



urbanrise



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# THE PRIDE

OF OWNING A HOME OF YOUR OWN

A home in the IT Capital of Chennai is a possession you can feel proud of. With **Jasmine Springs** you can take pride of living in a home and that too bang on OMR. Welcome to **Jasmine Springs**. A home that will truly be your pride and joy.

A QUALITY HOME AT AN REASONABLE PRICE  
IN A PRIME LOCATION IN CHENNAI.

LIVE RIGHT ON OMR - THE IT  
CORRIDOR OF CHENNAI.

HIGH POTENTIAL FOR RENTAL RETURNS AS  
OMR IS HOME TO CHENNAI'S LARGEST WORK FORCE.

A GATED COMMUNITY  
FOR SAFE & SECURE LIVING.

Take pride in owning a home. It's good bye to rented houses.



# THE PRIDE

## OF LIVING IN A HIGH QUALITY HOME

Are you looking out for a home that fits your budget & at the same time meets all the quality standards? Your search has ended with **Jasmine Springs**. Built using the revolutionary MIVAN technology you are assured of top quality finishes with leak proof joints & faster delivery.

MOST ADVANCED  
CONSTRUCTION TECHNOLOGY

SMOOTH  
AESTHETIC FINISH

LEAK PROOF  
JOINTS

FAST CONSTRUCTION  
ENSURE TIMELY DELIVERY

Become a proud owner of a quality home.



# THE PRIDE

## OF LIVING IN A GATED COMMUNITY

As parents, raising your kids in a healthy environment is most important. **Jasmine Springs** offers you a safe and secure experience of living in a gated community. There are varied amenities for your kids to play & enjoy. Most importantly it gives you a quality lifestyle @ a very reasonable pricing.

65% OPEN SPACE FOR  
REFRESHING ENVIRONMENT

A GYM, PARTY HALL & INDOOR  
GAMES TO INDULGE IN

24/7 MANNED SECURITY  
WITH CCTV CAMERA SURVEILLANCE

POWER BACK-UP  
FOR COMMON AREAS

Leave behind living in congested surroundings.

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



# THE PRIDE

OF LIVING ON OMR, THE IT CORRIDOR OF CHENNAI

For working professionals, living close to office saves a lot of time in travelling and you will have more time to spend with family. **Jasmine Springs** makes this possible for you as it is located bang on OMR, just minutes away from Siruseri IT Park and is surrounded with a host of reputed schools, colleges & hospitals.

6.5 KMS AWAY FROM 1000 ACRE SIRUSERI SIPCOT, LARGEST IT PARK IN ASIA WITH COMPANIES LIKE TCS, CAPGEMINI, CONGNIZANT AND MANY MORE

CLOSE PROXIMITY TO EXCELLENT SOCIAL INFRASTRUCTURE LIKE SHOPPING MALLS & RENOWNED HOSPITALS LIKE CHETTINAD HEALTH CITY

TOP SCHOOLS AND EDUCATIONAL INSTITUTIONS LIKE VELAMMAL VIDYALAYA, GATEWAY INTERNATIONAL, SSN ENGINEERING COLLEGE & HINDUSTAN UNIVERSITY ARE CLOSE BY

Live closer to your workplace and things you love.



# THE PRIDE

OF LIVING IN A LIFESTYLE COMMUNITY



CLUB HOUSE

GYM

MULTI-PURPOSE HALL

TABLE TENNIS

READING AREA

JOGGING PATH

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# THE PRIDE

OF BUYING A HOME BY SAVING LAKHS  
WITH PMAY SUBSIDY

Buying a home has now become easy with the Govt's PMAY subsidy scheme. Now you can get a subsidy of up to Rs. 2.67 lakhs on your first home purchase. This will help reduce your burden of a loan.



