

New HOME.  
New LIFESTYLE.  
New SKYLINE.  
All in



SILVERSKY  
THE  
O11E



  
**THE ONE**  
**EXPERIENCE**  
you truly deserve  


**SILVERSKY**  
THE  
**ONE**

Where dreams become everyday living, where your children grow, dream, and truly belong, where comfort meets class, and where the Perungalathur skyline is being redefined. A place where life truly feels complete.



# THE ONE

# LIFESTYLE

that has no parallel

Life at THE ONE is not just about living in a modern urban home it's about a journey shaped by the little moments you experience every day. Whether it's spending time with your kids in thoughtfully designed parks, keeping up with your fitness routine at the well-planned gym, or simply enjoying the open views, life here is centred around comfort, ease and everyday living.





1  
**THE ONE  
 OF A KIND**  
 Amenities & Features

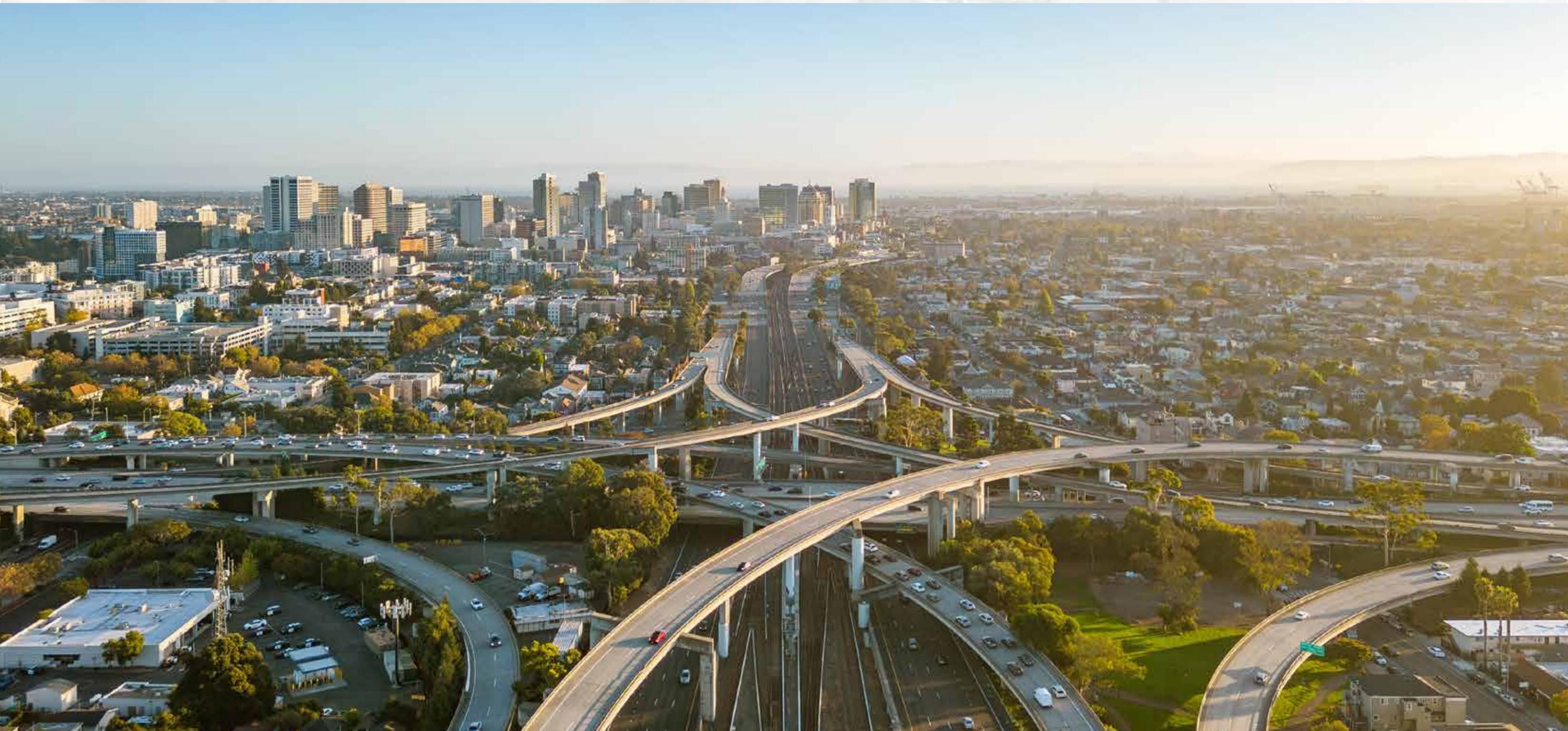
- 1 Gym
- 2 Swimming pool
- 3 Indoor games
- 4 Zumba /aerobics
- 5 Multipurpose hall
- 6 Association room
- 7 Library
- 8 Childrens play area
- 9 Electric vehicle charging provision
- 10 24 x 7 security
- 11 Power back up for common amenities
- 12 Solar power backup for common areas
- 13 Water spout wall
- 14 Pets sand pit area
- 15 Chess and snake & ladder
- 16 Senior citizen seating area
- 17 Paver block for driveway
- 18 CCTV cameras
- 19 Podium landscape at second floor
- 20 Multilevel covered car parking
- 21 Toilets for drivers and domestic help
- 22 Herb garden
- 23 Aroma garden
- 24 Reflexology path
- 25 Multipurpose outdoor area
- 26 Gazebo
- 27 Party lawn



THE ONE  
LIFESTYLE  
that has everything



At THE ONE, you're never far from the things you need and enjoy. Schools, colleges, workplaces, entertainment and shopping — everything is just minutes away. A location that keeps you well connected to the city's energy, while allowing you to enjoy a sense of calm and privacy.





