

urbanrise

An Alliance Group Company

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— CODENAME —
CHENNAI'S BEST

Corporate Office

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Kotturpuram, Chennai - 600 085.

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Marketing Office

Survey no: 451/1, Padur Village,
Old Mahabalipuram Road, beside The Gem Grove,
Chennai, Tamil Nadu - 603 103. Tel: 70265 16000

Rera No.TN\01\BUILDING\0015\2019 | www.tnrera.in

CREDAI

MANHATTAN

CONDOS

AT OMR



BY
TIMES GROUP
REALITY ICON

Urbanrise, South India's No.1 Real estate brand from the Alliance group, was founded by a visionary team of professional and passionate experts from the real estate industry. Urbanrise was conceived with the goal of building quality residential projects for the aspiring young working couples and nuclear families.

With a vision to develop one million homes for the aspiring class in India, We aim to be the Torch Bearer of the 'Housing for All by 2022' initiative of the Ministry of Housing & Urban Affairs. We aspire to deliver well-planned gated communities with quality homes built with a space-saving design and the latest technology, to suit the needs of the rising urban markets.

Our ability to complete projects on time arises from our financial strength

- ✓ Finest financial institutions such as -
World's largest Sovereign fund ADIA (Abu Dhabi Investment Authority) through Kotak Real Estate Fund and IndoStar Capital Finance Ltd. have invested in all of our projects
- ✓ Financially disciplined organization
- ✓ Professionally run organization
- ✓ All our project lands are owned by company and no JD's

MANHATTAN CONDOS

The future is about living in stylish, functional, vibrant and right sized homes with full of lifestyle amenities and not in large, expensive & difficult to maintain homes.

Taking the design & lifestyle inspiration from 'right sized Manhattan condos' in New York City downtown, Urbanrise introduces ideal homes for the gen next. Homes designed to perfection with luxurious lifestyle amenities for the young working couples and nuclear families.

Every square foot of space in these Manhattan Condos are designed for best utility with premium quality finishes and without wasting even a square inch of space.

Chennai's best priced Next Gen homes

- ✓ Well-designed homes with zero wastage of space
- ✓ Smartly planned homes to reduce EMI
- ✓ Right size homes for owning and renting
- ✓ Premium quality interiors





Introducing — CODENAME — CHENNAI'S BEST

- ✓ Total land extent 12.9 Acres
- ✓ 70% open space to ensure refreshing environment
- ✓ Refreshing community with plenty of trees and plants
- ✓ Retail arcade over 10,000 Sq. for all your shopping needs
- ✓ A Central Park and a large park filled with outdoor activities
- ✓ World Class club house for luxury living



Chennai's Best Investment Destination

Bang on OMR

Schools

- Velammal International School 500 mts
- Gateway International School 3 kms
- Sushil Hari International School 3.8 kms
- JS Global School 4.8 kms
- Upscale School 6 kms

Colleges

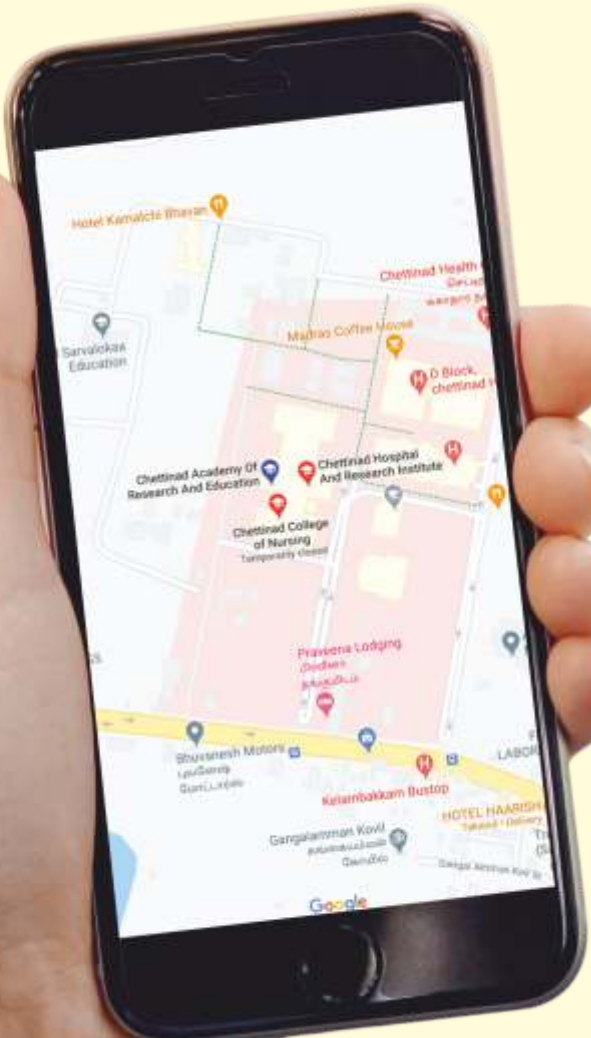
- Chettinad Medical Research Centre 500 mts
- Hindustan University 500 mts
- SRR Jeppiaar Engineering College 3 kms
- Anand Institute of Technology 3 kms
- Mohamed Sathak Engg. College 4kms
- SSN College 4.5 kms

