representational purposes only.

Rediscover Friends

Rekindle your bond with friends, at a locality where you never run out of amenities. Whether it's a joyous evening together, or a day in nature's lap, Mahindra Lakewoods is the place to be.

Indoor games room

Elevated lounge

Open green spaces



Image for representational purposes only.

Rediscover Work

Rediscover work-life balance at Mahindra Lakewoods, with several global corporates in the vicinity. Make your dream job a reality with homes that allow you to walk to work.

65+ global corporates

Walk to work



Image for representational purposes only.

Spacious homes where you can rediscover life

Artist's impression, for representational purposes only.

Rediscover the comfort of your spacious living room

The homes at Mahindra Lakewoods have a 6ft wide corridor that leads to a spacious living & dining room with a separate common hand wash area.

- Ample natural light
- Low VOC (Volatile Organic Compounds) paints that ensure better indoor air quality
- Telephone/data & TV points
- Intercom provision

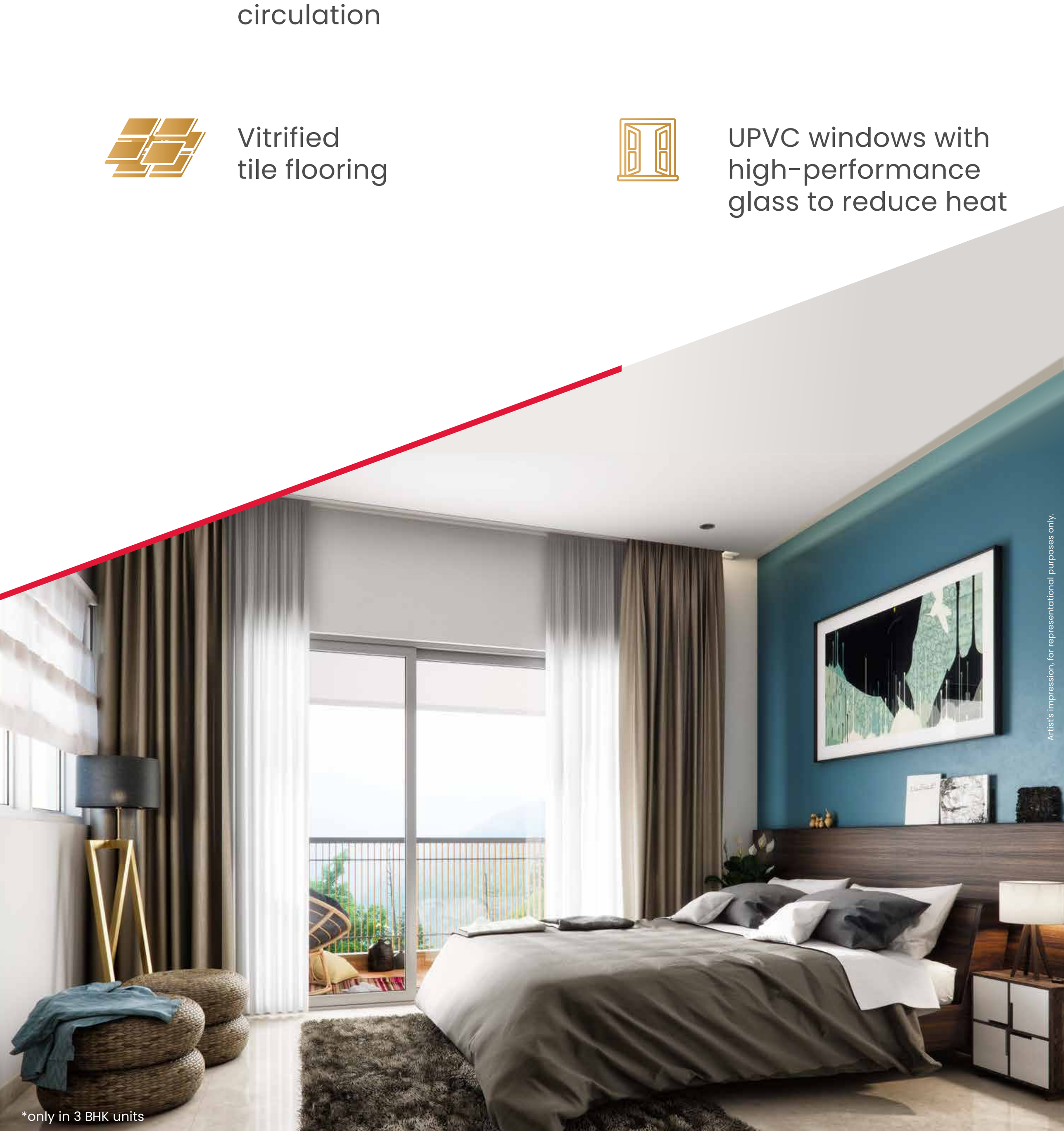


Artist's impression, for representational purposes only.

Rediscover homes with high-end features

Lakewoods offers fresh air and bright daylight to make your home a better place to live in. These homes are fitted with windows for cross ventilation. A private deck* is also available that allows freshness to flow in every day.

- Designed for cross ventilation and maximum air circulation
- 100% SRI paints on the roof to reflect heat from the sun
- Vitrified tile flooring
- UPVC windows with high-performance glass to reduce heat



Artist's impression, for representational purposes only.

*only in 3 BHK units

Rediscover the convenience your home offers your guests

Mahindra Lakewoods ensures your guests will be comfortable whenever they visit you. The guest rooms here have a niche wardrobe space. They also come with attached toilets with anti-skid flooring for your guest's convenience.