# 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 Million sq.ft.  
delivered homes

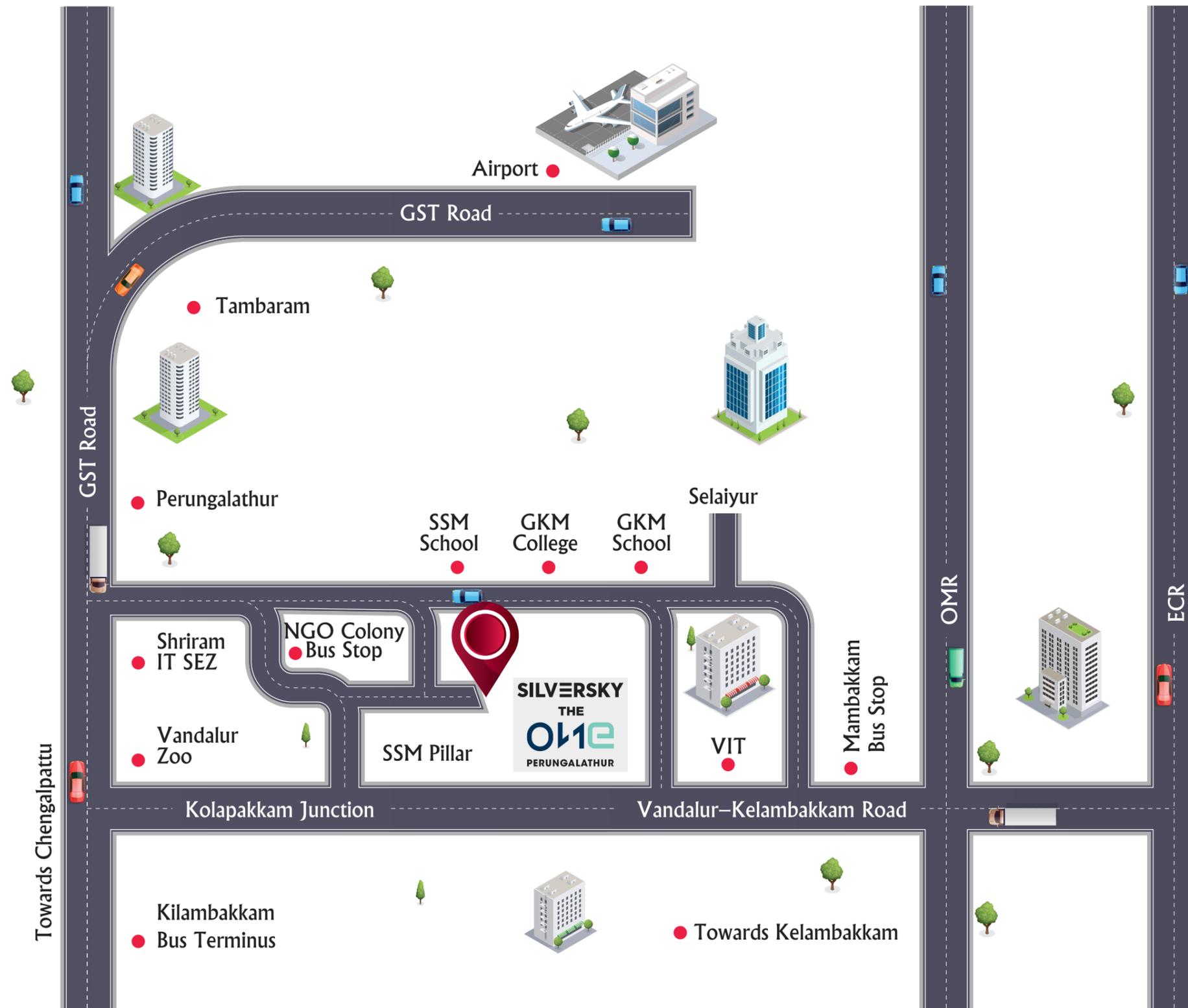


1000+ Upcoming  
Homes



4 decades of  
domain expertise

# LOCATION MAP



# LOCATION ADVANTAGES

## Schools

SSM School	-	650 mts
Velammal Vidhyashram	-	1 km
Ebenezer Matriculation School	-	2.78 kms
Zion International School	-	3.2 kms
Bharath Vidhyashram	-	5 kms
Delhi Public School	-	6 kms

## Hospitals

Saratha Hospital	-	3 kms
Tagore Medical Hospital	-	4.2 kms
Hindu Mission Hospital	-	6.2 kms
Global Hospital	-	14 kms
SRM Hospital	-	14 kms
Kamatchi Hospital	-	18 kms
Chettinad Hospital	-	16.3 kms

## IT Hubs & Industries

Shriram Gateway SEZ	-	4 kms
Zoho	-	10 kms
MEPZ	-	11 kms
Intimate Fashion	-	13.1 kms
Elcot SEZ (Wipro, HCL)	-	15 kms
Ford, M.M.Nagar	-	18 kms
Sipcot Siruseri	-	20 kms

## Bus Stations

Proposed Eastern Bypass	-	600 mts
MTC Bus Stop	-	700 mts
Perungalathur Bus Stop	-	3.5 kms
Bus Terminal (Vandalur)	-	7 kms

## Metro Stations

Perungalathur Station	-	3 kms
Tambaram Station	-	7 kms
Vandalur Station	-	7 kms
Proposed Metro Station	-	3 kms



**THE ONE**  
**LIFESTYLE**  
that amazes you



The One is designed in a bold E-shaped architecture that exudes elegance, maximizes light and ventilation, enhances privacy and offers panoramic views. The One stands tall as a symbol of unrivalled architectural excellence, reflecting innovation and ingenuity in every corner.

