



SOBHA  
**WINCHESTER**  
KOVILAMBAKKAM, CHENNAI

WHERE QUALITY MEETS CLASS



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

**SOBHA**  
**WINCHESTER**  
KOVILAMBAKKAM, CHENNAI

Sobha Winchester is located on the 200 feet, Thoraipakam - Pallavaram Road, Kovilambakkam, Chennai. A location that is close to Dr. Kamakshi Memorial Hospital and allows easy access to the buzzing IT corridors, a plethora of educational institutions, reputed multi-speciality hospitals; keeping your convenience in mind.





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At Sobha Winchester, you have the exclusivity of having lifestyle and luxury-driven amenities. It comprises a clubhouse with peaceful space to relax, an artfully-designed swimming pool and designer landscaping envisioned to give you a great feel. Designed with an unerring attention to detail, there's only one thing you can do. Indulge.



# masterplan



**SOBHA  
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KOVILAMBAKKAM, CHENNAI

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4.29475 Acres  
(17380.11 Sq. m.)  
**LAND AREA**

**3B + G + 19 FLOORS**  
**STRUCTURE**

**344**  
**NO. OF UNITS**

**1, 2, 2.5, 3 & 4 Bed**  
**TYPE OF UNITS**

**SUPER BUILT-UP AREA : 60.53 Sq. m. (651.59 Sq. ft.) - 261.68 Sq. m. (2816.71 Sq. ft.)**  
**CARPET AREA\* (as per RERA) : 35.40 Sq. m. (381.05 Sq. ft.) - 185.01 Sq. m. (1991.49 Sq. ft.)**  
**UNIT RANGE**

\* Excluding BALCONY AREA



BLOCK - 1



## TYPE - B BLOCK 1

SUPER BUILT-UP AREA : 60.63 sq. m. (652.61 sq. ft.)

CARPET AREA\* (as per RERA) : 35.40 sq. m. (381.05 sq. ft.)

\* Excluding BALCONY AREA : 4.30 sq. m. (46.29 sq. ft.)

FLOOR PLAN

# 1 BHK

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**TYPE - E**  
**BLOCK 1**

SUPER BUILT-UP AREA : 60.86 sq. m. (655.09 sq. ft.)

CARPET AREA\* (as per RERA) : 35.40 sq. m. (381.05 sq. ft.)

\* Excluding BALCONY AREA : 4.50 sq. m. (48.44 sq. ft.)

FLOOR PLAN  
**1 BHK**

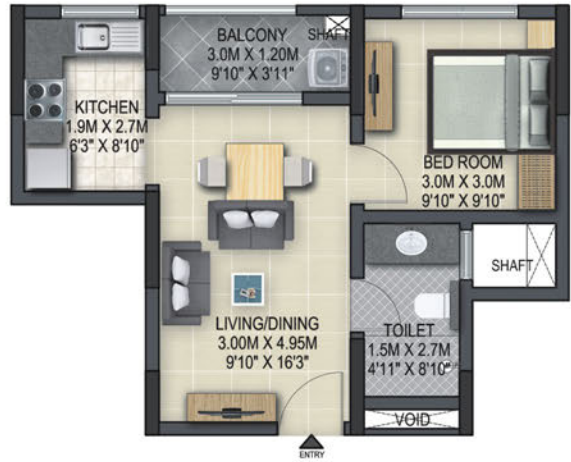
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## TYPE - F BLOCK 1

SUPER BUILT-UP AREA : 61.92 sq. m. (666.49 sq. ft.)

CARPET AREA\* (as per RERA) : 34.50 sq. m. (371.36 sq. ft.)

\* Excluding BALCONY AREA : 3.90 sq. m. (41.98 sq. ft.)

FLOOR PLAN

# 1 BHK

BLOCK - 1



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## ARCHITECTURAL / CIVIL :

### Structure

- Three Basements + Ground + 19 storeyed RCC framed structure with concrete block masonry walls

### Car Parking

- Covered/semi-covered car park in Basements /Ground level except for 1BHK apartments.

### 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 DH 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.
- Ceramic wall tiling on wall with sink up to false ceiling as per design.

### Common Areas

- Granite/Vitrified/Ceramic/Equivalent flooring
- Ceramic tile cladding up to ceiling/false ceiling
- Plastic emulsion paint for ceiling
- Granite coping for parapet/MS handrail as per design.

