

Life is
better in
every way!

*Only at
Alliance Galleria Residences*





ALLIANCE

GALLERIA RESIDENCES

~ The Complete Home ~



Alliance Galleria Residences stands out impressively on 200 ft. Radial Road, Pallavaram, placing this symbolic postcode in the spotlight. Its strategic location in a booming locality, cements it as an address of many opportunities. This is where the exciting facets of live, work, play and invest seamlessly converge within a bustling metropolis like Chennai.

Galleria Residences introduces the concept of no common walls between two apartments, offering a strong functional character to the architecture, entirely unique to this project. With premium lifestyle facilities, fine security measures, all modern conveniences within close reach, apartment living takes on a new meaning at Galleria Residences.

*We now welcome you
to be part of this multifaceted
modern lifestyle.*

A HOME WITH **NO COMMON WALLS**

Our homes at Galleria residences have been crafted with practicality in mind by not having common walls between two apartments. The well designed plan provides much needed privacy, natural light through the day and good cross ventilation. Come home to the comforts and conveniences of community living.

3 SIDES OPEN HOMES FOR NATURAL LIGHT AND FRESH AIR

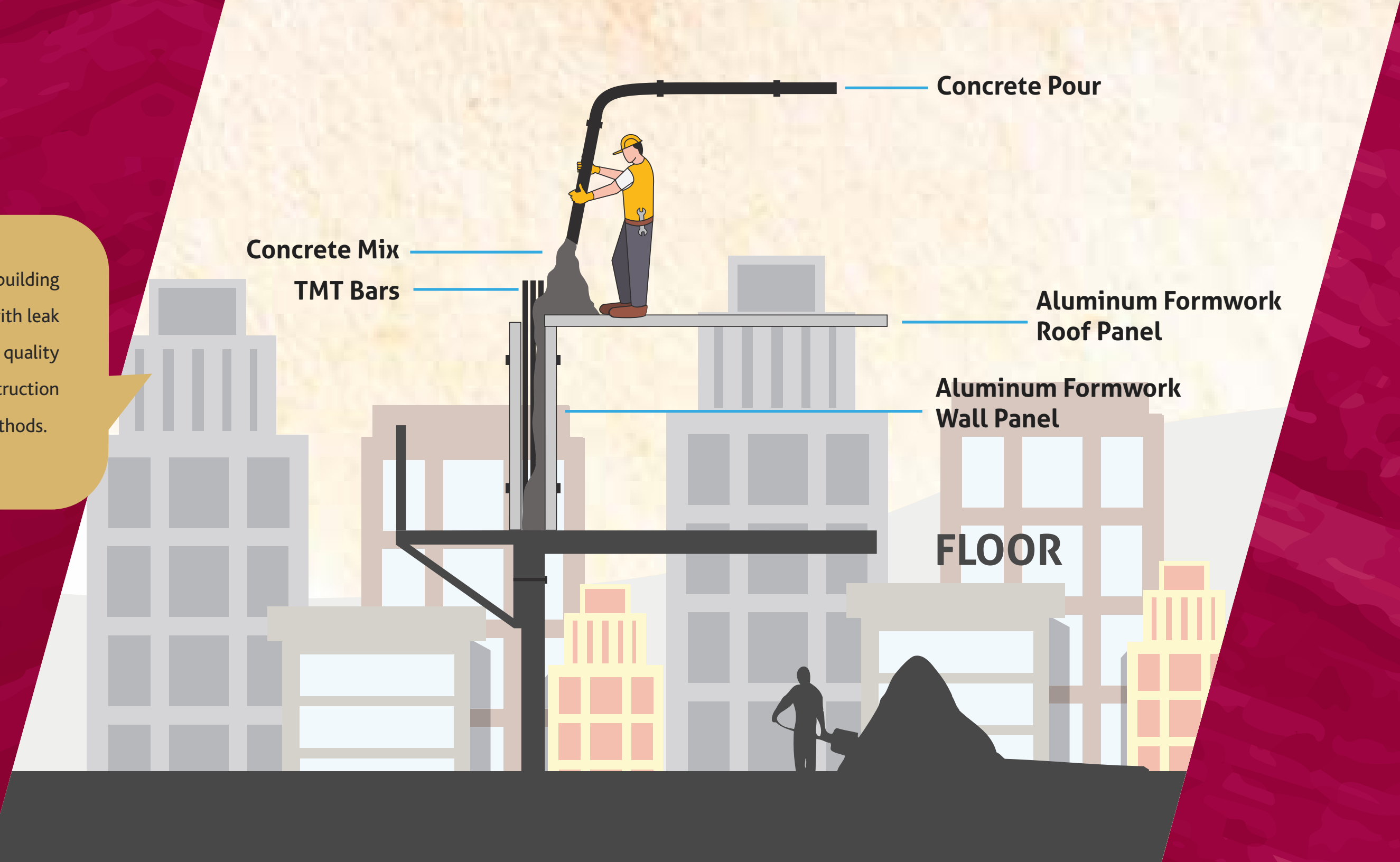
NO NOISE DISTURBANCE FROM NEIGHBOURS HOME | GOOD CROSS VENTILATION



A HOME THAT'S **STRONG & DURABLE**