High-performance glass for windows to keep your home cooler

Anti-skid flooring*

Niche wardrobe space

Laminated flush door

Image for representational purposes only.

*In toilets

Rediscover exclusive and panoramic views

At Mahindra Lakewoods, savour fresh air while enjoying the views outside. The private deck has a wooden tile finish, where you can take in breathtaking views of the lake, the hills, the podium or the landscape from this area.

Private deck positioned for maximum seclusion

Views of lake or hill or podium

No overlooking into other units

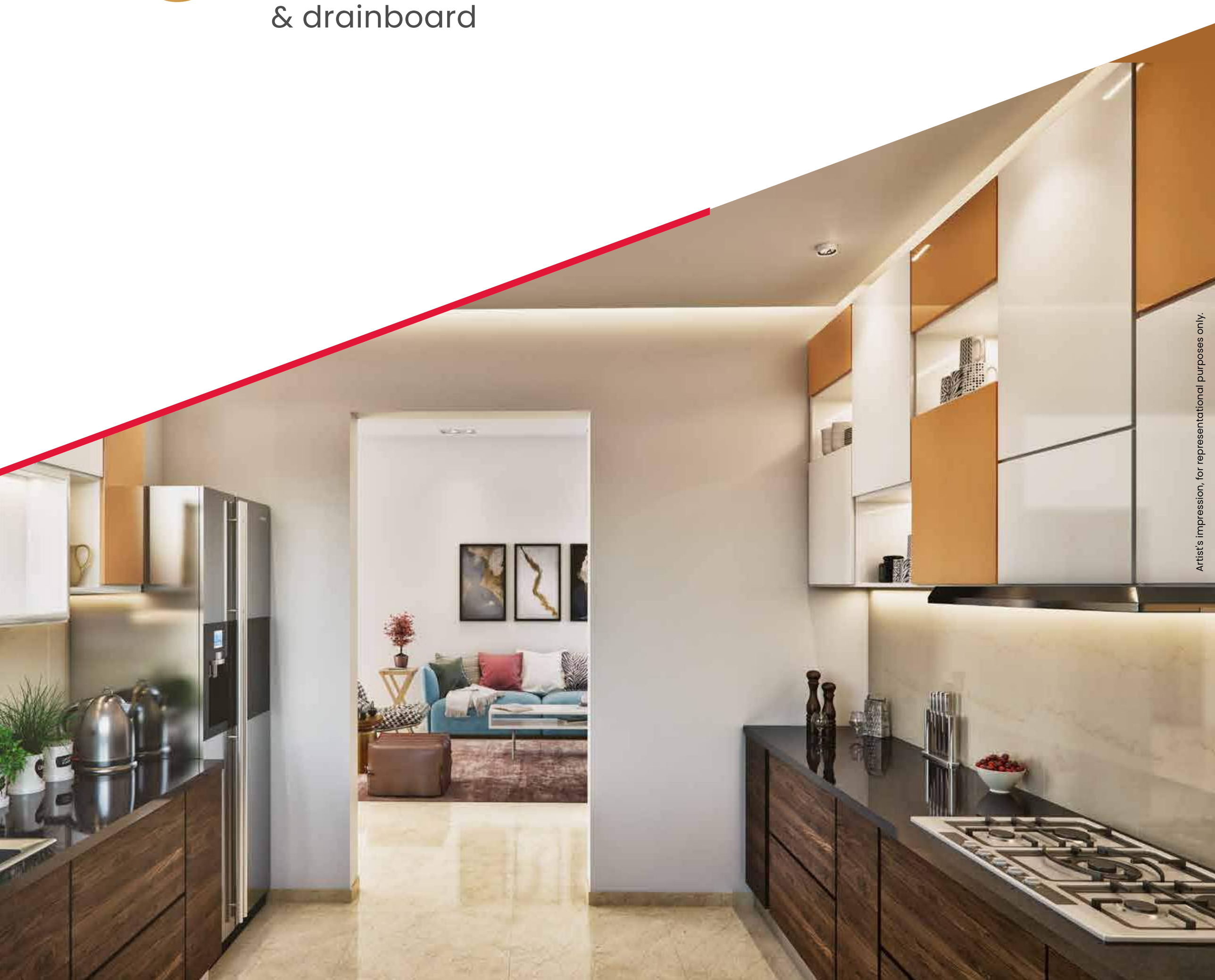
100% SRI paints on the roof to reflect heat from the sun

Artist's impression, for representational purposes only.

Rediscover homes with a kitchen that fulfills all your needs

At your kitchen at Mahindra Lakewoods, you can keep your kitchenware neatly tucked away, behind the cabinets. The kitchen is designed with granite platforms and flooring, a stainless steel sink, along with a separate utility space.

- Spacious kitchen & attached utility space
- Vitrified flooring
- Granite platform
- Exhaust fan
- Scratch resistant stainless-steel sink & drainboard
- Electrical points for hob and hood



Artist's impression, for representational purposes only.

Rediscover safety and security

Mahindra Lakewoods comes with the best-in-class facilities and safety features:

- Aluminium formwork structure
- A 3.8 acre vehicle -free podium
- Solar PV panels for 50% of tower common area lighting
- Power backup in common areas
- Covered car parking
- 2 elevators per tower
- Two separate entries/exits with security cabins
- CCTV cameras in key areas*
- Gas bank provision (reticulated gas supply)
- Laminate finish, factory made pre-hung doors

*CCTV at entry gates, ground floor lobbies and common areas like club lounge and kids play area.