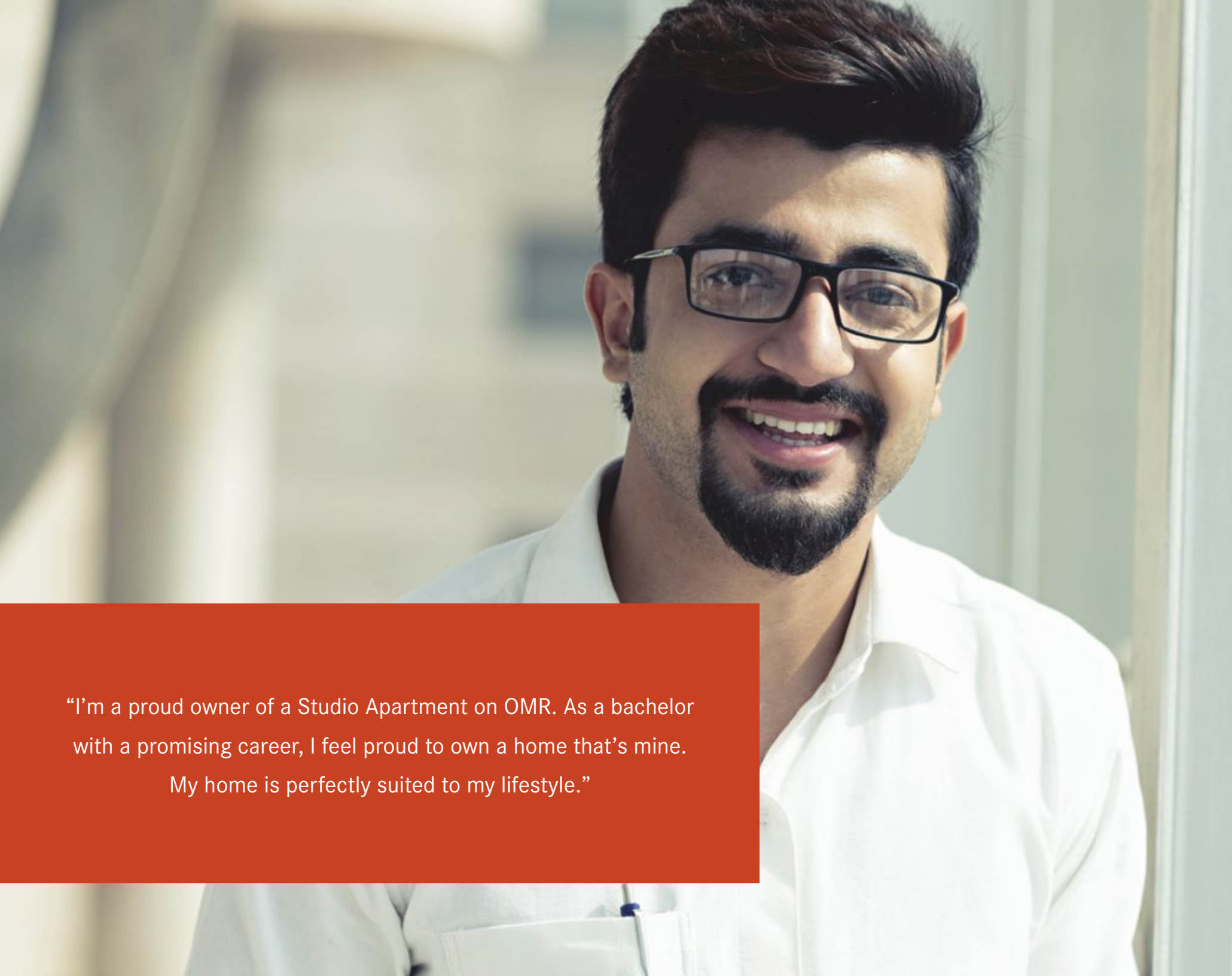
UP TO RS. 2.67 LAKHS SUBSIDY FROM  
GOVERNMENT ON YOUR PURCHASE

Your chance to buy your dream home is now.

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# MASTER PLAN





“I’m a proud owner of a Studio Apartment on OMR. As a bachelor with a promising career, I feel proud to own a home that’s mine. My home is perfectly suited to my lifestyle.”