Our homes are built using Mivan Technology making the building strong, solid, rigid and durable. It has an excellent finish with leak proof joints, fire resistant and built according to strict quality guidelines. Homes built using this revolutionary construction technology is far superior to conventional construction methods.

MOST ADVANCED CONSTRUCTION TECHNOLOGY
SMOOTH AESTHETIC FINISH | LEAK PROOF JOINTS
FAST CONSTRUCTION ENSURES TIMELY DELIVERY



Concrete Pour

Concrete Mix

TMT Bars

Aluminum Formwork
Roof Panel

Aluminum Formwork
Wall Panel

FLOOR

A HOME WITH **CLASS & STYLE**

You now have a cozy private space to call your own with the bay window in the bedroom. Be it soaking in the morning sun while sipping a cup of piping hot filter coffee or relaxing with a book on a languid afternoon, this is a very thoughtful addition to a home that adds class and comfort.

ADDS AN INTERESTING DESIGN FEATURE TO THE ROOM

ALLOWS PLENTY OF NATURAL LIGHT THROUGH THE DAY

AESTHETIC YET FUNCTIONAL

MAKES THE ROOM COMFORTABLE AND CLASSY



FINE LIFE AMENITIES FOR LEISURE & RELAXATION

Our homes will let you celebrate, relax & rejuvenate in the fully equipped clubhouse. One can practise Yoga, meditation or catch up with friends & neighbours for a conversation over a cup of coffee without venturing out in traffic.

CLUB HOUSE AMENITIES

SHUTTLE COURT		SQUASH COURT		SNOOKER	STABLE TENNIS
OPEN BOARD GAMES		TODDLER SECTION		GROCERY SHOP	COFFEE SHOP
GYM		YOGA / AEROBICS		BANQUET HALL	LIBRARY



