

POLARIS & CAPELLA

By
OB
BLONG REALTIES 

CIN: U45400TN2022PTC151999



**SPEAK
WITH
US**



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www.oblongrealties.com



Justice Rathinavel pandian road , golden george nagar ,
mogappair - 600 037

LOCATION POSSIBILITIES

NEAREST HOSPITALS

- *Apollo Hospital*
- *New Life Hospital*
- *Sri Balaji Hospital*
- *Madras Medical Mission*
- *Sundaram Medical Foundation*



NEAREST SCHOOL

- *Velammal Vidyalaya*
- *Ayanambakkam the Schram Academy*
- *Mogappair DAV, Mogappair SBOA*
- *Anna Nagar Sri Chaitanya School*



COMMERCIALS

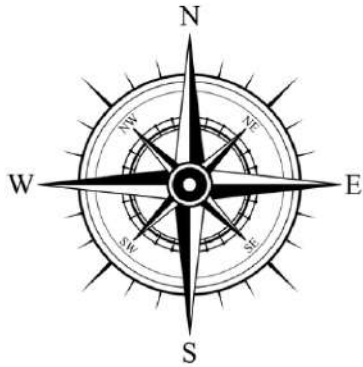
- *VR Mall*
- *Rohini Theatre*
- *Thirumangala, m metro*
- *CMBT Bus Stand*
- *Anna Nagar Tower Park*



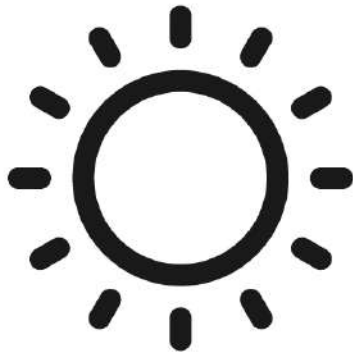
NEAREST COLLEGES

- *MMM Academy of Medical Sciences*
- *Dr. MGR. Engineering College*
- *ACS Medical College*
- *Hospital Meenakshi Ammal Dental College*

Oblong's Signature Specialities



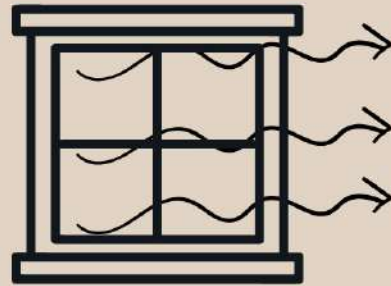
Vastu Compliance



Abundant Sunlight
Exposure



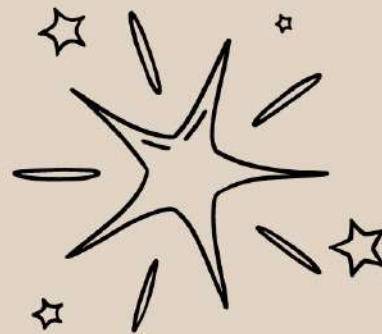
Privacy and Comfort



Passive ventilation



Rainwater Harvesting
System



Stunning Aesthetics

SPECIFICATION



STRUCTURE:

- RCC structure as per the plan of the Structural Engineer
- Pile foundation up to 24-meter depth.
- All the outer walls are 9 inches thick.
- The inner walls 4 ½ inches thick.
- Coromandel Cement.
- TATA i Steel 550D.
- Wire cut RED BRICKS.
- River sand for outer wall plastering.
- M-Sand for inner wall plastering.

Door, windows & ventilator :

- Teak wood for the main door & frames.
- One side laminate finish flush door for bedrooms.
- UPVC are used for sliding windows
- Teak Wood frames for all doors



