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alliance



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Everyone builds a home with a plan, a design and a set of features.

But it's not often you come across a home that is built with features to celebrate life's most significant moments.

Features designed with thought and planned with meticulous detail, to let you engage with them to your heart's content.

A home that's more imagination and less blueprint.

Where every square foot is crafted with an idea, not just built to a plan. To evolve into a place where every corner turns into a destination you would want to spend time at.

And a home that blends thought, design, purpose, utility – all of them together. Brought to life by features like no common walls, a great location, a vast clubhouse, a bay window and on-time delivery - that let you live life the way you want.

In words that best portray it, a home that's complete.

Presenting

Alliance Galleria Residences. The Complete Home.

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NO SHARED WALLS, SO YOUR CELEBRATIONS CAN GET REALLY LOUD.

When you build a home with no shared walls, you can celebrate in style. No shared walls means no sound transfer. So you can party all night long without worrying about your neighbors. It's the ultimate party space. And it's all yours.

It's the ultimate party space. And it's all yours. No shared walls means no sound transfer. So you can party all night long without worrying about your neighbors. It's the ultimate party space. And it's all yours.

- 1. NO SHARED WALLS
- 2. NO SHARED ROOFS
- 3. NO SHARED FLOORS
- 4. NO SHARED CEILING
- 5. NO SHARED FLOOR



A HOME WITH NO COMMON WALLS IS A HOME WITH LOTS OF NATURE.



More Sunlight

With no shared walls, you can enjoy more sunlight in your home. No shared walls means no sound transfer. So you can party all night long without worrying about your neighbors. It's the ultimate party space. And it's all yours.



A Clear View

With no shared walls, you can enjoy a clear view of the outdoors. No shared walls means no sound transfer. So you can party all night long without worrying about your neighbors. It's the ultimate party space. And it's all yours.



No Noise Disturbance

No shared walls means no noise disturbance. No shared walls means no sound transfer. So you can party all night long without worrying about your neighbors. It's the ultimate party space. And it's all yours.



Complete Privacy

With no shared walls, you can enjoy complete privacy. No shared walls means no sound transfer. So you can party all night long without worrying about your neighbors. It's the ultimate party space. And it's all yours.

BUILT ON TIME, SO YOUR HOME COMES TO YOU WHEN YOU WANT.

At Zricks, we understand that your home is the most important asset you own. That's why we've built a reputation for delivering homes on time, every time. Our advanced construction techniques and strict quality control ensure that your home is ready when you want it.

When you build with Zricks, you get a home that is built on time, every time. Our advanced construction techniques and strict quality control ensure that your home is ready when you want it. We offer a wide range of home options, from modern to traditional, so you can find the perfect home for you. Our experienced team will guide you through every step of the process, from site selection to final delivery, so you can enjoy your new home with confidence.

- 1. Superior construction techniques
- 2. Strict quality control
- 3. On-time delivery
- 4. Experienced team
- 5. Wide range of home options
- 6. From site selection to final delivery



At Zricks, we use advanced construction techniques to ensure that your home is built on time, every time. Our experienced team will guide you through every step of the process, from site selection to final delivery, so you can enjoy your new home with confidence.

MIVAN,
THE TECHNOLOGY
FOR HOMES WITH
EARTHQUAKE-RESISTANCE,
DURABILITY,
EXTRA LONG LIFE,
AND QUALITY FINISH.

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A LOCATION THAT PUTS YOU CLOSER TO LIFE'S BEST.

Location has a lot of meaning on everyday life. It can impact several aspects, right from travel to places of your interests to the growth of infrastructure in the given location. Get an idea from **Global Best Followers, Alliance Global Residence** will be your preferred choice. Being so close proximity to destinations like **DMU, DDU, Hialeah**, plus excellent connectivity to **Thousand and Thirtieth Ave**, the good thing is, it's a short drive to the **Orlando International airport**.

Enjoy another advantage that distinguishes a community that's located on the road that leads to the **IT corridor**. And with the kind of infrastructure that's coming up in **and around Hialeah**, it's been emerging as the hot spot for those looking to invest or **investors**. Surely, the development here has to transform this location into **Florida's most wanted residential setting**. With a location like **Followers** and potential for **ultimate returns**, here's yet another reason to call **Alliance Global Residence** a complete home.

