



PASSION AT WORK

A REGAL LIVING EXPERIENCE

SOBHA PALACIA

SHOLINGANALLUR, CHENNAI

A SOBHA - NSL JOINT VENTURE



ARTISTIC IMPRESSION - indicative in nature and is for general information purposes only.

SOBHA PALACIA, SHOLINGANALLUR, CHENNAI
TNRERA NO. : TN/01/Building/043/2019 | www.tnrera.in



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**SOBHA
PALACIA**
SHOLINGANALLUR, CHENNAI

**2, 3 & 4 BED APARTMENTS
PERFECTLY CRAFTED.**

MASTER PLAN



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LEGEND

3 BHK

4 BHK

ENTERTAINMENT ZONE

1. Events Deck
2. Plaza Grove
3. Green Pavilion
4. Butterfly Garden

ACTIVITY ZONE

5. Reflexology Walk
6. Serenity Walk
7. Play Slope
8. Jogging Track

WATER ZONE

9. Swimming Pool
10. Water Cascade

OTHERS

11. Entry Gate
12. Green Ramp

13. INDOORS (CLUBHOUSE)

- Badminton Court
- Table Tennis
- Gymnasium
- Multi-Purpose Hall
- Steam
- Sauna
- Carom / Chess



TYPE A
3 BHK
SBA - 1963 SFT
CARPET AREA - 1320 SFT

FLOOR PLANS

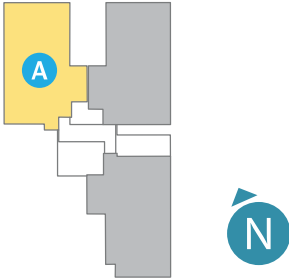
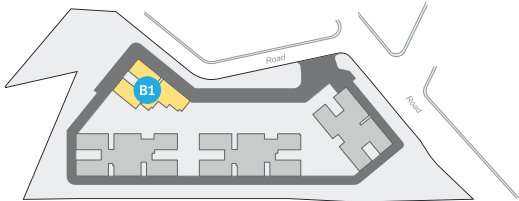


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All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE B
3 BHK
SBA - 1969 SFT
CARPET AREA - 1335 SFT

FLOOR PLANS

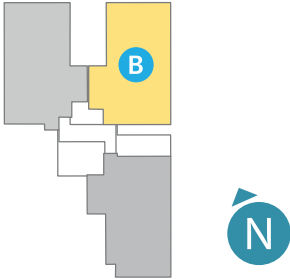
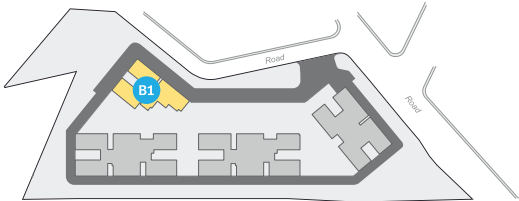


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All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE C
3 BHK
SBA - 1945 SFT
CARPET AREA - 1304 SFT

FLOOR PLANS

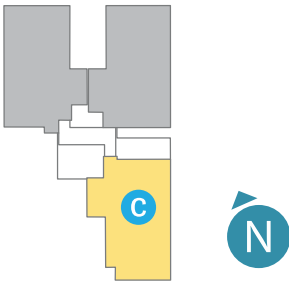
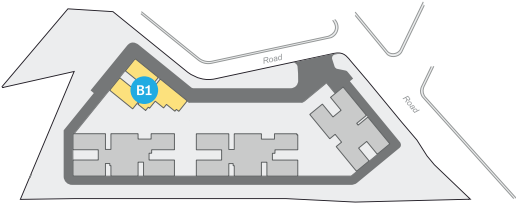


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All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE D
3 BHK
SBA - 1947 SFT
CARPET AREA - 1359 SFT

FLOOR PLANS

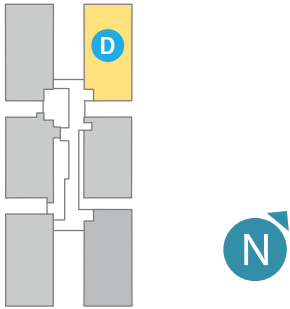
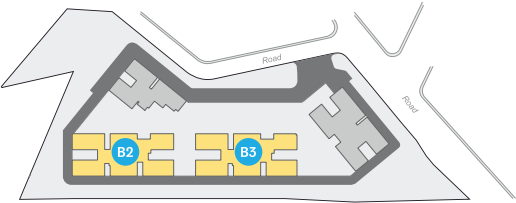


ARTISTIC IMPRESSION - indicative in nature and is for general information purpose only.

