

urbanris≡

An Alliance Group Company

**BANG ON OMR.
THE FINEST WAY TO
WEALTH CREATION.**



CODENAME **MILLION CARATS**



PRESENTING
CHENNAI'S BIGGEST INVESTMENT
OPPORTUNITY IN REAL ESTATE.

Codename Million Carats is the fastest way to get wealthy, for both investors and buyers alike with apartments in various sizes to choose from. An investment in Million Carats is expected to appreciate faster than gold, stocks or even diamonds. Hurry, it's a one in a million offer.



CODE NAME
MILLION CARATS

*Map not to scale.

INVEST IN CHENNAI'S HOTTEST REAL ESTATE LOCATION, BANG ON OMR, PADUR.

And the reasons are just too many!

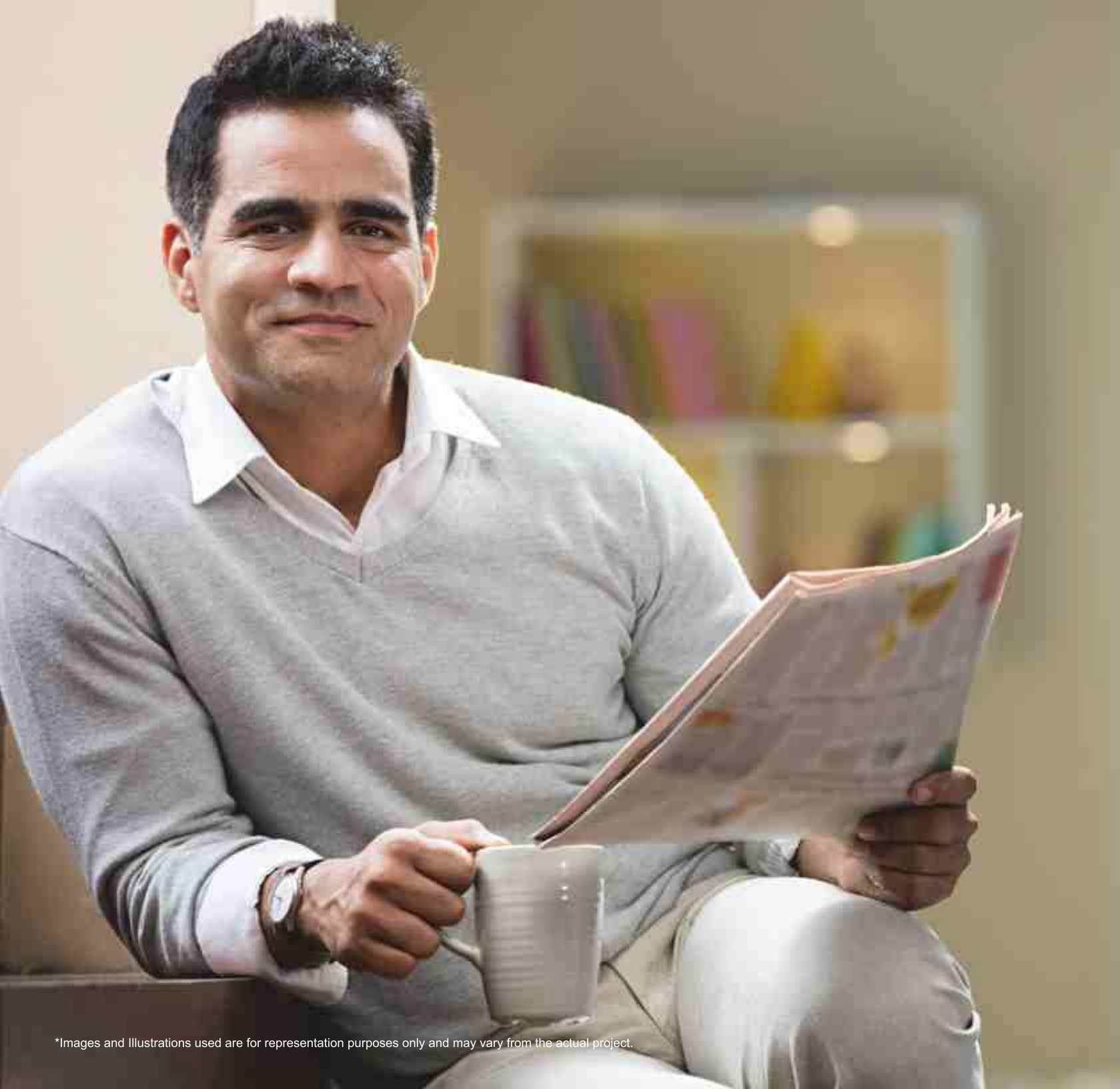
- 5 LAKH EMPLOYEES in 10 kms radius
- Home to TCS, CTS, POLARIS, INFOSYS etc.
- CHETTINADU HEALTH CITY next door
- MARINA GRAND MALL, Chennai's largest, close by
- METRO RAIL and ELEVATED EXPRESSWAY coming soon

INVESTORS,

TICKS ALL THE BOXES FOR A PERFECT INVESTMENT.

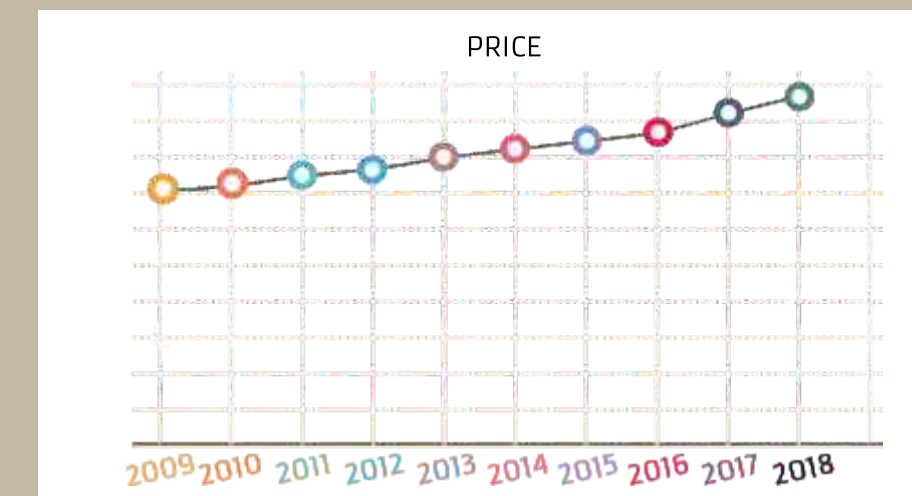
☒ PRICE ☒ APPRECIATION

☒ RENTABILITY ☒ RESALE VALUE



WEALTH OPPORTUNITY FOR INVESTORS

HIGHER APPRECIATION



- Area price growth witnessed 80% appreciation in last 7 years on OMR.
- Located in the middle of the hottest and most sought out investment destination.