# MY PRIDE. MY HOME.



WELL EQUIPPED CLUBHOUSE TO STAY FIT AND FRESH. PRIME LOCATION CLOSE TO IT PARKS ON OMR WHICH SAVES TIME IN COMMUTING.

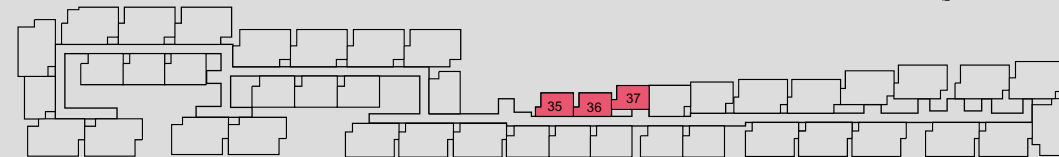
## STUDIO 302 SQ. FT

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Studio south facing - 302 Sq.ft



Carpet Area - 183 sq. ft. + Exclusive Balcony Area - 14 sq. ft.



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# OUR PRIDE. OUR HOME.



“As a newly married couple, we feel proud to move into our own home to start this new phase in our lives. This is a great investment choice for us and also freedom from paying rentals. We can now call it our own home.”

LOCATED CLOSE TO SHOPPING  
MALLS, MULTIPLEXES AND  
ENTERTAINMENT AVENUES.

YOU CAN OWN A HOME BY  
PAYING AN EMI EQUAL TO THAT  
OF YOUR MONTHLY RENTAL.

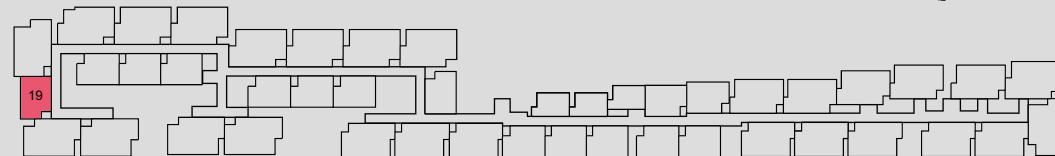
1 BHK 462 SQ. FT

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1 BHK - East Facing - 462 Sq.ft



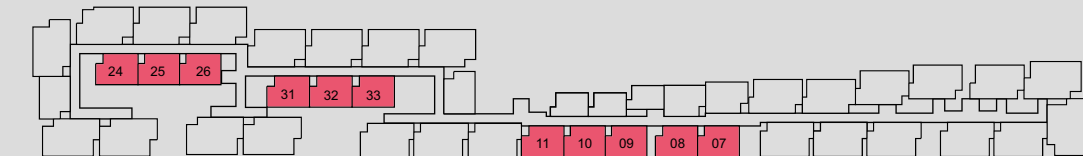
Carpet Area - 291sq. ft. + Exclusive Balcony Area - 18 sq. ft.



1 BHK - North Facing-462 Sq.ft



Carpet Area - 291sq. ft. + Exclusive Balcony Area - 18 sq. ft.

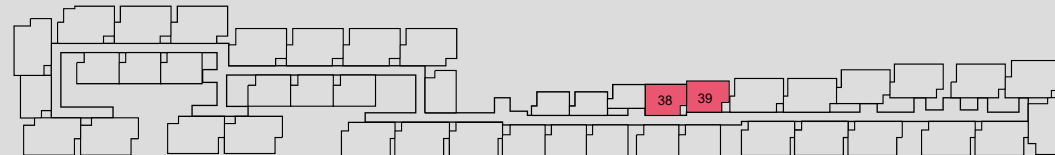


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1 BHK - South Facing - 462 Sq.ft



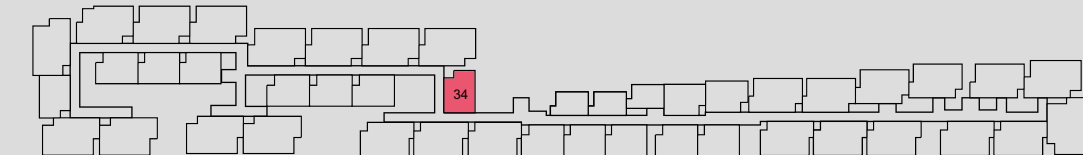
Carpet Area - 291 sq. ft. + Exclusive Balcony Area - 18 sq. ft.



