

SOBHA  
serene

THE QUIETEST STATEMENT  
OF CLASS IN CHENNAI !

- 3.15 acre development
- 176 units spread across 8 Wings
- Single Bedroom, Double Bedroom,

- Stilt + 4 luxury apartments
- 55.55 sq m to 161.64 sq m
- Double Bedroom + Study and Triple Bedroom

1sq m = 10.7639 sq ft

Disclaimer: ■ The views shown are artist's impressions only ■ The architectural features, colour scheme of the building and landscape features are subject to change ■ Views and amenities are preliminary and subject to change.

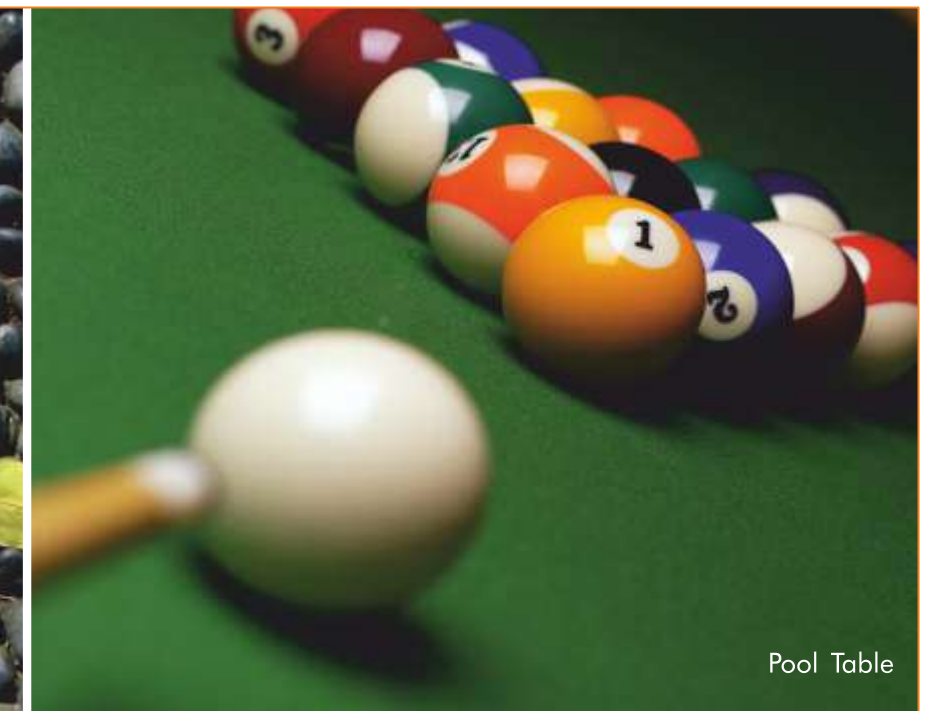


Sobha Serene is a mark of quality and style from one of India's finest developers, Sobha. It is opportunely located in Senneerkuppam, off Porur - Poonamallee High Road - in the city, yet far from the maddening crowd and the cacophony of the city traffic.

- About 696.76 sq.m. (7500 sq.ft.) of well-appointed Clubhouse
- Swimming Pool and Toddlers Pool
- Gymnasium
- Multipurpose Hall
- Table Tennis, Cards, Carrom
- Pool Table
- Children's Play Area
- Landscaped Parks
- Jacuzzi / Steam
- Open Terrace For Private Party
- Meditation / Yoga / Aerobics room
- Reflexology Pathway
- Visitors' Lounge
- Two Exclusive Guest Rooms



Reflexology Pathway



Pool Table

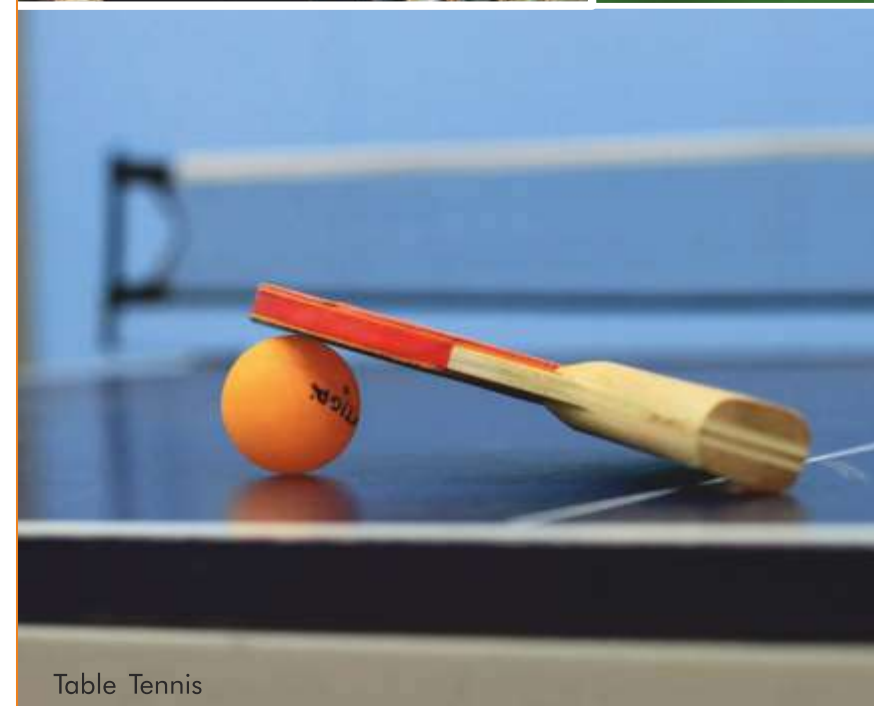
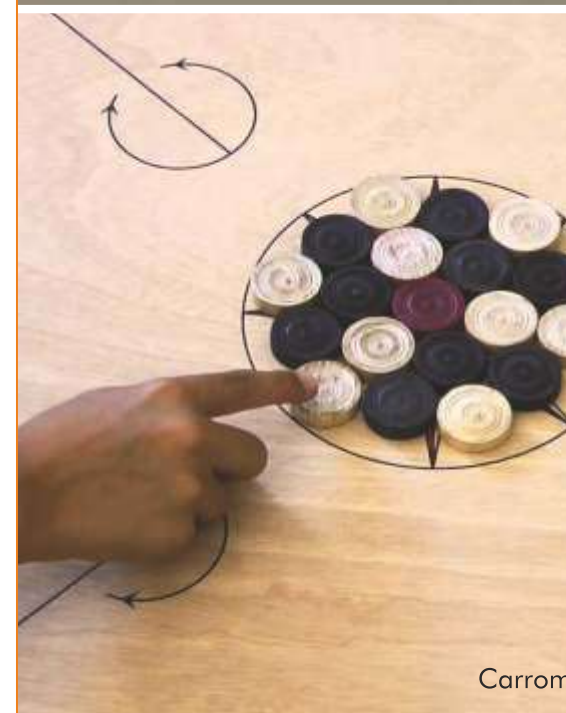


