



Your
Business Edge.



FOR BUSINESSES THAT AIM HIGHER.

The Town Square is a premium commercial project of 36,000 sq. ft. plot size by Silversky Builders on Puzhal-Ambattur High Road. Designed for a dynamic business environment, The Town Square offers a perfect blend of retail, office, and lifestyle spaces, ensuring maximum visibility and customer footfall.

PROJECT FEATURES

- ◆ 80 ft. road width
- ◆ Fire safety & emergency
Fire NOC obtained

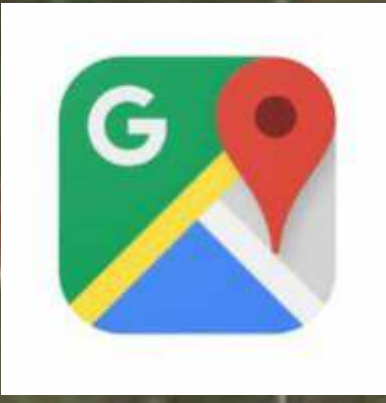
- ◆ Ideal for retail stores, offices, and F&B outlets
- ◆ 100+ bike parking spaces
- ◆ 30+ car parking spaces





PUZHAL-AMBATTUR ROAD POSITIONED FOR SUCCESS

Located on the strategic Puzhal-Ambattur High Road, The Town Square benefits from excellent connectivity to major highways, including the Chennai-Bangalore Highway and the Inner Ring Road. This prime location ensures seamless travel within Chennai and to other cities, making it an ideal spot for businesses reliant on logistics and customer access.



<https://maps.app.goo.gl/R7iLPZxCKyrZgJ7y8>

A. Location: Ambattur Puzhal Road
B. Road Width: 80 Feet
C. Plot Area: 36000 S.ft.
D. Built Up Area Break Up

	UNIT	AREA
Ground Floor	Sq. Ft.	15672
First Floor	Sq. Ft.	15672
Second Floor	Sq. Ft.	15672

Rental Expectation:
50 Per Square Feet
3 Year Lock in
6 Year Agreement
5% Escalation YOY

STRONG TENANCY, STEADY RETURNS.

The Town Square presents a structured rental model, designed to deliver stable and growing returns over time. With a competitive rental value, the project ensures a strong income stream from the outset. The rental agreement includes a 5% year-on-year (YoY) escalation, allowing for consistent and predictable growth in returns. To provide stability, The Town Square offers a 3-year lock-in period. Additionally, a 6-year agreement strengthens the financial foundation, ensuring a stable tenancy and long-term income flow.





AN EXCLUSIVE MARKET, YOURS TO OWN.

- **Established customer base**

With over 1,000 families from the nearby Lakeside residential community, your business benefits from a steady and ready audience.

- **Premium customer profile**

Tap into an affluent customer base from the upper-middle and high-income segments, ensuring higher spending potential and consistent footfall.

- **Exclusive market presence**

With no other malls or food courts nearby, The Town Square creates a unique opportunity for businesses to thrive without direct competition.

