



# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

 10,000+  
Builders

 1,200+  
Localities

Report Created On - 7 Oct, 2015



# What is *PROPINSIGHT?*



## Price Insight

This section aims to show the detailed price of a project and split it into its various components including hidden ones. Various price trends are also shown in this section.



## Project Insight

This section compares your project with similar projects in the locality on construction parameters like livability rating, safety rating, launch date, etc.



## Builder Insight

This section delves into the details about the builder and tries to give the user a perspective about the history of the builder as well as his current endeavours.



## Locality Info

This section aims to showcase various amenities viz. pre-schools, schools, parks, restaurants, hospitals and shopping complexes near a project.



# Alliance Orchid Springs


Korattur, Chennai


₹ 48.4 Lacs onwards

Livability Score



 Project Size  
8 Towers

 Configurations  
2,3 Bedroom Apartment

 Possession Starts  
Dec '15



# What is *PRICE INSIGHT?*



## Pricing Comparison

Comparison of detailed prices with various other similar projects



## Pricing Trends

Price appreciation and trends for the project as well as the locality



## Price versus Time to completion

An understanding of how the current project's prices are performing vis-a-vis other projects in the same locality

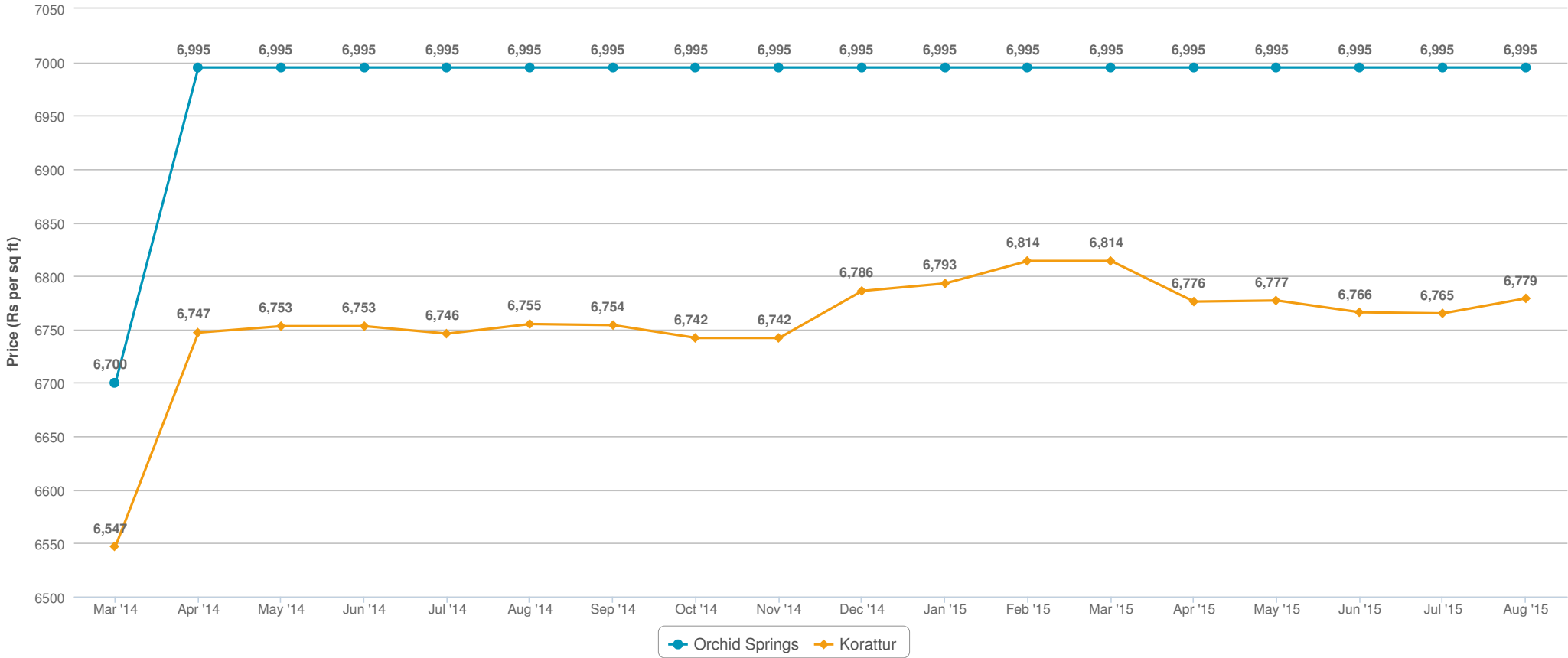


## Demand Comparison

An understanding of how the strong/weak is the demand of current project and the current locality vis-a-vis others

# Price Trend Of Alliance Orchid Springs

## Alliance Orchid Springs VS Korattur, Chennai



Property Type	2BHK+1T	2BHK+2T	3BHK+2T	3BHK+3T
Area (sq.ft.)	692	1029, 1091, 1104, 1132	1336	1541, 1559, 1571, 1718, 2226, 2244, 2392, 2436



# Price Comparison With Other Projects Similar To Alliance Orchid Springs



Alliance Orchid Springs  
Korattur, Chennai



Ankur Foundations Palm Springs  
Padi, Chennai



GP Homes Caspia  
Korattur, Chennai

Primary Purchase Price

6,995/sq.ft.

