

SILENCE THE CITY,  
CONVERSE WITH A LAKE.

ZRICKS.COM

**SKY CONDOS**

Enchanting  
Homes on OMR

3 BHK Homes  
overlooking the  
Muttukadu  
Backwaters

**Ready to move in Homes**



**LET THE WORLD GET A  
MEASURE OF YOUR SUCCESS.**

Nothing else captures your phenomenal growth like Sky Condos. High up in the clouds, these homes give you a tremendous feeling of being above the noise and pollution of the city. Located bang in the middle of OMR, these large, lavish living spaces are anything but ordinary.

Befriend the birds, get the best balcony seat in Chennai, get kissed by the breeze and sunlight, dwell in absolute privacy and serenity. Be it in terms of creature comforts or aesthetics, Sky Condos, answers to your every need and more.

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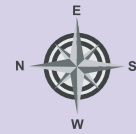
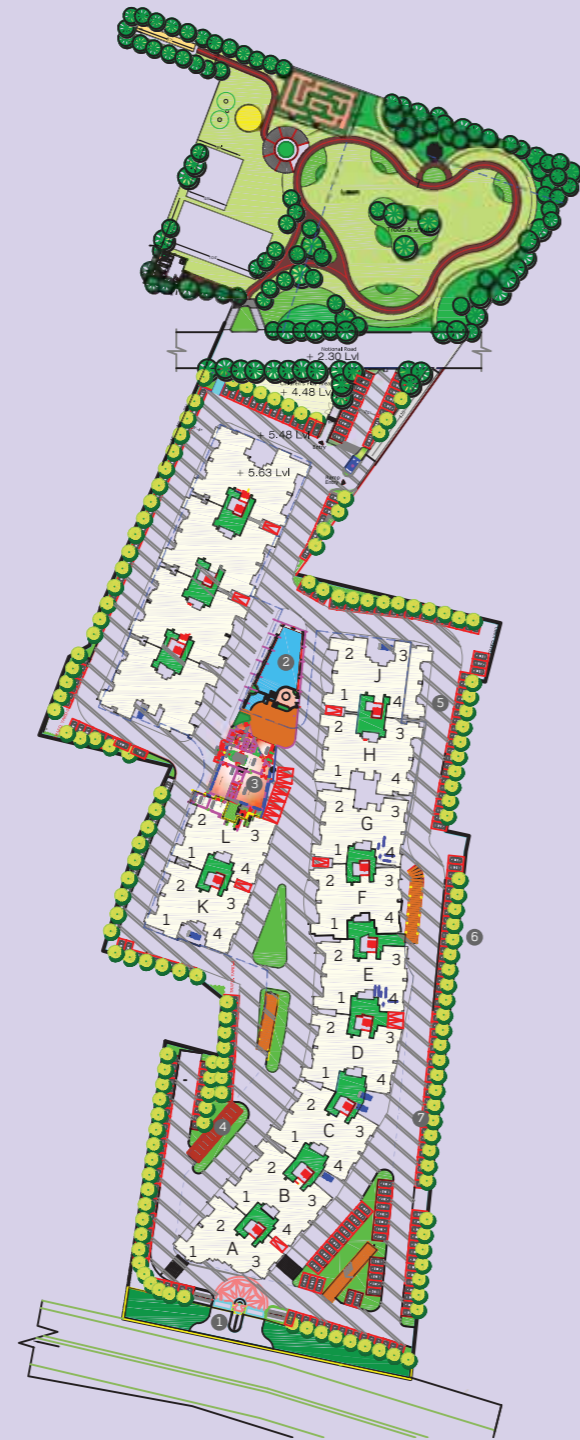


# MASTER PLAN

## LEGEND

- 1. Entrance with Blade Wall and Water Feature
- 2. Pool
- 3. Club House
- 4. Ramp
- 5. Designer Drive
- 6. Shade Tree
- 7. Parking Zone

Sky Condos - Tower A to J,  
9th to 14th Floor & Tower K to L,  
7th to 9th Floor