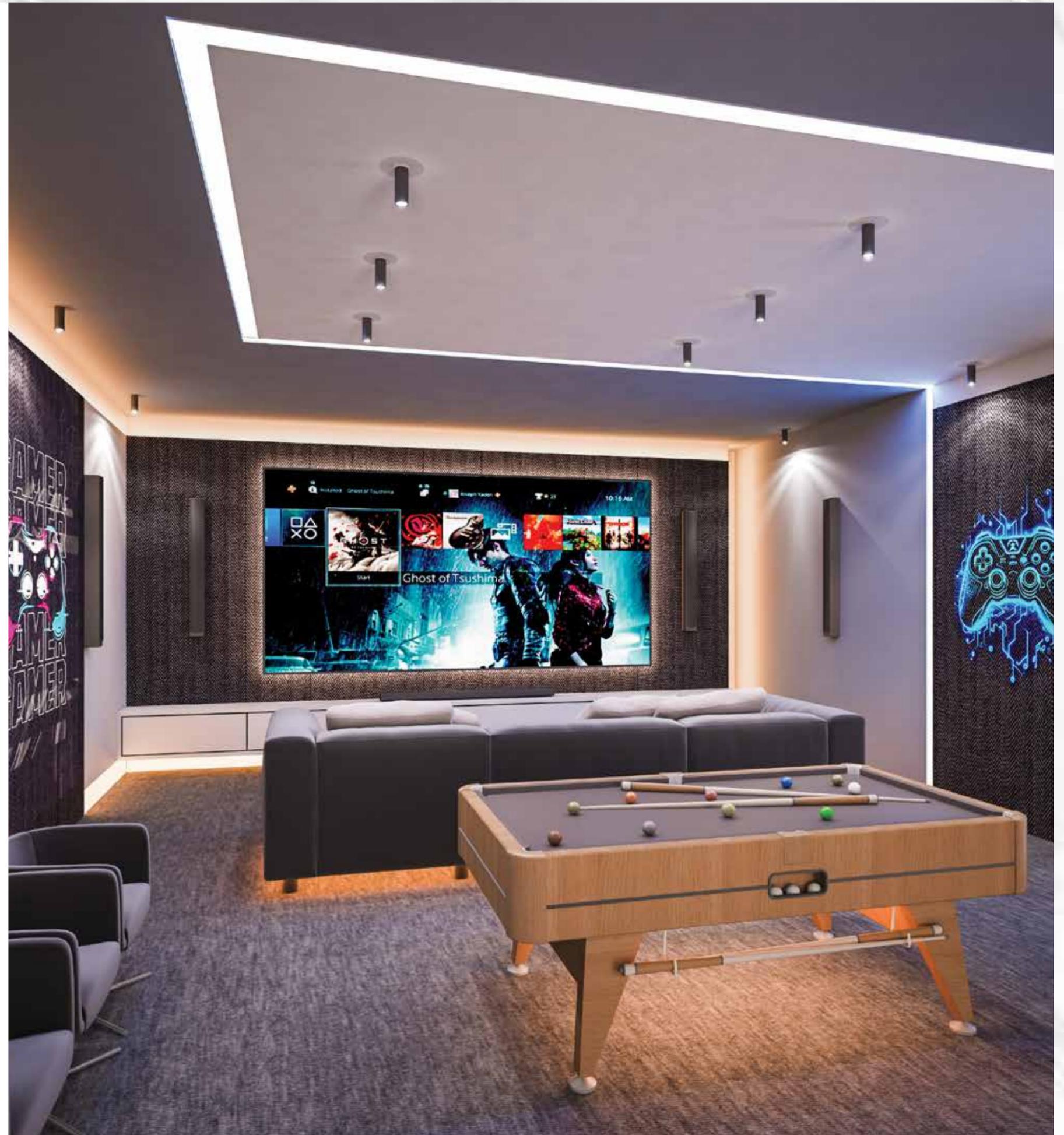
- VAASTU COMPLIANT • ABSOLUTE PRIVACY • SENSIBLE DESIGN
- MORE USABLE SPACES • LOW-MAINTENANCE FEATURES
- HONEST SPECS







CLUB HOUSE







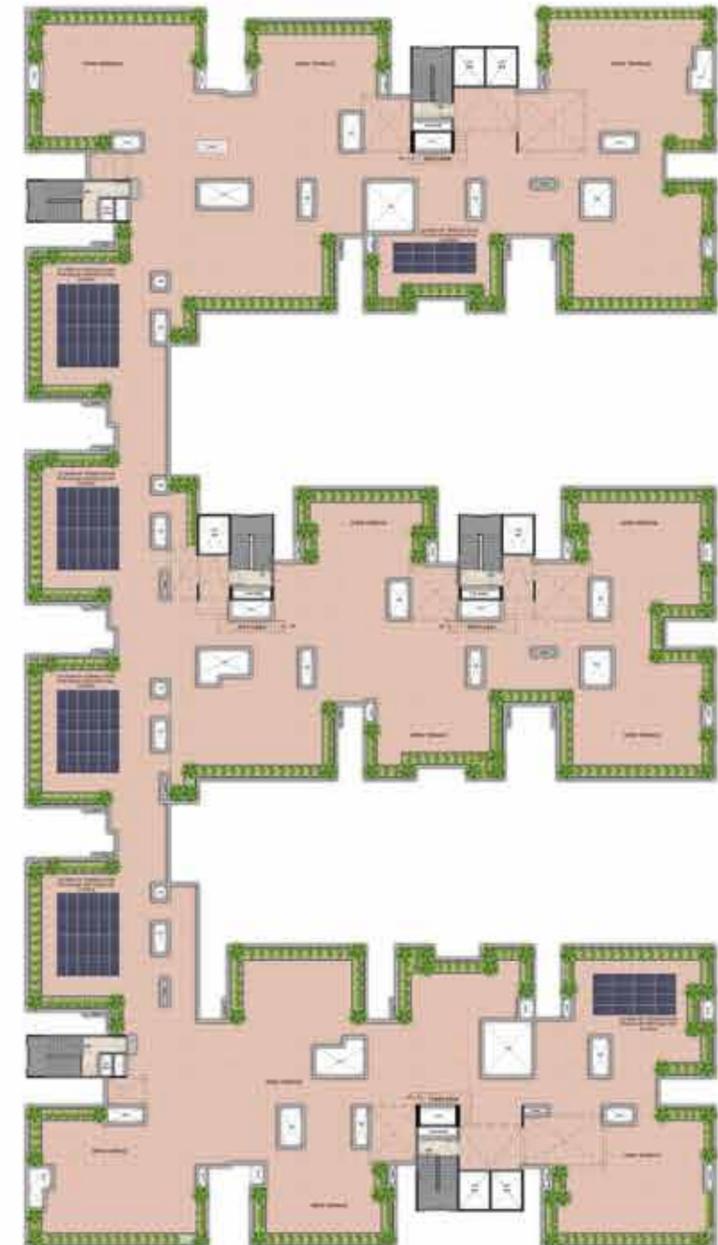
# Master Plan



# Site Cum Stilt Floor



## Second, Typical & Terrace Floor



# Stilt & Upper Stilt Floor



## Unit Plan - 201



201

Key Plan



### South Facing 3 BHK + 3 T - Type 01

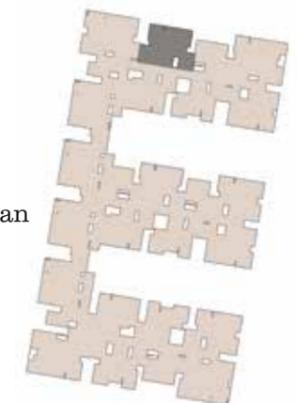
RERA Carpet Area	1152 sq.ft
Plinth Area	1305 sq.ft
Carpet Area	1141 sq.ft
Saleable Area	1822 sq.ft

