



urbanrise

An Alliance Group Company

**INVEST
SMART**



SMART homes for SMART people

urbanrise

ACRES-10.13

STUDIO | 1BHK | 2BHK | 3BHK

*Images and Illustrations used are for representation purposes only and may vary from the actual project.

CODENAME
**GOLD
STANDARD**

PREMIUM LIFE STYLE HOMES

Located right in the heart
of SIRUSERI behind TCS
headquarter campus

High quality
homes built with
MIVAN technology

Upcoming metro drastically
improves connectivity from
Siruseri to all parts of Chennai

World class
club house with
5 - star amenities

70% open space
to ensure refreshing
environment

Chennai's first residential
project offering Children's
learning hub

GREAT LOCATION ❖ WELL DESIGNED ❖ FINEST CONSTRUCTION ❖ GREAT LIFESTYLE

Location is the most important factor for me while investing in a home. A place with conveniences and good connectivity will make it a **smart investment**.



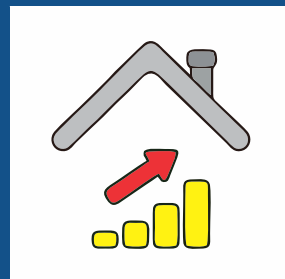
HIGH POTENTIAL FOR APPRECIATION

- Siruseri is home to 980 acres IT tech park- the largest tech park in Asia.
- Modern infrastructure and connectivity, will increase price exponentially



HIGH DEMAND FOR RESIDENCE

- Over one lakh workforce employed in Siruseri & surrounding IT parks.



HIGH POTENTIAL FOR RENTALS

- Over 48+ companies operating and 23 more upcoming
- EMI's lower than monthly rentals on OMR

SMART INVESTMENT

5 Minutes from the Metro

FUTURE OF TRANSPORTATION

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

EASY ACCESS TO ALL PARTS OF CHENNAI

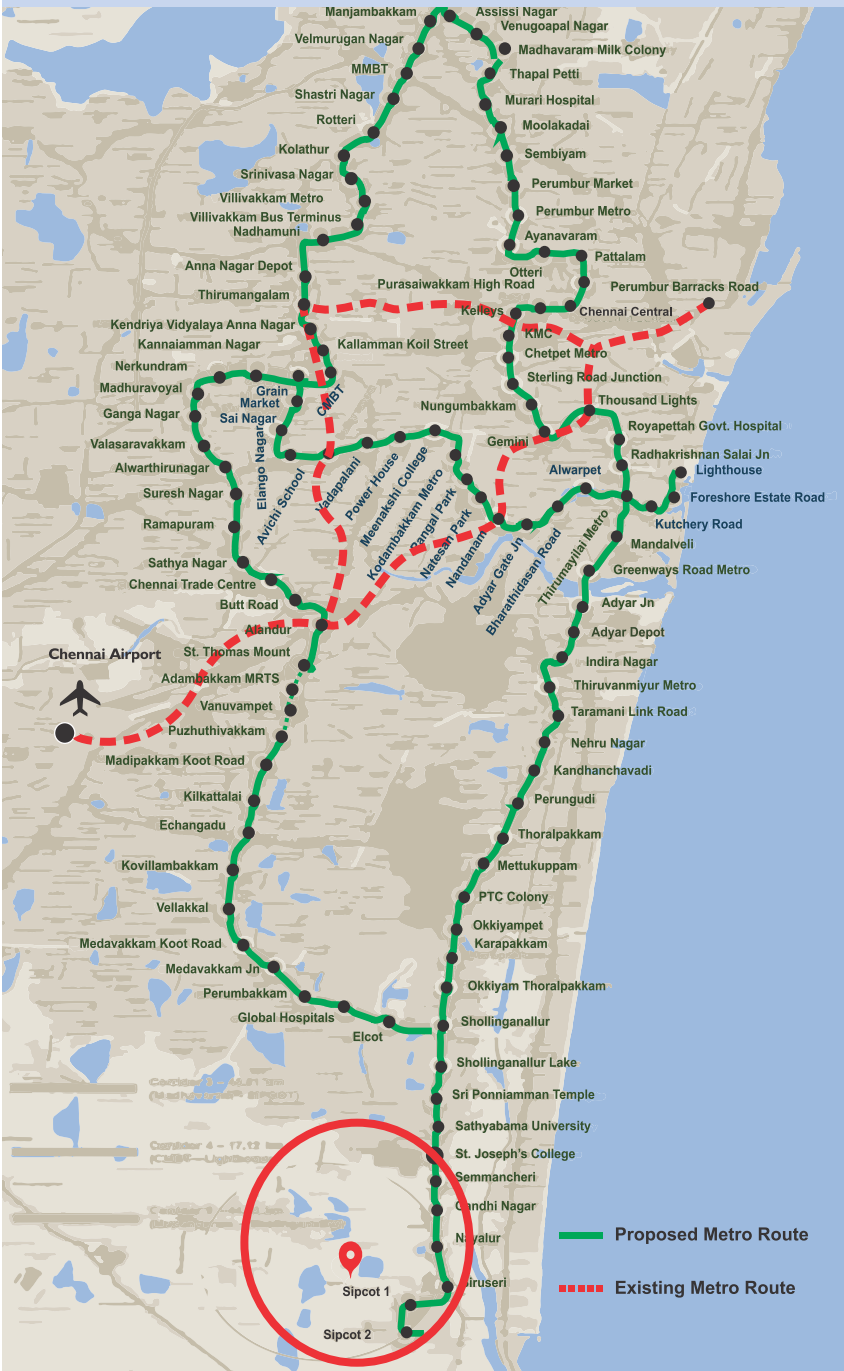
The proposed metro project up to Siruseri will drastically improve the transit time to all parts of Chennai city.

