



urbanrise®

An Alliance Group Company

‘Sandosham Control
Pannamudiyadha’
Moments!

the
world Of
Joy
SIRUSERI

An aerial view of Chennai, India, at sunset. The sky is a mix of purple, pink, and orange. The city skyline is visible, with several prominent skyscrapers, including the prominent, pointed tower of the Marina Bay Sands. The city lights are beginning to glow, and the overall atmosphere is one of a bustling, modern metropolis.

SOUTH INDIA'S LARGEST REAL ESTATE DEVELOPER BRINGS YOU A FLAUNT-WORTHY ADDRESS IN CHENNAI'S FASTEST GROWING RESIDENTIAL LOCALITY.

- Studio, 1, 2 & 3BHK luxury residences with a bouquet of never-before amenities.
- Located in SIRUSERI - one of the Asia's Largest IT Park.
- Fastest Growing Residential and Commercial locality of Chennai that will set you on a whole new lifestyle orbit.

the
world of
Joy
SIRUSERI

Happiness is finding
your dream home
at The World of Joy.



THE WORLD OF JOY HAS CREATED A BUZZ IN THE CITY, SETTING NEW STANDARDS OF FUTURISTIC LIVING

SPREAD OVER 10 ACRES IN ONE OF ASIA'S LARGEST IT PARKS, SIRUSERI

75,000 SQ.FT ROOFTOP AMENITIES

45,000 SQ. FT. COSMO CLUBHOUSE

24,000 "TOWER TO TOWER" AMENITIES

12,000 SQ. FT. URBANRISE GENIUS - CHILDREN'S LEARNING HUB

15,000 SQ.FT OF CO-WORKING SPACES

OVER 1 ACRE OF PARK AREA WITH AMENITIES FOR EVERYONE IN THE FAMILY



the
world Of
JOY
SIRUSERI

Siruseri. A hub of happiness

Located in Siruseri, one of Asia's largest IT parks and Chennai's fastest growing commercial and residential hub.

Close proximity to everything you'll ever need – restaurants, schools, colleges, hospitals, malls and more.

It's very well-connected with Road, Rail & Metro Services.
It's the happiest place to be.

SIRUSERI

One of Asia's Largest IT Park & Fastest Growing Residential and Commercial Locality of Chennai



World-Class MNC's

- **Tata Consultancy Services**
- **Atos Syntel**
- **Airtel data center**
- **Adani data center**
- **Cognizant**
- **Capgemini**
- **Hexaware**
- **Aspire Systems**
- **Global Software**
- **Indus Teqsite**
- **Solverminds**
- **Sopra steria**

Best-in-class healthcare

- **Chettinad Health City**
- **Supreme Hospital**
- **Life line Hospital**
- **Madhura Hospital**
- **Apollo diagnostics**
- **Radiant Dental care**
- **Phoenix Mind Care**

Leading Educational Institutions

- **PSBB School**
- **Chettinad School**
- **Hindustan International School**
- **Gateway International School**
- **Velammal Vidhyashram School**
- **Vijay Vidyashram School**
- **Sathyabama University**
- **Hindustan University**
- **St.Joseph College of Engineering**
- **Mohamed Sathak A.J. College of Engineering**
- **SSN College of Engineering**

Easy Connectivity

- **Upcoming Siruseri Metro Station**
- **Easy Access to OMR, Vandaloor Kelambakkam Road, ECR, Medavakkam**
- **Siruseri Bus stand**

Unique Entertainment Avenues

- **Marina Mall**
- **Vivira Mall**
- **INOX**
- **AGS Cinemas**
- **OMR food Street**
- **Kovalam Blue flag Beach**
- **PVR Cinemas**
- **MGM Dizzee World**

**KEY
INFRASTRUCTURE
WITHIN 5 MINS**



3 Mins from the upcoming Metro



FUTURE OF TRANSPORTATION

Metro will become fastest and the most comfortable mode of transport from Siruseri

EASY ACCESS TO ALL PARTS OF CHENNAI

The proposed metro project up to Siruseri will drastically improve the transit time to all parts of Chennai city.

BOOST FOR PROPERTY APPRECIATION

Siruseri will witness a drastic upward surge in the real estate prices, as the infrastructure development is rapidly progressing.

