

Premium Lifestyle Homes with double-height balconies with a first of its kind unique Sky Lounge on the 12th and 13th floor, on 200 ft. Pallavaram - Thoraipakkam Radial Ring Road

residences
skypod



LIVE THE LIFE YOU HAVE... IMAGINED...

LEAD A BETTER LIFE
VISHWAKARMA

VISHWAKARMA
LEAD A BETTER LIFE

Vishwakarma Real Estates & Constructions (I) Pvt Ltd is one of the leading Engineers, Developers with experience of over 3 generations in the construction industry. Vishwakarma is one of the proud members of CREDAI, Chennai Chapter. With the focus on ' innovation ', Vishwakarma is recognized as Specialists for providing International Style Condominiums at a reasonable price.

Vishwakarma have consistently delivered quality products on time, and have planned and executed Residential, Commercial, IT Parks, Infrastructure Development, Layouts and Land Banking with seamless proficiency.



12 DISTRICTS | 18 BRANCHES | 250 SUCCESSFUL PROJECTS | 50,000 HAPPY CUSTOMERS

VIP Housing and Properties is one of Chennai's fastest growing property development companies offering strategically located and meticulously planned townships and has positioned itself as a company selling affordable real estate with huge and immediate potential for appreciation. VIP Housing and Properties offers DTC approved Plots | Lifestyle Apartments | Luxury Villas | Integrated Townships. With a passion to address the growing needs of its customers, VIP Housing and Properties has forayed in to the potential 120 Billion Dollar Affordable Housing Industry in India. VIP Housing and Properties's vast clientele base is spread across 14 countries. In Chennai alone, VIP Housing and Properties has a clientele base of more than 50,000 satisfied clients.

PROJECT APPROVED BY: State Bank of India, Canara Bank, LIC HFL, ICICI Bank, TATA CAPITAL, HDFC BANK, AXIS BANK

VISHWAKARMA
LEAD A BETTER LIFE

Skypod
residences

Site Address
200 feet Pallavaram - Thoraipakkam
Radial Ring Road, Near Vels University,
Chennai 600 043

EXCLUSIVE CHANNEL PARTNER
VIP
HOUSING AND PROPERTIES
ISO 9001:2008 CERTIFIED COMPANY
No 14 & 16, Raman Street-4th Floor
(Above ICICI Bank - North Boag Road)
T.Nagar, Chennai - 600 017
www.viphousing.in

SKYPOD SPECIFICATIONS

Foundation	: Open Raft foundation with R.C.C Beams and slab.
Structure	: RCC framed structure from the Basement floor up to Terrace floor designed for Seismic condition (Earth quake Resistant). The Infill walls finished with Insulated Brick work /Concrete block Masonry Plastered on both sides
Doors & Windows	: Factory made doors frames and Solid core Door Shutters with Stainless steel accessories. Windows and French doors are finished with Make UPVC Polymer Openable /Sliding/Fixed single glazed window shutters with clear glass with EPDM gasket for water tightness and quality Hardware fixtures. Aluminum adjustable louver ventilators mounted over Aluminum frame head glass
Floor finish	: Living, Dining, passages, and all Bed rooms finished with Vitrified tiles flooring. Ceramic tiles for Toilets, Kitchen and service.
Wall tiles	: Ceramic tiles for Toilets, above Kitchen counters and Service area
Kitchen	: Pre Polished granite counter Stainless Steel single Bowl Sink with drain board sink Regulated Gas supply from the Common Gas Bank maintained by the Govt. Gas Companies.
Electrical	: Three Phase Electrical Main supply with ISI copper wiring and Modular Range of Electrical switches.: Generator Backup Power supply to all Common area such as Lifts, Pumps, Common area lighting, and up to 500 watts lighting load in each apartment.
Plumbing & Sanitary fittings	: Water lines are connected and distributed by CPVC water pipes and the Waste water, Soil lines are conveyed through UPVC Pipes. Hindware/Equivalent range of Washroom and Sanitary fittings. Interior Walls, ceiling are finished with Synthetic emulsion paint, The exterior is painted with Weather shield paint. The car parking is painted with Cement paint.
Lift	: 1 no. Auto door 10 passenger lift and 1 no. 13 persons compatible to Bed lift during emergency shall be provided with S.S door and car in the Main entry level and M.S door in other floors. The lift will service from Basement floor to Terrace floors
Water supply & Drainage	: Adequate tube well will be provided and pumped to Under Ground Sump tank, and the water supply shall be distributed through Gravity/Pneumatic flow water supply shall be provided. The external soil lines and waste water lines are connected by PVC pipes to Gully chambers and to inspection chambers. The inspection chamber are inter linked with stoneware pipes to the main head manhole chamber connected to the Sewerage Treatment Plant.
Fire Fighting System	: Automatic wet riser with yard hydrant system. The car parking area shall be Protected with Sprinklers system. Exclusive Underground storage tank for firefighting system will be provided. Smoke sensors and Public address system in the common Areas.
Sewage Treatment Plant	: The technology shall be FBBR (Fluidised Biobed Reactor). The STP is located in below the Ground level and shall be collected, processed, Areated, and treated water shall be used for gardening purpose