### Staircase

- Granite/Vitrified/Equivalent for Treads & Risers
- MS handrail as per design
- Plastic emulsion paint for Walls
- Plastic emulsion paint for ceiling

### 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 and shutter with panels.
- Aluminium glazed windows

### Lifts

- 2 nos. per block

### Landscape

- Designer landscaping

## PLUMBING & SANITARY :

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

## ELECTRICAL WORKS :

- Split AC provision in Living and bedrooms.
- TNEB power supply :
  - o For 1 bed room : 4 KW Three phase supply
  - o For 2/2.5 bed room : 5 KW Three phase supply
  - o For 3 bed room : 6 KW Three phase supply
  - o For 4 bed room : 8 KW Three phase supply
- Standby Power :
  - o For 1 bed room : 1000 Watts
  - o For 2/2.5 bed room : 2000 Watts
  - o For 3 bed room : 2500 Watts
  - o For 4 bed room : 3000 Watts
- 100% power backup for common area facilities
- Television point in living & bedrooms
- Intercom facility from security cabin to each apartment (only point)

## LIST OF AMENITIES :

### Indoor :

- Badminton Court
- Table Tennis
- Pool Table
- Gymnasium
- Multi-Purpose Hall
- Steam and Sauna Room
- Jacuzzi

### Outdoor :

- Swimming pool with Toddlers pool
- Cricket Net
- Skating Rink
- Kids Play Area
- Central Park with Leisure seating

## SPECIFICATION DISCLAIMER

Sobha Ltd., takes great pride in delivering international quality standards to its customers.

While the specifications reflect the high quality standards that Sobha Ltd. 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.

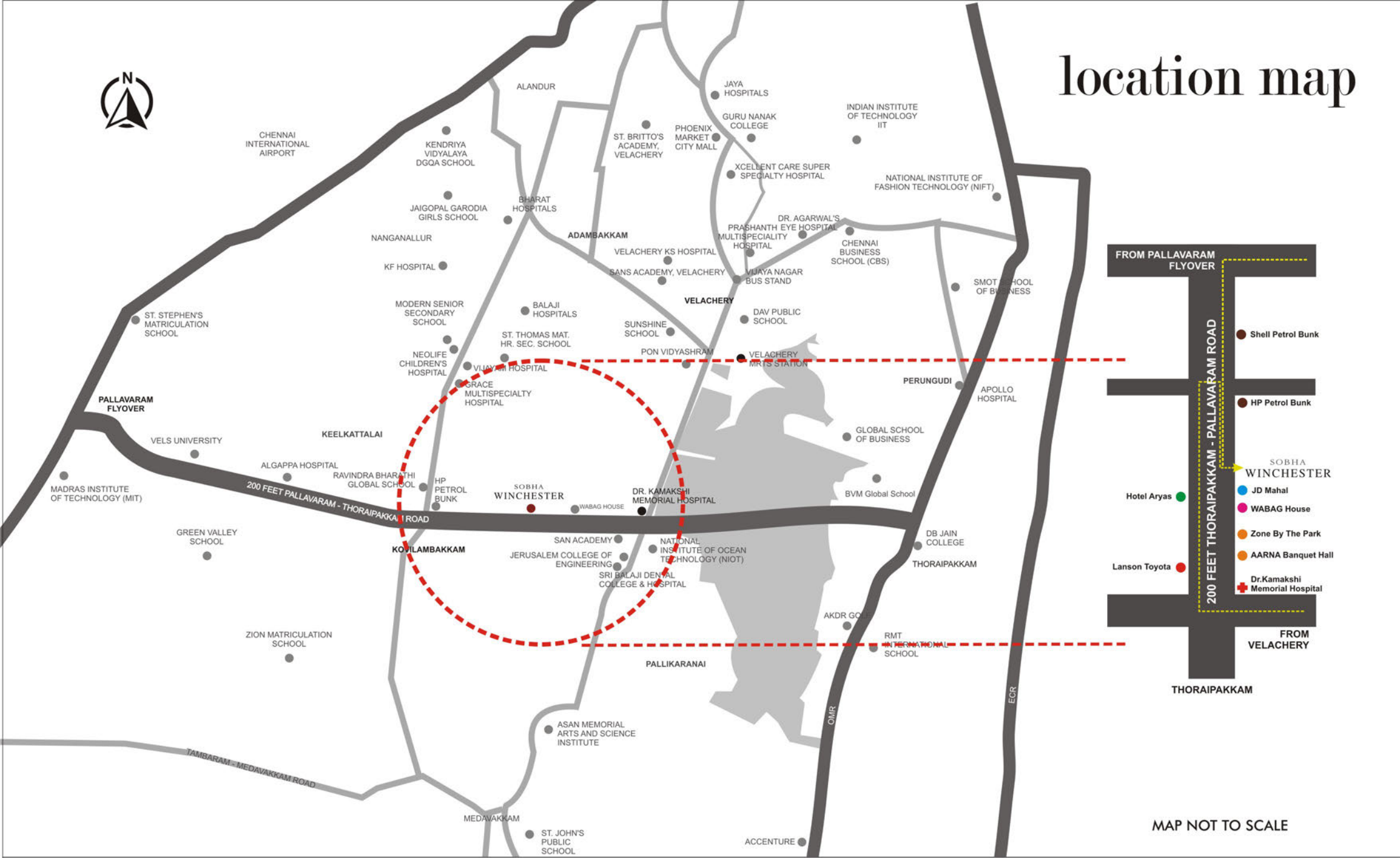
We also request you to note that certain manufactured materials such as ceramic/rectified and vitrified tiles, anodized/powder coated aluminum, sanitary ware, etc., are subject to Colour variations and this is mostly due to items being manufactured in different lots and due to the inherent manufacturing 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.

