

urbanrisΞ

An Alliance Group Company

*Come to where
it's all happening*

urbanrisΞ
The Happening
HEIGHTS



All you want and more

BACHUPALLY EXTN

RERA ID: P02200003508



Why settle for less
when you can have more?

Much more...





*Welcome to a
sky-high lifestyle*

36,000 Sq.ft Clubhouse | 70% Open Spaces | International Standard Mivan Technology

Urbanrise Genius | Rooftop Amenities | Landscape Garden Amenities

South India's **Largest**
real estate developer

42 million sq.ft. under
development.

24,000 crores of real
estate portfolio

5,000+ homes delivered

20,000+ homes to be
delivered by 2024-25



Experience the wonder of



urbanrise
The Happening
HEIGHTS



All you want and more

BACHUPALLY EXTN

An Elevated lifestyle awaits you at The Happening Heights, as you and your entire family will experience the joy of amenities spread across the rooftop to garden.

The Happening Heights is poised to be the most with-it address in town. Which explains why it's been named so and why it's going to be a much sought after destination.

The Happening Heights is located at Bachupally Extension on ORR. This makes it an integral part of an emerging hub that will be home to a vibrant culture and dynamic crowd.

Amidst the lush greenery lie 5 magnificent towers that rise to 19 floors in a choice of 2 and 3 BHK luxury residences with 70% open spaces.



Master Plan



LEGEND

1. Grand Entrance
2. Visitors Parking
3. Clubhouse
4. Swimming Pool
5. Pool Deck
6. Kids Pool
7. Outdoor Shower
8. Ladies Kitty Corner
9. Party Lawn
10. Senior Ladies Kitty Corner
11. Outdoor Seating
12. Work from Park
13. Yoga Deck
14. Cricket Practice Nets
15. Young Children Hangout Area
16. Half Basket Ball Court
17. GAZEBO
18. Outdoor Gym
19. Outdoor TT court
20. Children Play Area
21. Hammock Park

AMENITIES ON TOWER ROOF TOP

22. Yoga Decks
23. Viewing Deck
24. Co-Working Spaces in the Sky
25. Mini Theatre
26. Solar Panels
27. Green Dining
28. Barbecue & Private Area
29. Games Zone
30. Lawn

CLUB HOUSE

Amenities for Everyone

The 36000 sqft Clubhouse is a world unto itself that offers you and your family with leisure and recreational spaces. This is the go-to place whether you want to shop, party, get fit or continue your work day.

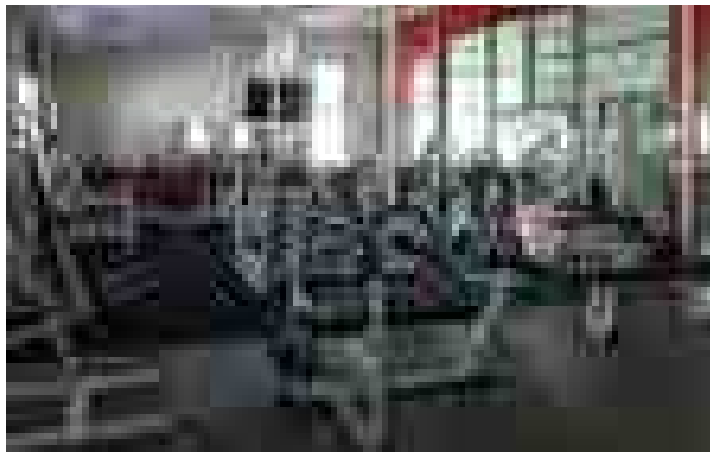
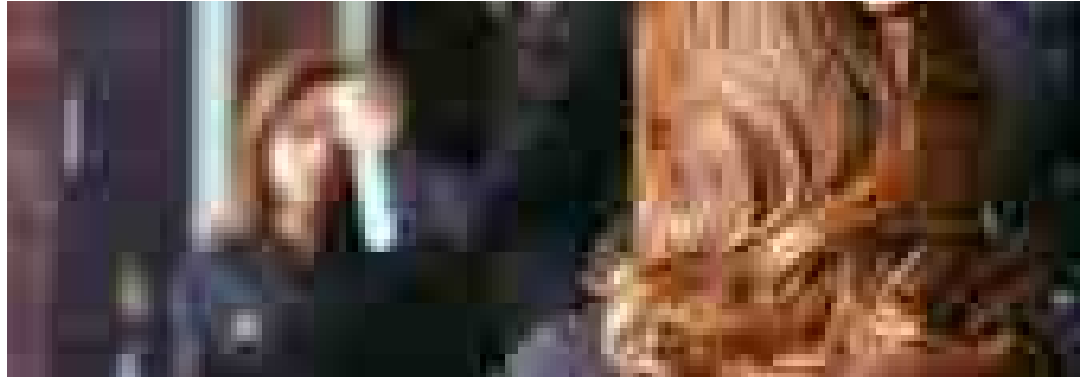
SPARKLING SWIMMING POOL