3 BHK RANGE (1343 Sq.ft - 1452 Sq.ft.)



2 BHK RANGE (1024 Sq.ft - 1207 Sq.ft.)

Skypod
residences

BASEMENT + STILT + 14 FLOORS

An undiscovered real estate gem on one of the most rapidly developing main roads in Chennai – this is the perfect way to describe Skypod Residences. Strategically located on the 200ft Pallavaram – Thoraipakkam Radial Ring Road, this internationally – styled condominium is the perfect combination of innovative architecture and the ideal location as it is just a few kilometers from the airport, the railway station, major hospitals, schools, colleges as well as major retailers and Phoenix Market City.

This condominium is equipped with all world class facilities required for a luxurious, convenient and happy life. The amenities – swimming pool, state-of-the-art gym, multipurpose hall, games room and amphitheatre – have been planned in one area, giving you the opportunity to unwind and interact with other residents and build a strong sense of community. The icing on the cake is the unique Sky Lounge on the 12th and 13th floor. This remarkable feature offers you a view spectacular view of the cityscape.

SKY LOUNGE FEATURES

Inspired by the condominiums in Singapore, Skypod Residences features a unique Sky Lounge on the 12th and 13th floor. This Lounge is the first of its kind in the Chennai City and is spread across 2000 sq.ft . of open space with a single glass panel wall that offers a breathtaking view of the cityscape.

- Great Ambience for relaxing with family and entertaining friends
- Features a reading Corner, Pool table and video game console

DECK FACILITIES

- Podium deck (75 ft wide)
- Elevated podium slab with Swimming pool
- Day care center / Kids zone (Indoor)
- Children play area
- Library (Indoor)





Skypod
residences

279 UNITS

International Lifestyle Condominium in 1.98 Acres

207

2 Bedroom Apartments (1024 Sq.ft - 1207 Sq.ft)

68

3 Bedroom Apartments (1343 Sq.ft - 1452 Sq.ft)

4

Penthouses with Private Terrace
(1590 Sq.ft - 2435 Sq.ft)

ROUTE MAP
NOT TO SCALE



LOCATION HIGHLIGHTS

- The Project is located on 200 feet Pallavaram – Thoraipakkam Radial Ring Road. The 200 feet radial ring road was laid only three years ago, intending to connect GST, Velechery, OMR and Tambaram. The road is also Proposed to extend to connect ECR.
- Located at 5 minutes drive from Chennai's International Airport
- Located at 10 minutes drive from Velachery and Thoraipakkam
- 24 Hours Bus Facility to all over Tamil Nadu
- Railway Stations in Close Proximity: Pallavaram, Chrompet and Tambaram
- Close proximity to Metro Hub, Major Retailers, Shops, Banks, ATMs, etc.,
- Close proximity to hospital like Dr. Kamatchi Memorial Hospital, Miot Hospital, Medfort Health Care, Pallavaram Children Medical Centre, ESI Hospital Pallavaram, Sri Venkateshwara Hospital, Vasan Eye Care, Deepam Hospital, Sankara Kidney Hospital, Sri Balaji Dental Hospital, Hariharan Nursing Home, Rasi Hospitals, Parvathy Hospital, Ortho Specialistic, Kavitha Multispecialistic Hospital, etc.,
- Surrounded by many Schools like, Vel's Vidhyashram School, Srimathi Sundaravalli Memorial School, P.S.B.B . Millinium School, Vivekanandha Vidhyalaya School, Sri Sathy Sai Institute of Educare, Kendriya VidyalayaVAadhya Matriculation School, St.Marks Matriclitation School, N.S.N. Matriclitation Higher Secondary School, S.R.D.F.Vivekananda Vidyalaya Junior College, St. Paul's Matriculation School
- There are also Colleges like Vel's Colleges of Science, Vel's College of Pharmacy, Madras Institute of Technology, SDNB Vaishnav College for Women, Madras Christian College, Sree Balaji Dental College, National Institute of Ocean Technology(NIOT), Asan Memorial College of Arts and Science, DB Jain College.
- Surrounded by many Indian and Multi-National Companies

COMMON AMENITIES

- Entrance Gate
- Piped Gas Connection
- Sewage Treatment Plant
- Water Filtration Units
- Arrival Lounge
- Fire fighting system, Sprinklers, Lifts
- Security and CCTV Surveillance
- 20 ft high ceiling, Sky Lounge on the 12th and 13th Floor
- Multipurpose Aerobic / Dance / Indoor Party Hall
- Gymnasium
- Indoor games area (Table Tennis / Carrom / Chess / Snooker table)



SOME OF INDIAN AND MULTI-NATIONAL COMPANIES SURROUNDING SKYPOD

