

# POLARIS & CAPELLA

By  
  
OBLONG REALTIES

CIN: U45400TN2022PTC151999



**SPEAK  
WITH  
US**



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[www.oblongrealties.com](http://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*
- *Ramachandra Hospital*



## NEAREST SCHOOL

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

## COMMERCIALS

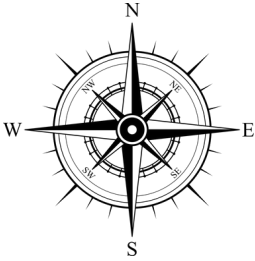
- *VR Mall*
- *Rohini Theatre*
- *Thirumangalam metro*
- *CMBT Bus Stand*
- *Anna Nagar Tower Park*



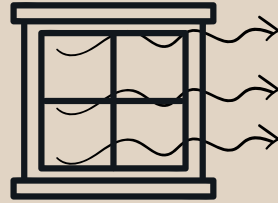
## NEAREST COLLEGES

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

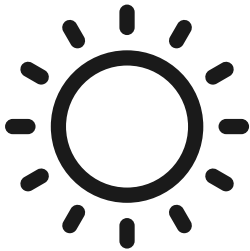
# *Oblong's Signature Specialities*



Vastu Compliance



Passive ventilation



Abundant Sunlight  
Exposure



Rainwater Harvesting  
System



Privacy and Comfort



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

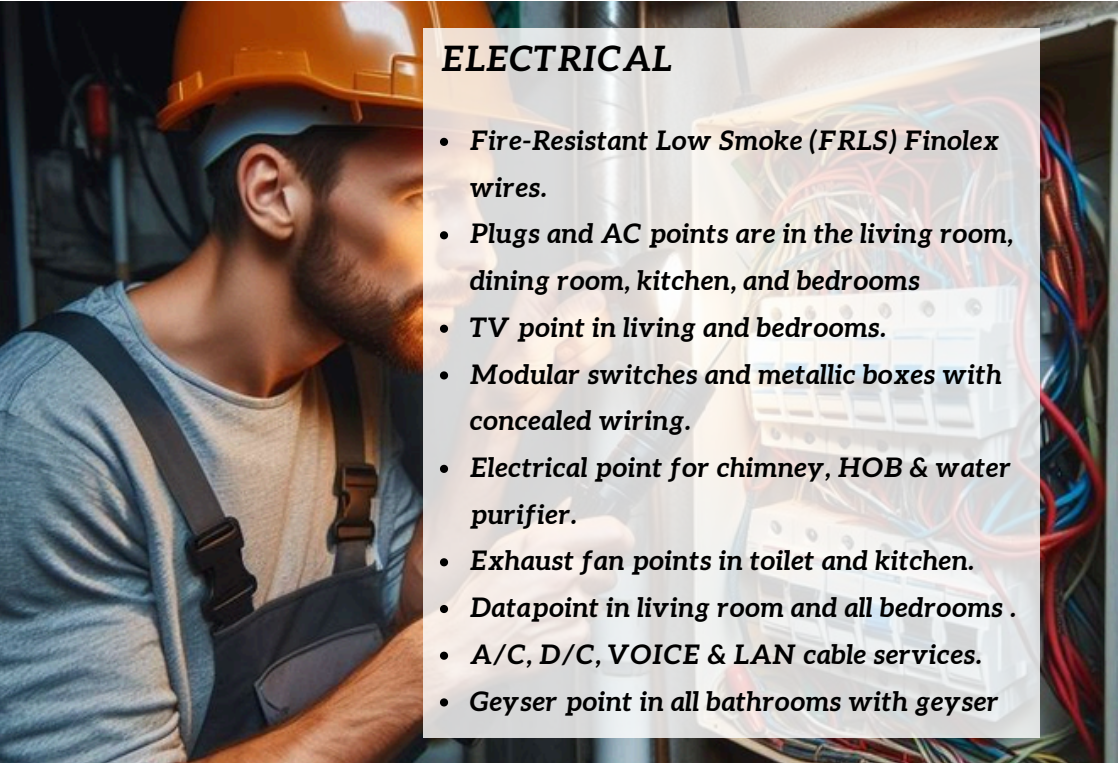
- *Italian Marble for living and dining.*
- *Anti-skid tiles for bathroom floors & vitrified tiles wall cladding up to the ceiling .*
- *Tiles wall cladding up to 2ft in the kitchen.*
- *Anti-skid tiles on Balcony.*
- *Vitrified tiles for bedrooms and kitchen*
- *Granites in the lobby area.*
- *Terrace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



