



urbanrise

An Alliance Group Company

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www.urbanrise.in | www.jubileeresidences.com

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ASPIRE  
FOR  
MORE



Jubilee  
RESIDENCES

GUDUVANCHERY



# REASONS YOU SHOULD ASPIRE FOR A HOME AT JUBILEE RESIDENCES

## **Gated Community**

With ample security measures, modern amenities, open green spaces and a close-knit community.

## **Amazing Location**

Located equidistant from the business hubs of MEPZ (Tambaram), Siruseri (OMR) and Mahindra World City (Chengalpattu) which forms the **Golden Triangle**

## **750 Acres of Greenery**

Surrounded by 750 acres of reserve forests, sweeping farmlands, manicured gardens and abundant green, open spaces.

## **Incredible Investment Opportunity**

Aesthetically designed, affordably priced and perfectly sized apartments located on the fast appreciating GST Road assures you of high rental returns.

## **From the House of Alliance**

A project from the award-winning Alliance Group. With 3.5 million square feet under development across various cities in South India, Alliance Group promises integrity, trust and quality.



## ASPIRE FOR GATED COMMUNITY LIVING

Once you step into the gated community of Jubilee Residences, you can leave all your worries behind.

With 24X7 surveillance, trained guards and attentive neighbours, your family's safety is assured.

We offer best in class amenities with a supermarket, multipurpose hall, indoor game facility, outdoor yoga space, basketball court, jogging track and a children's play area, enabling you to lead a balanced urban life.

Become a part of a close-knit community, with whom you can celebrate festivals, plan holidays and play badminton.



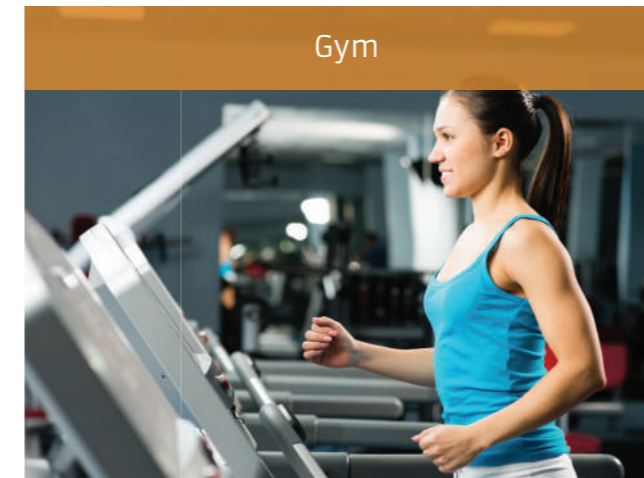
Secure Gated Community



Supermarket



Outdoor Yoga



Gym



# ASPIRE FOR LEISURE



Activity Zone



Seating Deck



Multipurpose Hall



Lawn



Indoor Games



Children's Play Area



Table Tennis



Volley Ball / Shuttle Court

Jubilee Residences offers you a higher standard of living which stimulates your mind and soothes your soul.

From stretching your body on the yoga decks to pushing your limits in the gym and coming together for celebrations in the multipurpose hall, live a life you have always dreamt of.

With an expansive children's play area, you can gift your children the childhood they deserve.

# THE GOLDEN TRIANGLE

## LEGEND

- Schools
- Colleges
- IT Office
- Railway Station
- Industries
- Junction
- Bus stop
- Vandalur Zoo
- Hospital



\*Not to scale



# ASPIRE FOR INCREDIBLE ACCESSIBILITY TO THE CITY

With superior connectivity and proximity to business hubs, Jubilee Residences gives you the gift of time, helping you strike the right work-life balance.

Strategically located in Guduvancherry, Jubilee Residences is part of the Golden Triangle which connects Siruseri IT Park on OMR to MEPZ and Mahindra World City on GST. Adding to the proximity is the Guduvanchery Railway Station located nearby.

With the Tambaram - Chengalpet elevated corridor being constructed in the area soon, prices in the Guduvanchery neighbourhood are expected to appreciate, ensuring you a better return on your investment.

Images and Illustrations used are for representation purpose only and may vary from actual project.



# CENTRALLY LOCATED

## Office & Corporate Hubs



Intimate Fashion	05 mins
ZOHO	10 mins
Ford & MM Nagr Indl. Area	20 mins
Accenture	22 mins
MEPZ	25 mins
Mahindra World City	30 mins
Orgadam IT Corridor	35 mins
Siruseri IT Park	40 mins

## Educational Institutions



Velammal Vidhyashram	04 mins
SRM Public School	05 mins
SRM University	15 mins
Sri Sankara Vidyalaya Matric School	15 mins
Vidya Mandir School	15 mins
Shri Sathya Sai Medical College	20 mins
Delhi Public School	20 mins
Dr. B.S. Abdur Rahman University	20 mins
VIT	25 mins

## Hospitals



SRM Hospital	18 mins
Hindu Mission Hospital	25 mins
Chettinad Hospital	30 mins
Global Hospitals	45 mins

## Transport Facilities



Guduvancheri Bus Terminus	10 mins
Urapakkam Bus Terminus	15 mins
Tambaram Railway Station	25 mins
Chennai Airport	35 mins



# ASPIRE FOR 750 ACRES OF GREENERY

There is greenery inside and out with ample open spaces, manicured gardens, 750 acres of reserve forests and sweeping farmlands, ensuring you breathe in fresh air in the city.

Welcome the birds and butterflies that visit you while familiarising your children with the beauty of nature, a rare opportunity in cities.

This green cover promotes the quality of life for you and your family by reducing the traffic chaos around.



48% UDS



58% Open Spaces



## ASPIRE FOR FINANCIAL INDEPENDENCE

Jubilee Residences brings you affordably priced and perfectly sized apartments in a picturesque gated community located on the fast appreciating GST Road assuring you of high rental returns.

Aesthetically designed, each apartment is built with care, optimising space for your family.

Our banking partners are here to help you with the most appropriate financing option for your dream home.



**Have you availed the  
2.67 lacs subsidy from  
the government ?**



**ASPIRATIONS  
FULFILLED!**



The Prime Minister Awas Yojna (PMAY) scheme lifts the weight off your shoulders by paying Rs. 2.67 lakhs as a subsidy for your dream home.