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# location map



**SCHOOLS**

Sans Academy, Pallikaranai  
 Ravindra Bharathi Global School, Keelkattalai  
 Sunshine Chennai Senior Secondary School, Madipakkam  
 Modern Senior Secondary School, Nanganallur  
 Sri Chaitanya Techno School, Kovilambakkam

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Dr. Kamakshi Memorial Hospital, Pallikaranai  
 Neo Life Children's Hospital, Madipakkam  
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 Sree Balaji Dental College & Hospital, Pallikaranai  
 National Institute of Ocean Technology, Pallikaranai  
 Asan Memorial College of Arts & Science, Medavakkam

**MALLS**

Grand Mall, Velachery  
 Phoenix Market City, Velachery



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**Sobha Limited**

Chennai Regional Office : No. 115, Mahatma Gandhi Road, Nungambakkam, Chennai - 600 034.

Phone : +91 44 2833 4567 / +91 97888 59526

**Sobha Winchester**

200 feet, Thoraipakkam - Pallavaram Radial Road, Kovilambakkam, Chennai - 600 129.

**RERA Registration Number : TN/001/Building/0013/2017**

TAMILNADU RERA WEBSITE : [www.tnrera.in](http://www.tnrera.in)

[www.sobha.com](http://www.sobha.com)





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**3B + G + 19 FLOORS**  
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**344**  
**NO. OF UNITS**

**1, 2, 2.5, 3 & 4 Bed**  
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**CARPET AREA\* (as per RERA) : 35.40 Sq. m. (381.05 Sq. ft.) - 185.01 Sq. m. (1991.49 Sq. ft.)**  
**UNIT RANGE**

\* Excluding BALCONY AREA

**TYPE - G1**  
**BLOCK 2**

SUPER BUILT-UP AREA : 146.13 sq. m. (1572.92 sq. ft.)

CARPET AREA\* (as per RERA) : 95.30 sq. m. (1025.81 sq. ft.)

\* Excluding BALCONY AREA : 12.20 sq. m. (131.32 sq. ft.)

FLOOR PLAN

**2.5 BHK**

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BLOCK - 2



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## TYPE - H BLOCK 2

SUPER BUILT-UP AREA : 145.21 sq. m. (1563.08 sq. ft.)

CARPET AREA\* (as per RERA) : 95.80 sq. m. (1031.19 sq. ft.)

\* Excluding BALCONY AREA : 10.50 sq. m. (113.02 sq. ft.)

FLOOR PLAN

# 2.5 BHK

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BLOCK - 2



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## TYPE - I BLOCK 2

SUPER BUILT-UP AREA : 137.88 sq. m. (1484.13 sq. ft.)

CARPET AREA\* (as per RERA) : 90.10 sq. m. (969.84 sq. ft.)

\* Excluding BALCONY AREA : 10.50 sq. m. (113.02 sq. ft.)

