

urbanrise® | maheshwari
THE LAKES EDGE



**WELCOME TO CHENNAI'S
FINEST LAKESIDE ADDRESS.**

**BEGIN EACH DAY AT THE
EDGE OF TRANQUILITY.**





*Artistic Impression

WAKE UP TO RIPPLES, NOT ALARMS.

Imagine starting your day with the view of a beautiful lake right outside your window. Set right on Madhavaram Main Road and right next to 400 acres of Retteri Lake, this is your chance to upgrade to lakefront living, where the breeze stays naturally cooler, making every moment even more refreshing.

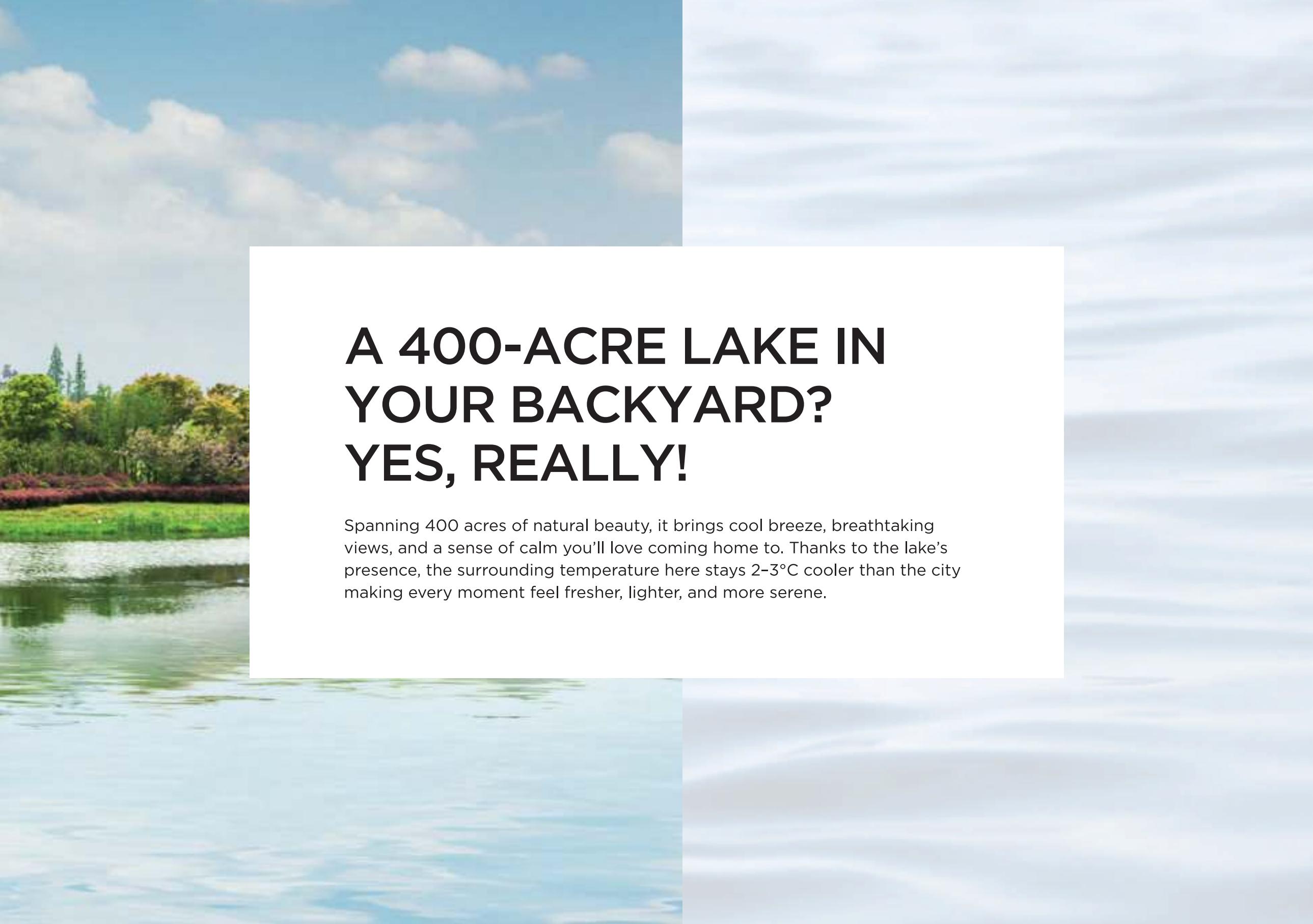




*Artistic Impression



*Artistic Impression



A 400-ACRE LAKE IN YOUR BACKYARD? YES, REALLY!

Spanning 400 acres of natural beauty, it brings cool breeze, breathtaking views, and a sense of calm you'll love coming home to. Thanks to the lake's presence, the surrounding temperature here stays 2-3°C cooler than the city making every moment feel fresher, lighter, and more serene.



A HOME DESIGNED
TO INSPIRE...



...WITH A VIEW THAT'LL TAKE YOUR BREATH AWAY.

Enjoy stunning lakeside views every morning, with fresh air and sunlight filling every corner of your home. The open layout is designed for better ventilation, natural light, and more oxygen—so every day feels lighter, brighter, and more refreshing.

**BREATHE IN THE BEAUTY,
EXHALE THE CHAOS.**



YOUR MORNING RUN JUST GOT AN UPGRADE.

Start your day with a refreshing lakeside jog or unwind with some evening yoga as the sun sets over the water.



*Artistic Impression



SUSTAINABILITY

From energy-efficient lighting to waste segregation systems, every detail at The Lakes Edge is designed with sustainability in mind. Low-water landscaping and eco-conscious construction methods keep your carbon footprint in check.

IGBC GOLD CERTIFIED HOMES

GREEN LIVING STARTS HERE.

The Lakes Edge is pre-certified as an IGBC Gold-certified community, ensuring eco-friendly living at its finest. From energy-efficient designs and solar panels to rainwater harvesting, sewage and water treatment plants, every feature is thoughtfully planned to support a sustainable lifestyle that's better for you and the planet.



EV CHARGING POINT

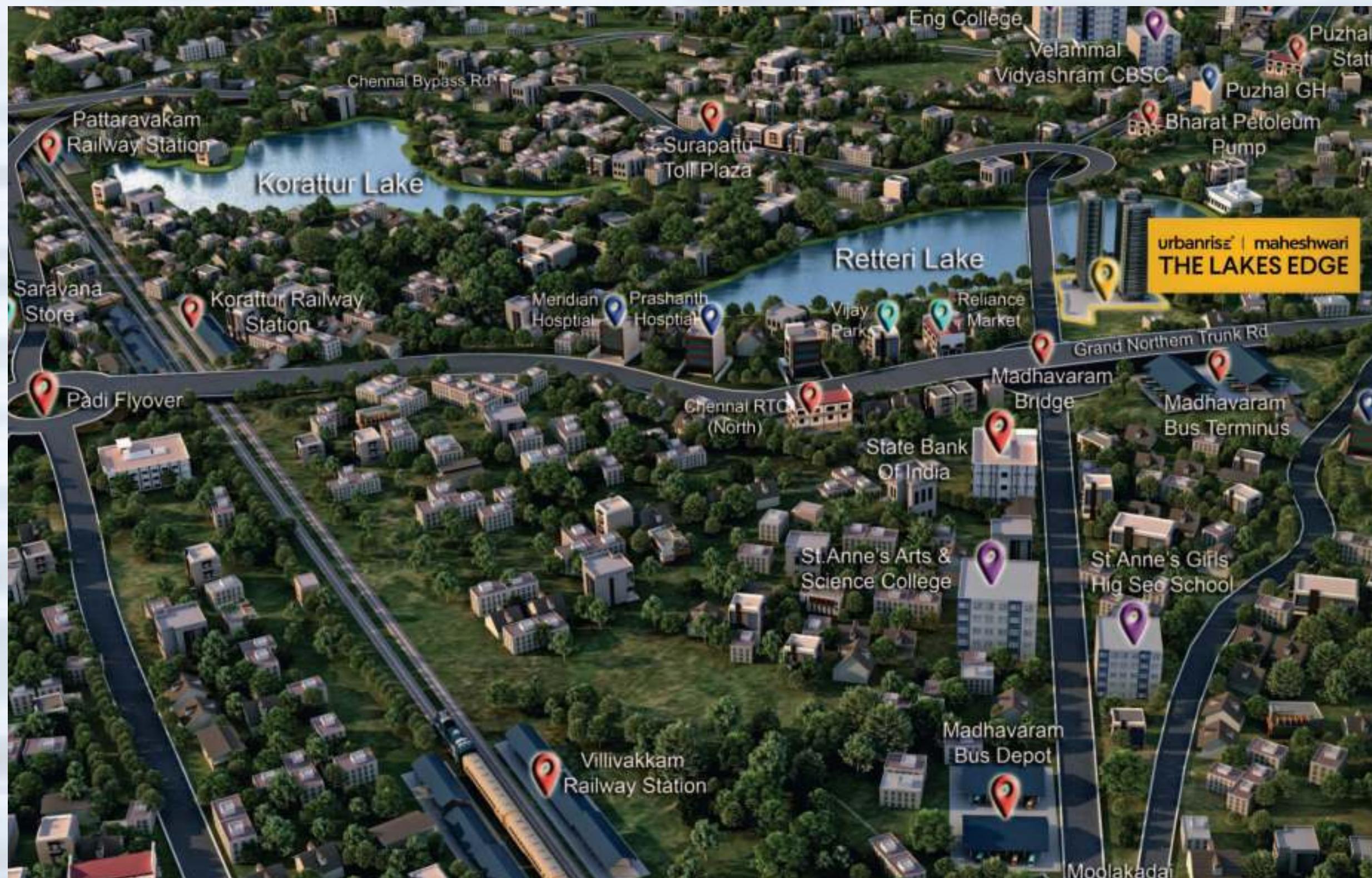
CHARGE UP, LIVE GREEN.

