

*An abode where you can  
Rediscover Yourself*

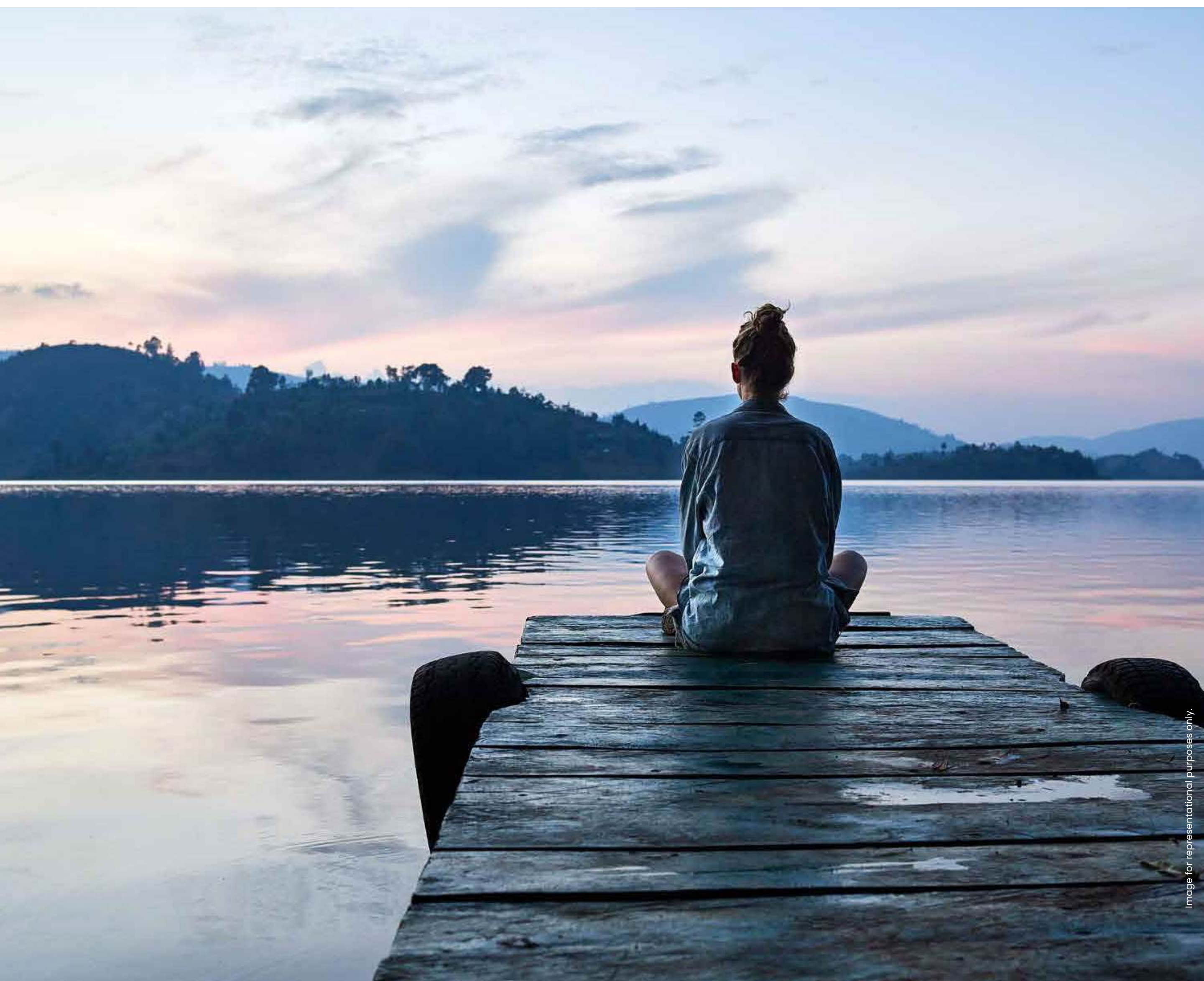


Image for representational purposes only.