### FLOOR PLAN

# 2.5 BHK

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## TYPE - J BLOCK 2

SUPER BUILT-UP AREA : 146.65 sq. m. (1578.50 sq. ft.)  
 CARPET AREA\* (as per RERA) : 97.60 sq. m. (1050.57 sq. ft.)  
 \* Excluding BALCONY AREA : 10.40 sq. m. (111.95 sq. ft.)

FLOOR PLAN

# 2.5 BHK

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BLOCK - 2



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### Structure

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- Plastic emulsion paint for walls and ceiling

### Bedroom

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### Toilet

- Ceramic Tile flooring
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- Granite counter top in all toilets except DH toilet

### Kitchen

- Ceramic tile flooring
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### Balcony/Utilities

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### Staircase

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### Joinery

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### Lifts

- 2 nos. per block

### Landscape

- Designer landscaping

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- Sanitary fixtures of reputed make in all toilets.
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## ELECTRICAL WORKS :

- Split AC provision in Living and bedrooms.
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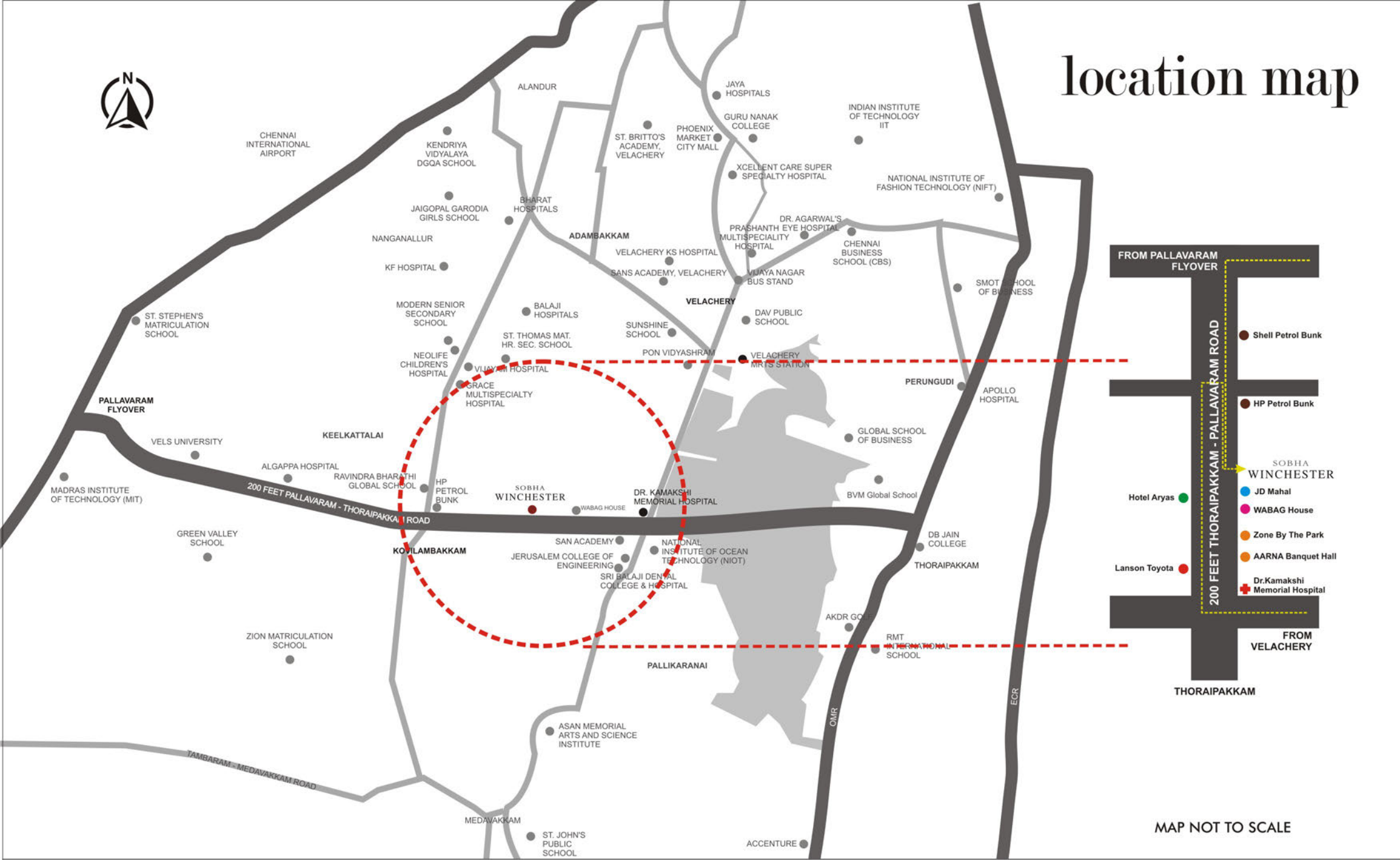
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MAP NOT TO SCALE

