

C O D E N A M E

**TALK OF
CHENNAI**

RIGHT BEHIND TCS, SIRUSERI

An aerial view of the Chennai skyline at sunset. The sky is a mix of purple, pink, and orange. The city is densely packed with buildings, with several prominent skyscrapers. The most prominent one is the The Shard, which is illuminated and stands out against the sunset. Other buildings are also lit up, creating a warm glow. The overall scene is a vibrant and modern cityscape.

**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 at 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.

CODENAME TALK OF CHENNAI HAS CREATED A BUZZ IN THE CITY, SETTING NEW STANDARDS OF FUTURISTIC LIVING

SPREAD OVER 1000 ACRES IN ONE OF ASIA'S LARGEST IT PARKS, SIRUSERI

INNOVATIVE ROOFTOP AMENITIES

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

45,000 SQ. FT. COSMO CLUB

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

NEVER-BEFORE "BETWEEN THE TOWERS" AMENITIES

STRONG HOME BUILT WITH INTERNATIONAL MIVAN TECHNOLOGY

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 Health care

- Chettinad Health City
- 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 Vidgyashram 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

**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.



FUTURISTIC LIVING

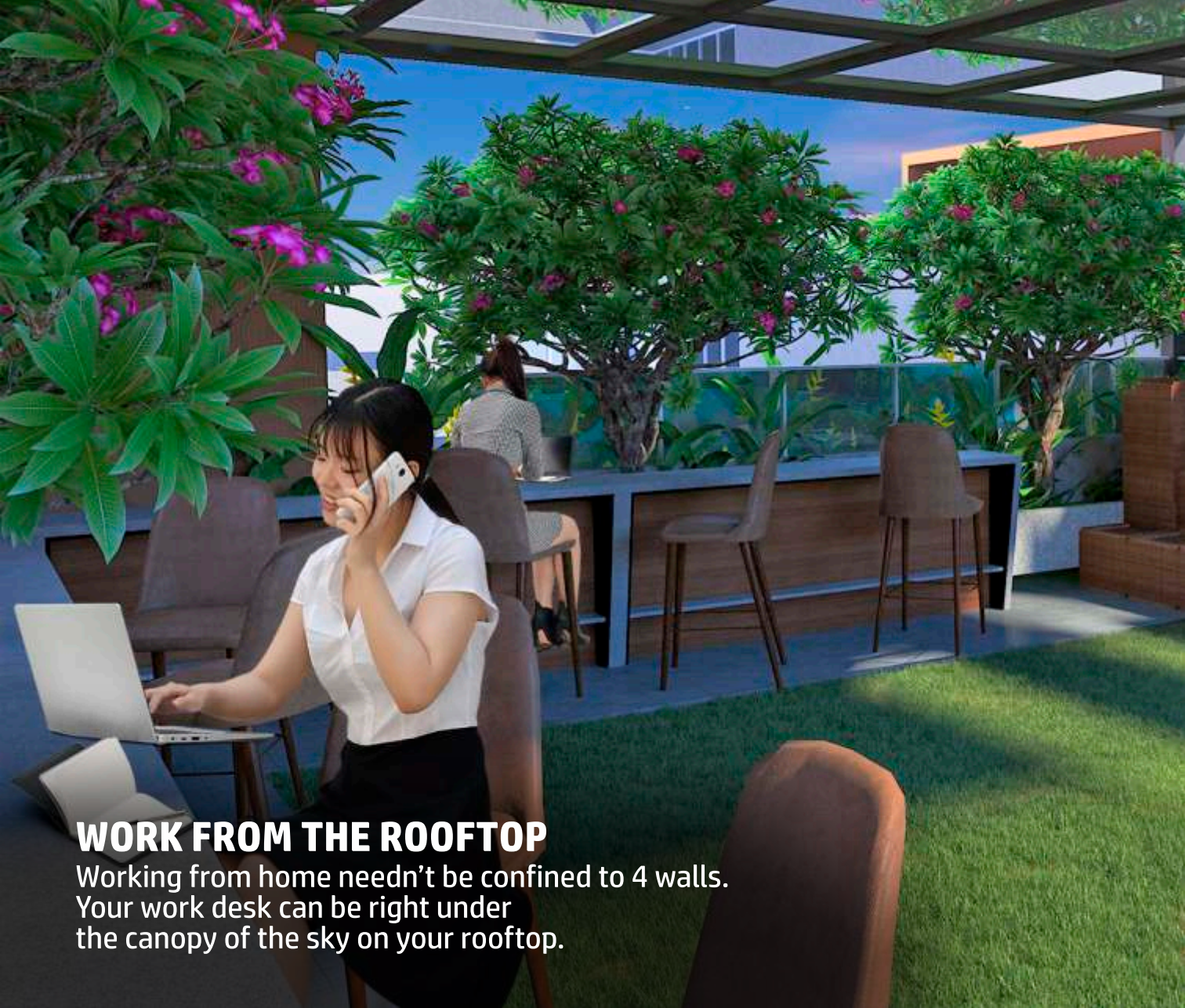
**What better way to announce your accomplishments to the world, than to buy a home that promises a future-forward and global lifestyle?
Talk of Chennai is just the home you have envisioned for yourself.**