Master Plan



LEGEND:

GROUND:

1. Entry/Exit
2. Security cabin
3. Garden
4. Ramp

PODIUM:

5. Kids' play area
6. Lawn
7. Open badminton court
8. Gym
9. Jogging track
10. Changing room
11. Swimming pool
12. Kids' pool
13. Swimming pool deck
14. Multipurpose hall
15. Indoor games room
16. Elevated lounge

Plan not to scale.

N

Floor Plan
Tower D



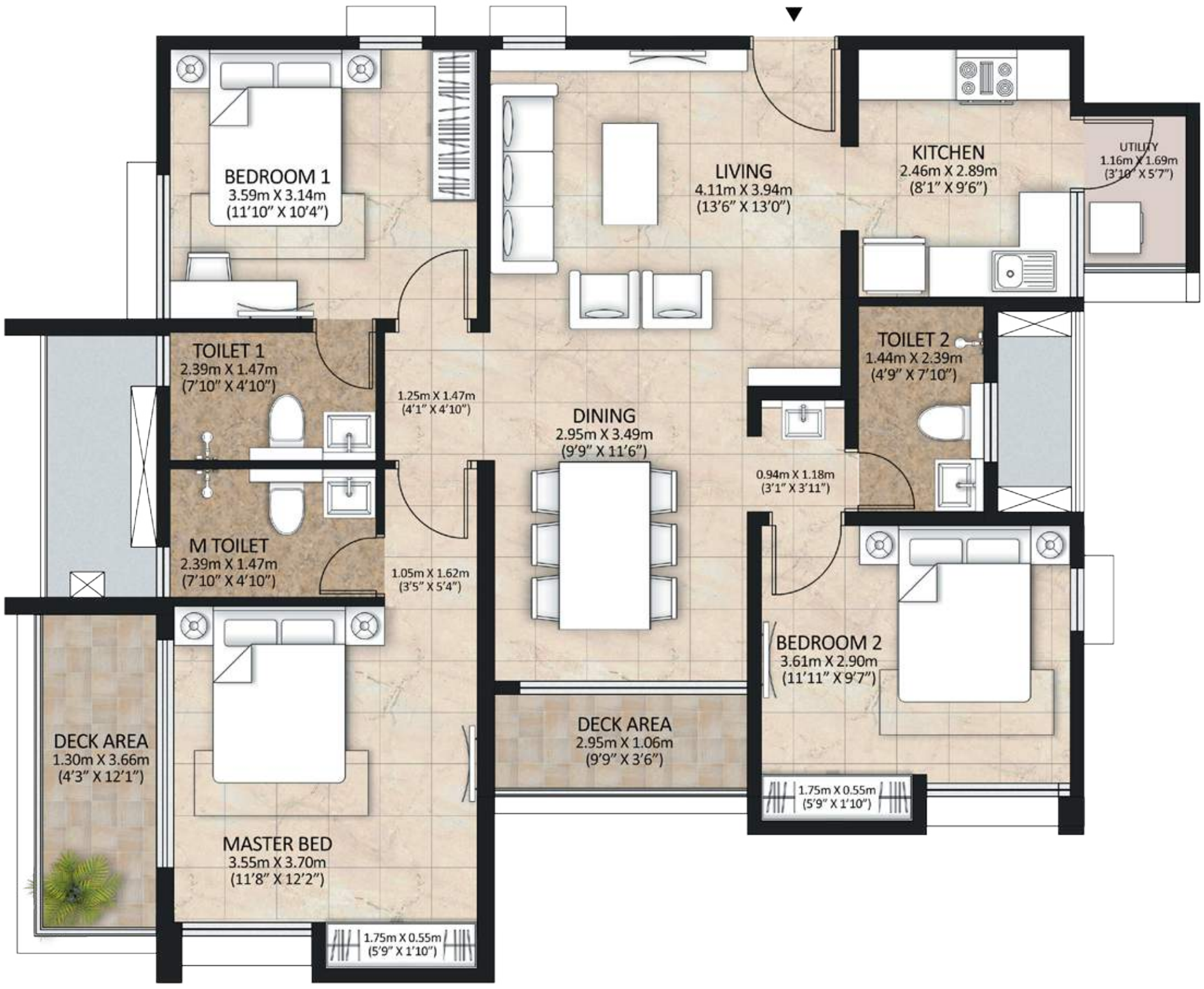
Plan not to scale.

Floor Plan
Tower E



Plan not to scale.

