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ONE SEA RESIDENCES

VOORA ONE SEA office address
No. 18, New No. 30,
ECR main road, Kanathur
Reddykuppam, Chennai - 603 112



ONE SEA RESIDENCES

LIFE AS IT SHOULD BE, AT ONE SEA.

RERA NO.: TN/35/BUILDING/0169/2025 DATED 02.05.2025

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A L E G A C Y O F C R A F T I N G
T H E H O R I Z O N O F T O M O R R O W .

30
YEARS OF REAL ESTATE EXPERTISE

6k+
HAPPY FAMILIES

50+
PROJECTS

9M
SQ. FT. CONSTRUCTED

VOORA IS ALSO A PROUD WINNER OF THE

- 

CIA World Builders
& Infra Awards
- 

Times Realty Icons
Chennai
- 

Construction Times
Builders Awards
- 

Silicon India Chennai
Real Estate Awards
- 

Construction Industry
Awards



H E A R T H E R H Y T H M O F T H E W A V E S C R E S T I N G A T O N E S E A .

ONE SEA
RESIDENCES

At One Sea, life flows as effortlessly as the tides. Immerse yourself in homes designed to mirror the serene, yet powerful, essence of the ocean. Each residence is a sanctuary, crafted to offer a seamless blend of sophistication and tranquillity, where every detail reflects the boundless beauty of the sea. Let the waves of comfort and luxury wash over you as you drift into a coastal-inspired oasis, right at home. Sail into a new way of living by the sea at One Sea, where every day is a breath of fresh, ocean-kissed air.

A ONE-OF-ITS-KIND
LANDMARK.



LOCATED ON ECR
AT KANATHUR



TOTAL LAND AREA
11.06 ACRES



TALLEST TOWERS
41 FLOORS AT ECR



SPREAD ACROSS
5 TOWERS



1, 2, & 3
BHK



PHASE 1
1,039 HOMES



690 - 1584 SQ. FT.



FIRST PROJECT IN CHENNAI
WITH SEA, BACKWATER
& LAKE VIEWS



85%
OPEN SPACE



ECR'S ONLY PROJECT
WITH A SEA-VIEW CAFÉ



GRAND ENTRANCE
LOBBY



SKY
AMPHITHEATRE



FASTEST ELEVATOR WITH SPEED
OF 2.5 SEC. PER FLOOR



2 ACRES
OF PODIUM SPACE



1-ACRE NATURAL LAKE
INSIDE THE COMMUNITY



SMART HOME
INTEGRATION



GRAND CLUB SPREAD
ACROSS 40,000 SQ. FT.



FRENCH-INSPIRED DESIGN
WITH 100+ EXOTIC PLANTS



265 QUALITY CHECKS
BEFORE HANDOVER



100% ECO-SENSITIVE
WITH 1,000+ TREES



25+
SAFETY FEATURES



FASTEST HANDOVER FIT-OUT
COMPLETION IN JUST 2.5 YEARS*



20-YEAR STRUCTURE
WARRANTY, A FIRST IN INDIA



UNPARALLELED 40+
WORLD-CLASS AMENITIES



10-YEAR WARRANTY
ON ALL FITTINGS AND FEATURES



GREEN HOMES BUILT
FOR LIFE TO THRIVE.



ENERGY EFFICIENT



WATER CONSERVATION



REDUCED CARBON
FOOTPRINT



BETTER
WASTE MANAGEMENT



IMPROVED AIR QUALITY



NATURAL LIGHTING
& VENTILATION





THE RISE OF A
COASTAL HAVEN
IN KANATHUR.

Tucked along the scenic East Coast Road (ECR) in Chennai, Kanathur is a coastal retreat that offers a blend of serenity and heritage. Just a short drive from the city's bustling heart, this charming locale is known for its pristine beaches, ancient temples such as the Shri Mahalingeswarar Temple, and a peaceful suburban atmosphere. With its modern developments and traditional charm, Kanathur serves as an ideal weekend escape, inviting visitors to unwind by the shore while exploring its cultural and architectural treasures.

THE ECR EDGE



10 MINS. FROM
SHOLINGANALLUR
JUNCTION



20 MINS.
TO THIRUVANMIYUR
AND ADYAR



EASY ACCESS
TO ECR & OMR



SURROUNDED BY
SCHOOLS, COLLEGES
& HOSPITALS



OVER 1,000 FAMILIES
CALL K[+]++ANATHUR HOME

EVERYTHING YOUR FAMILY NEEDS,
JUST MOMENTS AWAY.