A HOME THAT'S **STRATEGICALLY LOCATED**

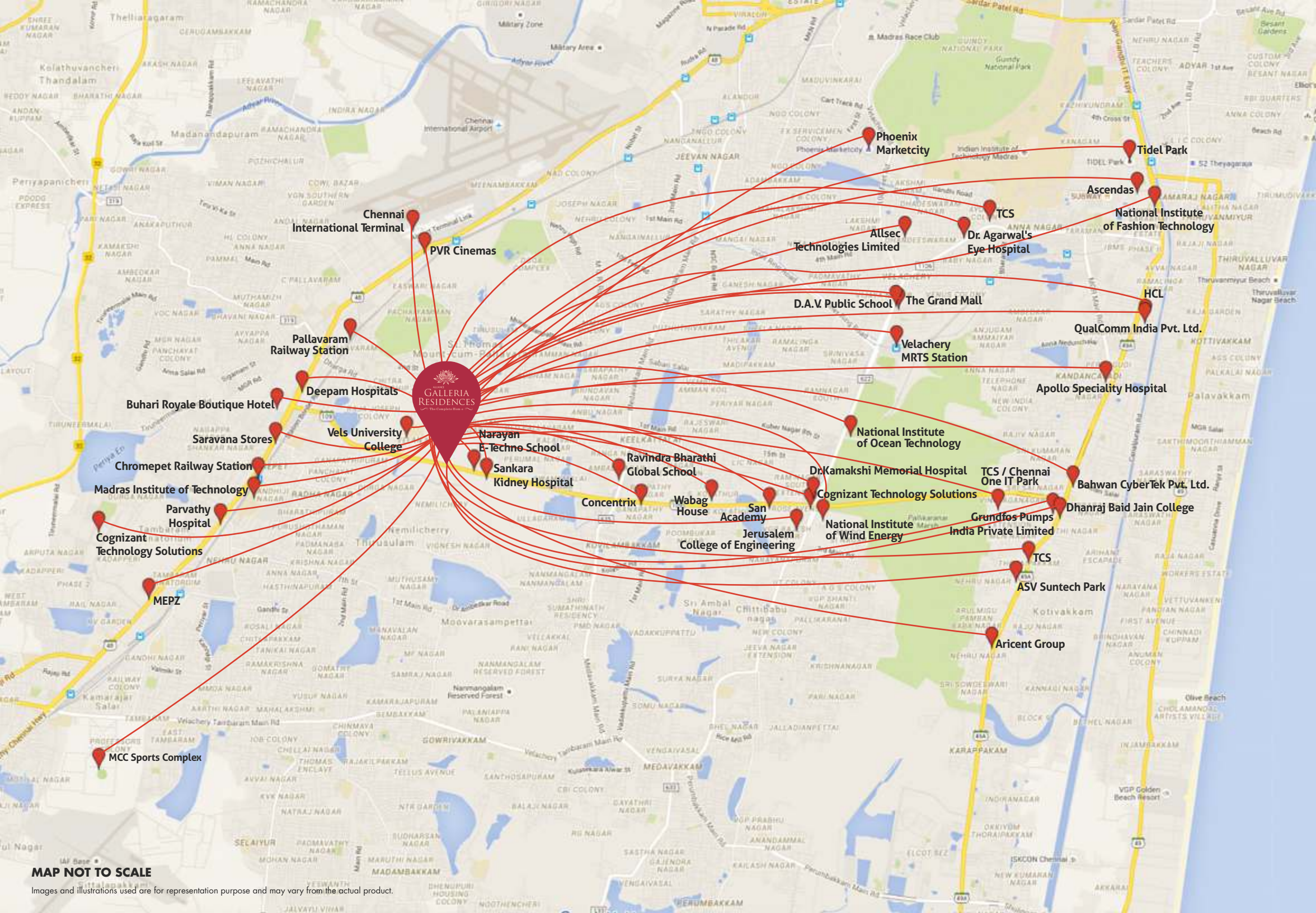
Located Bang on 200ft Radial road, Pallavaram, Alliance Galleria Residences is set in a booming corridor. With the 6 lane expansion in progress and the 4 million sq. ft upcoming Embassy Tech Park next door, our homes will be the right choice for investment and a comfortable lifestyle. It's strategic location offers easy access to major work & shopping destinations and is surrounded by the best of social infrastructure facilities.

NEXT TO UPCOMING EMBASSY IT PARK | 5.5 Kms. DRIVE FROM CHENNAI AIRPORT

8.3 Kms. DRIVE TO VELACHERY | 8.3 Kms. DRIVE TO OMR - THE IT CORRIDOR

EASY ACCESS TO SCHOOLS & HOSPITALS | FASTEST GROWING LOCALITY IN THE VICINITY





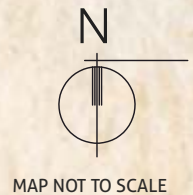
MAP NOT TO SCALE

Images and illustrations used are for representation purpose and may vary from the actual product.

LOCATION MAP



MAP NOT TO SCALE



TRAVEL DISTANCE: 5.5 Kms. Drive from Chennai Airport | 8.3 Kms. to Velachery & OMR the IT Corridor.

SCHOOLS: Narayana E-techno School – CBSE | Sri Chaithanya School – CBSE | VELS University | Ravindra Bharathi Global School – CBSE | SAN Academy – CBSE

HOSPITALS: Deepam Hospitals | Dr. Kamakshi Memorial Hospital | Sankara Kidney Hospital

IT PARKS: Chennai One | MEPZ | Ascendas | TIDEL Park | Next to Upcoming Embassy IT Park

IT COMPANIES: HCL Technologies | CTS | TCS | Hexaware

SHOPPING MALLS: Phoenix Market City – Velachery | Grand Mall – Velachery | PVR GRAND GALADA - Near Airport.