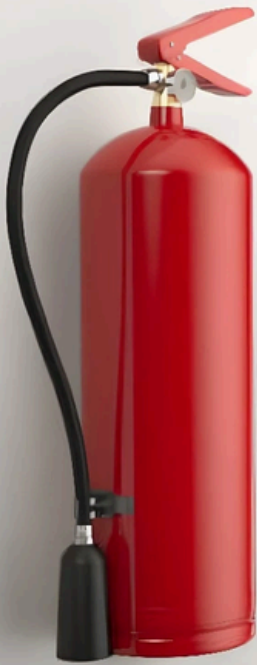
## **DISTINCTIVE FEATURES OF OBLONG**

### **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**

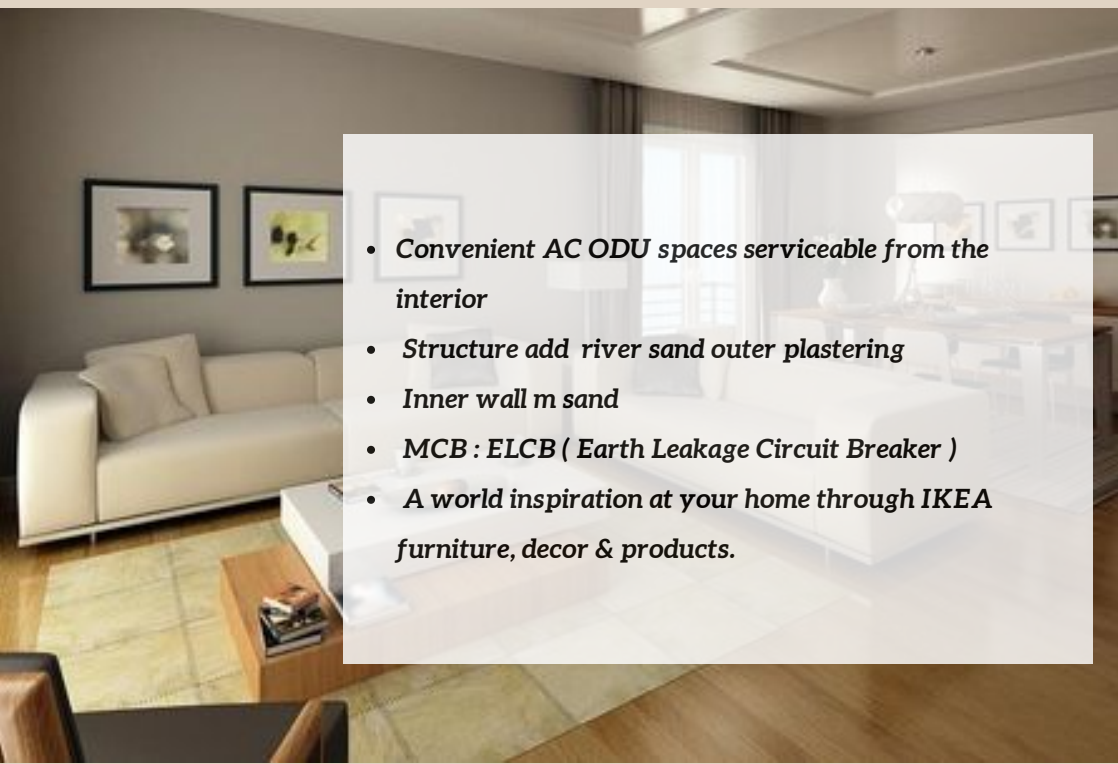
- *Fire Extinguishers*
- *Smoke Detectors*
- *Automatic Sprinklers*