With dedicated EV charging stations within the community, sustainable living becomes effortless. Enjoy the convenience of charging your electric vehicle right within your community, reducing emissions and embracing a greener future.

RAINWATER HARVEST

Our advanced rainwater harvesting system collects and recharges groundwater, reducing dependence on external sources. It's designed to manage heavy monsoons efficiently, preventing water logging while preserving natural resources and ensuring long-term water availability for the community.







DISCOVER THE HEART OF CONVENIENCE.

The Lakes Edge is strategically located in Madhavaram, offering seamless access to Chennai's best. Whether it's education, healthcare, or entertainment, everything you need is within reach.

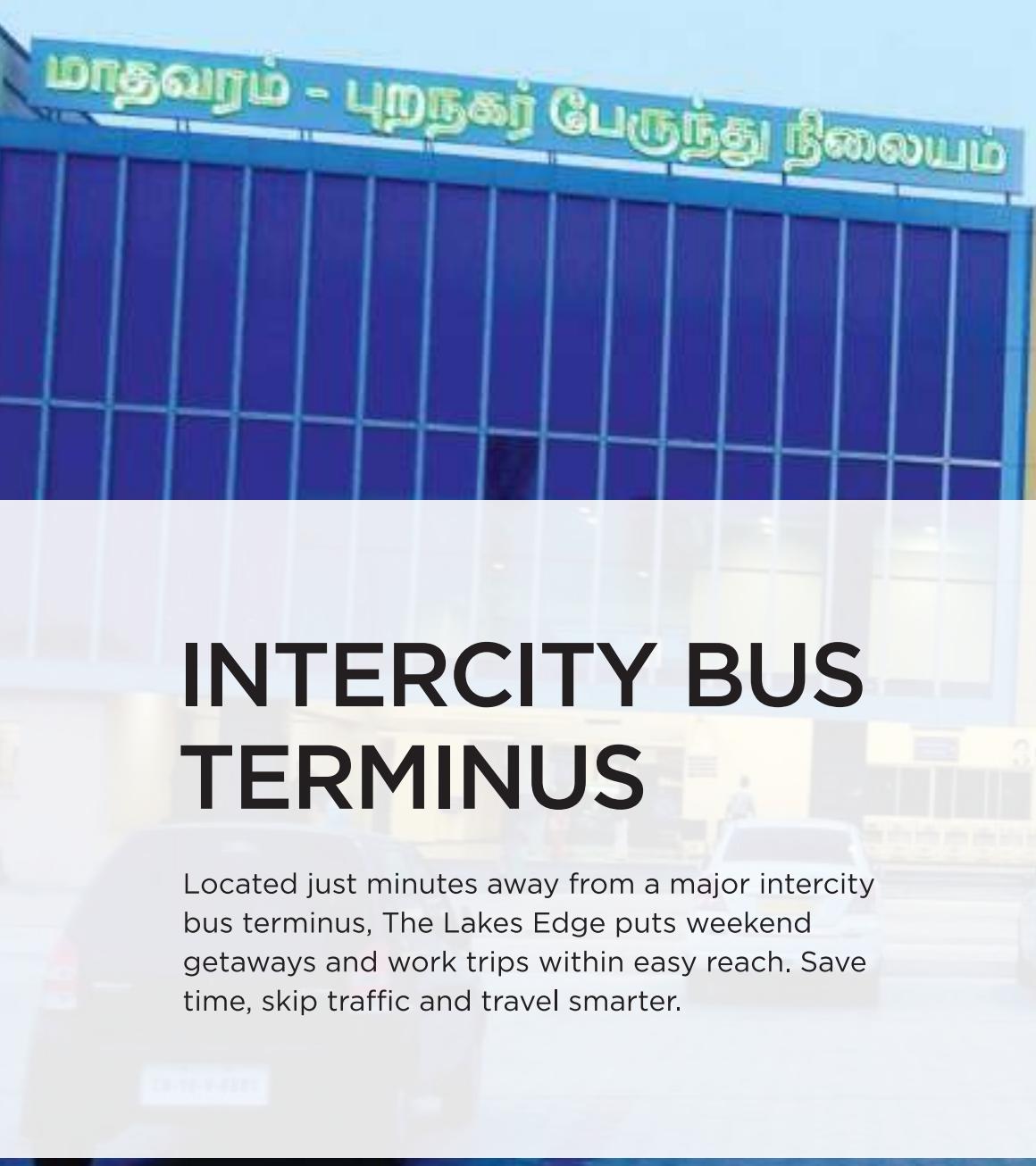
LIFE, PERFECTLY CONNECTED.

Located in the heart of connectivity, The Lakes Edge offers seamless access to top educational institutions, premium healthcare, shopping destinations and an upcoming metro station. Here, every convenience is just minutes away.



INTERCITY BUS TERMINUS

Located just minutes away from a major intercity bus terminus, The Lakes Edge puts weekend getaways and work trips within easy reach. Save time, skip traffic and travel smarter.



SCHOOLS

WITHIN 5 - 10 MINS DRIVE

- Velammal International School
- Narayana E-Techno School
- Don Bosco School
- Everwin School
- Sri Sakthi Matriculation School
- Olive Tree International School
- St. Annes Matriculation School





HOSPITALS

WITHIN 10 MINS DRIVE

- Prashanth Super Speciality Hospital
- St. Anthony Hospital
- K M Multi-Speciality Hospital
- Jain Hospital
- Meridian Hospital
- Stanley Hospital

MALLS & ENTERTAINMENT

- SKLS Galaxy - 15 mins
- VR Mall - 18 mins
- Spectrum - 22 mins



AREAS NEARBY

- Madhavaram Milk Colony - 08 mins
- Puthagaram - 10 mins
- Moolakadai Junction - 10 mins
- Central Railway Station - 12 mins
- Anna Nagar - 15 mins
- Koyambedu - 22 mins



EXPERIENCE A 26,800 SQ. FT. LUXURY CLUBHOUSE.

Indulge in unparalleled luxury at our expansive clubhouse, designed for relaxation, recreation and socializing.