7,200/sq.ft.

6,200/sq.ft.

Advance Maintenance Charges (Month)

Rs. 12 (One time)

Rs. 6 (One time)

N.A.

Car Parking Charges

Covered : Rs. 3 Lacs (One time)  
Open : Rs. 1.5 Lacs (One time)

Open : Rs. 1 Lacs (One time)

N.A.

Power Backup Charges

Rs. 100 (psf\*)

N.A.

N.A.

Club House Charges

Rs. 1.5 Lacs (One time)

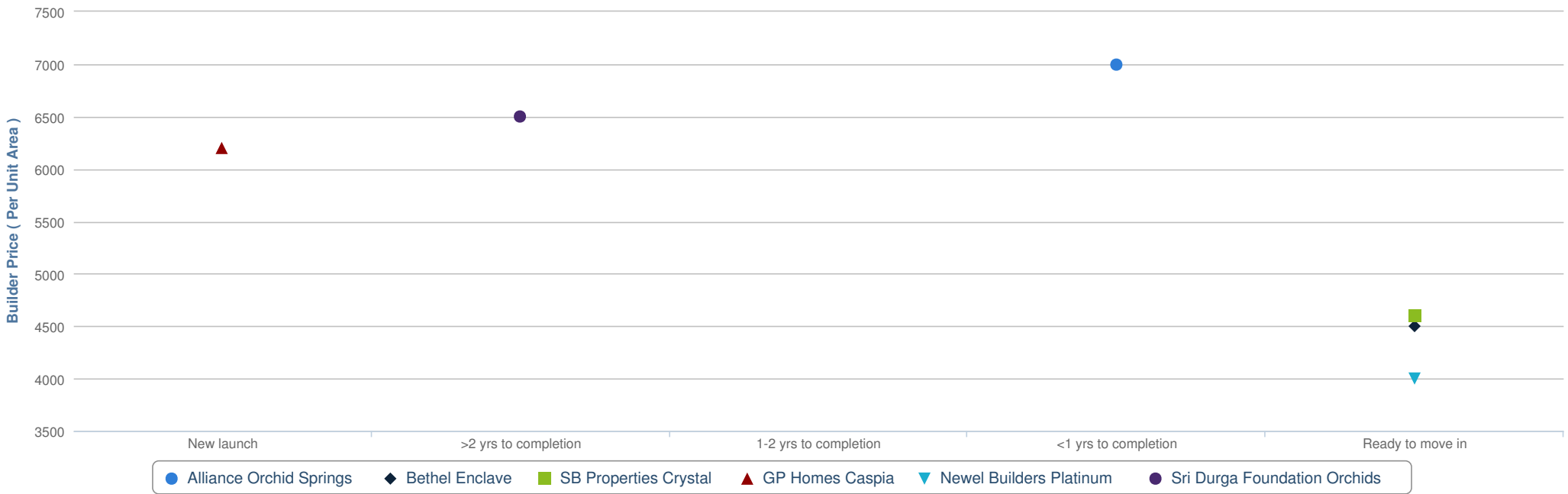
N.A.

N.A.



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Alliance Orchid Springs



Alliance Orchid Springs's current price is Rs. 6995/sq. ft. and it is in Under Construction stage.

In comparison to locality, Alliance Orchid Springs is overpriced by Rs. 231.53/sq. ft.

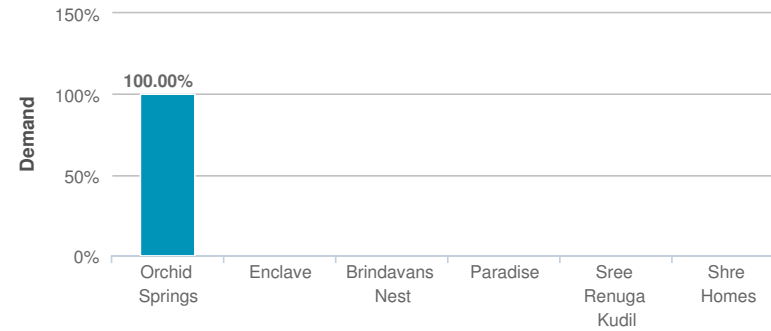
Highest price in the locality is for Alliance Orchid Springs at 6995/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Newel Builders Platinum at 4000/sq. ft. and it is in Ready to Move In stage.