## Unit Plan - 202



202

Key Plan



### South Facing 3 BHK + 2 T - Type 01

RERA Carpet Area	901 sq.ft
Plinth Area	1046 sq.ft
Carpet Area	904 sq.ft
Saleable Area	1460 sq.ft

## Unit Plan - 203



Key Plan



### South Facing 3 BHK + 3 T - Type 02

RERA Carpet Area	1087 sq.ft
Plinth Area	1282 sq.ft
Carpet Area	1112 sq.ft
Saleable Area	1790 sq.ft

## Unit Plan - 204 & 215



Key Plan



### North Facing 3 BHK + 2 T - Type 02

RERA Carpet Area	927 sq.ft
Plinth Area	1072 sq.ft
Carpet Area	929 sq.ft
Saleable Area	1497 sq.ft

## Unit Plan - 205 & 216



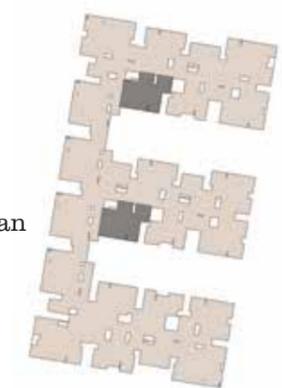
Key Plan

### North Facing 2 BHK + 2 T - Type 01

RERA Carpet Area	693 sq.ft
Plinth Area	831 sq.ft
Carpet Area	713 sq.ft
Saleable Area	1160 sq.ft



## Unit Plan - 206 & 212



Key Plan

### North Facing 3 BHK + 2 T - Type 01

RERA Carpet Area	792 sq.ft
Plinth Area	927 sq.ft
Carpet Area	798 sq.ft
Saleable Area	1294 sq.ft



## Unit Plan - 207



Key Plan



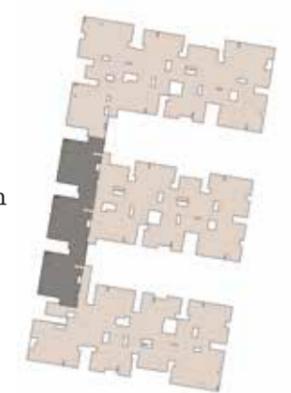
### East Facing 3 BHK + 3 T - Type 03

RERA Carpet Area	1076 sq.ft
Plinth Area	1223 sq.ft
Carpet Area	1064 sq.ft
Saleable Area	1722 sq.ft

## Unit Plan - 208, 209 & 210



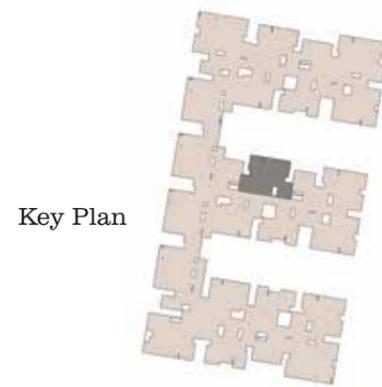
Key Plan



### East Facing 3 BHK + 3 T - Type 03

RERA Carpet Area	1069 sq.ft
Plinth Area	1227 sq.ft
Carpet Area	1058 sq.ft
Saleable Area	1713 sq.ft

## Unit Plan - 211



Key Plan

### South Facing 3 BHK + 2 T - Type 01

RERA Carpet Area	901 sq.ft
Plinth Area	1048 sq.ft
Carpet Area	904 sq.ft
Saleable Area	1464 sq.ft



## Unit Plan - 213



Key Plan

### South Facing 3 BHK + 2 T - Type 03

RERA Carpet Area	920 sq.ft
Plinth Area	1071 sq.ft
Carpet Area	922 sq.ft
Saleable Area	1495 sq.ft



## Unit Plan - 214



Key Plan



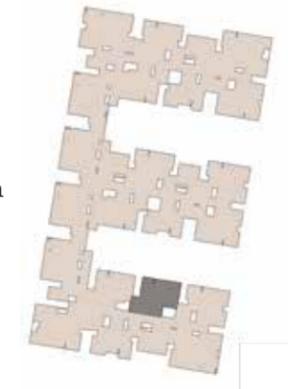
### South Facing 3 BHK + 2 T - Type 03

RERA Carpet Area	920 sq.ft
Plinth Area	1072 sq.ft
Carpet Area	922 sq.ft
Saleable Area	1497 sq.ft

## Unit Plan - 217



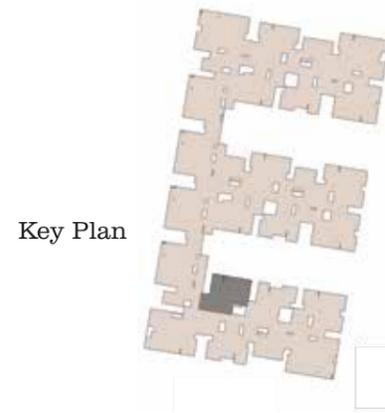
Key Plan



### East Facing 3 BHK + 3 T - Type 03

RERA Carpet Area	1069 sq.ft
Plinth Area	1227 sq.ft
Carpet Area	1058 sq.ft
Saleable Area	1713 sq.ft

## Unit Plan - 218



Key Plan

### South Facing 3 BHK + 2 T - Type 02

RERA Carpet Area	818 sq.ft
Plinth Area	941 sq.ft
Carpet Area	820 sq.ft
Saleable Area	1313 sq.ft



