

A life replete with  
space, greenery, and peace  
*at abodes that are deservingly distinct.*



Stock image for representational purposes only.

**Mahindra** **Aqualily**

Mahindra World City, Chengalpattu

Disclaimer: This project is registered as “Aqualily phase 2C2” under TNRERA No: TN/01/Building/0174/2022 dated 20.05.2022 valid up to 31.12.2024 and the details are available at [HYPERLINK "http://www.rera.tn.gov.in"](http://www.rera.tn.gov.in) www.rera.tn.gov.in. This Project is being developed by Mahindra Residential Developers 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 herein are based on the estimated calculations. Terms and Conditions apply.





Actual image shot on January 2017

When you have set yourself apart and secured a unique place for yourself you deserve a home that redefines premium living, amidst a low-density community.

Discover homes that are a symbol of your achievements and success. Live with a like-minded community, and explore the convenience of a wide range of ready-to-use amenities.

Experience homes that resonate with space and luxury.

**Welcome to Mahindra Aqualily,  
premium homes that offer an exclusive lifestyle,  
with spaces that are  
Deservingly Distinct.**



# The quintessence of panache and tranquillity

Aqualily, at Mahindra World City, Chengalpattu, offers large-sized premium homes overlooking a serene lake\*, with an array of ready-to-use lifestyle amenities. The area is filled with abundant open spaces and lush greenery that will help rejuvenate yourself. The impeccably designed homes also provide wide roads and a secured community where you can live in the company of like-minded people.

Engage yourself in activities that alleviate your senses with numerous facilities that are yours for the asking. Spend your precious time with loved ones, doing things that delight you the most, in a residence that you deserve.

\* Selceted units only



- Multi-storeyed towers with efficiently designed 3, 3.5 BHK & 4 BHK Duplex
- IGBC pre-certified Gold rated Green homes
- Towers designed to ensure privacy and natural light
- French windows to allow maximum light and better ventilation
- Private terrace & balconies
- A two acre central park with shaded walkway and seating area
- A stunning clubhouse of 16,000 sq. ft with a swimming pool, gymnasium, indoor games room, yoga /aerobics room, and a multipurpose hall





# The benefits of going out, with the comfort of staying in

Experience a home that is not just spacious, but designed to maximise air circulation and cross ventilation, giving you an authentic indoor-outdoor living experience. With vitrified flooring and large L-shaped\* balconies enjoy the feeling of being in nature, from the privacy of your own home.

\* In specific units





# A venue for any celebration, with a view that matches

Whether you want to enjoy the lake and hill view or host a party for your family and friends, the private terrace area is the perfect place for you. The duplex unit at two levels is connected with a staircase that has a granite finish and a stainless steel railing. Now, you can enjoy your celebrations while overlooking the panoramic views.





# Come home to a breath of fresh air, all day

Enter the living or dining area in a home bordered by full height french windows, beyond which lies your balcony. Or, relax at the exclusive bay window in the living area, before you retire to the additional study room.\*

\*in 3.5 BHK homes





# Refresh and recharge as you catch up with your loved ones

At Mahindra Aqualily, you get to choose from a host of external amenities that help you connect with yourself as well as your friends and family.





# Fitness and fun, all under one roof

Whether you want to take your kids for some fun time, or you want to achieve your fitness goals, the clubhouse at Mahindra Aqualily has got everything you need. Step out of your house to a variety of amenities that will help engage you productively.