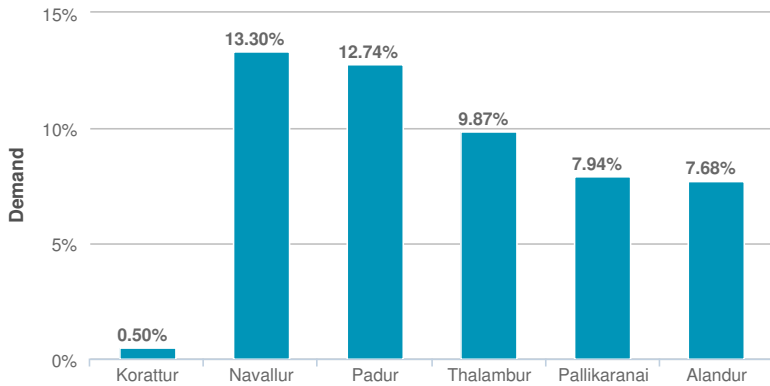
## Analysis

- Orchid Springs has 100.00 % demand amongst all projects in Chennai.
- The highest demand 100.00% in Chennai is for Orchid Springs.
- The lowest demand 0.00% in Chennai is for Enclave

### Demand of projects in 5 km vicinity of Alliance Orchid Springs



### Demand in popular localities of Chennai



## Analysis

- Korattur has 0.50 % demand amongst all projects in Chennai.
- The highest demand 13.30% in Chennai is for Navallur.
- The lowest demand 0.50% in Chennai is for Korattur





## ***PROJECT INSIGHT***

*Favorite project vis-a-vis similar others*



### **Basic Details Comparison**

A comparison of various basic details of the project like livability rating, project land area, loading percentage, delay etc. with other similar projects



### **Amenities Comparison**

A comparison of various amenities of the project like Swimming Pool, Gymnasium, Intercom, 24X7 Security etc with other similar projects

# Alliance Orchid Springs Comparison With Other Similar Projects



Alliance Orchid Springs  
Korattur, Chennai



Ankur Foundations Palm Springs  
Padi, Chennai



GP Homes Caspia  
Korattur, Chennai

Livability Rating*	7.8/10	7.6/10	7.5/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Alliance	Ankur Foundations	GP Homes
Locality	Korattur, Chennai	Padi, Chennai	Korattur, Chennai
Number of Towers	8	2	1
Project Land Area	18 Acres	2.4 Acres	0.05 Acres

\*Livability rating is calculated on the basis of Proptiger's proprietary rating algorithms, [Know more](#)

\*Safety rating is provided on the basis of safety pin data

# Alliance Orchid Springs Comparison With Other Similar Projects (Continued ...)



Alliance Orchid Springs  
Korattur, Chennai



Ankur Foundations Palm Springs  
Padi, Chennai



GP Homes Caspia  
Korattur, Chennai

Part of Township	No	No	No
Average Flats Per Floor	15.67	8.5	2
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Aug `10	Apr `10	N.A.
Possession Date	Dec `15	Dec `15	Jan `16
Delay	11 month(s)	2 month(s)	On time

# Amenities Comparison Of Alliance Orchid Springs With Other Similar Projects



Alliance Orchid Springs  
Korattur, Chennai



Ankur Foundations Palm Springs  
Padi, Chennai



GP Homes Caspia  
Korattur, Chennai

Gymnasium			
Swimming Pool			
Children's play area			
Club House			
Jogging Track			

Common Amenities

Power Backup

Amenities not available in any project

Sports Facility Golf Course



## ***BUILDER INSIGHT***

*Credentials of the builder*



### **Builder Profile**

A detailed overview of builder including his past track record, number of years of operation, number of projects delivered etc.



### **Delivered Projects**

Info about top projects that have been delivered by builder in the past, their date of delivery etc.



### **Under-Construction Projects**

Info about top under-construction projects of the builder along with their price appreciation trends



Alliance Group has steadily created a name for itself with its professionalism and adherence to global quality standards. The company is an Rs 5, 000 crore enterprise today and is continually focused on creating long lasting relationships with clients that are based on a transparent modicum of business ethics. Alliance Infrastructure Projects Pvt Ltd is a company that has broken new ground in the industry with its slew of innovative projects. The portfolio of property by Alliance Group covers cities like Chennai, Mysore and Hyderabad while it is headquartered in Bangalore. The company is presently developing approximately 10.4 million sq. ft. of prime residential space and aims at scaling up towards being an enterprise worth \$10 billion by the year 2035.

Alliance Group believes in keeping commitment and quality at the forefront for all its projects including luxuriously designed villas, residential townships, multiplexes and shopping malls.

#### Unique Selling Point:

The company aims at offering greater value and satisfaction to customers with quality project offerings and greater innovation. Timely project completion and delivery are other USPs of the company along with integrity, professional work culture, speedy project execution and emphasis on quality. The company has its own unique philosophy whereby it develops projects on larger scales for economic considerations and passes on the benefits of cost savings to customers, thereby ensuring greater affordability across wider segments.