Future is brighter

Currently, 50+ companies are operational in the area, offering 1 lac+ jobs.
With over 100 more companies coming up, more than 1 lac+ additional jobs will be created.

The region will see phenomenal infrastructure growth in the near future,
as many state-of-the-art projects have already been announced.



Chennai Metro.
Sipcot 2 Metro station
just 2.5 km away.



5 flyovers announced on the
OMR stretch
from Madhya Kailash to Siruseri



ADANI, AIRTEL, SIFY, TCS

The Adani, Airtel, Sify data centres and TCS expansion at Siruseri Sipcot will add to the existing workforce of over 1 lakh employees.



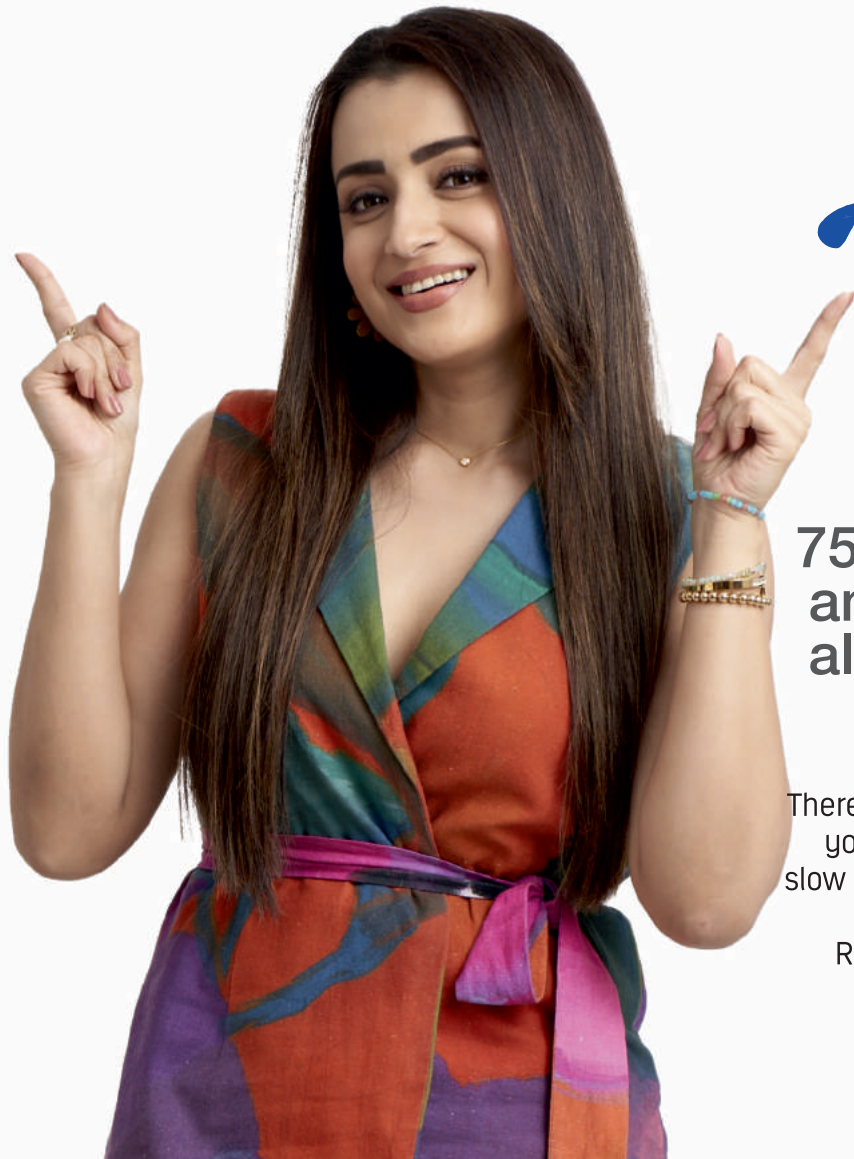
Malls & entertainment spots within 5 mins drive



Great medical infrastructure within 5 mins



Leading educational institutions comprising schools & colleges within 5 mins



the
world Of
Joy
SIRUSERI

**75,000 sq.ft of rooftop
amenities that stretch
all the way to heaven.**

There's no limit to the happiness that awaits you at The World of Joy. It's the chance to slow down and savor every moment and get the best out of life. The Rooftop at the World of Joy is your go-to place for just about anything.