BOOST FOR PROPERTY APPRECIATION

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



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SMART LOCATION

Being an independent single working woman, I would like my home to be close to my work place and also affordable. A safe community living is my preference.



TOP COMPANIES

- ❖ TCS
- ❖ Atos Syntel
- ❖ Capgemini
- ❖ Cognizant
- ❖ Hexaware
- ❖ Aspire Systems
- ❖ Global Software
- ❖ Indus Teqsite
- ❖ Solverminds
- ❖ Sensiple
- ❖ Sopra Steria and more...

TOP SCHOOLS / COLLEGE

- ❖ PSBB
- ❖ Chettinad School
- ❖ Hindustan University
- ❖ Gateway International School
- ❖ Sathyabama University
- ❖ Padma Adharsh
- ❖ Sushil Hari International
- ❖ Delhi Public School
- ❖ Krishnamurti Foundation India
- ❖ Vel's Vidyashram
- ❖ Christwood School and more...

TOP MALLS / MULTIPLEX / DINEOUTS

- ❖ Marina Mall
- ❖ Vivara Mall
- ❖ INOX
- ❖ AGS Cinemas
- ❖ OMR Food Street
- ❖ Novotel
- ❖ Absolute Barbeque
- ❖ Coal's Barbeque
- ❖ Sangeetha
- ❖ Zaitoon
- ❖ Dominos
- ❖ KFC
- ❖ IBIS

TOP HOSPITALS

- ❖ Chettinad Health City
- ❖ Life Line Hospital
- ❖ Madhura Hospital
- ❖ Centre for Vision and Eye Surgery
- ❖ Apollo Diagnostics
- ❖ Radiant Dental Care
- ❖ Hygeia Healthcare
- ❖ Phoenix Mind Care

GREAT CONNECTIVITY TO ALL PARTS OF THE CITY

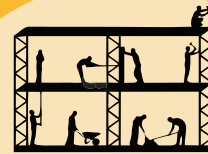
- ❖ Upcoming metro station
- ❖ Easy access to OMR, Vandalur to Kelambakkam road, Medavakkam
- ❖ SIPCOT bus stand near by

I believe in the quality of construction from a reputed builder, so that I do not have to worry about the wear and tear with time. I should feel proud to pass this onto my next generation.