The company also prides itself on earning the prestigious ISO 9001 certification and is also accredited by the UKAS which makes it a globally acclaimed organization. The company adheres to all necessary quality standards as deemed necessary through such accreditations and is continually engaged in a pursuit for excellence. The company has already made a name for itself with its focus on transparency in terms of business dealings and project execution along with timely delivery. The company partners with some of the best architectural firms across the globe including Surbana International Consultants, Singapore, one of the biggest township, city planning and residential development experts in the world. HOK, New York, a global leader in architecture, is also associated with the company along with several leading companies.

Construction excellence is another key philosophy at the company and is implemented assiduously throughout its various projects. The company makes it a point to associate with India's best contractors for its projects as well.

#### Landmark Projects:

Some of the landmark projects initiated by the company include the Alliance Four Seasons, a

<b>Experience</b>	N.A
<b>Project Delivered</b>	16
<b>Ongoing Projects</b>	5

premium project offering luxuriously designed row houses and villas for buyers at Thiruvallur. This gated community offers affordable lifestyles which are considerably inexpensive in comparison to purchasing residential apartments and also ensures total land ownership as well.

Bougainvillea is another landmark project offering independent villas at Porur. This project offers Vastu compliant architectural layouts and several contemporary amenities for residents along with soothing living environment. Other popular projects by the company include Orchid Springs Flats which is a towering residential complex at Anna Nagar which comes with several top class amenities and other facilities for residents along with offering splendid lake views.

**Type/Category of Projects:**

The company mainly operates in the cost effective, affordable housing segment without compromising on luxury at any stage.

# Top Projects Delivered By Alliance



Livability Score

6.8

**Alliance Belair**  
Baner, Pune

Project was delivered on Jul, 2011



Livability Score

6.4

**Alliance Chitrlekha**  
Deccan Gymkhana, Pune

Project was delivered on May, 2014



Livability Score

6.2

**Alliance Nisarg Leela**  
Wakad, Pune

Project was delivered on Jul, 2014



Livability Score

6.2

**Alliance Babylon**  
Baner, Pune

Project was delivered on Jul, 2011





Livability Score

7.8

## Alliance Orchid Springs

Korattur, Chennai

Project is expected to be delivered on Dec, 2015  
after a delay of 11 month(s).

Has seen a price appreciation of 7.6 % over last 29  
month(s)