## Unit Plan - 219



Key Plan

### North Facing 3 BHK + 3T - Type 04

RERA Carpet Area	1119 sq.ft
Plinth Area	1309 sq.ft
Carpet Area	1139 sq.ft
Saleable Area	1828 sq.ft



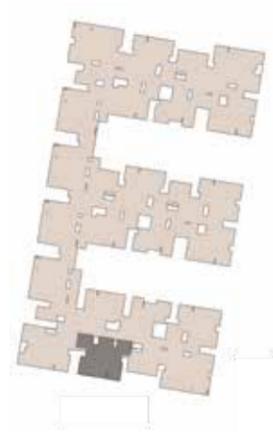
## Unit Plan - 220



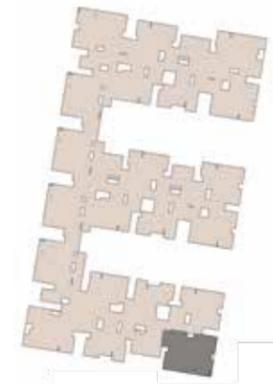
## Unit Plan - 221



Key Plan



Key Plan



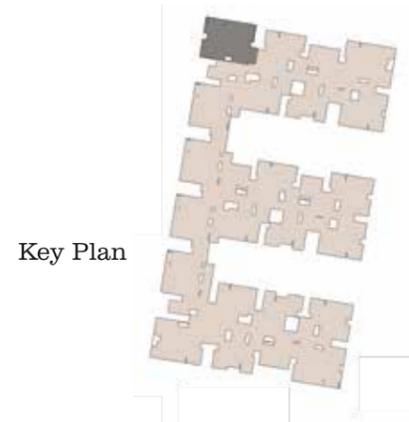
### North Facing 3 BHK + 2 T - Type 04

RERA Carpet Area	900 sq.ft
Plinth Area	1070 sq.ft
Carpet Area	909 sq.ft
Saleable Area	1494 sq.ft

### North Facing 3 BHK + 3T - Type 05

RERA Carpet Area	1120 sq.ft
Plinth Area	1280 sq.ft
Carpet Area	1109 sq.ft
Saleable Area	1787 sq.ft

## Unit Plan - 301 to 901



Key Plan

### South Facing 3 BHK + 3 T - Type 01

RERA Carpet Area	1152 sq.ft
Plinth Area	1305 sq.ft
Carpet Area	1141 sq.ft
Saleable Area	1822 sq.ft



## Unit Plan - 302 to 902 & 311 to 911



Key Plan

### South Facing 3 BHK + 2T - Type 01

RERA Carpet Area	901 sq.ft
Plinth Area	1046 sq.ft
Carpet Area	904 sq.ft
Saleable Area	1460 sq.ft



## Unit Plan - 303 to 903



303 - 903

Key Plan



### South Facing 3 BHK + 3 T - Type 02

RERA Carpet Area	1087 sq.ft
Plinth Area	1282 sq.ft
Carpet Area	1112 sq.ft
Saleable Area	1790 sq.ft

## Unit Plan - 304 to 904 & 315 to 915



304 - 904,  
315 - 915

Key Plan



### North Facing 3 BHK + 2 T - Type 02

RERA Carpet Area	927 sq.ft
Plinth Area	1072 sq.ft
Carpet Area	929 sq.ft
Saleable Area	1497 sq.ft

## Unit Plan - 305 to 905 & 316 to 916



Key Plan

### North Facing 2 BHK + 2 T - Type 01

RERA Carpet Area	693 sq.ft
Plinth Area	831 sq.ft
Carpet Area	713 sq.ft
Saleable Area	1160 sq.ft



## Unit Plan - 306 to 906 & 312 to 912



Key Plan

### North Facing 3 BHK + 2 T - Type 01

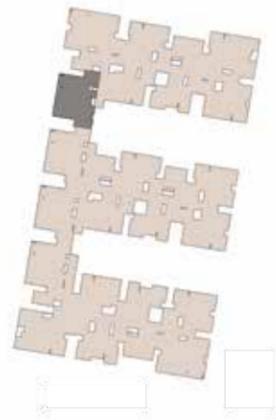
RERA Carpet Area	792 sq.ft
Plinth Area	927 sq.ft
Carpet Area	798 sq.ft
Saleable Area	1294 sq.ft



## Unit Plan - 307 to 907



Key Plan



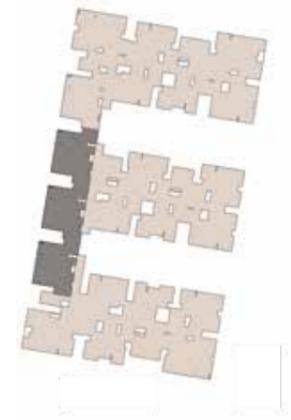
### East Facing 3 + 3 T BHK - Type 03

RERA Carpet Area	1076 sq.ft
Plinth Area	1223 sq.ft
Carpet Area	1064 sq.ft
Saleable Area	1722 sq.ft

## Unit Plan - 308 to 908, 309 & 909, 310 to 910



Key Plan



### East Facing 3 BHK + 3 T - Type 03

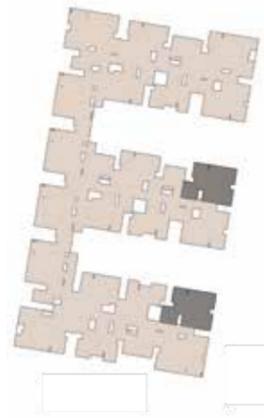
RERA Carpet Area	1069 sq.ft
Plinth Area	1227 sq.ft
Carpet Area	1058 sq.ft
Saleable Area	1713 sq.ft

## Unit Plan - 313 to 913 & 314 to 914



313 - 913,  
314 - 914

Key Plan



### South Facing 3 BHK + 2 T - Type 03

RERA Carpet Area	920 sq.ft
Plinth Area	1071 sq.ft
Carpet Area	922 sq.ft
Saleable Area	1495 sq.ft

## Unit Plan - 317 to 917



317 - 917

Key Plan



### North Facing 2 BHK + 2 T - Type 02

RERA Carpet Area	708 sq.ft
Plinth Area	832 sq.ft
Carpet Area	722 sq.ft
Saleable Area	1162 sq.ft

