



Get the edge in everything.
Location. Lifestyle. Price.

THE
edge



The Lifestyle Edge

Discover a world where contemporary aesthetics and comfort living strike a symphony of excellence to give you the perfect lifestyle edge. Beautiful homes with thoughtfully designed spaces and rooms that cater to your every need. With handpicked products, world-class amenities and impeccable design artistry, every home at Edge is an epitome of aspirational living.

1.2 Acres | 120 Units | 2 & 3 BHKs
Premium Fittings | Amenities



The Edge of Connectivity

A prime address that has an edge over others in terms of unparalleled connectivity. Located on the Ring Road at Kathiravedu, Silversky Edge offers you fast and seamless access to every essential hub. You will be just minutes away from the pulse of the city and very close to areas like Ambattur, Madhuravoyal and Madhavaram. With such quick connectivity and easy transport options like Metro and bus, you will commute less and live more.



SILVERSKY

LIVE AN EXCEPTIONAL LIFE

Silversky Builders has distinguished itself with a portfolio of over a million sq. ft. in crafted property space, built in just 10 years. Our forte lies in providing affordable property offerings with a touch of premium class. We are a part of Sugal & Damani and the Megh Group with over 30 years' standing and diversified interests across business segments including real estate.



1000+
Happy Customers



1.5 Mn. Sq. Ft.
Prime residential
real estate across
Chennai.



4 Decades of
Domain Expertise



900+ Thriving
Homes



Amenities & Features



Multi Purpose hall with carpet flooring
(suitable for yoga)



Gym
a. Weights station
b. Cardio Station



Indoor Games
a. TT
b. Chess
c. Carrom
d. Kids play toys



Security
a. CCTV
b. 24x7 Security with digital application



EB/Power
a. EB room
b. 100% power backup for common areas
c. Limited power backup for individual residences
e. Electrical vehicles charging bay on pay per use basis



Support Staff Amenities
a. Toilet for Servants/Drivers
b. Security Room
c. Caretakers room

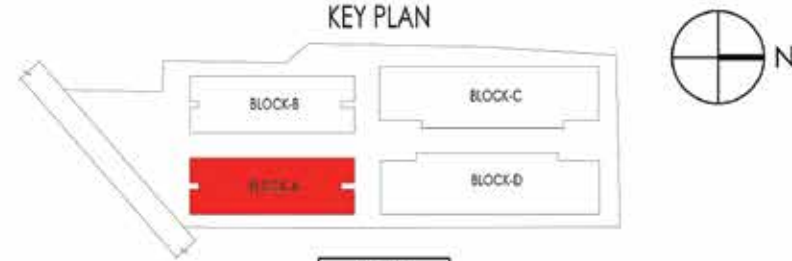


Beautification
a. 4 sides landscaping
b. Entrance arch
c. Terrace with hangout zone





KEY PLAN



2B 2T
101
912 SQ.FT.

2B 2T
102
918 SQ.FT.

2B 2T
103
895 SQ.FT.



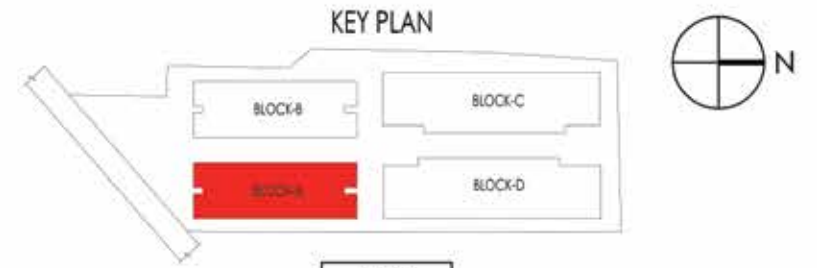
2B 2T
106
923 SQ.FT.

2B 2T
105
876 SQ.FT.