Livability Score

7.4

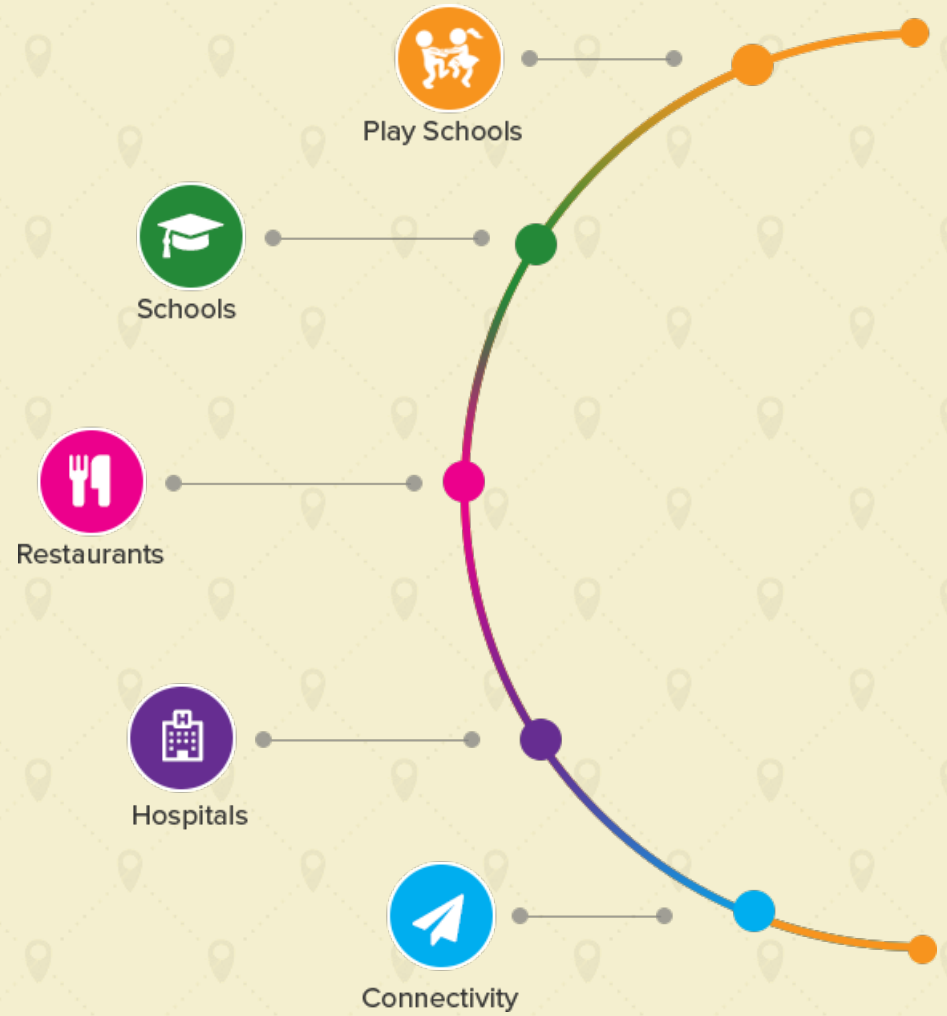
## Alliance Bougainvillea

Iyappanthangal, Chennai

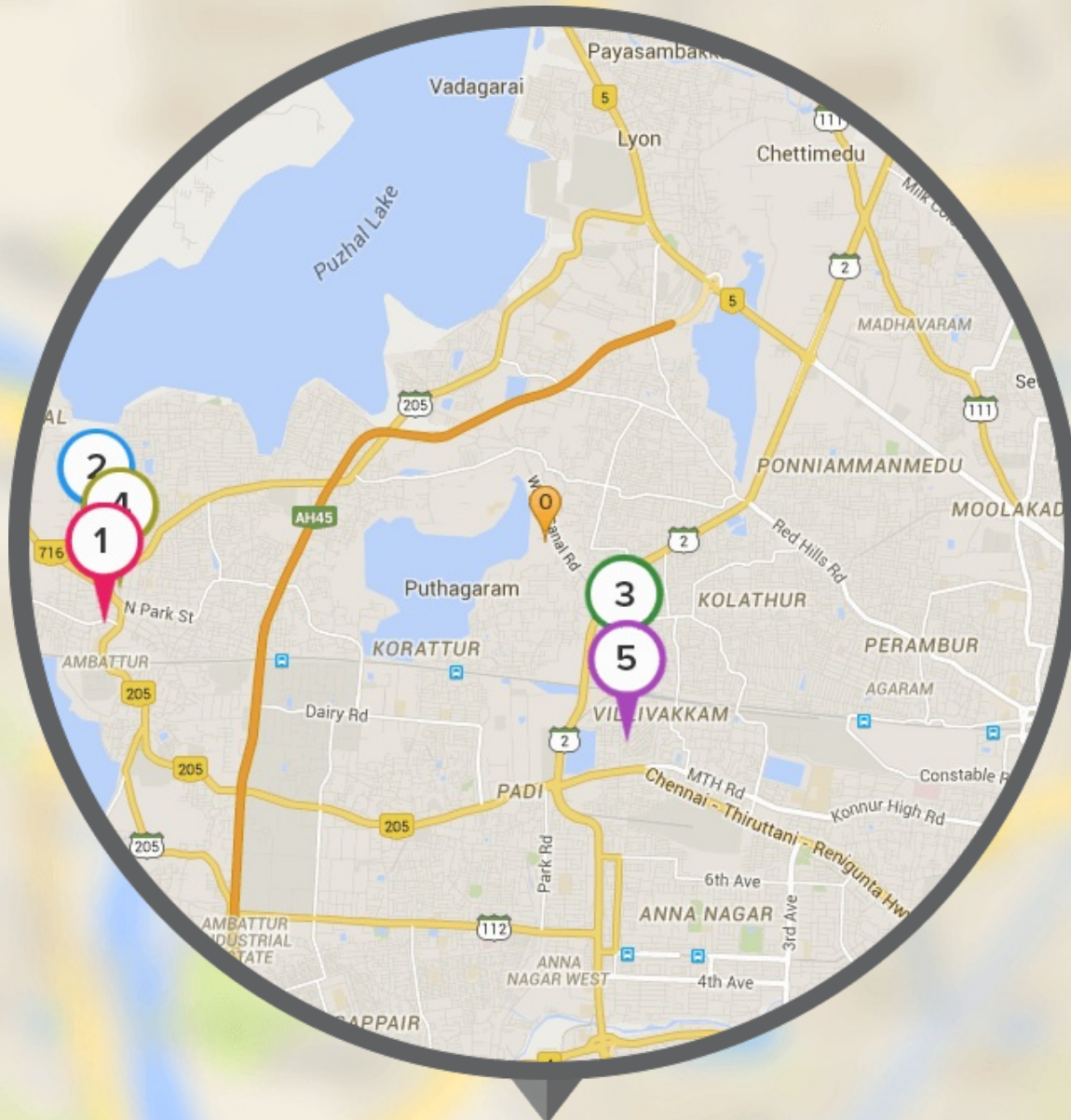
Project is expected to be delivered on Dec, 2015  
after a delay of 11 month(s).