## Unit Plan - 318 to 918



Key Plan



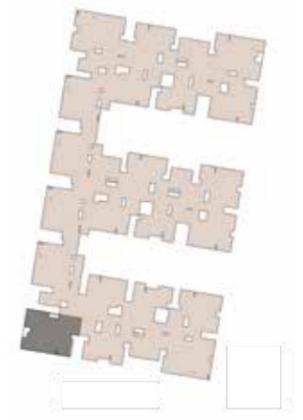
### South Facing 3 BHK + 2 T - Type 02

RERA Carpet Area	818 sq.ft
Plinth Area	941 sq.ft
Carpet Area	820 sq.ft
Saleable Area	1313 sq.ft

## Unit Plan - 319 to 919



Key Plan



### East Facing 3 BHK + 3 T - Type 03

RERA Carpet Area	1069 sq.ft
Plinth Area	1227 sq.ft
Carpet Area	1058 sq.ft
Saleable Area	1713 sq.ft

## Unit Plan - 320 to 920



Key Plan



### North Facing 3 BHK + 2 T - Type 04

RERA Carpet Area	900 sq.ft
Plinth Area	1070 sq.ft
Carpet Area	909 sq.ft
Saleable Area	1494 sq.ft

## Unit Plan - 321 to 921



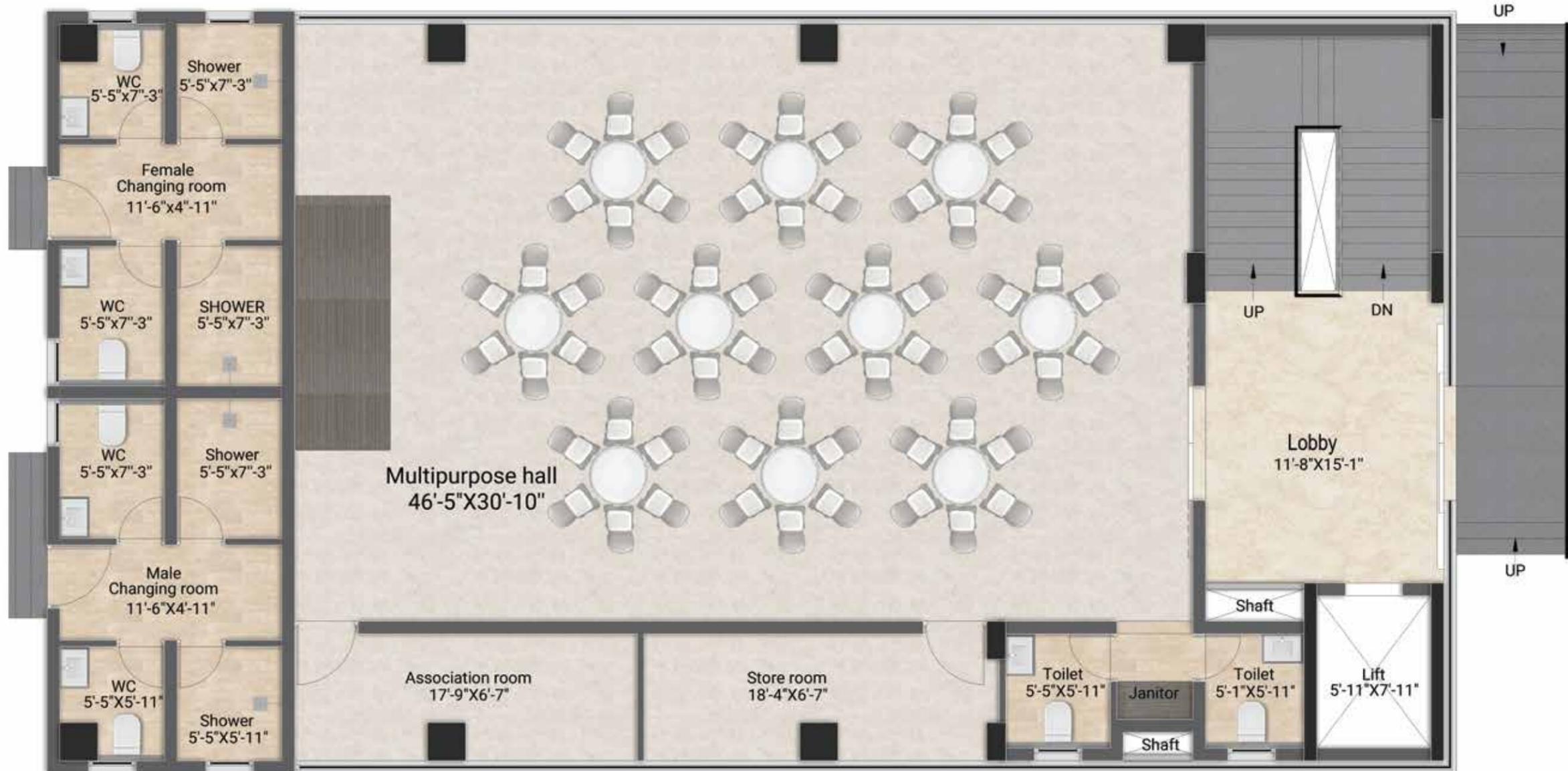
Key Plan



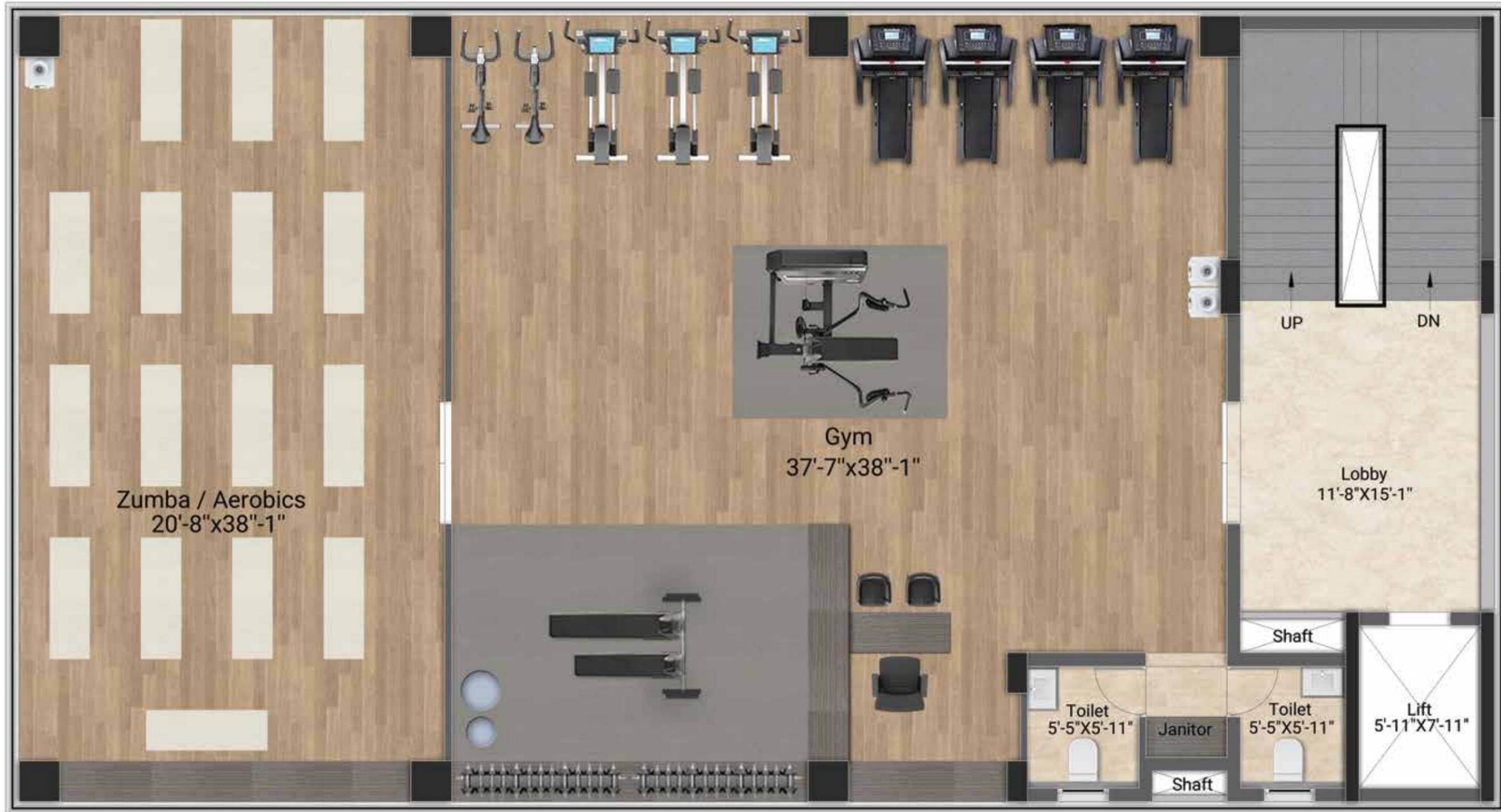
### North Facing 3 BHK + 3 T - Type 05

RERA Carpet Area	1120 sq.ft
Plinth Area	1280 sq.ft
Carpet Area	1109 sq.ft
Saleable Area	1787 sq.ft

