




LAKESIDE3
AMBATTUR - PUZHAL ROAD
OPP TO VELAMMAL GLOBAL SCHOOL

*Where moments by the
lake are made, every day*



Turn to see how...



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*Where happy living in style
is crystal clear as the alluring
waters of the lake*

The location is serene. The setting is private. The lifestyle is invigorating. Welcome to Lakeside. Undoubtedly one of the finest lakeside properties at Puzhal, Lakeside is an active lifestyle community of happy residents. Developed, completed and handed over, Lakeside1 and Lakeside2 are homes to 496 finest apartments spread over sprawling 8.5 acres of tranquillity. Inspired by the overwhelming success of the Lakeside communities, Silversky Builders proudly launch Lakeside3, an impressive architecturally designed 430 apartments of 2 BHK and 3 BHK on stilt floor scaling up to 8 floors on a lavish spread of 6.01 acres.

Come, discover the lakeside lifestyle. Come home to Lakeside3.

RERA No: TN/29/Building/0401/2021. Dated: 03.12.2021
<https://www.rera.tn.gov.in>



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Where the cool lake breeze flows beautifully to energise quality living in serenity

Designed to soak up in the views of the Puzhal Lake, the spacious, vastu compliant lifestyle homes at Lakeside3 are truly magnificent and stylish of immense appeal, comfort and convenience. Abundantly ventilated homes of 2 BHK and 3 BHK spanning over 965 Sq.ft. to 1643 Sq.ft. bring in fresh lake breeze and sunshine to draw you into nature in a way which can only be appreciated by living in these amazing 'no wall sharing' homes. Truly, Lakeside3 transports you to another world where every day is a joy to live, where you are only steps away from all the required amenities to live a relaxing life, leisurely.

Come, explore the lakeside leisure lifestyle. Live the lakeside life.

Where the rhythm of the lake water is a symphony to relax in a world of fine leisure

You can call this a once in a lifetime opportunity, a once in a generation opportunity and even a life changing opportunity. Owning a home at Lakeside3 and living a lakeside life with a world of leisure indulgences open a new life, a new lifestyle and new ways for you to unwind the stresses of everyday life. Come, check out how Lakeside3 inspires you to relax, refresh and rejuvenate leisurely, in style.

LIFESTYLE AMENITIES



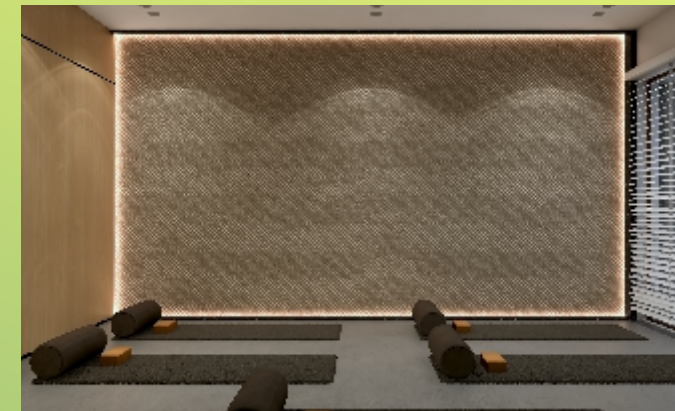
Multi-Purpose Hall



Gym



Indoor Games



Yoga Hall



Swimming Pool



CCTV



24/7 security with digital application for Entry / Exit



100% Power Backup



Electrical Vehicles Charging Bay

**CLUB HOUSE | GUEST ROOM | ASSOCIATION ROOM | CHILDRENS PLAY AREA | DRIVERS / MAID TOILET
SOLAR POWER ENERGY FOR EXTERNAL LIGHTS | CAR WASH FACILITY**

STRUCTURE

- Structural system : RCC framed structure designed for seismic compliant (Zone 3)
- Masonry : Solid Block 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

- Internal walls : All internal walls will be finished with 2 coats of putty, 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
- 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

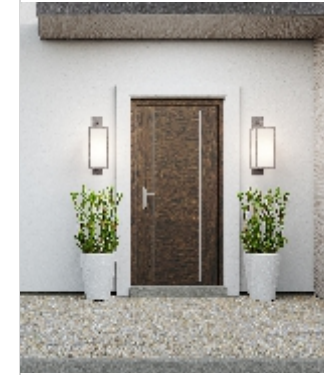
- Foyer, Living, Dining, Bedrooms & Kitchen : First quality Vitrified tiles of size 600 x 600 mm from Simpolo / Orient Bell or equivalent will be provided.
- Bathroom, Balcony & Utility : First quality Anti-skid ceramic tiles of size 300 x 300 mm from Simpolo / Orient Bell or equivalent will be provided.
- 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 2100 mm 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 Low Smoke (FRLS) copper wire of a quality IS brand Anchor / 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*
- Electrical vehicle charger** : *Electrical vehicle charging bay will be provided at a suitable place.*
- COMMON FEATURES**
- Lift** : *One Stretcher Elevator & One Passenger Elevator with ARD provision will be provided for each Block*
- 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 still*
- 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.*



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Distance Indicator :

Velammal Global School	- 100 mtrs
Omayal Achi College of Nursing	- 100 mtrs
Velammal Vidyashram	- 500 mtrs
Puzhal Camp	- 1 km
Madavaram Junction	- 4 km
Chennai Mofussil Bus Terminus	- 5 km
Red Hills	- 6 km
Kolathur	- 6 km
Perambur	- 8 km
Villivakkam	- 8 km
Ambattur	- 8 km
Anna Nagar	- 10 km
Chennai Central	- 14 km
Chennai Airport	- 26 km

Where every road converge to make travel to Lakeside3 easier, faster and pleasurable

Strategically located on the Puzhal-Ambattur Road on the side of the Puzhal Lake, the inspiring community of Lakeside3 is opposite to the Vellammal Group of Educational Institutions and just 100 meters from Omayal Achi College of Nursing. Blessed with excellent connectivity by road, close proximity to the Madhavaram CMBT and just a 5 minute drive from the proposed Madavaram Metro Station, Lakeside3 is definitely the most value-appreciating property at Puzhal and an investment not to miss.