- **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

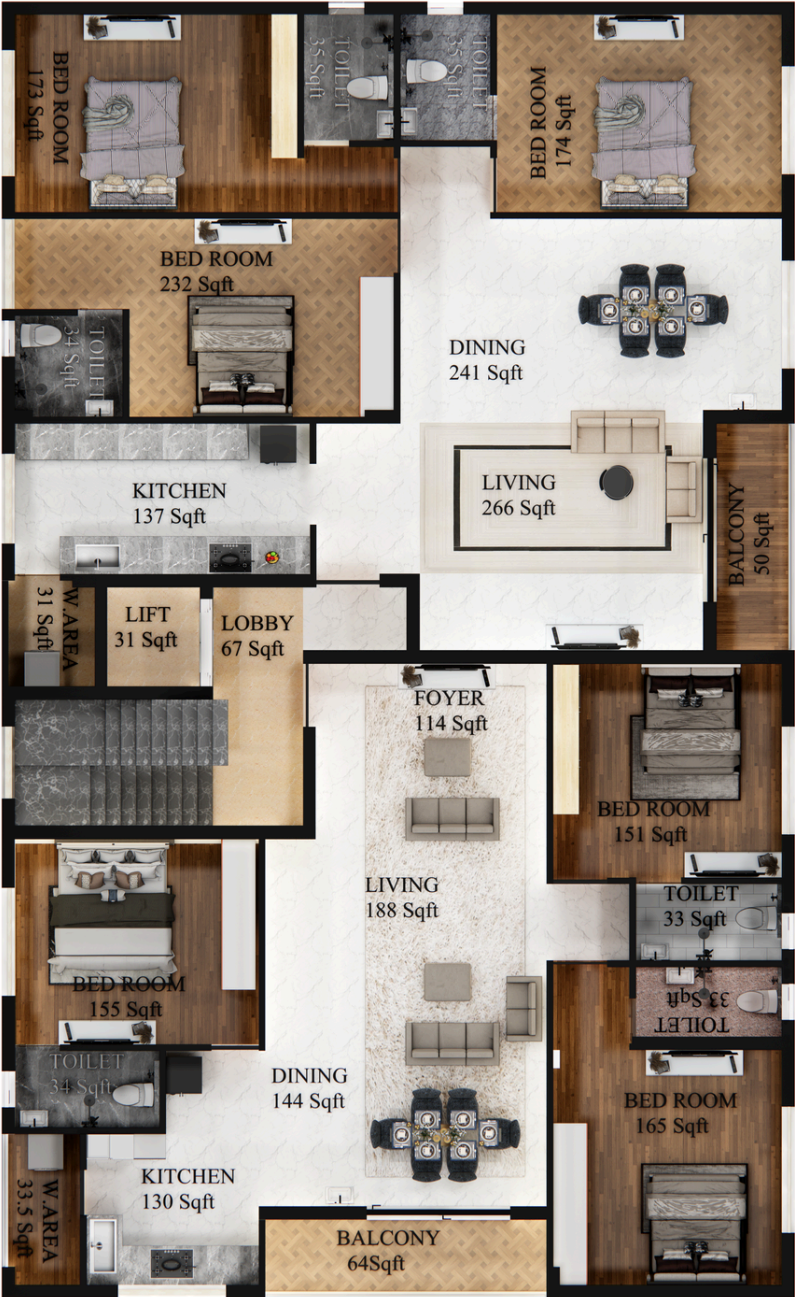


## **SIGNATURE SPECIFICATION & WHY OBLONG ?**

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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.*