FLOORING

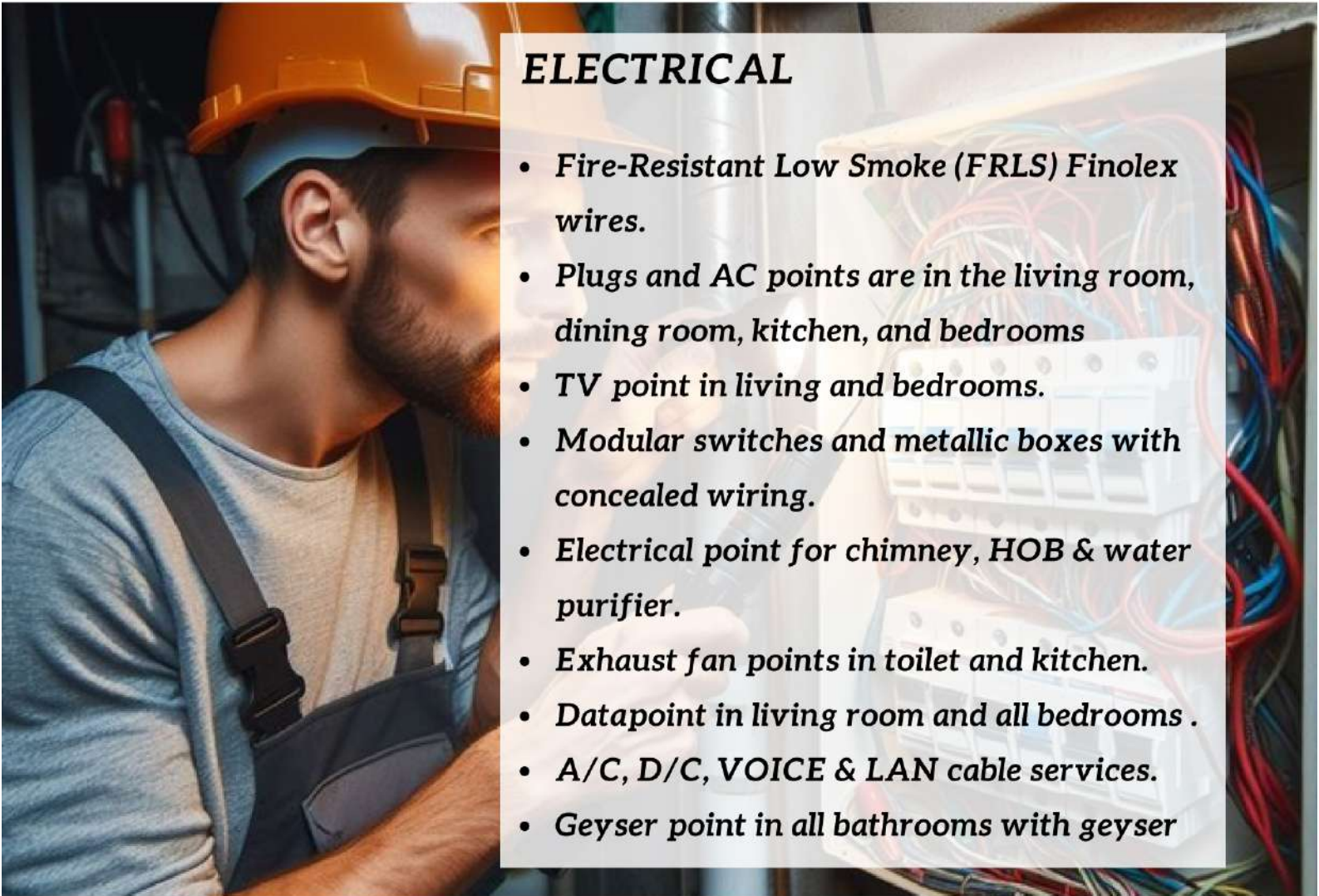
- *Italian Marble for living and dining.*
- *Anti-skid tiles for bathroom floors & vitrified tiles wall cladding up to the ceiling .*
- *Tiles wall cladding up to 2ft in the kitchen.*
- *Anti-skid tiles on Balcony.*
- *Vitrified tiles for bedrooms and kitchen*
- *Granites in the lobby area.*
- *Terrace surface with Cooling tiles*
- *Terracotta tiles in the parking area*



PLUMBING

- *Sanitary Fittings: Kolar closets , Concealed water lines. Giberit concealed tanks, Kolar divestor shower.*
- *Carysil sinks with a pull-out faucet and mixer in the kitchen.*
- *Concealed water lines.*