First-time home buyers can now benefit from this massive government scheme. Buy your own castle in the heart of Guduvanchery today for a life you've always yearned for.



® 166262996mí ©

# MASTER LAYOUT & FLOOR PLANS

**7.57** Acres & Stilt +4 floors

## OUTDOOR AMENITIES

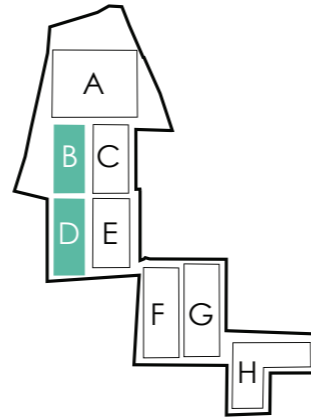
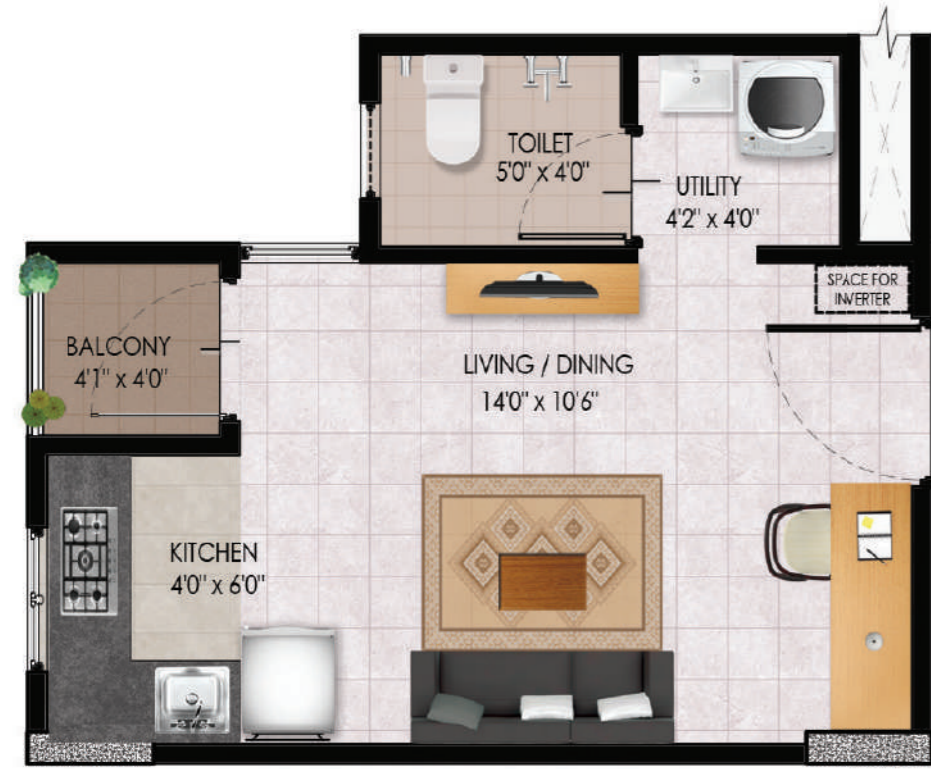
1. Activity Space
2. Physical Activity Space
3. Kids Play Area
4. Seating Deck
5. Sand Pit
6. Senior Citizen Zone
7. Lawn Deck
8. Shuttle Court
9. Yoga Deck
10. Club House

- Super Market
- Multipurpose hall
- Gym
- Table Tennis
- Indoor Games

- Studio
- 1 BHK / 1T 480 sq.ft
- 2 BHK / 1T - 590 sq.ft
- 2 BHK / 2T - 690 sq.ft
- 2 BHK / 2T - 717 sq.ft
- 2 BHK / 2T - 817 sq.ft
- 3 BHK / 2T - 863 sq.ft



### Studio Type 1 - East Facing



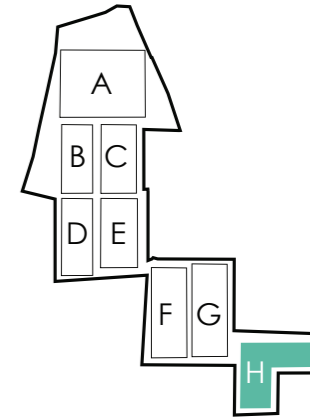
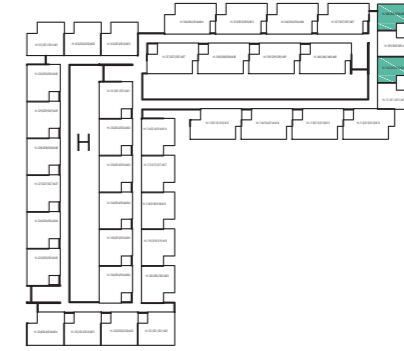
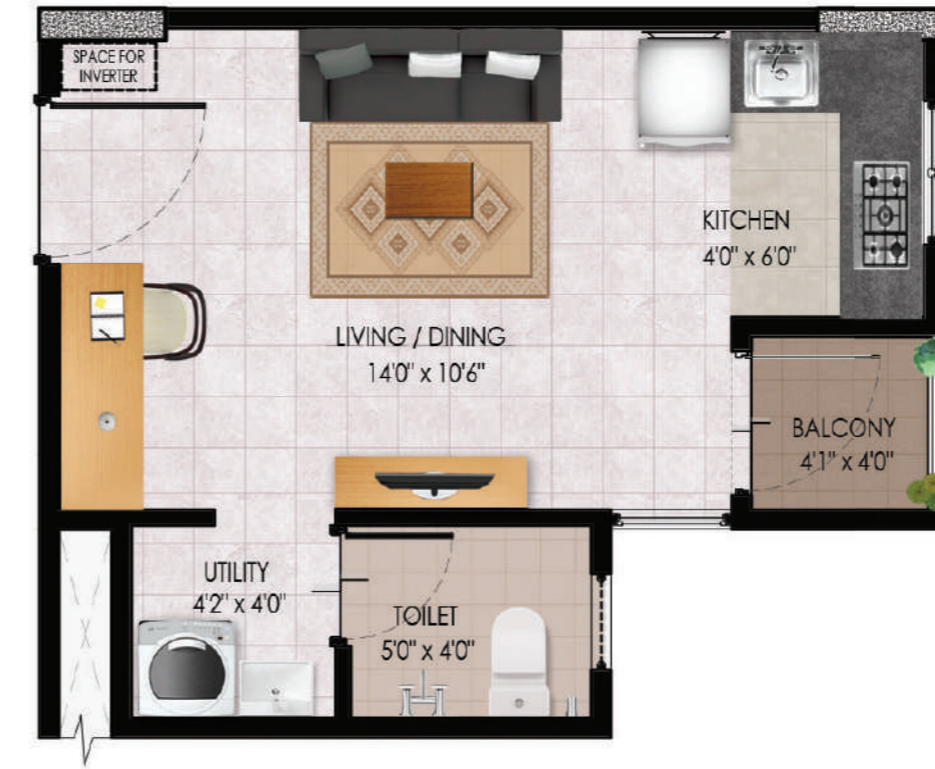
AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
330	206	16

