

VRX | UPRISE

Built For
Those
Who Think
Ahead

Floor Plan - Terra Wing





A View That Reflects the Community

The community-facing residences at Uprise are designed to bring you closer to the life within the township.

Overlooking the twin towers and shared spaces, the view reflects a sense of connection, activity and everyday vibrancy.

Such views support sustained livability and relevance over time.



Growth You Can See. Returns You Can Trust.

The smartest investments are never built on anticipation alone. They are built on evidence.

Our investors in Thirumazhisai have seen steady and significant value appreciation over the last four years, reinforcing its position as a high-growth corridor in Chennai. Every percentage you see was earned during the under-construction phase itself.

Once a project is completed, its value usually increases, and ready homes often command a higher price than under-construction units.

VRX Uprise now arrives at the centre of this growth, placing you at the start of this exact journey.

What our early investors actually made in 4 years.

Proven growth **during construction** in the VRX Uprise neighbourhood

Studio Homes

47.83%

2021 ₹ 11.5L → 2025 ₹ 17L

11.96% per annum

1 BHK Homes

26.53%

2021 ₹ 21.56L → 2025 ₹ 27.28L

6.63% per annum

2 BHK Homes

23.36%

2021 ₹ 29.71L → 2025 ₹ 36.65L

5.84% per annum

Across all types

Zero dips

Year-on-year. 2021-2025

The Growth Story Only Gets Stronger

Consistent annual growth that compounds into significant appreciation, driven by the X Factors transforming this location

Now	Studio ₹ 22.35L	1 BHK ₹ 26.32L	2 BHK ₹ 40.29L
2027	₹ 25.47L + ₹ 3.12L	₹ 28.59L + ₹ 2.27L	₹ 43.45L + ₹ 3.16L
2028	₹ 29.02L + ₹ 3.55L	₹ 31.06L + ₹ 2.47L	₹ 46.86L + ₹ 3.41L
2029	₹ 33.08L + ₹ 4.05L	₹ 33.74L + ₹ 2.68L	₹ 50.53L + ₹ 3.67L

What's driving this growth? → Meet the X Factors

The Real X Factors of Growth

Driven by visible, measurable factors already transforming the location



Chennai Parandur Airport



Kuthambakkam Bus Terminus



9+ Hospitals in Vicinity



Metro Phase II Connectivity



26+ Colleges & Schools



Pattabiram IT Park



SIPCOT Industrial Hub



80+ Companies Nearby



CMDA 15-Minute City Planning



Chennai-Bangalore Corridor Access



Smartest Addition to Your Investment Portfolio

Traditional investments like gold and fixed deposits offer stability, but their growth remains moderate.

In contrast, real estate in emerging corridors like Thirumazhisai combines capital appreciation with income potential.

When it comes to long-term value creation, VRX Uprise stands as a stronger, more future-ready investment.

Not all investments are equal

Real estate checks every box that matters

VRX 360
Indicative ROI
12-19%

VRX 360

Returns	Stability	Income	Tax perks	Liquidity
●●●●●	●●●●●	●●●●●	●●●●●	●●●●●

Real Estate (10-Yr)
10%

REAL ESTATE

Returns	Stability	Income	Tax perks	Liquidity
●●●●●	●●●●●	●●●●●	●●●●●	●●●●●

Gold (20-Yr)
16.7%

GOLD

Returns	Stability	Income	Tax perks	Liquidity
●●●●●	●●●●●	●●●●●	●●●●●	●●●●●

Mutual Funds
(12-Yr)
12-14%

MUTUAL FUNDS

Returns	Stability	Income	Tax perks	Liquidity
●●●●●	●●●●●	●●●●●	●●●●●	●●●●●

FD / G-Sec
6.5-7%

FD / G-SEC

Returns	Stability	Income	Tax perks	Liquidity
●●●●●	●●●●●	●●●●●	●●●●●	●●●●●

Your home pays its own bills.

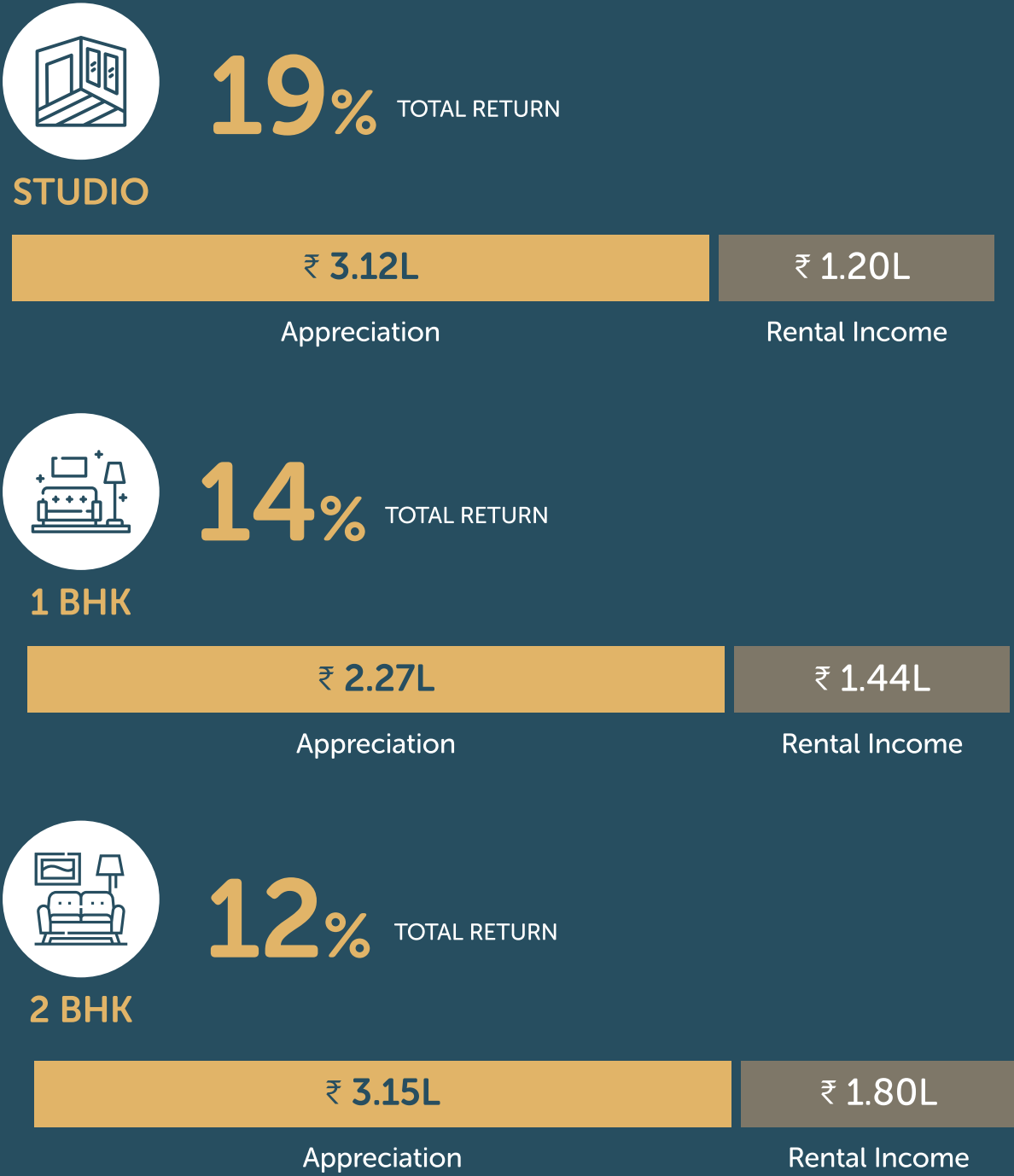
A strong rental demand ensures your property stays occupied and long-term income stability.