# LOCALITY INSIGHT

Everything you want to know about the locality




# Play Schools Near Alliance Orchid Springs, Chennai

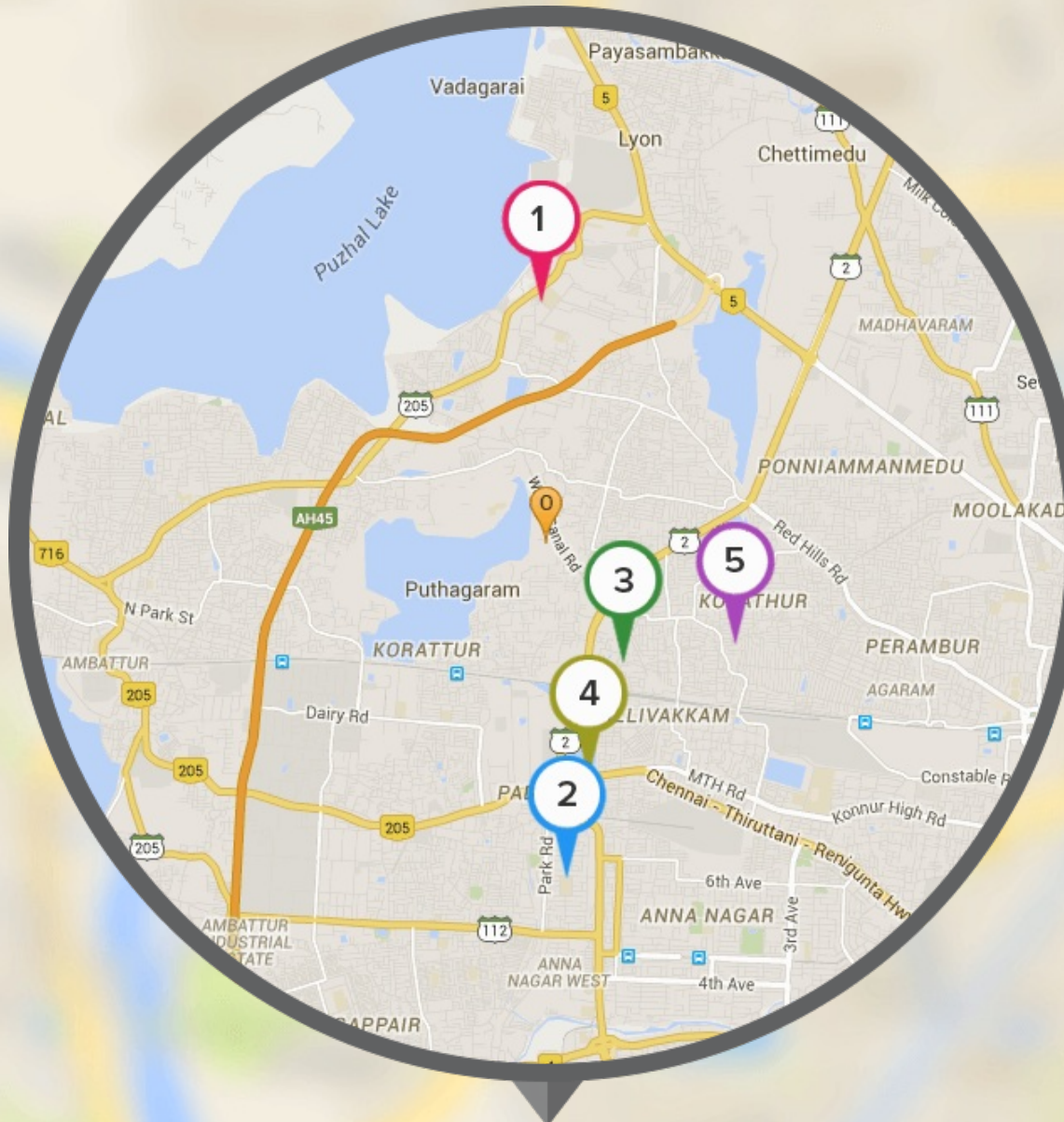


Play Schools

## Top 5 Play Schools (within 5 kms)

- |   |                                   |       |        |
|---|-----------------------------------|-------|--------|
| 1 | AUROKIDZ International Pre-School | ★★★★★ | 4.99Km |
| 2 | Dora abc play school              | ★★★★  | 4.98Km |
| 3 | Kids Learning Centre              | ★★★★  | 1.73Km |
| 4 | Kidzee Ambattur                   | ★★★★  | 4.76Km |
| 5 | AppleTree Play Centre             | ★★★★  | 2.42Km |