Master plan is subject to change

# LAKESIDE BOULEVARD



## LEGEND

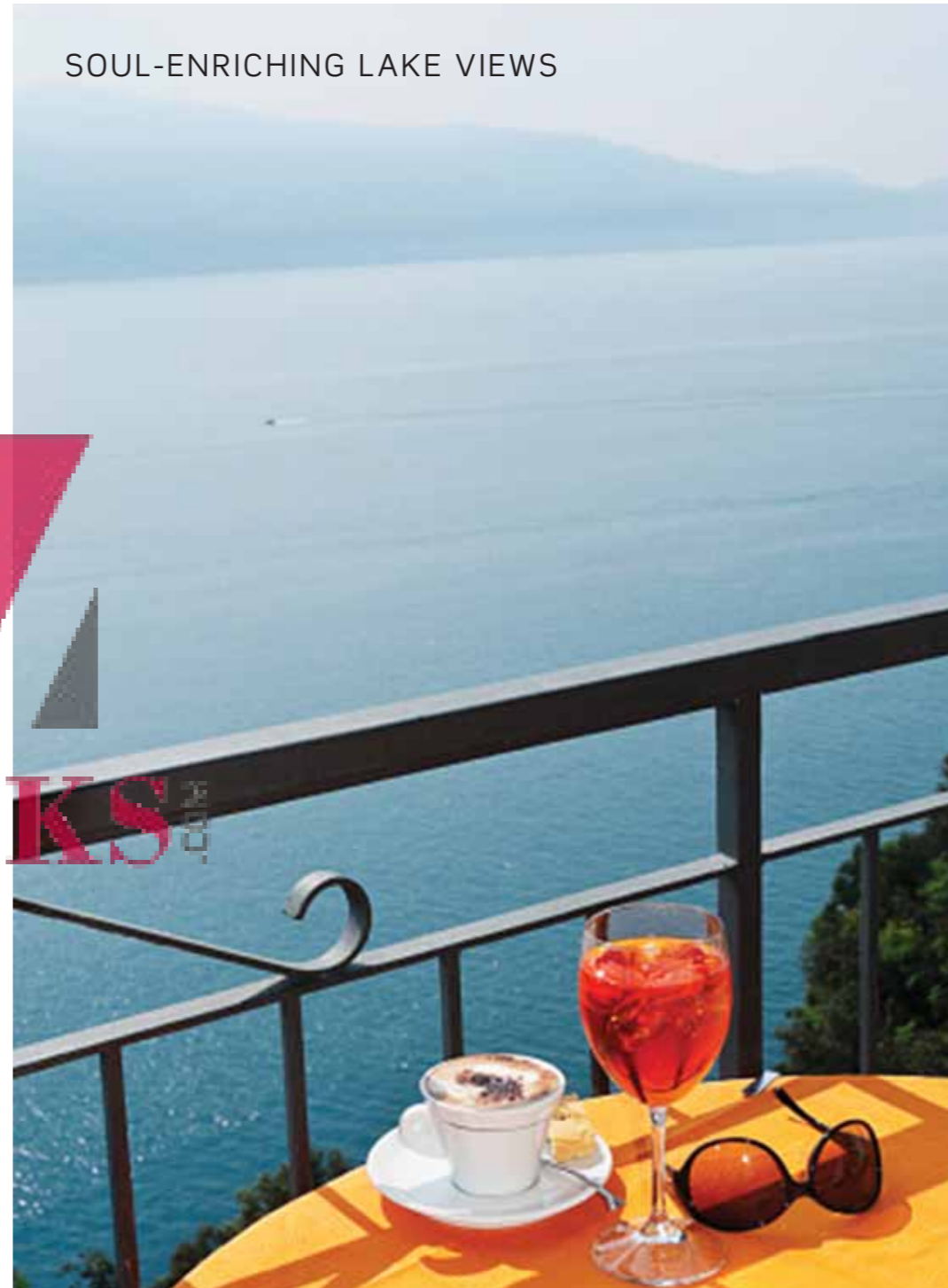
- 01. Lawn
- 02. Trees & Shrubs
- 03. Tennis Court
- 04. Basketball Post
- 05. Sit-out with pergola
- 06. Proposed well
- 07. Cricket Practice Pitch
- 08. Maze Garden
- 09. Meditation Deck
- 10. Jogging Track
- 11. Kid's Play Area
- 12. Surface Parking





IN THE MIDST OF  
UNENDING TRANQUILITY

Ever dreamt of clutterless, open spaces; spaces that evoke Zen moments of tranquility? Welcome home to Sky Condos. Intelligently planned and fitted with the best of fixtures and fittings, these homes liberate you from feeling of being trapped in a box.



SOUL-ENRICHING LAKE VIEWS



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DON'T JUST DREAM,  
START LIVING YOUR DREAM.