You will have a dedicated support team by your side, helping you find the right tenants and manage rentals with ease.

Appreciation Across Every Configuration

A combination of faster growth and stable returns creates a well-rounded investment outcome, with 1-year total returns of 19% (Studio), 14% (1 BHK), and 12% (2 BHK).



Tamil Nadu's Largest Township, Now in Thirumazhisai

VRX Uprise is part of Tamil Nadu's largest integrated township, spanning 11,42,508 sq.ft. in Thirumazhisai, with four towers and Uprise as its signature address.

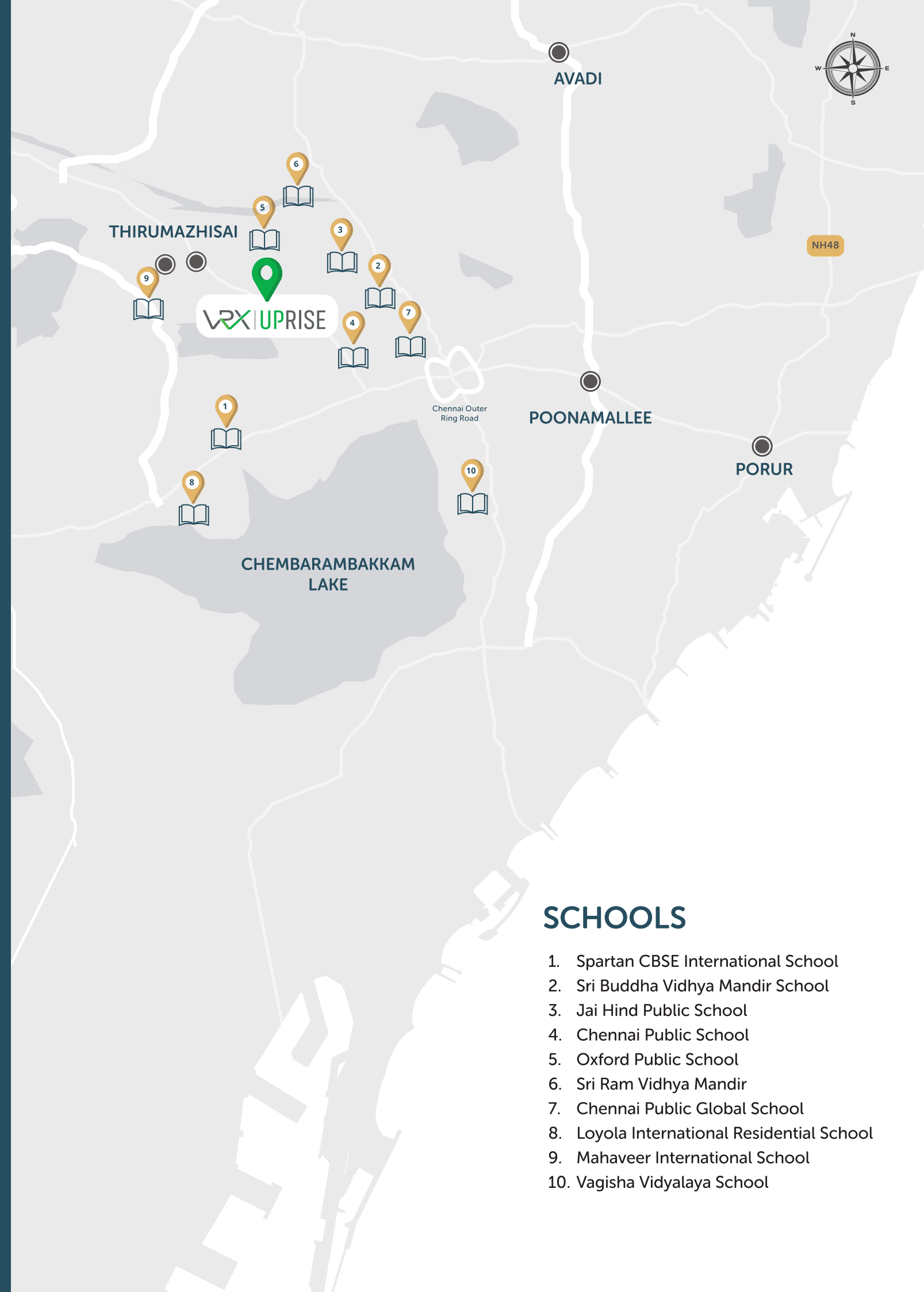
Designed as a self-sustained neighbourhood, the development brings together a vibrant community, a retail mall within the premises and seamless access to the Chennai–Bangalore Highway.

Surrounded by green landscapes and a scenic pond nearby, it offers a balanced environment where scale, connectivity and lifestyle come together.