- **Strategic location**

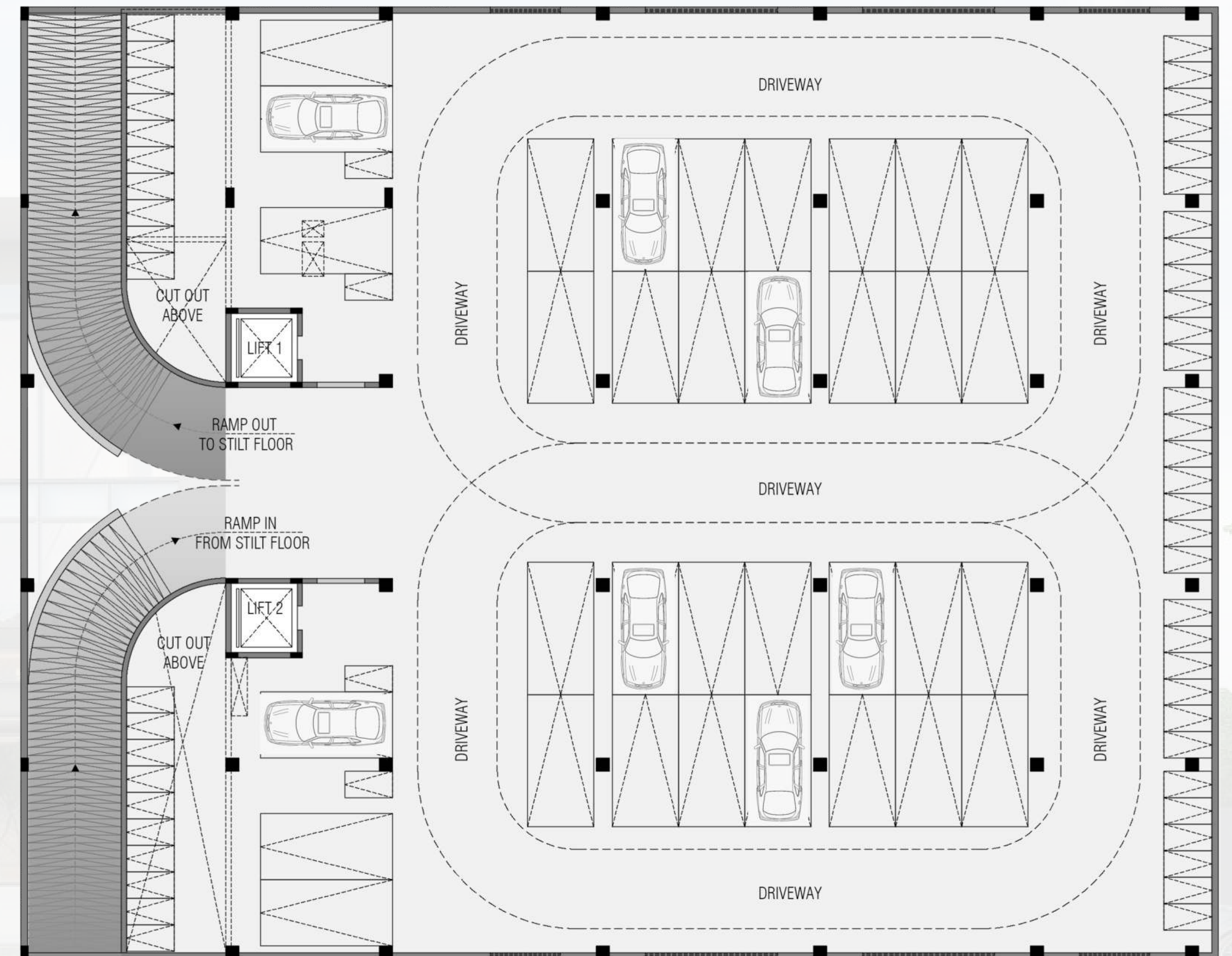
The project offers excellent road frontage and easy accessibility – driving both visibility and foot traffic.



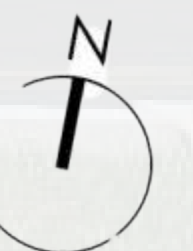
SILVERSKY BUILDING TRUST, DELIVERING EXCELLENCE

With over four decades of expertise, Silversky Builders has established itself as a trusted name in Chennai's real estate industry. Having delivered over 1.5 million sq. ft. of residential and commercial spaces, we take pride in our legacy of quality and innovation. Our portfolio showcases numerous landmark projects and a community of over 1,000 satisfied homeowners, reflecting our unwavering commitment to excellence.