- 1.2 ACRES OF LAND WITH 100% COVER
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SHEIKH ZAYED ROAD, DUBAI, BACK THEN. RADIAL ROAD IN PALLAVARAM, CHENNAI, IN THIS DAY.

The pace at which Radial Road in Pallavaram is growing, really shows up in clear parallels with Sheikh Zayed Road in Dubai. What was nothing more than a large tract of desert a little over 20 years ago, is today the longest road in the Emirates and is in fact the lifeline of Dubai. Sheikh Zayed Road has made Dubai's skyscrapers, including the Emirates Towers, viable connecting other new developments such as Palm Jumeirah and Dubai Marina.

Today, owning a plot of property on Sheikh Zayed Road equates owning a coveted possession or location on earth. Being in the place of progress in infrastructure, the land value has been appreciating exponentially. Just in the proximity of Radial Road, Pallavaram, Chennai - which is expected to witness the same transformation as Sheikh Zayed Road.

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SHEIKH ZAYED ROAD

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PAST

PRESENT

RADIAL ROAD,
PALLAVARAM, CHENNAI.
AS YOU SEE IT
TODAY.

RADIAL ROAD,
PALLAVARAM, CHENNAI.
AS YOU COULD
SEE IT IN THE FUTURE.

www

PERFECT VAASTU, TO BALANCE HAPPINESS AND PROSPERITY.

Vaastu can impact health, wealth and peace inside a home. Borrowing Vaastu or the Indian "Science of Direction", combines the five elements of nature that is earth, water, air, fire, sky - and balances them with man and material. It lays down the blueprint for constructive human dwelling. At Zricks, Vaastu compliance experts help in bringing out the best within, through the enlightenment and positive energy they create.

Vaastu blends the powers of Science of Direction, Harmony and Abundance. Being in alignment with the principles of Vaastu, apartments here can harness the best out of natural light, heat and solar energy. Alliance Sabharwal Foundation is positioned such that it can take advantage of changing directions of the wind, position of moon and earth's magnetic field. All of these can bring about healthy and harmonious abode, creating the complete home you wish to live in.

- ▶ PLAYS BY REGULATING AIR QUALITY
- ▶ IMPROVES QUALITY OF BEHAVIOUR, LIFE
- ▶ HELPS GET BETTER AND SUCCESS
- ▶ CREATES A POSITIVE LIVING ENVIRONMENT
- ▶ USE OF COLORS FOR POSITIVE LIVING



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SAY EVERYTHING WITHOUT SAYING A WORD, BY THE BAY WINDOW.

Everyone needs some time and a little space for themselves. And Alliance Cabinet Revolution has something to help you make the most of them – with the Bay Window in the bedroom. Turn your single moments into memorable ones. In a reading in the morning sun or flipping the evening tea, it's all about making them a little more wonderful.

The Bay Window, as standard, is a large permanent seating area for your bedroom window. It's the kind of space you would want to relax in for hours and still not feel bored or get anywhere close to you. So when you have the space within your home that is dedicated only to you, what better time to call such a place, than a complete home.

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- ADDS ARCHITECTURE VALUE TO THE HOME
- SUPPLEMENTARY SPACE TO OFFICE
- ADDS SPACE TO RELAX AND UNWIND
- AN IDEAL PLACE TO READ AND STUDY
- AVAILABLE IN ALL ROOMS NOW

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A FULLY-EQUIPPED CLUBHOUSE, FOR A LIFE OF LUXURY AND LEISURE.

A well-crafted lifestyle awaits you in the 50,000 sq. luxury clubhouse at Atlantic Gateway Residences. The clubhouse here is created to be a daily destination featuring much more than top-of-the-wall amenities, featuring spaces to pursue your sports, art, relaxation and spiritual interests.

Get set for a lifestyle where you have the best of leisure options and places of recreation as you walk your way through charming new front yards, well-lit courtyards by splendid landscaping and striking design all around the community. All of these, beautifully enveloping your complete home.

- ▶ SPACIOUS TRIPLE TERRACE, SWIMMING POOL, GYM, TENNIS COURT, BASKETBALL COURT AND MORE
- ▶ MORE THAN 1000 sq. ft. OF PRIVATE GARDEN, BARBECUE, GOLF COURSE
- ▶ CONFERENCE ROOM, SPA, STYLISH PARTY HALL
- ▶ LOBBY AND PLAY AREA, GYMNASIUM
- ▶ BEACHSIDE LUNcheon
- ▶ ACTIVELY LANDSCAPED

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ABUNDANT WATER, SO THERE'S A LOT FOR YOU TO NURTURE.