CONVENIENT CO-WORKING SPACES



A WORLD OF CONVENIENCES & COMFORTS



SUPER MARKET | SALON | PARTY HALL | CAFETERIA | INDOOR GAMES | GYM

CLUBHOUSE ROOFTOP PRIVATE PARTY AREA



CLUBHOUSE ROOFTOP GAMING ZONE





URBANRISE GENIUS

*Where children realise
their potential*

Your children are your future and this 10000 sqft is exclusively designed and dedicated for them to learn, share and discover their talents. Urbanrise Genius is an unique offering that encourages your children to explore more. From academics and hobbies to classes for learning something new, Urbanrise Genius is the sure way to develop your child's personality.

MUSIC CLASSES



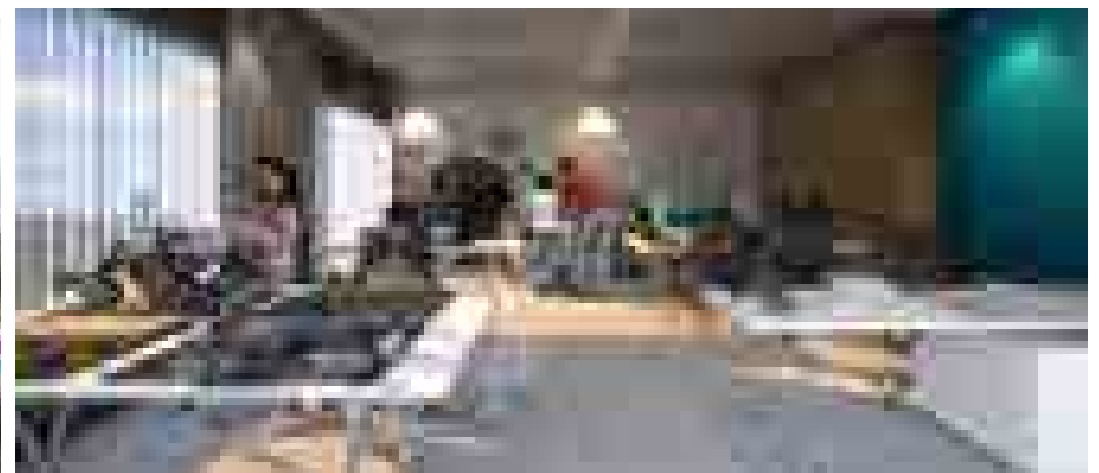
DANCE CLASSES



COOKERY CLASSES



TUITION CLASSES | ARTS & CRAFT ROBOTICS | MARTIAL ARTS



DAY CARE CRÈCHE



An aerial photograph of a city, likely New York City, showing a grid of streets and buildings. The image is overlaid with a semi-transparent yellow filter. The text is centered on the image.

ROOFTOP AMENITIES

On top of the world

When you want to party under the stars, unwind under the sunny sky or take time off for Yoga, step onto the rooftop. The host of well thought out amenities are designed to give you the best of times.