HIGH RENTALS



- As per market survey, rents in the area match prevailing EMIs*.
- 5 lakh employees within a 10 kms radius.

HIGH RESALE VALUE



- Using value architecture, these functionally designed apartments with unit sizes of 353- 892 sft. come with least wastage space.
- Good things come in small packages; Smaller sized apartments have a great resale value.

INTERNATIONAL QUALITY @ GREAT PRICE



- MIVAN Technology- Internationally acclaimed construction technology would be used for Million Carats.
- This best quality is offered at the best price in this location

BUYERS,

YOUR DREAM HAS COME TRUE.

RENT MATCHES EMI

Own an asset and enjoy a great lifestyle

PMAY

Save upto ₹2.67 lacs

CLUB LIFE

For you and your family

CONVENIENCE

Of retail arcade and easy accessibility to everything



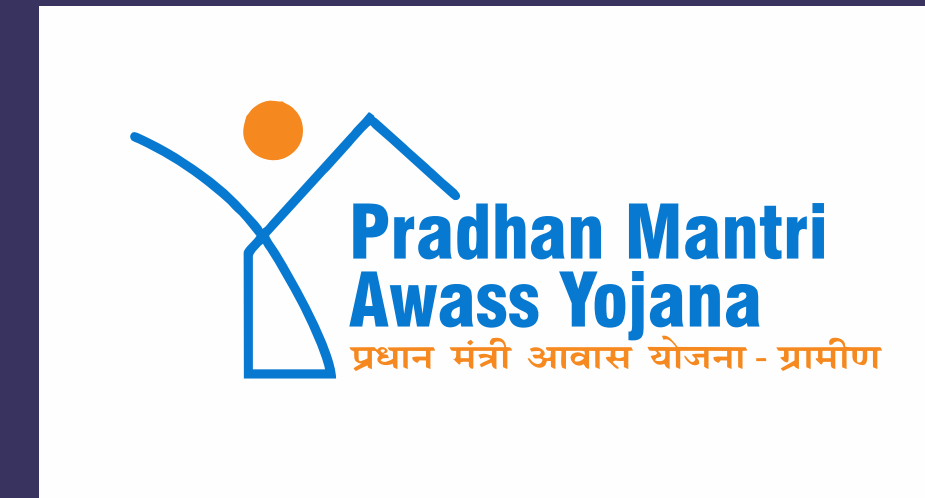
BRILLIANT BUYERS OPPORTUNITY

RENT MATCHES EMI



- The location offers you a rental value that matches lower EMIs owing to attractive pricing and designs.*
- Million Carats offers an opportunity to match rent of your house with EMI you pay to buy your home.

PMAY



- Did you receive the ₹2.67 lacs cheque from the government?
- Investment in Million Carats is eligible for ₹2.67 lacs subsidy from Govt, under the PMAY scheme.

CLUB LIFE



- Over 20,000 sq. ft. clubhouse with swimming pool.
- Host of indoor sports and other facilities.

CONVENIENCE



- Over 10,000 sq. ft. of retail arcade
- Close proximity to work places, malls, schools and colleges.
- Easy access to GST, ECR, Airport, Railway Station and Bus Terminus.

* EMIs are based on 80% loans @8.75%, based on eligibility

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THE AMENITIES ARE DESIGNED ON 3 IMPORTANT ASPECTS

- **CONVENIENCE** of an over 10,000 sq. ft. retail arcade.
- **PEACE** of 70% open and green space.
- **CLUB LIFESTYLE** with over 20,000 sq. ft. clubhouse and swimming pool





CONVENIENCE

RETAIL ARCADE OVER 10,000 SQ. FT. FOR ALL YOUR SHOPPING NEEDS.

A lifestyle upgrade in the form of a mini-mall at your doorstep, catering to your daily needs or for a quick round of shopping for some top international brands. Fresh fruits, vegetables and groceries will be available at the supermarket and an ATM will make things so much easier.

- 11 outlets serving world class quality products
- Well stocked supermarket
- An open café and roof-top restaurant
- The rent from the retail arcade will be given back to the association, so that the owners can save on maintenance charges.





PEACE

70% OPEN SPACE THAT ASSURES HEALTHY LIVING.

A 100 metres wide Central Park, part of a 3 acre lung space would be part of this healthy community. The well laid out pathways and the jogging track will enable the residents to utilize the space to the maximum.

- More lung space, more trees and more oxygen
- Landscaped and maintained by well trained staff
- Jogging tracks and walkways for exercise
- Well defined spaces for the elderly and children