You have every reason to relax a little on your lawn, as Alliance Galleria Residence is abundantly sufficient in water supply. Here, you will not have to worry about water running out when you need it. With round-the-clock supply of water, you'll never have to look outside or lie at the mercy of anybody for your every-day supply of drinking water.

In fact, Alliance Galleria Residence is located next to Palawan's mountains, which means self-sufficiency in good, potable water, round the year. The property boasts of excellent ground water wells, one of the few communities to be able to claim this in Cebu. This sufficiency ensures the supply is abundant for your many generations to come -- get another aspect that makes your residence here a complete home.

- ▶ **ABUNDANT DRINKING WATER SUPPLY**
- ▶ **SECURITY WITH 24-HOUR GUARD**
- ▶ **WATER-RESISTANT DESIGN**
- ▶ **SECURED RESIDENT PARKING**
- ▶ **PURITY OF WATER FOR DRINKING PURPOSES**

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SENSIBLE INVESTMENT WITH THE POTENTIAL TO GET BACK MORE.

When you invest in a home at Alliance Capital Residences, you have everything going for you – right from features to the financial dividends it could reap for you years from now. All thanks to the immense potential for growth it holds and the continuous development here. Add to this, the presence of strategically significant landmarks like the airport, IT corridor and most importantly connectivity to several key destinations.

Whether you look at it as a home you would want to live in or as a home you would want to earn rental returns from, Alliance Capital Residences is surely a wise investment. The plethora of features and amenities it comes equipped with and the potential for appreciation it holds, support the value of your complete home at Alliance Capital Residences to grow manifold in the near future.

- ▶ BEST BUY DEALS AND PROMOTIONS
- ▶ A CUSTODIAN SERVICE UNIT PROVIDED
- ▶ FREE ACCESS TO THE IT CORRIDOR ON ALL FLOORS
- ▶ FREE ACCESS TO ENTERTAINMENT CENTRE ON ALL FLOORS
- ▶ 24x7 SECURITY PATROL ON SITE
- ▶ 24x7 IT SUPPORT SERVICES



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**DELIVERING
COMMITMENT,
NOT JUST HOMES.**



We are Alliance Group, a dynamic, forward and goal-oriented organization that considers itself as a creator of lifestyles rather than a builder of homes. We are led by the best, motivated by the innovative and driven by values that build human relationships. Alliance is always looking for an individual for itself and surpassing their quality - not to prove a point to anyone but for personal excellence.

Headquartered in Bangalore but with operations in Chennai, Hyderabad and Delhi, Alliance takes pride in being an integral part of India's high-growth real estate story. With over 10,000 million sq. ft. of projects under its banner under various stages, Alliance is working towards its vision of becoming a \$10 billion enterprise and the world's largest real estate development company by 2015.

We are proud of offerings that include integrated townships, ultra luxury villas, shopping malls and multiplexes - Alliance is committed to its every project, right up to quality execution. So when you invest in Alliance, what you also get back is commitment, not just homes.

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**AWARDED BY THOSE
WHO MATTER,
RECOGNISED BY EVERYONE.**



ALLIANCE GROUP
INDIA'S BEST & FASTEST GROWING
REAL ESTATE BRAND, 2013
BY WQI

ALLIANCE GROUP
MOST RELIABLE BUILDER OF
THE YEAR, CHENNAI, 2014
BY SILICON INDIA

LEADERSHIP AEC AWARDS
MR. MUNDRA (SRI MANDIR)
CNO, ALLIANCE
BY THE ECONOMIC TIMES

ALLIANCE ORCHID SPRINGS
BEST RESIDENTIAL PROJECT,
NORTH CHENNAI, 2013
BY DR. S. SUDHAKARAN

ALLIANCE ORCHID SPRINGS
TOP 100 PROJECTS
OF INDIA, 2013
BY REALTY PLUS

HUMMING GARDENS
MOST ADDED PROJECT
OF THE YEAR, 2014
BY NCF

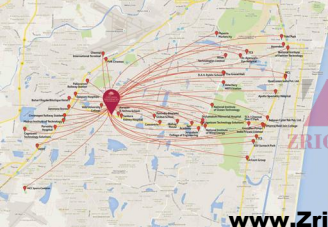
ALLIANCE GALLERIA RESIDENCES
BEST INNOVATIVE DESIGN/APARTMENT
PROJECT OF THE YEAR, CHENNAI, 2014
BY SILICON INDIA

ONE OF INDIA'S LEADING REAL ESTATE
DEVELOPERS, CURRENTLY DEVELOPING
10.4 MILLION SQUARE FEET OF PRODUCTS
WORTH OVER US \$1 BILLION.