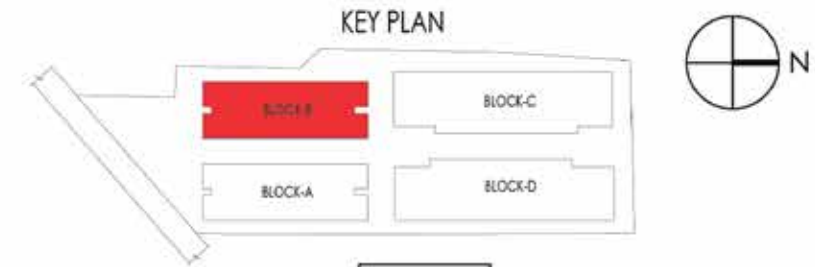
2B 2T
104
925 SQ.FT.

**BLOCK A
FIRST
FLOOR PLAN**

**BLOCK A
TYPICAL FLOOR PLAN
2ND - 5TH**



KEY PLAN



2B 2T
101
912 SQ.FT.

2B 2T
102
918 SQ.FT.

2B 2T
103
895 SQ.FT.



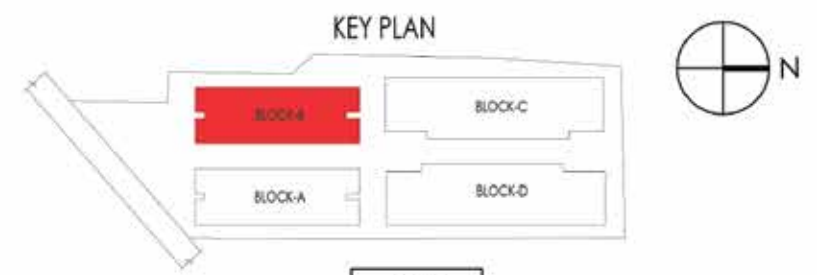
2B 2T
106
923 SQ.FT.

2B 2T
105
876 SQ.FT.

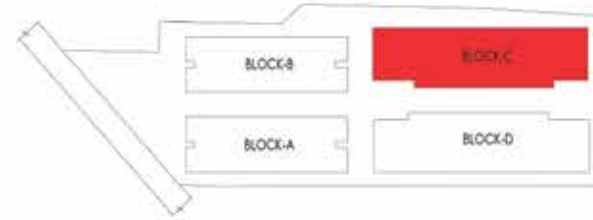
2B 2T
104
925 SQ.FT.

**BLOCK B
FIRST
FLOOR PLAN**

**BLOCK B TYPICAL
FLOOR PLAN
2ND - 5TH**



KEY PLAN



3B 3T
2B101
1446 SQ.FT.

2B 2T +
STUDY
102
1199 SQ.FT.

2B 2T+
STUDY
103
1204 SQ.FT.

3B 3T
104
1442 SQ.FT.



2B 2T +
STUDY
106
1205 SQ.FT.

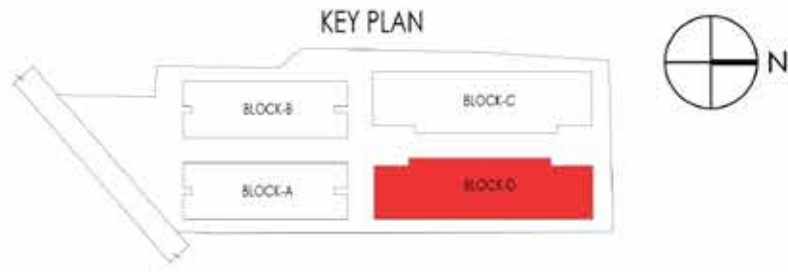
2B 2T +
STUDY
105
1202 SQ.FT.

**BLOCK C
FIRST
FLOOR PLAN**

**BLOCK C TYPICAL
FLOOR PLAN
2ND - 5TH**



KEY PLAN



3B 3T
101
1447 SQ.FT.

2B 2T+
STUDY
102
1199 SQ.FT.

2B 2T+
STUDY
103
1202 SQ.FT.

3B 3T
104
1444 SQ.FT.

