

# Pelican Athulya

Indira Nagar



Luxury  
Apartments at

₹2.54

CRORES

Exclusive of taxes, Regn  
and other charges

On these beams,  
we are building dreams.

Welcome to Pelican Athulya



PELICAN GROUP



# Welcome to Pelican Athulya

Where tranquility borders on effervescence, where luxury is expressed through simplicity and where everyday life is anything but mundane. We believe the culmination of our passion for building world-class apartments, quality design, innovation and sustainability, yields exceptional experiences where our customers live, work and play. It's our commitment to living well. It's a celebration of community, today and for the future.

# Specifications

## Structure



- RCC, in compliance with Seismic Zone III
- RCC Columns and Beams with Isolated footing
- Brick wall/ block work masonry

## Doors, Windows & Ventilators



- Main entrance doors made of Teak Wood
- Flush Panelled/ Engineered wooden doors
- UPVC windows and ventilators with translucent glass in all toilets
- Superior quality hardware for all doors & windows

## Kitchen & Utility



- Polished granite counters and Stainless Steel sink with drainboard
- Provision for washing machine, instant geyser and dish-washer utility area

## Wall & Ceiling finishes



- Internal walls and ceiling finished with acrylic emulsion, 2 coats over a coat of primer and putty

## Electrical



- Concealed conduits with modular switches of top brands
- Plug, Power points, telephone points and split AC provision in all rooms
- 15 amp power points for Geysers in toilets
- Power backup for entire flat
- Provision for 4KW DG power backup for all units

## Floor Finishes



- Vitrified Tiles 3' x 3' for living and dining, 2'x2' for other rooms
- Engineered wooden flooring for master bedroom
- Anti-skid tiles for the kitchen, utility and toilets
- Matt finish tiles in the balconies

## Water Supply & Plumbing



- Rain water harvesting system
- UPVC/ CPVC for all concealed water lines and PVC pipes for all waste water and soil lines

## Bathrooms/Toilets



- Wall mounted EWC, Washbasin of Kohler, Jaguar/ American Standard wall tiling up to 7' Height
- CP fittings - Jaguar
- Provision for Geyser/Exhaust Fan