SCHOOLS

Primrose Schools - Injambakkam	KMS.	7.5
Vaels International School - Injambakkam		8
The Bay International School and Junior College - Injambakkam		9.5
Gateway The Complete School		10
Akshar Arbol International School - Injambakkam		10
GTA Vidhya Mandir - Neelankarai		11
Narayana e-Techno School - Neelankarai		11
Sunbeam Matriculation Higher Secondary School - Neelankarai		12
Gateway International School - Neelankarai		12
Sri Chaitanya Schools - Palavakkam		13.5

COLLEGES

AMET University	KMS.	1
Indian Maritime University (IMU)		4
Sathyabama Institute of Science and Technology		11
VIT Chennai (VIT University)		21
Indian Institute of Technology Madras (IIT Madras)		21
SRM Institute of Science and Technology (SRMIST)		37

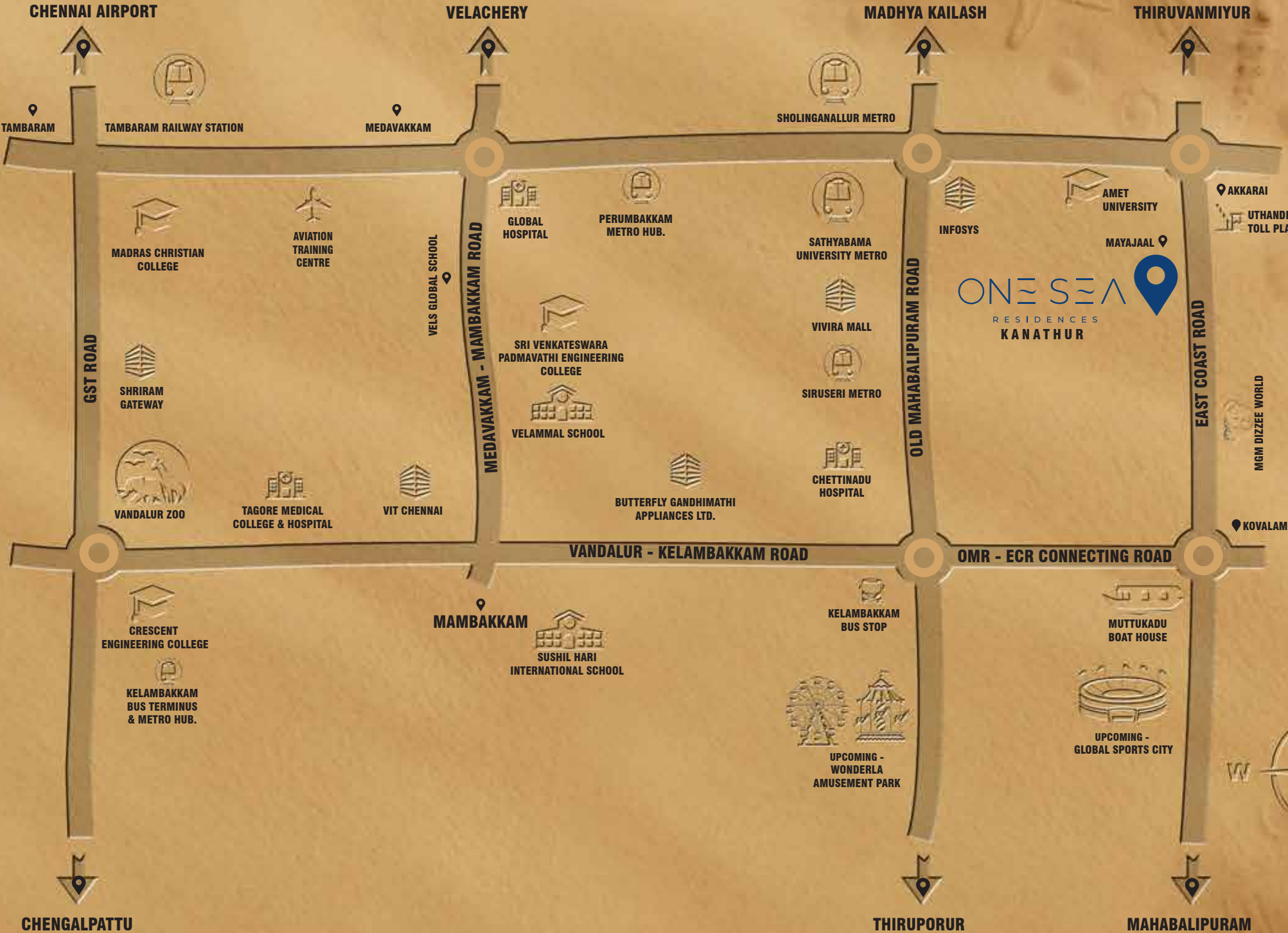
ENTERTAINMENT

Mayajaal Multiplex	KMS.	0.60
MGM Dizzee World		3
Dakshinachitra		3
Muttukadu Boat House		6
Iskcon Temple, Chennai		7
VGP Marine Kingdom		8
Covelong Beach		10
Crocodile Bank		12
Vivira Mall		14
The Marina Mall		15