# Take a break to revive your spirit as you relish the nature

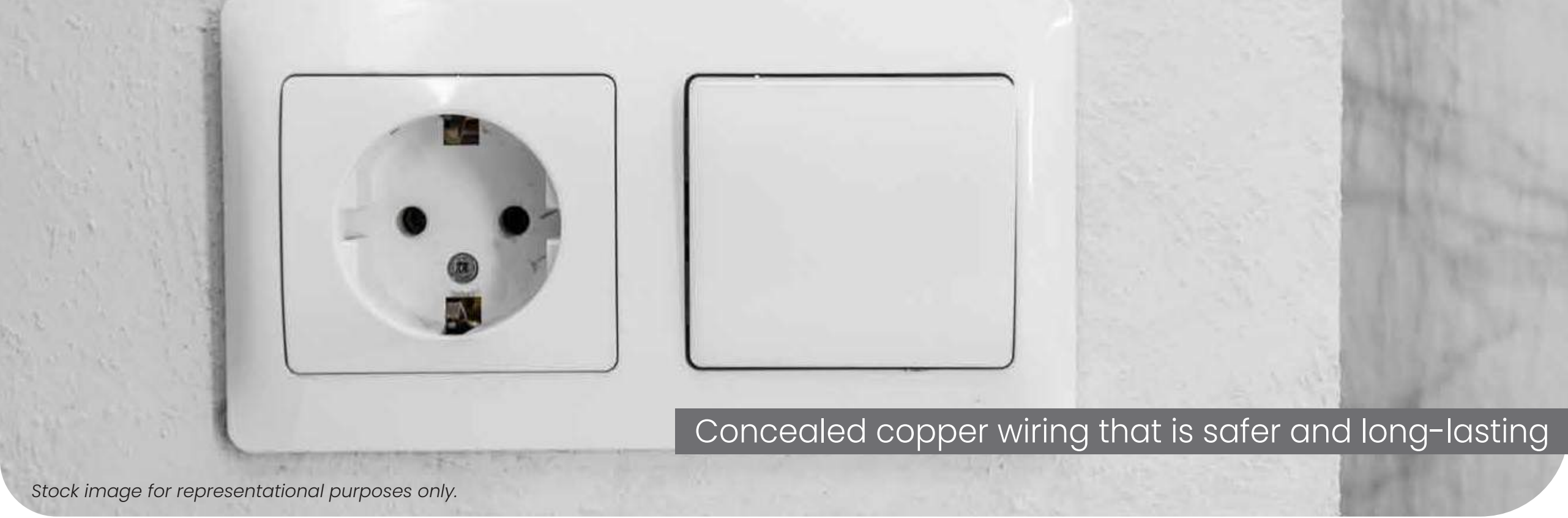
Spend your leisure time exploring the array of amenities that will enliven your senses. At Mahindra Aqualily, you get to discover yourself by taking a walk through the garden or accompany your kids while you watch them play.





# Explore facilities that safeguard you and your home

Mahindra Aqualily offers provisions that guarantee your protection as well as the safety of your home. These homes have building and security features like:





**Choose a wholesome life  
when you choose a home  
at Mahindra World City.**







### Airport

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



### National Highway



### Port

- Chennai Port - 56 km



### Railway Station

- Paranur Railway Station - 4 km
- 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.

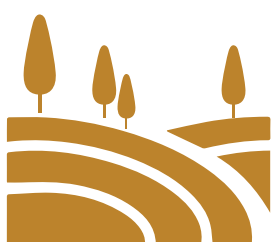


# Mahindra World City

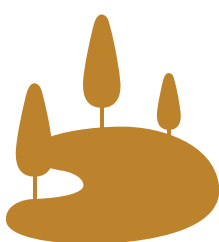
Welcome to the Sooper City, Mahindra World City, Chengalpattu. An integrated city, where world-class infrastructure thrives in the abundance of nature. Spread over 1500 acres, Mahindra World City is filled with open and green spaces.



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



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



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



India's **1<sup>st</sup>**  
IGBC gold certified  
green township



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



India's **1<sup>st</sup>**  
food-waste  
free City



**3** sector-specific SEZ's,  
domestic tariff, residential,  
social/retail zones



Preferred destination  
for **65+** global  
corporates



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



City with  
**2500+** families



City with regular  
water supply



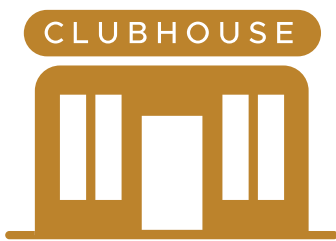
Low-density city  
with wide roads



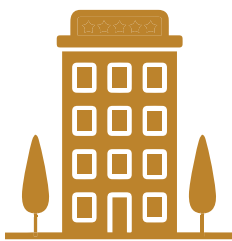
On-site  
railway station



Hospital



Mahindra World City  
club



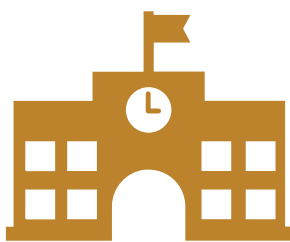
Hotels



Shopping centers



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



Mahindra World  
School



Entertainment^  
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

\*Images for representational purposes only.

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



# Untold changes

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.