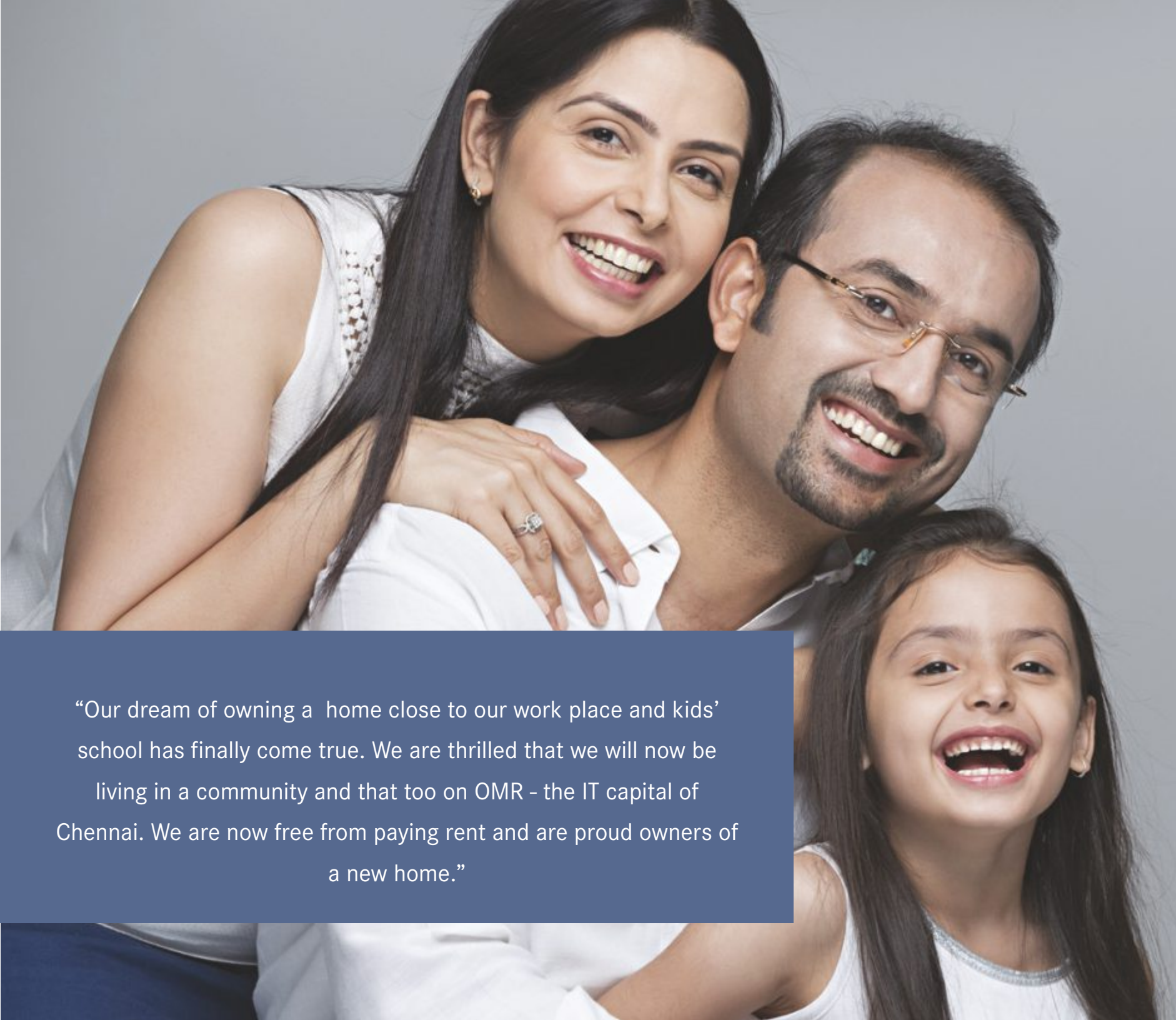
1 BHK - West Facing - 462 Sq.ft



Carpet Area - 291 sq. ft. + Exclusive Balcony Area - 18 sq. ft.



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# OUR PRIDE. OUR HOME.



“Our dream of owning a home close to our work place and kids’ school has finally come true. We are thrilled that we will now be living in a community and that too on OMR - the IT capital of Chennai. We are now free from paying rent and are proud owners of a new home.”

CHOICE OF  
HOMES  
TO SUIT YOUR  
BUDGET.

A GATED COMMUNITY  
FOR SAFE & SECURE  
LIVING FOR  
FAMILIES.

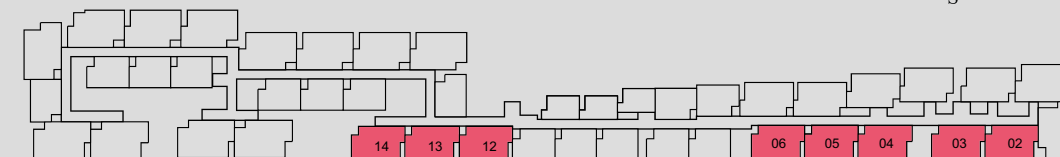