BLOCK B - 01, 03, 05, 07, 09 | BLOCK D - 06, 08, 10, 12, 14, 16



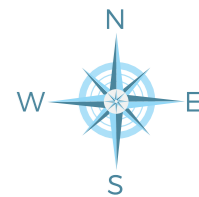
### Studio Type 1 - West Facing



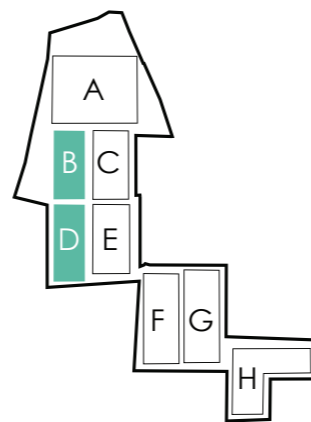
AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
330	206	16

BLOCK H - 08, 10



### Studio Type 2 - East Facing



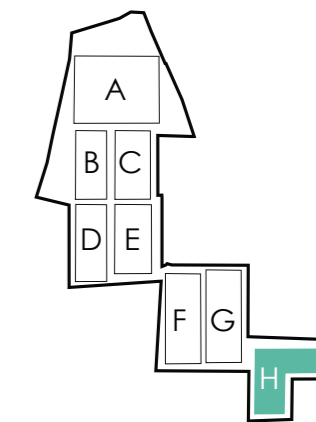
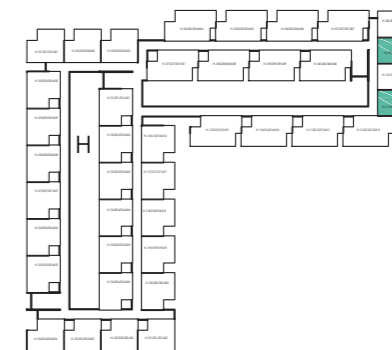
AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
330	206	16

BLOCK B - 02, 04, 06, 08, 10 | BLOCK D - 07, 09, 11, 13, 15, 17



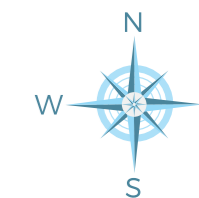
### Studio Type 2 - West Facing



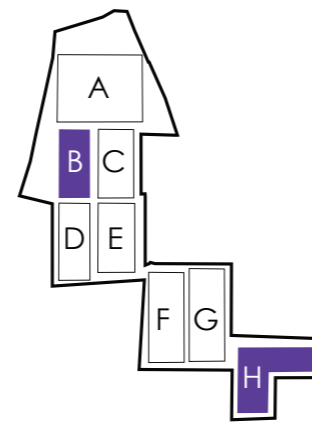
AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
330	206	16

BLOCK H - 09, 11



1 BHK - 1 T North Facing - 480 sq.ft



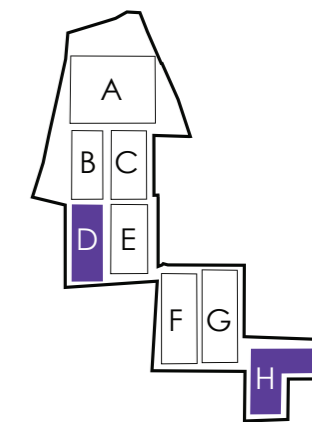
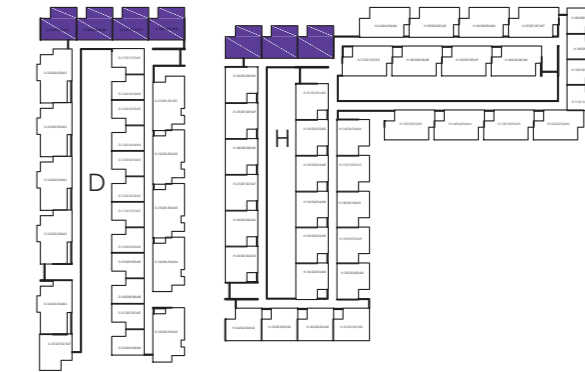
AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
480	307	18

BLOCK B - 16, 17, 18, 19 | BLOCK H - 21, 22, 23, 24



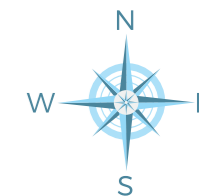
1 BHK - 1 T South Facing - 480 sq.ft



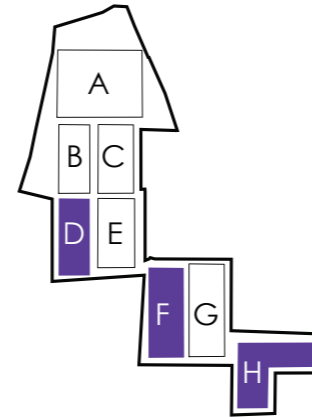
AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
480	309	20