OUR PROJECTS



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.



MASTER PLAN

200 FT RADIAL ROAD

MAIN
ENTRY

ENTRY

EXIT

ENTRY

EXIT

1. ENTRANCE ARCH

2. TAURUS

3. CLAUDIUS - A

4. MAGNUS - A

5. MAGNUS - B

6. MAGNUS - C

7. MAGNUS - D

8. ATRIUM - A

9. ATRIUM - B

10. ATRIUM - C

11. CLUBHOUSE

12. SWIMMING POOL

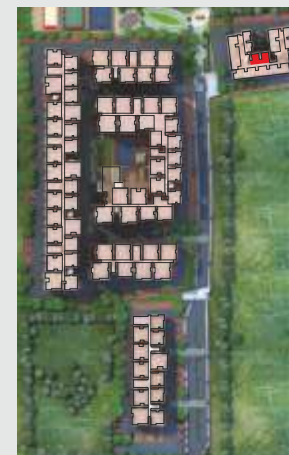
13. KIDS' PLAY AREA

14. CLAUDIUS - B

15. AGUSTUS



UNIT PLAN



JUNIA 1 BHK TYPE A SBA - 618 Sq.Ft.

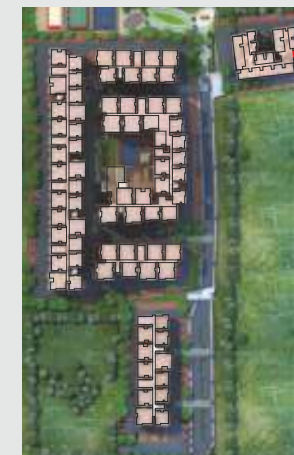
RERA Carpet Area - 370 Sq.Ft.

Exclusive Balcony / Verandah / AC Ledge Area - 58 Sq.Ft.

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UNIT PLAN



JUNIA 1 BHK TYPE B SBA - 618 Sq.Ft.

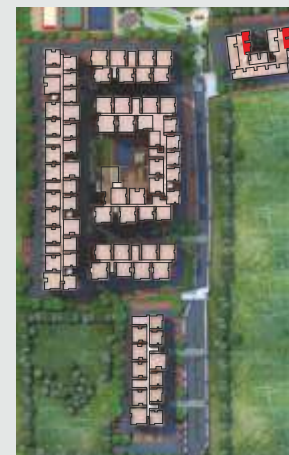
RERA Carpet Area - 370 Sq.Ft.

Exclusive Balcony / Verandah / AC Ledge Area - 58 Sq.Ft.

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UNIT PLAN



LILLY 2 BHK COMPACT SBA – 656 Sq.ft.

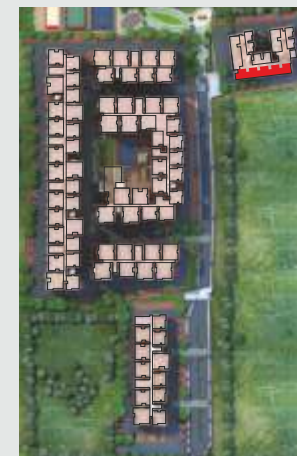
RERA Carpet Area - 413 Sq.Ft.

Exclusive Balcony / Verandah / AC Ledge Area - 17 Sq.Ft.

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UNIT PLAN



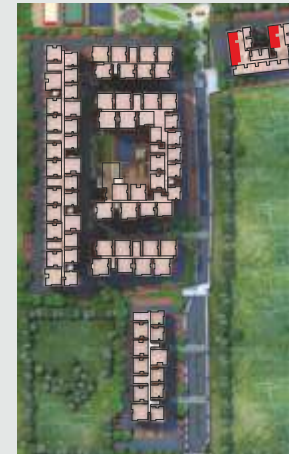
LILLY 2 BHK COMPACT TYPE A SBA - 669 Sq.Ft.

RERA Carpet Area - 420 Sq.Ft.