 Represents the location of Alliance Orchid Springs



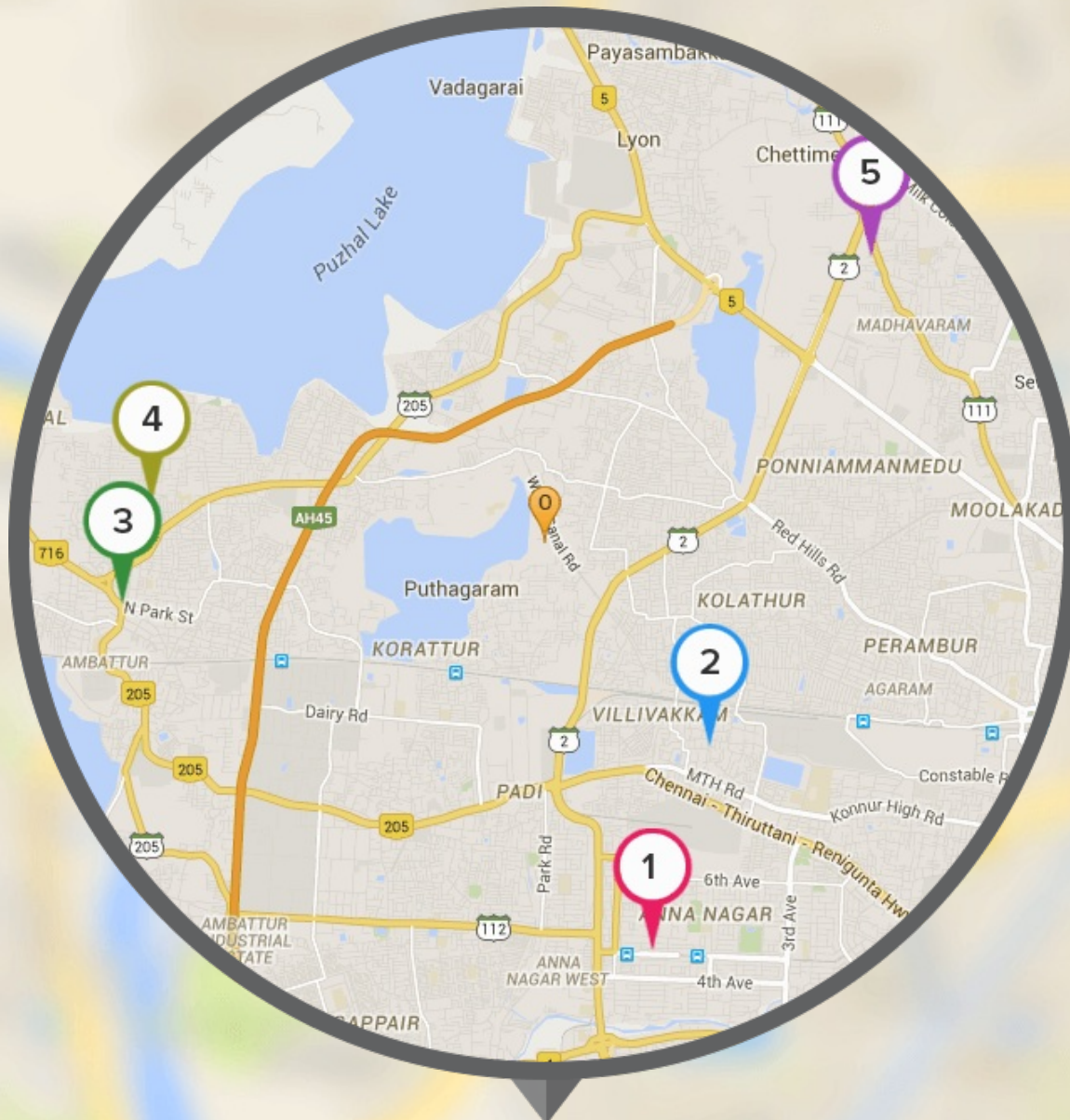
Schools

## Top 5 Schools (within 5 kms)

- 1** Velammal Matriculation School  
★★★★★ 2.64Km
- 2** SBOA School  
★★★★★ 3.74Km
- 3** Cambridge School  
★★★★★ 1.59Km
- 4** N .S. P. Vidhya Peetam CBSE School  
★★★★★ 2.64Km
- 5** Kulpathi Dr S Balakrishna Josh Gurukulam Matriculation Higher Secondary School  
★★★ 2.38Km