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WINCHESTER**  
KOVILAMBAKKAM, CHENNAI

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

4.29475 Acres  
(17380.11 Sq. m.)  
**LAND AREA**

**3B + G + 19 FLOORS**  
**STRUCTURE**

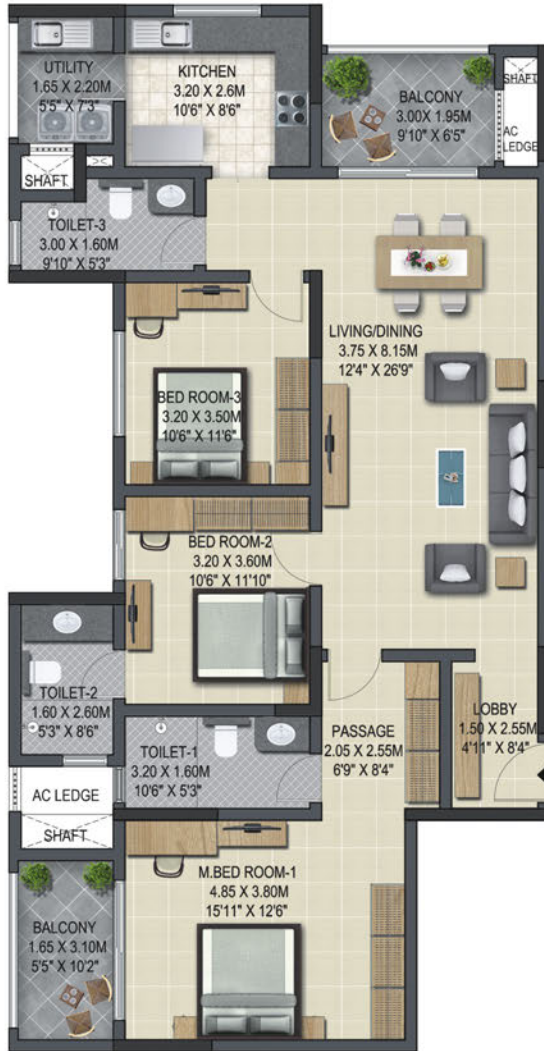
**344**  
**NO. OF UNITS**

**1, 2, 2.5, 3 & 4 Bed**  
**TYPE OF UNITS**

**SUPER BUILT-UP AREA : 60.53 Sq. m. (651.59 Sq. ft.) - 261.68 Sq. m. (2816.71 Sq. ft.)**  
**CARPET AREA\* (as per RERA) : 35.40 Sq. m. (381.05 Sq. ft.) - 185.01 Sq. m. (1991.49 Sq. ft.)**  
**UNIT RANGE**

\* Excluding BALCONY AREA





## TYPE - K2 BLOCK 3

SUPER BUILT-UP AREA : 174.42 sq. m. (1877.51 sq. ft.)

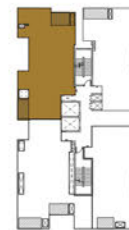
CARPET AREA\* (as per RERA) : 117.48 sq. m. (1264.50 sq. ft.)

\* Excluding BALCONY AREA : 12.24 sq. m. (131.75 sq. ft.)

FLOOR PLAN

# 3 BHK

BLOCK - 3



**NOTE :**

Artistic Impression - indicative in nature and is for general information purpose only.

The Furniture/Kitchen counter is to indicate the space available and the likely position of electrical points. It is not a part of the standard fixtures.

Room sizes indicated are structural sizes and actual sizes may vary due to finishes.

SOBHA  
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BLOCK - 3



## TYPE - L BLOCK 3

SUPER BUILT-UP AREA : 164.39 sq. m. (1769.53 sq. ft.)  
 CARPET AREA\* (as per RERA) : 110.53 sq. m. (1189.74 sq. ft.)  
 \* Excluding BALCONY AREA : 11.58 sq. m. (124.65 sq. ft.)