Exclusive Balcony / Verandah / AC Ledge Area - 21 Sq.Ft.

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UNIT PLAN



LILLY 2 BHK COMPACT TYPE B SBA – 669 Sq. ft.

RERA Carpet Area - 420 Sq.Ft.

Exclusive Balcony / Verandah / AC Ledge Area - 21 Sq.Ft.

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UNIT PLAN

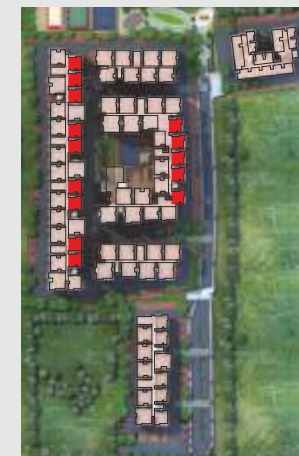


CECILIA 2 BHK SBA - 1122 Sq.Ft.

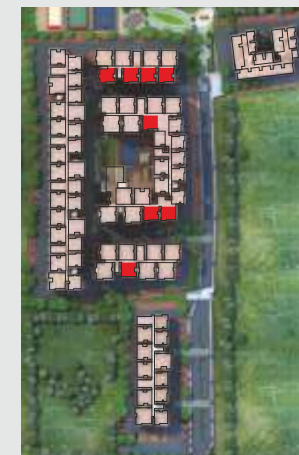
RERA Carpet Area - 719 Sq.Ft.

Exclusive Balcony / Verandah / AC Ledge Area - 89 Sq.Ft.

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UNIT PLAN



FLAVIA 3 BHK SBA - 1345 Sq.Ft.

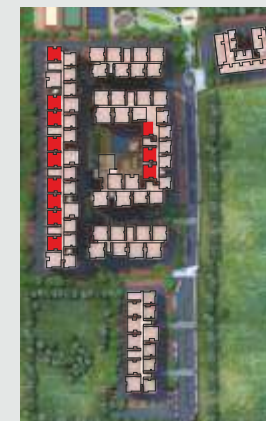
RERA Carpet Area - 868 Sq.Ft.

Exclusive Balcony / Verandah / AC Ledge Area - 116 Sq.Ft.

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UNIT PLAN



FLAVIA 3 BHK SBA - 1365 Sq.Ft.

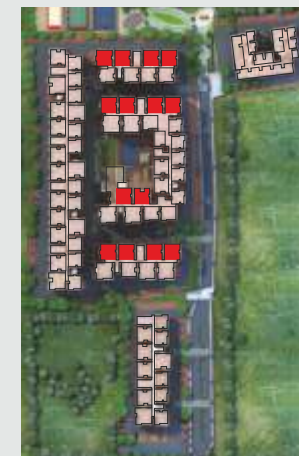
RERA Carpet Area - 881 Sq.Ft.

Exclusive Balcony / Verandah / AC Ledge Area - 108 Sq.Ft.

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UNIT PLAN



CASSIA 3 BHK SBA - 1540 Sq.Ft.

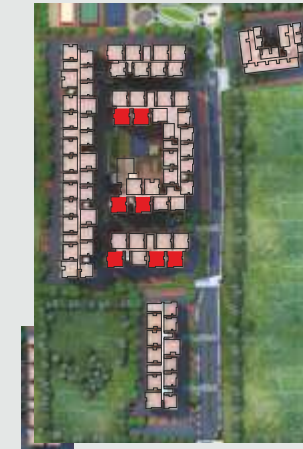
RERA Carpet Area - 986 Sq.Ft.

Exclusive Balcony / Verandah / AC Ledge Area - 135 Sq.Ft.

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UNIT PLAN



CASSIA 3 BHK SBA - 1618 Sq.Ft.

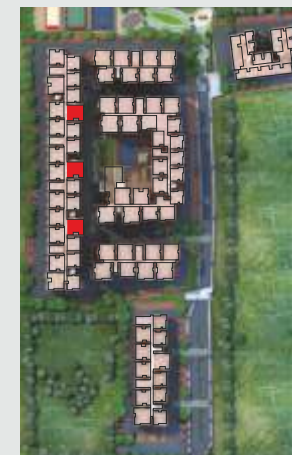
RERA Carpet Area - 1057 Sq.Ft.