All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE E
2 BHK
SBA - 1347 SFT
CARPET AREA - 897 SFT

FLOOR PLANS

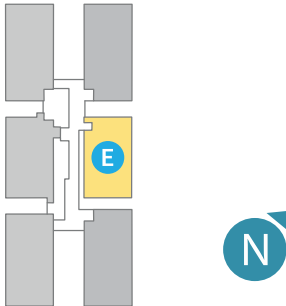
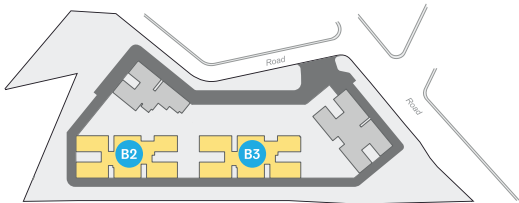


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All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE F
2 BHK
SBA - 1621 SFT
CARPET AREA - 1127 SFT

FLOOR PLANS

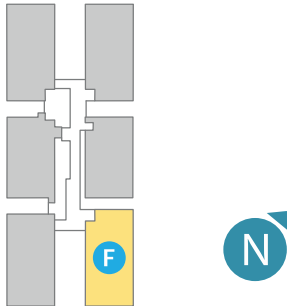
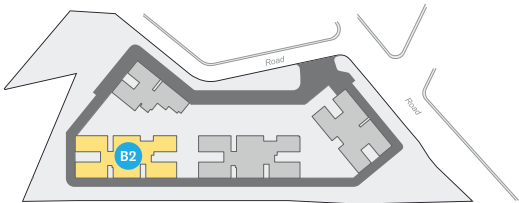


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All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE G
3 BHK
SBA - 1901 SFT
CARPET AREA - 1367 SFT

FLOOR PLANS

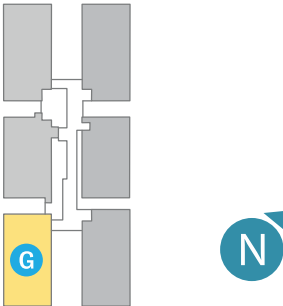
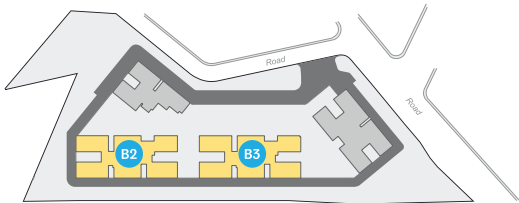


ARTISTIC IMPRESSION - indicative in nature and is for general information purpose only.

All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE H
3 BHK
SBA - 1737 SFT
CARPET AREA - 1227 SFT

FLOOR PLANS

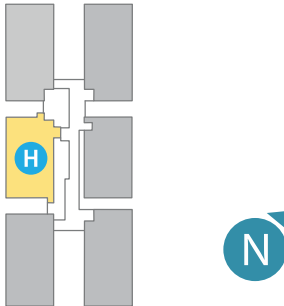
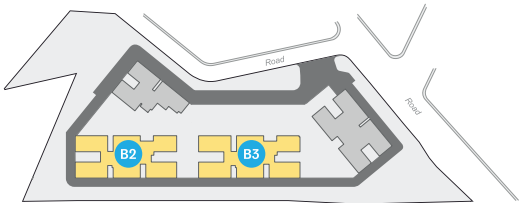


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All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE J
3 BHK
SBA - 1946 SFT
CARPET AREA - 1351 SFT