Malls & Entertainments

- Marina Mall 4 kms
- OMR Food Streets 4.8 kms
- AGS Cinema 5 kms

Best Connectivity

- Chettinad Health City 500 mts
- Decathlon 500 mts
- Siruseri Sipcot IT Park 4 kms
- Upcoming Siruseri Metro Station 4 kms



Chennai's Best Designed Project

Master Plan

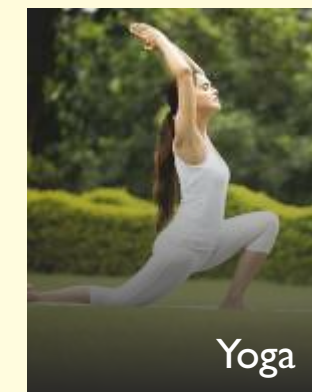
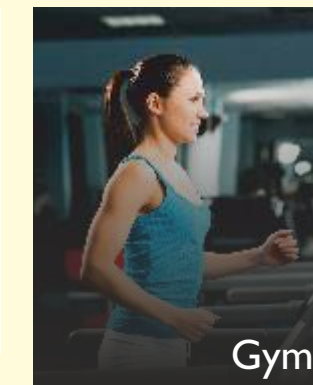
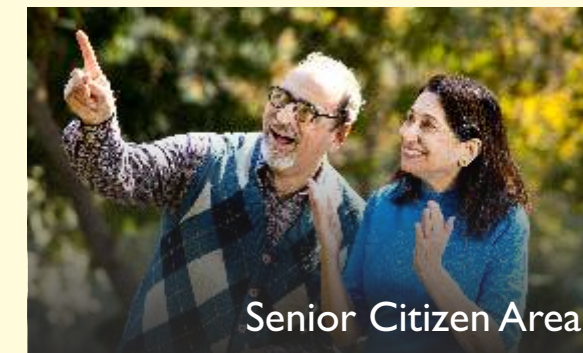
WELL PLANNED PROJECT WITH LOTS OF GREEN SPACE



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

Chennai's Best Project with Modern Facilities for Luxury Living

- Swimming Pool • Gym • Multipurpose Hall • Table Tennis
- Half Basketball Court • Jogging Path • Children's Play Area
- Low Height Maze • Multipurpose Lawn • Open Amphitheatre
- Outdoor Badminton Court • Aroma Garden • ATM • Coffee Shop
- Yoga & Meditation Room • Board Games • Super Market
- 10,000 Sq.Ft. Retail Arcade • Senior Citizen - Kitty Party Area
- Work from Park • Kids Leisure Corner • Ladies Kitty Corner
- Frangipani Court • Infinity Walk • Startup Corner for Young Turks