Table Tennis



Children's Play Area



Carrom



Meditation / Yoga



# Site Plan - Wing 1 to 8 1 BHK

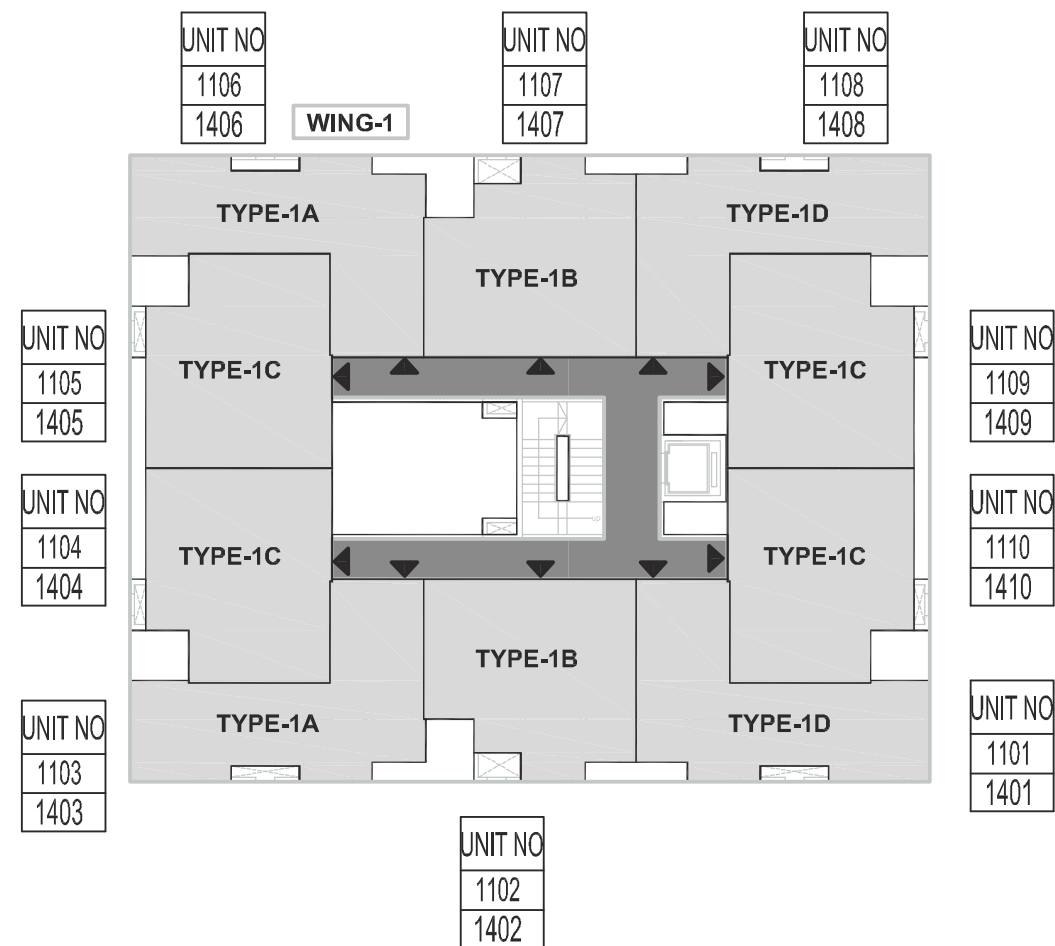
## PROJECT DETAILS

ROOM TYPE	NO OF UNITS	SIZE (in sq. m.)	SIZE (in sq. ft.)
1 BEDROOM	40	55.552 - 56.740	597.97 - 610.75