YOGA DECK



SWIMMING POOL



GYM



LIBRARY

UNCOVER MORE OF WHAT MAKES LIFE EXTRAORDINARY AT LAKES EDGE:

- Entrance Lobby
 - Lift Lobby
 - Co-Working Spaces
 - Meeting Rooms
 - Banquet Hall
 - Pre-Function Hall
 - Grocery Store
 - Lawn-Deck
 - Gaming Room
 - Zumba
 - Aerobics
 - Board Games
 - Billiards
 - Snooker
 - Chessboard
 - Futsal-Board
 - Kid's Pool
 - Pool-Deck
 - Interactive Lounge
- ...and many more.



*Artistic Impression

100+ WORLD-CLASS AMENITIES.

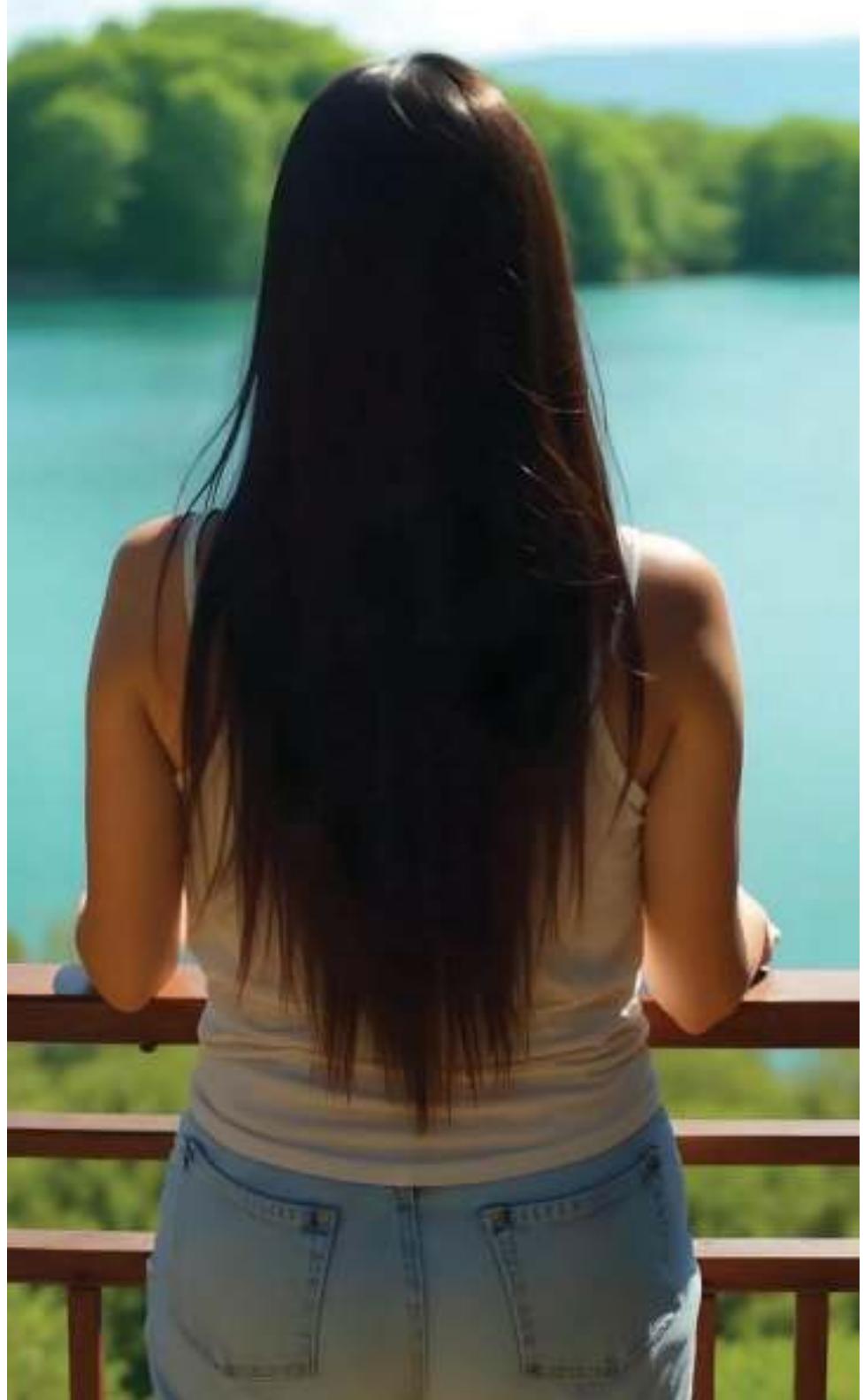
With over 100 thoughtfully curated amenities,
there's something for everyone to enjoy.

HAMMOCK PARK



CHILDREN'S PLAY AREA

LAKE VIEW-DECK



JOGGING TRACK

*Artistic Impression

SENIOR CITIZEN CORNER



GREEN LAWN



WALKING TRACK



VISITORS PARKING



*Artistic Impression

22,000 SQ. FT. OF ROOFTOP BLISS AWAITS.

Imagine unwinding with a panoramic view and enjoying endless leisure activities – multiple stories above the ground! Your rooftop escape awaits at Madhavaram.



YOGA DECK



3 HOLE GOLF



PRIVATE DINING AREA/PARTY AREA



ENJOY 18,600 SQ. FT. OF LUSH GREENERY.

If you love being surrounded by nature and enjoy spending time outdoors, our 19,000 sq. ft. of lush greenery is just for you. Find your perfect escape, right at home!



*Artistic Impression

URBANRISE GENIUS

Elevate your child's learning with a one-stop hub for dance, music, robotics classes and more - right within the community. Say goodbye to tiring commutes and say hello to a seamless, convenient approach to learning, all just steps away from home.

DANCE CLASS





*Artistic Impression



ROBOTICS CLASS



DAY CARE AND CRECHE



MUSIC CLASS

*Artistic Impression

GET USED TO HAVING YOUR OWN SUPERMARKET!

No more running errands! Our supermarket and retail spaces are fully stocked to keep you and your neighbours always prepped for anything.





*Artistic Impression

BICYCLE TRACK

RIDE TO YOUR FREEDOM.

Take a leisurely ride, get some exercise, or challenge yourself to a thrilling ride. Our bike trail is designed for all ages and skill levels.