SMART TECHNOLOGY

MIVAN TECHNOLOGY-HOMES AS STRONG AS TITANIUM



Aluminum Formworks

For Superior Quality,
Smooth & Even Finish
Surface.



Monolithic Structure

Longer Life,
Leak & Crack
Proof Joints.



Technology Oriented Construction

For Faster &
Timely Delivery.



Sheer Wall Technology Construction

Strong and Long
Lasting Structure

My home should be very close to my kid's school. Should have a lot of amenities for my kids to play and plenty of open space for me and my in-laws to go for an evening walk



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70% Open Space

Pollution free fresh air for healthy living

SMART LIFESTYLE



TABLE TENNIS



BOARD GAMES



YOGA



COFFEE SHOP



SWIMMING POOL



GYM



SUPER MARKET /
MULTI UTILITY SHOP



PARTY HALL

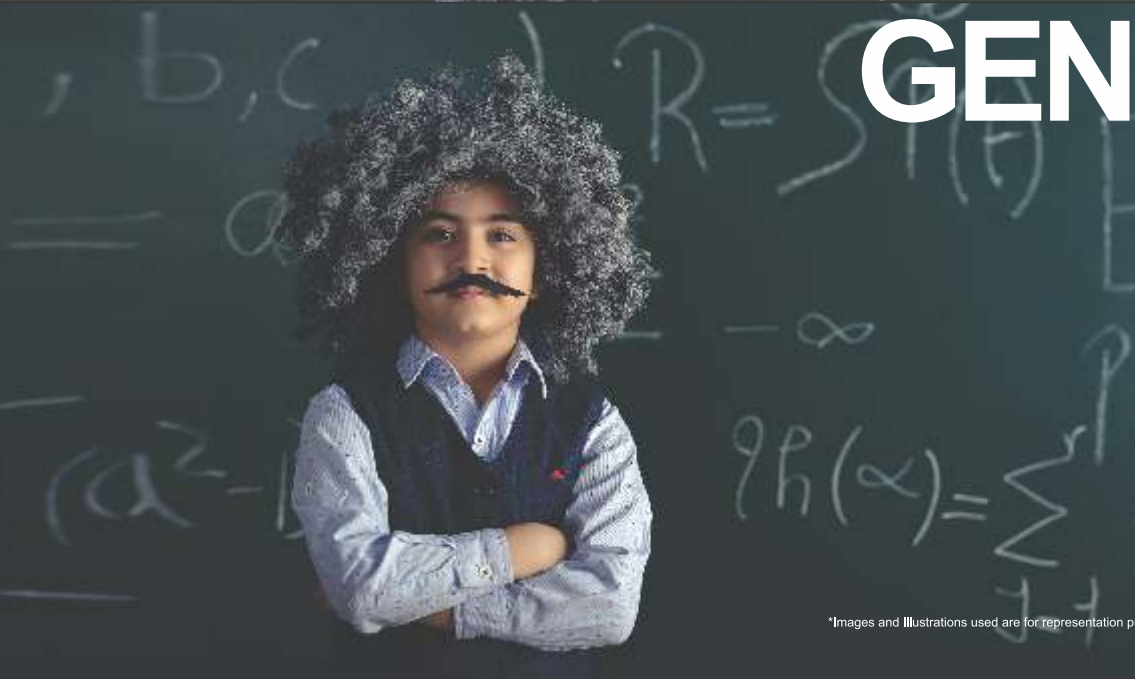


READING ROOM

A HOLISTIC APPROACH TO CHILD DEVELOPMENT - WITHIN THE COMMUNITY



urbanris 
GENIUS



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MAKE THEM SMART



urbanrise
GENIUS

Spring board to your child's future

0-5
TODDLERS

PLAY SCHOOL / DAY CARE

6-12
PRETEENS

DAY CARE / TUITIONS
DANCE / MUSIC / ART /
HOBBY CLASSES

13-17
TEENS

TUITIONS / PERSONALITY
DEVELOPMENT /
DANCE / ART / MUSIC
YOGA / CHESS /
STEM EDUCATION /
ROBOTICS / AI

Are you one of those parents who is worried about your child's safety & security while they are travelling alone to the tuition classes?