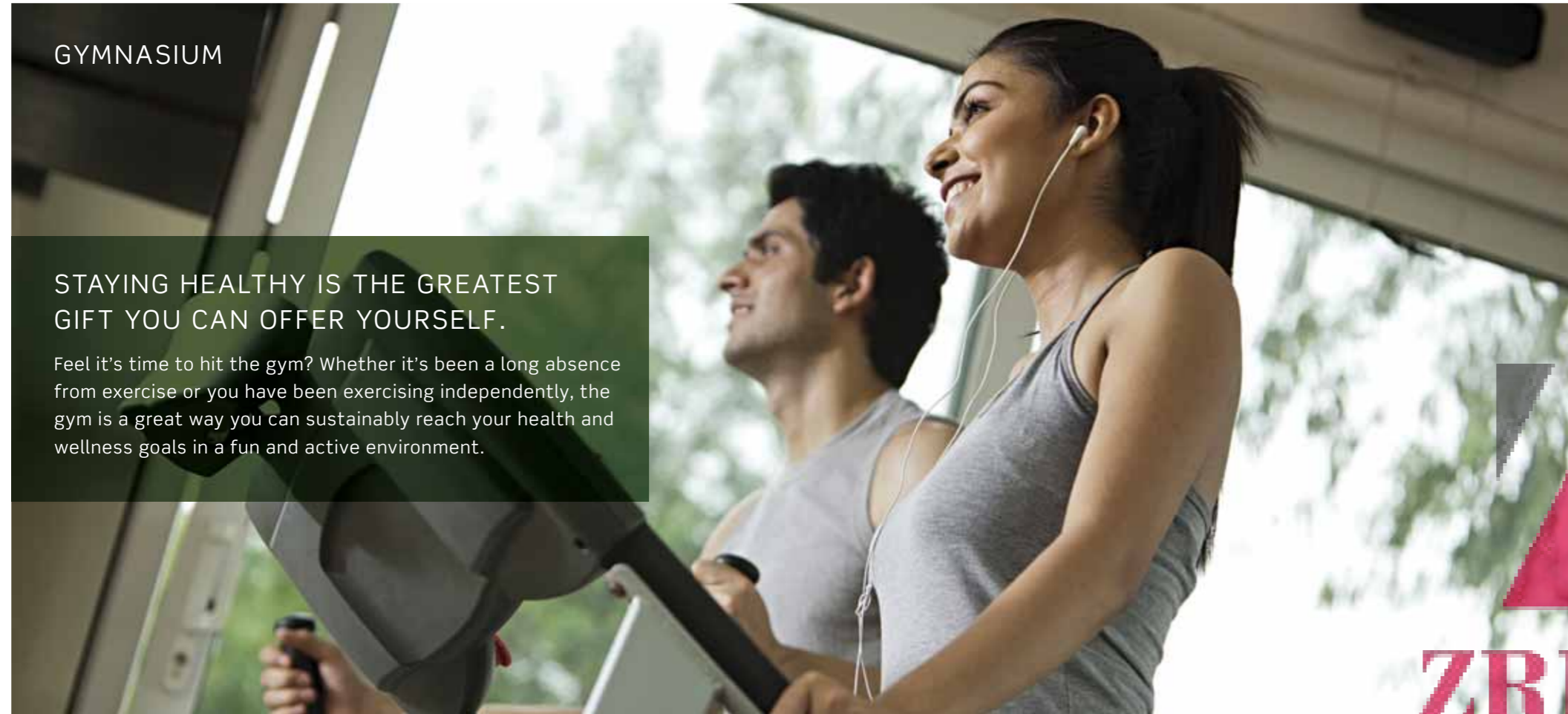
Wake up to serene sun rises and starlit nights. Stay above the din of traffic and chaos. Enjoy open skies and panoramic city views. For once, you aren't dreaming ...you're living your dream.



## GYMNASIUM

STAYING HEALTHY IS THE GREATEST GIFT YOU CAN OFFER YOURSELF.