ELECTRICAL

- **Fire-Resistant Low Smoke (FRLS) Finolex wires.**
- **Plugs and AC points are in the living room, dining room, kitchen, and bedrooms**
- **TV point in living and bedrooms.**
- **Modular switches and metallic boxes with concealed wiring.**
- **Electrical point for chimney, HOB & water purifier.**
- **Exhaust fan points in toilet and kitchen.**
- **Datapoint in living room and all bedrooms .**
- **A/C, D/C, VOICE & LAN cable services.**
- **Geyser point in all bathrooms with geyser**



PAINTING

- **Premium emulsion paint for the entire interior with 2 coats of Birla/Asian paint & putty.**
- **Weather coat emulsion paint for the entire exterior.**
- **Berger paints a Melamine finish for the main door.**
- **Satin enamel for door frames .**



KITCHEN

- Polished granite counters and sink with drainboard.
- Provision for washing machine & dishwasher.
- Modular kitchen with *Elica* chimney & HOB



DISTINCTIVE FEATURES OF OBLONG

SECURITY

- 24 X 7 Security with CCTV surveillance.
- Video doorbell on the main door with 7 - inch LED screen.
- Visitor monitoring system for all blocks at the main entrance with help of the My Gate App.
- Digital fingerprint door lock system with 4 unlocking methods
- Compound wall for the entire building





FIRE EXTINGUISHERS AND OTHER FIRE SAFETY

- *Fire Extinguishers*
- *Smoke Detectors*
- *Automatic Sprinklers*

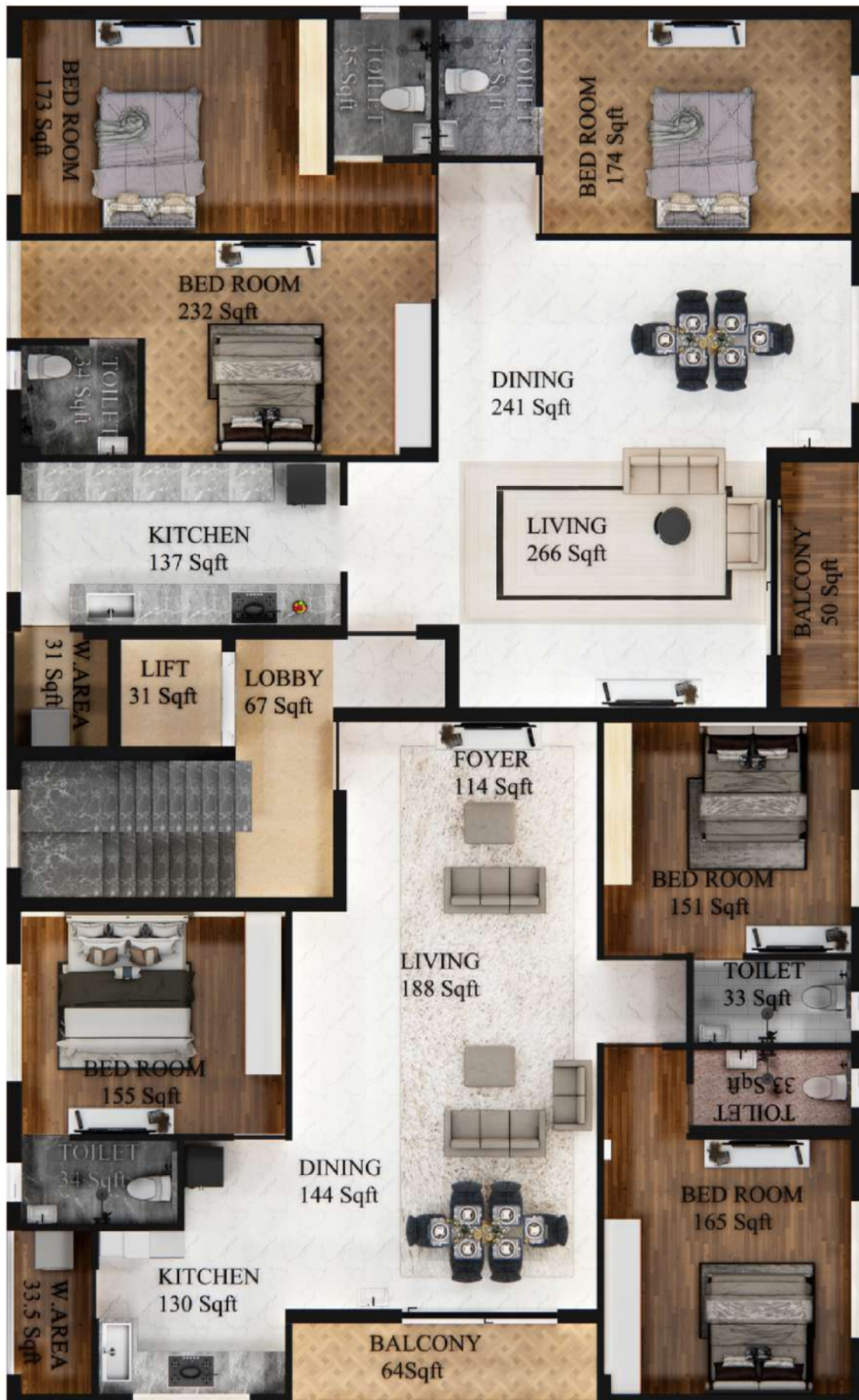
- ***INTERCOM: Provision for intercom***
- ***NAME BOARD: The Owner's name will be displayed on the nameplate of each flat.***
- ***WATER STORAGE: UG sump with OHT along with WTP***