ROOFTOP - MINI THEATRE

Enjoy the twists and thrills of latest films and sports events in the most theatrical way possible at our Rooftop Mini Theatre.



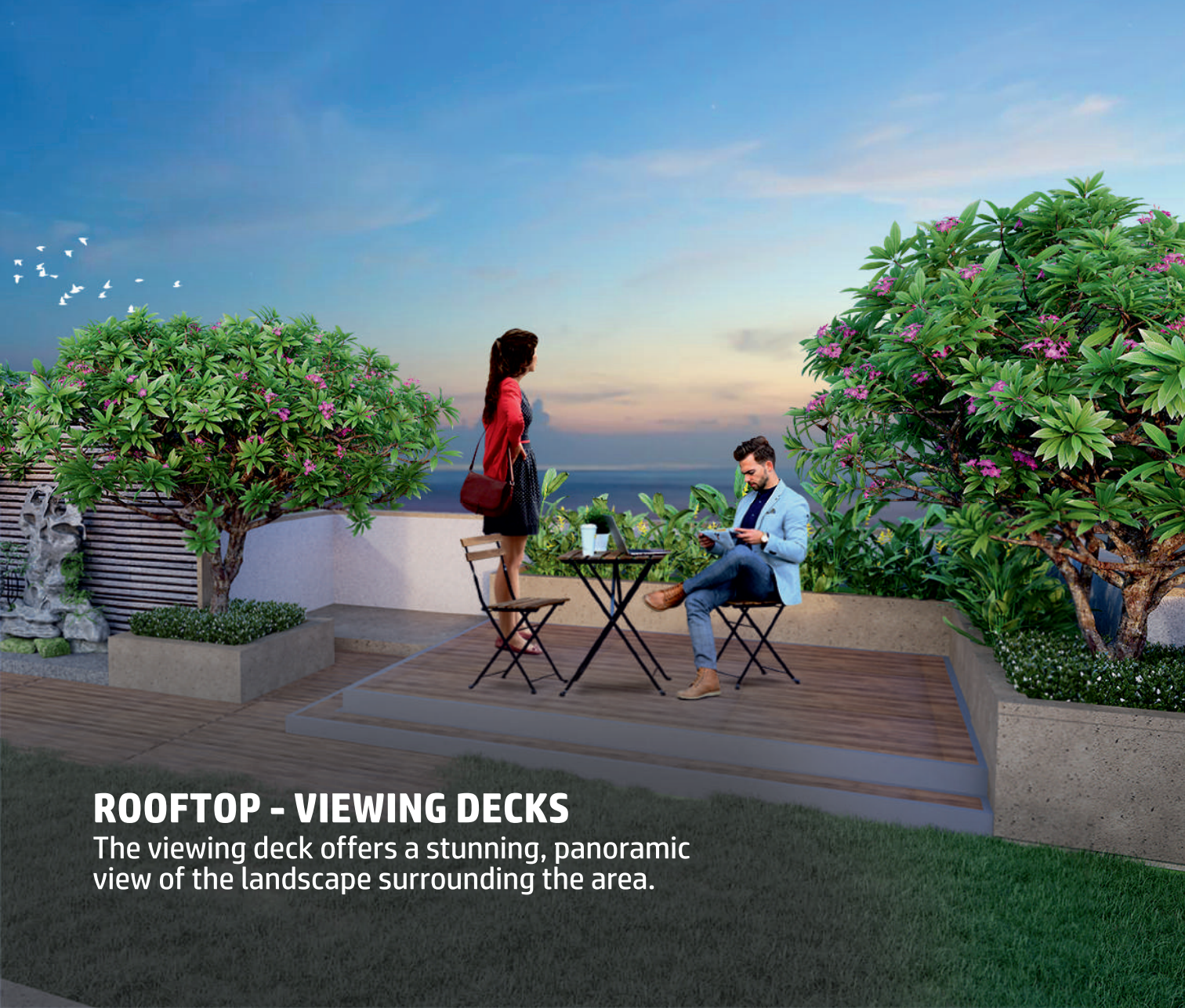
ROOFTOP - BARBECUE & PARTY AREA

Relax and unwind with an ambience that is just as delicious as the grilled delicacies on the platter.