**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.



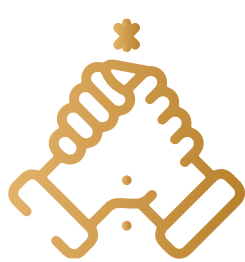
Rediscover  
self



Rediscover  
health



Rediscover  
family



Rediscover  
friends



Rediscover  
work



Image for representational purposes only.

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# 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**

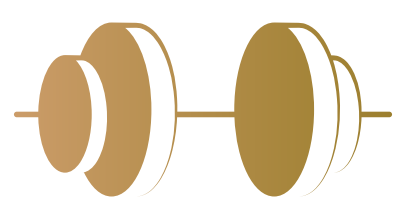


**Maximum  
privacy**

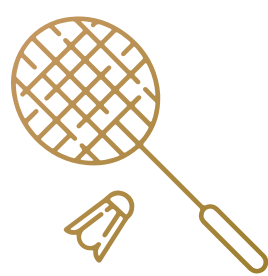


# Rediscover Health

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

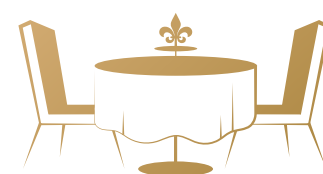


# Rediscover Family

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

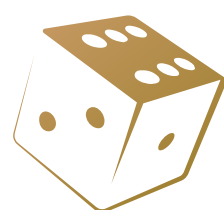


Kids play area



# 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**



# 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**

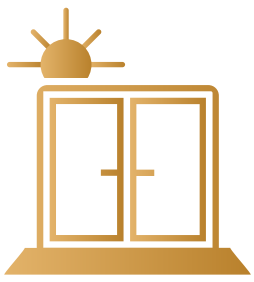


*Spacious homes  
where you can  
rediscover life*



# Rediscover the comfort of your spacious living room

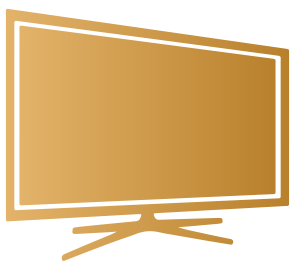
The homes at Mahindra Lakewoods have a 6ft wide corridor that leads to a spacious living & dining room with a separate common hand wash area.



Ample  
natural light



Low VOC (Volatile  
Organic Compounds)  
paints that ensure  
better indoor  
air quality



Telephone/data  
& TV points

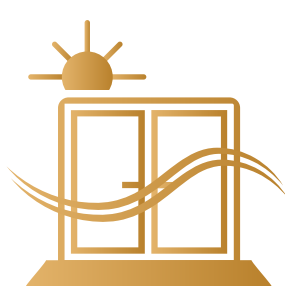


Intercom  
provision

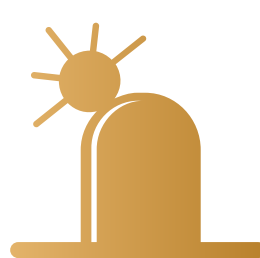


# Rediscover homes with high-end features

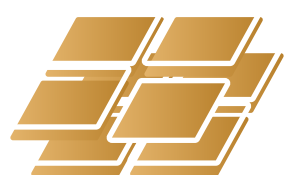
Lakewoods offers fresh air and bright daylight to make your home a better place to live in. These homes are fitted with windows for cross ventilation. A private deck\* is also available that allows freshness to flow in every day.



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

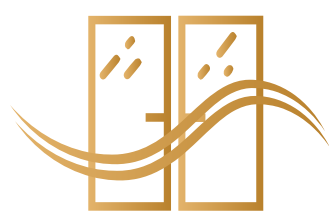


\*only in 3 BHK units

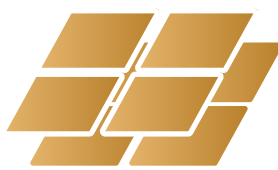
Artist's impression, for representational purposes only.