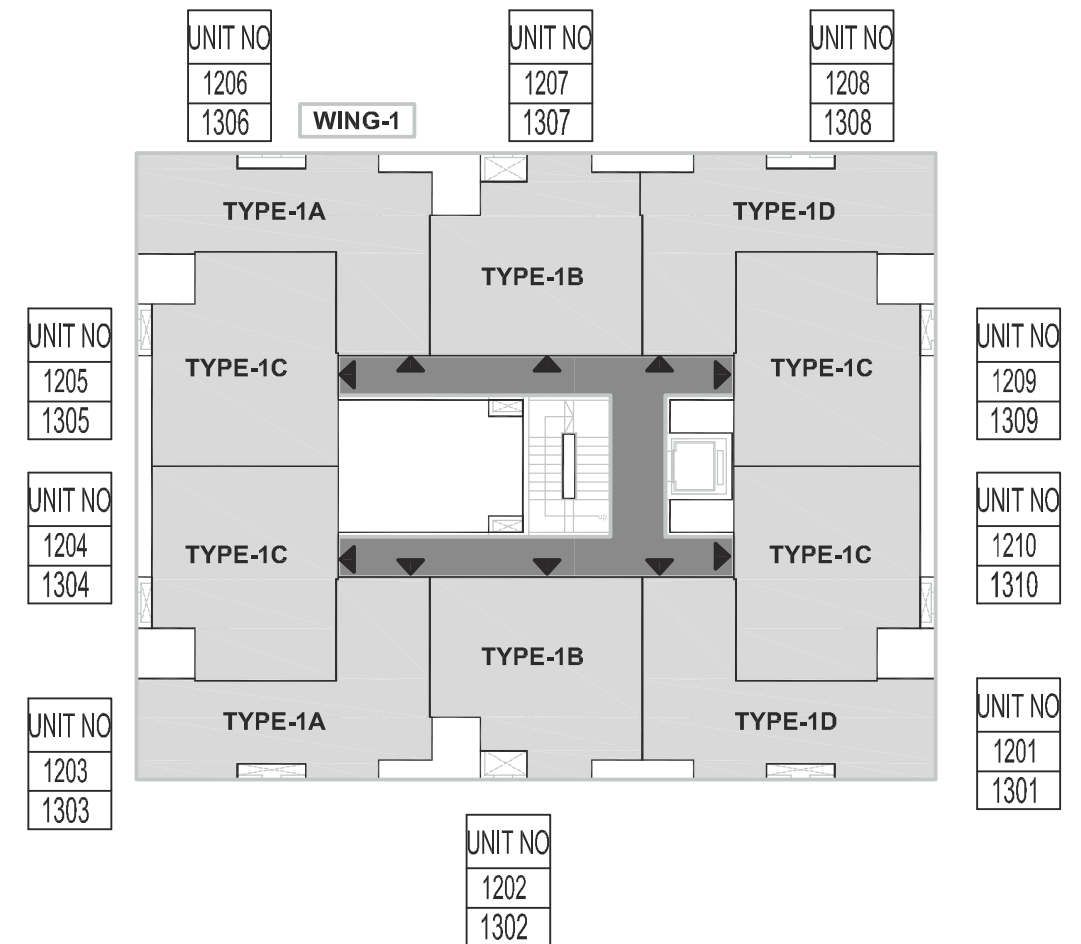
FLOOR PLAN TYPE	
WITH PRIVATE TERRACE	-
WITHOUT PRIVATE TERRACE	1A, 1B, 1C, 1D



- Type 1A, 55.698 sq.m. (599.53 sq.ft.) North / South Facing
- Type 1B, 56.740 sq.m. (610.75 sq.ft.) North / South Facing
- Type 1C, 56.543sq.m. (609.70 sq.ft.) East / West Facing
- Type 1D, 55.552 sq.m. (597.97 sq.ft.) North / South Facing

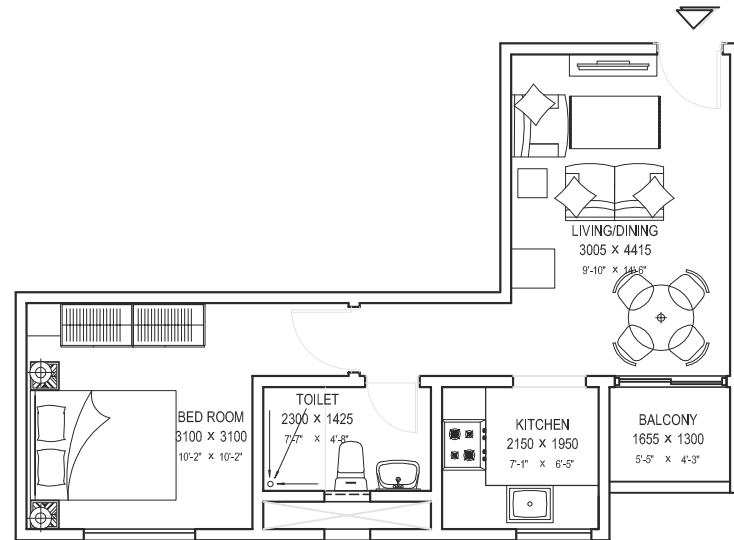
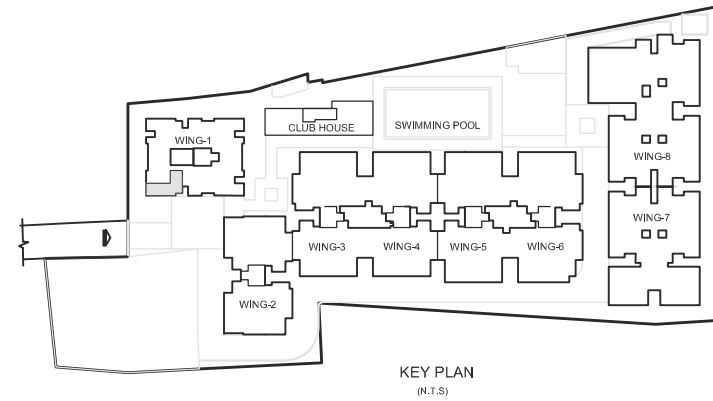


Type 1A, 55.698 sq.m. (599.53 sq.ft.) North / South Facing  
 Type 1B, 56.740 sq.m. (610.75 sq.ft.) North / South Facing  
 Type 1C, 56.543sq.m. (609.70 sq.ft.) East / West Facing  
 Type 1D, 55.552 sq.m. (597.97 sq.ft.) North / South Facing