SWIMMING POOL



SUPER MARKET



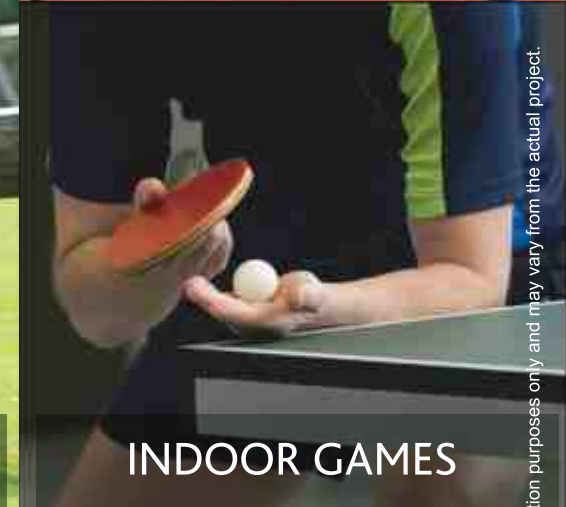
CHILDREN'S PLAY AREA



MULTIPURPOSE LAWN &
SENIOR CITIZEN SEATING



BASKETBALL COURT



INDOOR GAMES



OUTDOOR GYM & YOGA



RETAIL ARCADE & ATM



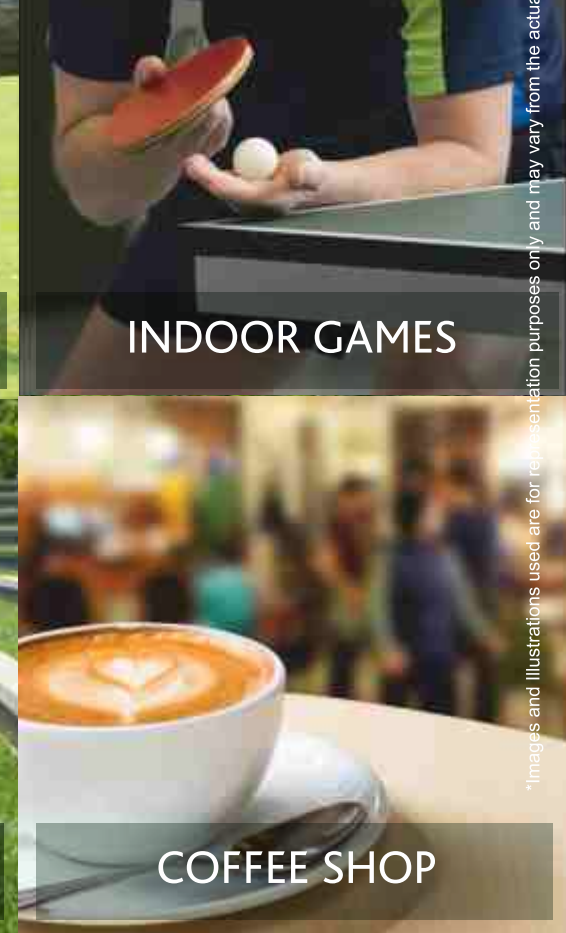
MULTIPURPOSE HALL



GYM



OPEN AMPHITHEATRE



COFFEE SHOP

CLUB LIFESTYLE





STATE-OF-THE-ART CONSTRUCTION QUALITY USING MIVAN TECHNOLOGY.

The use of MIVAN technology ensures smooth finish and optimum use of space. Adherence to strict international standards and scientifically mapped internal deadlines makes sure that the highest quality is delivered in the best possible time frames.

- MIVAN Technology aided construction with shuttering systems imported from Malaysia
- Used extensively in Europe and the US
- Smooth wall finishes and reduced maintenance
- High quality construction for strength and durability
- Smart designs for optimum space utilization
- Prevents leakage and dampness



URBANRISE AWARDED
No-1 Brand In South India-Affordable Housing Projects.
By Times Reaity Icons 2018

OUR PROJECTS



LUXURY APARTMENTS
NEAR ANNA NAGAR,
CHENNAI



VILLAS
BANG ON OMR, CHENNAI



COMPACT HOMES
OMR, CHENNAI



ASPIRATIONAL HOMES
BANG ON OMR, CHENNAI



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



RESIDENTIAL PLOTS
ORAGADAM, CHENNAI



150 LUXURY VILLAS
PORUR, CHENNAI



250 LUXURY VILLAS
WHITEFIELD, BANGALORE

TRUST OF CREDIBILITY

urbanrise

An Alliance Group Company

Championing the cause of HIGH QUALITY ASPIRATIONAL HOMES

Urbanrise is South India's most promising Real Estate Brand from the Alliance Group. Founded by a visionary team of experts from the real estate industry, our vision is to be the torch bearer of 'Housing for All by 2022', an initiative by the ministry of Housing & Urban affairs, to develop one million homes for the new emerging India.

Our razor sharp focus is to deliver well planned futuristic gated communities, offering space saving design excellence & quality homes built with the latest Mivan technology, to meet the exacting standards of a new class of professionals.



Committed to CREATING VALUE FOR EVERY INVESTOR.

We are the Alliance Group, a dynamic Real Estate Company with the vision to become a \$10 Billion realty enterprise by 2035, by helping create appropriate lifestyles for various segments of the population. With an array of offerings that include integrated townships, uber luxury villas, shopping malls and multiplexes - Alliance is committed to its every project, using nothing but the best in technology and the finest in raw materials and fittings. We are led by the best, excited by the innovative and steered by values that build human relationships.

With operations in Chennai, Hyderabad, Bangalore and Mysore, Alliance takes pride in being an integral part of India's high growth real estate story. The company currently has 3.5 crore sq. ft. (35 million sq. ft.) of projects worth ₹14,000 cr. under execution at different stages, and is all set to realize its dream of becoming the world's premier real estate developer.





BAY OF BENGAL



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*Map not to scale.

OFFICE & CORPORATE HUBS

SIPCOT IT Park	4 Kms
TCS, Siruseri	5 Kms
CTS, Siruseri	5 Kms
Polaris	6 Kms
ETA Tech Park	7 Kms
Accenture	12 Kms
Elcot SEZ	14 Kms

HOSPITALS

Chettinadu Health City	500 mts
Life line Hospital	800 mts
Supreme Hospital	2.5 kms

EDUCATIONAL INSTITUTES

COLLEGES

Chettinadu Medical Research Centre	500 Mts
Hindustan University	500 Mts
Ananda Institute	3 Kms
SSN College	4.5 Kms
Dr. Ambedkar Govt Law College	5 Kms
Sathyabama University	8 Kms
VIT University	9 Kms

Mohamed Sathak

Engineering College	13 Kms
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SCHOOLS

Velammal	500 Mts
Sushil Hari International School	3.8 Kms
Upscale School	6 Kms
JS Global School	9 Kms
HCL International School	10 Kms
PSBB Millennium School	12 Kms
BVM Global School	12 Kms

ENTERTAINMENT SPOTS

AGS Cinema	5 Kms
Marina Grand Mall	5 Kms
MGM	8 kms
Muttukadu	8 Kms
Mayajal	9 Kms

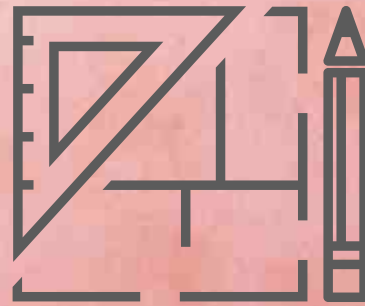
TRANSPORTATION HUB

Kelambakkam	1.5 kms
Navalur	5 kms
Sholinganallur	10 kms
Medavakkam	15 kms

NEARBY AREAS

Proposed Siruseri Metro station	5 Kms
Urapakkam Bus Terminus	22 Kms
Airport	30 Kms