SIGNATURE SPECIFICATION & WHY OBLONG ?

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- *Well-defined driveway as per landscape design intent.*
 - *Suitable landscape at appropriate places in the project like children's play area, fountain & other water plus green landscaping.*
 - *Facade & compound wall lighting in the project as per architect's design*
 - *Electric car charging*
 - *Designer Door number signage*

- 
- *Convenient AC ODU spaces serviceable from the interior*
 - *Structure add river sand outer plastering*
 - *Inner wall m sand*
 - *MCB : ELCB (Earth Leakage Circuit Breaker)*
 - *A world inspiration at your home through IKEA furniture, decor & products.*



**SOUTH
FACING**

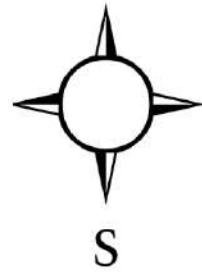
**A1, A3, A5
UNIT**

SALEABLE AREA - 1794 Sq.ft

PLINTH AREA - 1435 Sq.ft

UDS - 948.67

COMMON AREA - 358.75 Sq.ft



EAST
FACING

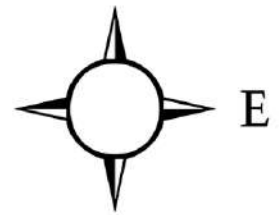
A2, A4, A6
UNIT

SALEABLE AREA - 1943 Sq.ft

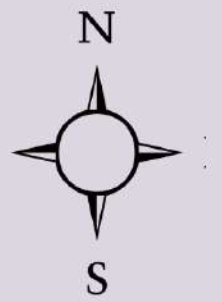
PLINTH AREA - 1554 sq.ft

UDS - 1027.33

COMMON AREA - 388.50 Sq.ft



CAPELLA - E BLOCK



**NORTH
FACING**

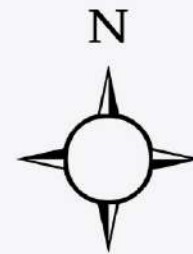
**E2, E4, E6
UNIT**

SALEABLE AREA - 2006 Sq.ft

PLINTH AREA - 1605 Sq.ft

UDS - 1079.45

COMMON AREA - 405.75 Sq.ft



**SOUTH
FACING**

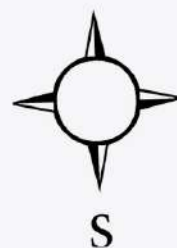
**E1, E3, E5
UNIT**

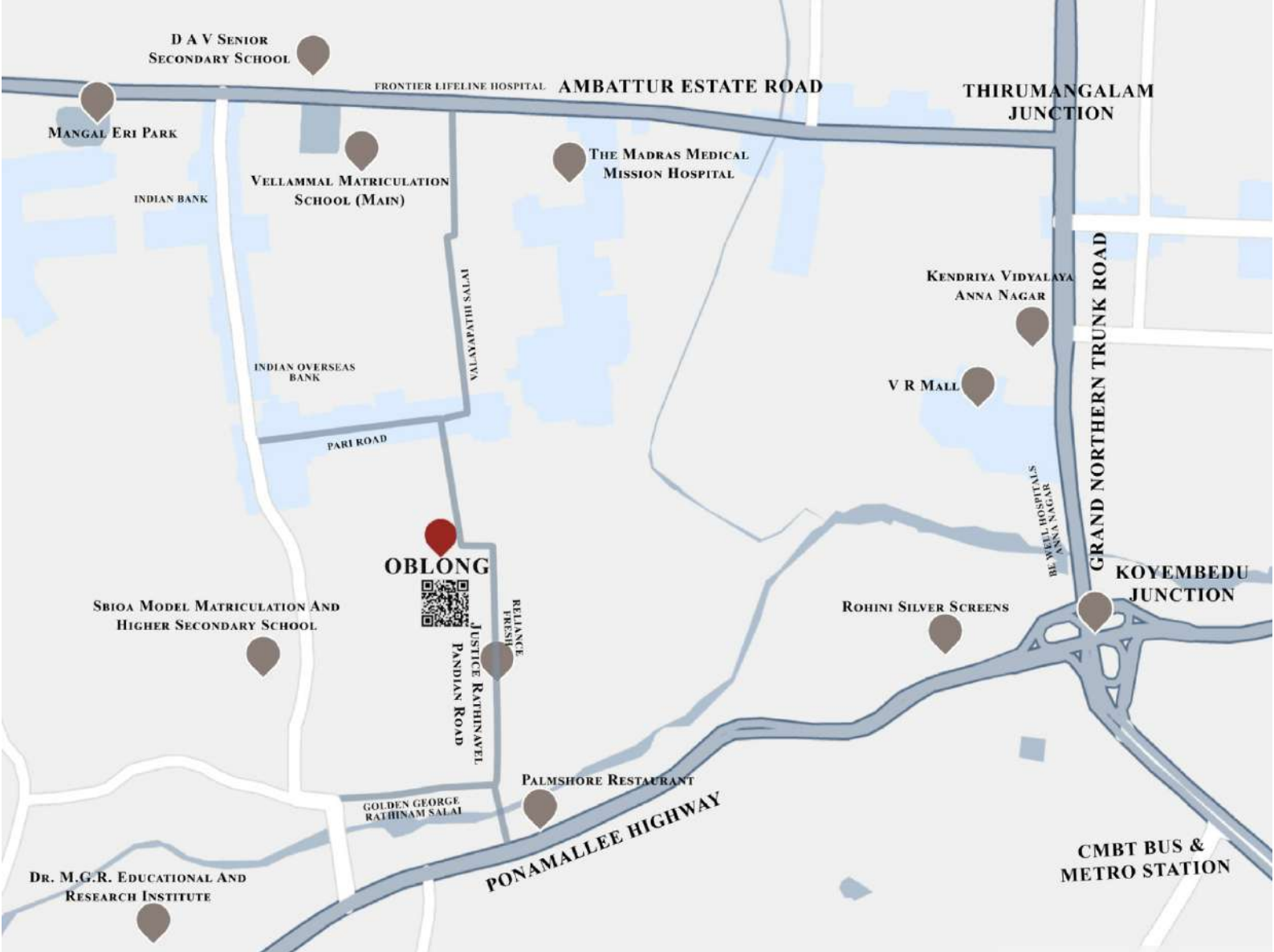
SALEABLE AREA - 2029 Sq.ft

PLINTH AREA - 1623 Sq.ft

UDS - 1091.55

COMMON AREA - 401.25 Sq.ft





Head Office

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