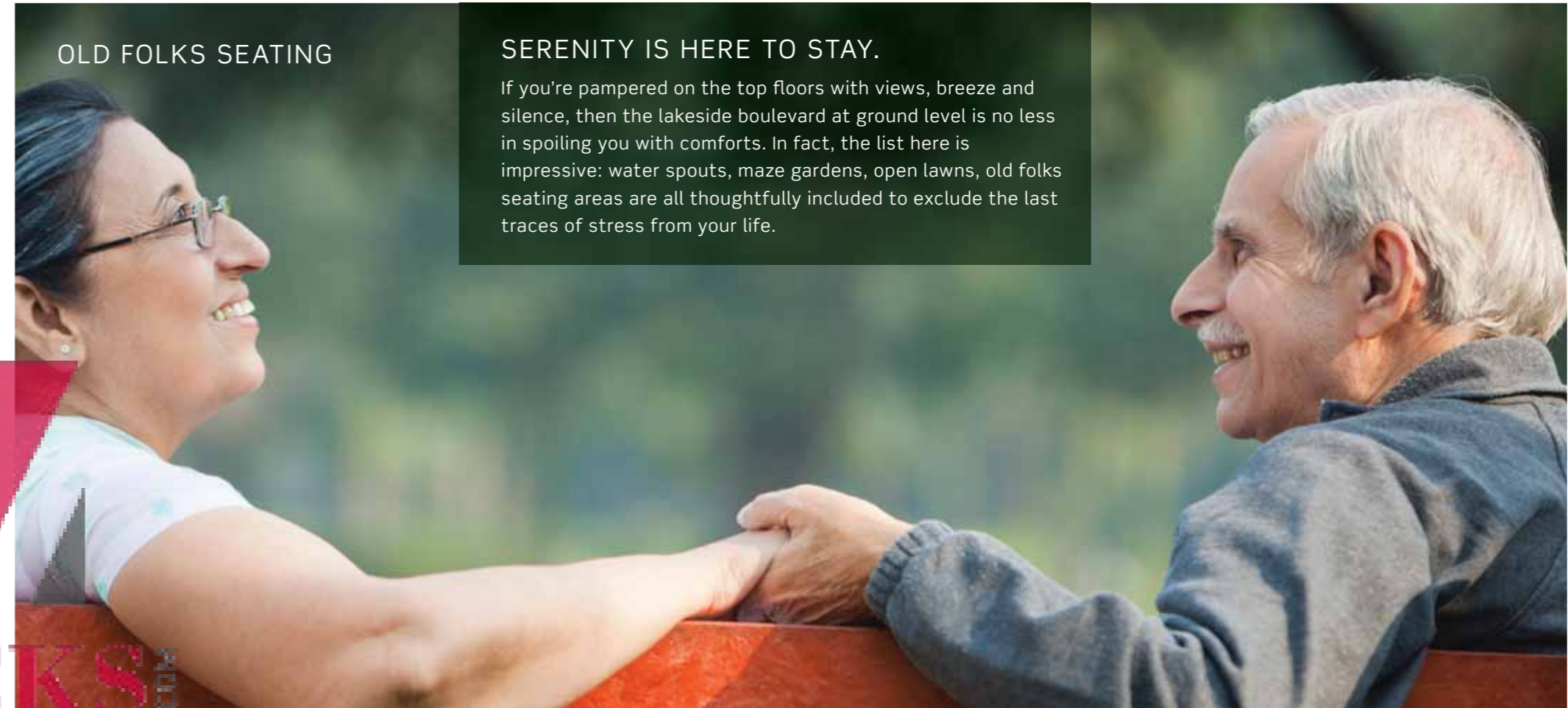
Feel it's time to hit the gym? Whether it's been a long absence from exercise or you have been exercising independently, the gym is a great way you can sustainably reach your health and wellness goals in a fun and active environment.



## OLD FOLKS SEATING

### SERENITY IS HERE TO STAY.

If you're pampered on the top floors with views, breeze and silence, then the lakeside boulevard at ground level is no less in spoiling you with comforts. In fact, the list here is impressive: water spouts, maze gardens, open lawns, old folks seating areas are all thoughtfully included to exclude the last traces of stress from your life.