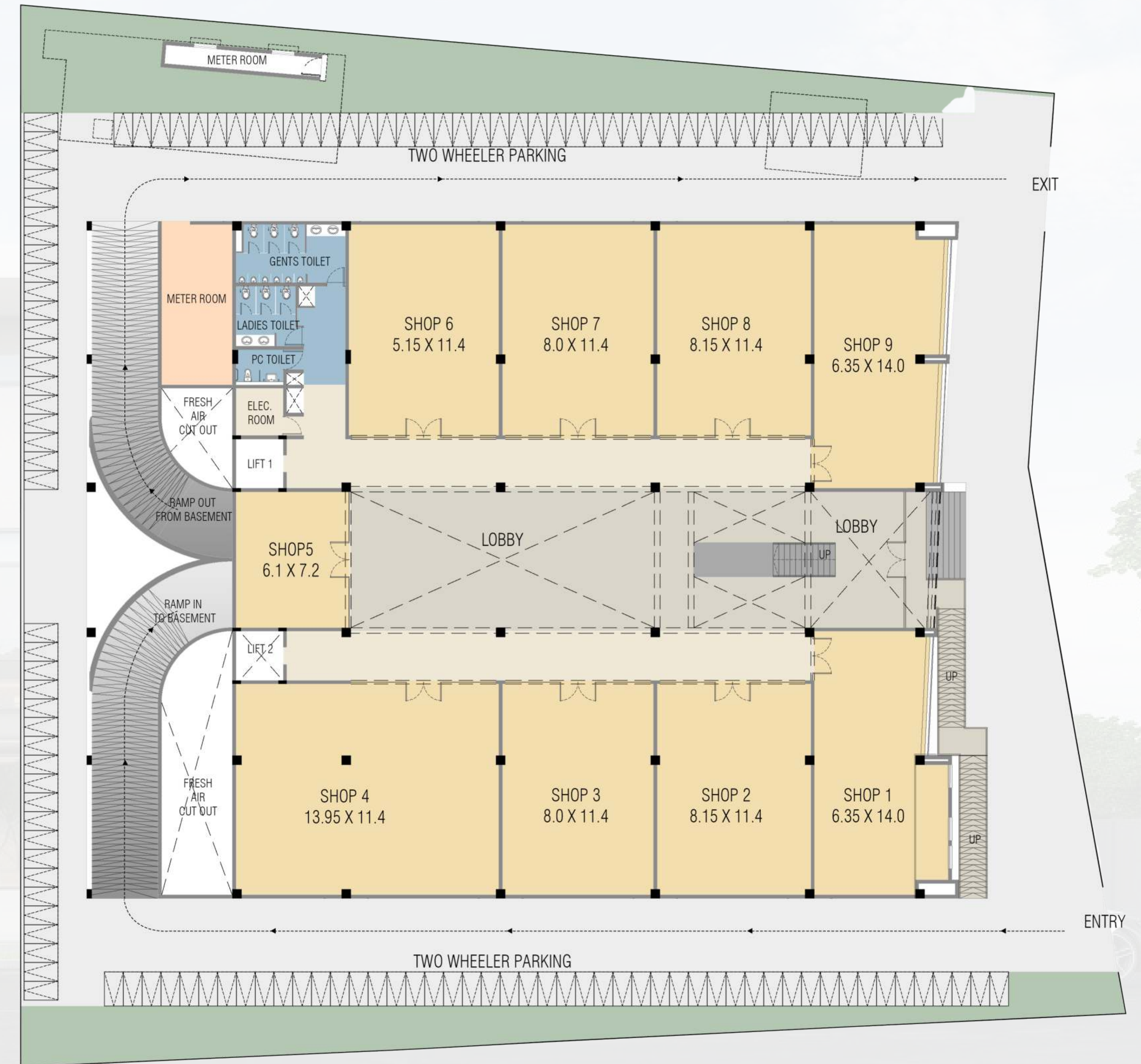
BASEMENT FLOOR PLAN