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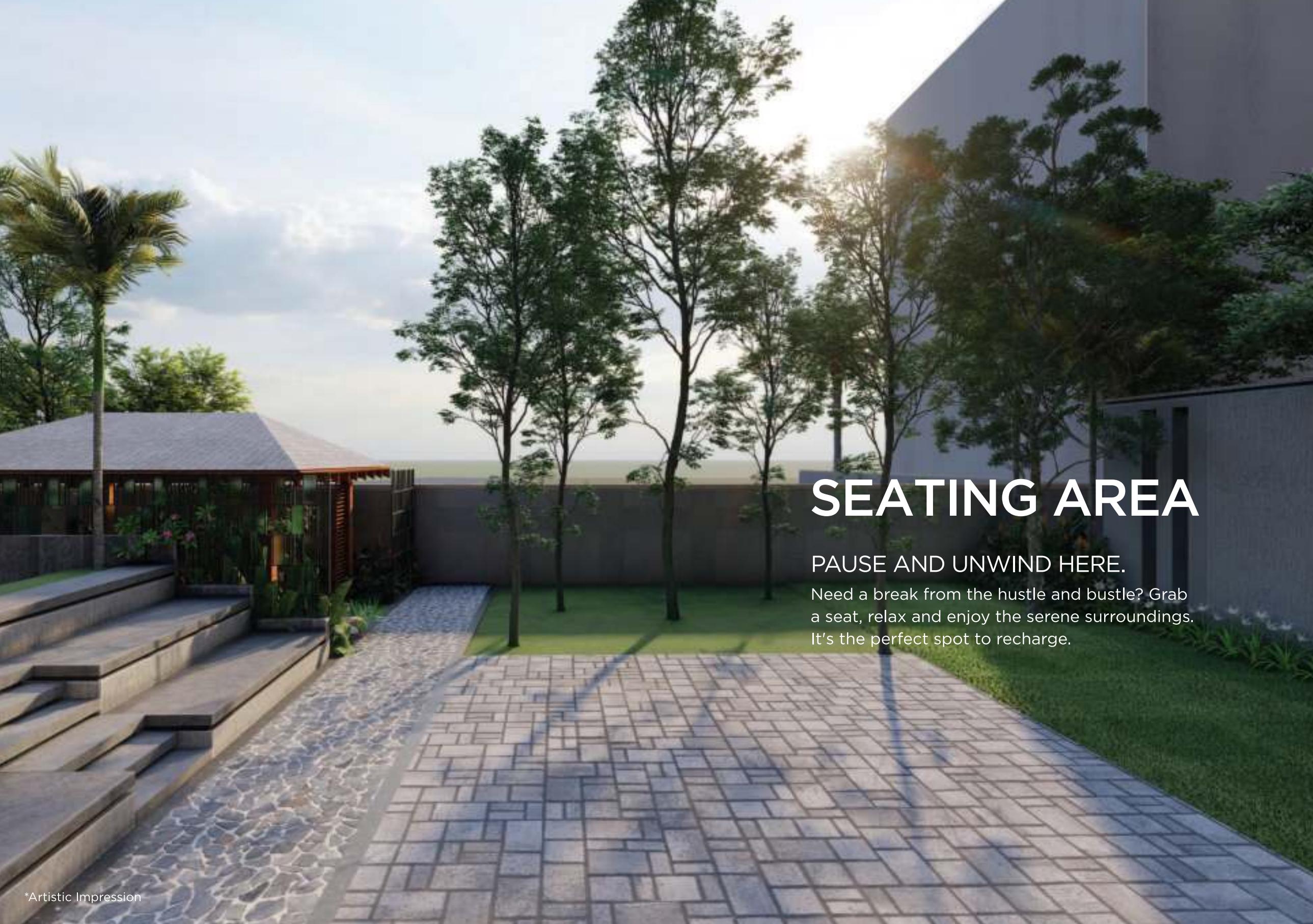




AMPHITHEATRE

WHERE MEMORIES COME ALIVE.

Whether it's to host an event or watch a performance, our amphitheatre is the perfect spot. It is the heart of our community, where memories are made.



SEATING AREA

PAUSE AND UNWIND HERE.

Need a break from the hustle and bustle? Grab a seat, relax and enjoy the serene surroundings. It's the perfect spot to recharge.

HOPSCOTCH

Bring back the joy of simple games with our dedicated hopscotch area. Perfect for kids and even adults who want to relive childhood memories, it adds a playful charm to everyday living.





YOUR WALLS, YOUR SPACE, YOUR PEACE.

Experience the unmatched privacy of homes with no shared walls. Each 3-side open home is thoughtfully designed to minimise noise and maximise comfort, with better ventilation and natural lighting throughout. With no shared boundaries, you get more serenity, more space, and a place that truly feels like your own.



*Artistic Impression

BUILT FOR STRENGTH, BUILT FOR LIFE.

The Lakes Edge is crafted using advanced Mivan construction technology, ensuring homes that are not only beautiful but also incredibly durable.

Key Benefits:

- **Unmatched Strength:** High-quality structures that stand the test of time
- **Seismic and Fire Resistant:** Designed to prioritize safety at every level
- **Speedy Construction:** Faster delivery without compromising on quality
- **Crack-Free Living:** Minimal repair needs, ensuring a hassle-free experience
- **Superior Finish:** Smooth walls and clean lines for a polished look
- **Enhanced Soundproofing:** Maximum privacy and peace in every room





*Artistic Impression

MASTER LAYOUT



LEGEND

- 01. Entrance
- 02. Guard House
- 03. Children's Waiting Area
- 04. Driveway
- 05. Parking
- 06. OSR Entry - E
- 07. Gazebo
- 08. Pathway
- 09. Children's Play Area
- 10. Outdoor Gym
- 11. Half Basketball Court
- 12. Ladies' Kitty Corner
- 13. Amphitheater
- 14. Bonquet Lawn
- 15. Senior Citizen Plaza
- 16. Congregation Space
- 17. Plaza
- 18. Interaction space
- 19. Sensory walkway
- 20. Infinity Walk
- 21. Yoga & Meditation Lawn
- 22. Seating Plaza
- 23. OSR Entry 2

Terrace

- A. Game Zone
- B. Barbeque & Dining
- C. Seating Deck
- D. Yoga Deck
- E. Reading Lounge

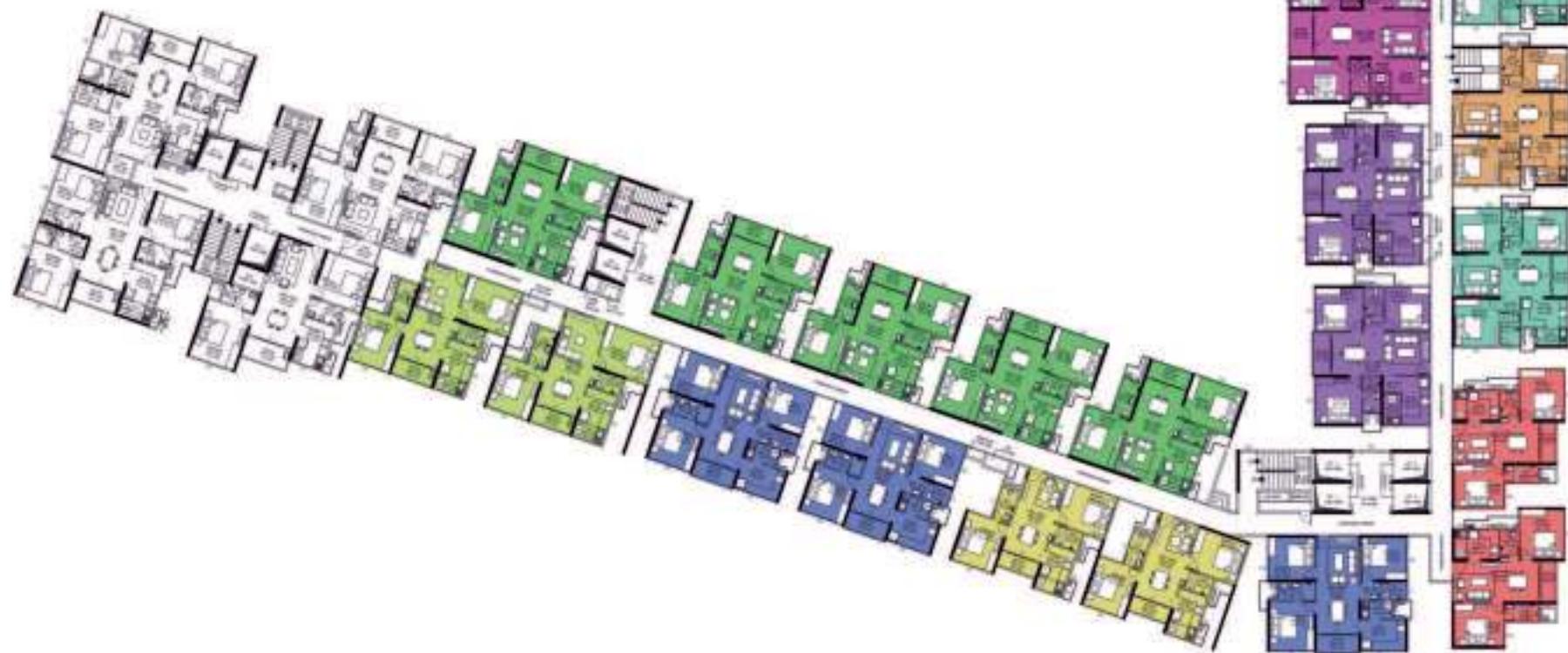
Service

- I. Transformer Yard
- II. EB Sub-Station
- III. DG Yard



TYPICAL FLOOR PLAN

	3 BHK + 3T EAST FACING - 1578 SQFT		2 BHK + 2T LARGE SOUTH FACING - 1160 SQFT
	3 BHK + 2T EAST FACING - 1315 SQFT		2 BHK + 2T LARGE NORTH FACING - 1160 SQFT
	3 BHK + 2T NORTH FACING - 1298 SQFT		2 BHK + 2T REGULAR NORTH FACING - 998 SQFT
	3 BHK + 2T CORNER WEST FACING - 1317 SQFT		2 BHK + 2T LARGE WEST FACING - 1140 SQFT
	3 BHK + 2T WEST FACING - 1304 SQFT		2 BHK + 2T REGULAR WEST FACING - 998 SQFT