2 BHK 626 SQ. FT / 741 SQ. FT / 747 SQ. FT

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2 BHK Compact - North Facing - 626 Sq.ft



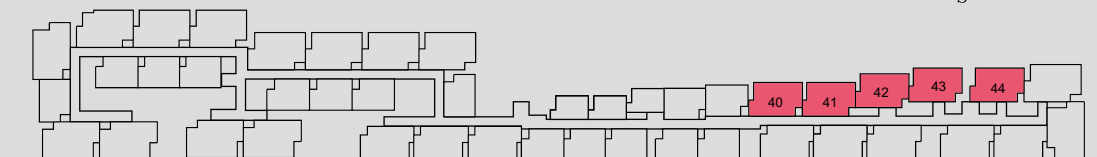
Carpet Area - 394 sq. ft. + Exclusive Balcony Area - 27 sq. ft.



2 BHK Compact - South Facing - 626 Sq.ft



Carpet Area - 394 sq. ft. + Exclusive Balcony Area - 27 sq. ft.

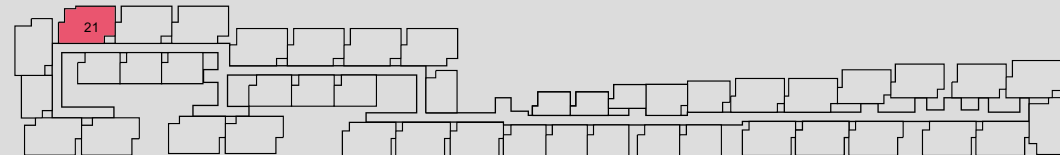


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2 BHK Regular - South Facing - 741 Sq.ft



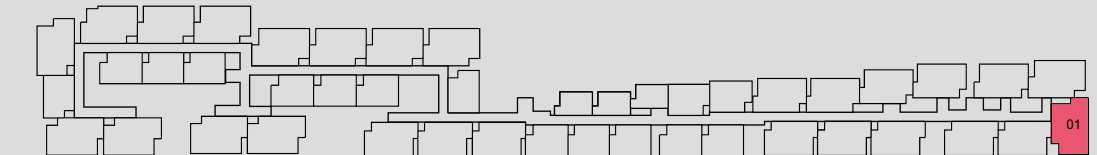
Carpet Area - 472 sq. ft. + Exclusive Balcony Area - 31sq. ft.