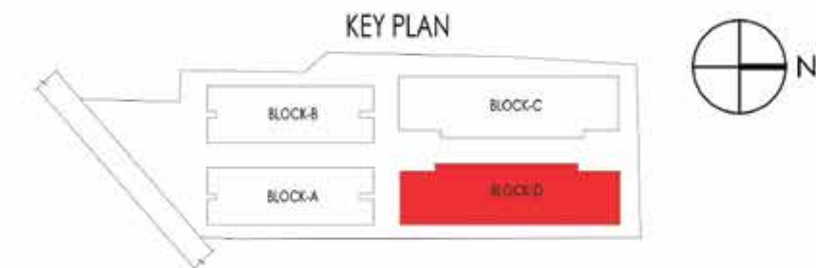


2B 2T+
STUDY
106
1203 SQ.FT.

2B 2T+
STUDY
105
1197 SQ.FT.

**BLOCK D
FIRST
FLOOR PLAN**

**BLOCK D TYPICAL
FLOOR PLAN
2ND - 5TH**



SPECIFICATIONS

STRUCTURE

Structural system:

- RCC framed structure designed for seismic compliant (Zone 3)

General Masonry:

- AAC 200 mm thk for external walls & 100mm thk for internal walls

Masonry for Bathroom and Select Areas

- AAC 200 mm thk for external walls & 100mm thk for internal walls

Floor-Floor height (incl. slab)

- Shall be maintained at 3000mm

ATT

- Anti-termite treatment will be done

WALL FINISH

Plaster

- Rough be provided for external walls and bathroom walls. For remainder areas gypsum plaster shall be used

Internal walls

- Finished with Gypsum Plaster, 1 coat of primer and 2 coats of Emulsion paint

Ceiling

- Finished with Gypsum Plaster, 1 coat of primer and 2 coats of Emulsion paint

Exterior walls

- Exterior faces of the building finished with 1 coat of primer and 2 coats of emulsion paint with color as per the architect's design. Texture shall be considered

Bathroom

- First quality Glazed ceramic tile up to 7'0"height of size 300 x 450 mm and above false ceiling will be finished with a coat of primer

Kitchen

- First quality Ceramic wall tile of size 300 x 450mm for a height of 600mm above the counter top finished level

Toilet ceiling

Grid type false ceiling

FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Bedrooms & Kitchen

- First quality Vitrified tiles of size 600 x 600 mm from Simpolo / Sunheartt or equivalent will be provided.

Bathroom, Balcony & Utility

- First quality Anti-skid ceramic tiles of size 300 x 300 mm from Simpolo / Sunheartt or equivalent will be provided.

Open terrace (if applicable)

- Floors with pressed tiles

KITCHEN & DINING

Kitchen

- RCC Platform will be finished with granite slab of 600 mm width at height of 800 mm from the finished floor level

Electrical point

- For Water purifier & Exhaust

CP fitting

- Chromium plated fittings of Parryware / CERA or Equivalent will be provided

Sink

- Stainless steel sink without drain board will be provided

BALCONY

Handrail

- MS handrail as per the architect's design

BATHROOMS

Sanitary Fixture

- Floor Mounted closet with health faucet from Parryware / CERA or equivalent in all bathrooms.

CP fittings

- Chromium plated fittings of Parryware / CERA or Equivalent will be provided

Electrical points

- For Geyser & Exhaust fan points in all bathrooms will be provided.

Wash Basin

- Will be provided for all Bathrooms and Dining wherever applicable

JOINERY

Main door

- Prehung engineered wood/ ABS Door frame of size 1050 x 2100mm with 38mm thick ABS /Engineered wood Shutter of laminated finish with Godrej or equivalent locks, towerbolts, doors viewer, door stopper.

Bedroom doors

- Prehung engineered wood/ ABS Door frame of size 900 x 2100mm with 35mm thick ABS/Engineered wood Shutter of laminated finish with Godrej or equivalent locks, towerbolts, door stopper.

Bathroom doors

- Prehung engineered wood/ ABS Door frame of size 750 x 2100mm with 35mm thick ABS/Engineered wood Shutter of laminated finish with Godrej or equivalent locks, towerbolts.