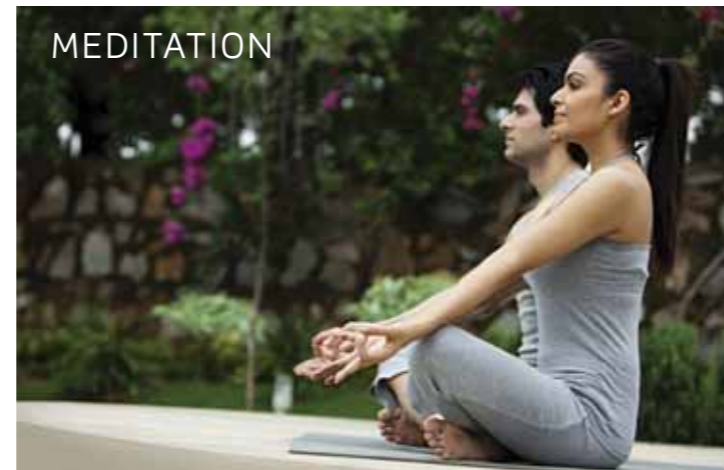


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## JOGGING TRACK



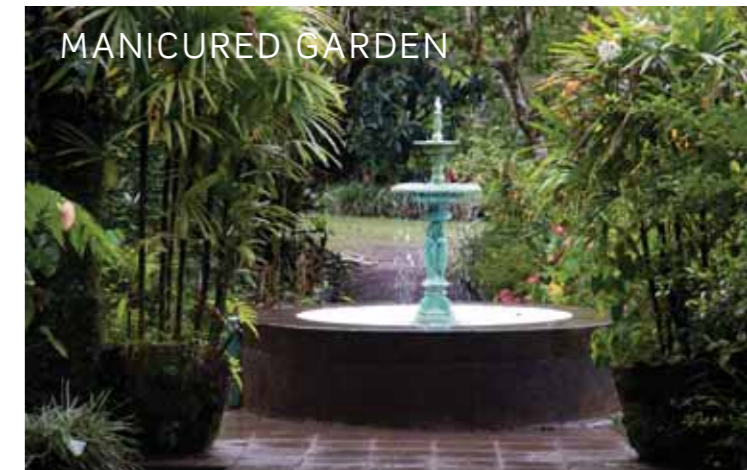
## MEDITATION



## MAZE GARDEN



## MANICURED GARDEN



KID'S PLAY AREA



OUR ANSWER TO SHRINKING PLAYGROUNDS IN THE CITY.

Run, leap, throw, hit, catch. Considering the high energy levels of kids today, it only makes sense that they spend some quality time at our kid's play areas, cricket pitch, tennis court or basketball court as per their age and individual skills.



TENNIS COURT



CRICKET PRACTICE PITCH

FOR THOSE WHO TAKE LEISURE AS SERIOUS AS THEIR WORK.

In a life preoccupied by work and commitments, leisure is that short time you get to reflect on life and values. It's that short time you get to breathe easy. At Sky Condos, you'll have enough time for your leisurely pursuits. From children's play area to thoughtfully planned amenities, there's enough to keep everyone one of your family occupied.



LANDSCAPED GARDEN

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SWIMMING POOL

WHEN A POOL TRANSFORMS INTO A THERAPIST.

Water symbolizes purity, clarity and calmness. It reminds you to unwind, to cleanse your mind of the stress accumulated at office. The swimming pool over here is not meant for swimming alone...it is meant to rejuvenate you completely.

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AMENITIES

- Meditation / Aerobics Room | Squash Court | Billiards Room
- | Table Tennis | Basketball Post | Jogging Track
- | Gymnasium | Steam and Sauna | Jacuzzi
- | Swimming Pool | Multipurpose Hall | Fun and Frolic Zone

All residents of Sky Condos and Purva Swanlake share the same amenities.

## LOCATION MAP



## PROXIMITY TO SKY CONDOS

4 km from ECR | 11 km from Sholinganallur  
 | 22 km from Tidel Park | 4.5 kms from Siruseri  
 Sipcot | 13 km from ELCOT SEZ | 18 km from  
 One Hub

## IN YOUR NEIGHBOURHOOD

**EDUCATIONAL INSTITUTIONS:** Sushil Hari International School | Gateway international School | VIT Engineering College | Velammal School | Crescent School | Padma Seshadri School | DAV Public School | Hindustan University | SSN College of Engineering | Sathyabama University | Chettinad Medical and Dental College | Crescent Engineering College | ITM Business School