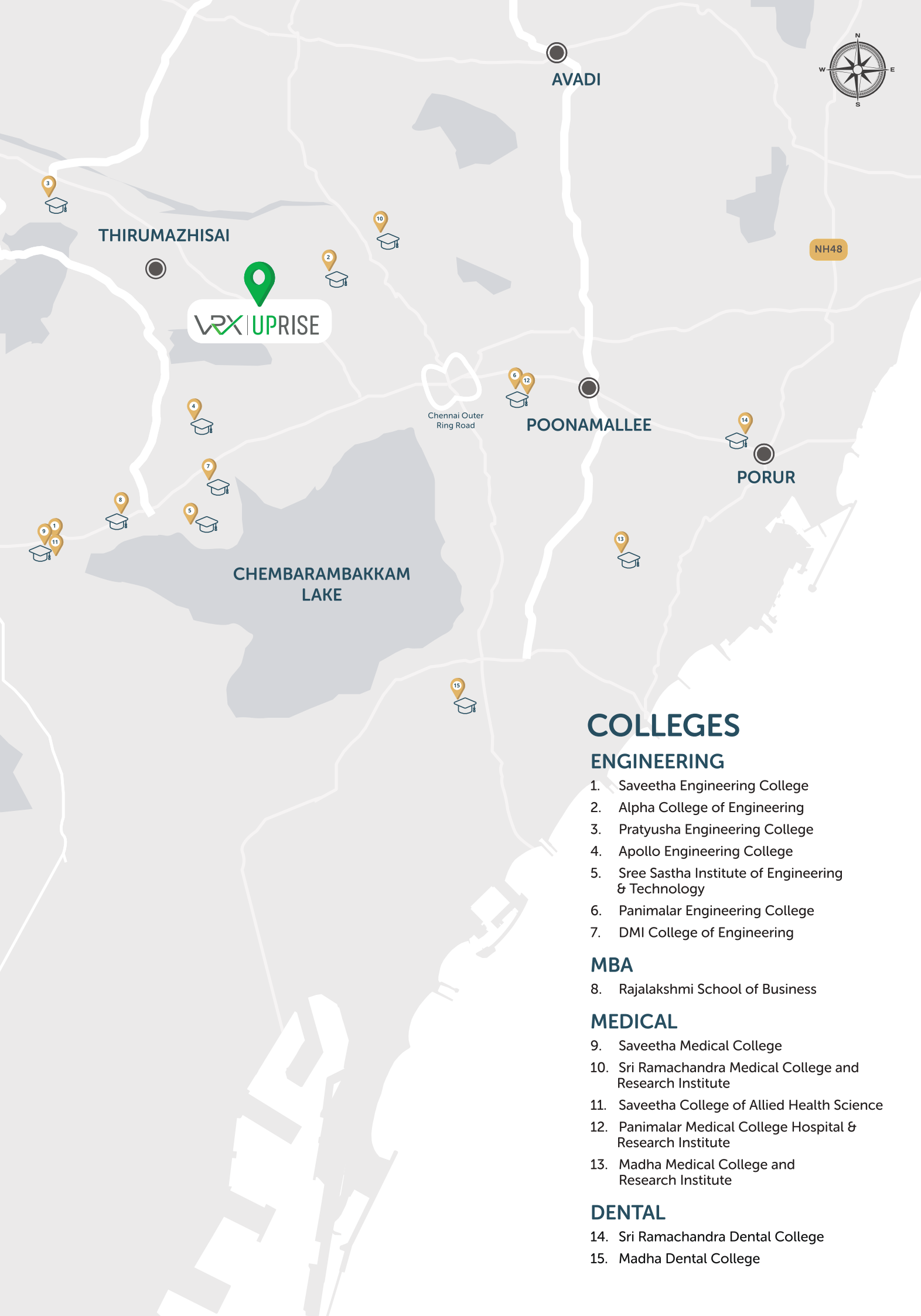
A Well-Connected Address in Every Direction

From daily essentials to future growth corridors,
everything is within easy reach at VRX Uprise.



SCHOOLS

1. Spartan CBSE International School
2. Sri Buddha Vidhya Mandir School
3. Jai Hind Public School
4. Chennai Public School
5. Oxford Public School
6. Sri Ram Vidhya Mandir
7. Chennai Public Global School
8. Loyola International Residential School
9. Mahaveer International School
10. Vagisha Vidyalaya School



COLLEGES

ENGINEERING

1. Saveetha Engineering College
2. Alpha College of Engineering
3. Pratyusha Engineering College
4. Apollo Engineering College
5. Sree Sastha Institute of Engineering & Technology
6. Panimalar Engineering College
7. DMI College of Engineering