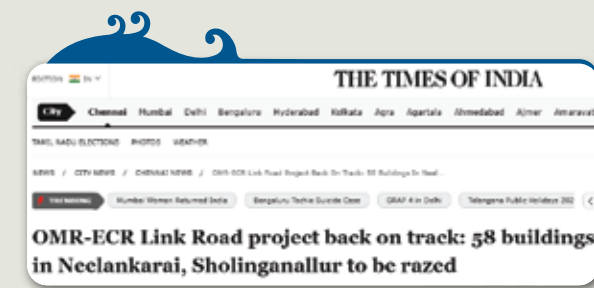
HOSPITALS

Sankaran Hospital	KMS.	8
Apollo Children's Hosiptal		11
KL Hospital		12
Global Hospital		12.5
Chettinad Hospital		12
Cloudnine Hospital		13

LOCATION MAP



ECR ON THE RISE: DEVELOPMENT STORIES SHAPING TOMORROW.



MASTER LAYOUT - FACILITY PLAN





DRENCH YOUR
EYES IN BACKWATERS.



LIVE THE
LAKEFRONT DREAM.





GRAND ENTRANCE ARCH



THE RISE OF A COASTAL
HAVEN IN KANATHUR.



HEAR THE OCEAN'S CALL TO LIVE
WHERE THE WATER TOUCHES THE SAND.



THE CALM OF BACKWATERS, THE CHARM OF HOME.

Tucked beside the tranquil backwaters, this residence redefines waterfront living with an unmatched sense of calm and connection to nature. Every window frames a living canvas-gently rippling waters, lush greenery, and golden sunsets that feel painted just for you.

Here, the backwaters don't just offer a view-they offer a way of life. A rhythm that flows slower, softer, and more soulfully. Whether it's morning walks along the shoreline, evenings spent watching the light dance on water, or simply breathing in the peace that only such a rare setting can offer. This is not just a home, it's your private slice of serenity.



A LUXURIOUS VIEW OF THE HORIZON,
FROM THE TOP OF THE WORLD.

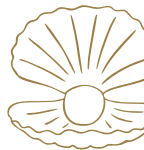
A BALCONY THAT OPENS
TO THE POETRY OF THE SEA.

STATE-OF-THE-ART CLUB



RELAX AND REJUVENATE
YOUR SENSES.

40+ UNMATCHED, WORLD-CLASS AMENITIES AND TOP-TIER FACILITIES.



- MEDITATION PAVILION
- YOGA PAVILION
- FLOATING DECK
- TREE COURT WITH SEATERS
- BIO POND
- BAMBOO GARDEN



- AROMA GARDEN
- THERAPEUTIC WALK
- 1-ACRE NATURAL POND
- FEATURE SCULPTURE
- SWIMMING POOL
- LOUNGE POOL



- KIDS POOL
- MINI SOCCER FIELD
- MULTIPURPOSE SPORTS COURT
- CRICKET PRACTICE NET
- TETHER BALL AREA
- WATER ARCHWAY



- JOGGING TRACK
- CYCLING TRACK
- SPORTS VIEWING GALLERY
- PAVILION WITH GAME TABLE
- CHESS BOARD AREA
- LAGOON

CRAFTED TO PERFECTION FOR THOSE WHO SEEK THE EXTRAORDINARY.



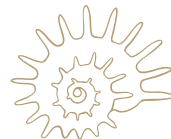
- SAND PLAY AREA
- DOG WALK AREA
- SKY AMPHITHEATRE
- SKATING RING
- SPORTS PAVILION
- CARE TAKER PAVILION