ROOFTOP BARBECUE AND PARTY AREA



ROOFTOP AMPHITHEATRE



ROOFTOP GAMING ZONE



ROOFTOP GREEN DINING



ROOFTOP CO-WORKING SPACES



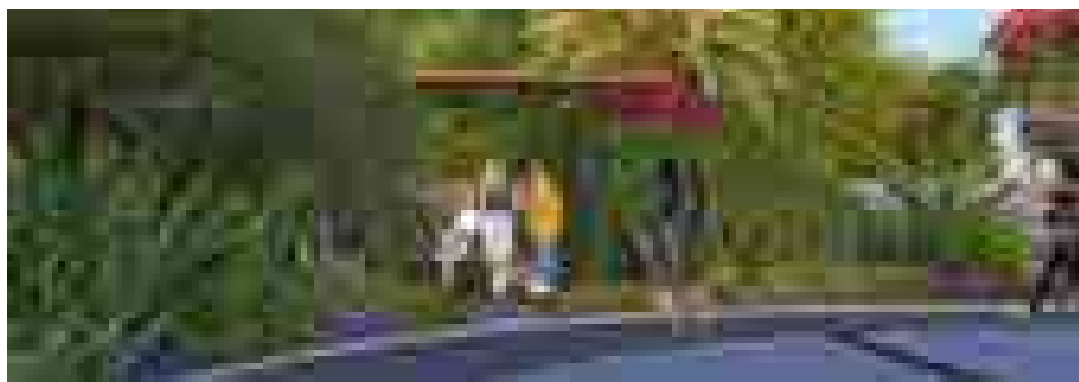


GARDEN AMENITIES

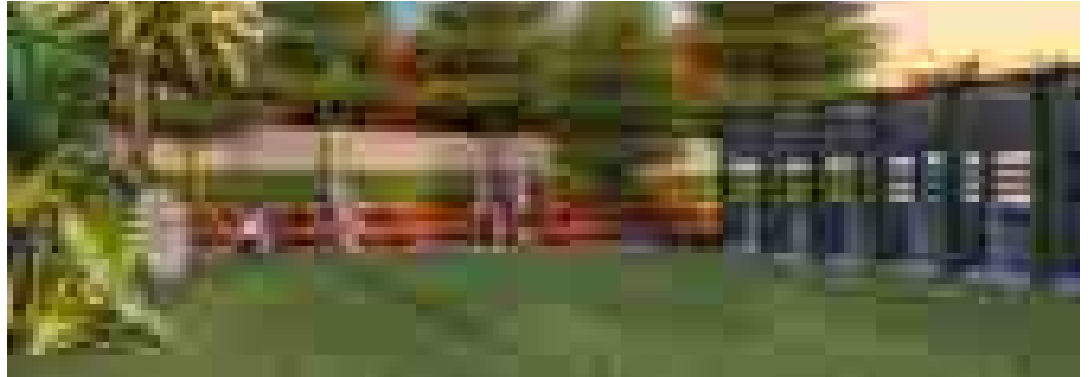
More than just a garden

Besides lush greenery, flowering trees and a plethora of plants, the Garden area has some amazing amenities. Whether you want to be sporty, enjoy a show or burn those calories in the outdoor gym, the Garden has it all for you.

LADIES KITTY CORNER



SEATING PLAZA



WORK FROM PARK



CRICKET PRACTICE NETS



KIDS PLAY AREA & OUTDOOR TABLE TENNIS



HALF BASKETBALL COURT





HIGH QUALITY

Homes

You deserve the best and that's why all our homes are built with Futuristic Mivan Technology that meets world class specifications. This construction technique offers strength & durability in addition to High Quality Finishes.

CLASSY DESIGNS





BUILT USING MIVAN SO YOUR HOME IS STRONG

Higher carpet area.

Fast construction, Ensuring timely delivery.

Most Advanced construction technology.

Smooth aesthetic finish.

No leakage and dampness.