MBA

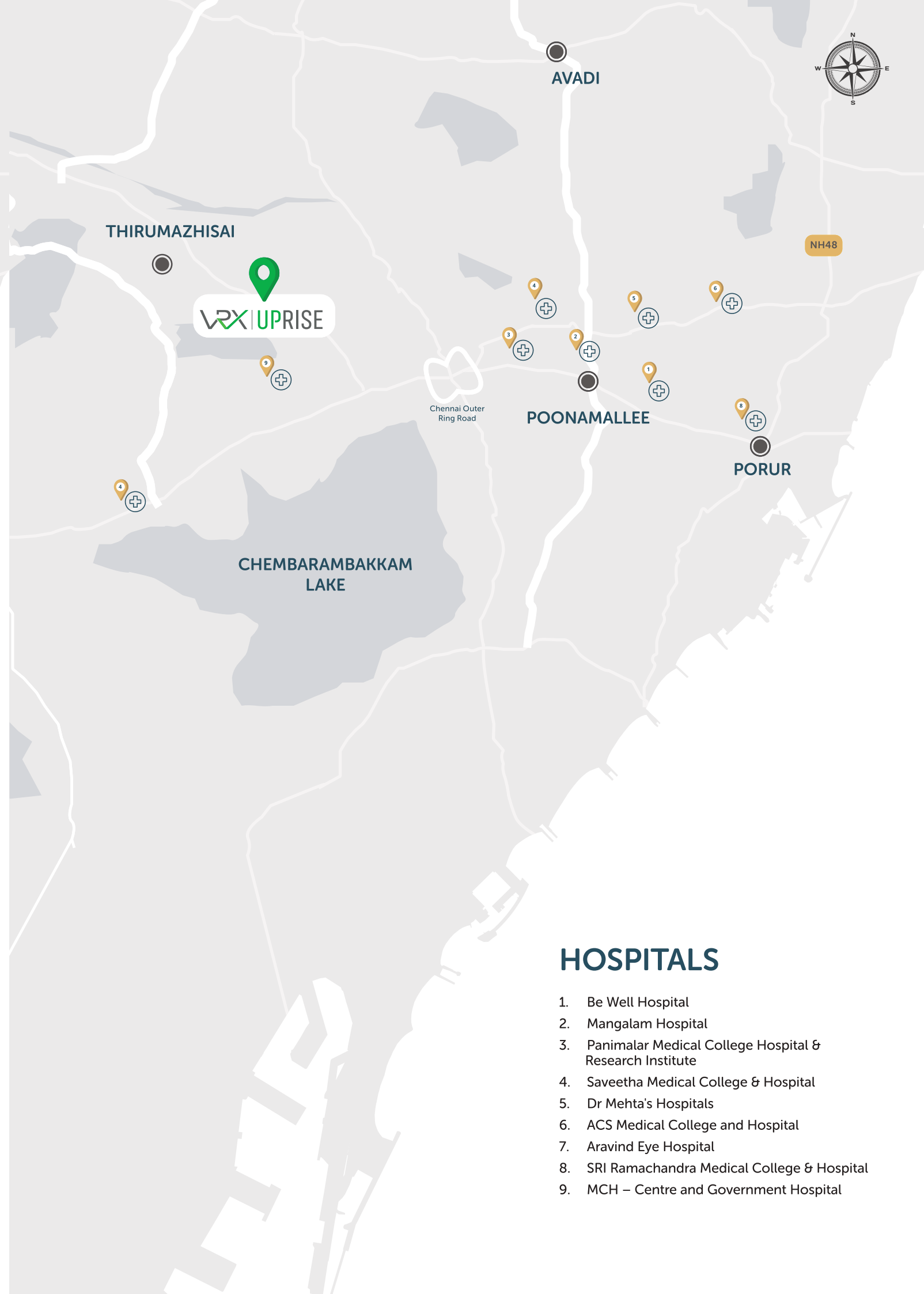
8. Rajalakshmi School of Business

MEDICAL

9. Saveetha Medical College
10. Sri Ramachandra Medical College and Research Institute
11. Saveetha College of Allied Health Science
12. Panimalar Medical College Hospital & Research Institute
13. Madha Medical College and Research Institute

DENTAL

14. Sri Ramachandra Dental College
15. Madha Dental College



HOSPITALS

1. Be Well Hospital
2. Mangalam Hospital
3. Panimalar Medical College Hospital & Research Institute
4. Saveetha Medical College & Hospital
5. Dr Mehta's Hospitals
6. ACS Medical College and Hospital
7. Aravind Eye Hospital
8. SRI Ramachandra Medical College & Hospital
9. MCH – Centre and Government Hospital



COMPANIES

1. Cortica Manufacturing India
2. Sri Lucky Industries
3. Amman Industries
4. Impetus Industries
5. Flexible Steel Lacing Company Pvt Ltd
6. Vtech Industries
7. Jai Industries
8. Raptee Energy Manufacturing Unit
9. Kardle Industries
10. Seikodenki Million Manufacturing India Pvt Ltd
11. South India Surgical Company Limited
12. Cross Manufacturing Company
13. DM Plastic Industries Pvt Ltd
14. DE Diamond Craft Mold India Pvt Ltd
15. Ajit Industries Pvt Ltd
16. Futari Manufacturing
17. Smidth Tech Engineering Pvt Ltd
18. G Moulding Solutions
19. Merind Automotive Pvt Ltd
20. Tempel Precision Metal Products India Pvt Ltd
21. Axon Drugs
22. Sankar Elastomers
23. Yoghem Packaging India-Bubble, Bubble Wrap
Southern Polymers
24. Stanadyne India Pvt Ltd

IT PARKS

25. Tidel Park II
26. New Tidel Park Pattabiram
and more



Strategic Thinking Meets Strategic Development



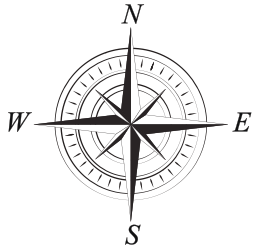
Great investments are rarely accidental. They are guided by insight, timing, and the ability to see what others do not.

For Ravichandran Ashwin, this mindset has defined his journey. His strength lies in reading situations, planning ahead, and making decisions with precision.

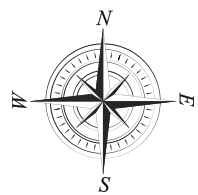
VRX follows the same philosophy. With a focus on high-growth locations and long-term value creation, every development is backed by careful planning and a clear vision.

This association reflects a shared belief in building with intent and investing with confidence.