3 BHK Unit Plan



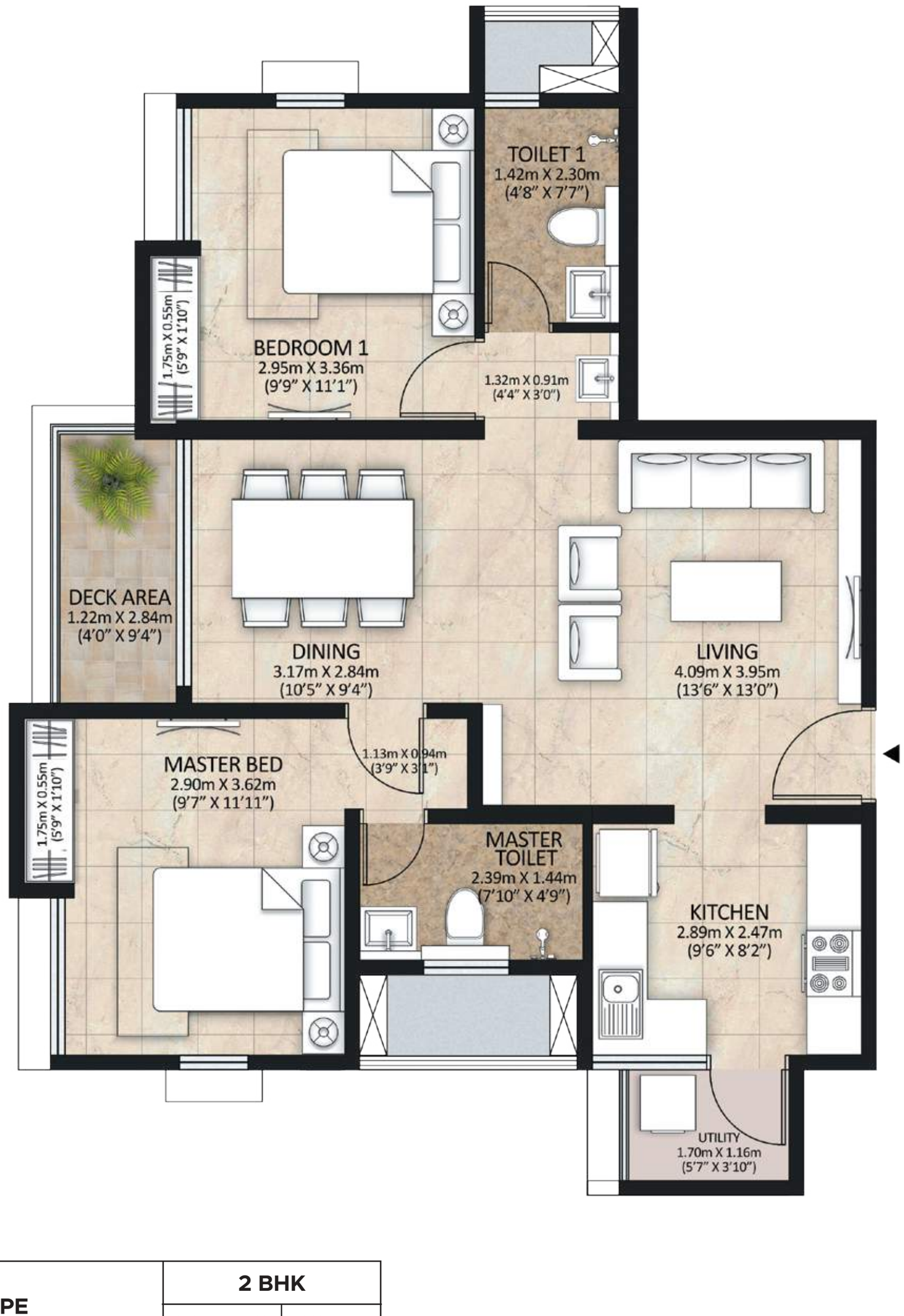
UNIT TYPE	3 BHK	
	SQ. MTS	SQ. FT
RERA CARPET AREA	94.19	1013.86
DECK AREA	7.88	84.82
UTILITY	2.27	24.43
PROPORTIONATE COMMON AREA	32.97	354.89



Plan not to scale.

Artist's impression, for representational purposes only.

2 BHK Unit Plan



UNIT TYPE	2 BHK	
	SQ. MTS	SQ. FT
RERA CARPET AREA	69.79	751.22
DECK AREA	3.52	37.89
UTILITY	2.28	24.54
PROPORTIONATE COMMON AREA	24.65	265.33