- OPEN LAWN
- SEATER BENCHES
- STEPPING PADS
- WATER SPOUTS
- ZEN GARDEN
- RESTING PAVILION

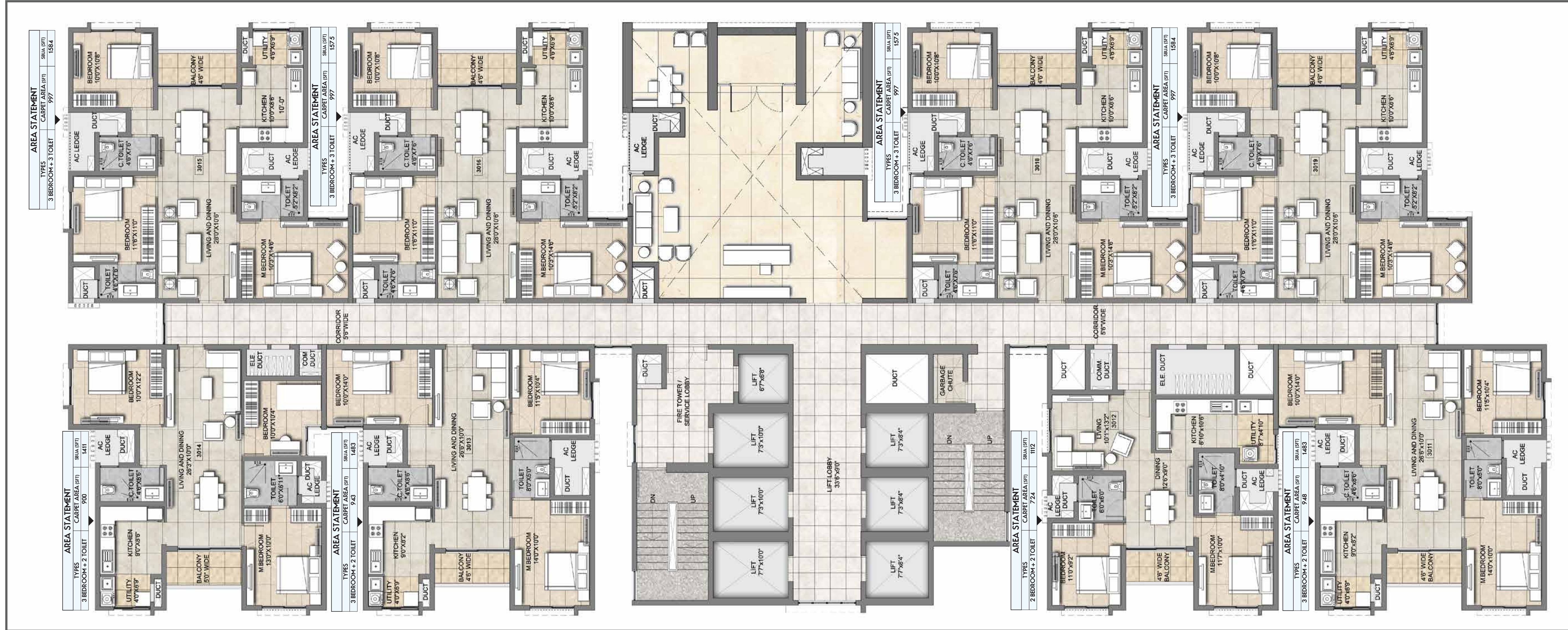


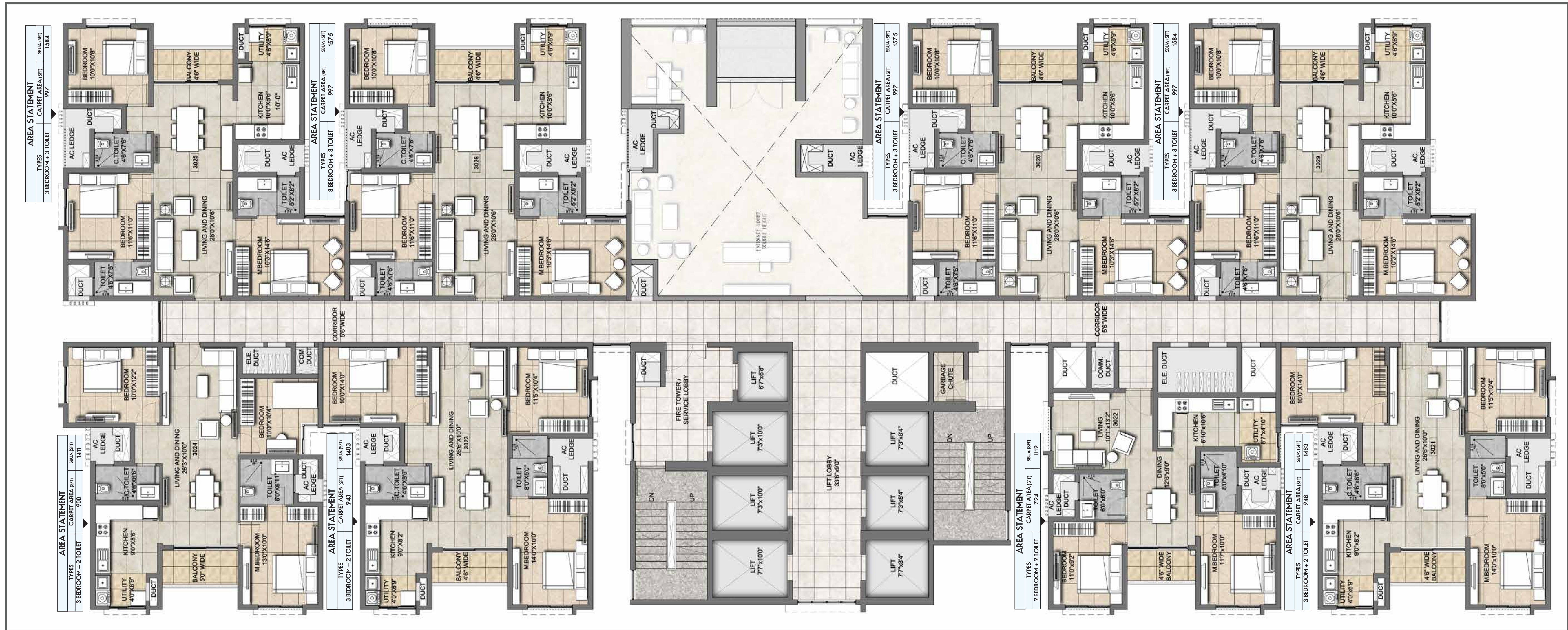
- BOAT JETTY
- RAMP TO PODIUM
- PEDESTRIAN AREA
- PLANTING ISLAND
- SECURITY CABIN
- FRISKING AREA