Are you one of those parents who is finding it difficult to manage your time to drop and pick up your child from tuition and day care?

Are you one of those parents who is worried that you are not able to nurture your child's talent in music, dance & arts because you do not have the time to take them there and you are worried to send them alone?

Are you one of those parents who is worried about your child getting addicted to gadgets?

Urbanrise GENIUS is a solution to all your problems.

DESIGN EXCELLENCE



MASTER PLAN



Zero Waste

Design by eliminating all the unnecessary spaces within the flat



Incredibly Low

Financial outflow as the budget is exceptionally low to own



Brilliant Sizes

For owning as well as renting



Well Planned

Master plan with well utilised open spaces

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SMART COMMUNITY SMARTER BENEFITS

I would like to buy a home in a gated community with plenty of open space.
This will be my first home.
I can avail PMAY benefit of up to 2.67 lacs



PMAY

Reduce your Budget
Realize your Dream



Claim up to ₹2.67* Lacs

Homes that can be owned at an EMI
equal to or lesser than prevailing
monthly rentals

High quality living
at pocket friendly budget

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Alliance Group: Committed to enriching you with maximum value.



- ✓ South India's most established Real Estate Developer with operations in Chennai, Bangalore and Hyderabad.
- ✓ 35 million sq.ft under various stages of construction and over 3000 homes handed over.



- ✓ Set its sights to conquer the International Real Estate Market with its vision of becoming a \$10 billion enterprise and the world's largest Real Estate Development Company by 2035.

ALLIANCE GROUP
MOST TRUSTED BUILDER 2017
BY TIMES GROUP REALTY ICON



Our Projects



LUXURY APARTMENTS
NEAR ANNA NAGAR,
CHENNAI



APARTMENTS
RIGHT ON "THORAIPAKKAM - PALLAVARAM"
200 FT. RADIAL ROAD, CHENNAI



VILLAS
BANG ON OMR, CHENNAI



150 LUXURY VILLAS
PORUR, CHENNAI



RESIDENTIAL PLOTS
ORAGADAM, CHENNAI

Urbanrise Group:
(An Alliance Group Company)
For the betterment of people's lives



An Alliance Group Company

- ✓ Design Excellence
- ✓ Quality Homes at Competitive Prices
- ✓ Developing 50,000 Aspirational Homes in the Next 5 Years



- ✓ Putting Aspiring Indians First
- ✓ A Major Contributor to the 'Housing for All by 2022', An Initiative by the Ministry of Housing & Urban Affairs

URBANRISE AWARDED
No-1 Brand in South India-Affordable
Housing Projects
By Times Realty Icons 2018



Our Projects



ASPIRATIONAL HOMES
BANG ON OMR, CHENNAI



GUDVANCHERY
CHENNAI

CODENAME
**GOLD
STANDARD**
SIRUSERI, OMR, CHENNAI



CODENAME
New Porur

CODENAME
INDEPENDENCE DAY
PADUR, OMR, CHENNAI

Studio-East Type-1 338 (Sq.ft)



RERA Carpet Area - 198 (sft)

Exclusive balcony area - 16 (sft)

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Studio-East Type-2 338 (Sq.ft)



RERA Carpet Area - 198 (sft)

Exclusive balcony area - 16 (sft)

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Studio-West Type-1 338 (Sq.ft)