FLOOR PLANS

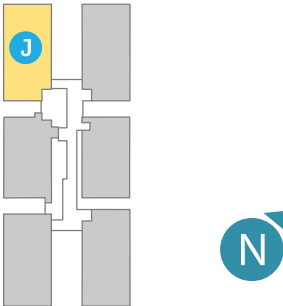
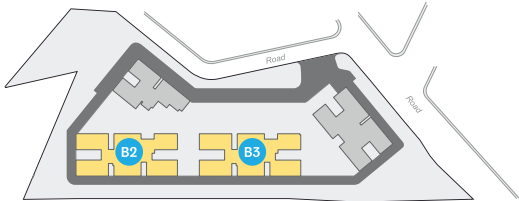


ARTISTIC IMPRESSION - indicative in nature and is for general information purpose only.

All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE K
3 BHK
SBA - 1634 SFT
CARPET AREA - 1124 SFT

FLOOR PLANS

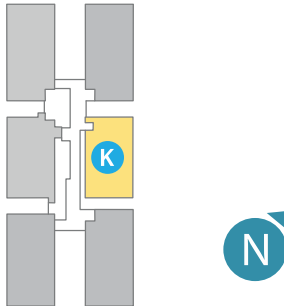
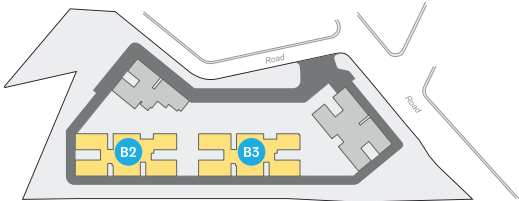


ARTISTIC IMPRESSION - indicative in nature and is for general information purpose only.

All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE L
3 BHK
SBA - 1887 SFT
CARPET AREA - 1358 SFT

FLOOR PLANS

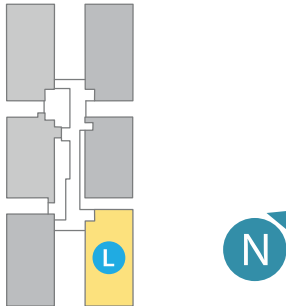
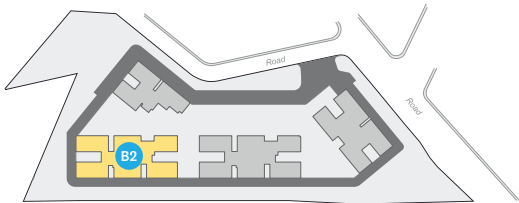


ARTISTIC IMPRESSION - indicative in nature and is for general information purpose only.

All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE M
2 BHK
SBA - 1618 SFT
CARPET AREA - 1124 SFT

FLOOR PLANS

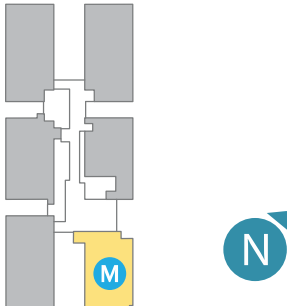
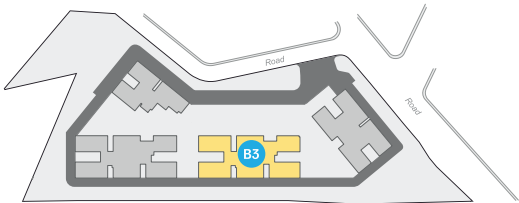


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All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE N
3 BHK
SBA - 1883 SFT
CARPET AREA - 1355 SFT



FLOOR PLANS

TYPE P
4 BHK
SBA - 2531 SFT
CARPET AREA - 1824 SFT



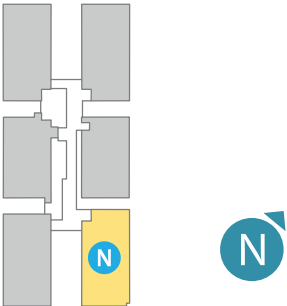
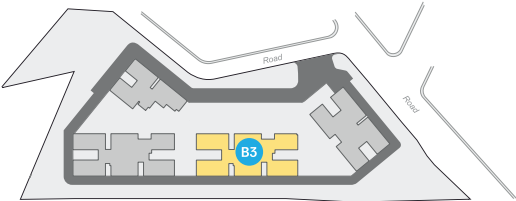
FLOOR PLANS