# 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

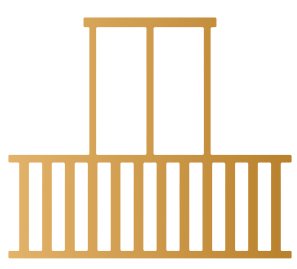


Image for representational purposes only.

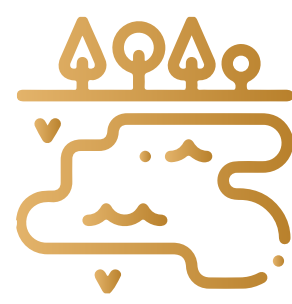
\*In toilets

# 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

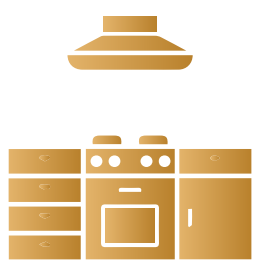


100% SRI paints  
on the roof to reflect  
heat from the sun



# Rediscover homes with a kitchen that fulfills all your needs

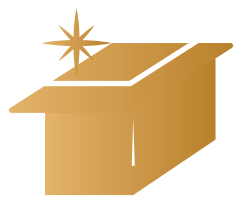
At your kitchen at Mahindra Lakewoods, you can keep your kitchenware neatly tucked away, behind the cabinets. The kitchen is designed with granite platforms and flooring, a stainless steel sink, along with a separate utility space.



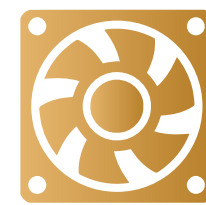
Spacious kitchen & attached utility space



Vitrified flooring



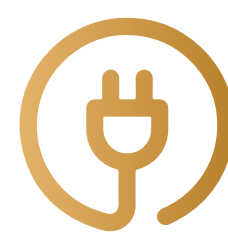
Granite platform



Exhaust fan



Scratch resistant stainless-steel sink & drainboard

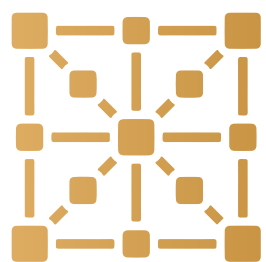


Electrical points for hob and hood

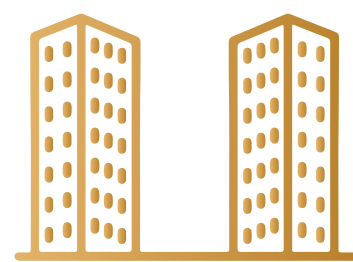


# Rediscover safety and security

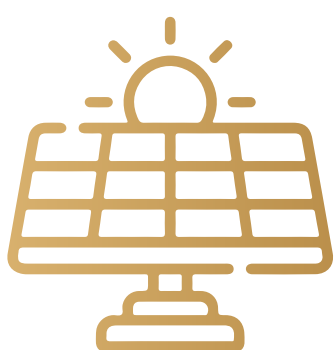
Mahindra Lakewoods comes with the best-in-class facilities and safety features:



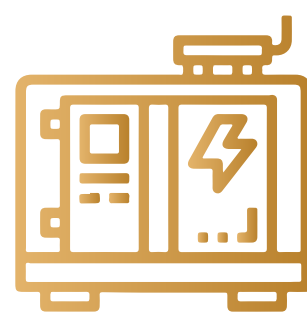
Aluminium  
formwork  
structure



A 3.8 acre  
vehicle -free  
podium



Solar PV panels  
for 50% of tower  
common area  
lighting



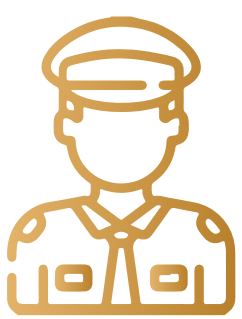
Power backup  
in common  
areas



Covered  
car parking



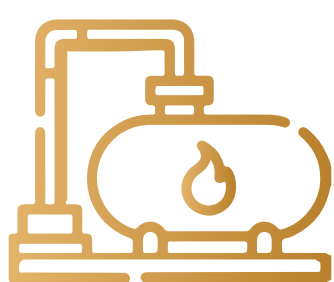
2 elevators  
per tower



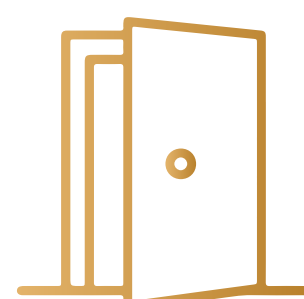
Two separate  
entries/exits with  
security cabins