**CONSTRUCTION INDUSTRY AWARDS 2015
EMERGING BUILDERS IN MEGA HOUSING AWARD**



**REALTY INDIA EXPO. AWARDS 2018, DUBAI
BEST BUDGET HOUSING PROJECT OF 2018**

An Award Winning Builder of Repute and Trust

Silversky Builders. We're the real-estate and the construction arm of Sugal & Damani and MEGH Group of Companies, the leading business majors with over 12 diversified business interests that spans over 40 eventful years.

Established in the year 2011, we have built our legacy, brick by brick, on the foundation of our relentless commitment to deliver the best value in every project we build. Today, we're known as the "go-to" builder in the world of property development for building and delivering quality homes on time.

Ethical business practices, and transparent work culture combined with our rich experience and expertise in the

construction industry has been the driving force to cement over 5 lakhs square feet of concrete residential living spaces and over 6 lakhs square feet under construction.

A consistent builder of quality with a reputation for tenaciously protecting home buyer's interests has won us the hearts of our customers and two prestigious awards. The Construction Industry Award - Emerging Builders In Mega Housing in 2015. And the Realty India Expo Award for Best Budget Housing Project of 2018.

Continuing our pursuits to build quality homes with dedicated perseverance, we are here to enhance lifestyles and make the world a better place to live.

Our Group Companies



**SUGAL & DAMANI
FOUNDATIONS PVT. LTD.**



**MEGH
GROUP**



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<https://www.rera.tn.gov.in>



SILVERSKY BUILDERS

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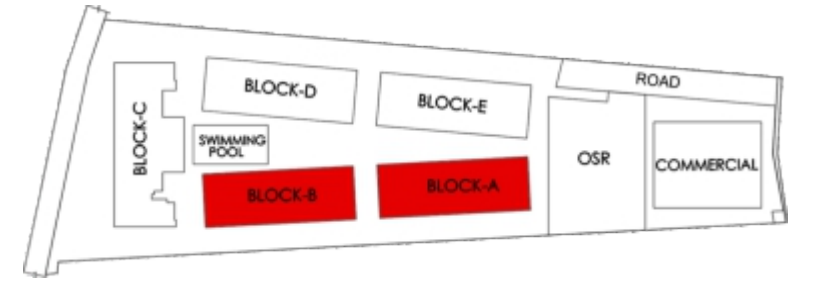
www.silverskybuilders.com



SITE WITH
TYPICAL FLOOR PLAN



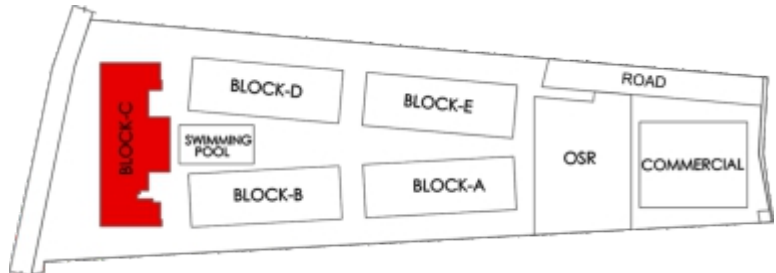

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*Block- A & B
TYPICAL FLOOR PLAN
(2nd to 8th Floors)*



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**Block - C
TYPICAL FLOOR PLAN
(3rd to 8th Floors)**



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107 TO 807
Block- C
1456 SQ.FT.

308 TO 808
Block- C
1450 SQ.FT.

309 TO 809
Block- C
1451 SQ.FT.

110 TO 810
Block- C
1443 SQ.FT.

306 TO 806
Block- C
1543 SQ.FT.

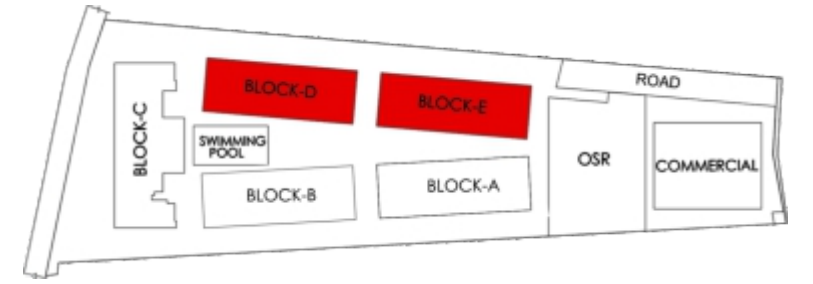
305 TO 805
Block- C
1441 SQ.FT.

304 TO 804
Block- C
1441 SQ.FT.

303 TO 803
Block- C
1441 SQ.FT.

302 TO 802
Block- C
1441 SQ.FT.

301 TO 801
Block- C
1427 SQ.FT.



**Block-D & E
TYPICAL FLOOR PLAN
(2nd to 8th Floors)**



TYPICAL FLOORPLAN

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