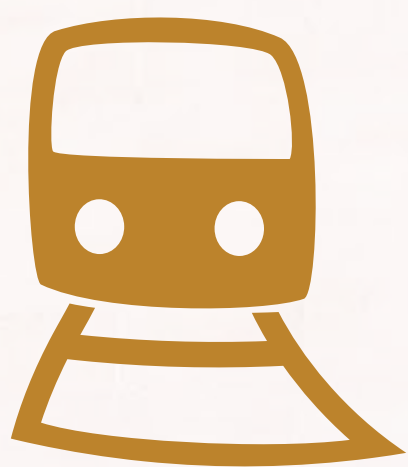
- Residential
- Lakes
- Commercial / Industrial / Retail
- Reserved Forest



## 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.

- Proximity to Paranur railway station
- Proximity to National Highway (NH-32)
- 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.





MWC CLUB

## 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



Mahindra World School



Fairfield by Marriott

## 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





A large, modern, multi-story building with a prominent orange-red frame and glass facade. The word "Infosys" is visible in blue on the upper left part of the building. The building is surrounded by a paved plaza, green lawns, and several young trees. A few people are walking in the distance.

Infosys®

## 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





# Master plan



## LEGEND:

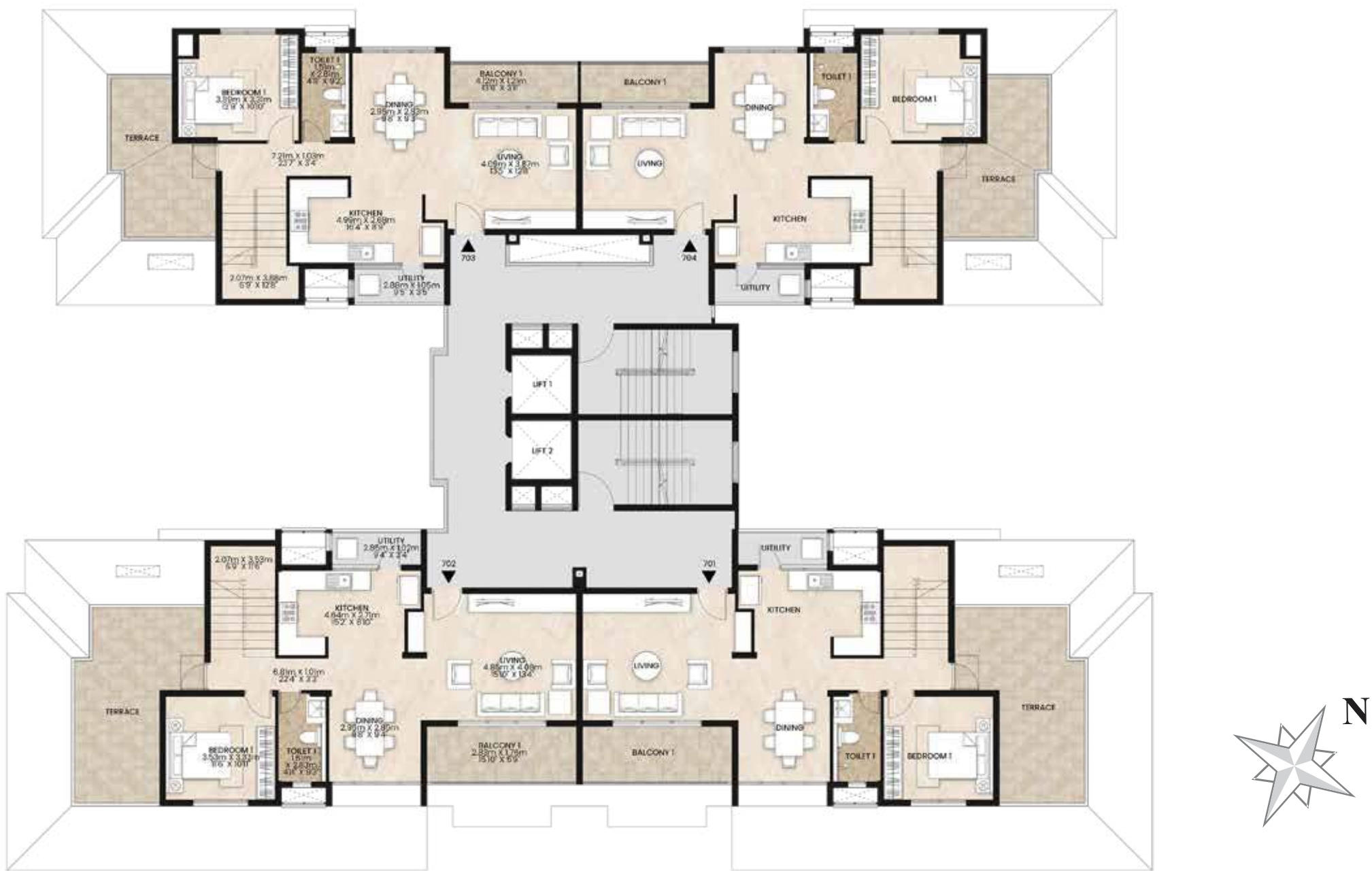
- |                          |                               |                             |
|--------------------------|-------------------------------|-----------------------------|
| 1. Entry/Exit            | 8. Clubhouse                  | 10. Outdoor Tennis Court    |
| 2. Central Park          | Multipurpose Hall             | 11. Outdoor Badminton Court |
| 3. Shaded Walkways       | Aerobics Room                 | 12. Garden                  |
| 4. Seating Areas         | Gymnasium                     | 13. Services                |
| 5. Half-basketball Court | Kid's Play Room               |                             |
| 6. Children's Play Area  | Indoor Games Room             |                             |
| 7. Open Amphitheatre     | 9. Swimming Pool & Kid's Pool |                             |