BLOCK D - 18, 19, 20, 21 | BLOCK H - 01, 02, 03

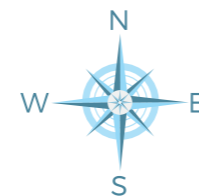


### 1 BHK - 1 T East Facing - 480 sq.ft

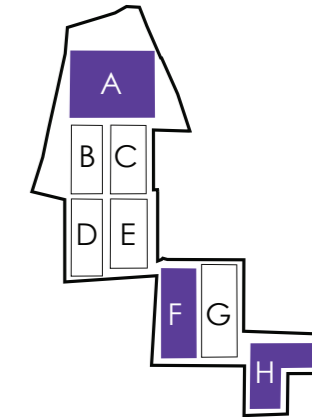


AREA STATEMENT		
Saleable Area	Carpet Area	Exclusive Balcony Area
480	307	18

BLOCK D - 27  
 BLOCK F - 16, 17, 18, 19, 20, 21, 22, 23, 24,  
 25, 26, 27, 28, 29, 30, 31, 32, 33, 34  
 BLOCK H - 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36



### 1 BHK - 1 T West Facing - 480 sq.ft

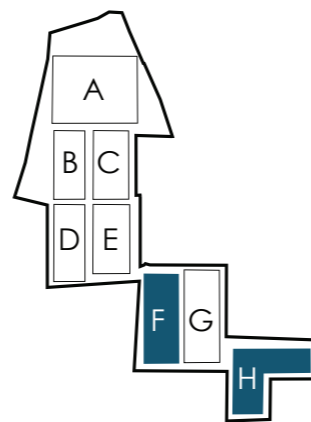
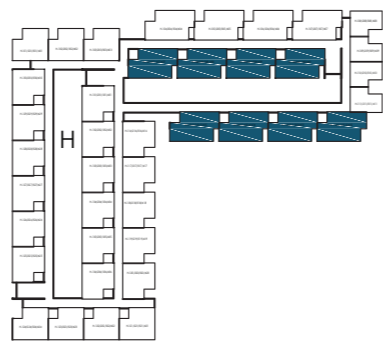


AREA STATEMENT		
Saleable Area	Carpet Area	Exclusive Balcony Area
480	309	20

BLOCK A - 17, 23, 33  
 BLOCK F - 04, 05, 06, 07, 08, 09, 10, 11, 12  
 BLOCK H - 16, 17, 18, 19, 20



2 BHK - 1 T North Facing - 590 sq.ft



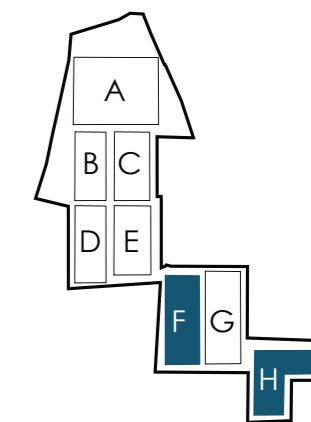
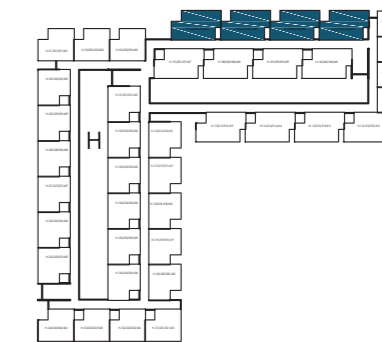
AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
590	379	24

BLOCK F - 13, 14, 15 | BLOCK H - 12, 13, 14, 15, 37, 38, 39, 40



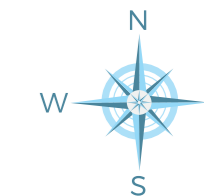
2 BHK - 1 T South Facing - 590 sq.ft



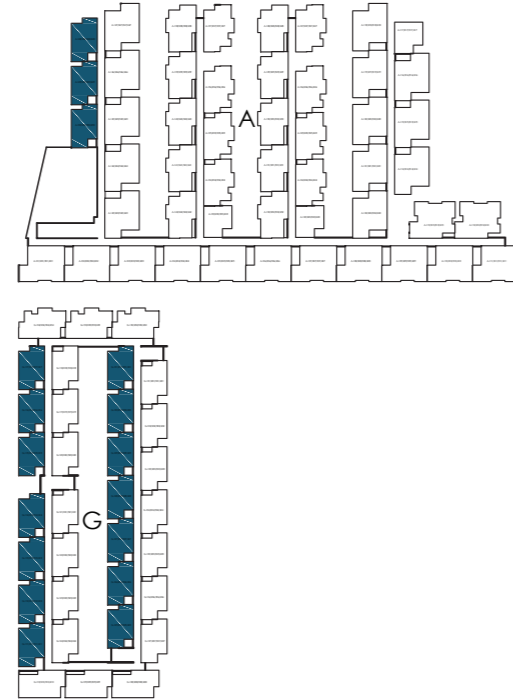
AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
590	379	24

