



Project By

Obel
DEVELOPERS PVT LTD

A1 Flat, Padmalaya Apartment, Padmavathi Nagar Main Road,
Padmavathi Nagar, Kolathur, Chennai - 600 099.

RERA No: TN/02 / Building / 0381 / 2021 Dated 17/11/2021
www.rera.tn.gov.in



- ⌘ POWER BACKUP FOR ALL HOUSES,
LIFT & BORE WELL
- ⌘ VAASTU COMPLIANT
- ⌘ LIFT & CCTV
- ⌘ COVERED CAR PARKING

**Bank
Loan
Arranged**

Completed Projects

- ❖ OBEL Villas, Bangalore (39 Villas)
- ❖ OBEL Banjara, Bangalore (68 Flats)

Ongoing Projects

- ❖ OBEL Shanti, Bangalore (172 Flats)

Site Address : 55/2A, Obel Central Park, Padmavathy Nagar Main Road,
Lakshmipuram, Next to Service Road, Kolathur, Chennai - 600 099.

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SITE CUM STILT FLOOR PLAN



FIRST AND SECOND FLOOR PLAN



THIRD FLOOR PLAN

CONNECTIVITY/LOCATIONS

- ❖ Close to VELLMMAL ENGINEERING COLLEGE and GODSON CBSE School (900 meters)
- ❖ India Land Teck Park (RBS IT Park), Ambattur Industrial Estate approximately 10 min away
- ❖ 3.3 KM from Madhavaram Bus depot (6 min).
- ❖ 1.7 KM from Retteri Lake (5 min).
- ❖ 15 min to Annanagar and 10 min to Ambattur.
- ❖ 15 min to Perambur Railway Station.



KEY PLAN

SPECIFICATIONS

1.	Structure	RCC framed structure to withstand wind and seismic loads as per BIS
2.	Super structure	AAC blocks masonry plastering with smooth finish in cement mortar.
3.	Doors	Main Door: Teak wood frame and Teak laminated Door. Internal doors : Teak wood frame with flush shutter of Max/Nikki or equivalent make.
4.	Windows	UPVC opening / sliding windows shutters of reputed make with grills (glass & mesh)
5.	Flooring	24"x24" vitrified tiles in all rooms and ceramic tiles in the toilets, wash area and balconies of kajaria / AGL / Somani / Johnson or equivalent
6.	Tiles cladding	Dadoing in kitchen : Glazed ceramic tiles dado up to 2' height above the kitchen platform. Bath Rooms : Glazed ceramic tiles of kajaria / AGL / Somani or equivalent up to door level Utilities & wash : Glazed ceramic tiles dado up to 3' height Stair Case : Granite with 4" skirting for steps and landing
7.	Painting	External: Weather proof Acrylic emulsion paint of Asian/ICI or equivalent make Internal: Smooth wall finish with acrylic emulsion paint of Asian/ICI or equivalent make over a coat of primer & Two coats of wall putty.
8.	Kitchen	Granite platform with stainless steel sink with adequate power points and provision for cabinets and exhaust fan, RO and Chimney.
9.	Utilities/Wash	Provision for washing machine and wet area for washing utensils, etc.,
10.	Toilets	All toilets consists of a wash basin, EWC with flush tank of parry ware/hind ware/cera or equivalent, Hot and cold water mixer with shower, Provision for Geyser and exhaust fan in all toilets. All CP fittings of ESS/Jaquar or equivalent make
11.	Electrical	Concealed copper wiring of polycable / anchor make, Modular switches of anchor woods/poly cab or equivalent make, Power out let for air conditioners, Miniature Circuit Breakers (MCB) for each distribution board of reputed make
12.	Telecom/Broadband	Provision for telephone, broadband and cable TV in living room. Intercom or appropriate security features will be provided.
13.	Generator	Adequate standby power supply to all flats, common areas and Borewell.
14.	Lift	Reputed make lifts with power backup
15.	Other features	Bore well, Sump, CCTV for each floor, OHT and weathering tiles

S.No.	PARTICULARS	AREA SQ.FT	TYPE
1.	1A, 2A	792	2 BHK
2.	1B, 2B, 3B	765	2 BHK
3.	1C, 2C, 3C	577	1 BHK
4.	1D, 2D, 3D	859	2 BHK
5.	1E, 2E, 3E	876	2 BHK