2 BHK Regular - West Facing - 741 Sq.ft



Carpet Area - 474 sq. ft. + Exclusive Balcony Area - 31 sq. ft.

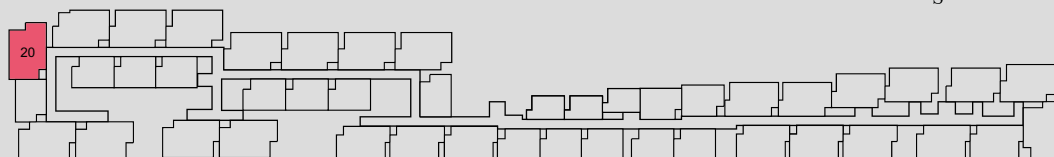


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2 BHK Regular - East Facing - 747 Sq.ft



Carpet Area - 477 sq. ft. + Exclusive Balcony Area - 31 sq. ft.



2 BHK Regular - North Facing 747 Sq.ft



Carpet Area - 477 sq. ft. + Exclusive Balcony Area - 31sq. ft.

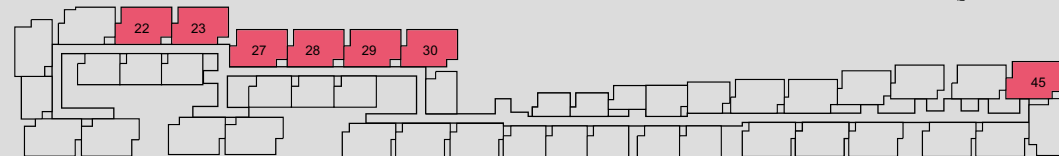


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2 BHK Regular - South Facing - 747 Sq.ft



Carpet Area - 477 sq. ft. + Exclusive Balcony Area - 31sq. ft.



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JASMINE SPRINGS – TECHNICAL SPECIFICATION

**Living Room**

- Main Door** : 7 feet high wooden door frame & flush door shutter 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 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 bedroom only

**Study Room**

- Door** : 7 feet high wooden door frame & flush door shutter 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**