# Multipurpose Hall



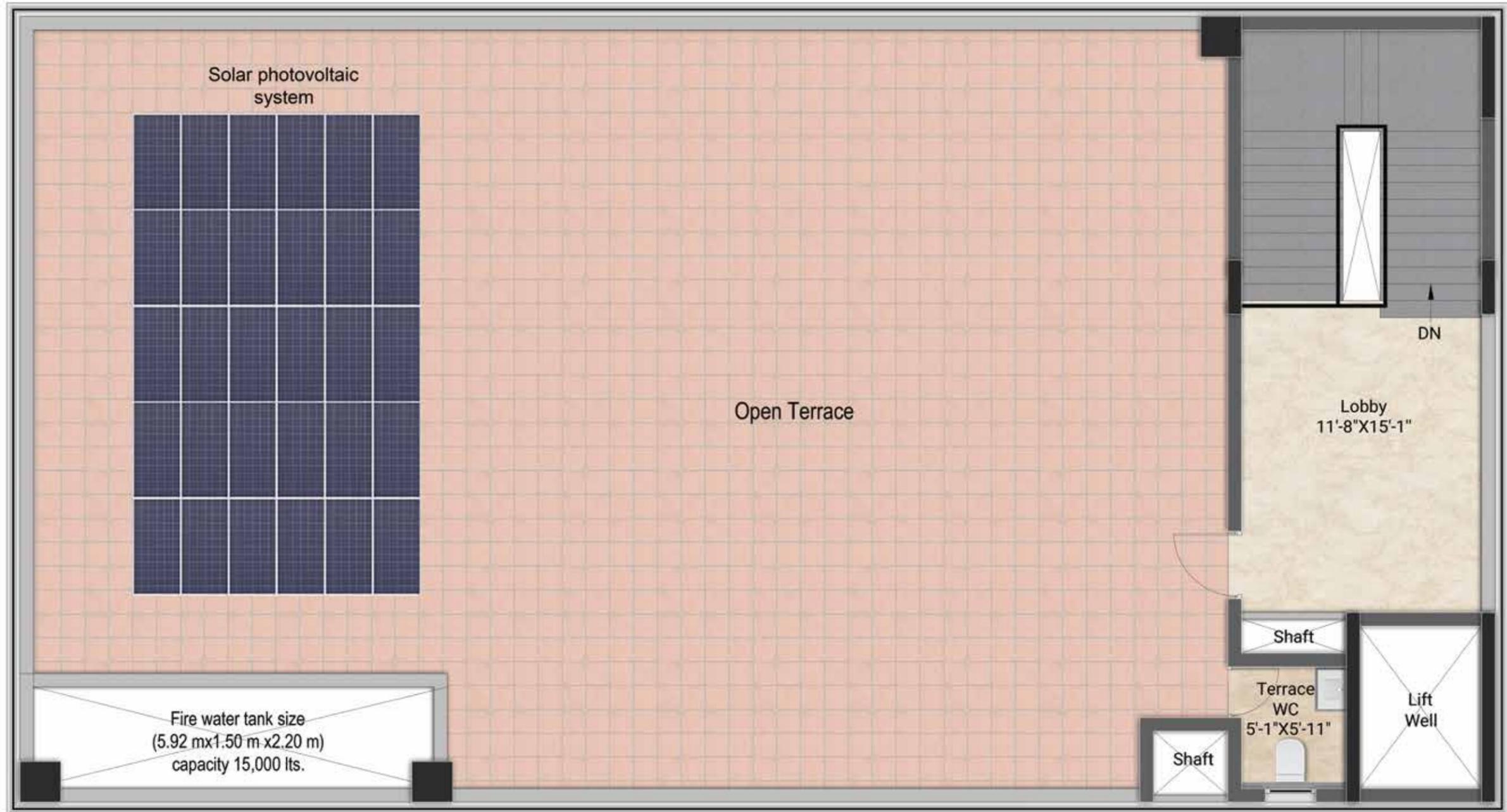
# Gym



# Indoor Games



# Open Terrace



# Specifications

## STRUCTURE

- Structural System - RCC framed structure designed for seismic compliant (Zone 3)
- Masonry - AAC Block 200 mm thk for external walls & 100mm for internal walls
- Floor-Floor Height (incl. slab) - Shall be maintained at 3000mm
- ATT - Anti-termite treatment will be carried out during construction

## WALL FINISH

- Internal - Finished with high quality gypsum plaster with 1 coat of primer and 2 coats of emulsion paint
- Exterior - Cement plastered surface finished with texture paint, followed by one coat of primer and two coats of emulsion paint, in colours as specified by the architect

## CEILING FINISH

- Ceiling - Finished with coarse putty, 1 coat of primer and 2 coats of emulsion paint
- Toilet - Grid type false ceiling will be provided

## TILES

- Living, Dining, Bedrooms & Kitchen - First quality vitrified tiles of size 1200 x 600 mm from Simpolo / Sunheart or equivalent will be provided with skirting
- Toilets, Balcony & Utility - First quality anti-skid ceramic tiles of size 600 x 600 mm from Simpolo / Sunheart or equivalent will be provided
- Open Terrace (if applicable) - Finished with pressed tiles
- Toilets (Walls) - First quality glazed ceramic tile up to 7'0" height of size 1200 x 600 mm and above false ceiling will be finished with a coat of primer

## KITCHEN

- Kitchen - Granite countertop and wall dado tiles will be provided (RCC slab will not be provided)
- Electrical point - Points for water purifier & chimney will be provided

- Sink - SS single bowl sink without drainboard will be provided
- CP Fitting - CP fittings of Jaquar or Kohler will be provided

## BALCONY

- Handrail - MS handrail provided as per the architect's design

## TOILETS

- Sanitary Fittings - Wall mounted closets with health faucet from Kohler / CERA or equivalent will be provided
- CP Fittings - CP fittings of Jaquar, Kohler or equivalent including Concealed diverter will be provided
- Electrical Points - Electrical points for geyser & exhaust fan points will be provided
- Wash Basin - Wall hung wash basin will be provided in all toilets and dining wherever applicable

## DOORS

- 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 shutter of laminated finish with Godrej or equivalent locks, towerbolts, door stopper
- Toilets 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 sliding windows with mosquito net and plain glass and MS grill will be provided on inner side wherever applicable
- French Doors - Powder coated aluminum sliding shutter with mosquito net with plain glass without grills.
- Ventilators - Powder coated aluminum ventilators with fixed / louvered / open-able shutters 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 & RCBO will be provided for electrical circuit