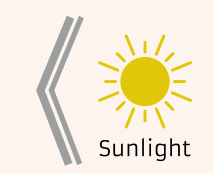




FLOOR PLANS



Wind Direction



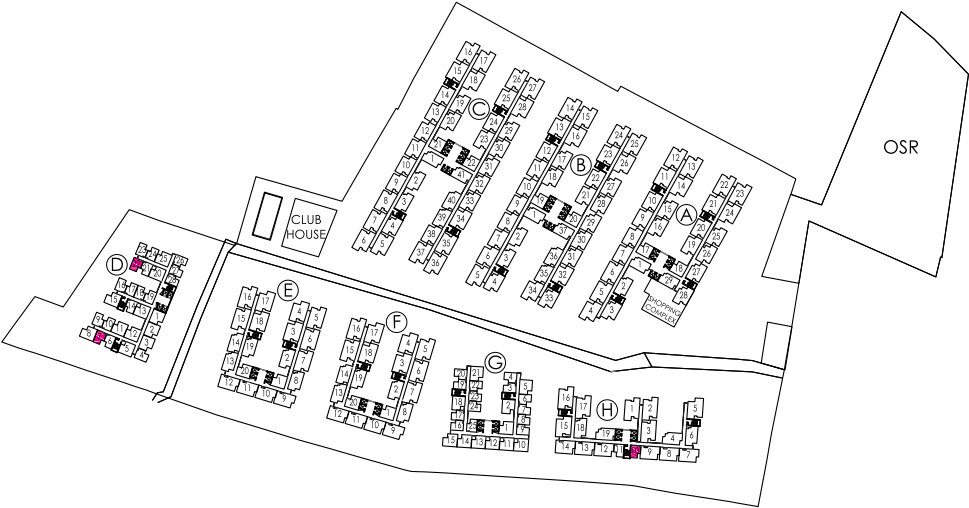
MASTER PLAN

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Studio Type 1 - North Facing - 353 Sq.ft



Carpet Area - 208 sq. ft. + Exclusive Balcony Area - 14.7 sq. ft.

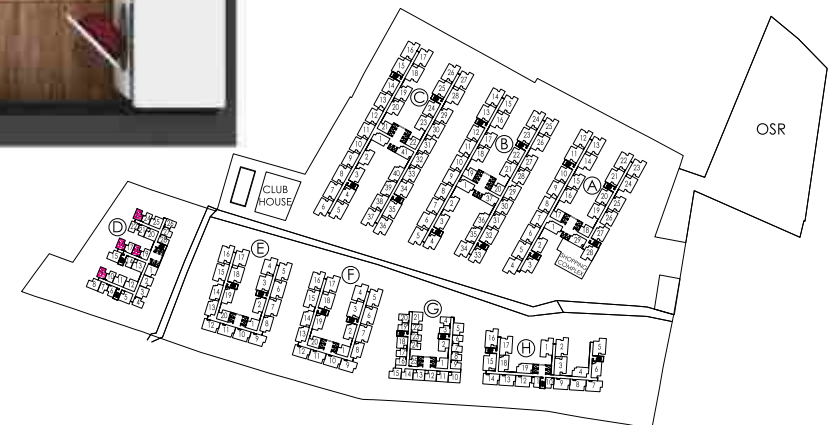


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Studio Type 1 - South Facing - 353 Sq.ft



Carpet Area - 208 sq. ft. + Exclusive Balcony Area - 14.7 sq. ft.

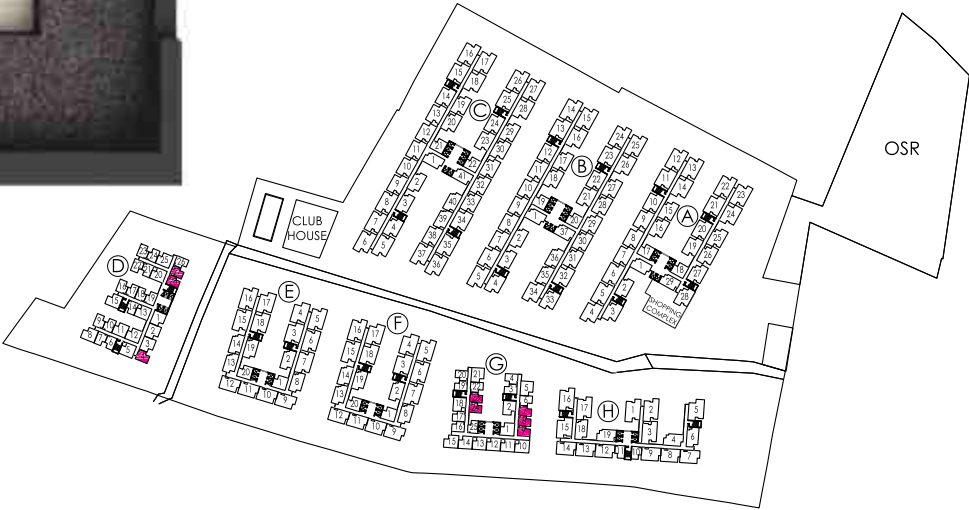


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Studio Type 1 - West Facing - 353 Sq.ft



Carpets Area - 208 sq. ft. + Exclusive Balcony Area - 14.7 sq. ft.