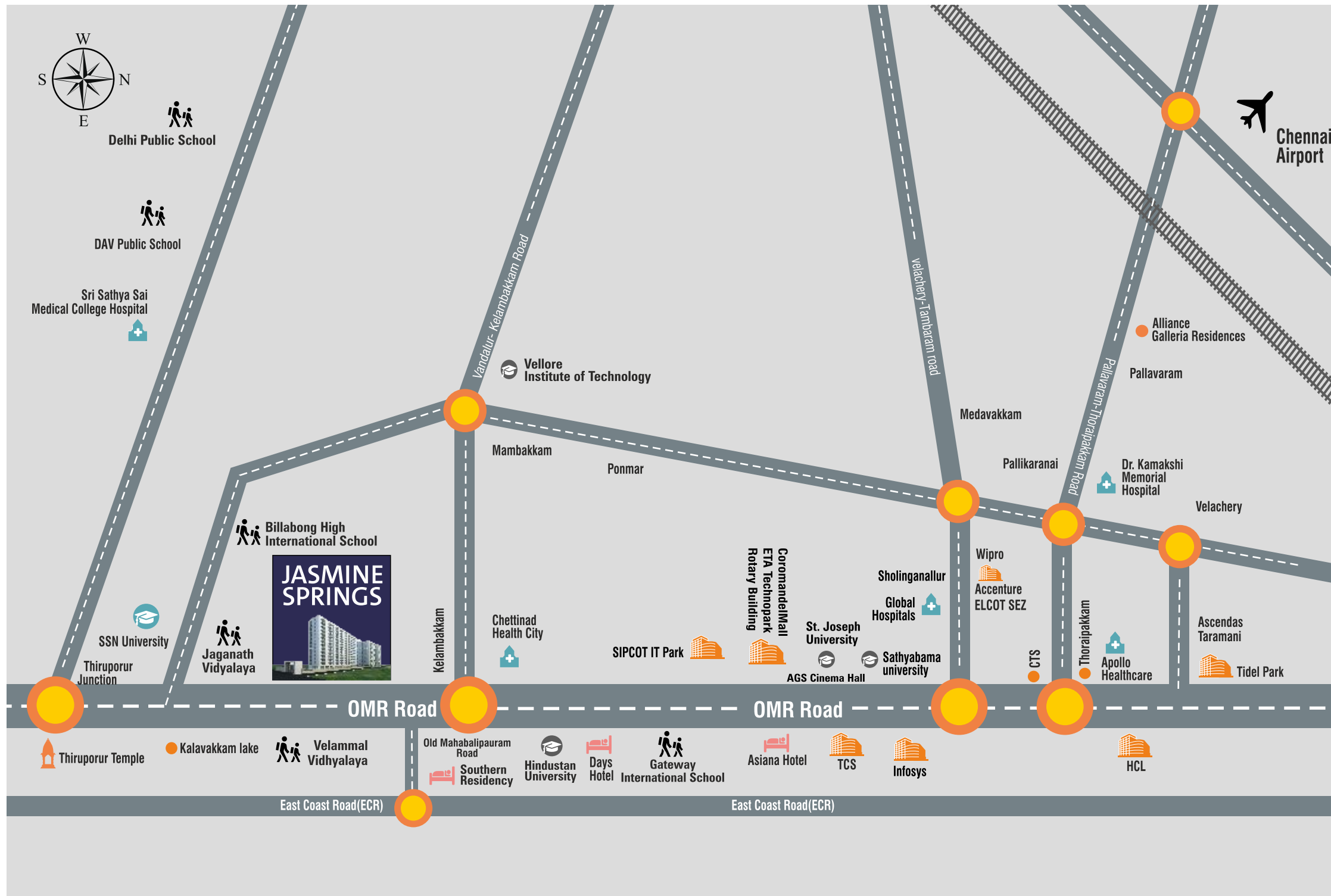
- Balcony Door** : UPVC French Doors - Sliding shutters with plain glass
- Flooring** : Anti-skid ceramic tiles
- Railing** : MS railing with enamel painted finish
- Washing Machine Provision for all flats

**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** : 5 KW Three Phase
- Back-up inside flats** : Provision for Inverter
- Common areas & lifts** : DG Back Up



## KEY DISTANCES FROM JASMINE SPRINGS

Facilities available as on date.

HOSPITALS		SCHOOL		IT HUB		BANK & ATMs	
	in kms		in kms		in kms		in kms
Chettinad Health City	2.3	Velammal Vidhyalaya (PBEL)	0.2	Polaris IT Park	5.5	KVB – ATM	1.3
Global Hospital	17	Jagannath Vidyalaya	1.5	Siruseri IT Park	6.5	Central Bank of India	1.4
Apollo Health Speciality	18	Sushilhari Intl Residential	3.5	ETA Techno Park	8	ICICI	1.4
		Billabong High International School	3.7	Infosys	14	HDFC	1.8
		Hindustan International School	4	Ascendas	22	Axis	1.8
		Gateway International School	4.9	Ramanujam IT Park	22.5	Kotak Mahindra	1.8
		PSBB (L & T Eden Park)	6	Tidel Park	22.5	IOB – ATM	3.1
		Hiranandani Upscale School	8			IOB	3.1
		Delhi Public School	13				
COLLEGES		HOTELS		ENTERTAINMENT		SHOPPING	
	in kms		in kms		in kms		in kms
Chettinad University	2.3	Southern Residency	1	AGS Cinema	6.5	V.M. Super Market	1.1
Hindustan University	2.4	Chettinad Residency	2.5	Muttukadu Boat House	7	More Super Market	2.3
SSN Engineering College	3	Days Hotel	3.3	MGM	9	Nilgiris Super Market	1.7
Vellore Institute of Technology	8	Novotel	6.5	Maayajal	9	A.P. Super Market	1.7
St. Josephs Engineering college	11	Asiana	12	Crocodile Park	9.5	Naturals	1.7
Sathyabama University	11						

The distance is an approximate only.