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All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



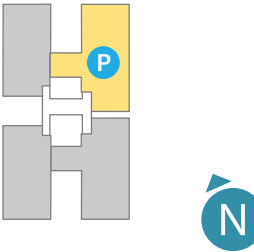
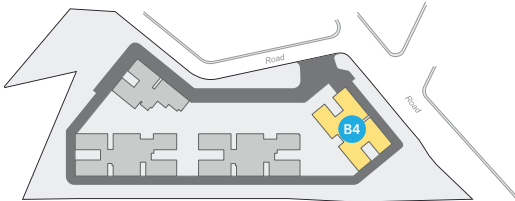
SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

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All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE Q
4 BHK
SBA - 2444 SFT
CARPET AREA - 1764 SFT

FLOOR PLANS

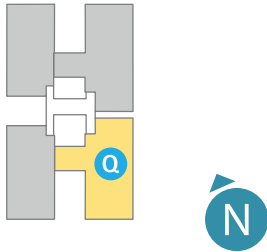
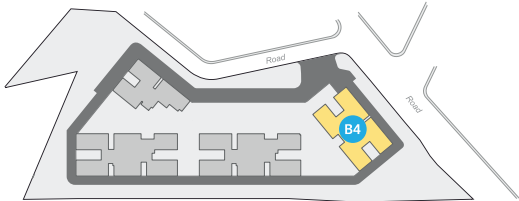


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All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE R
3 BHK
SBA - 1932 SFT
CARPET AREA - 1380 SFT

FLOOR PLANS

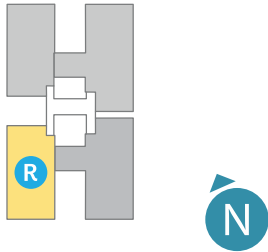
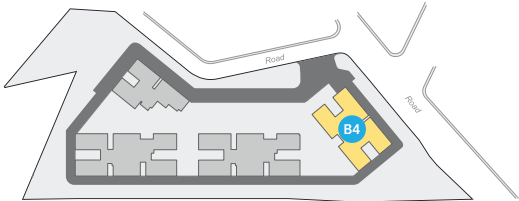


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All dimensions in mm

SBA & Carpet Area are rounded up to nearest whole number

Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

TYPE S
3 BHK
SBA - 1916 SFT
CARPET AREA - 1359 SFT

FLOOR PLANS

SPECIFICATIONS

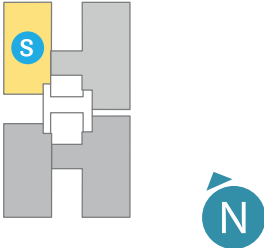
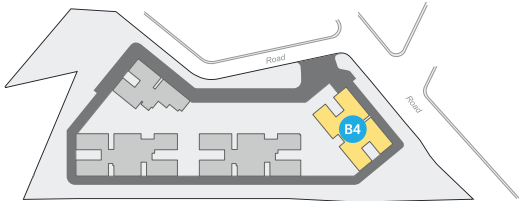


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Key plan



SOBHA
PALACIA
SHOLINGANALLUR, CHENNAI

ARCHITECTURAL / CIVIL SPECIFICATIONS

Structure

Two Stilts + 16/17 Storey RCC framed structure

Car Parking

Open / Semi-covered car park in Lower Stilt & Upper stilt level

Foyer / Living / Dining / Passage

Vitrified / Ceramic Tile flooring and skirting
Plastic emulsion paint for walls and ceiling

Bedroom

Vitrified / Ceramic tile flooring and skirting
Plastic emulsion paint for walls and ceiling

Toilet

Ceramic Tile flooring
Ceramic Tiles for walls up to False Ceiling
False ceiling with grid panels
Granite counter top in all toilets except Domestic Help toilet

Kitchen

Ceramic tile flooring
Ceramic wall tiling up to ceiling
Plastic emulsion paint for ceiling

Balcony / Utilities

Ceramic Tile flooring and skirting
Granite coping for parapet / MS handrail as per design
Plastic Emulsion paint for ceiling
False ceiling wherever applicable
All walls painted in Textured paint.