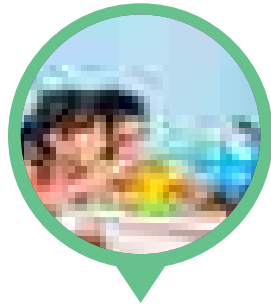
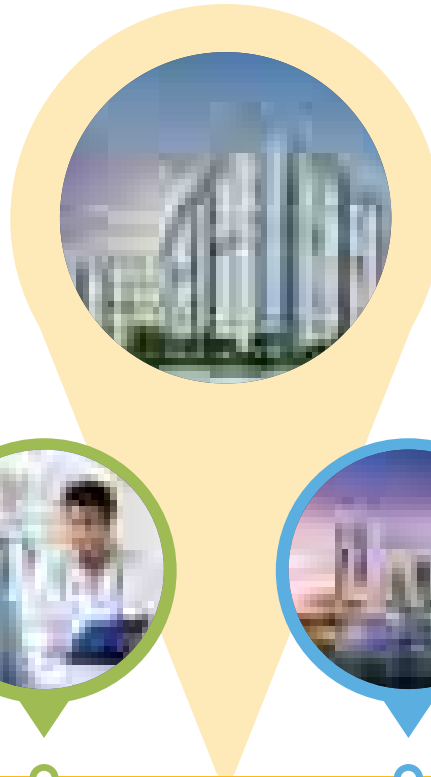
Minimal Maintenance cost.

A Booming Location

Bachupally Extra

THE FUTURE FINANCIAL DISTRICT OF HYDERABAD IN THE MAKING

- Financial District - 30 min
- Hitec - 40 min



SCHOOLS & COLLEGES

- Marri Laxman Reddy Institute of Technology and Management - 2 min
- Delhi Public School (DPS) - 5 min
- Oakridge International School - 6 min
- Silver Oaks International School - 8 min
- Creek International School - 8 min



SHOPPING MALLS

- Big Bazaar Kompally - 13 min
- Cine Planet Kompally - 13 min



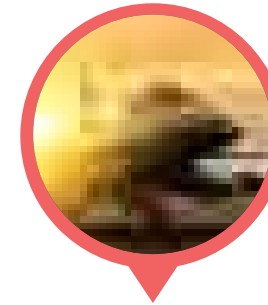
HOSPITALS

- Narayana Hrudayalaya - 8 min
- SLG Hospitals - 9 min
- Usha Mullapudi Hospital - 13 min



PHARMA/IT/ELECTRONICS

- Schneider Electric - 3 min
- Aurobindo Pharma Ltd. - 5 min
- Hetero Labs Ltd. - 5 min
- Mylan Labs Ltd. - 5 min
- Granules India Ltd. - 5 min
- Gland Pharma Ltd. - 5 min
- Tech Mahindra - 6 min



GOVT./PSUs

- Indian Airforce Academy - 6 min
- HAL (Hindustan Aeronautics Ltd.) - 12 min
- NRSC (National Remote Sensing Centre) - 12 min



PUBLIC TRANSPORTATION

- Miyapur Metro - 14 min

Distances are not to scale and is indicative only.

TECHNICAL SPECIFICATIONS

STRUCTURE

Reinforced cement concrete structure (RCC) with shear walls by MIVAN formwork system

WINDOWS

uPVC frames with plain glass sliding shutters and Grills, with provision for Mosquito mesh

DOORS

Main Door: 2100mm high wooden door frame and Flush shutter with Veneer on both sides finished with Melamine/ PU polish Coating

Internal Door: 2100mm high door frame and Flush shutter with Laminate finish

Balcony: uPVC French Door with plain glass sliding shutter

FLOORING

600mm x 600mm Vitrified tiles

KITCHEN

Granite platform and Stainless steel sink

TILES CLADDING & DADOING

Kitchen: Glazed Ceramic tiles dadoing upto 2'0" height from the kitchen platform

Toilets: Glazed Ceramic tiles dadoing upto 6'0" height and antiskid ceramic tiles for floor

Utility : Glazed ceramic tiles dado upto 3'0" height

TOILETS

Sanitaryware of Kohler/Jaquar/Hindware or equivalent brand

C.P. Fittings are of Kohler/Jaquar/Hindware or equivalent brand

ELECTRICAL

Anchor Panasonic/Legrand/MK Honeywell or equivalent Modular switches & sockets

AC point in Master bedroom only

AC point provision only in other bedrooms and Living room

PAINTING

Wall finished smooth with Acrylic Emulsion paint

UTILITY, BALCONY, LIFT LOBBY AND CORRIDOR

Paved with Anti-skid ceramic tiles of standard make

LIFTS

Johnson/Schindler/Thyssenkrupp

RAW POWER

1BHK – 2 KW

2BHK – 3 KW

3BHK – 3 KW

POWER BACK UP

Common area – 100% DG Back up

Backup inside flat – 1 KVA (Except Geyser, AC and 15A socket)