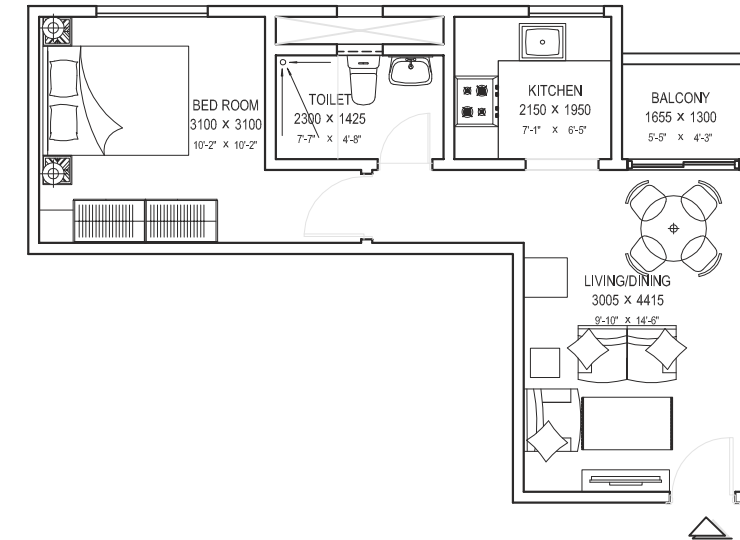
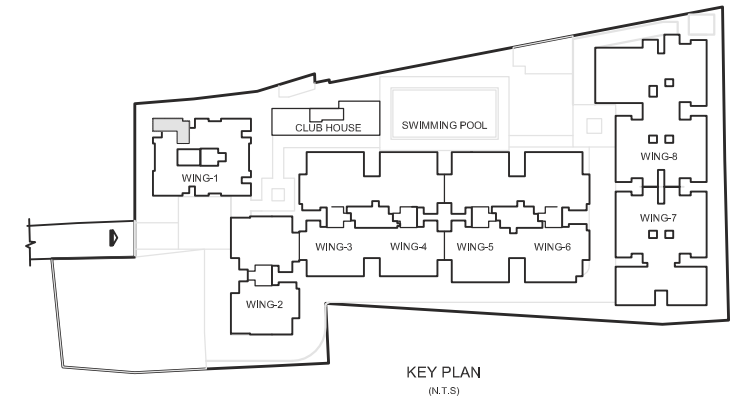
Type 1A, 55.698 sq.m. (599.53 sq.ft.) North / South Facing  
 Type 1B, 56.740 sq.m. (610.75 sq.ft.) North / South Facing  
 Type 1C, 56.543sq.m. (609.70 sq.ft.) East / West Facing  
 Type 1D, 55.552 sq.m. (597.97 sq.ft.) North / South Facing





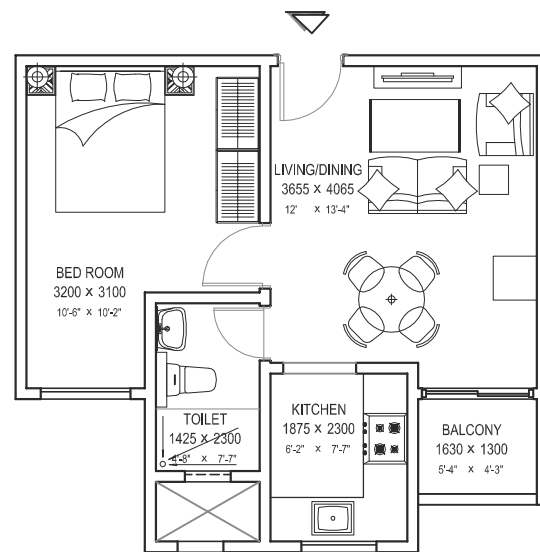
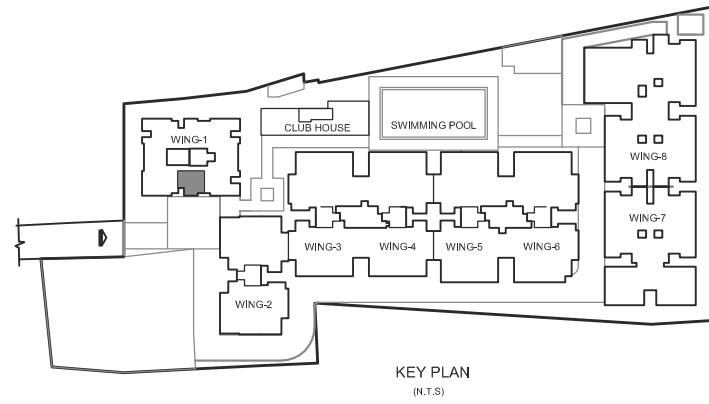
S.No.	UNIT NO
1.	1103
2.	1203
3.	1303
4.	1403

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55.698 sq.m. (599.53 sq.ft.) North Facing



S.No.	UNIT NO
1.	1106
2.	1206
3.	1306
4.	1406

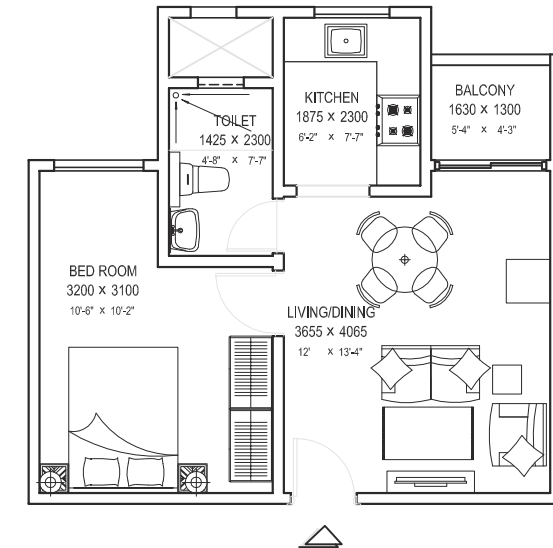
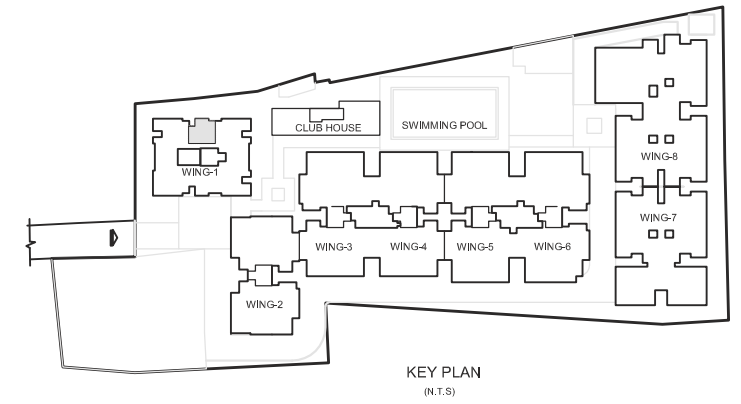
**SOBHA**  
**serene** | TYPE - 1A (WING - 1)  
55.698 sq.m. (599.53 sq.ft.) South Facing