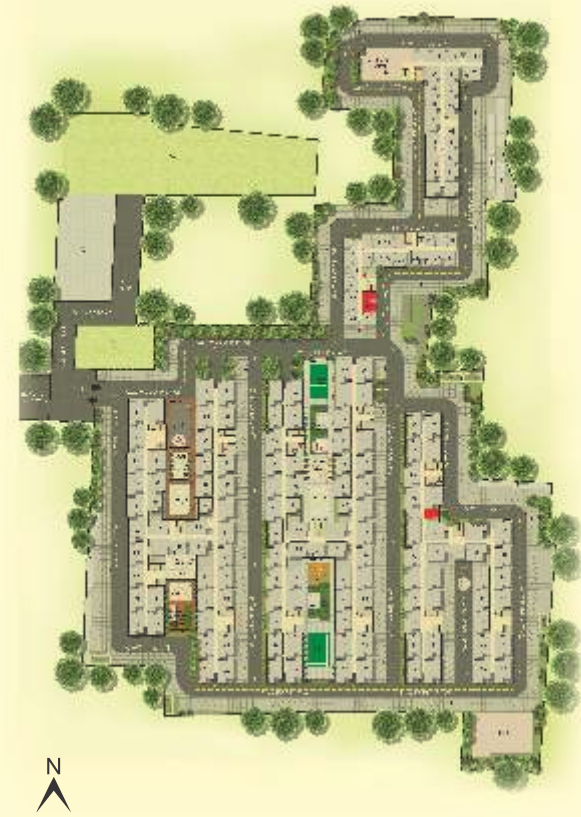


RERA Carpet Area - 198 (sft)

Exclusive balcony area - 16 (sft)

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Studio-West Type-2 338 (Sq.ft)



RERA Carpet Area - 198 (sft)

Exclusive balcony area - 16 (sft)

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Studio-North Type-1 338 (Sq.ft)

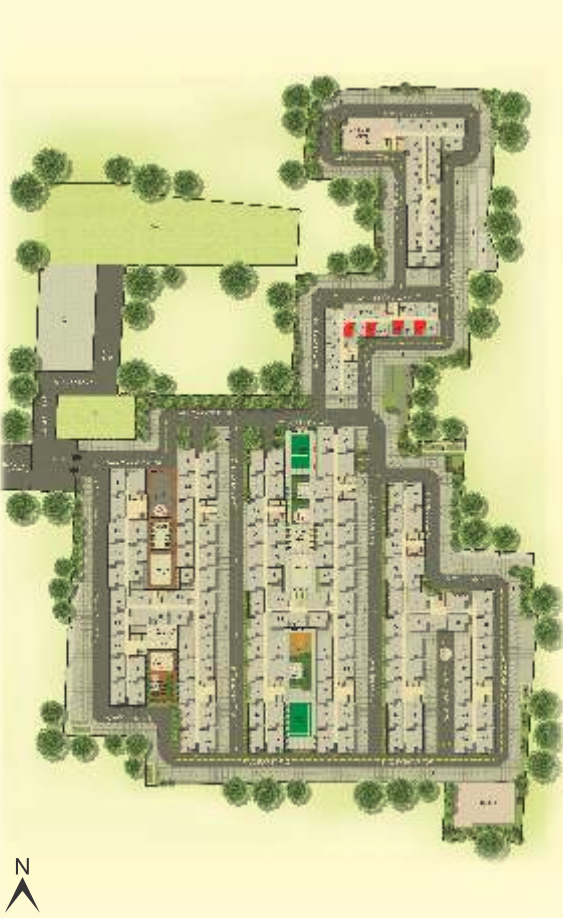


RERA Carpet Area - 198 (sft)

Exclusive balcony area - 16 (sft)

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Studio-North Type-2 338 (Sq.ft)



RERA Carpet Area - 198 (sft)

Exclusive balcony area - 16 (sft)

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Studio-South Type-1 338 (Sq.ft)



RERA Carpet Area - 198 (sft)

Exclusive balcony area - 16 (sft)

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Studio-South Type-2 338 (Sq.ft)



RERA Carpet Area - 198 (sft)

Exclusive balcony area - 16 (sft)

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1 BHK - East 510 (Sq.ft)



RERA Carpet Area - 312 (sft)

Exclusive balcony area - 19 (sft)

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1 BHK - West 510 (Sq.ft)



RERA Carpet Area - 312 (sft)

Exclusive balcony area - 19 (sft)

*Images and Illustrations used are for representation purposes only and may vary from the actual project.