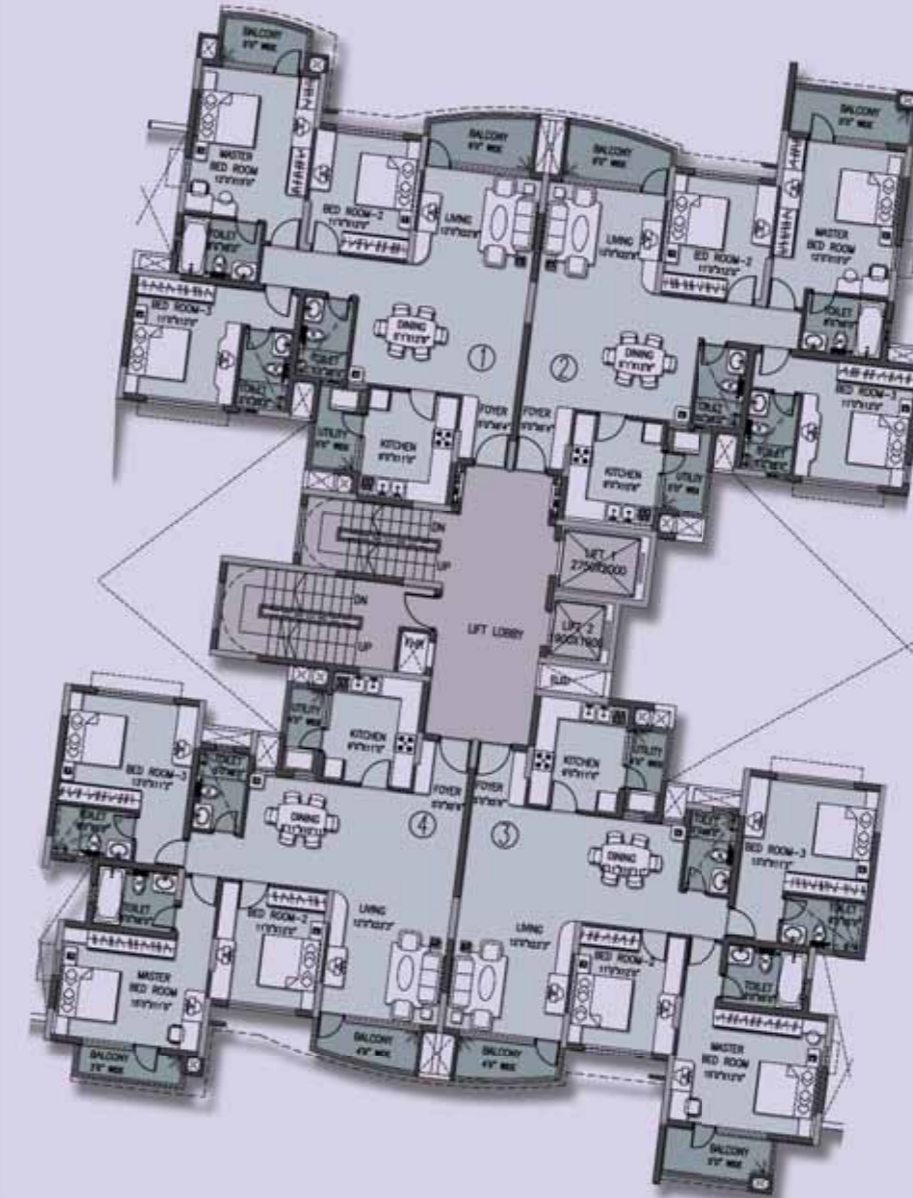
**HOSPITALS:** Chettinad Hospital | Apollo Hospital | Global Hospitals | Tagore Medical College & Hospital

**SHOPPING CENTRES:** Spencers | Nilgiris | Coromandel Plaza | Heritage Super Market | AGS Cinemas

**HOTELS:** Asian | IBIS | Residency

**COMPANIES:** SIPCOT Industrial Park | Hexaware Technologies | Infosys | Cognizant Technology Solutions | Data Patterns India Pvt Ltd. | Steria & Xansa together | Polaris Software Ltd. | Patni Computer Systems | Aspire Systems | FLSmidth | SYNTEL Inc. | Amtex Systems | Interlace India Pvt. Ltd. | Excelacom Technologies Pvt Ltd. | Ventech Solutions (India) Pvt Ltd. | Satyam Computer Services | HCL Technologies | Tata Consultancy Services | Accenture | TECCI Park | Wipro Technologies