S.No.	UNIT NO
1.	1102
2.	1202
3.	1302
4.	1402

SOBHA  
serene

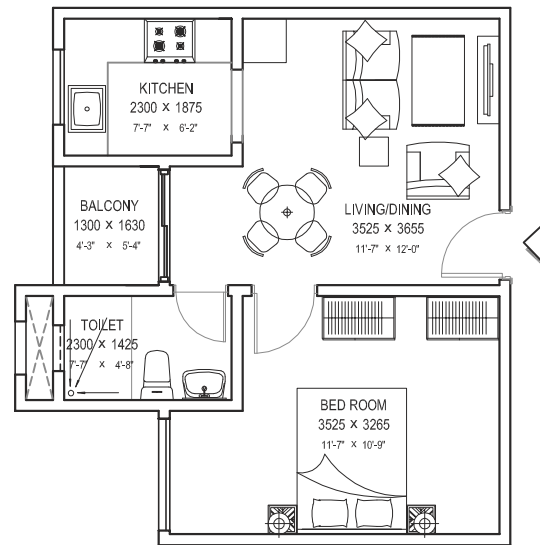
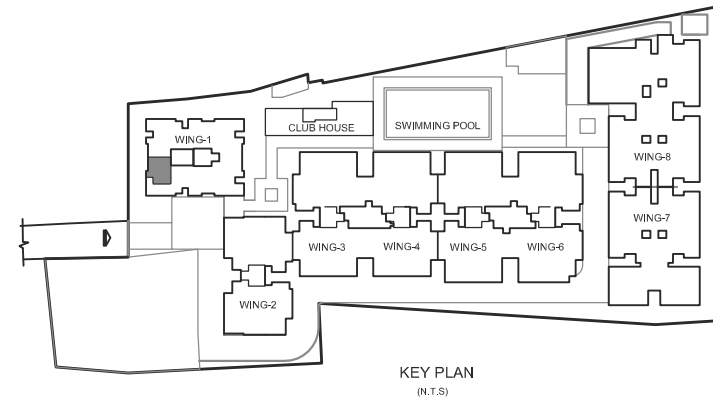
TYPE - 1B (WING - 1)  
56.740 sq.m. (610.75 sq.ft.) North Facing



S.No.	UNIT NO
1.	1107
2.	1207
3.	1307
4.	1407

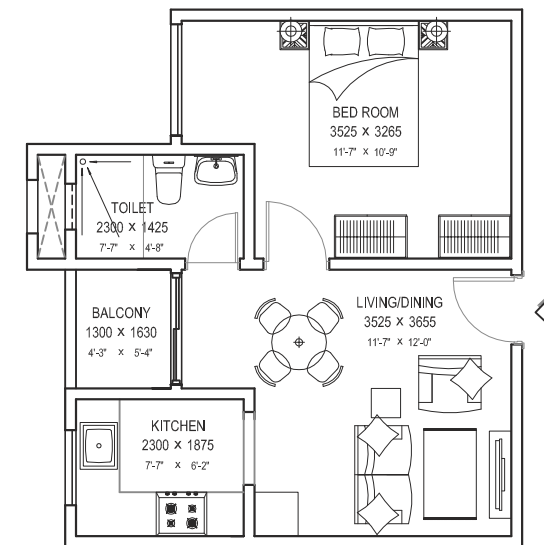
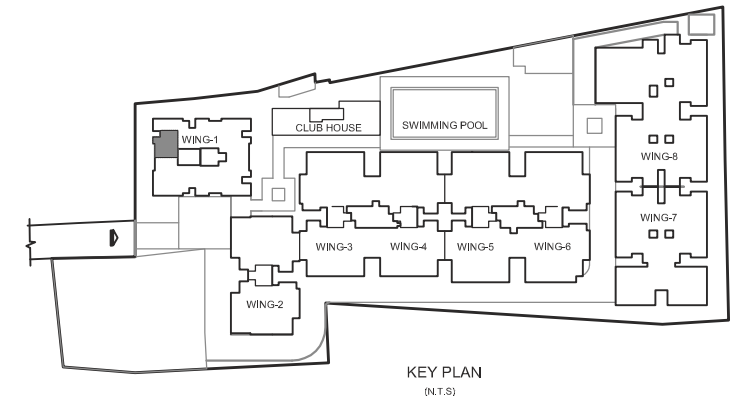
SOBHA  
serene