Common Areas

Granite / Vitrified / ceramic / equivalent flooring
Ceramic tile / Texture paint on walls
Paint finish / False ceiling as applicable for ceiling
Granite coping for parapet / MS handrail as per design.

Staircase

Concrete Treads & Risers
MS handrail as per design
Paint / Texture finish for Walls
Plastic emulsion paint for ceiling

SPECIFICATION DISCLAIMER

Sobha Limited, takes great pride in delivering international quality standards to its customers. Specifications for **Sobha Palacia**, Chennai.

While the specifications reflect the high quality standards that Sobha Limited employs in the project, we would request our customers to note that many of the materials used in the project - including, but not limited to, marble, granite, wood, etc. are subject to variations in tone, grain, texture, colour and other aesthetic features, which are beyond our control. For example, in case of granite, which is pre-polished, when laid, may result in certain amount of unevenness, due to its inherent property. While we confirm that we will use similar quality materials available, we are unable to confirm/assure that the products used in the building will always match the samples shown with regard to these features.

We also request you to note that certain manufactured materials such as ceramic / rectified and vitrified tiles, anodized / powder coated aluminum, sanitary ware, etc., are subject to colour variations and this is mostly due to items being manufactured in different lots and due to the inherent manufacturing process (In case of vitrified tiles). The final product used in the building will therefore be subject to these colour variations, which again is beyond our purview.

Sobha Limited relies on manufacturers and suppliers for its raw materials – such as marble, granite, timber, tiles, aluminum, sanitary ware, etc. There are possibilities that the materials specified and shown in model apartment / samples may not be available at the time of construction. In such instances Sobha Limited reserves the right to replace unavailable material with suitable alternatives of the same standard, grade and specification. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.

Sobha Limited will attempt to minimize variations to specifications, however in case of any variation of the same we will not compromise in terms of the standard, grade and specification.

Joinery

Main Door / Bedroom Doors :
Frame - Timber
Architrave - Timber
Shutters - with both side HDF skin.

Toilet Doors :
Frame - Timber
Architrave - Timber
Shutters - with outside HDF and inside laminate

All other external doors to be manufactured in aluminium extruded frames / UPVC and shutter with panels.

Aluminium / UPVC glazed windows

Lifts

Lifts of reputed make

Landscape

Designer landscaping

ELECTRICAL SPECIFICATION FOR 2 BHK, 3 BHK & 4 BHK (WITH & WITHOUT D.H ROOM) FLATS

TANGEDCO Power supply
For 2 BHK Flat - 5 Kilowatt Three phase supply.
For 3 BHK Flat - 6 Kilowatt Three phase supply
For 4 BHK Flat (With & Without D.H Room) - 7 Kilowatt Three phase supply

Standby Power (Generator Backup)
For 2 BHK Flat - 1 Kilowatt
For 3 BHK Flat - 1 Kilowatt
For 4 BHK Flat (With & Without D.H. Room) - 3 Kilowatt
100% for common facilities.

Power connection to High Wall Split Air Conditioning Unit in Living & all Bedrooms.

Telephone point in Living and Master Bedroom

Television point in Living and Master Bed room

Intercom facility from security cabin to each apartment with Handset.

PLUMBING & SANITARY

Sanitary fixtures of reputed make in all toilets.
Chromium plated fittings in all toilets



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KNOW YOUR NEIGHBOURHOOD

SCHOOLS

PSBB Millennium School
JS Global School
BVM Global
HLC International School

COLLEGE

Sathyabama Institute of Science & Technology
Jeppiaar Engineering College
Sathyabama University Dental College and Hospital
St. Joseph's College of Engineering

HOSPITALS

Vee Care Hospital
Gleneagles Global Health City
Chettinad Hospital
Apollo Medical Centre & Specialty Hospital

FUN & ENTERTAINMENT

VIVARA Mall & AGS Cinemas
The Marina Mall
VGP Golden Beach
Mayajaal Multiplex

BUSINESS HUB

TCS
Infosys
Accenture
HCL
Wipro