OUR VISION IS TO BE THE WORLD'S
LARGEST REAL ESTATE DEVELOPER WITH
ANNUAL REVENUES OF \$10 BILLION
BY THE YEAR 2025.

PRESENCE IN CHENNAI,
BANGALORE AND HYDERABAD.

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LOCATION MAP



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Proximity

| | | | |
|-----------------------|-------|--------------------------|-------|
| International Airport | 1000m | Regional Hospital | 1000m |
| Local Railway Station | 500m | Specialty Hospital | 1000m |
| Inter-Railway Station | 1000m | ICU Center | 500m |
| High Road | 1000m | Multi-Specialty Hospital | 1000m |
| Main Road | 1000m | | |

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MASTER PLAN

2008 1980 14 000



- | | | | | |
|-----------------|----------------|---------------------|---------------------------|----------------------------|
| 1. Terrace Arch | 6. Magnus - C | 11. Clubhouse | 16. Children's Play Area | 21. Volleyball Court |
| 2. Terrace | 7. Magnus - D | 12. Swimming Pool | 17. Open Air Amphitheater | 22. Cricket Practice Pitch |
| 3. Clouffon - A | 8. Atrium - A | 13. Kids' Play Area | 18. Starting Walk | 23. Jogging Track |
| 4. Magnus - B | 9. Atrium - B | 14. Clouffon - B | 19. Basketball Court | |
| 5. Magnus - B | 10. Atrium - C | 15. Arcade | 20. Tennis Court | |



UNIT PLAN



AREA 518 SQ.FT. | BHK TYPE B

AREA 518 SQ.FT. | BHK TYPE B

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UNIT PLAN



LULY 858 SQ. FT. 2-BHK/COMPACT

LULY 868 SQ. FT. 2-BHK/COMPACT TYPE A

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UNIT PLAN



LILEY 800 SQ. FT. 2 BRK/COMPACT TYPE B



CICLON 1121 SQ. FT. 2 BRK

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UNIT PLAN



CICULA 1108 SQ. FT. - 3 BRK



FLAMA 1044 SQ. FT. - 3 BRK



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UNIT PLAN



FLAVIA 1064 SQ. FT. - 3 BHK

CASCADA 1530 SQ. FT. - 3 BHK

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UNIT PLAN



CASEA 1120' SQ FT 3 BRK

CASEB 1052' SQ FT 3 BRK

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TOGETHER, WE CREATED THE COMPLETE HOME.

It takes exceptional thinking, immense planning and brilliant execution to bring an idea alive. More than anything, it takes coming together of diverse teams to turn a great idea into reality. Here's introducing you to those who've turned Alliance Galleria Residences into a complete home.



Architect

Lavings & Shankar Architects is an architectural firm based in Chennai led by husband and wife duo of the same name. They believe in creating vibrant and meaningful architecture while utilizing space to create aesthetically appealing designs. Their strengths lie in bringing in the skills, their knowledge of planning and regulatory norms in combination with expert consultants. To be the best they completed over 100 projects for some of the finest business systems, spanning from real estate to entertainment.



Structural Consultant

Reliance Consultants Private Limited (RCPL) is based in the Structural Consultant for Alliance Galleria Residences. The entity is considered a top-notch expert in consulting and executing projects of complex nature. Having executed many projects in South Asia and the Middle East. Established in 2002, they are India's leading structural consultants with a team of over 400 structural engineers. They have designed Alliance Galleria Residences with the safety and standards of IS Codes and Indian Code compliance.



Landscape Architect

Performance and Innovation built a Chennai based professional design team set up in 1999 by architect Rajiv Arora. Performance manages 500 people, integrated consultancy services in the field of landscape architecture, environmental design and master planning. Winner of 4000 National Design Award Certs in 2009 for sustainable design practices, Raj has completed over 800 projects in the 30 year long career in the realm of creating diverse nature environments made and abided.