# POLARIS - A BLOCK





**SOUTH  
FACING**

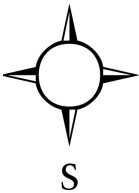
**A1, A3, A5  
UNIT**

**SALEABLE AREA - 1794 Sq.ft**

**PLINTH AREA - 1435 Sq.ft**

**UDS - 948.67**

**COMMON AREA - 358.75 Sq.ft**



EAST  
FACING

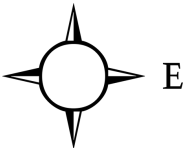
A2, A4, A6  
UNIT

SALEABLE AREA - 1943 Sq.ft

PLINTH AREA - 1554 sq.ft

UDS - 1027.33

COMMON AREA - 388.50 Sq.ft



# CAPELLA - E BLOCK





**NORTH  
FACING**

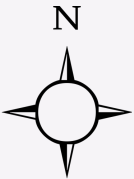
**E2, E4, E6  
UNIT**

**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**

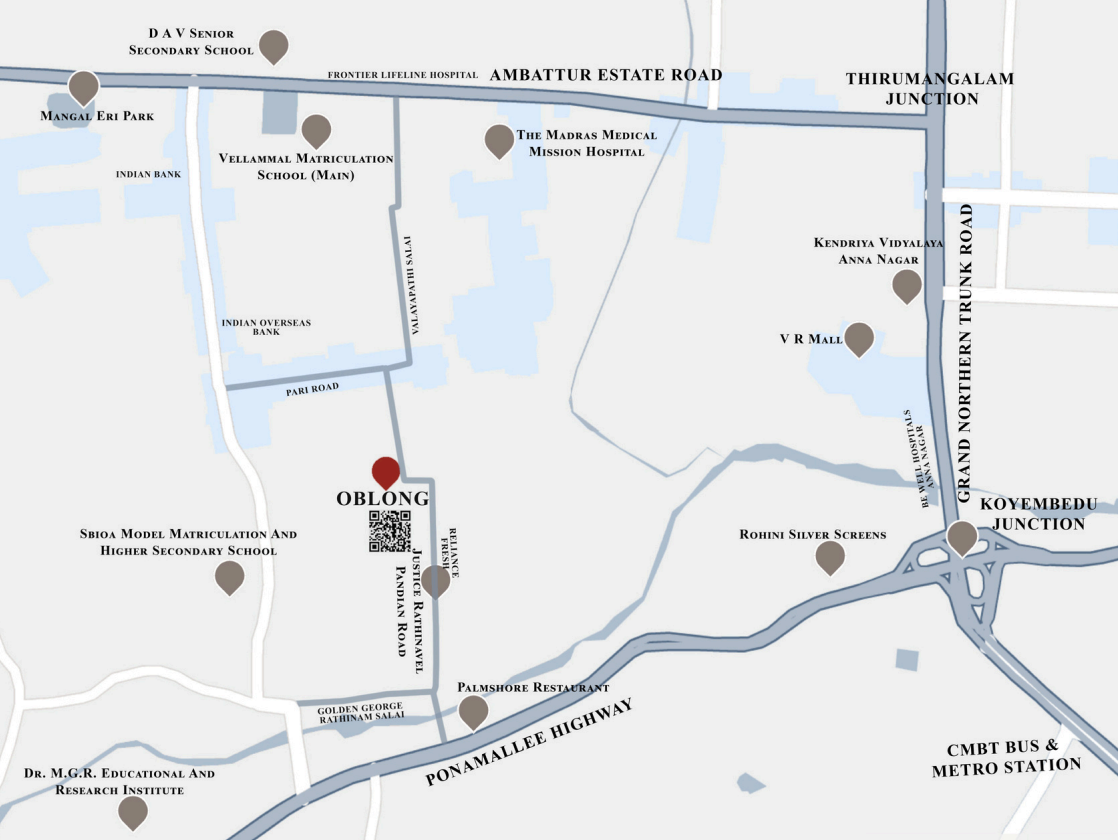
**SALEABLE AREA - 2029 Sq.ft**

**PLINTH AREA - 1623 Sq.ft**

**UDS - 1091.55**

**COMMON AREA - 401.25 Sq.ft**





## 📍 Head Office

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## 📍 Site Office

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