 Represents the location of Alliance Orchid Springs


# Restaurants Near Alliance Orchid Springs, Chennai



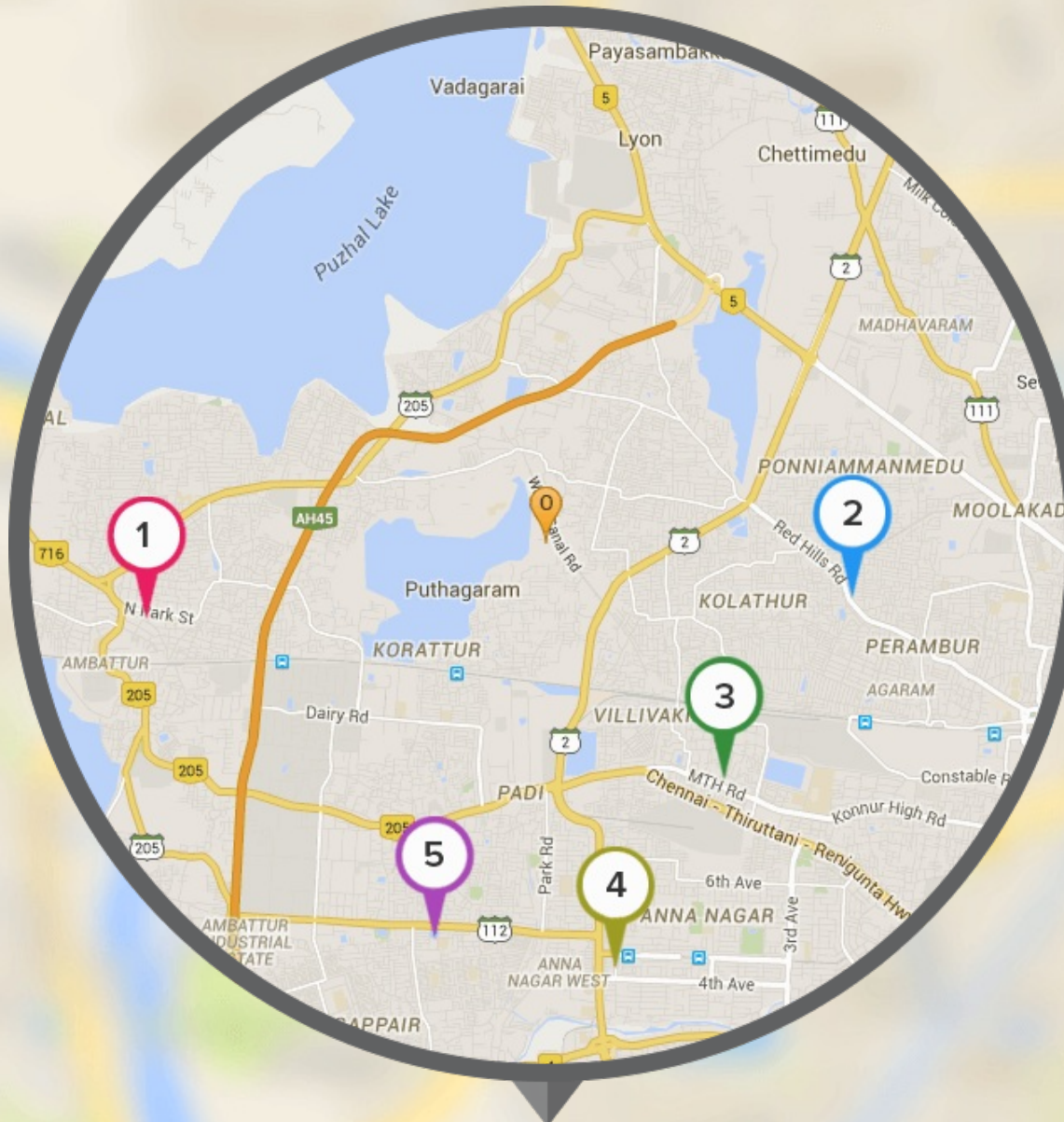
Restaurants

## Top 5 Restaurants (within 5 kms)

- |   |                     |   |        |
|---|---------------------|---|--------|
| 1 | KFC                 | ★ | 4.68Km |
| 2 | Ta'za Restaurant    | ★ | 2.92Km |
| 3 | Hotel Balaji Bhavan | ★ | 4.74Km |
| 4 | Amma economy shop   | ★ | 4.40Km |
| 5 | T.G.I. Friday's     | ★ | 4.80Km |

 Represents the location of Alliance Orchid Springs


# Hospitals Near Alliance Orchid Springs, Chennai



Hospitals

## Top 5 Hospitals (within 5 kms)

- |   |                                      |      |        |
|---|--------------------------------------|------|--------|
| 1 | Bhatt's Nursing Home                 | ★★★★ | 4.51Km |
| 2 | St.Joseph Hospital                   | ★★★★ | 3.43Km |
| 3 | Kaveri Nursing Home                  | ★★★★ | 3.28Km |
| 4 | Sundaram Medical Children's Hospital | ★★★★ | 4.79Km |
| 5 | Velammal Hospitals                   | ★★★★ | 4.56Km |

 Represents the location of Alliance Orchid Springs


# Connectivity Near Alliance Orchid Springs, Chennai



Connectivity

## Top 2 Connectivity (within 5 kms)

- |   |                  |       |        |
|---|------------------|-------|--------|
| 1 | Anna Nagar Tower | ★★★★★ | 4.88Km |
| 2 | Thirumangalam    | ★★★★★ | 4.64Km |

 Represents the location of Alliance Orchid Springs



PROPTIGER



End to End Services



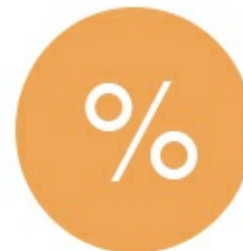
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