Tower A Master plan – Terra Wing

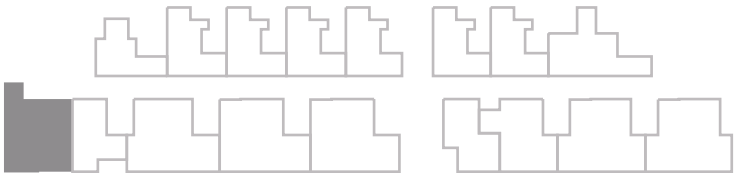


Floor Plan Terra Wing

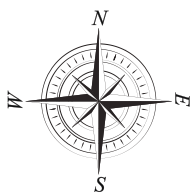


WING : C
UNIT : 101 - 1901
FLAT TYPE : 2 BHK +1T
SQ.FT : 587 SQ.FT
FACING : NORTH

KEY PLAN

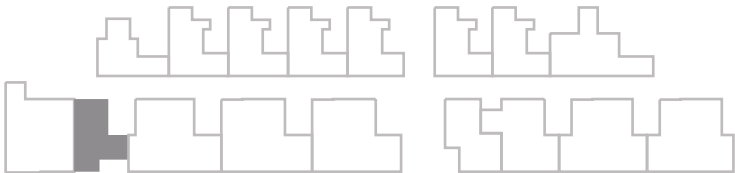


Floor Plan Terra Wing

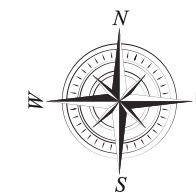


WING : C
UNIT : 102 - 1902
FLAT TYPE : HK +1T
SQ.FT : 300 SQ.FT
FACING : NORTH

KEY PLAN

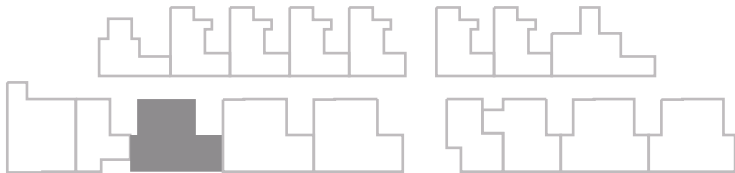


Floor Plan Terra Wing

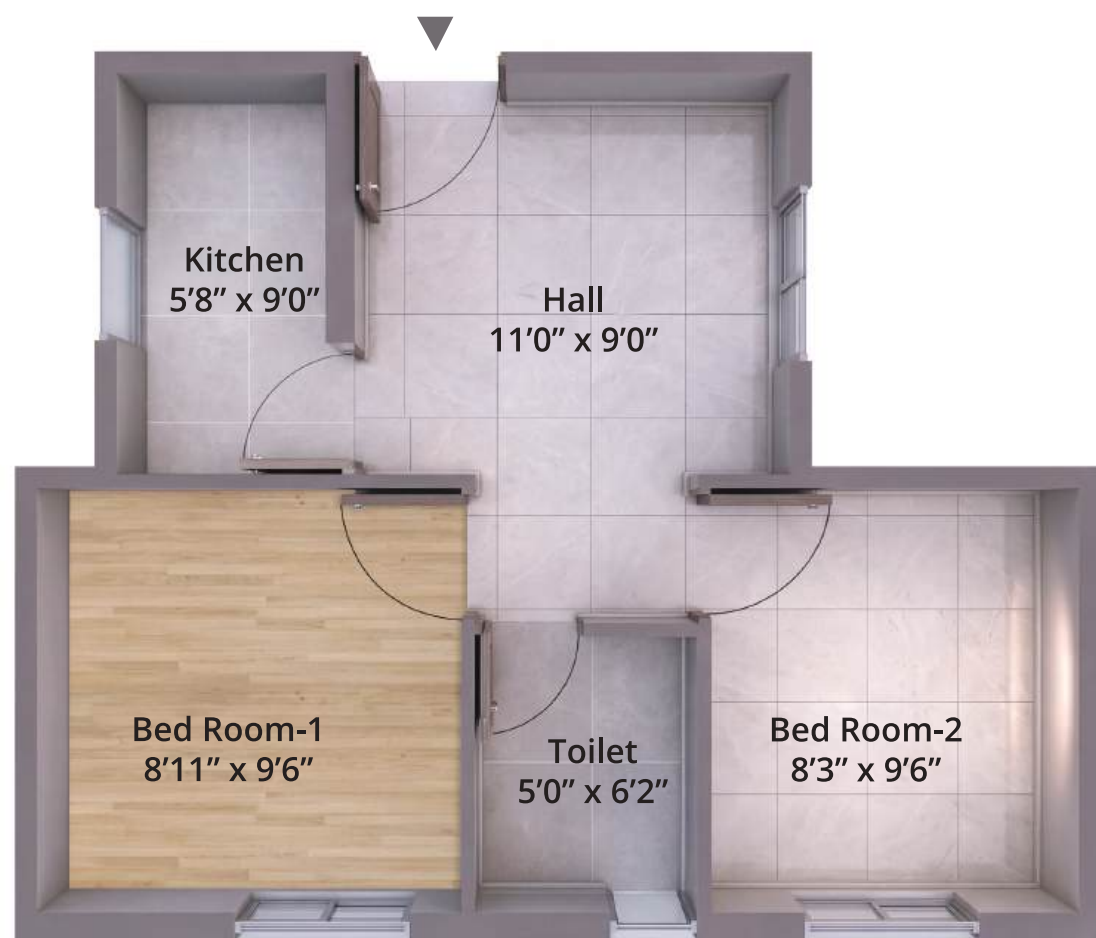
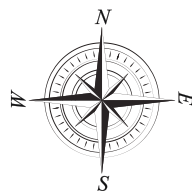