TYPE - 1B (WING - 1)  
56.740 sq.m. (610.75 sq.ft.) South Facing



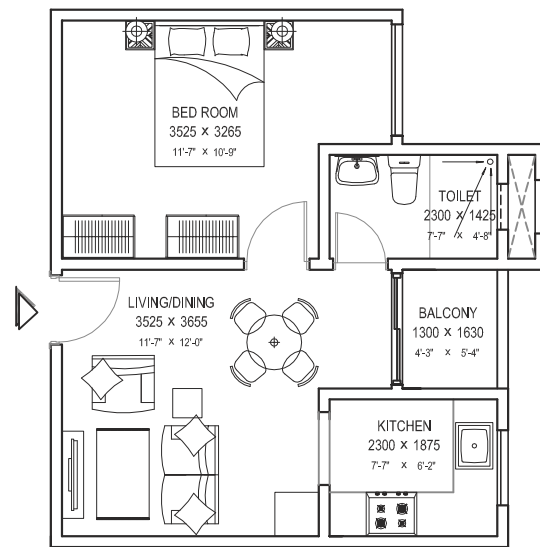
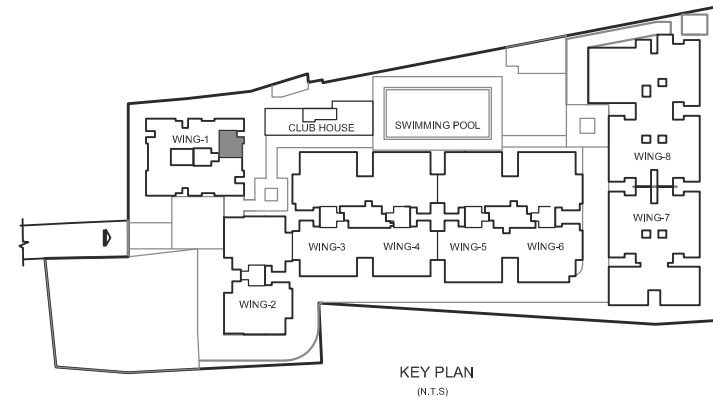
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2.	1204
3.	1304
4.	1404

**SOBHA**  
**serene** | TYPE - 1C (WING - 1)  
56.543sq.m. (609.70 sq.ft.) East Facing



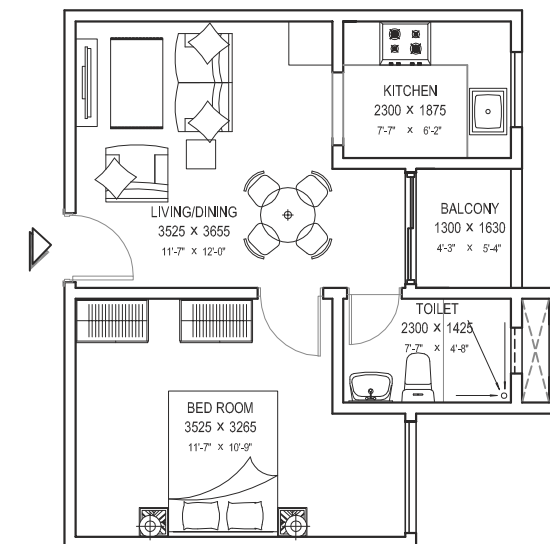
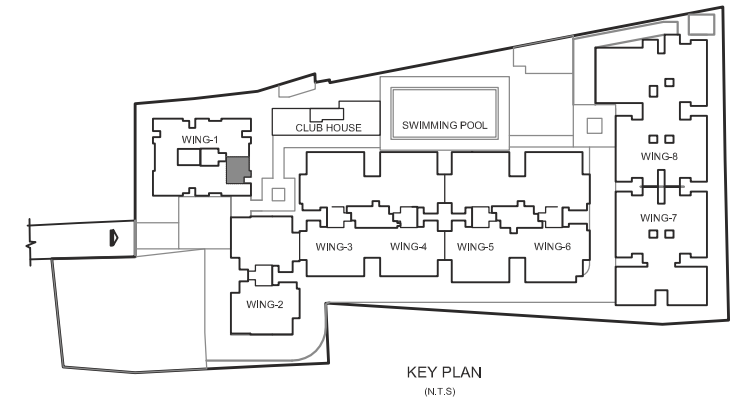
S.No.	UNIT NO
1.	1105
2.	1205
3.	1305
4.	1405

**SOBHA**  
**serene** | TYPE - 1C (WING - 1)  
56.543sq.m. (609.70 sq.ft.) East Facing



S.No.	UNIT NO
1.	1109
2.	1209
3.	1309
4.	1409

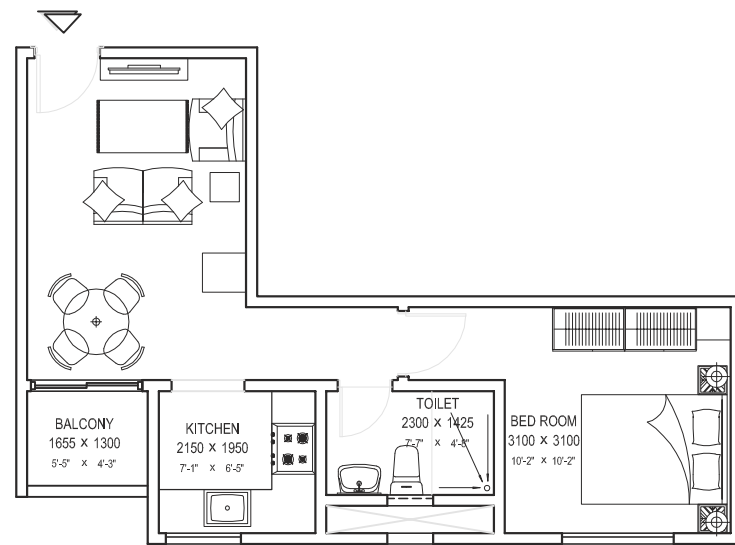
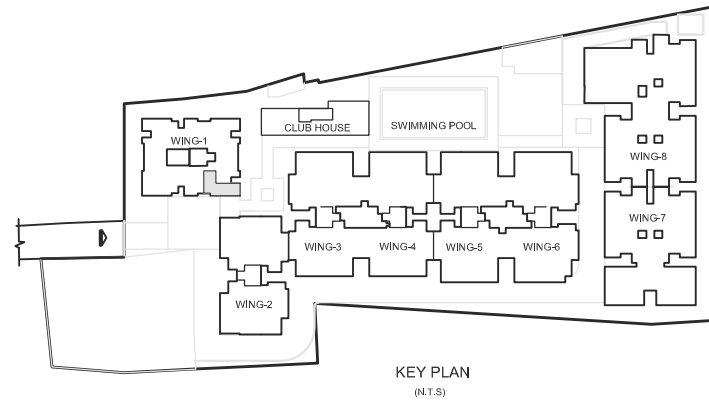
**SOBHA**  
**serene** | TYPE - 1C (WING - 1)  
56.543sq.m. (609.70 sq.ft.) West Facing