**A GRAND ARCHITECTURAL
CREATION THAT WILL
ELEVATE YOUR LIFESTYLE
AND SENSE OF PRIDE**





**EXPERIENCE THE NEVER BEFORE
ROOFTOP AMENITIES FROM ABOVE
THE 19TH FLOOR WITH GREAT VIEWS**



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 - BARBECUE & PARTY AREA

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



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 - VIEWING DECKS

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

OTHER EXCITING ROOFTOP AMENITIES

GAMES ZONE



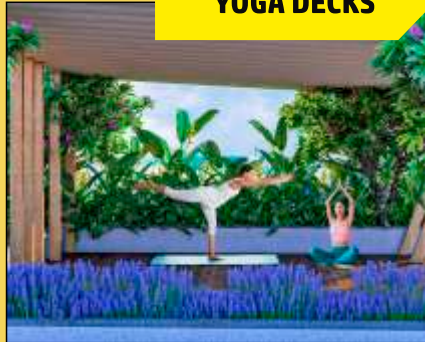
HANGOUT AREA



MUSICAL SEE SAW



YOGA DECKS



GREEN DINING





**12,000 SQ. FT.
URBANRISE GENIUS**

**Academics, art or music, make your kid
train for success at Urbanrise Genius**

Picking up and dropping your kids for their tuitions and multiple hobby classes proving to be a problem? Now you don't have to waste your precious time driving them around and waiting. A REVOLUTIONARY NEW INITIATIVE, URBANRISE GENIUS IS A LEARNING HUB FOR CHILDREN WITHIN THE SAFETY AND SECURITY OF THE COMMUNITY



**TUITION
CLASSES**



**MUSIC
CLASSES**

Dance Class

to fly...