WING : C
UNIT : 103 - 1903
FLAT TYPE : 2 BHK +1T
SQ.FT : 545 SQ.FT
FACING : NORTH

KEY PLAN

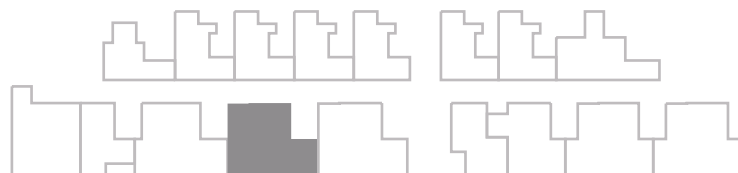


Floor Plan Terra Wing

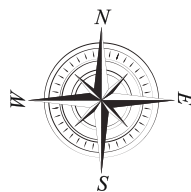


WING : C
UNIT : 104 - 1904
FLAT TYPE : 2 BHK +1T
SQ.FT : 555 SQ.FT
FACING : NORTH

KEY PLAN

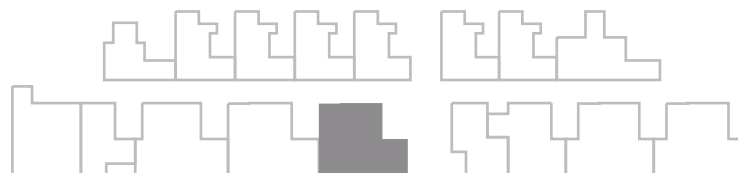


Floor Plan Terra Wing

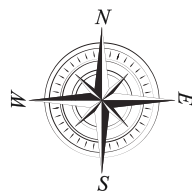


WING : C
UNIT : 105 - 1905
FLAT TYPE : 2 BHK +1T
SQ.FT : 556 SQ.FT
FACING : NORTH

KEY PLAN

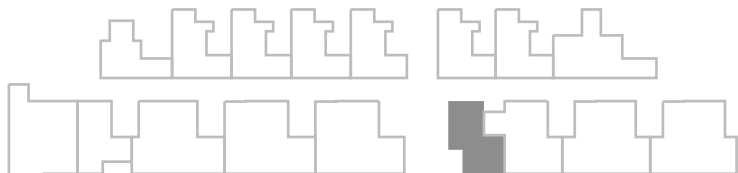


Floor Plan Terra Wing

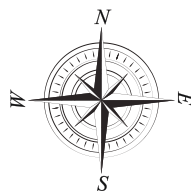


WING : C
UNIT : 106 - 1906
FLAT TYPE : HK +1T
SQ.FT : 289 SQ.FT
FACING : NORTH

KEY PLAN

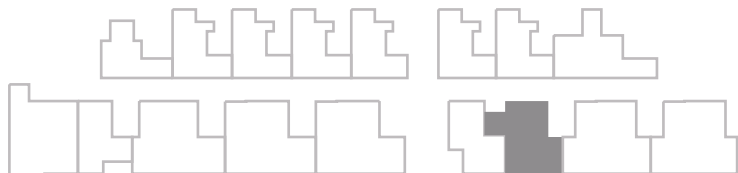


Floor Plan Terra Wing



WING : C
UNIT : 107 - 1907
FLAT TYPE : 1 BHK +1T
SQ.FT : 409 SQ.FT
FACING : NORTH

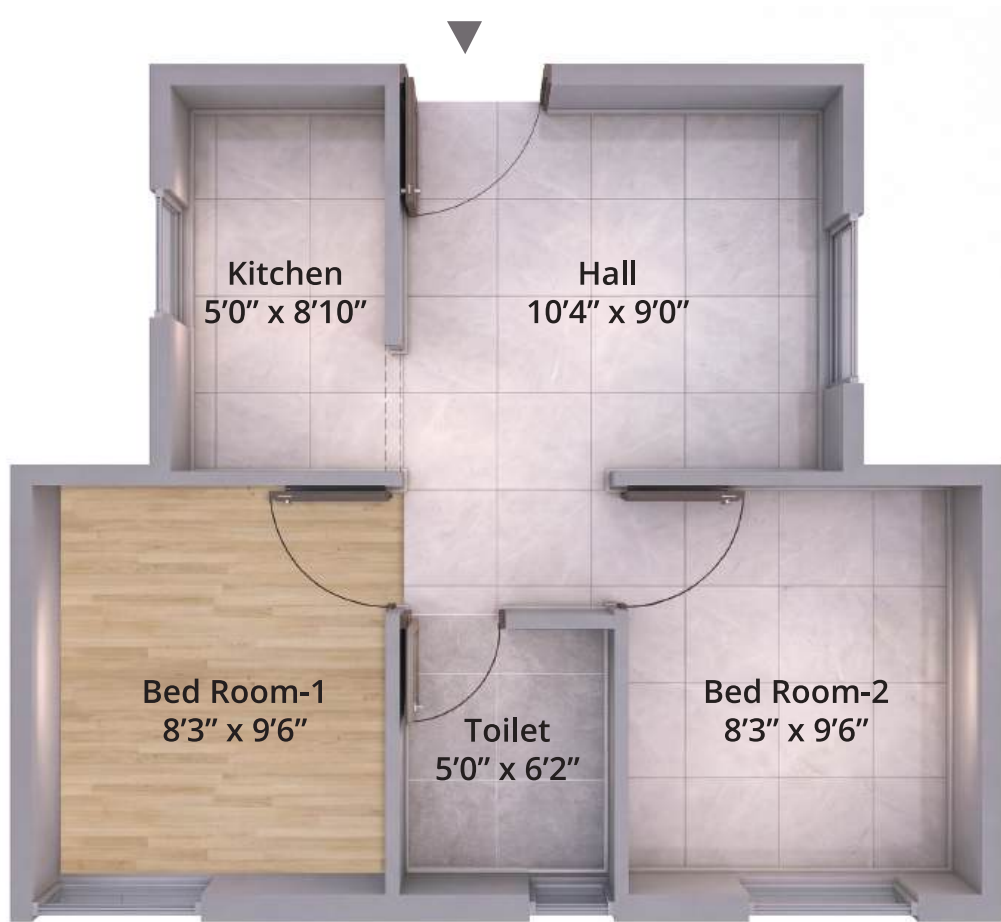
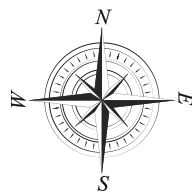
KEY PLAN