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OUR PROJECTS

- ALLIANCE Orchid Springs  
Lake facing homes  
LUXURY APARTMENTS  
NEAR ANNA NAGAR,  
CHENNAI
- ALLIANCE HUMMING GARDENS  
— villa-living —  
VILLAS  
BANG ON OMR, CHENNAI
- GARDEN FRONT  
COMPACT HOMES  
OMR, CHENNAI
- JASMINE SPRINGS  
ASPIRATIONAL HOMES  
BANG ON OMR, CHENNAI
- GALLERIA RESIDENCES  
APARTMENTS  
RIGHT ON "THORAIPAKKAM - PALLAVARAM"  
200 FT. RADIAL ROAD, CHENNAI
- VILLA BELVEDERE  
RESIDENTIAL PLOTS  
ORAGADAM, CHENNAI
- Bougainvillea  
150 LUXURY VILLAS  
PORUR, CHENNAI
- ORCHID SPRINGS  
250 LUXURY VILLAS  
WHITEFIELD, BANGALORE

## Alliance Group - Committed To Enriching You With Maximum Value

We are Alliance Group, a dynamic, focus-driven and goal-directed organisation that considers itself as a creator of lifestyles than just a builder of homes. We are led by the best, excited by the innovative and steered by values that build human relationships. Alliance is always looking to set milestones for itself and surpassing them quickly – not to prove a point to anyone, but for personal excellence. Headquartered in Bangalore but with operations in Chennai, Hyderabad and Mysore, Alliance takes pride in being an integral part of India's high growth real estate story. With 1.04 crore sq. ft. (10.4 million sq. ft. of projects worth \$1 billion under execution at different stages, Alliance is steering towards its vision of becoming a \$10 billion enterprise and the world's largest real estate development company by 2035. With an array of offerings that include integrated townships, uber luxury villas, shopping malls and multiplexes – Alliance is committed to its every project, right up to quality execution. So when you invest in Alliance, what you also get back is commitment, not just homes.

ALLIANCE GALLERIA RESIDENCES  
BEST RESIDENTIAL PROJECT 2017  
(UPCOMING)  
BY TIMES GROUP - REALTY ICON  
\*\*\*\*\*

ALLIANCE GROUP  
MOST TRUSTED BUILDER 2017  
BY TIMES GROUP - REALTY ICON  
\*\*\*\*\*

HUMMING GARDENS  
MOST ADMIRER PROJECT  
OF THE YEAR, 2016  
BY ACEF  
\*\*\*\*\*

ALLIANCE GROUP  
ASIA'S BEST & FASTEST GROWING  
REAL ESTATE BRAND, 2015  
BY WCRC  
\*\*\*\*\*

ALLIANCE GALLERIA RESIDENCES  
BEST INNOVATIVE DESIGN APARTMENT  
PROJECT OF THE YEAR, CHENNAI, 2014  
BY SILICON INDIA  
\*\*\*\*\*

ALLIANCE GROUP  
MOST RELIABLE BUILDER OF THE YEAR,  
CHENNAI, 2014  
BY SILICON INDIA  
\*\*\*\*\*

ALLIANCE ORCHID SPRINGSS  
BEST RESIDENTIAL PROJECT,  
NORTH CHENNAI, 2013  
BY DHFL & SILICON INDIA  
\*\*\*\*\*

ALLIANCE ORCHID SPRINGSS  
TOP 100 PROJECTS  
OF INDIA 2013  
BY REALTY PLUS  
\*\*\*\*\*

LEADERSHIP ACE AWARD  
MR. MANOJ SAI NAMBURU  
CMD, ALLIANCE  
BY THE ECONOMIC TIMES  
\*\*\*\*\*

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