BLOCK F - 01, 02, 03 | BLOCK H - 04, 05, 06, 07



2 BHK - 1 T East Facing - 590 sq.ft

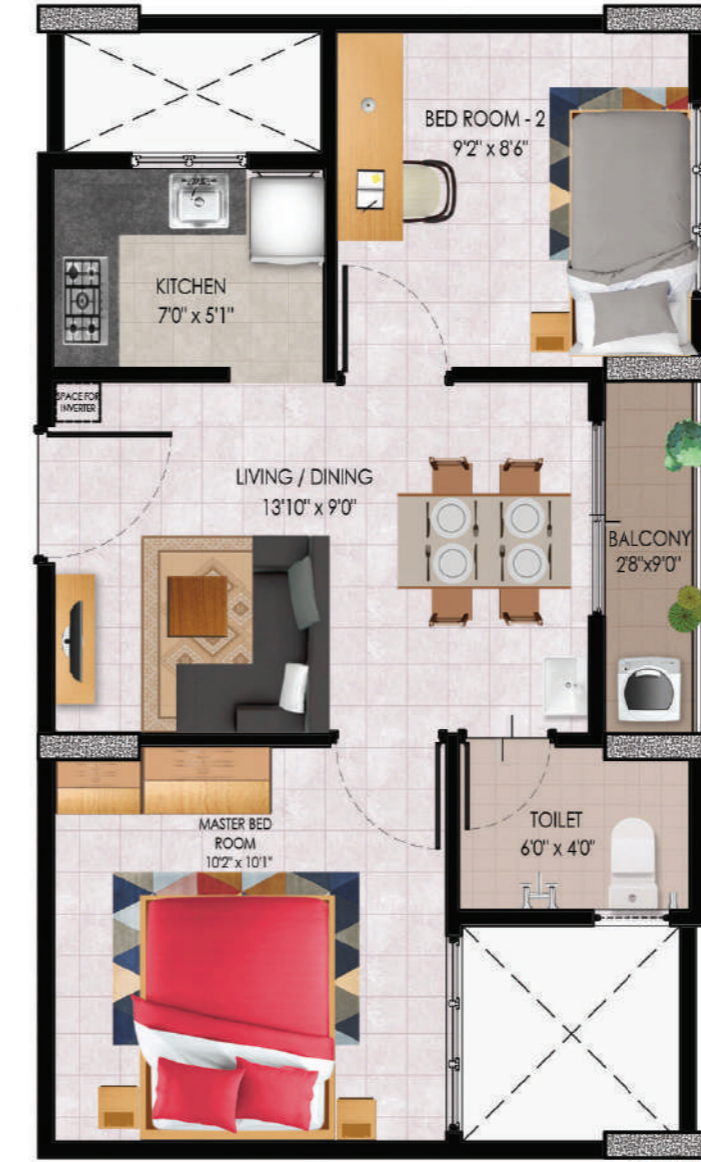


BLOCK A - 48, 49, 50  
 BLOCK G - 11, 12, 13, 14, 15, 16, 17, 25, 26, 27, 28, 29, 30, 31

AREA STATEMENT		
Saleable Area	Carpet Area	Exclusive Balcony Area
590	379	24

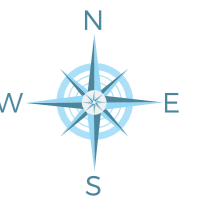


2 BHK - 1 T West Facing - 590 sq.ft



BLOCK G - 01, 02, 03, 04, 05, 06, 07, 18, 19, 20, 21, 22, 23, 24

AREA STATEMENT		
Saleable Area	Carpet Area	Exclusive Balcony Area
590	379	24





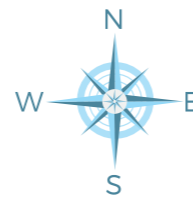
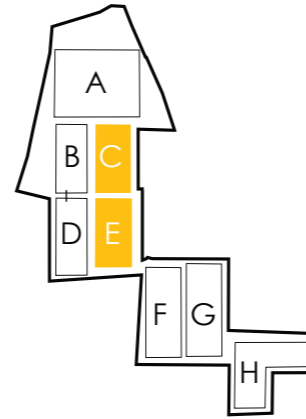
2 BHK - 2 T - Type 1 East Facing - 690 sq.ft



BLOCK C - 04, 05, 06, 07, 08  
 BLOCK E - 18, 19, 20, 21, 22

AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
690	446	27



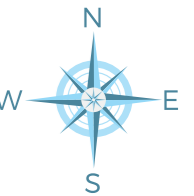
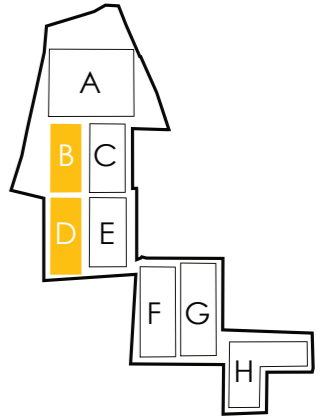
2 BHK - 2 T - Type 1 West Facing - 690 sq.ft



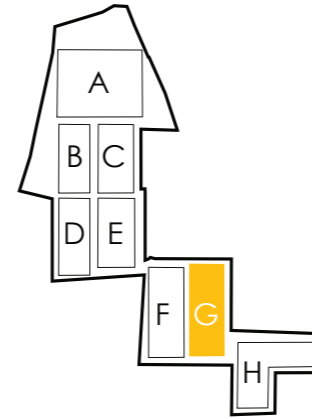
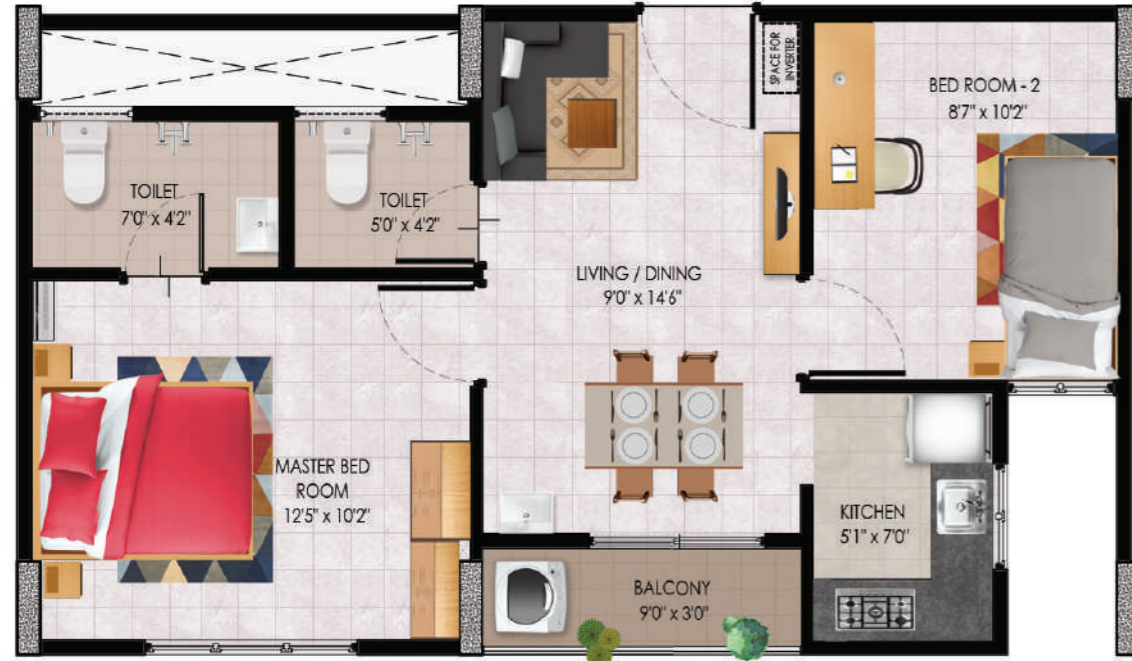
BLOCK B - 11, 12, 13, 14, 15  
 BLOCK D - 01, 02, 03, 04, 05

AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
690	446	27



2 BHK - 2 T - Type 1 North Facing - 690 sq.ft



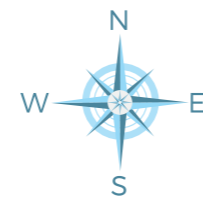
ISOMETRIC VIEW



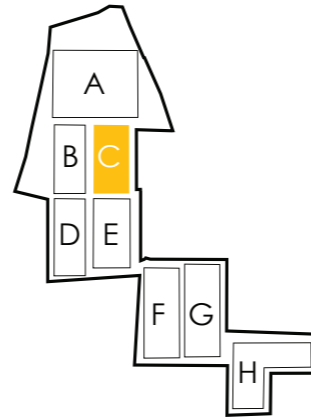
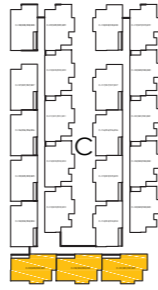
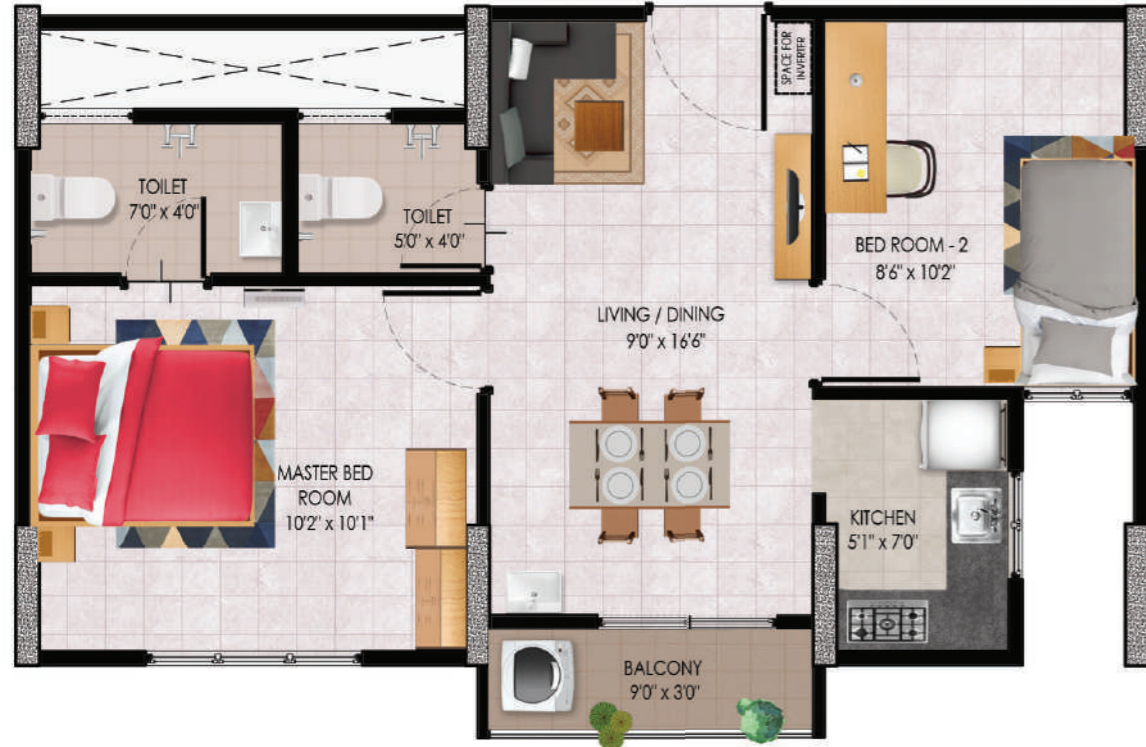
2 BHK - 2 T - Type 1 - 690 sq.ft

AREA STATEMENT		
Saleable Area	Carpet Area	Exclusive Balcony Area
690	446	27

BLOCK G - 08, 09, 10



2 BHK - 2 T Type 2 North Facing - 717 sq.ft

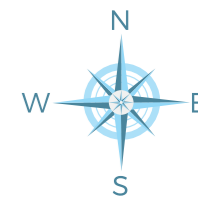
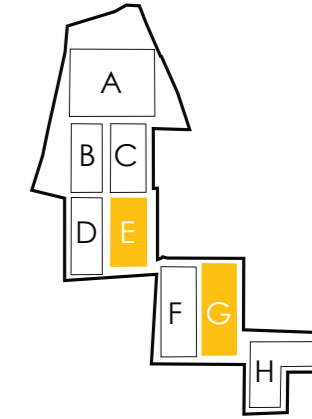


AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
717	465	28

BLOCK C - 01, 02, 03

2 BHK - 2 T Type 2 South Facing - 717 sq.ft

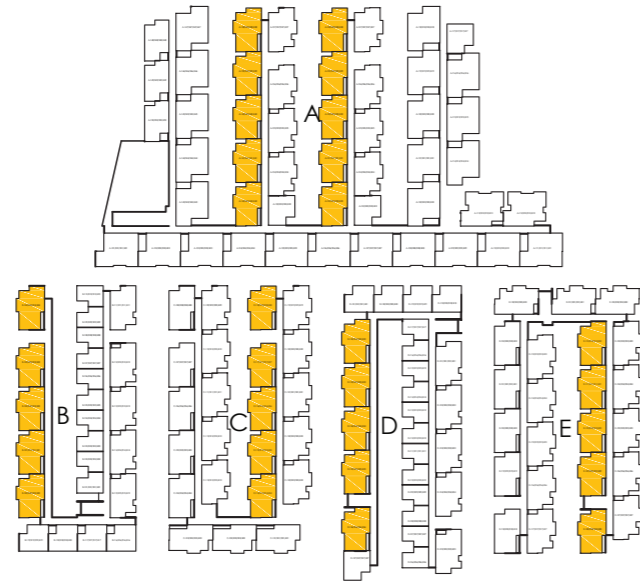


AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
717	465	28

BLOCK E - 01, 02, 23 | BLOCK G - 32, 33, 34

2 BHK - 2 T Type 2 East Facing - 717 sq.ft

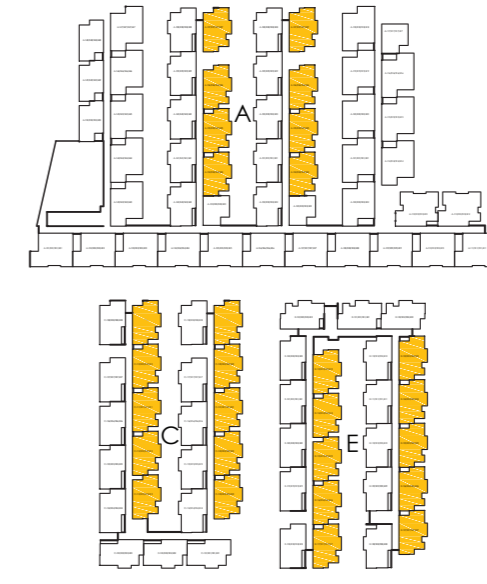
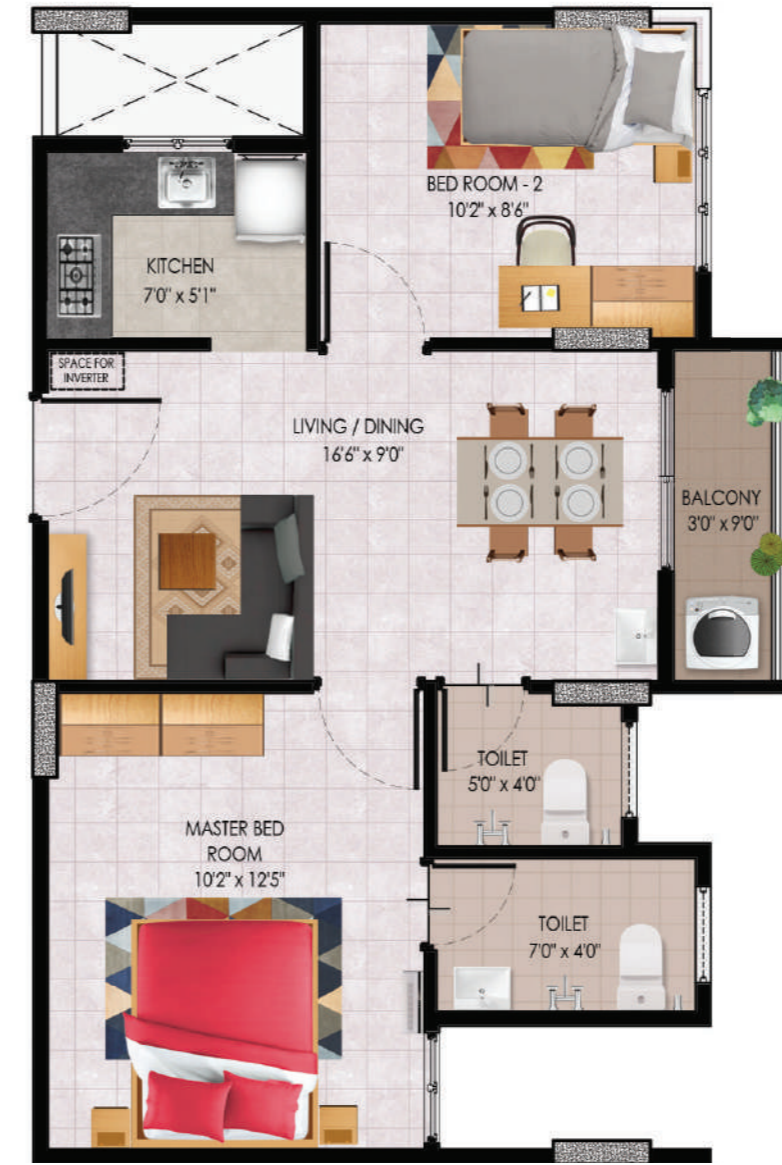


- BLOCK A - 28, 29, 30, 31, 32, 38, 39, 40, 41, 42
- BLOCK B - 20, 21, 22, 23, 24
- BLOCK C - 14, 15, 16, 17, 18
- BLOCK D - 22, 23, 24, 25, 26
- BLOCK E - 08, 09, 10, 11, 12

AREA STATEMENT		
Saleable Area	Carpet Area	Exclusive Balcony Area
717	465	28

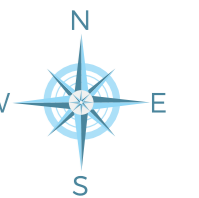


2 BHK - 2 T Type 2 West Facing - 717 sq.ft

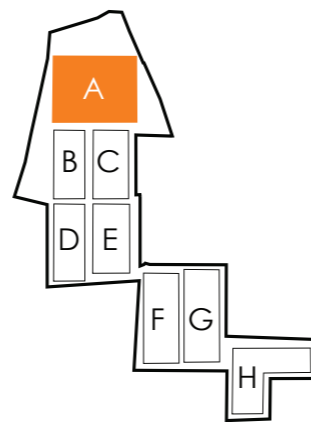
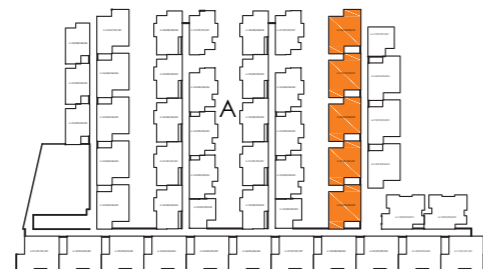


- BLOCK A - 24, 25, 26, 27, 34, 35, 36, 37
- BLOCK C - 09, 10, 11, 12, 13, 19, 20, 21, 22, 23
- BLOCK E - 03, 04, 05, 06, 07, 13, 14, 15, 16, 17