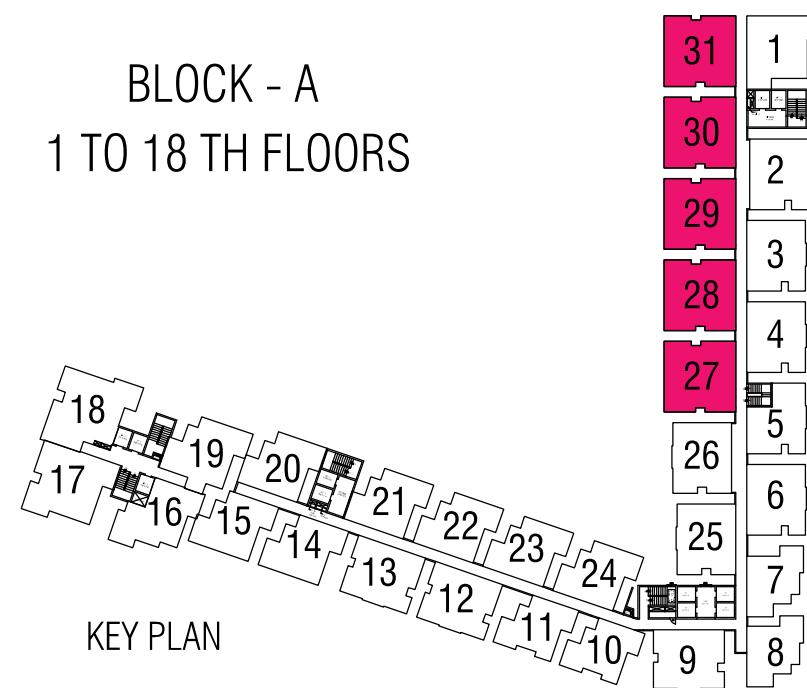
FLOOR PLANS



3 BHK + 3T EAST FACING

- SALEABLE AREA: 1578 SQ. FT.
- CARPET AREA: 964 SQ. FT.
- EXCLUSIVE BALCONY AREA: 60 SQ. FT.

BLOCK - A
1 TO 18 TH FLOORS

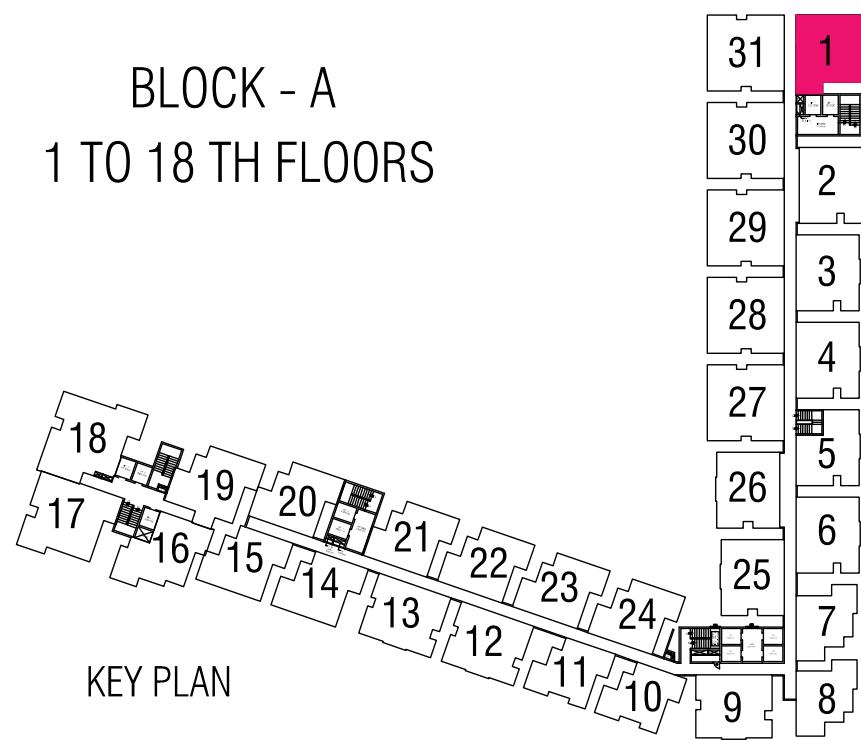


3 BHK + 2T WEST FACING

- SALEABLE AREA: 1317 SQ. FT.
- CARPET AREA: 795 SQ. FT.
- EXCLUSIVE BALCONY AREA: 40 SQ. FT.



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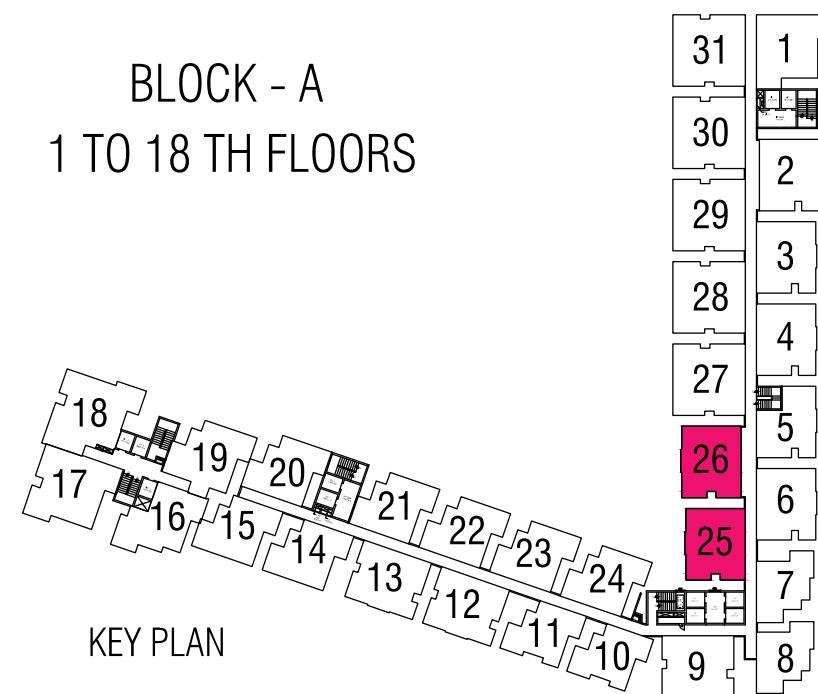


3 BHK + 2T EAST FACING

- SALEABLE AREA: 1315 SQ. FT.
- CARPET AREA: 798 SQ. FT.
- EXCLUSIVE BALCONY AREA: 40 SQ. FT.