## TYPICAL TOWER PLAN



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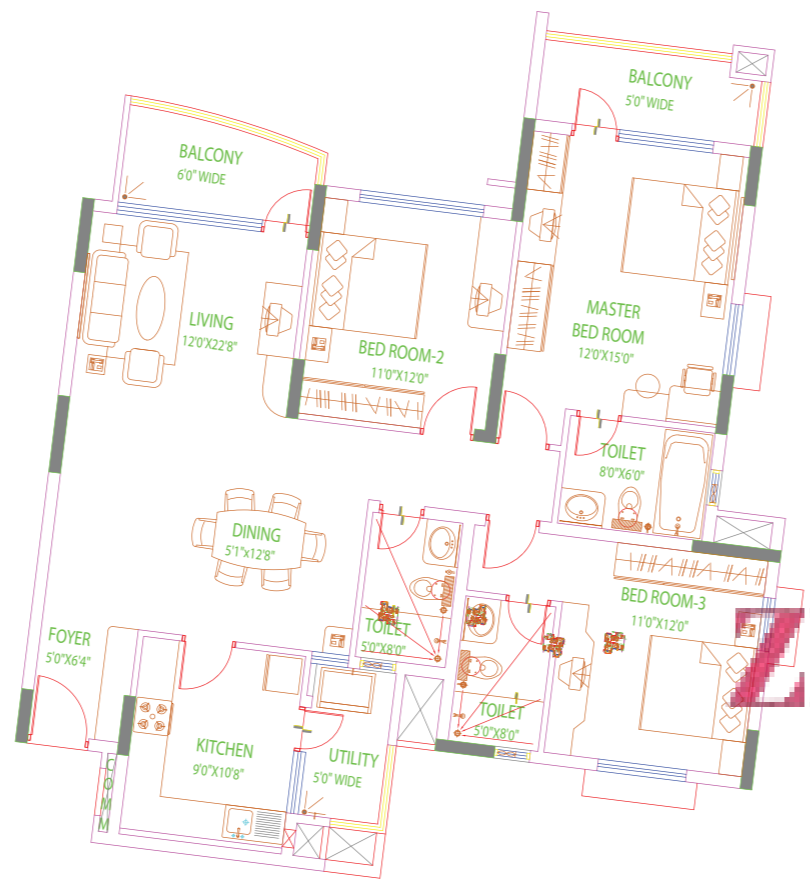


TYPICAL UNIT PLANS

ISOMETRIC PLAN



2 BHK - 1296 SQ.FT.



3 BHK - 1748 SQ.FT.

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## PROJECT SPECIFICATIONS

### Structure:

- RCC framed structure
- Parking in basement, stilt and surface level

### Lobby & Staircase:

- Elegant ground floor lobby with imported / Italian marble/highly polished granite flooring

### Apartment Flooring:

- Vitrified tiles in living, dining, bedrooms, living and dining balconies, passages leading to bedrooms and attached balconies

### Kitchen & Utility:

- Vitrified tile flooring in kitchen and utility area
- Ceramic/ vitrified tile dado up to 60cm height above the kitchen counter
- Highly polished bull nosed granite for kitchen counter top
- Double bowl, single drain stainless steel sink with premium quality (Jaguar or equivalent) hot and cold basin mixer
- Provision for water purifier above the drain board

### Bathrooms:

- Anti skid/matt ceramic designer tile flooring
- Colored glazed designer tiles up to the roof with highlighter pattern
- Master bathroom – Bathtub and granite counter-top wash basin with good quality vitreous ceramic ware with bottle trap and Parryware Roca CP fittings
- Other bathroom – Granite counter wash basin of good quality vware with bottle trap and Parryware Roca CP fittings vitreous
- All bathrooms will have good quality vitreous wall mounted EWC (buttontype) with health faucet

### Doors:

- Main door – Teak wood frame with melamine polished, HDF moulded design door shutter with sufficient thickness to house the hardware and security eye
- Bedroom doors and bathroom doors – Hardwood frame with polished HDF moulded design door shutter with good quality hardware. Internal surface

of bathroom doors are painted

- Balconies for living and dining – Glazed French windows with heavy gauged UPVC frames and hinged shutters with mosquito mesh
- Other balconies and utility door-Glazed door and window with heavy gauged, UPVC frames with hinged shutters

### Windows:

- Heavy gauged, aluminum/UPVC frames with glazed openable windows with shutter

### Ventilators:

- Heavy gauged, aluminum/UPVC frames with glazed louvered ventilator
- Provision for exhaust fan

### Painting:

- Acrylic based paint and textured surfaces in selective places as per design for exterior fascia of the building
- Interior walls are plastered and painted with plastic emulsion

### Ceilings:

- POP/PU cornices in living, dining, foyer and in passage areas

### Balcony Railings & Stair Handrails:

- Railings as per architect's design

### Electrical:

- All electrical wiring is concealed with premium quality PVC conduits
- Adequate power outlets for lights, fans, exhaust-fans, call-bell, television and telephone points are provided in the apartment
- One AC point in all the bedrooms (The AC points will not run when cooking range and geysers are on)
- One telephone & television point in living area and all bedrooms and provision for cable TV connection
- Internet connectivity in common bedroom
- 7 KW power will be provided for 3 BHK, 5 KW power for 2 BHK.