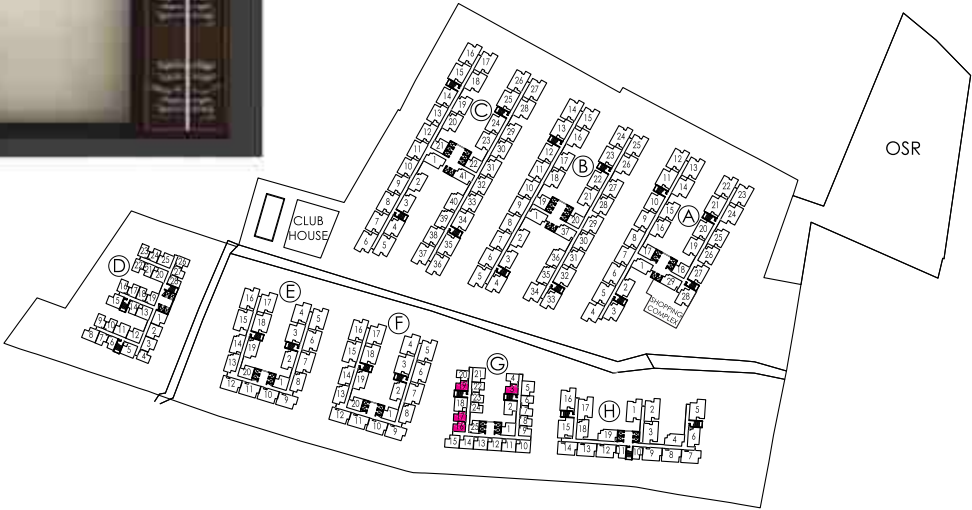


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Studio Type 1 - East Facing - 353 Sq.ft



Carpet Area - 208 sq. ft. + Exclusive Balcony Area - 14.7 sq. ft.

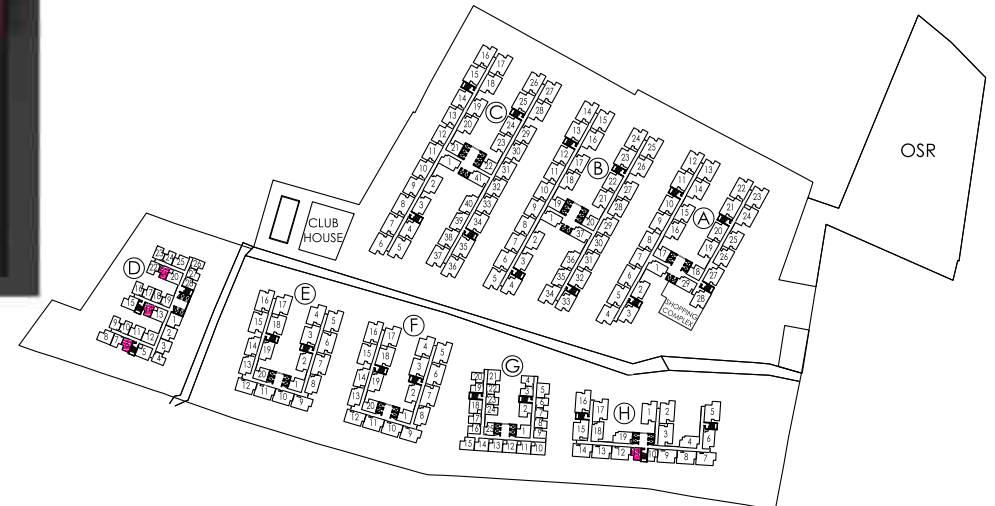


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Studio Type 2 - North Facing - 353 Sq.ft



Carpet Area - 208 sq. ft. + Exclusive Balcony Area - 14.7 sq. ft.

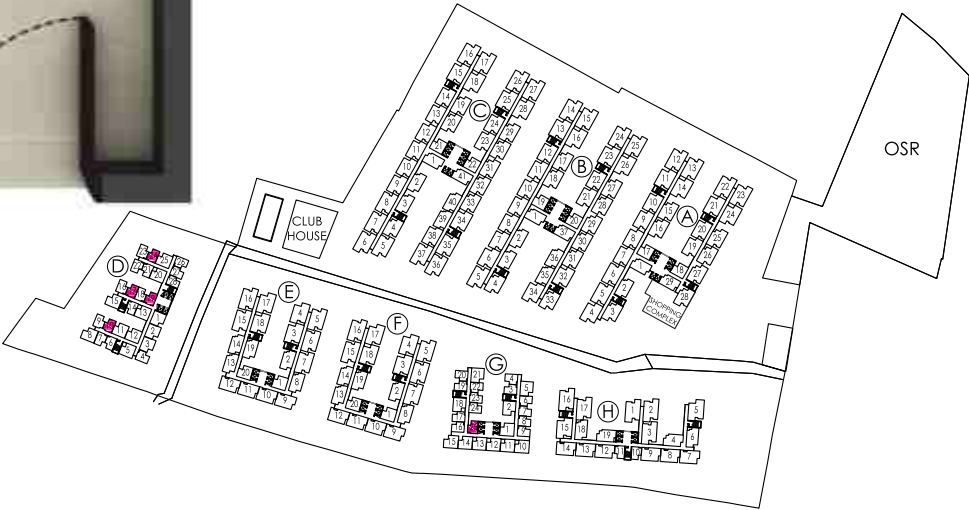


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Studio Type 2 - South Facing - 353 Sq.ft

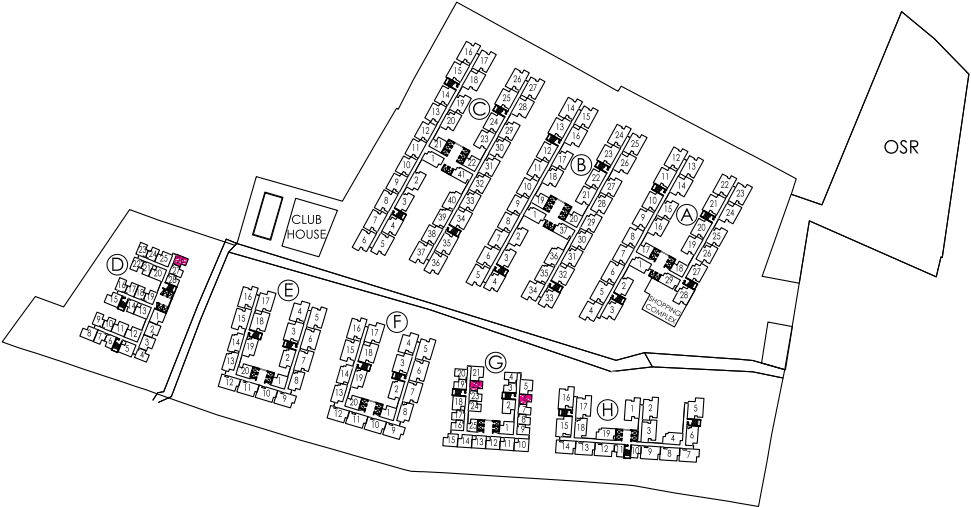


Carpet Area - 208 sq. ft. + Exclusive Balcony Area - 14.7 sq. ft.