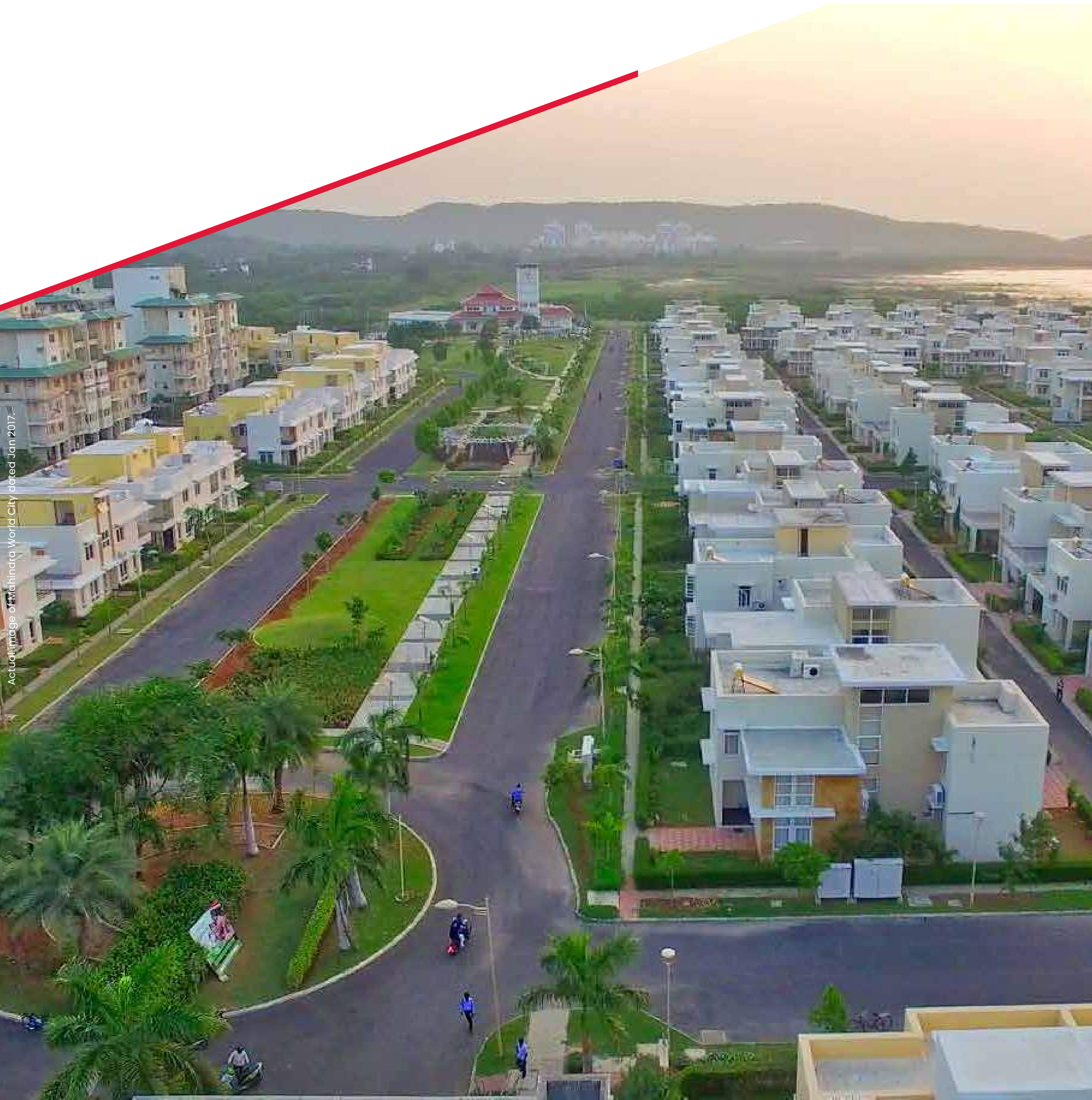


Plan not to scale.

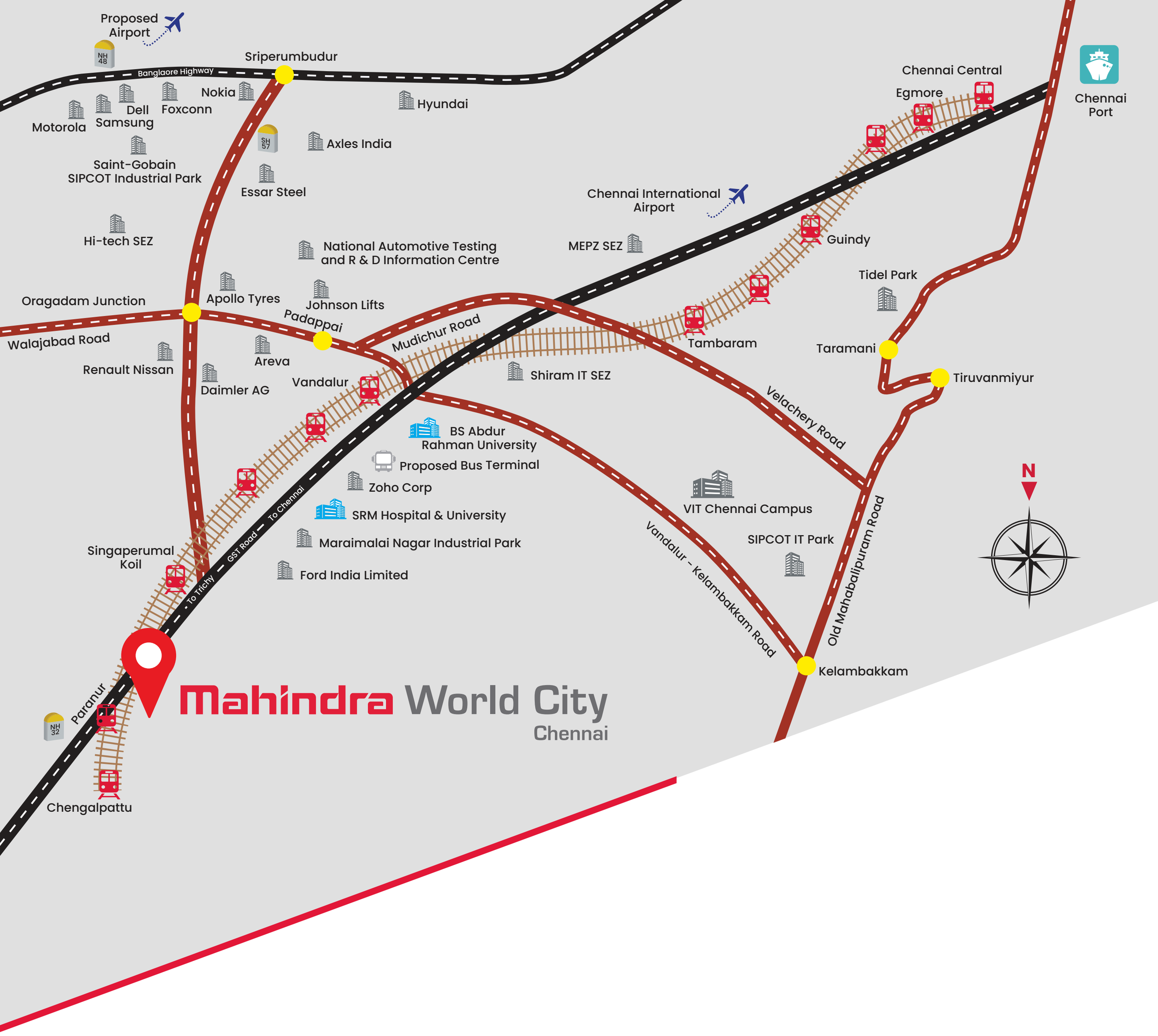
Artist's impression, for representational purposes only.

Choose a wholesome life when you choose a home at

Mahindra World City
Chennai



Actual image of Mahindra World City dated Jan 2017.



Mahindra World City
Chennai

Airport

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

Port

- Chennai Port - 56 km

Railway Station

- Paranur Railway Station - 500 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

National Highway

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, Chengalpattu. 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.