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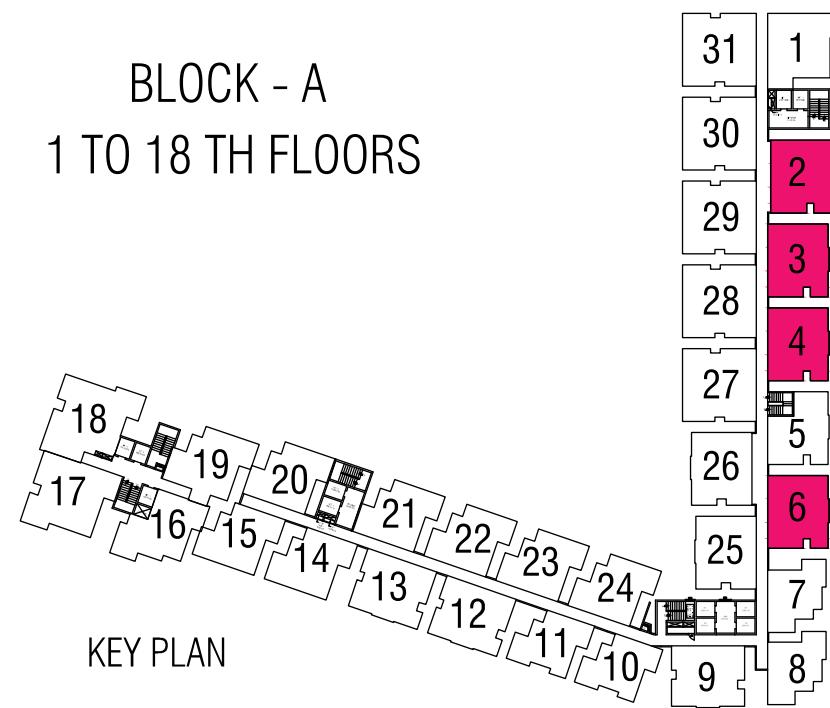


3 BHK + 2T WEST FACING

- SALEABLE AREA: 1304 SQ. FT.
- CARPET AREA: 796 SQ. FT.
- EXCLUSIVE BALCONY AREA: 40 SQ. FT.

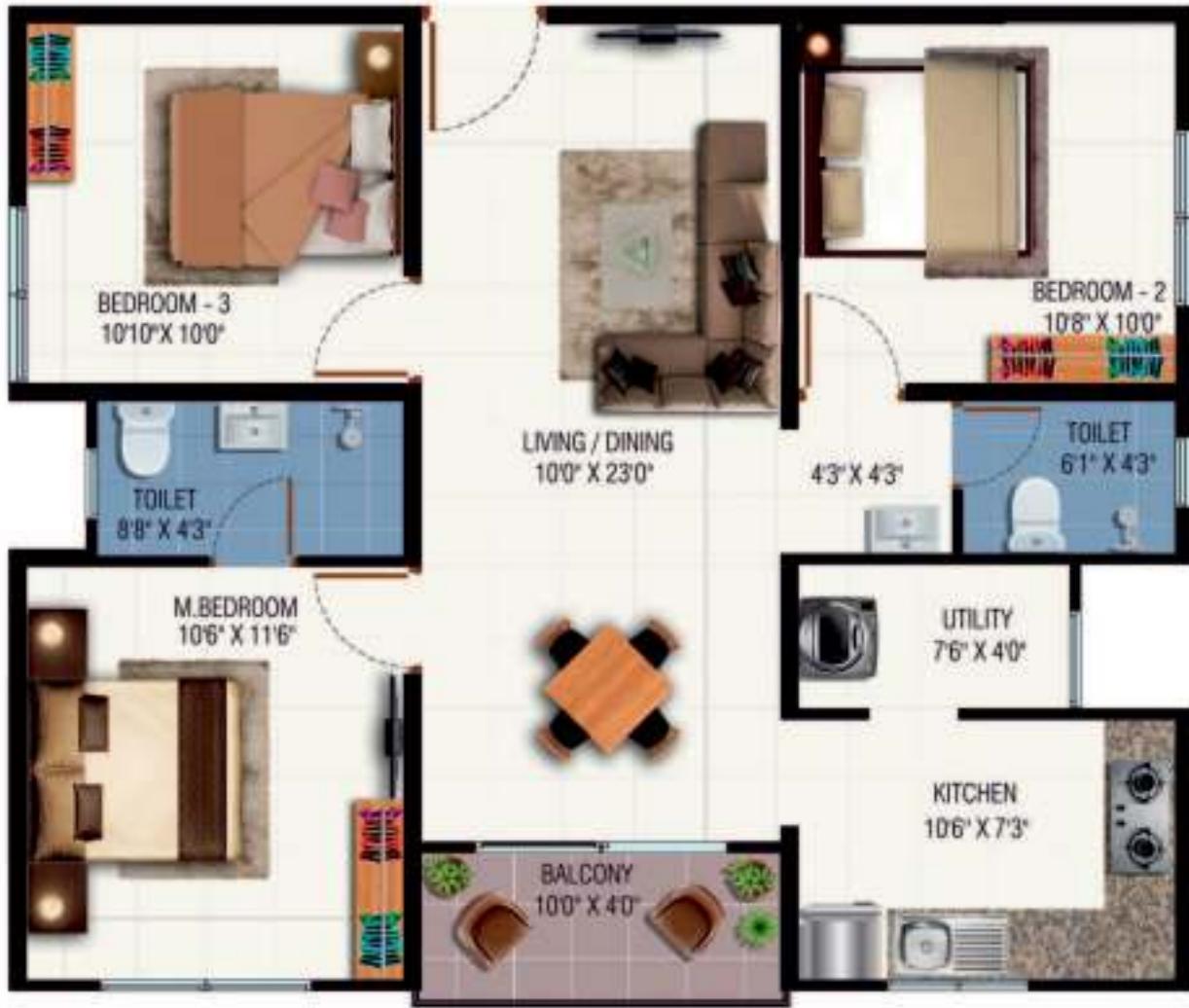


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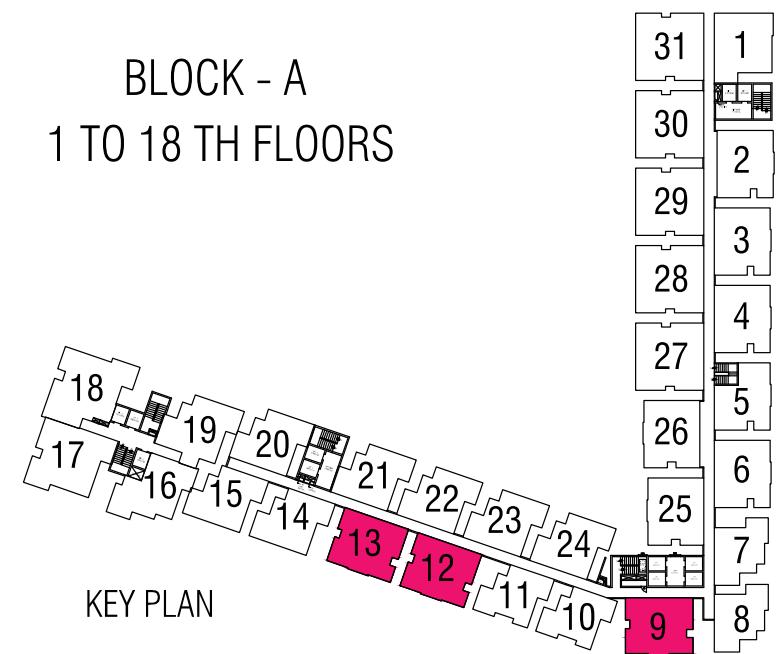


3 BHK + 2T NORTH FACING

- SALEABLE AREA: 1298 SQ. FT.
- CARPET AREA: 788 SQ. FT.
- EXCLUSIVE BALCONY AREA: 40 SQ. FT.



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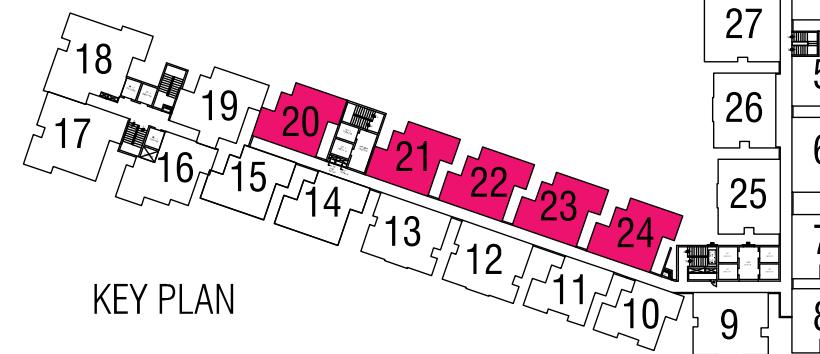


2 BHK + 2T LARGE SOUTH FACING

- SALEABLE AREA: 1160 SQ. FT.
- CARPET AREA: 682 SQ. FT.
- EXCLUSIVE BALCONY AREA: 40 SQ. FT.