Exclusive Balcony / Verandah / AC Ledge Area - 129 Sq.Ft.

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UNIT PLAN



CASSIA 3 BHK SBA - 1653 Sq.Ft.

RERA Carpet Area - 1102 Sq.Ft.

Exclusive Balcony / Verandah / AC Ledge Area - 114 Sq.Ft.

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Specifications



Structure

Homes Above 420 Sq.ft Carpet Area: Reinforced Cement Concrete (RCC) Structure with shear walls by MIVAN Formwork System
Homes less than 420 Sq.ft Carpet Area: Reinforced Cement Concrete (RCC) Framed Structure.



Living Room

- Main Door : 7 feet high engineered wood doorframe and door shutter with polished finish
- Windows : UPVC frames with plain glass sliding shutters with provision for mosquito mesh
- Flooring : 800 x 800 mm Vitrified tiles
- Wall paint : Double coat of Putty, Single coat of Primer and Double coat of acrylic Emulsion paint
- Electrical : Anchor or Schneider or MK Modular switches & sockets, TV point, Telephone point and AC point



Kitchen

- Windows : UPVC frames with plain glass sliding shutters with provision for mosquito mesh
- Flooring : 800 x 800 mm Vitrified tiles
- Wall paint : Double coat of Putty, Single coat of Primer and Double coat of acrylic Emulsion paint
- Electrical : Anchor or Schneider or MK Modular switches & sockets and provision for exhaust fan
- Sink : Single bowl stainless steel sink without drain board
- Platform : Granite platform for kitchen counter top
- CP Fittings : Jaquar or Cera brand of Sink Cock



Balcony

- Door : UPVC French Door with plain glass sliding shutters
- Flooring : Anti-skid Ceramic Tiles
- Wall paint : Double coat of Putty, Single coat of Primer and Double coat of acrylic Emulsion paint



Bedrooms

- Door : 7 feet high engineered wood doorframe and flush door with synthetic paint finish
- Windows : UPVC frames with plain glass sliding shutters with provision for mosquito mesh.
- Flooring : 800 x 800 mm Vitrified tiles
- Wall paint : Double coat of Putty, Single coat of Primer and Double coat of acrylic Emulsion paint
- Electrical : Anchor or Schneider or MK Modular switches & sockets, AC point and TV point. Telephone point only in Master Bedroom.



Bathrooms

- Door** : Hard wood frame and flush shutters with synthetic paint finish
- Ventilators** : Aluminium ventilator with louver and provision for exhaust fan
- Flooring** : Anti-skid Ceramic Tiles with wall dado till false ceiling level
- Electrical** : Anchor or Schneider or MK Modular switches & sockets and provision for exhaust fan
- Sanitary wares** : Cera or Parryware or Hindware of white colour wash basin and floor mounted EWC
- CP fittings** : Cera or Jaquar brand of Hot & cold water mixer for shower, Health Faucet, Angle valve for Geyser and Washbasin tap



Utility

- Flooring** : Anti-skid Ceramic Tiles with wall dado till 4' 7" from floor
- Wall paint** : Double coat of Putty, One coat of primer and Double coat of acrylic Emulsion paint
- Sink** : Single bowl stainless steel sink with drain board
- Electrical** : Anchor or Schneider or MK Modular switches & sockets and provision for washing machine



Corridor & Lift Lobby

- Flooring** : Anti-skid Ceramic tiles
- Wall paint** : Double coat of putty, one coat of primer and Double coat of acrylic Emulsion Paint
- Lifts** : Johnson or Fujitec or Schindler or OTIS or Kone or Thyssenkrupp brand of lifts



Raw Power (TNEB Power)

- 1BHK – 2 KW
- 2BHK – 3 KW

Back-up Power

- 1BHK – 0.5 KVA
- 2 & 3 BHK – 1 KVA
- Common area – 100% Back up



Security

- CCTV Cameras at security gates and main entry & exit of Blocks
- Boom barriers at the entry gateway for regulating access



Alliance Galleria Residences, Survey No. 200/4, 200 Ft. Radial Road, Zamin Pallavaram, Chennai - 600 043.

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Chennai \ Bengaluru \ Hyderabad

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