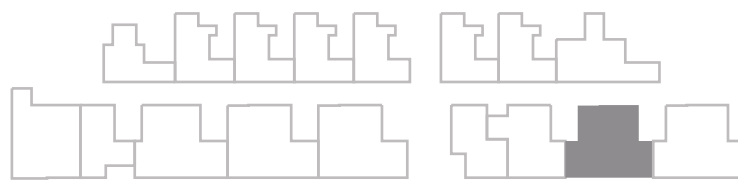


Floor Plan Terra Wing

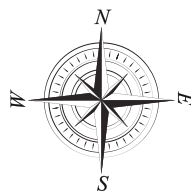


WING : C
UNIT : 108 - 1908
FLAT TYPE : 2 BHK +1T
SQ.FT : 537 SQ.FT
FACING : NORTH

KEY PLAN

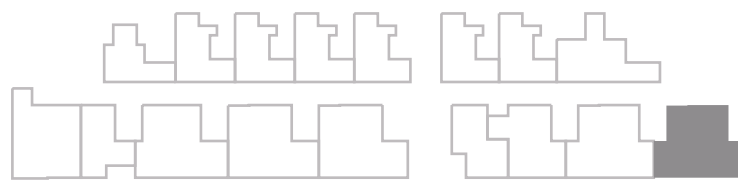


Floor Plan Terra Wing

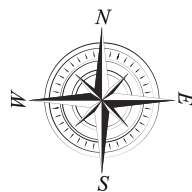


WING : C
UNIT : 109 - 1909
FLAT TYPE : 2 BHK +1T
SQ.FT : 578 SQ.FT
FACING : NORTH

KEY PLAN

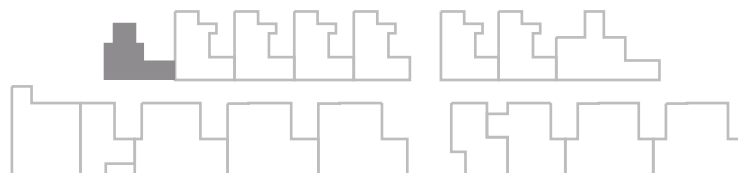


Floor Plan Terra Wing

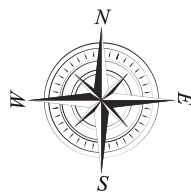


WING : C
UNIT : 127 - 1927
FLAT TYPE : HK +1T
SQ.FT : 252 SQ.FT
FACING : SOUTH

KEY PLAN

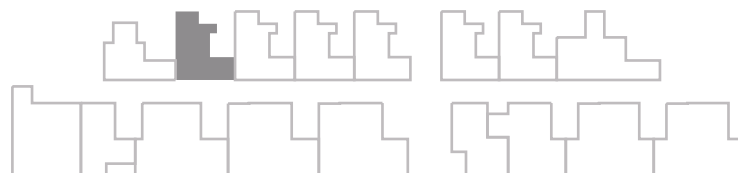


Floor Plan Terra Wing

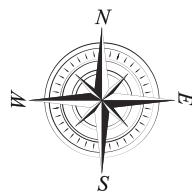


WING : C
UNIT : 128 - 1928
FLAT TYPE : HK +1T
SQ.FT : 326 SQ.FT
FACING : SOUTH

KEY PLAN

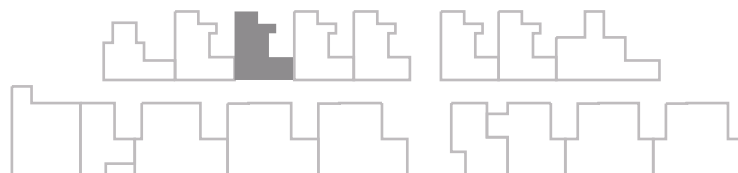


Floor Plan Terra Wing

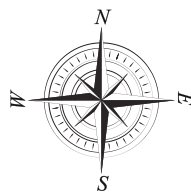


WING : C
UNIT : 129 - 1929
FLAT TYPE : HK +1T
SQ.FT : 326 SQ.FT
FACING : SOUTH

KEY PLAN



Floor Plan Terra Wing

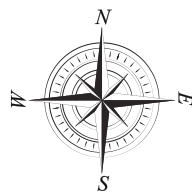


WING : C
UNIT : 130 - 1930
FLAT TYPE : HK +1T
SQ.FT : 326 SQ.FT
FACING : SOUTH

KEY PLAN

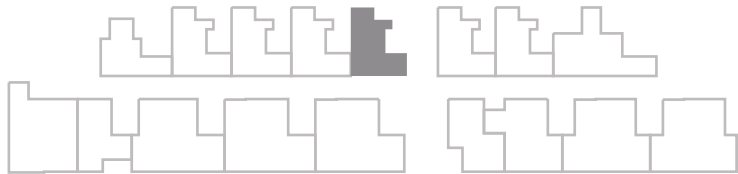


Floor Plan Terra Wing

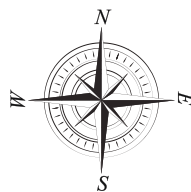


WING : C
UNIT : 131 - 1931
FLAT TYPE : HK +1T
SQ.FT : 323 SQ.FT
FACING : SOUTH

KEY PLAN

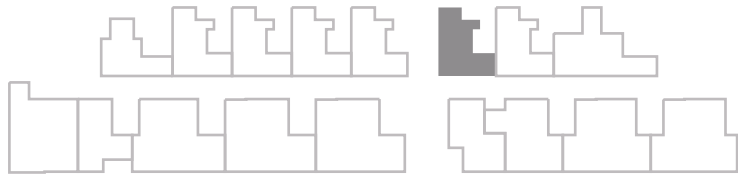


Floor Plan Terra Wing

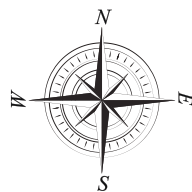


WING : C
UNIT : 132 - 1932
FLAT TYPE : HK +1T
SQ.FT : 322 SQ.FT
FACING : SOUTH

KEY PLAN

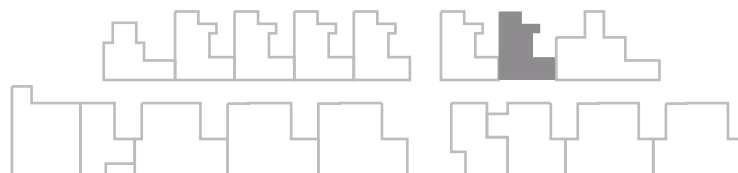


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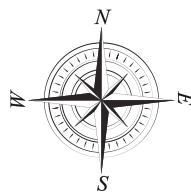


WING : C
UNIT : 133 - 1933
FLAT TYPE : HK +1T
SQ.FT : 323 SQ.FT
FACING : SOUTH

KEY PLAN

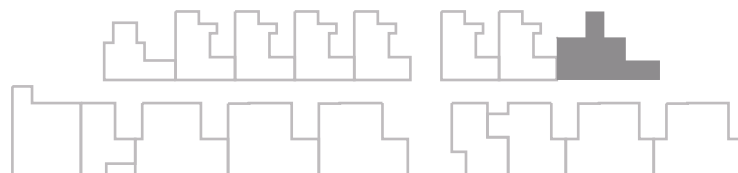


Floor Plan Terra Wing



WING : C
UNIT : 134 - 1934
FLAT TYPE : 1 BHK +1T
SQ.FT : 488 SQ.FT
FACING : SOUTH

KEY PLAN



Ground Floor Plan



- Swimming Pool
- Kids Pool
- Kids Water Games
- Pool Side Cabanas
- Water Volleyball
- Aqua Gym
- Outdoor Jacuzzi
- Sauna Room
- Library
- Co-working Space
- Gym
- MMA Gym
- VR Gaming
- Video Games
- Table Tennis
- Air Hockey
- Foosball
- Snooker
- Poker Room
- Kindergarten Room
- Kids Play Room
- Crèche
- Carom
- Chess
- Jenga
- Dart Board
- Pucket
- Traditional Board Games
- Mini Theatre
- Multipurpose Hall / Aerobics / Zumba





Loved for Everyday Living

WELLNESS

- Outdoor Fitness Gym
- Pergola Walkway
- Sensory Garden
- Herb Garden
- Walks & Trails
- Outdoor Yoga & Meditation Space
- Reflexology Path
- Gym
- Mixed Martial Arts Gym
- Zumba / Aerobics
- Skating Rink
- Sprinting Lane
- Jogging Lane
- Bicycles For Each Block

KID-FRIENDLY

- Tot Lot
- Sand Pit
- Hopscotch
- Kids Play Park
- Jungle Gym
- Kids Pool
- Kids Water Games
- Kindergarten Room
- Kids Play Room
- Creche
- Bus Bay For School Kids (Marking On-Road)





Lived for Meaningful Moments

EXPERIENCE

- Entry Portal
- Gazebo
- Temple
- Maze Garden
- Floral Garden
- Senior's Corner
- Thinnai Seating
- Rock Zen Garden
- Group Swing Seating
- Bamboo Garden
- Hammock Corner
- Party Lawn
- Outdoor Dining
- Barbecue Counter
- Music Garden
- Pool Side Cabanas
- Outdoor Jacuzzi
- Sauna Room
- Mini Theatre
- Chit-Chat Seating Corner

Chosen for Active Lifestyle

ENTERTAINMENT

- Cricket Net
- Outdoor Badminton Court
- 3 On 3 Basketball Court
- Bouldering
- Rope Climbing
- Giant Chess Board
- Giant Abacus
- Camp Fire
- Outdoor Theatre With Screen
- Amphitheatre
- Swimming Pool
- Water Volleyball
- Aqua Gym
- Library
- Video Games
- Table Tennis
- Air Hockey
- Foosball
- Snooker
- Poker Room
- Carom
- Chess
- Jenga
- Dart Board
- Pucket
- Traditional Board Games
- Futsal
- Box Cricket
- Indoor Badminton Court
- Virtual Reality Gaming