Central Park



Start up for Young Turks



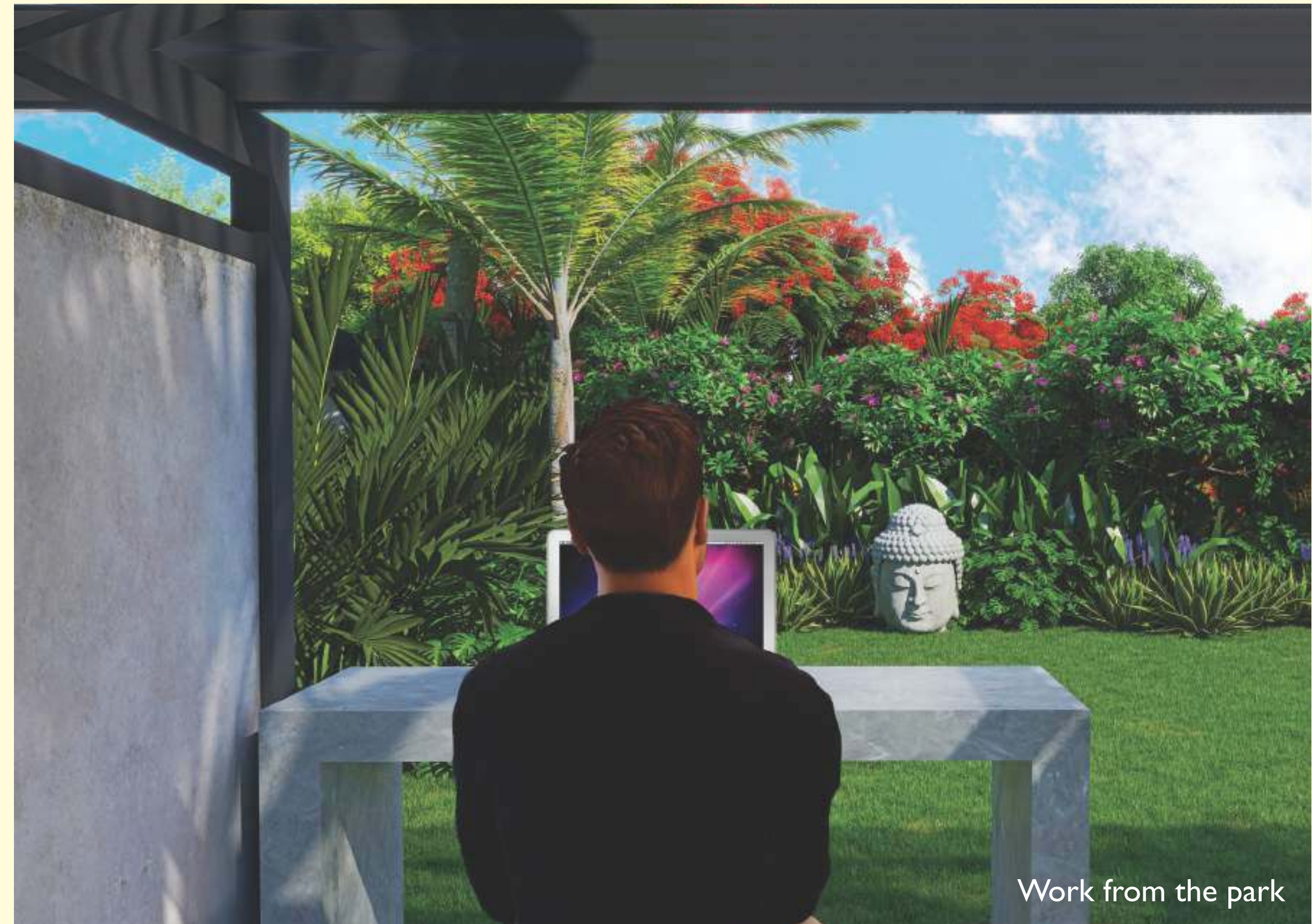
Children's Play Area



Skating Ring



Ladies kitty corner



Work from the park

A HOLISTIC APPROACH TO CHILD DEVELOPMENT - WITHIN THE COMMUNITY



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

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 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 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 about your child getting addicted to gadgets?



Urbanrise GENIUS is a solution to all your problems.

The facilities / amenities / features are indicative only and in no way constitute a final offering. The company reserves the right to change / alter / modify the same at its sole discretion.