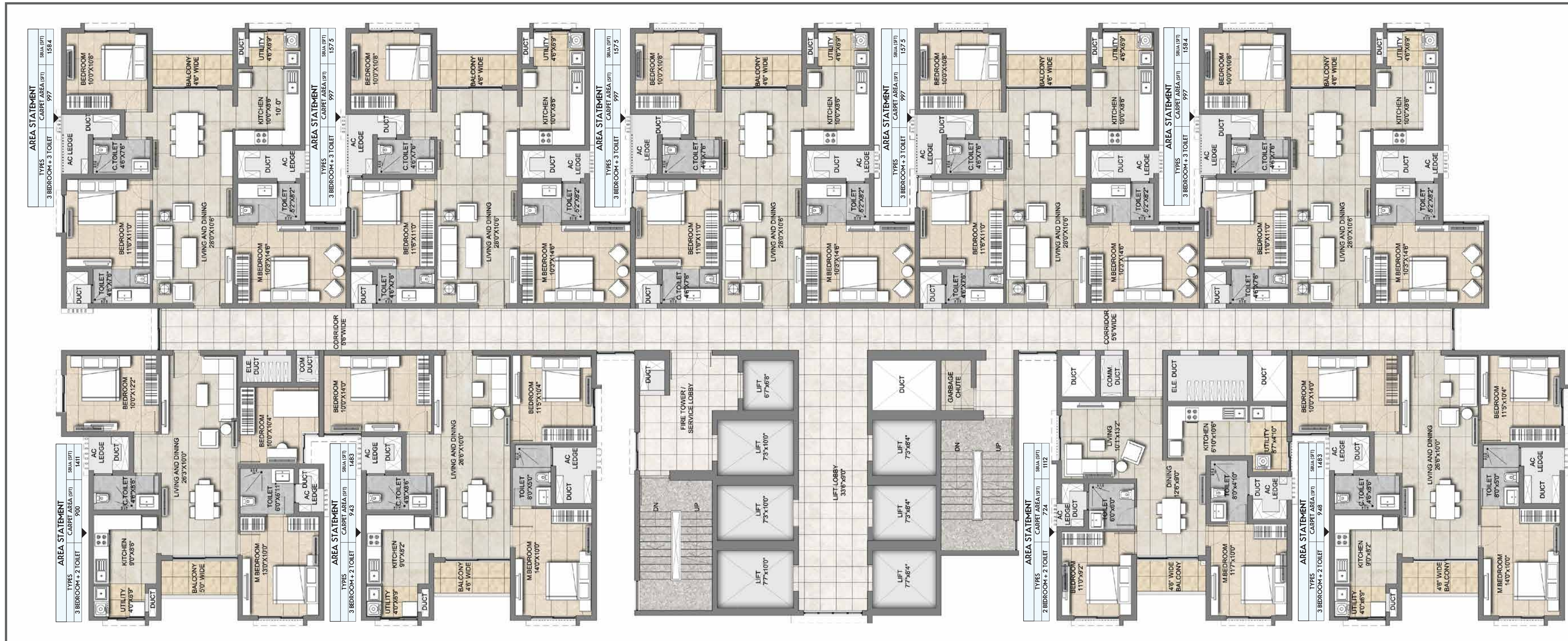


- DRIVEWAY
- VISITORS PARKING
- VENDORS PARKING
- SUB STATION
- WALKWAY

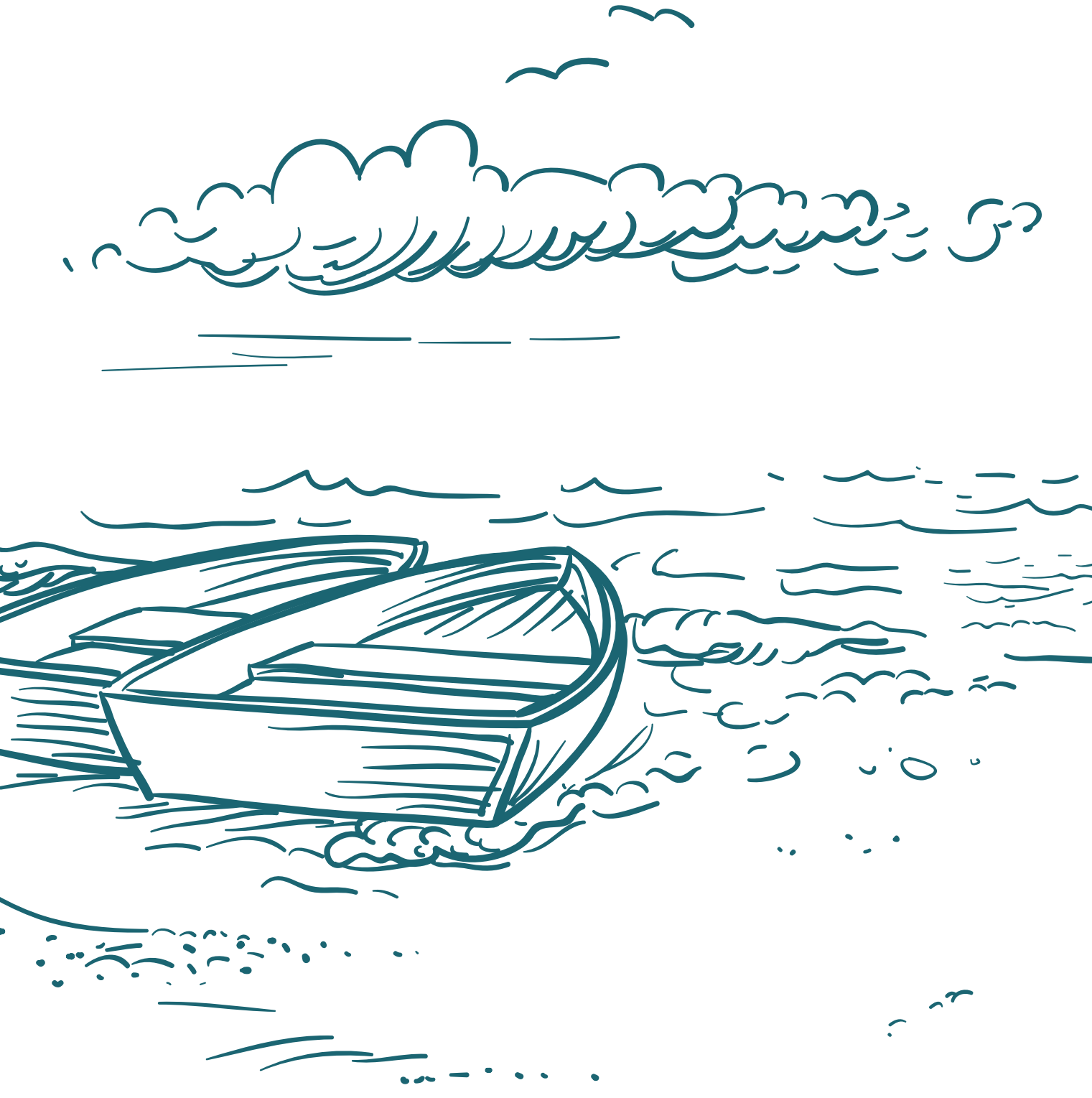








SPECIFICATIONS



STRUCTURE

- RCC framed structure - Designed for earthquake resistance (Seismic Zone III) with pile foundation. Outer walls will be 165mm/200mm thick and inner partition walls will be 100mm thick RCC walls.
- Floor Height (Including Slab) - Will be maintained at 2950mm