### Elevators:

- Hi-speed automatic passenger lifts are provided in each block with intercom facility connected to security cabin, and also service lift

### DG Power:

- Back-up for common area lighting, pumps and lifts.
- 3 KW of D.G. power backup is provided for 2 and 3 BHK

### Security & Intra Communication system:

- Peripheral vigilance through CCTV/cameras and patrolling by security guards
- Intra-communication facility from apartment to apartment and to security cabin within the complex

### Visitor Car Park:

- Ample visitor car parking available

### Amenities:

1. Meditation/ Aerobic room
2. Squash court
3. Billiards
4. Table tennis
5. Basketball post
6. Jogging track
7. Gymnasium
8. Steam & sauna
9. Tennis Court
10. Jacuzzi
11. Swimming pool
12. Multipurpose hall
13. Outdoor children's play area
14. Provision for supermarket, health care centre
15. Parlour

### Project Includes:

1. Well- lit landscaped garden
2. Well- lit and decorated entrance lobbies
3. STP (Sewage Treatment Plant )
3. Water treatment plant
4. Fire protection system
5. Ample car parking space in the basement and visitor car parking



## AREA STATEMENT DECLARATION

Type	Built Up Area (Sft.)	Common Area (Sft.)	Super Built Up Area (Sft.)
3BHK	1395	304	1699
	1400	305	1705
	1403	306	1709
	1408	307	1715
	1409	307	1716
	1411	308	1719
	1412	307	1719
	1412	307	1719
	308	308	1721
	1415	308	1723
	1416	309	1725
	1416	308	1724
	1419	310	1728
	1419	309	1729
	1421	310	1731
	1422	310	1732
	1423	310	1733
	1424	310	1734
	1426	310	1736
	1426	311	1737
1435	313	1748	
1436	312	1748	
1444	315	1759	
1446	315	1761	
1456	316	1772	
1467	319	1786	
1467	320	1787	
1471	320	1791	
1473	321	1794	
1474	321	1795	
1476	322	1798	
1479	322	1801	
1482	323	1805	

Due to site conditions and given the various nuances of technology used in construction, there could be a slight variation in the areas given above.

# PURAVANKARA®

## Puravankara Projects Limited,

#36/2, Gandhi Mandapam Road, Kotturpuram, Chennai - 600085.

**Site:** 1/367 A, OMR Road, Renugambal Nagar,  
Near Sai Baba Temple, Kelambakkam, Chengalpattu Taluk,  
Kancheepuram District, Chennai - 603 103.

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130/1, Ulsoor Road, Bangalore - 560042. **Ph: 1860 208 0000**

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Sky Condos Series I, is the name given to the select few upper floor apartments within the Purva Swanlake property.

Project financed by: Standard Chartered Bank



## READY-TO-MOVE-IN PROJECTS ACROSS INDIA

Purva High Crest, Off Kanakapura Road, Bangalore  
Purva Gold Crest, Off Kanakapura Road, Bangalore  
Purva Highland, Off Kanakapura Road, Bangalore  
Sky Condos Series I at the Highlands of Kanakapura Road, Bangalore  
Purva Venezia, Yelahanka, Bangalore  
Purva Atria, RMV IInd Stage, Bangalore  
Purva Oceana, Marine Drive, Kochi  
Purva GrandBay, Marine Drive, Kochi  
Purva Eternity, Kakkanad, Kochi  
Sky Condos Series I at Eternity Kakkanad, Kochi  
Purva Moonreach, On Seaport-Airport Road, Kochi  
Sky Condos Series I, OMR, Chennai  
Purva Swanlake, OMR, Chennai

## ON-GOING PROJECTS ACROSS INDIA

Purva Whitehall, On Sarjapur Main Road, Bangalore  
Purva Skywood, Off Sarjapur Road, Bangalore  
Purva Midtown Residences, Off Old Madras Road, Bangalore  
Purva Platina, RMV IInd Stage, Bangalore  
Purva Season, C.V. Raman Nagar, Bangalore  
Purva 270 Degrees, C.V. Raman Nagar, Bangalore  
Purva Sunflower, at Rajajinagar, Bangalore  
Purva Skydale, Off Sarjapur Road, Bangalore  
Purva Westend, Hosur Road, Bangalore  
The Waves, Off Hennur Road, Bangalore  
Purva Palm Beach, Off Hennur Road, Bangalore  
The Sound of Water, Off Bannerghatta Road, Bangalore  
Purva EVOQ, Five Furlong Road, Guindy, Chennai  
Purva Windermere, Pallikaranai, Chennai  
Manhattan Condos, Pallikaranai, Chennai  
Purva Bluemont, Singanallur, Trichy Road, Coimbatore  
Purva Amaiti, Singanallur, Trichy Road, Coimbatore

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