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



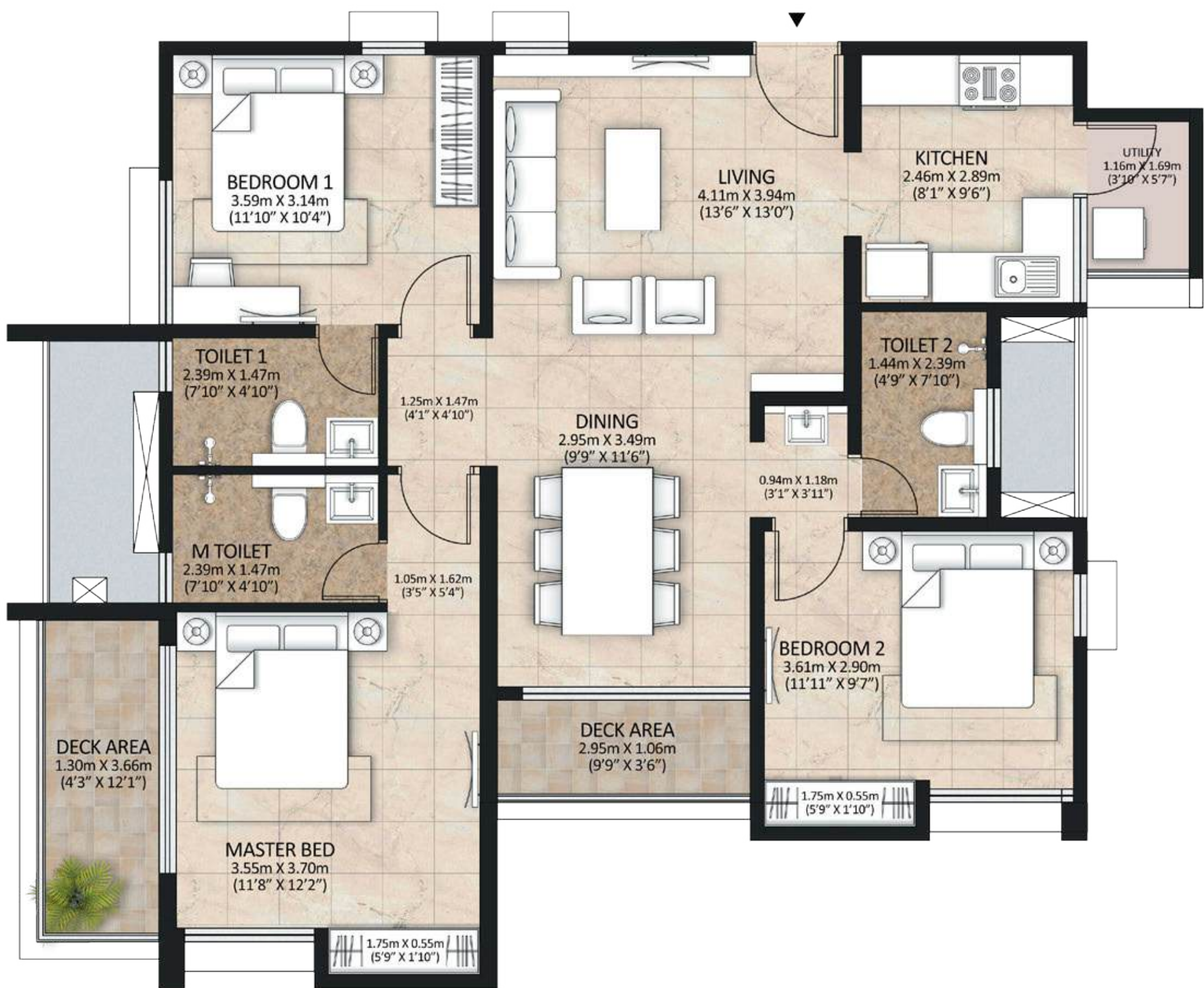
# Floor Plan Tower D



# Floor Plan Tower E



# 3 BHK Unit Plan

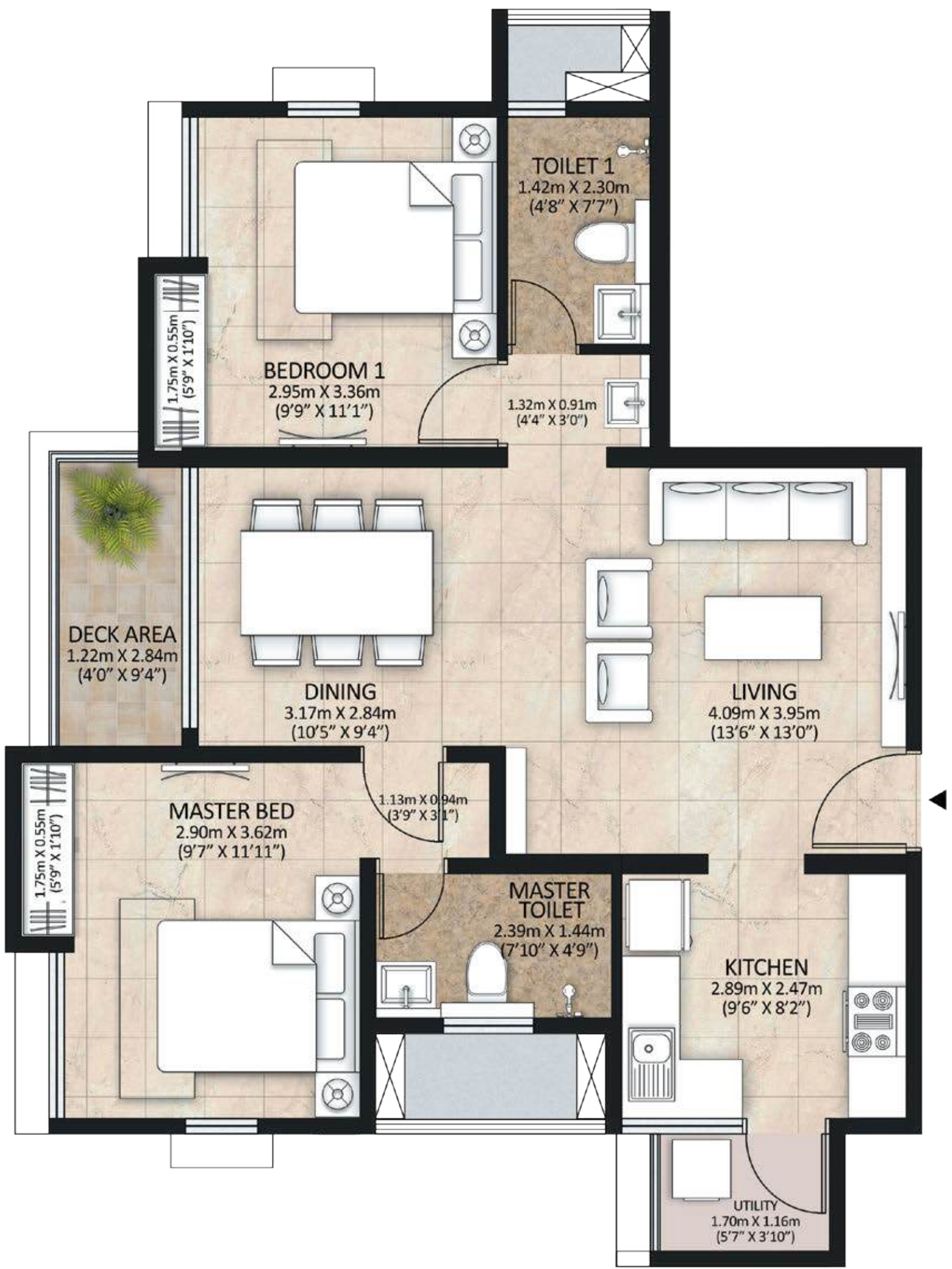


| UNIT TYPE                 | 3 BHK   |         |
|---------------------------|---------|---------|
|                           | SQ. MTS | SQ. FT  |
| RERA CARPET AREA          | 94.19   | 1013.86 |
| DECK AREA                 | 7.88    | 84.82   |
| UTILITY                   | 2.27    | 24.43   |
|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



Plan not to scale.

# 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.

*Choose a  
wholesome life  
when you choose  
a home at*

**Mahindra** World City  
Chennai



Actual image of Mahindra World City dated Jan 2017.



## Airport

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



## Port

- Chennai Port - 56 km



## Railway Station

- Parandur 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.