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Studio Type 2 - West Facing - 353 Sq.ft



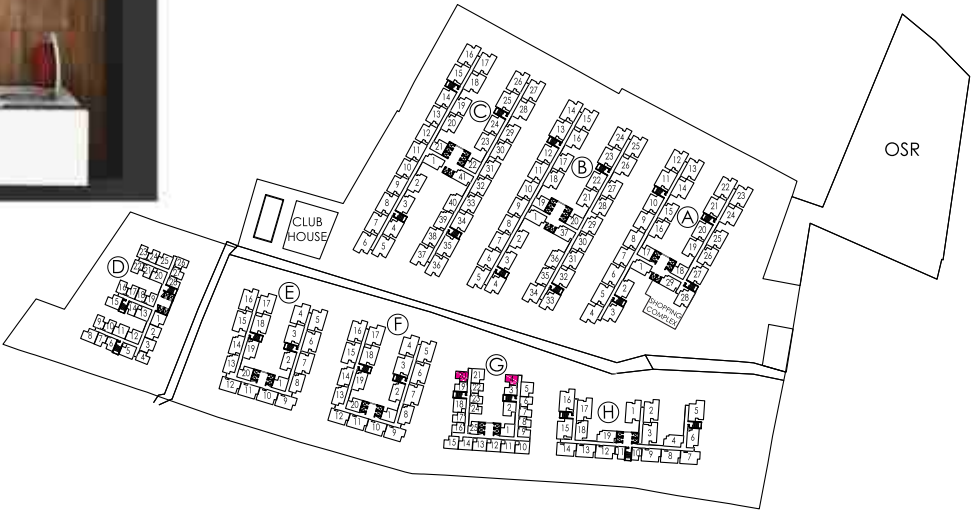
Carpet Area - 208 sq. ft. + Exclusive Balcony Area - 14.7 sq. ft.

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Studio Type 2 - East Facing - 353 Sq.ft



Carpet Area - 208 sq. ft. + Exclusive Balcony Area - 14.7 sq. ft.

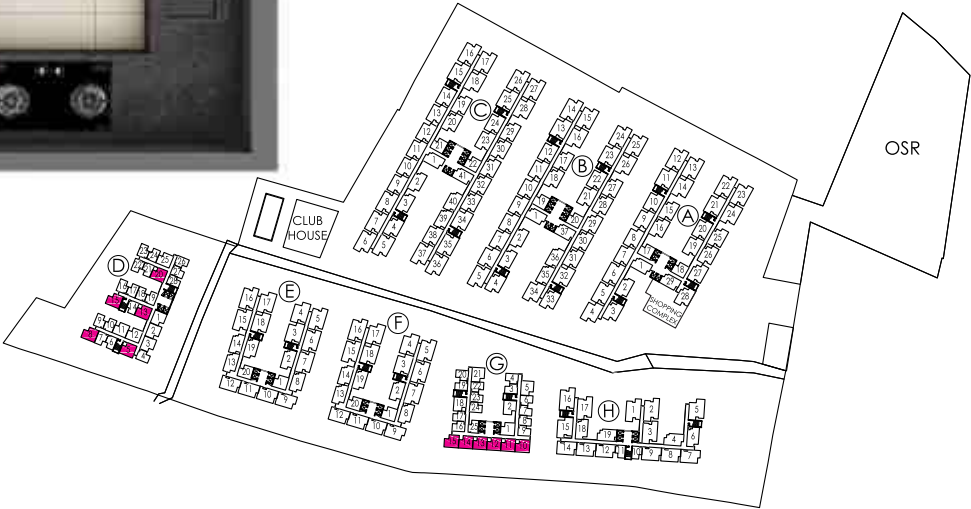


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1 BHK + 1 T - North Facing - 510 Sq.ft



Carpets Area - 311.59 sq. ft. + Exclusive Balcony Area - 18.39 sq. ft.

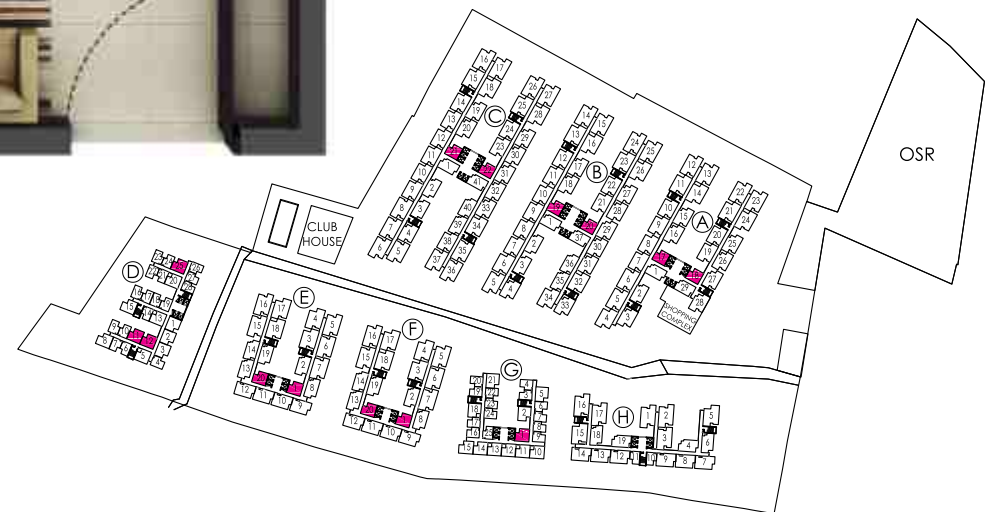


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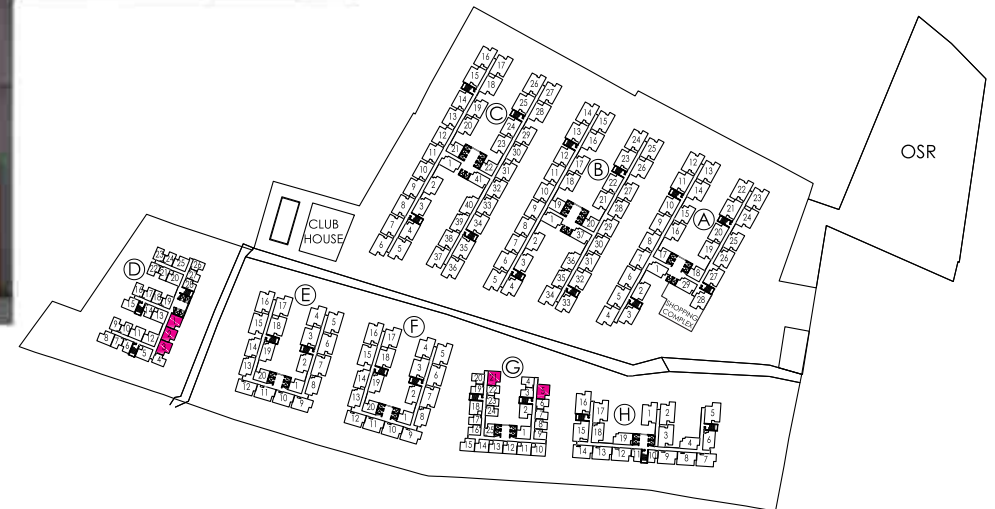