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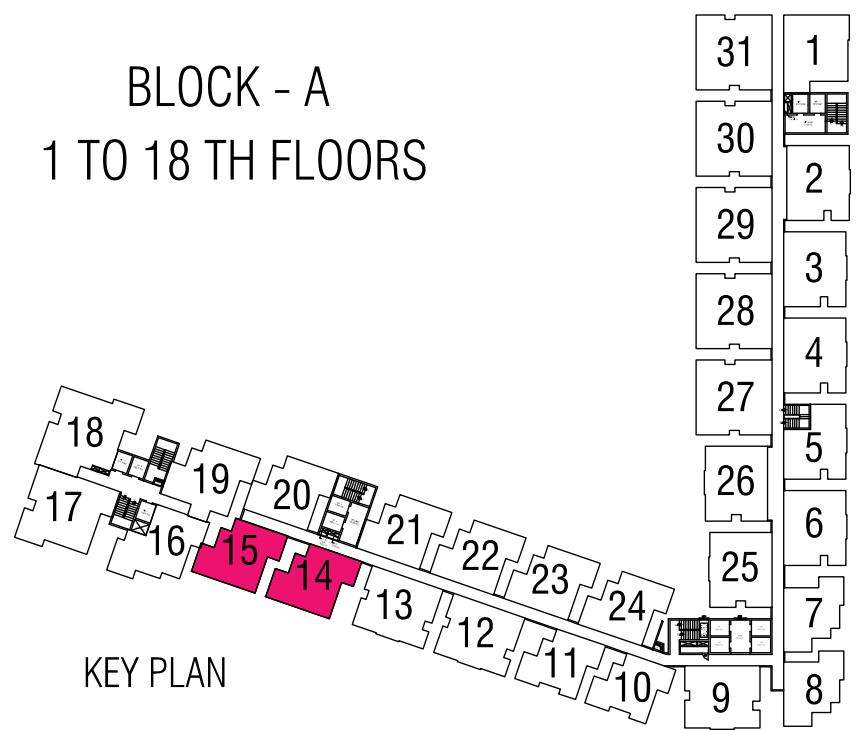


2 BHK + 2T LARGE NORTH FACING

- SALEABLE AREA: 1160 SQ. FT.
- CARPET AREA: 679 SQ. FT.
- EXCLUSIVE BALCONY AREA: 40 SQ. FT.



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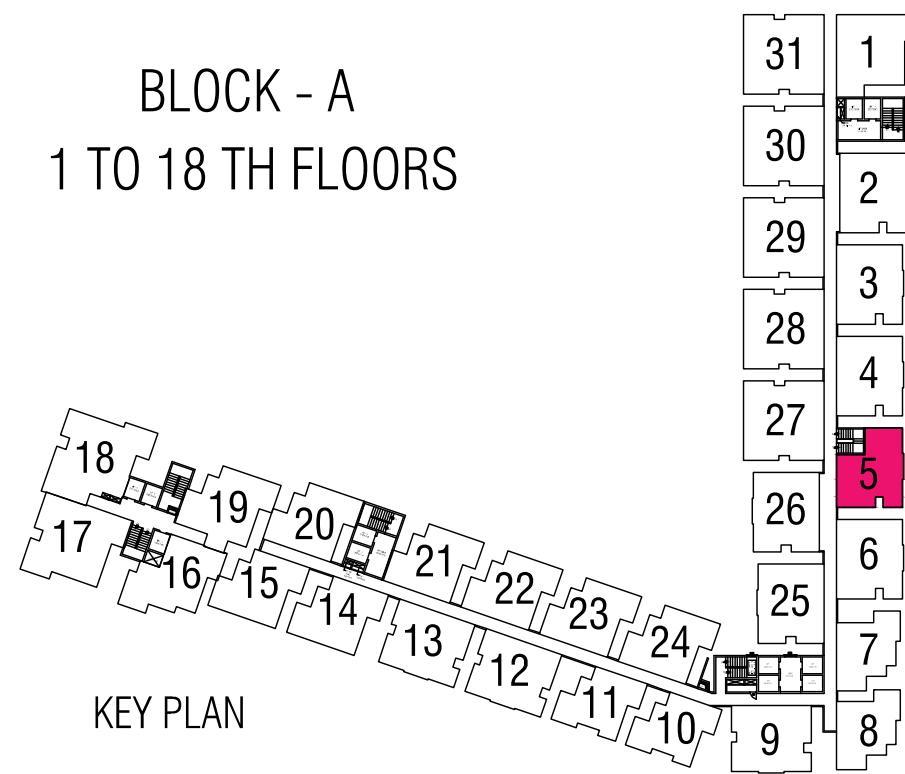


2 BHK + 2T LARGE WEST FACING

- SALEABLE AREA: 1140 SQ. FT.
- CARPET AREA: 677 SQ. FT.
- EXCLUSIVE BALCONY AREA: 40 SQ. FT.



BLOCK - A
1 TO 18 TH FLOORS

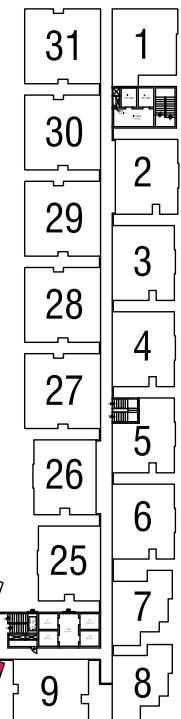
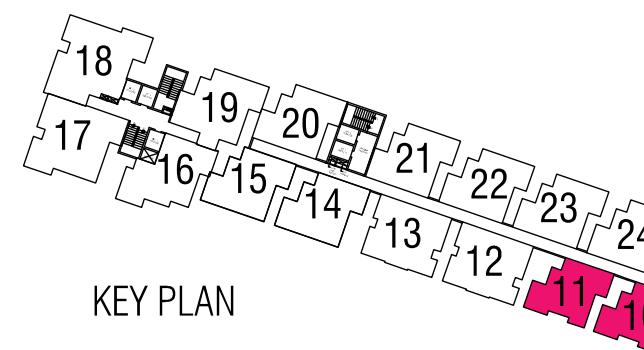


2 BHK + 2T REGULAR NORTH FACING

- SALEABLE AREA: 998 SQ. FT.
- CARPET AREA: 583 SQ. FT.
- EXCLUSIVE BALCONY AREA: 34 SQ. FT.



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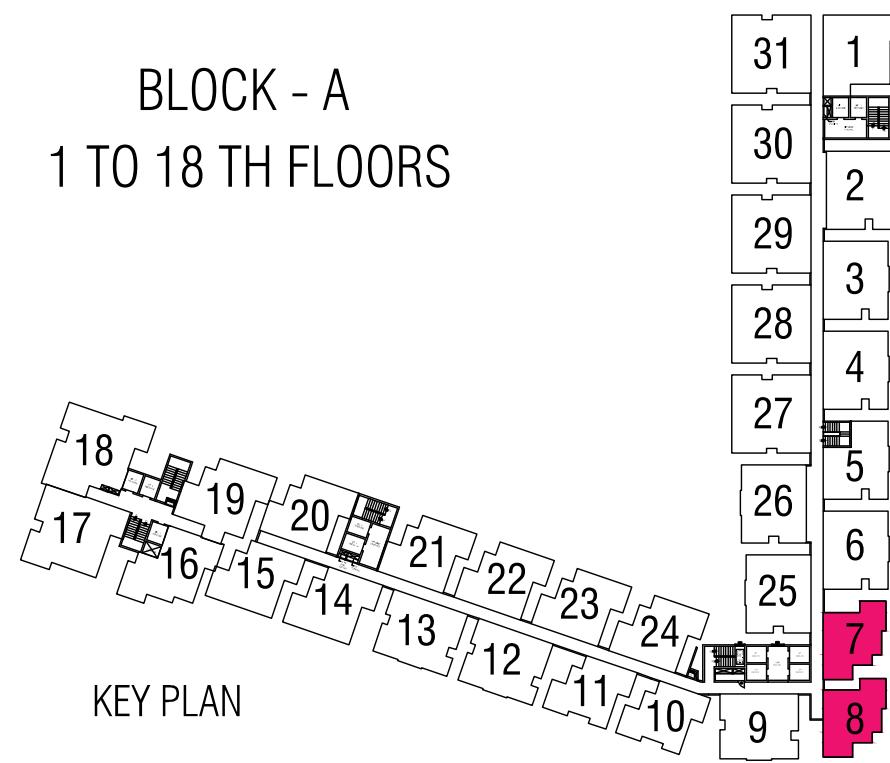


2 BHK + 2T REGULAR WEST FACING

- SALEABLE AREA: 998 SQ. FT.
- CARPET AREA: 585 SQ. FT.
- EXCLUSIVE BALCONY AREA: 34 SQ. FT.