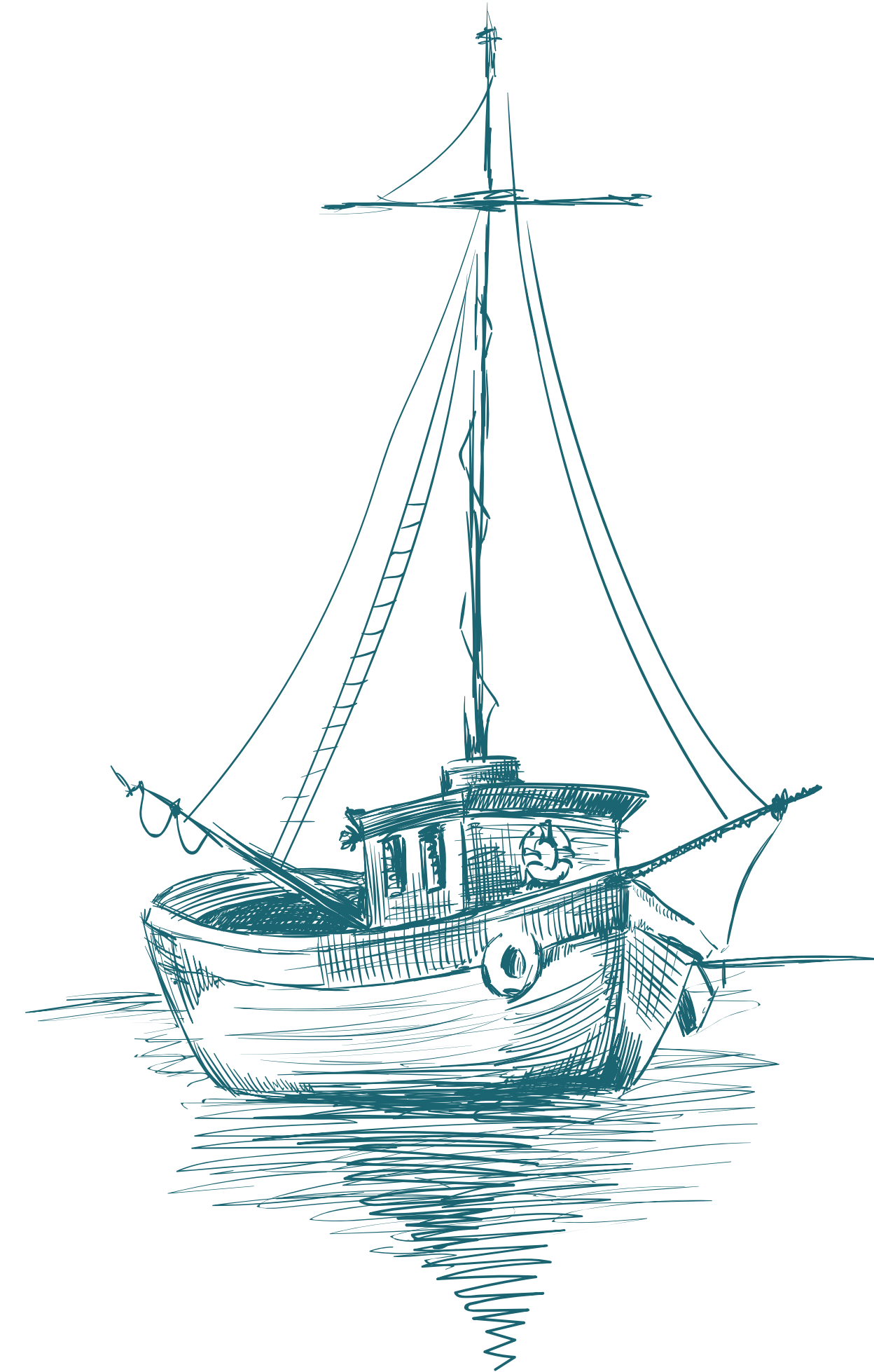
FLOOR FINISH

- 600x1200mm - Premium vitrified tile flooring in the living room, dining room and all bedrooms.
- 300x300mm - Premium anti-skid tile flooring in toilets.
- 600x600mm Anti-skid premium tiles flooring in utility and balcony.
- 600x600mm - Premium vitrified tile flooring in corridor and lobby area.
- High quality granite for entrance lobby flooring.
- Full body vitrified tiles for Staircase and landings area.