S.No.	UNIT NO
1.	1110
2.	1210
3.	1310
4.	1410

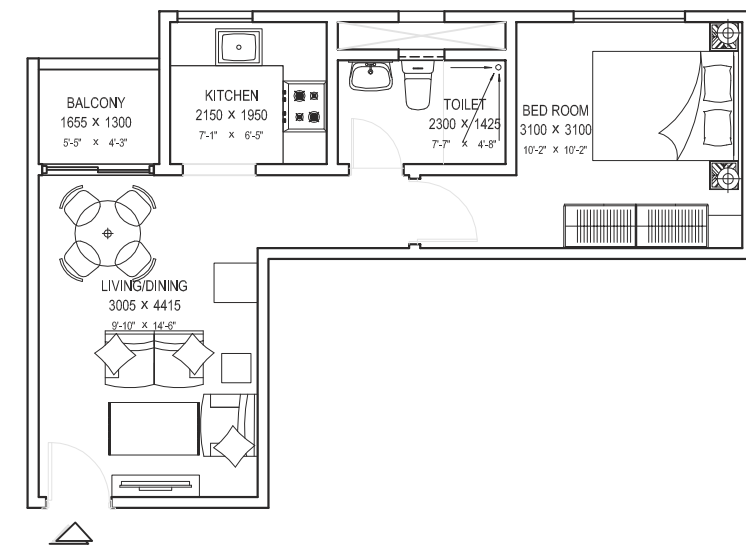
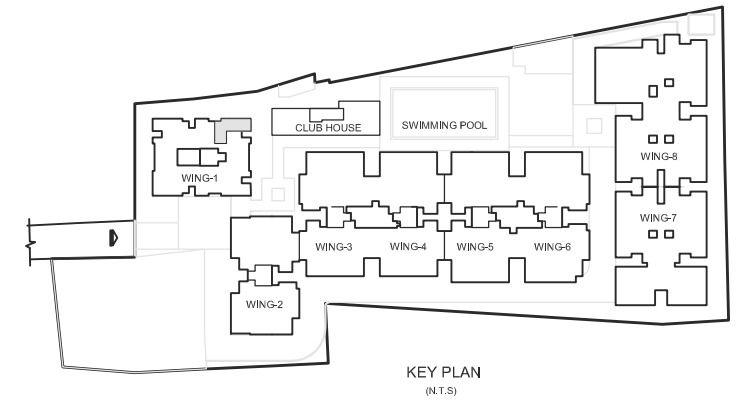
**SOBHA**  
**serene** | TYPE - 1C (WING - 1)  
56.543sq.m. (609.70 sq.ft.) West Facing





S.No.	UNIT NO
1.	1101
2.	1201
3.	1301
4.	1401

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**serene** | TYPE - 1D (WING - 1)  
55.552 sq.m. (597.97 sq.ft.) North Facing



S.No.	UNIT NO
1.	1108
2.	1208
3.	1308
4.	1408

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**serene** | TYPE - 1D (WING - 1)  
55.552 sq.m. (597.97 sq.ft.) South Facing

STRUCTURE

- RCC framed structure with concrete block masonry walls.
- Covered two wheeler park in stilt floor.

FOYER/LIVING/DINING

- Superior quality vitrified tile flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

BEDROOMS

- Superior quality vitrified tile flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

TOILETS

- Superior quality ceramic tile flooring.
- Superior quality ceramic wall tiling upto false ceiling level.
- False ceiling with grid panels.
- Plastic emulsion paint for ceiling for apartments on top most floors.

KITCHEN

- Superior quality ceramic tile flooring.
- Superior quality ceramic tiling upto ceiling level.
- Plastic emulsion paint for ceiling.

BALCONIES/UTILITIES

- Superior quality ceramic tile flooring and skirting.
- Granite coping for parapet/MS handrail as per design.
- Plastic emulsion paint for ceiling.
- All walls painted in textured paint.

JOINERY

- Main door of Lacquered PU finished natural solid wood frame and architraves. Shutters with both side Masonite skin.
- Internal doors of Lacquered PU finished natural solid wood frame and architraves. Shutter with both side Masonite skin.
- High quality ironmongery and fittings for all

doors.

- Toilet door of lacquered PU finished natural solid wood frame and architraves. Shutter with Masonite skin on the external side and laminate on the internal side.
- Heavy-duty aluminium glazed sliding windows & french windows made from specially designed and manufactured sections.
- All other external doors to be manufactured in specially designed aluminium extruded frames.

RAIN WATER HARVEST

- Rain Water Harvesting tanks as per design.

COMMON AREAS

- Granite tile flooring & skirting.
- Textured paint for walls.
- Plastic emulsion paint for ceiling.
- Granite coping for parapet/MS handrail as per design.

STAIRCASE

- Cement concrete for treads & risers.
- Textured Paint for Walls.
- MS handrail.

LIFTS

- Total 1 no. of lifts of reputed make.

AMENITIES

- Swimming Pool.
- Well equipped Clubhouse with Gym.
- Children Play Area.
- Multi Purpose Hall.