WINDOWS

Windows

- Powder Coated aluminum windows with sliding shutter with plain glass and MS grill on inner side wherever applicable

French doors

- Powder Coated aluminum frame and doors with Plain glass without grills.

Ventilators

- Powder Coated aluminum frame of fixed / louvered / open-able shutter with Pinhead glass without grills.

ELECTRICAL POINTS

Power supply

- 3 PHASE power supply connection with separate meter will be provided for each flat in the main board located outside the flat at the place of our choice and Common meters will be provided for Common services.

Safety device

- MCB & RCCB will be provided for Electrical circuit

Switches & sockets

- Modular boxes & modular switches of Anchor Roma or equivalent will be provided.

Wires

- Fire Retardant (FR) copper wire of a quality IS brand RR / Polycab or equivalent

Data Point

- Point in Living Room

TV Point

- Point in Living & Master Bedroom

Split A/C Point

- Point will be provided in Master Bedroom and Pipe Provisions in Living & other Bedrooms.

Exhaust fan Point

- Point will be given in all bathrooms & Kitchen

Geyser Point

- Geyser point will be provided in all bathrooms

Power Back-up

- 600W for 3BHK | 500W for 2BHK

COMMON FEATURES

Lift

- One Passenger Elevator with ARD provision will be provided for each Blocks

Generator Backup

- 100% Power backup for common amenities such as lifts, water pump, STP & selective common area lighting.

Name board

- Apartment owners name will be displayed in stilt

Lift Fascia & Lift Lobby

- Lift fascia in stilt floor with Granite jambs.

Lobby & Corridor

- Stilt floor lobby with granite flooring & typical floors with tiles

Staircase floor

- Stilt floor with granite flooring & typical floors with tiles

Staircase handrail

- MS handrail with enamel paint in all floors

Stilt Carparking Flooring

- Interlocking paver blocks laid in Carpark Area with car park number marked in paint

Terrace floor

- Will have Grano flooring with Threaded grooves.

OUTDOOR FEATURES

Water storage

- Under Ground sump and Over head Tanks

Rain water harvest

- Rain water harvesting as per the MEP designs.

STP

- Sewage Treatment Plant as per the requirements

Intercom

- Intercom will be provided for all flats and Gate

Safety

- CCTV surveillance cameras will be provided all round the building at pivotal locations in stilt

Well defined driveway

- Interlocking paver block laid all-round the building

Security

- Security booth will be provided at the entrance

Compound wall

- Building perimeter fenced by compound wall with entry gates for a height of 1500mm