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1 BHK + 1 T - West Facing - 510 Sq.ft

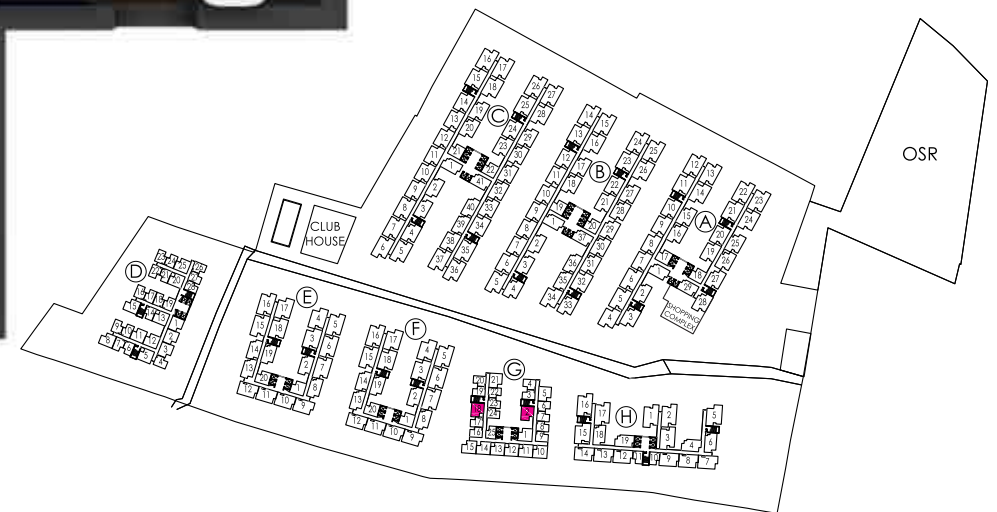


Carpet Area - 311.59 sq. ft. + Exclusive Balcony Area - 18.39 sq. ft.



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1 BHK + 1 T - East Facing - 510 Sq.ft



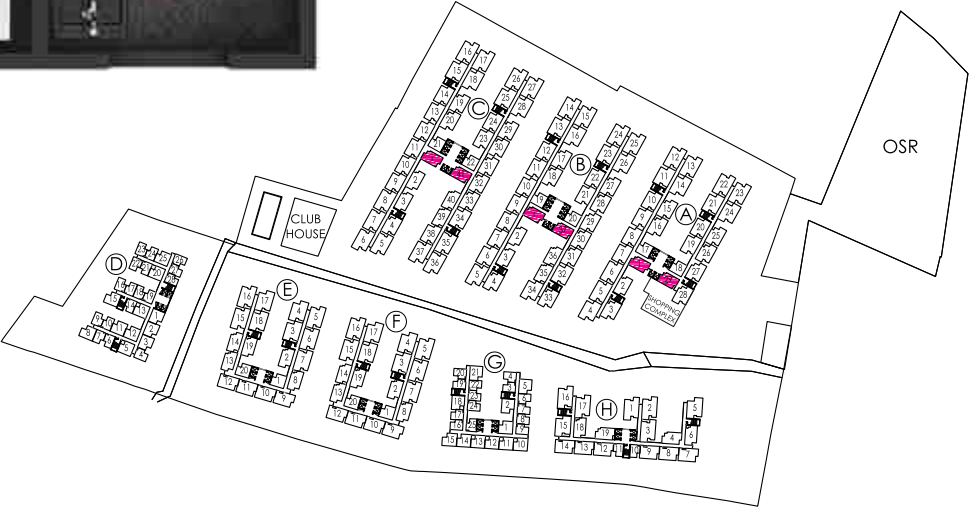
Carpet Area - 311.59 sq. ft. + Exclusive Balcony Area - 18.39 sq. ft.

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



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

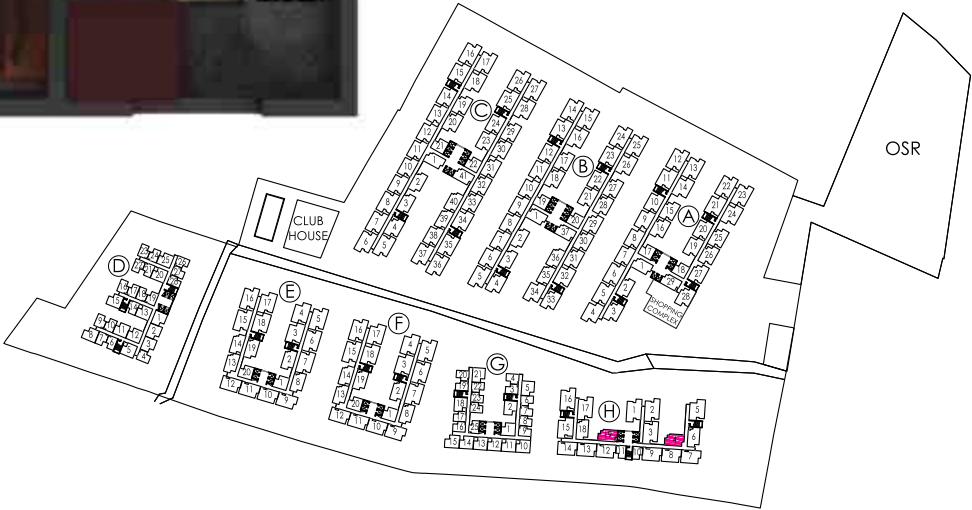


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2 BHK + 1 T - South Facing - 636 Sq.ft