...of zgnrw hssn t'not zrsnall



**DANCE
CLASSES**



**COOKERY
CLASSES**



**ROBOTICS
CLASSES**

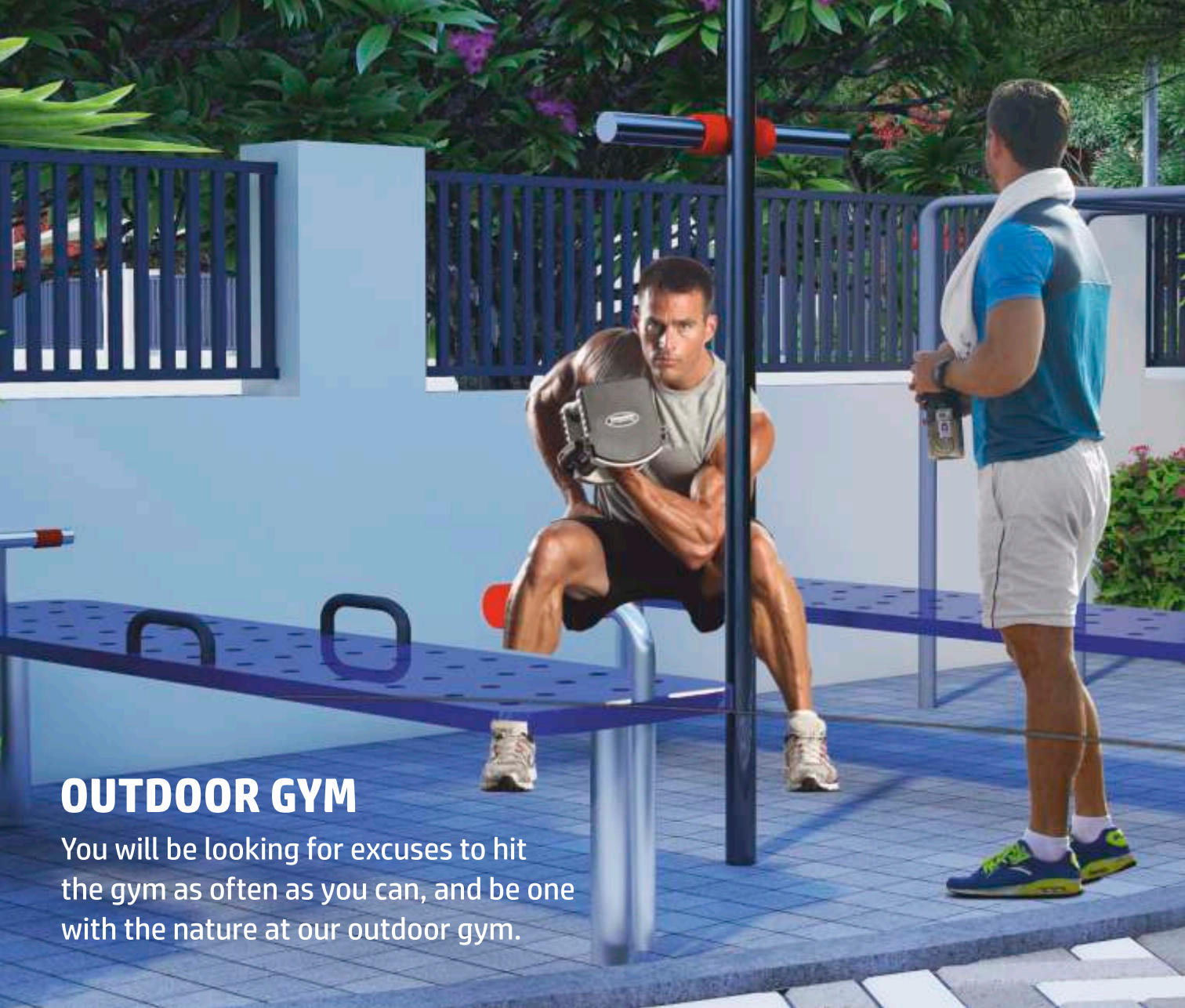


**PAINTING
CLASSES**

A woman with long blonde hair, wearing a light blue t-shirt, white shorts, and a wide-brimmed hat, is sitting on the grass. She is positioned next to the large, textured trunk of a tree on the left side of the frame. To her right, a bicycle is lying on the grass. The background consists of a line of trees under a bright, golden sunset sky. The overall scene is peaceful and scenic.

**LANDSCAPED PARK AREA,
WITH THOUGHTFUL
AMENITIES**

**The 1 - acre park area in Talk of Chennai has facilities for
work, workouts, parties and for relaxation**



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.