1st integrated city in India to receive **"Zero Waste to Landfill"** certification

India's **1st** integrated green township

India's **1st** IGBC Gold Certified Green Township

India's **1st** 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

4th best city to live in*

Mahindra World School

Entertainment^ 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.

Endless Opportunities

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



*Map not to scale; for representational purpose only.

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

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.

- 10 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



Actual image of Paranur Station dated Jan 2017.

Distance and timelines (shortest) are indicative and approximate subject to road and infrastructure facilities provided by the appropriate authorities.
Source: Google Maps. Travel time basis normal traffic conditions.



Actual image of Mahindra World City dated Jan 2017.

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

*Disclaimer: MWC Club services are availed with a separate membership.



The Canopy

Actual image of Mahindra World City dated Jan 2017.



Fairfield by Marriott

Actual image of Mahindra World City dated Jan 2021.



Mahindra World School

Actual image of Mahindra World City dated Jan 2017.

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
- Entertainment options
- Schools
- Convenience stores
- Fairfield by Marriott & downtown corporate stays
- The canopy shopping centre
- Banks & ATMs
- Hospitals
- Fuel stations



MWC Urban Forest

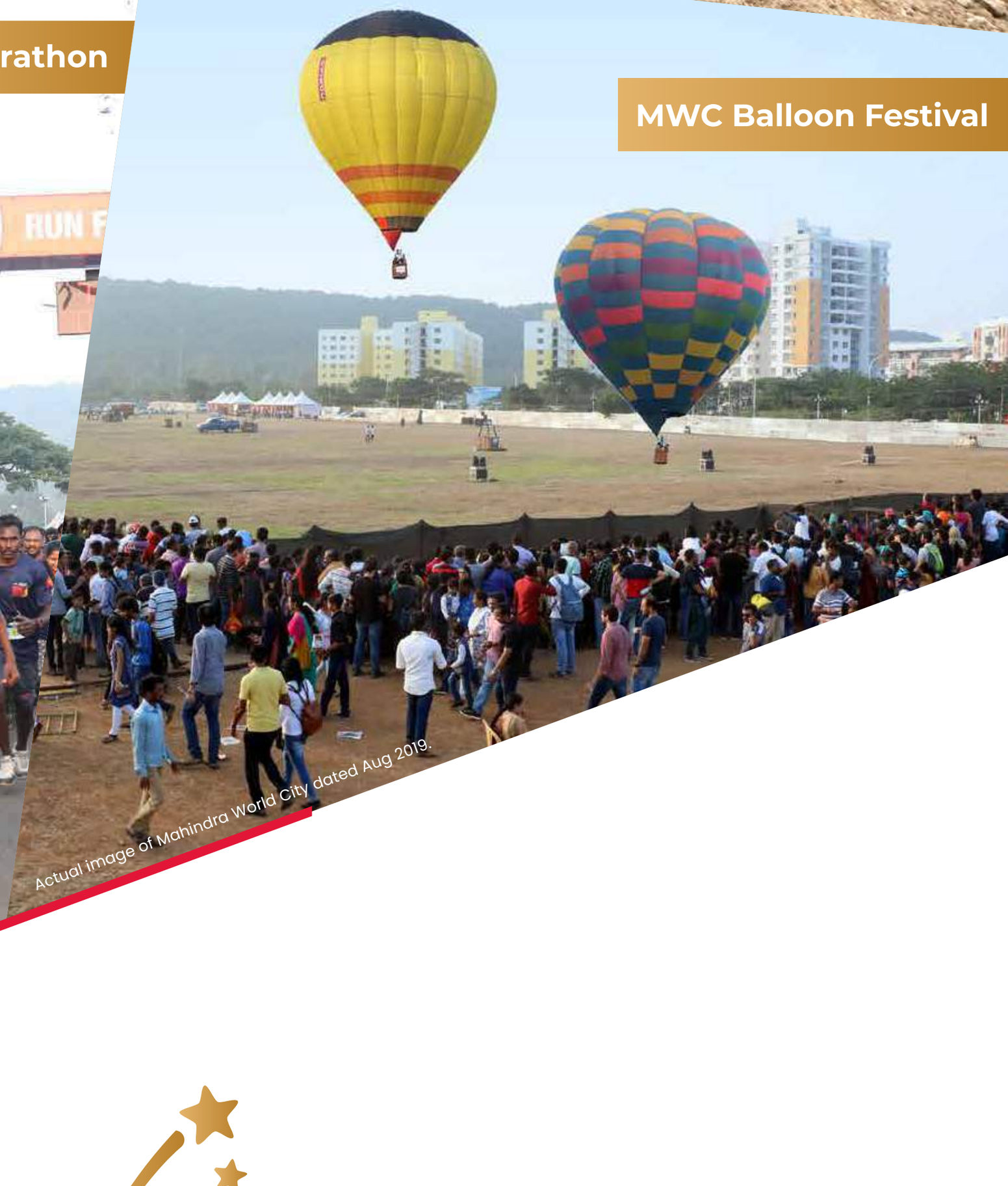
Actual image of Mahindra World City dated Aug 2019.

MWC Marathon



Actual image of Mahindra World City dated Aug 2019.

MWC Balloon Festival



Actual image of Mahindra World City dated Aug 2019.

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



Actual image of Mahindra World City dated Jan 2017.

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

Nurturing a sustainable habitat

Mahindra Lakewoods is committed to giving back to the environment. With a profusion of clean air, every breath you take there is refreshing to your mind and body. Every home at Lakewoods follows Mahindra Lifespaces' philosophy of sustainable urbanisation and thus ensures that you get the most suitable environment to reconnect with nature, and thereby rediscover yourself too.