WALL FINISH

- Toilets – 300x600mm premium ceramic tiles upto 7’6”.
- Kitchen - Kitchen wall tile and platform on client scope (we will provide electrical points and water lines).
- Utility - Ceramic tiles will be provided up to the parapet wall height.
- Lift wall in lobby – Full body vitrified tiles of size 600x600mm and jambs with granite finish.
- Lift wall in entrance lobby – High quality granite/marble.



DOORS

- Main doors - Polished wood frame and laminated flush-door shutter with highly secured digital locks.
- Bedroom doors - Polished wood frame and laminated flush-door shutter with anodised fittings.
- Toilet doors - Polished wood frame with waterproof flush door shutters with anodized fittings.



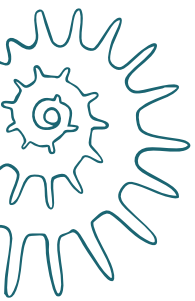
PAINT FINISHES

- Internal walls - Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
- Exterior walls - Finished with 1 coat of primer and superior quality texture finish with color as per architect design
- Ceiling finish - Finished with 2 coats of putty, 1 coat of primer and 2 coats of premium distemper.



JOINERIES

- Living, bedroom,kitchen - UPVC sliding windows having clear toughened glass, with sill granite.
- Toilets - UPVC ventilators with provision for exhaust fan and openable shutter for ODU access.



PLUMBING FITTINGS

- Sanitary fittings - Jaguar or equivalent.
- CP Fittings - Jaguar or equivalent.
- EWC - Floor mounted closet with cistern and health faucet.
- Wash basin - Granite countertop washbasins with bottle trap in all toilets.
- Shower spout - Hot and cold diverters for shower and spout.
- Single bowl SS sink will be provided in Utility only.
- Pneumatic pumping system will be provided for water lines.
- Water meter will be provided.



ELECTRICALS

- Wires - Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS, polycab or equivalent.
- Switches - Modular boxes and switches of Havells/Crabtree or equivalent.
- 3-phase supply for all units with LT connection.
- Safety device - MCB & RCCB (Residual Current Circuit Breaker).
- 2-way switches for fan and light points in all bedrooms.
- 5 amp - One socket will be provided in all main switch boards and two nos in kitchen.
- 15 amp - Provided for washing machine and two nos. in kitchen.
- Foot lamp - Provided in all bedrooms.
- TV - Point provided in living and bedrooms with 3 nos. of 5-amp sockets.
- Data - Point provided in living and bedrooms.
- Air conditioner - 20-amp socket and control switch will be provided for living, dining and bedrooms.
- Exhaust fan - 5-amp socket will be provided in all toilets.
- Chimney - 5Amp socket will be provided in kitchen with exhaust hole.
- Geyser - 15-amp socket will be provided in all toilets.
- Aquaguard - 5Amp socket and water line will be provided above the kitchen sink.
- Power Backup - 1 BHK-500W, 2 BHK-750W, 3 BHK - 1000W through ACCL.
- Power backup for common area - 100% power backup for all common areas like STP, Water softener plant, lift and other services.



ELECTRICAL SERVICES

- Solar power - Provided for all common area lighting.
- Safety equipment - Lightining arresters will be provided in all towers.
- Transformers with RMU units for each tower.



FIREFIGHTING SERVICES

- Fire sprinklers will be provided inside apartment, corridors and basement/ground floor car park.
- Smoke detectors/heat detectors with fire alarms will be provided inside the apartment.
- Fire hydrants and fire hose reels will be provided in all floor lobby and external yard.
- Public address system will be provided.
- Fire refuge areas will be provided in each towers.



COMMON FACILITIES

- Lifts - Adequate passenger lifts, stretcher lift/service lift will be provided for each tower.
- STP - Will be provided for treating 100% sewage effluent and treated water will be used for toilet flushing and gardening purpose.
- Water softener plant will be provided.
- Garbage chute - Automated garbage chutes will be provided for each tower.
- OWC - Organic Waste Convertor will be provided.
- Piped gas - The reticulated gas supply will be provided with metering system.
- Surveillance - 24/7 CCTV surveillance system will be installed in all common areas at ground floor only.
- EV charging station for car and bike will be provided.
- DTH - Provision for data and TV will be provided for each apartment.
- Rainwater Harvesting System will be provided.
- Landscape - Green belt will be provided through out the site.