# TOWER C7 - TYPICAL PLAN



# TOWER C7 - DUPLEX LOWER LEVEL PLAN



# TOWER C7 - DUPLEX UPPER LEVEL PLAN





# Unit Plans - C7

## C7 - 3 BHK



3 BHK		
Area	Sq.Mts	Sq.Ft
RERA Carpet	97.88	1053.5
Balcony Area	10.07	108.3
Utility Area	3.02	32.51

## C7 - 3.5 BHK



3.5 BHK		
Area	Sq.Mts	Sq.Ft
RERA Carpet	125.1	1346.5
Balcony Area	9.33	100.4
Utility Area	2.86	30.7



# Unit Plans - C7

## C7 - 4 BHK DUPLEX (TYPE 1)

### LOWER LEVEL



### UPPER LEVEL



4 BHK Duplex (Type 1)		
Area	Sq.Mts	Sq.Ft
RERA Carpet	149.59	1610.19
Balcony Area	19.92	214.42
Utility Area	2.91	31.32



# Unit Plans - C7

## C7 - 4 BHK DUPLEX (TYPE 2)

### LOWER LEVEL



### UPPER LEVEL



4 BHK Duplex (Type 2)		
Area	Sq.Mts	Sq.Ft
RERA Carpet	148.25	1595.7
Balcony Area	11.83	127.3
Utility Area	3.02	32.51



# TOWER C8 - TYPICAL PLAN



# TOWER C8 - DUPLEX LOWER LEVEL PLAN



# TOWER C8 - DUPLEX UPPER LEVEL PLAN





# Unit Plans - C8

C8 - 3 BHK

C8 - 3.5 BHK (TYPE 1)



3 BHK		
Area	Sq.Mts	Sq.Ft
RERA Carpet	97.88	1053.5
Balcony Area	10.07	108.3
Utility Area	3.02	32.51

3.5 BHK (TYPE 1)		
Area	Sq.Mts	Sq.Ft
RERA Carpet	125.1	1346.5
Balcony Area	9.33	100.43
Utility Area	2.86	30.79

## C8 - 3.5 BHK (TYPE 2)



3.5 BHK (TYPE 2)		
Area	Sq.Mts	Sq.Ft
RERA Carpet	125.10	1346.58
Balcony Area	7.18	77.29
Utility Area	2.86	30.79



# Unit Plans - C8

## C8 - 4 BHK DUPLEX (TYPE 1)

### LOWER LEVEL



### UPPER LEVEL



4 BHK DUPLEX (TYPE 1)		
Area	Sq.Mts	Sq.Ft
RERA Carpet	149.59	1610.1
Balcony Area	19.92	214.4
Utility Area	2.91	31.3



# Unit Plans - C8

## C8 - 4 BHK DUPLEX (TYPE 2)

### LOWER LEVEL



### UPPER LEVEL



4 BHK DUPLEX (TYPE 2)		
Area	Sq.Mts	Sq.Ft
RERA Carpet	148.25	1595.76
Balcony Area	11.83	127.34
Utility Area	3.02	32.51



# Specifications

## Floor finishes

Foyer, living, dining, passages  
Master bedroom  
Other bedrooms  
Kitchen  
Toilets & balcony  
Utility  
Stilt floor  
Internal staircase in duplex