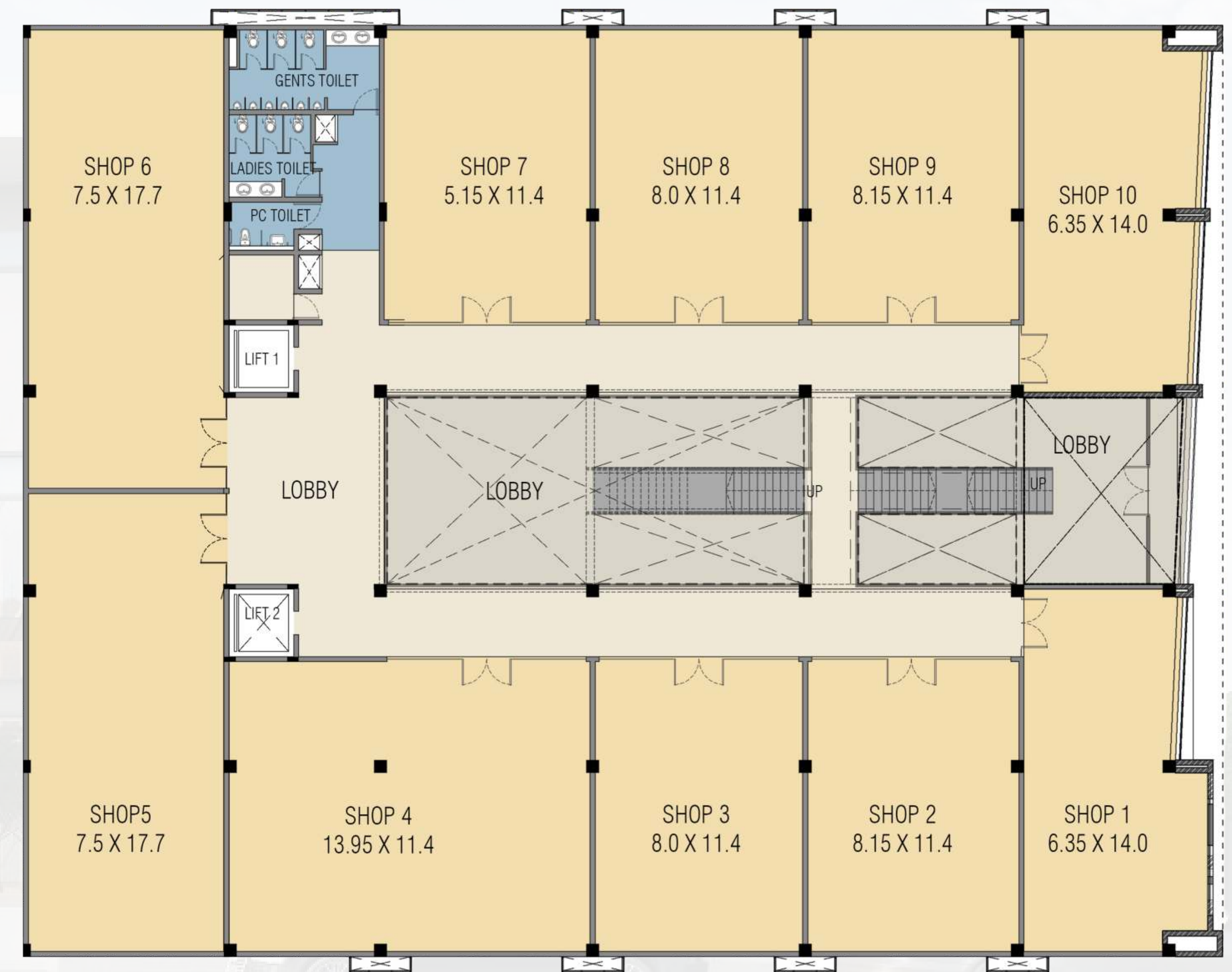
BASEMENT FLOOR PLAN
COMMERCIAL BUILDING @ LAKE SIDE 3