**1<sup>st</sup>** integrated city in India to receive **"Zero Waste to Landfill"** certification



India's **1<sup>st</sup>** integrated green township



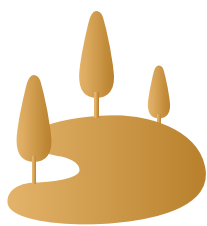
India's **1<sup>st</sup>** IGBC Gold Certified Green Township



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



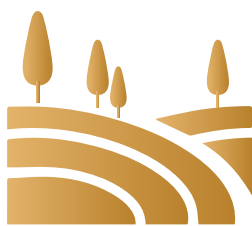
**3** sector-specific SEZ's, Domestic Tariff, Residential, Social/Retail zones



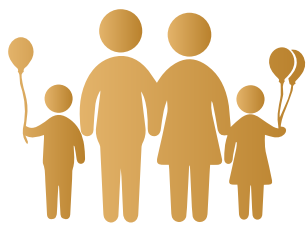
**1000** acres of reserve forest & **7** lakes



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



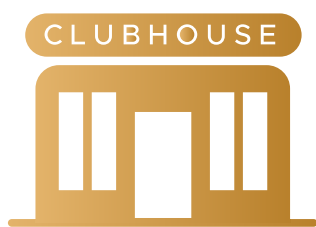
**1,00,000+** working population



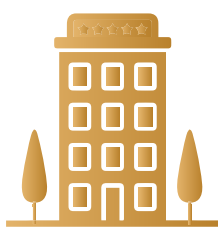
On-site railway station



Hospital



Mahindra World City Club



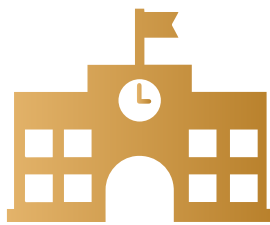
Hotels



Shopping centers



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



Mahindra World School



Entertainment<sup>^</sup> and dining



Image for representational purposes only.

City amidst nature



Image for representational purposes only.