Integrated Infrastructure Partner

Headquartered in Los Angeles, USA, with operations in 100 countries, AECOM is a fully integrated services company listed on Fortune 500, creating innovation over 100 billion in has been ranked No. 1 in Engineering, Design, Building, Heavy Construction, Project Management, and Infrastructure. AECOM's expertise lies in Alliance Galleria Residences comes with MEP Services, AC, Mechanical, Ventilation, Electrical, Fire Protection Systems, Plumbing & Drainage Systems and Integrated Building Management Systems.



Cost Planner Consultants

As an India based company, Gintec brings best generation technologies and processes to manage the execution and quality in Alliance Galleria Residences. Its early started to major infrastructure, Civil Consultant and Real Estate Consultant, Cost Planner System is a software developed by Gintec working through it's an execution planning system used to produce predictable workflow in construction and commissioning of projects.

SPECIFICATIONS



Living Room

- Size** 1 Two high engagement seats, backrests adjustable, a seat recliner and two ottomans with storage capabilities
- Material** 100% leather with polypropylene filling, leather with premium leather upholstery
- Weight** 800 lbs. (363 kg)
- Dimensions** 100" x 100" x 37" (2540 x 2540 x 940 mm)
- Warranty** 2 Year manufacturer's warranty
- Features** 100% leather with polypropylene filling, leather with premium leather upholstery



Bedroom

- Size** 1 Two high engagement seats, backrests adjustable, a seat recliner and two ottomans with storage capabilities
- Material** 100% leather with polypropylene filling, leather with premium leather upholstery
- Weight** 800 lbs. (363 kg)
- Dimensions** 100" x 100" x 37" (2540 x 2540 x 940 mm)
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Bathroom

- Size** 1 Two high engagement seats, backrests adjustable, a seat recliner and two ottomans with storage capabilities
- Material** 100% leather with polypropylene filling, leather with premium leather upholstery
- Weight** 800 lbs. (363 kg)
- Dimensions** 100" x 100" x 37" (2540 x 2540 x 940 mm)
- Warranty** 2 Year manufacturer's warranty
- Features** 100% leather with polypropylene filling, leather with premium leather upholstery



Living

- Size** 1 Two high engagement seats, backrests adjustable, a seat recliner and two ottomans with storage capabilities
- Material** 100% leather with polypropylene filling, leather with premium leather upholstery
- Weight** 800 lbs. (363 kg)
- Dimensions** 100" x 100" x 37" (2540 x 2540 x 940 mm)
- Warranty** 2 Year manufacturer's warranty
- Features** 100% leather with polypropylene filling, leather with premium leather upholstery



Office & Lobby

- Size** 1 Two high engagement seats, backrests adjustable, a seat recliner and two ottomans with storage capabilities
- Material** 100% leather with polypropylene filling, leather with premium leather upholstery
- Weight** 800 lbs. (363 kg)
- Dimensions** 100" x 100" x 37" (2540 x 2540 x 940 mm)
- Warranty** 2 Year manufacturer's warranty
- Features** 100% leather with polypropylene filling, leather with premium leather upholstery



Bar Room (2000 Hours)

- Size** 1 Two high engagement seats, backrests adjustable, a seat recliner and two ottomans with storage capabilities
- Material** 100% leather with polypropylene filling, leather with premium leather upholstery
- Weight** 800 lbs. (363 kg)
- Dimensions** 100" x 100" x 37" (2540 x 2540 x 940 mm)
- Warranty** 2 Year manufacturer's warranty
- Features** 100% leather with polypropylene filling, leather with premium leather upholstery



Security

- Size** 1 Two high engagement seats, backrests adjustable, a seat recliner and two ottomans with storage capabilities
- Material** 100% leather with polypropylene filling, leather with premium leather upholstery
- Weight** 800 lbs. (363 kg)
- Dimensions** 100" x 100" x 37" (2540 x 2540 x 940 mm)
- Warranty** 2 Year manufacturer's warranty
- Features** 100% leather with polypropylene filling, leather with premium leather upholstery



Alliance Galleria Residences, Survey No. 200/4, Radial Road, Zamin Pallavaram, Chennai - 600 043.

Office: Plot No.'A', No. 36/1, Gandhi Mandapam Road, Kotturpuram, Chennai - 600 085.

Call: +91 90259 52595, +91 97100 23333, +91 044 6600999

Chennai \ Bengaluru \ Hyderabad \ Dubai

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