SITE PLAN WITH GROUND FLOOR PLAN



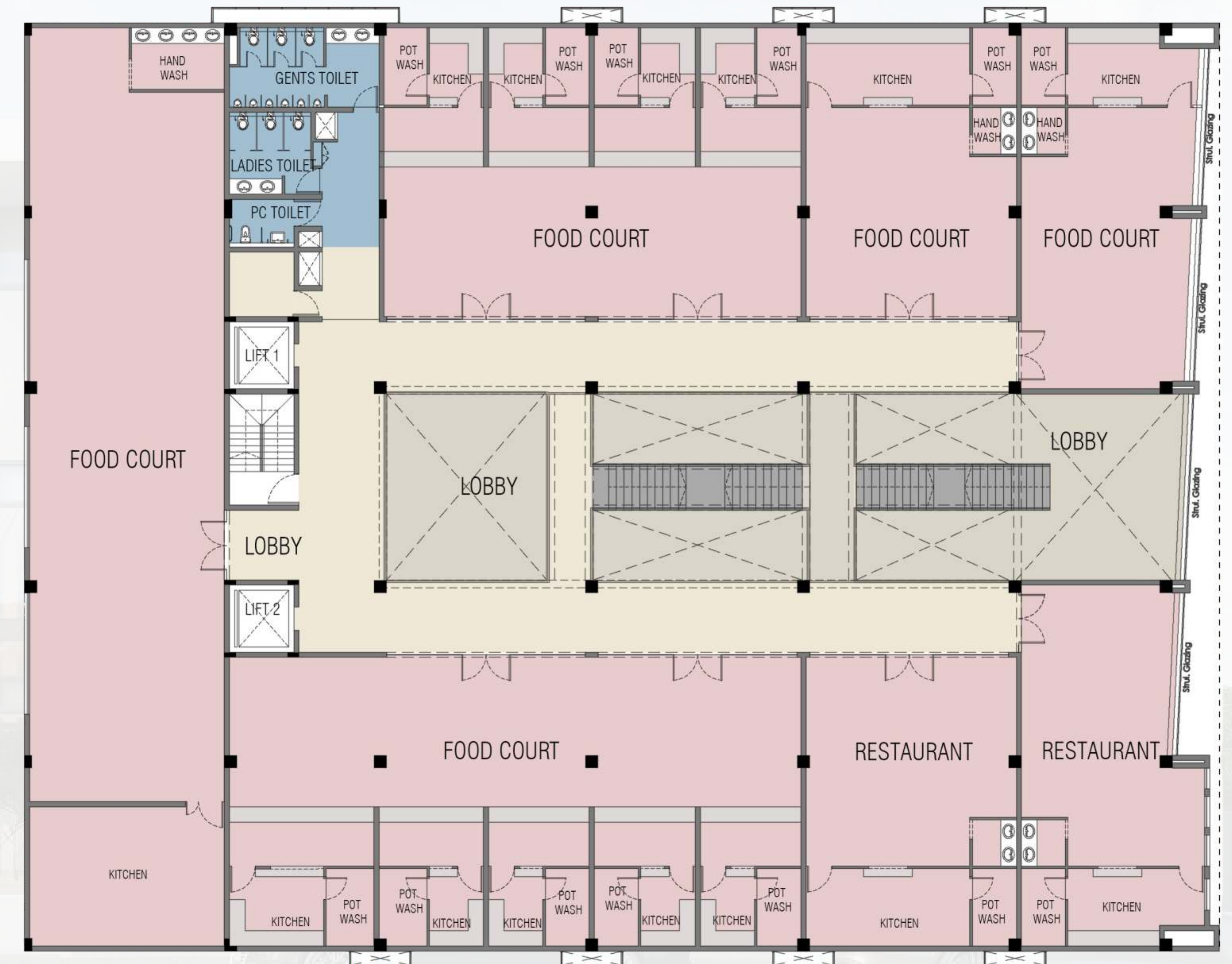
FIRST FLOOR PLAN



FIRST FLOOR PLAN
COMMERCIAL BUILDING @ LAKE SIDE 3



SECOND FLOOR PLAN



SECOND FLOOR PLAN
COMMERCIAL BUILDING @ LAKE SIDE 3



SPECIFICATIONS

Total Leasable Area	47,018 Sft
Car Parks	34 in basement
Two Wheeler	Free Parking in available setback area
Monthly Lease Expectation	Rs 50 Per Month + GST as per prevailing rates
Common Area Maintenance	Rs 10 Per Month + GST as per prevailing rates
Payable in Advance of the month	Advance Rent payable on or before 7 th or beginning of each month
Deposit	6 Months
Lease Free Period	Max 3 Months
Lease Enhancement	5% Every year
CAM Enhancement	On Actuals
Lease Term	Minimum 6 Years
Lock In	Minimum of 3 Years
Notice Period	2 Months
Electricity	As per meter payable by Lessee Deposit will be paid by the Lessee
EB Load Enhancement	Enhancement to be paid by lessee including all cabling, earthing etc.
Repairs	All damage to the property for the purpose of the Lessees business shall be set right immediately or reimbursed to the owner as per the agreed estimate.



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