Landscape

- Suitable landscape at appropriate places

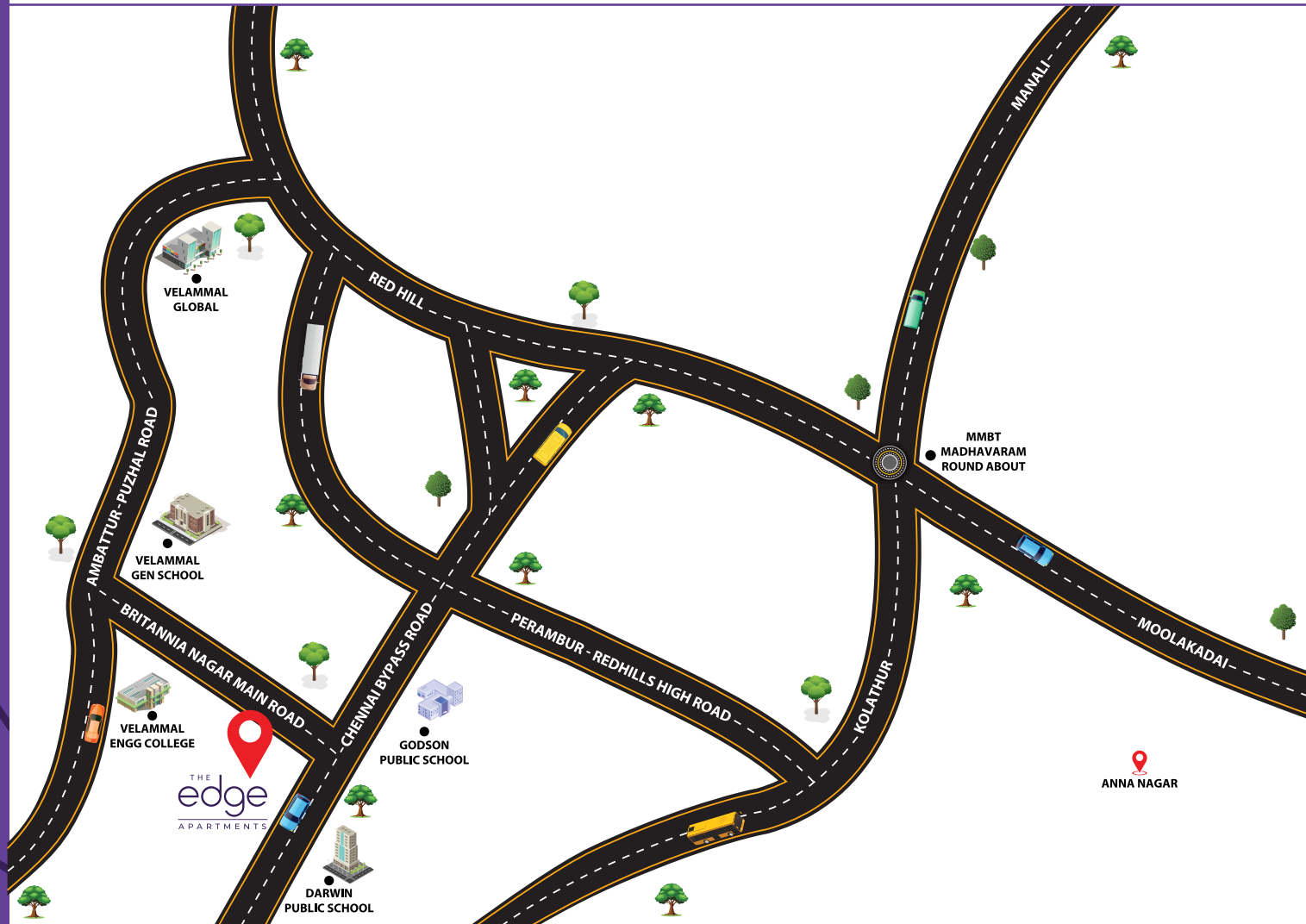
Electrical vehicle charger

- Electrical vehicle charging bay will be provided at a suitable place.





LOCATION MAP



LOCATION ADVANTAGES

TRANSPORT

- Madhavaram Bus Terminus - 5 Km
- Madhavaram Metro Station - 8 km
- Chennai Airport - Use Bypass - 50 mins
- Chennai Central Station - Use New Avadi Road - 35 mins

EDUCATION

- Darwin Public School - 1 km
- Velammal Matriculation Higher Secondary School - 0.6 km
- Velammal Engineering College - 2km
- Velammal Global School Puzhal - 2 km
- Narayana e-Techno School, Puzhal - 2km

HOSPITALS

- Prashanth Super Specialty Hospital - 4.5 km
- Meridian Hospital - 5 km

SOCIAL NEEDS

- Anna Nagar - 9 km

WORKPLACE ACCESS (IT)

- Madhavaram / TN Tech City - 8 km
- OMR – Reach Madhavaram Metro - 15 min
- Padi - 6 km

INDUSTRY

- Ambattur Industrial Estate - 11 km
- Avadi/Pattabiram - 17 km
- Manali - 13km
- Minjur/Vallur/ Kattupalli Port - 45 mins
- Gummidipoondi - 50 mins
- Sri City - 1.5 hours
- Sriprembudur - 1.5 hours



SILVERSKY

LIVE AN EXCEPTIONAL LIFE

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