1 BHK - North 510 (Sq.ft)



RERA Carpet Area - 312 (sft)

Exclusive balcony area - 19 (sft)

*Images and Illustrations used are for representation purposes only and may vary from the actual project.

1 BHK - South 510 (Sq.ft)



RERA Carpet Area - 312 (sft)

Exclusive balcony area - 19 (sft)

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2 BHK Regular - East 764 (Sq.ft)



RERA Carpet Area - 476 (sft)

Exclusive balcony area - 28 (sft)

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2 BHK Regular - West 764 (Sq.ft)

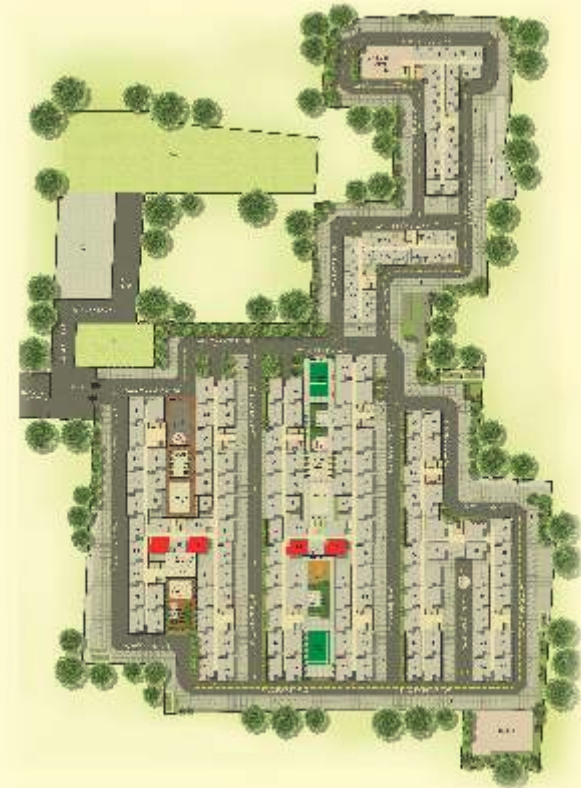


RERA Carpet Area - 476 (sft)

Exclusive balcony area - 28 (sft)

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2 BHK Regular - North 764 (Sq.ft)



RERA Carpet Area - 476 (sft)

Exclusive balcony area - 28 (sft)

*Images and Illustrations used are for representation purposes only and may vary from the actual project.

2 BHK Regular - South 764 (Sq.ft)



RERA Carpet Area - 476 (sft)

Exclusive balcony area - 28 (sft)

*Images and Illustrations used are for representation purposes only and may vary from the actual project.

2 BHK Large - East 824 (Sq.ft)



RERA Carpet Area - 511 (sft)

Exclusive balcony area - 34 (sft)

*Images and Illustrations used are for representation purposes only and may vary from the actual project.

2 BHK Large - West 824 (Sq.ft)



RERA Carpet Area - 511 (sft)

Exclusive balcony area - 34 (sft)

*Images and Illustrations used are for representation purposes only and may vary from the actual project.

3BHK - East 896 (Sq.ft)



RERA Carpet Area - 559 (sft)

Exclusive balcony area - 34 (sft)

*Images and Illustrations used are for representation purposes only and may vary from the actual project.

3BHK - West 896 (Sq.ft)



RERA Carpet Area - 559 (sft)

Exclusive balcony area - 34 (sft)

*Images and Illustrations used are for representation purposes only and may vary from the actual project.