# Amenities



Automated elevator



Covered car parking



Power backup for all the areas



Underground sump for water



Vasthu compliant



Rainwater harvesting



Designated party area



Well equipped gym

# Floor Plan

## Stilt Car Parking

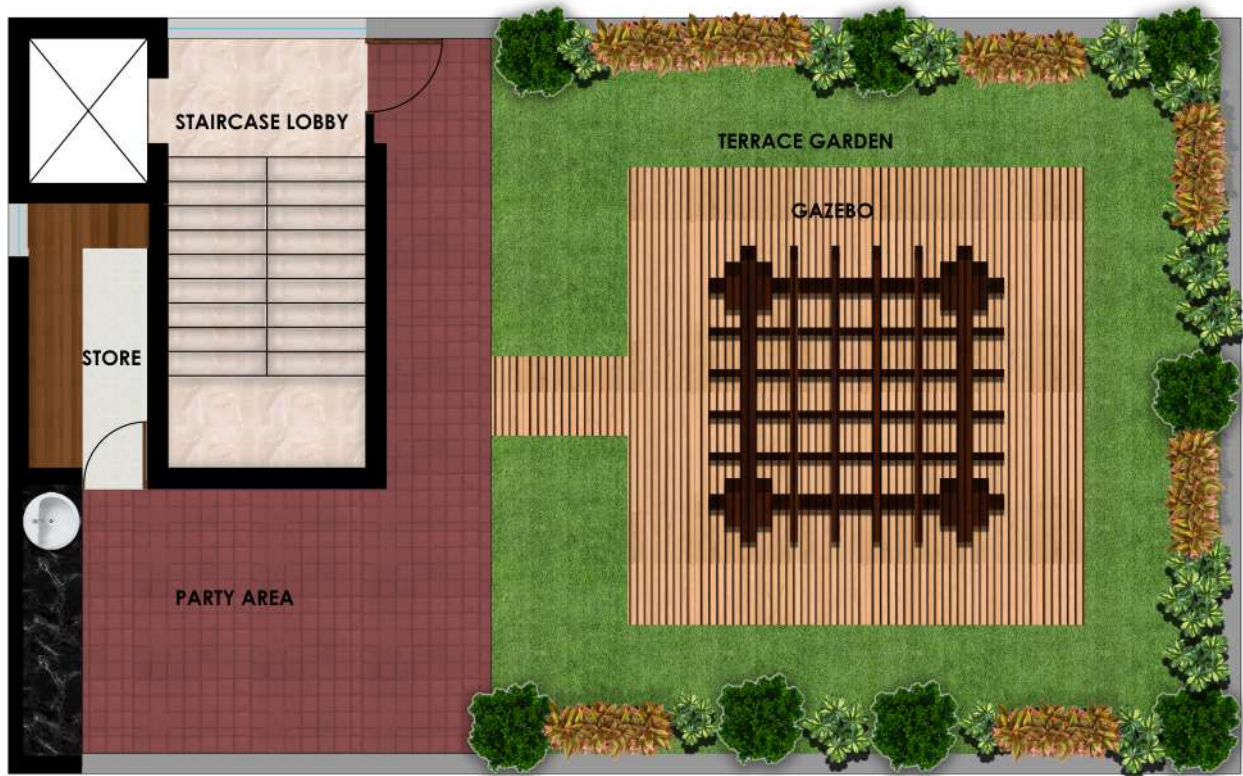


# Typical Floor Plan



3BHK + 3T | Area 1564 sft

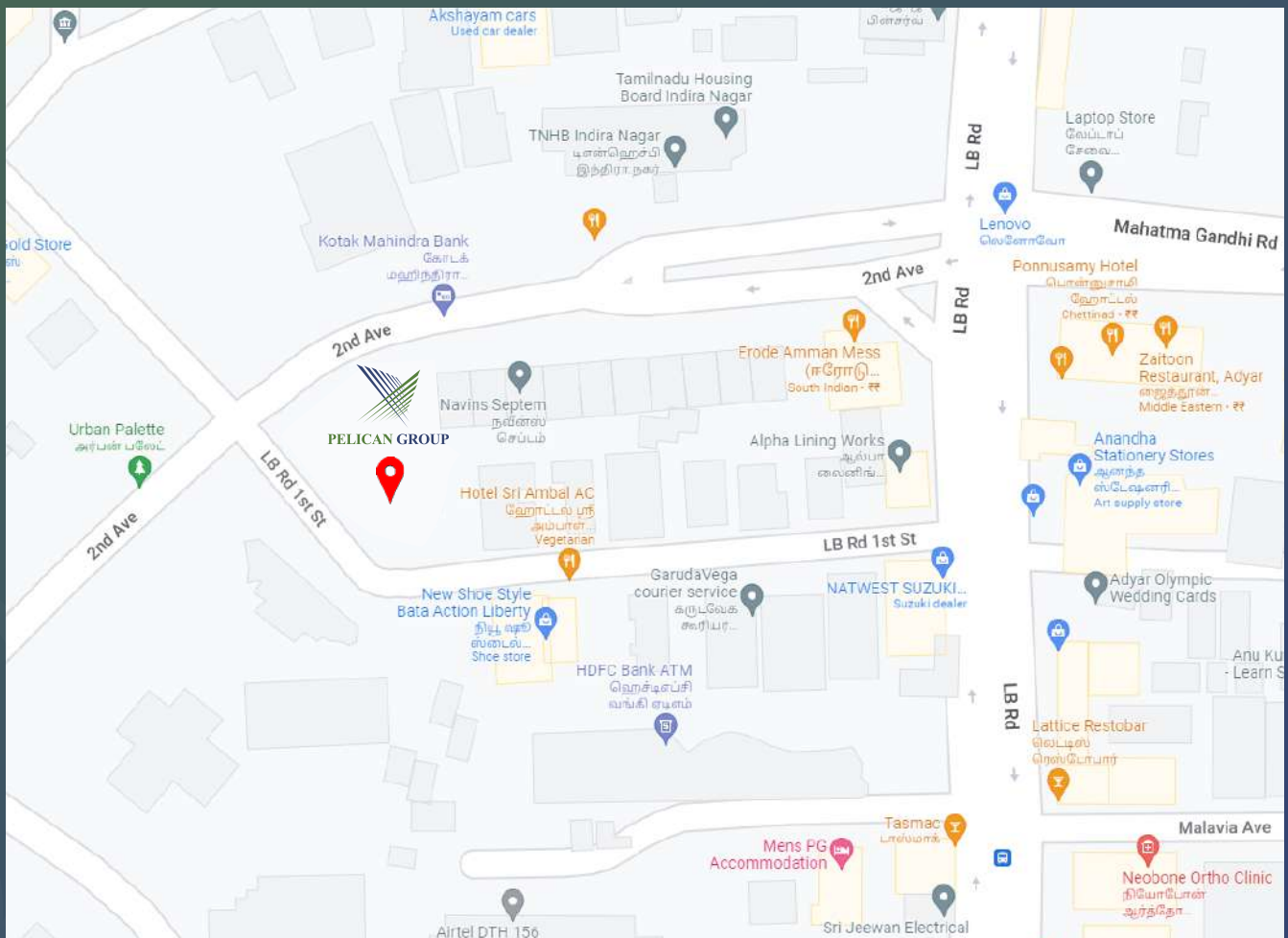
# Terrace Floor



# Why Indira Nagar?

Indira Nagar is a bustling suburb located in Chennai. Due to its excellent connectivity to OMR – Rajiv Gandhi Salai, Oragadam, Sriperumbudur and Mahindra World City, it is much sought after by IT and corporate professionals. Indira Nagar is a relatively peaceful area with great connectivity and infrastructure. Property prices in Indira Nagar have seen steady growth. The influx of professionals into the city seeking employment and the burgeoning manufacturing hubs have added to the real estate boom here.

It is a developed locality with good infrastructure and civic amenities. It has a cosmopolitan population and is well connected to all parts of the city.



**Site address:** Door No. 10/10, Block #15, Plot No.571, 1st Cross Street, Survey No.118, Indra Nagar, Adyar, Kazhikundram, Chennai-600020

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