- Switches & Sockets - Modular boxes & modular switches of Panasonic Vision or equivalent will be provided with including two way control switch for one light and one fan in each bedrooms
- Wires - Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Anchor / Polycab or equivalent
- Data Point - Point will be provided in living & any one bedroom
- TV Point - Point will be provided in living & master bedroom
- Split A/C Point - Point will be provided in Living & all bedrooms
- Exhaust Fan Point - Point will be provided in all toilets
- Geyser Point - Point will be provided in all toilets
- Power Back-up - 750W for 3BHK, 600W for 2.5BHK, 500W for 2BHK
- Electrical Vehicle Charger - MS tray provisions will be provided for individual covered car parking

## COMMON FEATURES

- Lift - Stretcher & passenger elevators with ARD provision will be provided
- Generator Backup - 100% power backup for common amenities such as lifts, water pump, STP & selective common area lighting
- Name Board - Apartment owner's name will be displayed in stilt floor
- Lift Fascia - Lift fascia with granite cladding
- Lift Lobby & Corridor - Stilt floor lobby with granite flooring & typical floors with tile flooring
- Staircase Floor - Granite / vitrified flooring
- Staircase Handrail - MS handrail with enamel paint in all floors
- Stilt Carparking Flooring - Interlocking paver blocks with painted car park numbering
- Terrace Floor - Grano flooring with threaded grooves and UV protected coatings

## OUTDOOR FEATURES

- Water Storage - Underground sump and overhead tanks
- Rain Water Harvest - Rain water harvesting as per the MEP designs
- STP - Sewage Treatment Plant (STP) as per the requirements
- Intercom - Intercom provision for all flats and main gate
- Safety - CCTV cameras at key locations including lift lobby and lift
- Security - Security booth will be provided at the entrance
- Compound Wall - Perimeter secured with compound wall and entry gates of 1500 mm height
- Well defined Driveway - Interlocking paver blocks laid around the building
- Landscape - Appropriate landscaping provided at designated areas

# SILVERSKY

LIVE AN EXCEPTIONAL LIFE

**Registered office:**

No. 961, 1st Floor, Siyat House  
Poonamallee High Road  
Chennai, Tamil Nadu - 600 084

**Site Address :**

N2. Survey No.449/2, 450/1B1A, 450/1C1 –  
Nedukundram Village, Vandalur Taluk,  
Chengalpattu District

f Silversky Builders

@ Silverskybuilders

**+91 93 6002 6001**

sales@silverskybuilders.com

www.silverskybuilders.com

Disclaimer: This brochure is conceptual and not a legal offering. The Visual representations such as layouts, plans, finishes, illustrations, pictures, photographs and drawings here in are artist's representations. The promoters or their agents reserve the right to make alterations and amendments as may be necessitated without prior notice.

Member of  
**CREDAI**



Scan this QR code for  
More Details