Vitrified tiles  
Vitrified tiles  
Vitrified tiles  
Matt finish virtified tiles  
Ceramic tiles  
Ceramic tiles  
Cement flooring  
Granite slab / Step tiles

## Wall finishes

Internal walls  
Toilet dado  
External walls

Acrylic emulsion paint  
Ceramic tiles upto 7' 0" height  
Exterior emulsion paint

## Kitchen

Granite worktop – RCC slab  
Dado above worktop 2' 0" high  
Stainless steel sink with single bowl and single drain

## Sanitaryware

Master bed toilet  
Other bedroom toilets  
Master toilet wash basin  
Other bedroom toilet wash basins

Roca/ equivalent – wall mounted EWC with dual flush  
Roca – wall mounted EWC with dual flush  
Roca/ equivalent- counter top wash basin  
Roca/ equivalent- under counter wash basin

## Bath fittings

Grohe / equivalent fittings in all bathrooms

## Door

Entrance door  
External doors, bedroom doors  
Toilets/utility

Laminate wooden flush door  
Flush door with paint finish/laminated flush door  
Flush door with paint finish/laminated flush door

## Windows

UPVC windows – operable (without grills)

## M & E works

Electrical wiring & switches

Concealed wiring with modular switches  
3 phase electric supply

## Power back up

3 BR / 3BR+ upto 1 KW (single phase)  
Duplex upto 3KW (single phase)

## Railing works

Balcony  
Internal staircase in duplex

MS railing enamel painted  
SS railing

## Other amenities

Provision for water purifier and exhaust fan in kitchen  
Provision for geyser and exhaust fan in toilets

## Ground floor lift lobby

Granite flooring

## Other lift lobbies

Matte finish ceramic tiles

## Corridors

Matte finish ceramic tiles

## Common staircases

Antiskid Ceramic Tile & MS railing with enamel paint finish

## Others

Underslung with false ceiling

## Lift

SS finish



# Sustainable designs *with a touch of luxury*

Take a breath of fresh air at Mahindra Aqualily, which is surrounded by everything green. Attuning its practices with sustainable urbanisation, Mahindra World City, Chennai nurtures mother nature and creates an atmosphere of environmental, economic, and social stability.

Being a pre-certified IGBC Gold certified green development, MWC is committed to conserve the environment. Make the transition to responsible living with Mahindra Aqualily.

## *Offering a healthy lifestyle.*



### **Life cycle cost**

- Save up to 20% on electricity bills using energy-efficient windows, walls, roofs with high SRI\* paint, window shading, adequate daylighting, and efficient lights & equipment
- Enhanced daylighting for more than 95% of regularly occupied living spaces
- Save up to 30% on water bills using low-flow fixtures and STP\*\* treated water
- Optimized lighting for common areas such as lobbies, open parking, clubhouse, etc.

### **Accessibility**

- Basic amenities within a 2 km radius lead to fuel-saving and reduced CO2 emission





## Green promoters

- More than 95% of rainwater is harvested through a rain water tank
- Parking to have electric charging facility
- Eco-friendly ACs which do not have ozone-depleting substances (that impact the ozone layer and shield the earth from UV<sup>^</sup> radiation)



## For the differently-abled

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



## Healthy indoors

- Cross ventilation for more than 75% of habitable space
- Low VOC<sup>#</sup> paints for healthy indoors



## Waste to wealth

- Use of treated organic waste as manure for landscaping
- Dry and wet waste segregation at common area

---

These are anticipated results based on the Final Pre-certification review issued by IGBC Green Homes (VI, 2009).