MINI SOCCER FIELD

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

MINI BASKETBALL COURT

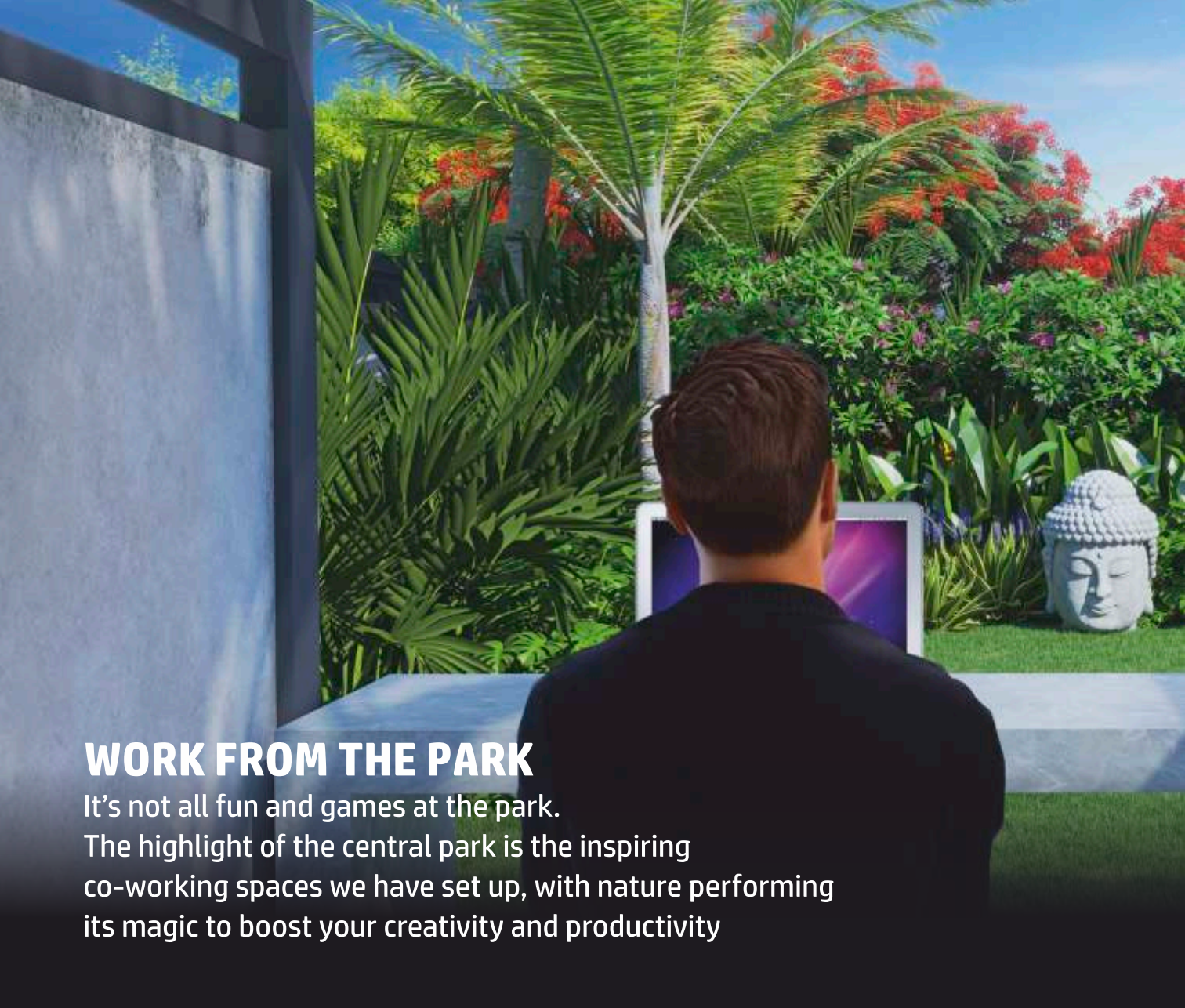
Pass, dribble and shoot with nature
cheering you on



A young boy with dark hair, wearing a light blue and white long-sleeved shirt and dark blue track pants with a light blue stripe down the side, stands on a green artificial turf mat. He is holding a cricket bat and a yellow cricket ball. He is looking back over his shoulder towards the camera. Behind him is a chain-link fence and some trees in the background.

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



GREEN DINING



SR. CITIZEN PLAZA



LADIES KITTY CORNER



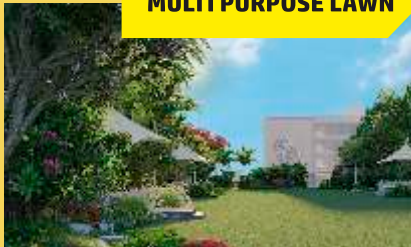
OUTDOOR TABLE TENNIS



YOUNG ADULT'S HANGOUT AREA



MULTI PURPOSE LAWN



HAMMOCK PARK



**THE AREA BETWEEN THE BUILDING
TOWERS HAS AN INTERESTING
MIX OF AMENITIES FOR EVERYONE**





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.

OTHER EXCITING BETWEEN-THE-TOWER AMENITIES

SWING TABLES



TRAMPOLINE PLAY AREA



SENIOR CITIZEN CORNER



HOPSCOTCH



SEATING AREA



STEP, JUMP & ROLL



**LIVE LIFE KING-SIZE AT THE
45,000 SQ. FT. COSMO CLUB
WHERE THE FINEST EXPERIENCES
AWAIT YOU**

**From work and workouts to gaming
and grooming, you can
engage in a variety of activities to
make your days and nights so much
more productive and fun-filled.**





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.