Creche / Day Care



Tuition Class



Cookery Class



Robotic Class



Music Class



Dance Class

Chennai's Best High Quality Construction with Mivan Technology

- ✓ No cracks & less repair works reduces overall maintenance cost
- ✓ Superior quality doubles the life span of the building
- ✓ Speedy construction which helps in timely delivery
- ✓ Seismic & fire resistance structure ensures safety
- ✓ Smooth finish and straight walls give premium look
- ✓ More soundproof gives more privacy



Chennai's Best
Sized Homes
with Zero Wastage
of Space



Dining & Living Room



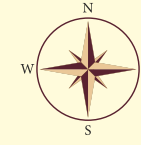
Master Bedroom



Bedroom

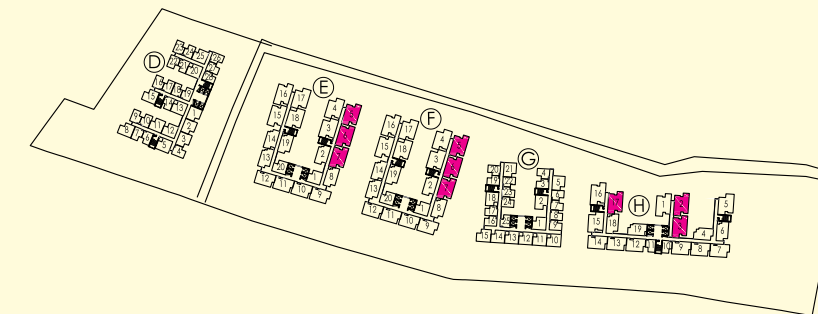
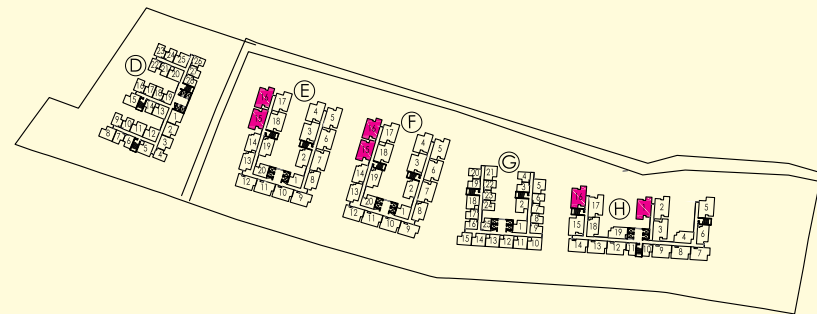
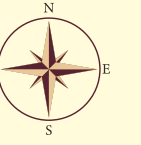
3 BHK + 2T
East Facing - 892 Sq.ft.

Carpet Area - 555.50 sq.ft. +
 Exclusive Balcony Area - 33.99 sq.ft.



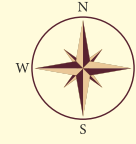
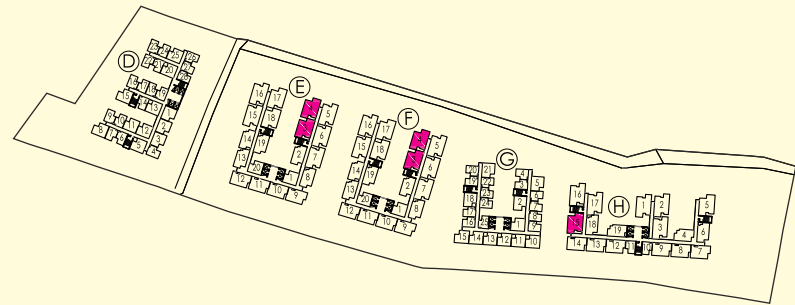
3 BHK + 2T
West Facing - 892 Sq.ft.

Carpet Area - 555.50 sq.ft. +
 Exclusive Balcony Area - 33.99 sq.ft.



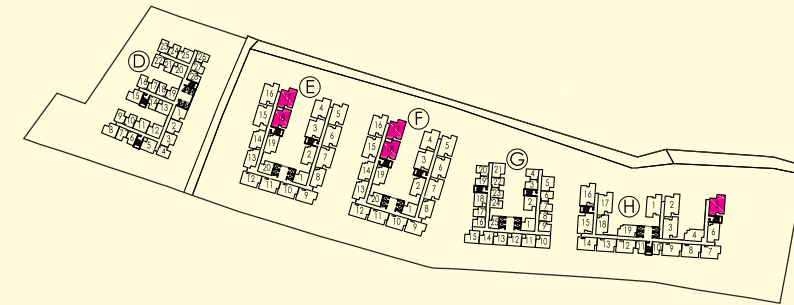
2 BHK + 2T Large East Facing - 857 Sq.ft.