WORK FROM THE ROOFTOP

Working from home needn't be confined to 4 walls.
Your work desk can be right under
the canopy of the sky on your rooftop.



ROOFTOP - VIEWING DECKS

The viewing deck offers a stunning, panoramic view of the landscape surrounding the area.

OTHER EXCITING ROOFTOP AMENITIES

GAMES ZONE



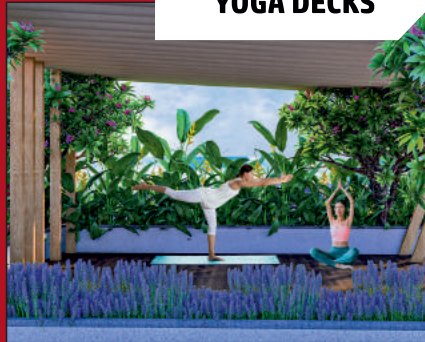
HANGOUT AREA



MUSICAL SEE SAW



YOGA DECKS



GREEN DINING





the
world Of
Joy
SIRUSERI

**45,000 sq.ft. cosmo
clubhouse.
Unlimited ways
to unwind.**

Finding out ways to unwind can be challenging. But when you've got OMR's biggest COSMO clubhouse, ways to unwind will come and you. You'll see what we're talking about.



SWIMMING POOL

Fitness or fun, whatever be your reason,
dive into this luxurious pool to have a splash.
Kids can also have a blast at the Toddler's pool.



CLUBHOUSE LOUNGE

Opulence is on full display at the Entrance Lounge that strikes all the right notes to make that crucial first impression.



WELL-DESIGNED GYM

Engage with your friends for a daily dose of Cardio workout or pump those weights at Our well-designed gym.



BANQUET HALL

Be it birthday parties, ceremonies or cocktails, our swanky banquet hall with its perfect ambience makes every moment truly memorable.

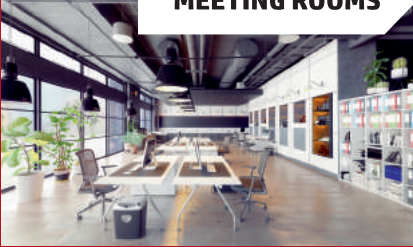


WELL-APPOINTED CO-WORKING SPACES IN THE CLUBHOUSE

Working from home will never be the same again with these exclusive co-working spaces in the clubhouse

OTHER EXCITING CLUBHOUSE AMENITIES

MEETING ROOMS



KITTY PARTY ROOMS



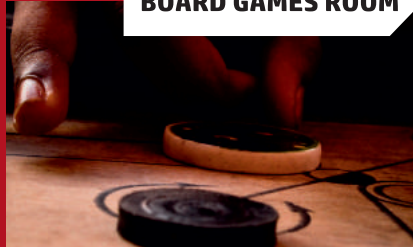
SUPERMARKET



COFFEE SHOP



BOARD GAMES ROOM



SENIOR'S CLUB LOUNGE





the
world Of
JOY
SIRUSERI

**24,000 sq.ft.
tower to tower
amenities for innite
'sandosham'.**

A great place to work out, and also for
parents to play with their kids.
Jog, play a game of badminton,
work those brains with a game
of life size chess – it's all right here!



TENNIS COURT

Serve and Volley for a friendly game of Tennis on our outdoor Tennis court.



SHUTTLE COURT

Smash it up with your badminton skills on our well-designed shuttle court.



SNAKE AND LADDER & CHESS COURT

There is no room for boredom with exciting, classic games to keep you entertained.



SEATING PLAZA

Enjoy your lovely evening at our well designed seating plaza

OTHER EXCITING TOWER TO TOWER AMENITIES

SWING TABLES



TRAMPOLINE PLAY AREA



SENIOR CITIZEN CORNER



HOPSCOTCH



HANGOUT AREA



TRAMPOLINE





12,000 sq.ft. Urbanrise Genius

The Real joy for every parent is to ensure a holistic development of there children. Busy Work schedule and travel time of parents mars the possibility of this holistic development.