# FLOOR PLAN 3 BHK

**NOTE :**

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**SOBHA  
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## TYPE - O BLOCK 4

SUPER BUILT-UP AREA : 261.68 sq. m. (2816.71 sq. ft.)  
 CARPET AREA\* (as per RERA) : 185.01 sq. m. (1991.49 sq. ft.)  
 \* Excluding BALCONY AREA : 20.17 sq. m. (217.11 sq. ft.)

# FLOOR PLAN 4 BHK

**NOTE:**

Artistic Impression - indicative in nature and is for general information purpose only.

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## TYPE - P BLOCK 4

SUPER BUILT-UP AREA : 170.23 sq. m. (1832.32 sq. ft.)  
 CARPET AREA\* (as per RERA) : 119.70 sq. m. (1288.40 sq. ft.)  
 \* Excluding BALCONY AREA : 10.55 sq. m. (113.56 sq. ft.)

### FLOOR PLAN

# 3 BHK

BLOCK - 4



#### NOTE:

Artistic Impression - indicative in nature and is for general information purpose only.

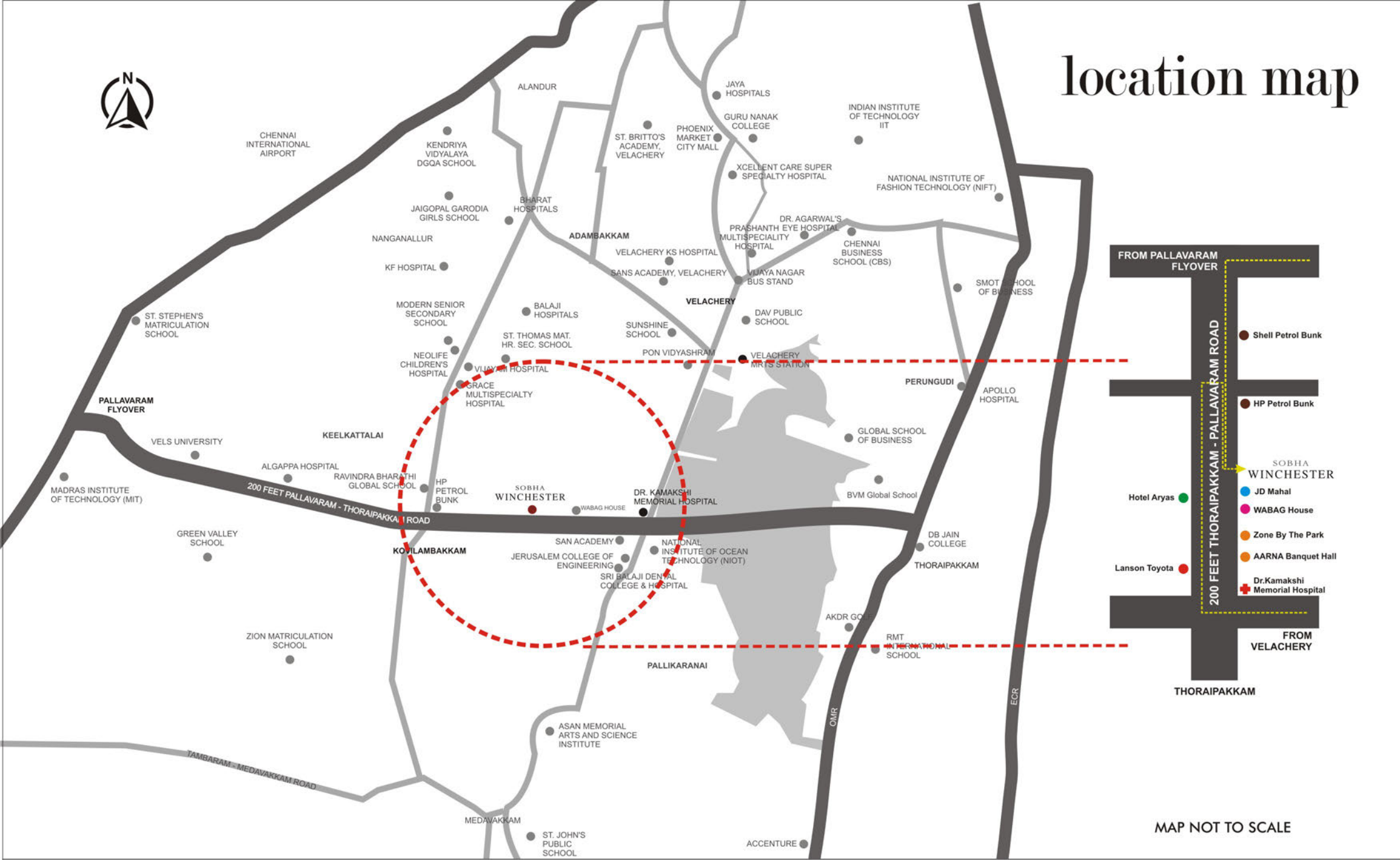
The Furniture/Kitchen counter is to indicate the space available and the likely position of electrical points. It is not a part of the standard fixtures.