Carpet Area - 534.65 sq.ft. +
Exclusive Balcony Area - 31.77 sq.ft.



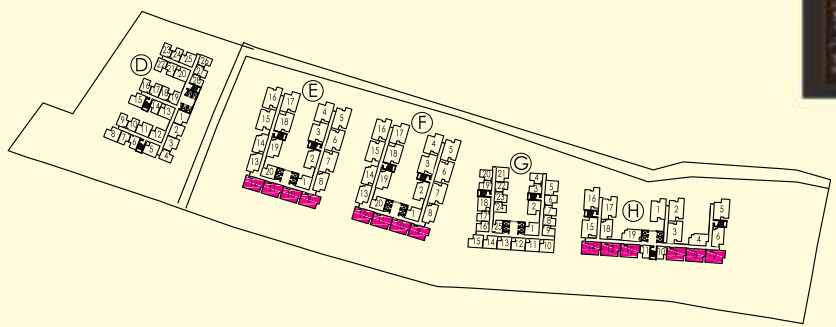
2 BHK + 2T - Large West Facing - 857 Sq.ft.

Carpet Area - 534.65 sq.ft. +
Exclusive Balcony Area - 31.77 sq.ft.



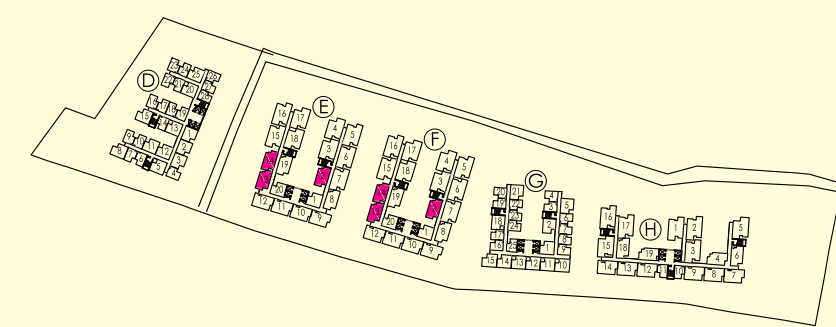
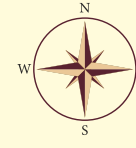
2 BHK + 2T Regular North Facing - 727 Sq.ft.

Carpet Area - 450.3 sq.ft. +
Exclusive Balcony Area - 31.02 sq.ft.



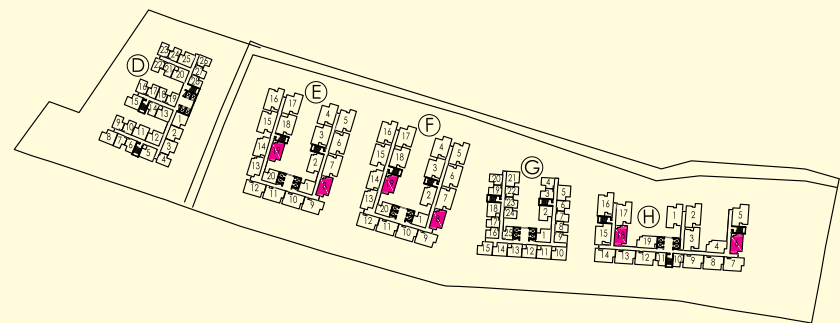
2 BHK + 1T East Facing - 649 Sq.ft.

Carpet Area - 398.85 sq.ft. +
Exclusive Balcony Area - 25.11 sq.ft.