A well designed 12,000 sq.ft Children's learning hub- Urbanrise genius ensures within the community will ensure the children won't have to go anywhere else for there tuition classes.



**TUITION
CLASSES**



**MUSIC
CLASSES**

Dance Class

to fly...

...to fly...
Dancers don't need wings



**DANCE
CLASSES**

ing Class Rules:



COOKERY CLASSES



**ROBOTICS
CLASSES**



**PAINTING
CLASSES**



the
world Of
Joy
SIRUSERI

1 acre green park.
A million
moments of joy.

Find happiness in the great outdoors –
A sprawling 1 acre park of stunning greenery
all to spend the evening. And when you've
got it around you,
life starts to feel really good.

HALF BASKETBALL COURT

Pass, dribble and shoot with nature
cheering you on





MINI SOCCER FIELD

If fitness is your goal, you will score big on this awesome football turf!



OUTDOOR GYM

You will be looking for excuses to hit the gym as often as you can, and be one with the nature at our outdoor gym.

A young boy with dark hair, wearing a light blue and white long-sleeved shirt and dark blue track pants with a white stripe, stands on a green artificial turf field. He is holding a yellow cricket ball in his right hand and looking back over his shoulder towards the camera. Behind him is a chain-link fence, and the background is filled with out-of-focus green trees and foliage.

CRICKET PRACTICE NETS

Discover the master blaster in you!
Explore the art of hitting to the fence,
the deadliest of bouncers and yorkers.



WORK FROM THE PARK

It's not all fun and games at the park.

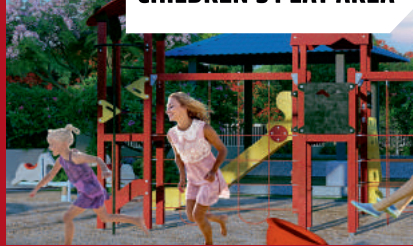
The highlight of the central park is the inspiring co-working spaces we have set up, with nature performing its magic to boost your creativity and productivity

OTHER EXCITING PARK AMENITIES

AMPHITHEATRE



CHILDREN'S PLAY AREA



GAZEBO



SR. CITIZEN PLAZA



LADIES KITTY CORNER



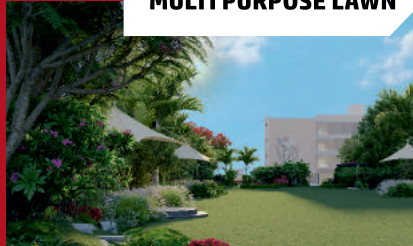
OUTDOOR TABLE TENNIS



HANGOUT CORNER



MULTI PURPOSE LAWN



HAMMOCK PARK



LIVING ROOM

2 BHK



BEDROOM



KITCHEN



LIVING ROOM



HOME OFFICE



3 BHK

BEDROOM



KITCHEN



STRONG HOMES BUILT USING MIVAN TECHNOLOGY



ADVANTAGES OF MIVAN CONSTRUCTION



**High strength &
superior quality**



**Speedy
construction**



**Seismic & fire
resistant structure**



**No cracks &
Less repair works**



**Smooth finish
straight walls**



**More soundproof
for privacy**

**COME AND INVEST EARLY
IN THIS WORLD-CLASS PROPERTY
FOR MAXIMUM APPRECIATION
IN THE FUTURE**

the
world Of

joy

SIRUSERI

The logo for Urbanrise is centered within a solid orange rectangular background. The word "urbanrise" is written in a bold, lowercase, sans-serif font. To the right of the text is a registered trademark symbol (®).

urbanrise®

An Alliance Group Company

**GET IN TOUCH WITH US
FOR A SITE VISIT**

LEGAL DISCLAIMER: All depictions of interiors, furniture, appliances, fixtures, are conceptual only and are not included in your house. The photos contained in marketing brochures & walkthroughs may be stock photography or have been shot off-site and are used to depict the lifestyle to be achieved. All drawings in the brochure are illustrations, and not actual images. The plans are subject to changes based on final approvals from state government, DTCP & local bodies. Prospective buyers are advised to visit Urbanrise marketing office and verify floor plans and other parameters before making a buying decision.

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