Room sizes indicated are structural sizes and actual sizes may vary due to finishes.

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# location map



**SCHOOLS**

Sans Academy, Pallikaranai  
 Ravindra Bharathi Global School, Keelkattalai  
 Sunshine Chennai Senior Secondary School, Madipakkam  
 Modern Senior Secondary School, Nanganallur  
 Sri Chaitanya Techno School, Kovilambakkam

**HOSPITALS**

Dr. Kamakshi Memorial Hospital, Pallikaranai  
 Neo Life Children's Hospital, Madipakkam  
 Prashanth Multispeciality Hospital, Velachery  
 Grace Multispeciality Hospital, Keelkattalai  
 Apollo Speciality Hospitals, Perungudi

**COLLEGES**

Vels University, Pallavaram  
 Jerusalem College of Engineering, Pallikaranai  
 Sree Balaji Dental College & Hospital, Pallikaranai  
 National Institute of Ocean Technology, Pallikaranai  
 Asan Memorial College of Arts & Science, Medavakkam

**MALLS**

Grand Mall, Velachery  
 Phoenix Market City, Velachery



## ARCHITECTURAL / CIVIL :

### Structure

- Three Basements + Ground + 19 storeyed RCC framed structure with concrete block masonry walls

### Car Parking

- Covered/semi-covered car park in Basements /Ground level except for 1BHK apartments.

### 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 DH 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.
- Ceramic wall tiling on wall with sink up to false ceiling as per design.

### Common Areas

- Granite/Vitrified/Ceramic/Equivalent flooring
- Ceramic tile cladding up to ceiling/false ceiling
- Plastic emulsion paint for ceiling
- Granite coping for parapet/MS handrail as per design.

### Staircase

- Granite/Vitrified/Equivalent for Treads & Risers
- MS handrail as per design
- Plastic emulsion paint for Walls
- Plastic emulsion paint for ceiling

### 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 and shutter with panels.
- Aluminium glazed windows

### Lifts

- 2 nos. per block

### Landscape

- Designer landscaping

## PLUMBING & SANITARY :

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

## ELECTRICAL WORKS :

- Split AC provision in Living and bedrooms.
- TNEB power supply :
  - o For 1 bed room : 4 KW Three phase supply
  - o For 2/2.5 bed room : 5 KW Three phase supply
  - o For 3 bed room : 6 KW Three phase supply
  - o For 4 bed room : 8 KW Three phase supply
- Standby Power :
  - o For 1 bed room : 1000 Watts
  - o For 2/2.5 bed room : 2000 Watts
  - o For 3 bed room : 2500 Watts
  - o For 4 bed room : 3000 Watts
- 100% power backup for common area facilities
- Television point in living & bedrooms
- Intercom facility from security cabin to each apartment (only point)

## LIST OF AMENITIES :

### Indoor :

- Badminton Court
- Table Tennis
- Pool Table
- Gymnasium
- Multi-Purpose Hall
- Steam and Sauna Room
- Jacuzzi

### Outdoor :

- Swimming pool with Toddlers pool
- Cricket Net
- Skating Rink
- Kids Play Area
- Central Park with Leisure seating

## SPECIFICATION DISCLAIMER

Sobha Ltd., takes great pride in delivering international quality standards to its customers.

While the specifications reflect the high quality standards that Sobha Ltd. 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 Ltd. relies on manufacturers and suppliers for its raw materials – such as marble, granite, timber, tiles, aluminum, sanitary ware, etc. These 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 Ltd. 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 Ltd. 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.

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**RERA Registration Number : TN/001/Building/0013/2017**

TAMILNADU RERA WEBSITE : [www.tnrera.in](http://www.tnrera.in)

[www.sobha.com](http://www.sobha.com)