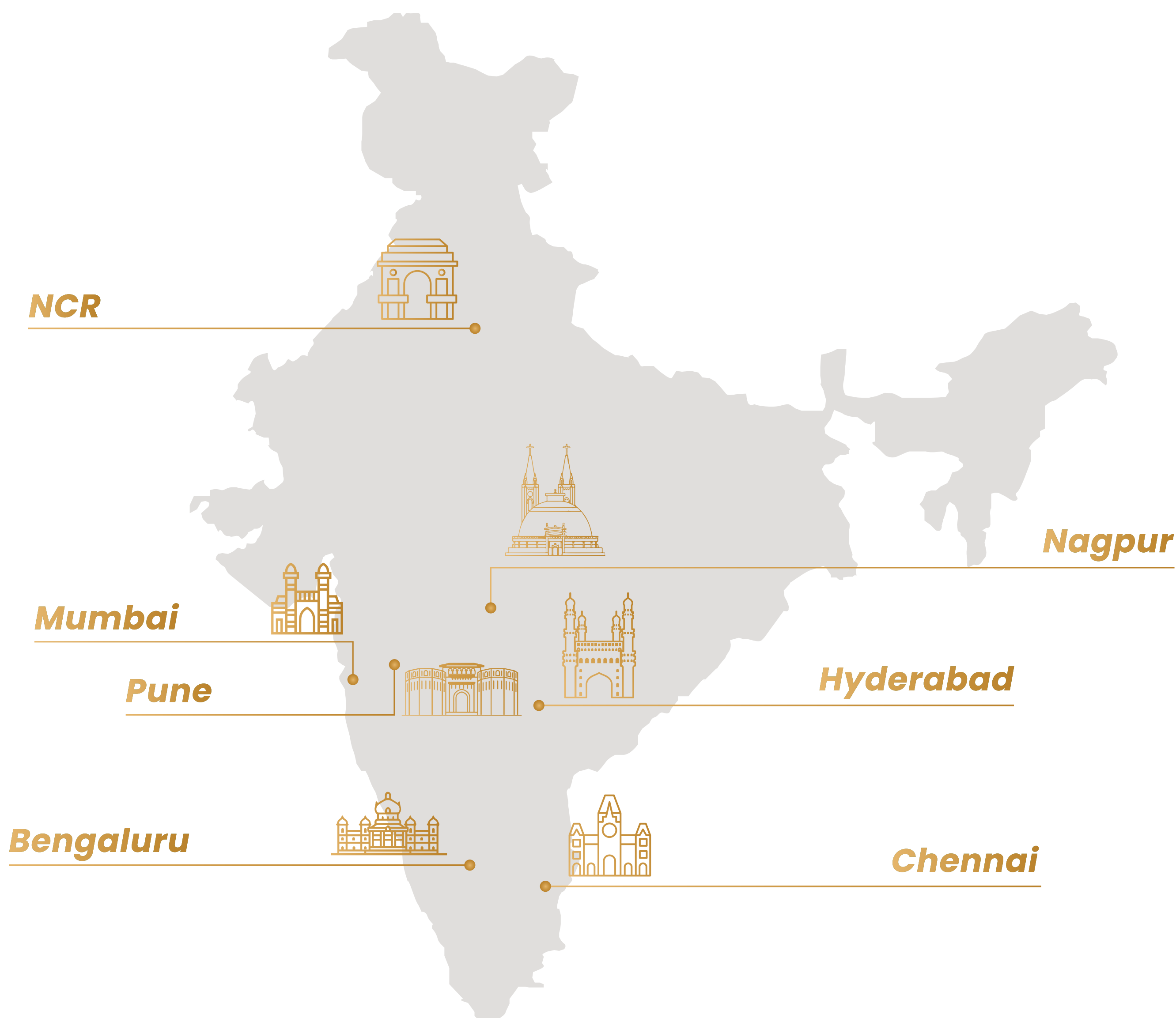
Actual results could differ from those expressed or implied.

\*SRI – Solar Reflective Index | \*\*Sewage Treatment Plant | #Volatile Organic Compounds | <sup>^</sup>Ultra Violet



# Mahindra Lifespaces

***Across the nation.***



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.



# 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



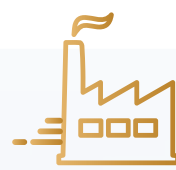
Real  
estate



Aerospace



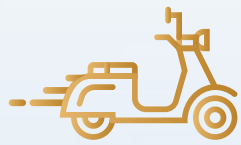
Energy



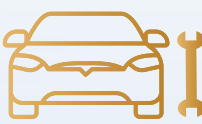
Industrial  
equipment



Defence



Two  
wheelers



After  
market



Farm  
equipments

## Over 260,000 Employees Across 100 Countries

11 Sectors

22 Industries

150+ Companies





# Mahindra Lifespaces®

## Mahindra Aqualily

**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.

---

**Disclaimer:** This project is registered as “Aqualily phase 2C2” under TNRERA No: TN/01/Building/0174/2022 dated 20.05.2022 valid up to 31.12.2024 and the details are available at [HYPERLINK "http://www.rera.tn.gov.in"](http://www.rera.tn.gov.in) [www.rera.tn.gov.in](http://www.rera.tn.gov.in). This Project is being developed by Mahindra Residential Developers 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 herein are based on the estimated calculations. Terms and Conditions apply.