TECHNICAL SPECIFICATIONS

Living Room

- Main Door : 7 feet high wooden door frame and Flush door shutter/Moulded Skin Panel door shutters with Paint Finish on both Sides
 - Windows : UPVC frames with plain glass sliding shutters
 - Flooring : Vitrified tile flooring (2' X 2')
 - Paint : Emulsion Paint
 - Electrical : Branded Modular switches. TV point and Telephone point
-

Bedrooms

- Door : 7 feet high wooden door frame and Flush door shutter / Moulded Skin Panel door shutters with Paint Finish on both Sides
 - Windows : UPVC Windows with sliding shutters
 - Flooring : Vitrified tile flooring (2' X 2')
 - Wall paint : Emulsion paint
 - Electrical : Branded Modular switches. AC Point only in Master Bedroom.
-

Study Room

- Door : 7 feet high wooden door frame and Flush door shutter / Moulded Skin Panel door shutters with Paint Finish on both Sides
 - Windows : UPVC Windows with sliding shutters
 - Flooring : Vitrified tile flooring (2' X 2')
 - Wall paint : Emulsion paint
 - Electrical : Branded Modular switches
-

Kitchen

- Windows : UPVC Windows with sliding shutters
- Flooring : Vitrified tile flooring (2' X 2').
- Wall paint : Emulsion paint
- Electrical : Branded Modular switches
- Sink : Single bowl stainless steel sink
- Platform : Granite platform or Full Body vitrified tiles for kitchen counter & 18" high wall dado.

Bathrooms

- Door : PVC Doors.
 - Ventilators : Powder Coated Aluminium ventilators / uPVC ventilators
 - Flooring : Anti-skid Ceramic Tiles
 - Wall dado : 6 Feet height wall dado
 - Electrical : Branded Modular switches
 - Sanitary wares : Good quality Water closets & Wash basins
 - CP fittings : Good quality branded CP Fittings
-

Balcony

- Door : UPVC French Door with plain glass sliding shutters
 - Flooring : Anti-skid Ceramic Tiles
 - Railing : MS railing with enamel painted finish
 - Washing Machine Provision for all flats
-

Corridor & Lift Lobby

- Flooring : Anti-skid Ceramic tiles
 - Wall paint : Emulsion Paint
 - Lifts : Branded lifts
-

POWER Supply (RAW & BACK UP)

- Studio & 1BHK – 3 KW, Single Phase
- 2 BHK (Regular, Large) & 3BHK – 5 KW, Three Phase
- Back up inside Flats: Provision for Inverter
- Common Areas & Lifts – DG Back up

CRAFT, DESIGN AND EXPERTISE. FOR A COMPLETE HOME WITH TOP STANDARDS.



Architect

Lavanya & Shankar is an architectural firm based in Chennai led by a husband and wife duo of the same name. They believe in creating simple and meaningful architecture while utilizing space to create aesthetically appealing designs. Their strengths lie in bringing to the table, their knowledge of planning and regulatory norms, in association with expert consultants. So far, the firm has completed over 100 projects for firms in diverse business segments spanning from real estate to entertainment.

STRUCTURAL & MEP Consultants



DesignTree Service Consultants Pvt Ltd is a multi - disciplinary engineering consultancy company founded in March, 2008 by dynamic and innovative professionals to bridge the gap between ever changing needs of construction industry. DesignTree provides the professional and technical skills to plan, design and supervise the construction of a wide range of services from conception to delivery. DesignTree has expertise in giving total engineering design solutions (SMEP) to High Rise & Low Rise Residential, IT buildings, Malls, Hotels, Institutions, Hospitals, Industrial Projects etc.

Landscape Design



Naveen Ponnada, the founder of the firm, comes with a degree in Architecture from Andhra University at Visakhapatnam. He studied his Masters in landscape architecture from the School of Planning and Architecture at New Delhi after which he worked as an associate for few years with design cell in the same city. The firm was established in 2016 and has earned a reputation for comprehensive landscape design work that serves to create a positive impact on spaces. Their design ideology is functional yet aesthetic.



Site Office: Survey #116/1 to 116/9, Siruseri Village, Kanchipuram Dist,
Chennai - 603103. | Tel: +91 85490 82525

Corporate Office: Plot No.'A', No. 36/1, Gandhi Mandapam Road, Kotturpuram,
Chennai - 600 085 | Tel: +91-44-4354 6999, Fax: +91-44-4354 6888
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www.alliancein.com | www.codenamegoldstandard.com

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