City with a thriving business district

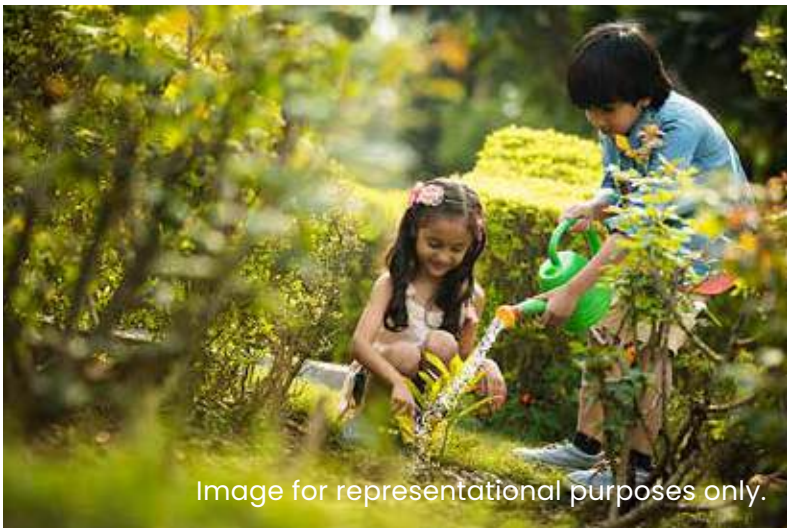


Image for representational purposes only.

Environment-friendly city



Image for representational purposes only.

Fully integrated city



Image for representational purposes only.

Low congestion city



Image for representational purposes only.

City with homes for all

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

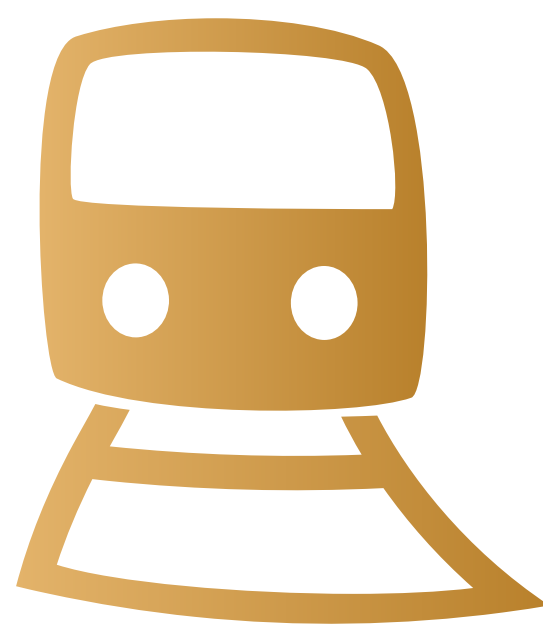
# Endless Opportunities

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.



## 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.



## 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



The Canopy

Actual image of Mahindra World City dated Jan 2017.



Fairfield by Marriott



Mahindra World School

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



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

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

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



### Environment-friendly initiatives

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

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

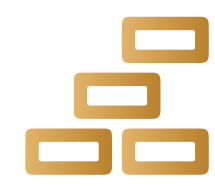
**5%** of parking to have  
**electric charging** facility

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



## Save fuel

Reduce **CO<sub>2</sub>** emissions –  
Using Bio-CNG shuttle buses^



## Local materials

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



## Accessibility

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                                |                                                                            |
|        | Utility                             | Ceramic tile                                                               |
|        | 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

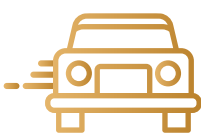
Pioneer in Building Smart Sustainable Cities