Valued for Effortless Living

CONVENIENCE

- Home Automation
- Park Seating
- Wi-Fi Seating Zone
- Explore 360°
- Clinic
- Pharmacy
- Co-Working Space
- Multipurpose Hall
- Maid and Drivers Toilet
- Facility Management and Store Room
- Laundromat
- Convenience Store
- Car Wash Bay
- Electrical Charge Point (2 & 4 Wheeler)
- Gated Community
- Covered Parking
- Waste Disposal System
- (Garbage Chute)
- Hi-Speed Elevators
- Power Backup - 24 X 7
- Vastu Compliant
- 3 Tier Security System
- SOS Emergency Alert System
- Firefighting / Sprinkler System
- Fire Alarm System
- STP and GTP
- Rain Water Harvesting
- Solar Power
- View Deck (Refuge Area)
- Shuttle Service
- Wheel Chair Assistance
- RO Provision
- Lightning Arrester



STRUCTURE SPECIFICATIONS

R.C.C Framed Structure,
Earthquake-Resistant Structure
to Adhere to Seismic Zone III.

CIVIL SPECIFICATIONS

WALLS

AAC / Light Weight concrete blocks
used for External / Internal walls

INNER PLASTERING

Gypsum Plastering

OUTER PLASTERING

Cement Mortar (with Water
Proofing)

CEILING PLASTERING

Gypsum Plastering

COMPOUND WALL HEIGHT

5' Height with 2' Height Grill
Fencing from Road Level

TOILET CEILING

Grid False Ceiling

CORRIDOR CEILING

Plain False Ceiling

BLOCK WORK LAYING

Adhesive / Cement Mortar

CARPENTRY SPECIFICATIONS

MAIN DOOR TYPE

Pre-Laminated Door with Door Lens –
Vrist Brand (2100mm X 1050mm X
32mm)

BEDROOM DOOR TYPE

Pre-Laminated Door – Vrist Brand
(2100mm X 900mm X 32mm)

TOILET & SERVICE / BALCONY DOOR TYPE

Pre-Laminated Door – Vrist Brand
(2100mm X 750mm X 27mm)

LOCK TYPE – MAIN DOOR

Mortise Locks (with Magnetic Door
Catcher)

LOCK TYPE – BEDROOM & SERVICE / BALCONY

Cylinder SS Lock with Key

LOCK TYPE – TOILET DOOR

Cylinder SS Lock without Key

WINDOWS

UPVC Window (without Grill)
Kitchen Window (without Grill)

VENTILATORS

UPVC Ventilator with Exhaust Fan
Opening (without Grill)

TILE SPECIFICATIONS

KITCHEN COUNTER TOP
600mm wide Granite Top mounted on MS Frame

FLOORING
Vitrified Tiles

TOILET FLOORING / BALCONY FLOORING
Anti-Skid Tiles

TOILET DADOING
Ceramic Tile (up to 2100mm height from FFL)

KITCHEN DADOING
Ceramic Tile (up to 600mm height from Granite Top)

CAR PARKING FLOORING
Grano Flooring

PAINTING SPECIFICATIONS

EXTERIOR PAINTING
Exterior Emulsion

INTERIOR PAINTING
Wall – Putty with Interior Emulsion
Ceiling – Putty with Interior Emulsion

FLOORING / STAIRCASE

PASSAGE FLOORING / DRIVE WAY
Paver Block

CORRIDOR FLOORING
Vitrified Tiles

STAIRCASE
Tread, Riser and Landing:
Kota Stone Plain Finish from Stilt to First Floor (Only Edge Polish)
Cement Mortar Finish with Epoxy Paint for rest of the Floors

HANDRAIL TYPE
MS Handrail

ELECTRICAL SPECIFICATIONS

POWER SUPPLY
HK – 1 BHK: Single Phase
2 BHK: Three Phase

POWER BACKUP
Common Area only

TV POINT
Living & All Bedrooms

TELEPHONE POINT & DATA
Living – 1 No. (Provided along with TV Point) (Conduit only, No Telephone / Data Socket) In all Bedrooms

AC POINT PROVISION
1 & 2 BHK Flat:
1 No. in Living
In all Bedrooms

EXHAUST FAN POINT IN TOILET & KITCHEN
Wiring with Control Switch

GEYSER POINT IN TOILET
Yes

WASHING MACHINE POINT
Yes

SWITCHES
Roma – Anchor or Equivalent

WIRES
Any Branded Wire with ISI

INVERTER LINE PROVISION
For all Lightings & Fans (Conduit, Module Box & Dummy Switch Plate only)

SOLAR POWER
Only for Common Area Lighting

CHANDELIER POINT
Pipe Provision in Living only

CP FITTINGS SPECIFICATIONS

BRAND
Any Branded Fittings

SHOWER TYPE
Shower with 2 in 1 Wall Mixer

EWC TYPE
Floor Mounted with External Flush Tank and PVC Health Faucet

WASH BASIN
Corner Type with Pillar Cock

WASHING MACHINE
Provision with Dummy (No Fittings)

SINK TYPE
Stainless Steel Sink without Drain Board

RO POINT IN KITCHEN
Provision with Dummy (No Fittings)

GEYSER POINT IN TOILET
Provision with Dummy (No Fittings)

PLUMBING SPECIFICATIONS

INNER PLUMBING
CPVC Pipe

OUTER PLUMBING
PVC / UPVC Pipe



PAYMENT SCHEDULE

Description	%
Margin Amount within 7 days from the date of Booking (Including booking advance)	10%
15 Days from the date of Booking advance on agreement stage	30%
On Completion of Foundation	10%
On Completion of 3rd Floor	5%
On Completion of 6th Floor	5%
On Completion of 9th Floor	5%
On Completion of 12th Floor	5%
On Completion of 15th Floor	5%
On Completion of 19th Floor	5%
On Completion of Block work	5%
On Completion of Tile work	5%
On Completion of External Painting	5%
At the time of Completion	5%
Total	100%



Disclaimer: The information contained here is subject to change as may be required by the authorities and cannot form an offer or contract. While every responsible care has been taken in providing the information, VIJAY RAJA or their agents cannot be held responsible for any inaccuracies. VIJAY RAJA reserves the right to make alterations and amendments as may be necessitated from time to time without prior notice.



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