Offering a healthy lifestyle

Energy optimisation

*Savings up to **15%** on **electricity bills** using **energy-efficient** walls and roofs and **adequate daylight** in more than **85%** of living spaces*

*Savings up to **30%** on **water bills** through **low-flow fixtures** and treating more than **90%** of wastewater using MWC common STP**

***Solar PV# panels** cater to **50%** of tower common area lighting **LED** lights for common areas, landscape and amenities*

Environment-friendly initiatives

Eco-friendly ACs* - **BEE 3** **star** ACs & **CFC free** refrigerants*

***5%** of parking to have **electric charging** facility*

*Use of pre-hung doors with **Forest Certification (PEFC)** that promotes sustainable management of our forests*

***Harvesting provision** for more than **85%** rainwater*

Save fuel

Reduce CO_2 emissions -
*Using Bio-CNG shuttle buses^*

Local materials

*More than **70%** within **400** km*

Accessiblity

Basic amenities
*within a **2 km** radius*

For the differently-abled

***Hindrance-free** movement,*
*preferred **parking**,*
*and dedicated **restrooms***

Healthy indoors

Cross ventilation for
*more than **75%***
of habitable spaces

Low VOC## paints
for healthy indoors

Landscape

Conserve water through
***drought tolerant** species*

Waste to wealth

*More than **50%** **treatment***
of organic waste

Dry and wet
waste segregation

These are anticipated results based on the Final Pre-certification review issued by IGBC Green Homes (V2, 2012).
*Sewage Treatment Plant |** To encourage individual buyers| #Photovoltaic Cells| ##Volatile Organic Compounds | ^Operating within Mahindra World City, Chennai

Specifications

SR.NO.	AREA	PROPOSED SPECIFICATIONS
1	STRUCTURE	Aluminum Formwork RCC structure
2	FLOORINGS	
	Living / dining room	Vitrified tile
	Bedroom	
	Kitchen	
	Deck	Ceramic tile
	Utility	
	Toilets	
3	WALL FINISHES	
	Living / dining room	Putty with Acrylic Premium Emulsion Paint with low VOC
	Bedroom	
	Kitchen	
	Deck / Utility	
4	CEILING FINISHES	
	Living / dining room	Putty with Acrylic Premium Emulsion Paint with low VOC
	Bedroom	
	Kitchen	
	Deck / utility	
5	DADO	
	Kitchen [2' above Platform]	Ceramic glossy finish
	Toilets [up to false ceiling level]	
6	KITCHEN PLATFORM	Kitchen granite slab 2' width supported with GI angles
7	EXHAUST FAN	
	Kitchen	Exhaust fan fixture shall be provided
	Toilets	
8	TOILET ACCESSORIES	
	Mirror	Provided
	Towel rod	
9	GEYSER	
	Toilets	Provision in wiring & plumbing
10	C.P FITTINGS	
	Toilets	Jaquar / equivalent
	Common toilet	
11	SANITARY WARE	
	BASIN TYPE	
	Toilets	Wall hung Roca / equivalent
	Common wash	Semi Recessed Roca / equivalent
12	W.C. TYPE	
	Toilets	Concealed dual flush & wall hung EWC- Roca / equivalent
13	KITCHEN AND UTILITY AMENITIES	
	Sink	Single bowl with drain board- Sincore / equivalent
	Water purifier	Provision in wiring & plumbing
	Sink cock	Jaquar / equivalent
	Washing machine point in Utility	Provision in wiring & plumbing
14	DOORS	
	Main door	Pre hung laminated, flush, door / equivalent
	Bedroom door	
	Toilet door	
	Deck / utility	UPVC glass door / equivalent
	Hardware	Dorset / equivalent
15	WINDOWS	
	Windows	Sliding / Operable without Grill
	Finish	UPVC / equivalent
	Ventilator	UPVC / Aluminium / equivalent
	Glass type	Single glazing
16	RAILINGS	
	Roof terraces	Parapet wall
	Staircase	Mild steel
17	ELECTRICAL	
	Switches	Anchor / equivalent
	Phase	3 - Phase
	Telephone / data points	Living
	T.V. points	Living and all bedrooms
18	AC IN LIVING, DINING AND BEDROOMS	AC sleeve and provision in electrical wiring at apartment level
19	SOLAR PANELS	Solar panels at roof terrace catering to 50% of tower common area lighting
20	GARBAGE COLLECTION SYSTEM	Common bins at stilt parking level
21	LIFTS	
	Lifts	SS finish
22	EXTERNAL FINISH	
	External wall	Texture paint with exterior weather shield low VOC paint
	Terrace finish	Waterproofing + clay tile with solar reflective paint

Specifications

23	**ENTRANCE LOBBY : STILT**	
	Flooring	Granite
	Lift Jambs	
	Corridor	Vitrified tiles
24	**LIFT LOBBY : (ALL FLOORS)**	
	Flooring	Vitrified tile
	Lift Jambs	Granite
	Corridor	Vitrified tile
25	**STAIRCASE**	
	Treads	Step tiles / equivalent
	Risers	
	Hand rails	Mild steel railing with enamel paint finish
	Walls	Putty with Acrylic Premium Emulsion Paint with low VOC
	Ceiling	
26	**OTHERS**	
	Recessed wardrobe spaces	Yes
	Toilet - underslung / sunk	Underslung with false ceiling
	Reticulated gas supply	Yes
27	**HOME AUTOMATION**	Intercom facility
28	**SECURITY SYSTEMS**	CCTV at entry gates and ground floor lobbies and common areas like club, kids play area
29	**POWER BACK UP**	
	Power back - up for units	0.75 KW per unit
	Power back - up common area	100%