AREA STATEMENT		
Saleable Area	Carpet Area	Exclusive Balcony Area
717	465	28



2 BHK - 2 T Type 3 East Facing - 817 sq.ft



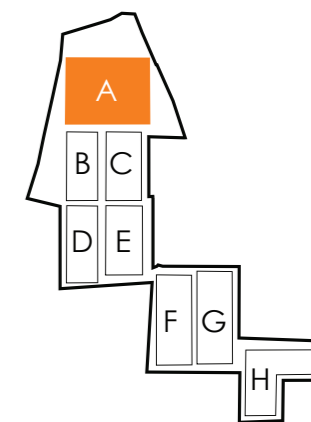
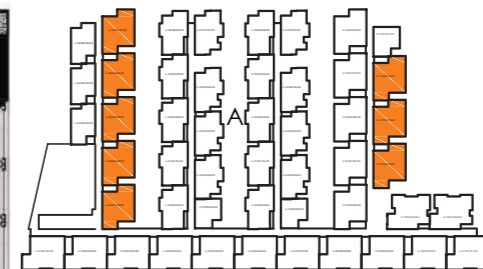
BLOCK A - 18, 19, 20, 21, 22

AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
817	532	32



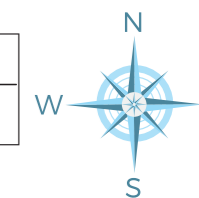
2 BHK - 2 T Type 3 West Facing - 817 sq.ft



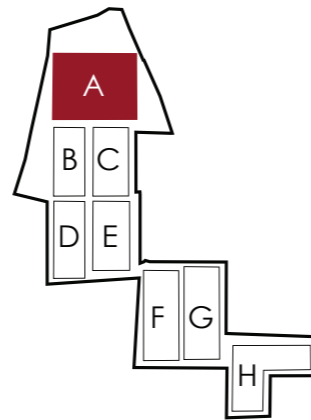
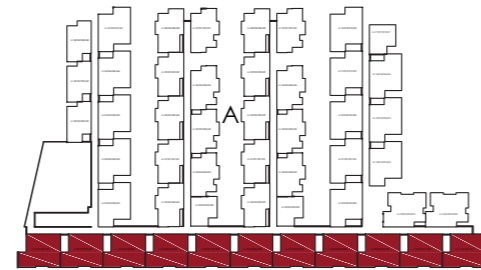
BLOCK A - 14, 15, 16, 43, 44, 45, 46, 47

AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
817	532	32



3 BHK -2 T North Facing - 863 sq.ft

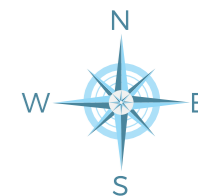
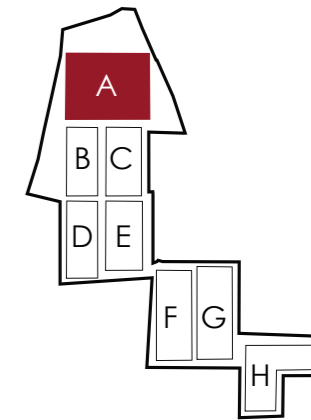
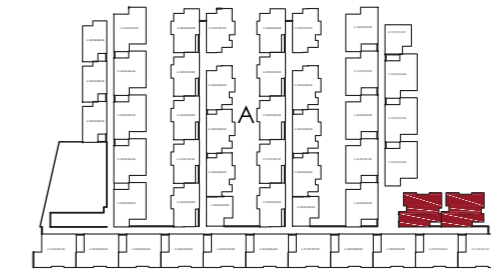


BLOCK A - 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11

AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
863	566	34

3 BHK -2 T South Facing - 863 sq.ft



BLOCK A - 12, 13

AREA STATEMENT

Saleable Area	Carpet Area	Exclusive Balcony Area
863	561	34



## Living Room



- Main Door : 7 feet high wooden door Frame with Flush door Shutter or moulded skin panel door Shutter 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

## Master Bedroom



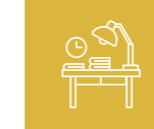
- Door : 7 feet high wooden door Frame with Flush door Shutter or moulded skin panel door Shutter with Paint Finish on both sides
- Windows : UPVC windows with sliding shutters
- Flooring : Vitrified tile flooring (2' x 2')
- Paint : Emulsion Paint
- Electrical : Branded Modular switches. AC Point in Master Bed Room Only.

## Bedroom



- Door : 7 feet high wooden door Frame with Flush door Shutter or moulded skin panel door Shutter 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.

## Study Room



- Door : 7 feet high wooden door Frame with Flush door Shutter or moulded skin panel door Shutter 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.

## 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.

## Bathrooms



- Door : PVC Door
- Ventilators : Powder Coated Aluminium Ventilators / UPVC ventilators.
- Flooring : Anti-skid Ceramic Tiles
- Wall dado : 6 Feet height Wall dado
- Electrical : Branded Modular switches.
- Sanitaryware : Good quality Water closets & wash basins
- CP Fittings : Good quality branded CP Fittings

## Balcony



- Door : UPVC French Doors - Sliding Shutters with plain glass
- Flooring : Anti-skid Ceramic Tiles
- Railing : MS railing with enamel painted finish

## Corridor & Lift Lobby



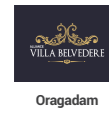
- Flooring : Anti-skid Ceramic tiles
- Wall paint : Emulsion Paint
- Lifts : Branded Lift

## Power Supply & Backup



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

## Our Projects



Synonymous with integrity and commitment, the award-winning Alliance Group is headquartered in Bangalore with over 3.5 million square feet under development across 5 cities in South India. All our projects adhere to international standards of quality and live up to the promise of timely delivery. Through our win-win deal to customers, the result of large-scale, innovative projects that achieve economies of scale, over a thousand happy families have become a part of our company. Furthermore, we have the vision to be the world's largest real estate developer with annual revenues of \$10 Billion by the year 2035.



urbanrise

An Alliance Group Company

Founded in 2017 by a visionary team of young and passionate experts from the real estate industry, Urbanrise is a promising real estate brand emerging across South India from India's well-acclaimed Alliance Group. 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.