SECURITY

CCTV surveillance in main Entry and Exit

Boom Barriers at the Entry gateway for regulating access



*Unit plans and
Tower Plans*



UNIT PLAN

2 BHK

1174 SFT.

EAST FACING



UNIT PLAN

2 BHK

1174 SFT.

WEST FACING





UNIT PLAN

3 BHK

1172 SFT.

EAST FACING





UNIT PLAN

3 BHK

1172 SFT.

WEST FACING





UNIT PLAN

3 BHK

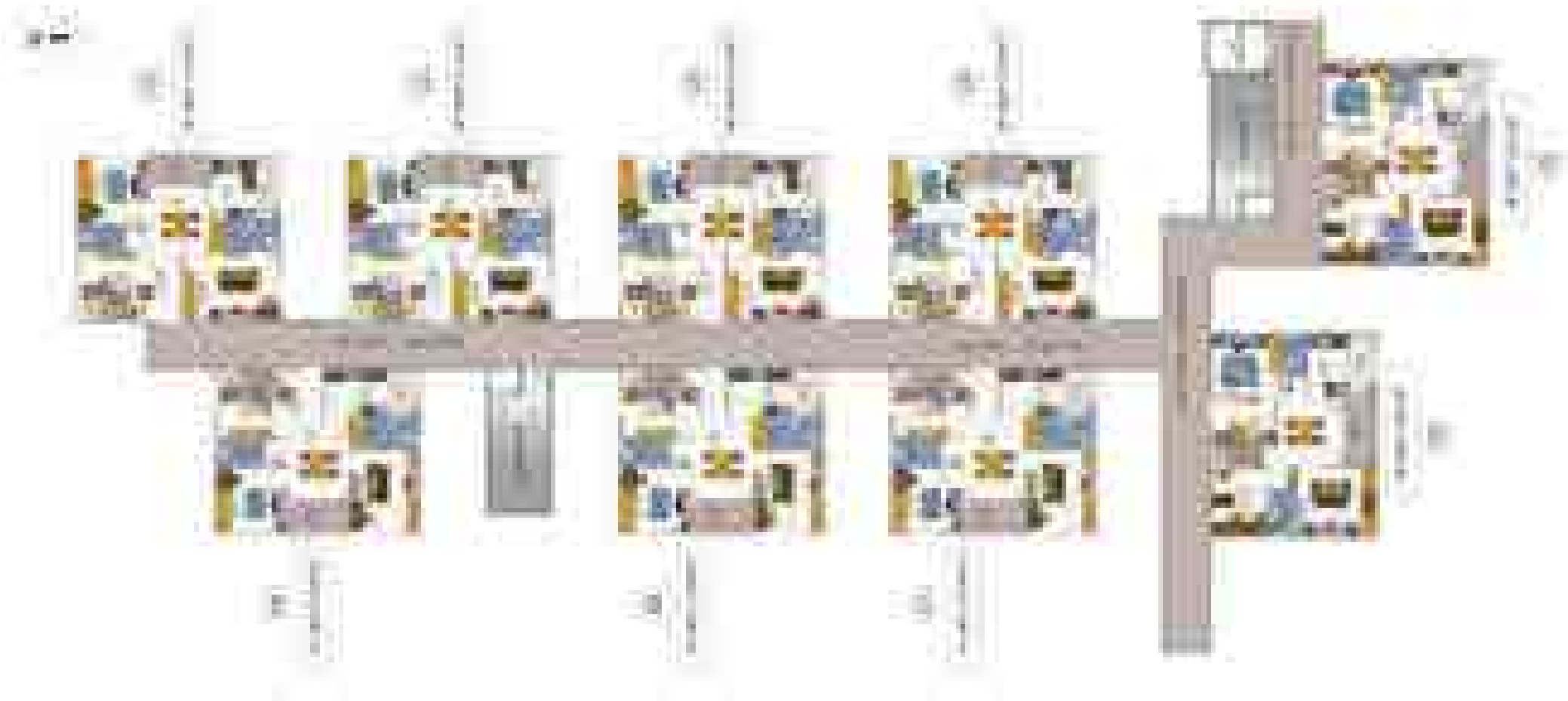
1191 SFT.