The Mahindra Legacy

Pioneer in Building Smart
Sustainable Cities

World's Largest Tractor Company
by Volume

Leadership Position in India

Utility & electric vehicles

Information technology

Financial services

Vacation ownership

Strong Presence Across Verticals

Agri-business

Commercial vehicles

Partners

Logistics

Real estate

Aerospace

Energy

Industrial equipment

Defence

Two wheelers

After market

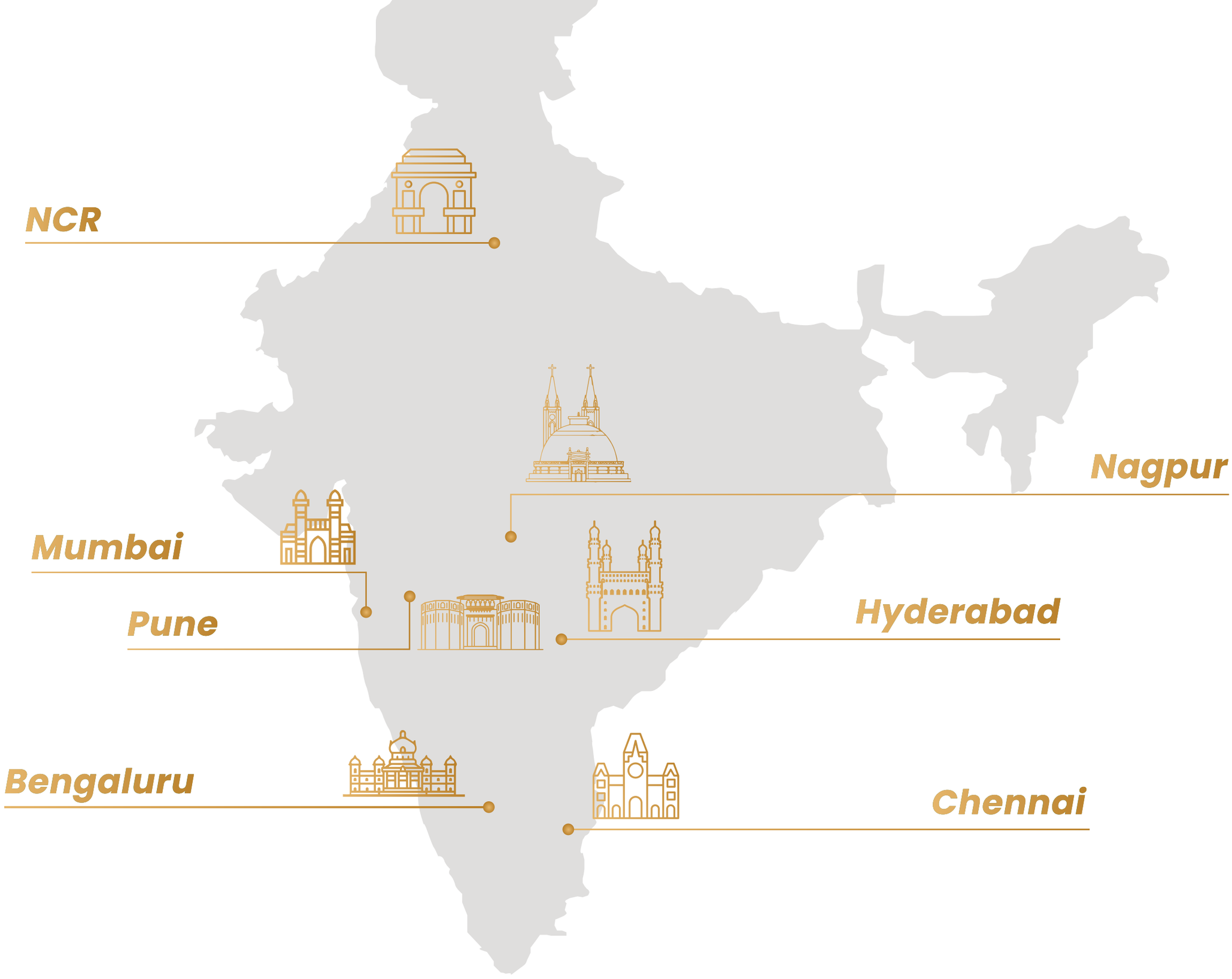
Farm equipments

Over 260,000 Employees Across 100 Countries

11 Sectors
22 *Industries*
150+ *Companies*

Information as on Sep'21.

Mahindra Lifespaces



Our development footprint spans ***27.4 million sq. ft. (2.5 million sq. m.)*** of completed, ongoing and forthcoming residential projects across 7 Indian cities. ***20.23 million sq. m. (5000 acres)*** of ongoing and forthcoming projects under development/management are present at its integrated developments/industrial clusters across 4 locations.

Information as on Sep'21.



Artist's impression, for representational purposes only.

mahindra Lakewoods

Sales Office:

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

Registered Office:

Mahindra Residential Developers Limited. The Canopy, 1st Floor,
Block-A, Unit No. 2, Mahindra World City, Chengalpattu - 603004.

TNRERA No: TN/01/Building/0041/2022 dated 01.02.2022 valid up to 31.05.2025 available on www.rera.tn.gov.in

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Disclaimer: This project is registered as "Lakewoods-Towers D & E" under TNRERA No. TN/01/Building/0041/2022 dated 01.02.2022 valid up to 31.05.2025 available on 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 and purely for showcasing possibilities. Distance 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. Terms and Conditions apply.