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



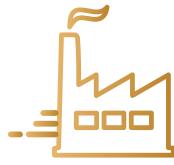
Real estate



Aerospace



Energy



Industrial equipment



Defence



Two wheelers



After market



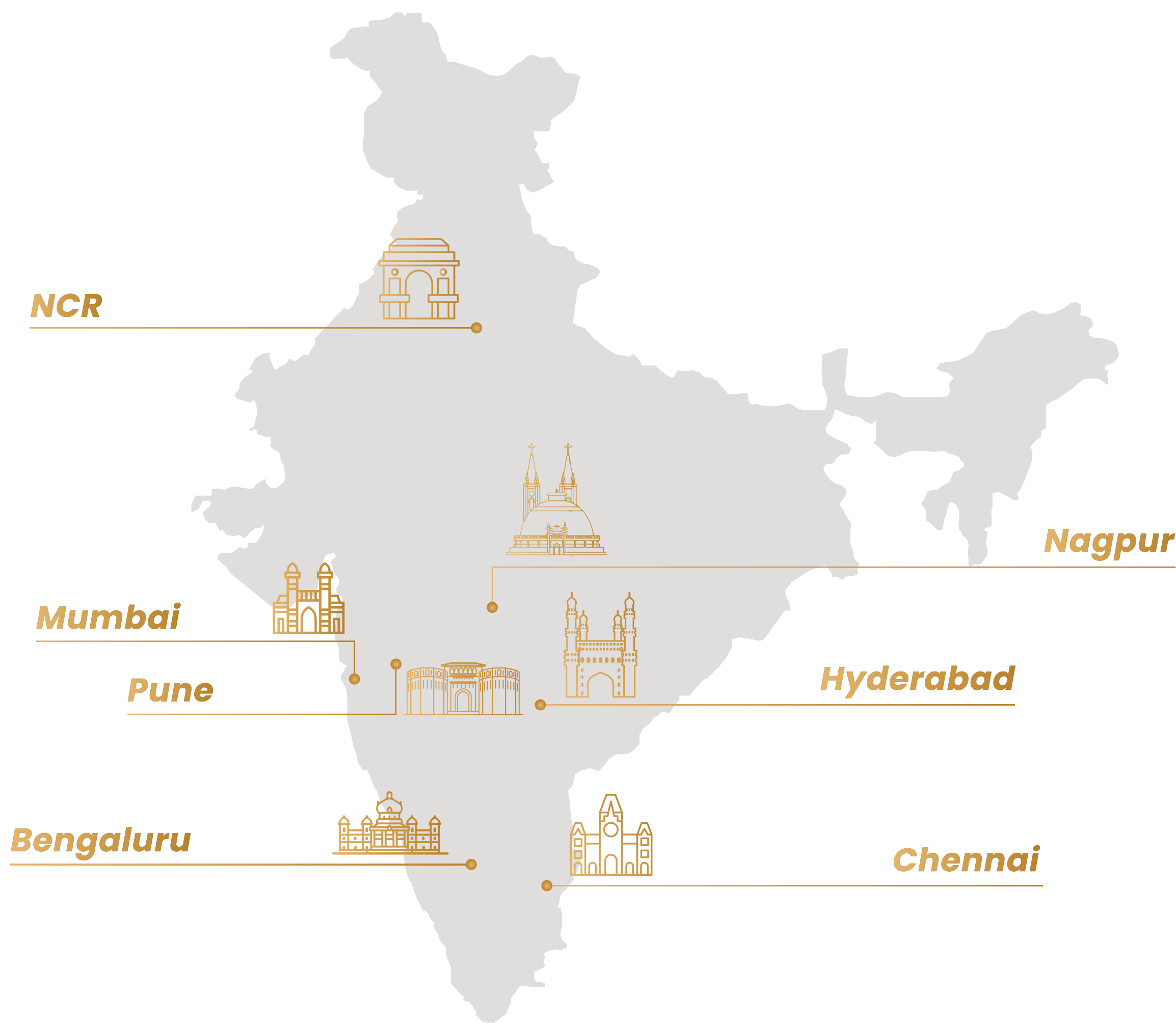
Farm equipments

## Over 260,000 Employees Across 100 Countries

11 Sectors  
22 Industries  
150+ Companies



# 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.



# Mahindra Lakewoods

## Sales Office:

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

## Registered Office:

Mahindra Residential Developers Limited. The Canopy, 1<sup>st</sup> 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](http://www.rera.tn.gov.in)

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](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 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.