NORTH FACING



Unit Plan









PRACTICING TRANSPARENCY EARNING TRUST

AND WE ARE HERE TO EARN THE TRUST OF OUR CUSTOMERS



Total Extent of land
4.82 acres

Land acquired from
Sudhir Rakhra & Reva Rakhra

Current title of land in the name
of **Urbanrise LLP**

Project approved by
HMDA on 17th August 2021

RERA NO.
P02200003508

Completion date as per RERA
30th June, 2025

MULTIPLE LEGAL SCRUTINY IS DONE & LAND TITLE APPROVED

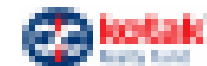
LAND TITLE DUE DILIGENCE CONDUCTED	LAW FIRM THAT DID TITLE DUE DILIGENCE
URBANRISE	FOX MANDAL ASSOCIATES
HDFC	INHOUSE
SUNDARAM	INHOUSE
IIFL	IN HOUSE
SBI	UMARANI
SBI	SRINIVAS RAO
AXIS	SUJEETH
AXIS	LAXMINARAYANA
BANK OF INDIA	SUSEELA
BAJAJ	HANEESH ASSOCIATES
ICICI	VISHWAJANANI
BANK OF BARODA	UMARANI
UNION BANK	R. SATISH



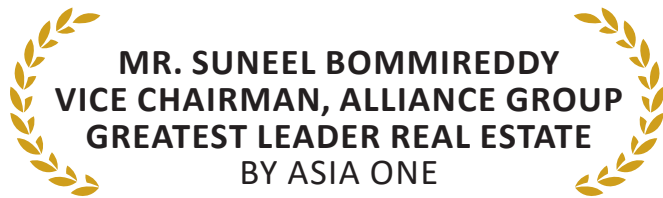
OUR FINANCIAL STRENGTH

The world's largest sovereign fund ADIA (Abu Dhabi Investment Authority), Kotak Realty Fund and IndoStar Capital Finance Ltd. has invested in majority of our projects.

All our project lands are owned by the company and no JDs



RECOGNITION SPEAKS LOUDER THAN WORDS



OUR PARTNERS

ARCHITECT

FHD CONSULTANTS

FHD is a 25 year old award-winning design team that has completed some very impressive residential developments in Hyderabad. The firm always focusses on exploring design strategies that mediate and reinterpret the boundary between traditional values and contemporary living. Long-term sustainability of the project is always kept in mind.

LANDSCAPE CONSULTANTS

ECODE

Ecode is a consulting firm that has brought in dramatic transformation in the field of landscape architecture. They are actively involved in diverse developments across educational, institutional, hospitality, urban design, commercial, residential, mixed-use and recreational sectors. They have carved a niche space as landscape architects. They provide a distinct identity and character for the projects and place special emphasis on environmentally sustainable and pragmatic design solutions.

STRUCTURAL CONSULTANTS

DESIGNTREE CONSULTANTS

Is a Multi-disciplinary Engineering Consultancy company headquartered in Bangalore was set up in 2008 and they offer consultancy services for various projects- Multi-storied, Residential, Commercial, IT companies, Hotels, Malls, Hospitals, Industrial, Data Centres, Institutions etc., Designtree was ranked as one of the Top 25 Most promising consulting companies in India by the Consultants Review Magazine.

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All you want and more

BACHUPALLY EXTN

Bangalore Address

Urbanrise, 85, Karthik Nagar, Marathahalli-
KR Puram Outer Ring Road, Bangalore- 560037

Hyderabad Address

Urbanrise, Plot No: 68&69, Jubilee Heights,
Jubilee Enclave, Madhapur, Hyderabad- 500081

Site Address

Urbanrise, Sy.No. 594,595 & 597, Dundigal Circle,
Bachupally Extn. Hyderabad - 500043

www.urbanrisethehappeningheights.com

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