BANQUET HALL

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



CLUBHOUSE LOUNGE

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



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



GAME ZONE



GYM



MEETING ROOMS



KITTY PARTY ROOMS



SUPERMARKET



COFFEE SHOP



KIDS' PLAY ROOM



SENIOR'S CLUB LOUNGE



We wholeheartedly support your environment-friendly choices. We provide Electric car charging stations for your use at Codename Talk of Chennai. Charge ahead for a greener planet!



A home should be an intimate space for a family to create treasured memories in.

At Talk of Chennai, every inch of space is optimally used and smartly designed to measure up to international standards.

LIVING ROOM

2 BHK



BEDROOM



KITCHEN

LIVING ROOM



3 BHK

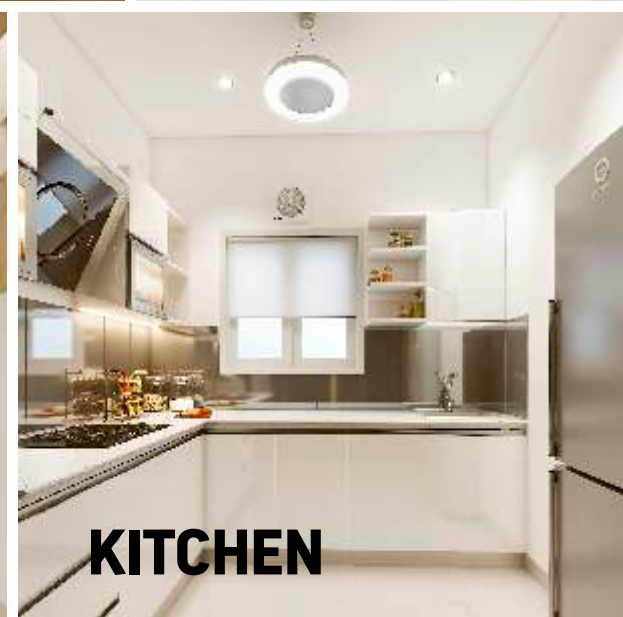
HOME OFFICE



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**

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.**



**3rd phase of Chennai Metro.
Sipcot 2 Metro station
just 2.5 km away.**



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



ADANI AND AIRTEL

**The upcoming
Adani Data centre & Airtel
data centre at Siruseri Sipcot
will add to the existing workforce
of over 1 lakh employees.**



**Expansion of TCS,
Atos Syntel with a Phase 2 campus
construction will bring
in more employment.**



**Siruseri will soon have more malls
and educational institutions, bringing in more people seeking
a cosmopolitan lifestyle. This will create rise in demand
for homes and more rental income.**

WHY INVEST WITH URBANRISE CODENAME TALK OF CHENNAI



**Unbelievable
appreciation**
of 40% at adjoining
project Urbanrise
Revolution One,
Padur.



**Expected Rental
yield upto 6.3 %**
based on current
rental values of
neighbourhood
projects.
(Source Magic bricks)

FUTURE DEVELOPMENT & PROSPECTS OF EXCELLENT FUTURE RETURNS



**Over 1 lac employees
currently working in and
around Siruseri IT parks**



**Malls & entertainment
spots within 5 mins drive**



**Leading educational
institutions comprising
schools & colleges**



**Great
medical
infrastructure
within 5 mins**



**Fast connectivity with
upcoming metro and proposed
5 flyovers will attract more
people to migrate here**



**Future employment
of another
1 lac+ employees with
100+ companies like
Adani & Airtel planning
to start operations**

C O D E N A M E
**TALK OF
CHENNAI**
RIGHT BEHIND TCS, SIRUSERI

A NEVER-BEFORE ULTRA LUXURY PROJECT
IN CHENNAI'S FASTEST
GROWING RESIDENTIAL HUB

**COME, TAKE FULL ADVANTAGE OF
THE EARLY BIRD OFFER**

**IT'S AN OPPORTUNITY
YOU CAN'T MISS!**

The logo for Urbanrise, featuring the word "urbanrise" in a bold, lowercase, sans-serif font. The letter "i" has a dot. To the right of the word is a stylized symbol consisting of three horizontal bars of equal length, stacked vertically, resembling a menu icon or a simplified "E".

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.

This brochure is purely conceptual and does not constitute a legal document. Visual representations are not to be taken as representations of fact, and do not form part of an offer or contract. The management of Alliance and Urbanrise group reserve the rights to add, delete or alter any specifications mentioned here.

FOR INTERNAL TRAINING PURPOSE ONLY. NOT FOR DISTRIBUTION.