BLOCK - A
1 TO 18 TH FLOORS



TECHNICAL SPECIFICATIONS



Structure

- RCC shear wall construction with Mivan Technology
- Steel: TMT Fe 550 Grade
- Cement: OPC 53 Grade



Living Room

- Main Door : 2300mm high teak wood door frame with veneered flush door shutter with polish finish or equivalent finish with yale or equivalent brand digital lock
- Windows : UPVC windows with performance glass and provision for mosquito mesh
- Flooring : Vitrified tile flooring (800 x 800mm)
- Paint : Acrylic Premium Emulsion
- Electrical : Panasonic vision series or equivalent branded modular switches. TV and telephone points, AC point.



Bedrooms

- Door : 7 feet high wooden door frame & flush door shutter/ moulded skin panel door shutters with paint finish on both sides
- Windows : UPVC windows with performance glass and provision for mosquito mesh
- Flooring : Vitrified tile flooring (800 x 800mm)
- Paint : Acrylic Premium Emulsion Paint
- Electrical : Panasonic vision series or equivalent branded modular switches. AC point in all bed rooms. TV point in master bedroom.



Kitchen

- Windows : UPVC windows with performance glass and provision for mosquito mesh
- Flooring : Vitrified tile flooring (800 x 800mm)
- Paint : Acrylic Premium Emulsion Paint
- Electrical : Panasonic vision series or equivalent branded modular switches
- Sink : Single bowl stainless steel sink with drain board
- Platform : Granite platform for kitchen counter & 2 ft high wall dado



Utility

- Flooring : 300 x 300mm anti-skid ceramic tiles
- Wall Dado : 300 x 600mm ceramic glazed tiles up to 3 ft. height
- Paint : Acrylic Premium Emulsion Paint of Asian/Berger/Nippon or equivalent
- Plumbing : Washing machine provision bib cock



Bathrooms

- Door : 7 feet high wooden door frame. Shutter has laminate finish on both sides
- Ventilators : UPVC ventilators with pinhead glass
- Flooring : 300 x 300mm anti-skid ceramic tiles
- Wall Dado : 300 x 600mm ceramic glazed tiles up to false ceiling height
- Electrical : Panasonic vision series or equivalent branded modular switches
- Sanitaryware : American standard or equivalent branded wall hung water closets & wall mounted wash basins
- CP Fittings : Grohe/American standard or equivalent branded CP Fittings.



Corridor & Lift Lobby

- Flooring : 600x 600mm vitrified flooring
- Wall Paint : Acrylic Premium Emulsion Paint
- Lifts : Variable voltage and variable frequency high speed lift with automatic rescue device and regeneration drive of KONE/ Johnson/Schindler or equivalent brands



Balcony

- Door : UPVC french doors - sliding shutters with performance glass
- Flooring : 300 x 300mm anti-skid ceramic tiles
- Railing : MS railing with enamel painted finish



Power Supply (Raw)

- 2BHK, 3BHK & 4 BHK : As per TNEB norms

Power Supply (Back-Up)

- Back-Up Inside Flats : 1 KVA (Except Geyser, AC and 15A Socket)
- DG back up for common areas, utilities & lifts



Security

- CC TV surveillance in main entry and exit
- Boom barriers at the entry gateway for regulating access



Sustainable Features

- IGBC GOLD certification
- 100% solar panels for common area lighting
- Water efficient plumbing fixtures
- Low VOC paints and adhesives
- Organic waste converter



THE URBANRISE LEGACY

SOUTH INDIA'S LARGEST
real estate developer

₹51,000 CR.
of real estate portfolio

72 MILLION SQ. FT.
of ongoing & upcoming projects

22,000+
happy customers

ON-TIME
and safe completion of projects

Projects are funded by the world's largest
Sovereign Fund ADIA (Abu Dhabi Investment
Authority) and Kotak Realty Fund

CONCEPTUALIZED AND CREATED WITH THE DREAM TEAM.

MR. NAVEEN PONNADA LANDSCAPE ARCHITECT, ECODE

Since 2016, Ecode Landscape Architects has been a trusted partner to Urbanise, creating dynamic, memorable spaces across Andhra, Telangana, Chennai, Bangalore, and Kerala. With expertise in blending vision and aspirations, Ecode delivers timeless landscape designs through comprehensive consultancy services.

Mr. Naveen Ponnada is a prominent landscape and planning expert. He gained experience as an Associate Architect at The Design Cell, New Delhi, before earning a Master's in Landscape Architecture with distinction from the School of Planning and Architecture, New Delhi, following his Bachelor's in Architecture from Andhra University, Visakhapatnam.

MAHIMTURA CONSULTANTS PVT. LTD MEP CONSULTANTS

In 1949, late Shri Ramanlal Mahimtura established M/s R.H. Mahimtura Consulting Engineers with a petite team of passionate engineers. In 1981, the company was renamed to Mahimtura Consultants Pvt. Ltd., the pioneering structural & civil engineering giant we know today. With more than 68 years of experience in the construction industry they have grown into a national multi-disciplinary organization with 9 different offices spread across India.

Mahimtura Consultants Pvt. Ltd. is a single-stop answer for all engineering & design demands. The capability of handling any type of project, be it a diminutive dream home or a massive multi-use township complex, our services are provided right from concept development to the overall completion & execution of the project in a timely fashion.

LAVANYA & SHANKAR ARCHITECTS

Lavanya & Shankar is one of the leading Chennai - based architecture organizations headed by a husband-and-wife duo of architects. Known for creating functionally efficient and aesthetically appealing architectural designs, the team partners with Urbanrise to develop projects that meet the growing residential demands in the modern urban settings.

A Manipal Institute of Technology Grad, Shankar; the Principle Architect, has to his credit the legacy of Mr. R. Sivaraman; one of the leading builders of Chennai. Lavanya: a Gold Medalist Architect, brings her expertise and ingenuity to the projects we offer. The team comprises a good mix of trained, talented and experienced professionals with proven credentials in architecture.

AWARDS & ACCOLADES

RANKED #1 FASTEST GROWING

2024 GROHE-HURUN INDIA REAL ESTATE 100

FINANCIALLY STABLE &
DISCIPLINED COMPANY

ASIA ONE

GALLERIA RESIDENCES
BEST RESIDENTIAL PROJECT
TIMES GROUP REALITY ICON

ORCHID SPRINGS
BEST RESIDENTIAL PROJECT
DHFL & SILICON INDIA

GALLERIA RESIDENCES
BEST INNOVATION DESIGN APARTMENT
SILICON INDIA

OPUS 96
MEGA INTEGRATED TOWNSHIP OF THE YEAR
TIMES GROUP

ASIA'S BEST & FASTEST GROWING
REAL ESTATE BRAND

WCRC

HUMMING GARDENS
BEST RESIDENTIAL VILLA
TIMES GROUP REALITY ICON

MOST RELIABLE BUILDER
SILICON INDIA

GALLERIA RESIDENCES
BEST INNOVATION PROJECT
SILICON INDIA





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