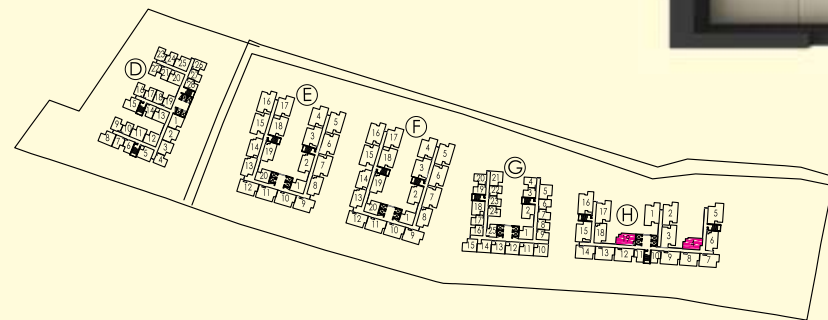
2 BHK + 1T
West Facing - 649 Sq.ft.

Carpet Area - 398.85 sq.ft. +
Exclusive Balcony Area - 25.11 sq.ft.



2 BHK + 1T
South Facing - 636 Sq.ft.

Carpet Area - 390.10 sq.ft. +
Exclusive Balcony Area - 25.71 sq.ft.



Chennai's Best Project with Premium Specifications

Living Room

Main Door	7 feet high wooden door Frame & 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')
Paint	Emulsion Paint
Electrical	Branded Modular switches. TV and Telephone Points

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 ware	Good quality Water closets & wash basins
CP Fittings	Good quality branded CP Fittings

Kitchen

Windows	UPVC windows with sliding Shutters
Flooring	Vitrified tile flooring (2'x 2')
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

Bedroom

Door	7 feet high wooden door Frame & 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')
Paint	Emulsion Paint
Electrical	Branded Modular switches. TV and Telephone Points

Study Room

Door	7 feet high wooden door Frame & 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')
Paint	Emulsion Paint
Electrical	Branded Modular switches

Balcony

Door	UPVC French Doors – Sliding Shutters with plain glass
Flooring	Anti-skid Ceramic Tiles
Railing	MS railing with enamel painted finish. Washing Machine Provision for all flats
Sanitary ware	Good quality Water closets & wash basins
CP Fittings	Good quality branded CP Fittings

Power (Raw & Backup)

Studio & 1 BHK	3 KW, Single Phase
2 BHK Compact & Regular	5KW, Three Phase
Back-up inside flats	Provision for Inverter DG Back up for Common Areas & Lifts

Corridor & Lift Lobby

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



Chennai's Best Recognized Brand



#1 BRAND IN SOUTH INDIA
BY TIMES GROUP - REALITY ICON

ASIA'S BEST & FASTEST GROWING
REAL ESTATE BRAND
BY WCRC

MOST TRUSTED BUILDER
BY TIMES GROUP - REALITY ICON

MOST RELIABLE BUILDER
BY SILICON INDIA

HUMMING GARDENS
BEST RESIDENTIAL VILLA
BY TIMES GROUP - REALITY ICON

HUMMING GARDENS
MOST ADMIRER PROJECT
BY ACEF

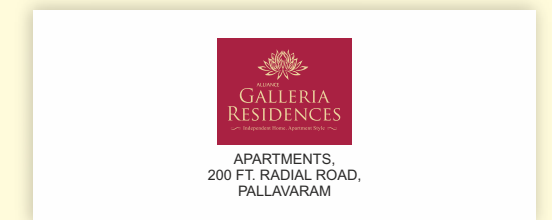
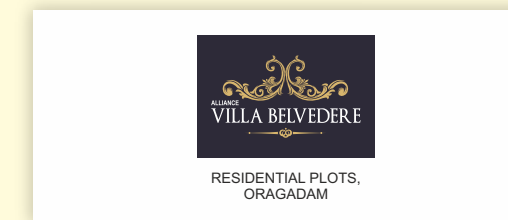
GALLERIA RESIDENCES
BEST RESIDENTIAL PROJECT
BY TIMES GROUP - REALITY ICON

GALLERIA RESIDENCES BEST
INNOVATION DESIGN APARTMENT
BY SILICON INDIA

ORCHID SPRINGSS
BEST RESIDENTIAL PROJECT
BY DHFL & SILICON INDIA

ALLIANCE ORCHID SPRINGSS
TOP 100 PROJECTS OF INDIA 2013
BY REALITY PLUS

Our Chennai Projects



Bangalore • Chennai • Hyderabad • Vizag

Our Consultants

Architects

arvind
varuna
associates

Landscape design



Structural design