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



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



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

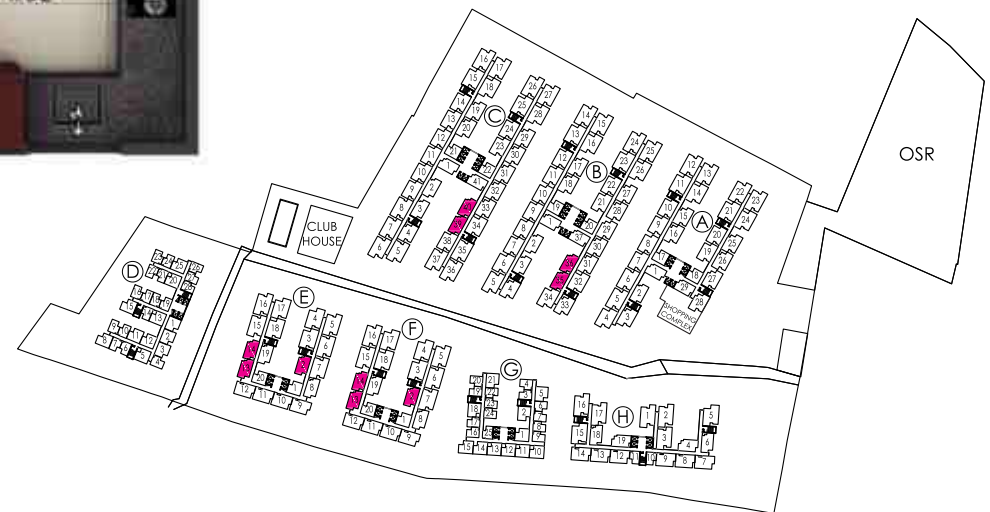


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2 BHK + 1 T - East Facing - 649 Sq.ft



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



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



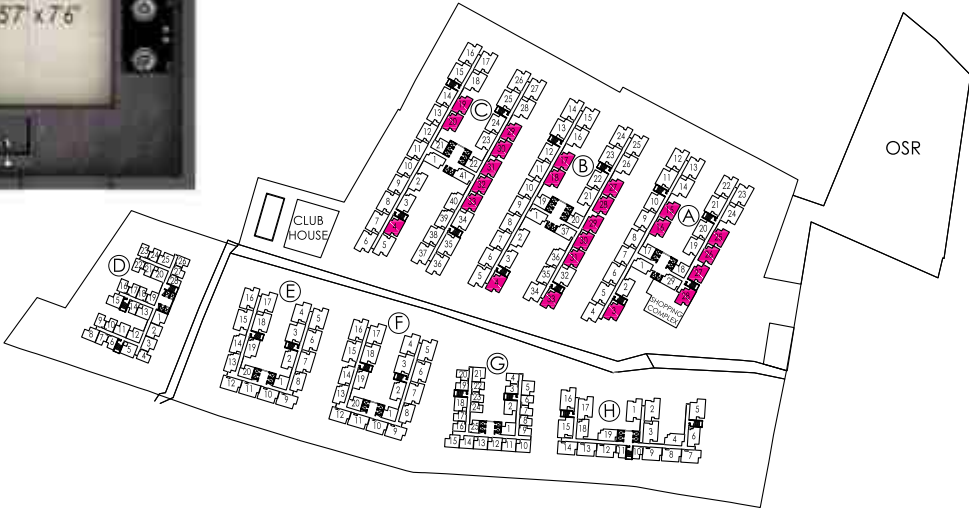
Carpet Area - 450.3 sq. ft. + Exclusive Balcony Area - 31.02 sq. ft.

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2 BHK + 2 T Regular - West Facing - 737 Sq.ft



Carpet Area - 456.25 sq. ft. + Exclusive Balcony Area - 27.77 sq. ft.

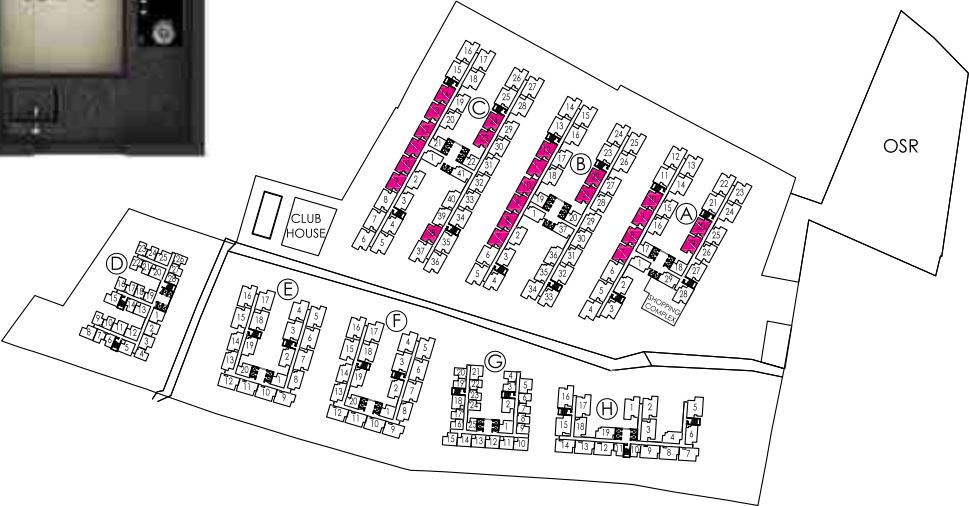


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2 BHK +2 T Regular - East Facing - 748 Sq.ft



Carpet Area - 464.88 sq. ft. + Exclusive Balcony Area - 27.77 sq. ft.



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



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



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



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

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



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



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



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

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TECHNICAL SPECIFICATION

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’ x2’)
- Paint : Emulsion Paint
- Electrical : Branded Modular switches. TV and Telephone Points

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’ x2’)
- Paint : Emulsion Paint
- Electrical : Branded Modular switches. AC Point in Master Bed Room Only.

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’ x2’)
- Paint : Emulsion Paint.
- Electrical : Branded Modular switches.

Kitchen

- Windows : UPVC windows with sliding shutters
- Flooring : Vitrified tile flooring (2’ x2’)
- 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.
- Sanitary ware : 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
- Washing Machine Provision for all flats

Corridor & Lift Lobby

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

Power (Raw & Backup)

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



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