ELECTRICAL SPECIFICATIONS FOR 1 BHK

- Providing Light point, Ceiling Fan point, Call Bell Point, 5A & 15A Socket Point & Distribution Board in respective areas as per attached point schedule of electrical points (only point is provided no fixture is included)
- TNEB Power supply: 3 kW Single Phase supply per Flat.
- Usage of Power points restricted to any one at a

time as below,

- a) 1 Geysers + Lights + Small Power Points.
- b) 1 AC + Lights + Small Power Points. [As per the above usage of total Load shall be restricted to 3kW]
- Stand by power (Generator back up) of 500 Watts with flexibility to use any light points and 5amp power points only.
- 100% stand by power (Generator back up) for common facilities
- Power connection for Split A/C in bedroom & Living.
- One telephone point provided in living and the Bedroom internally wired with 2 pair telephone cable independently from the first point.
- Only conduit provision for TV point in Living.
- Intercom facility provided from security cabin to each apartment. (Only point).
- Conduit provision for dedicated internet connection made available with RJ-45 Socket Outlet in one of the bedrooms along with one telephone point.
- All indoor wiring is done with copper cables of reputed make as per ISI and IS Specification.
- Providing Electrical point & fixtures for common facilities like D.G. Yard, Pump room, common area, landscape lightings, club house lights and street lighting of internal road.
- Providing and fixing of exhaust fans in all the toilets and kitchen.
- Switches and accessories made out of Poly carbonate white plastic modular type as per ISI and IS specifications
- PVC Conduits rigid type of reputed make as per ISI and IS specification.
- MCB's and DB's are of reputed make as per ISI and IS specification.

Disclaimer:

Marble / Granite being natural materials have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments / appliances are tentative and liable to change at the sole discretion of the Company. Applicant / Allottee shall not have any right to raise objections in this regards. Areas and plans are subject to changes following detail design of services.

1. Size / Shape / Positions of openings, ducts, balconies and landscape are subject to change.
2. Room sizes indicated are structural sizes and actual sizes may vary due to finishes.
3. Areas mentioned are subject to change after finalization of services and structural design.
4. The furniture shown in the drawing is only to indicate the space available and the likely position of electrical points.

This brochure is conceptual and not a legal offering. All plans, specifications, artistic, renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering. While we have done our best to maintain accuracy of fact, the company reserves the to add, delete or alter any details without prior notice.

Linear measurements and areas shown may be reckoned in metric system by the conversion as follows : 1 metre = 3.280 feet, 1 sq m = 10.7639 sq ft in compliance with the Weights and Measurements Act.



# Site Plan - Wing 1 to 8 2 BHK

## PROJECT DETAILS

ROOM TYPE	NO OF UNITS	SIZE (in sq. m.)	SIZE (in sq. ft.)
2 BEDROOM	56	122.77 - 143.57	1321.47 - 1545.37

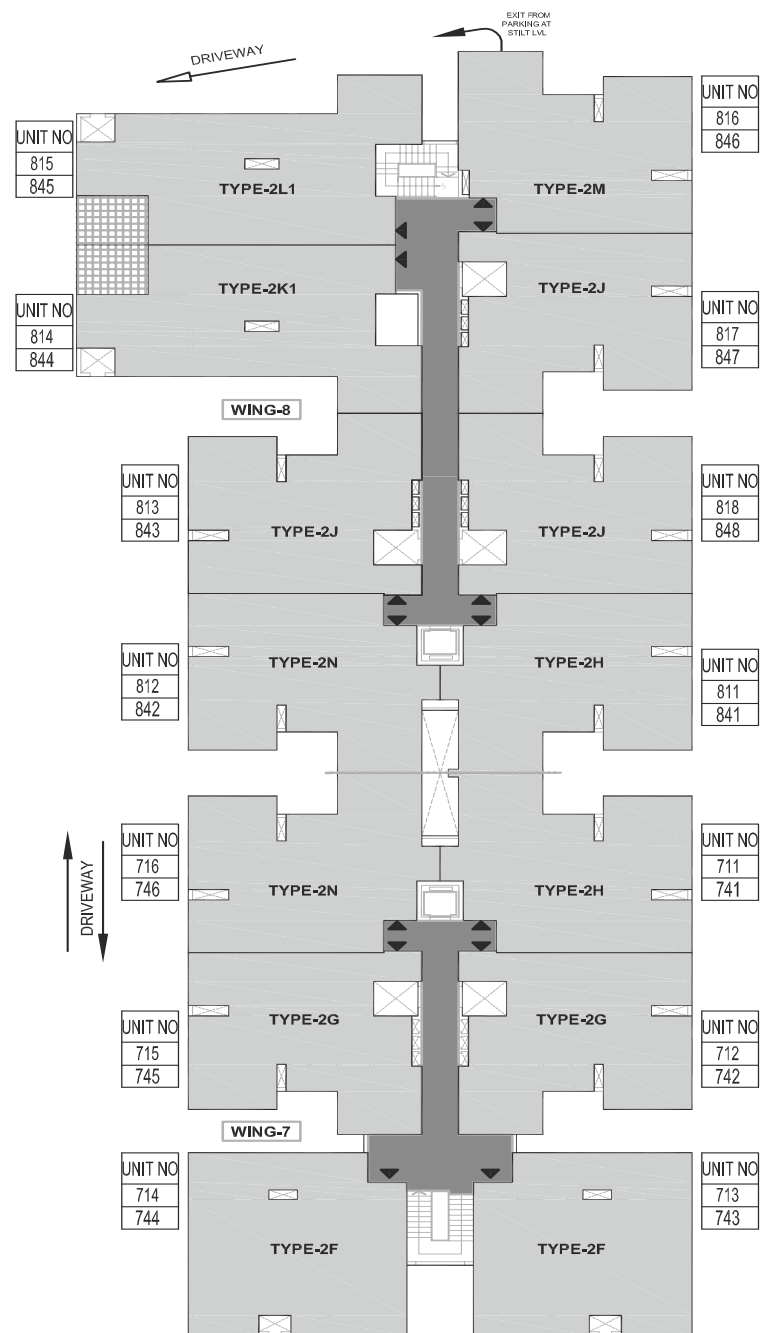
## FLOOR PLAN TYPE

WITH PRIVATE TERRACE	2K1, 2L1
WITHOUT PRIVATE TERRACE	2G, 2H, 2J, 2K, 2L, 2M, 2N

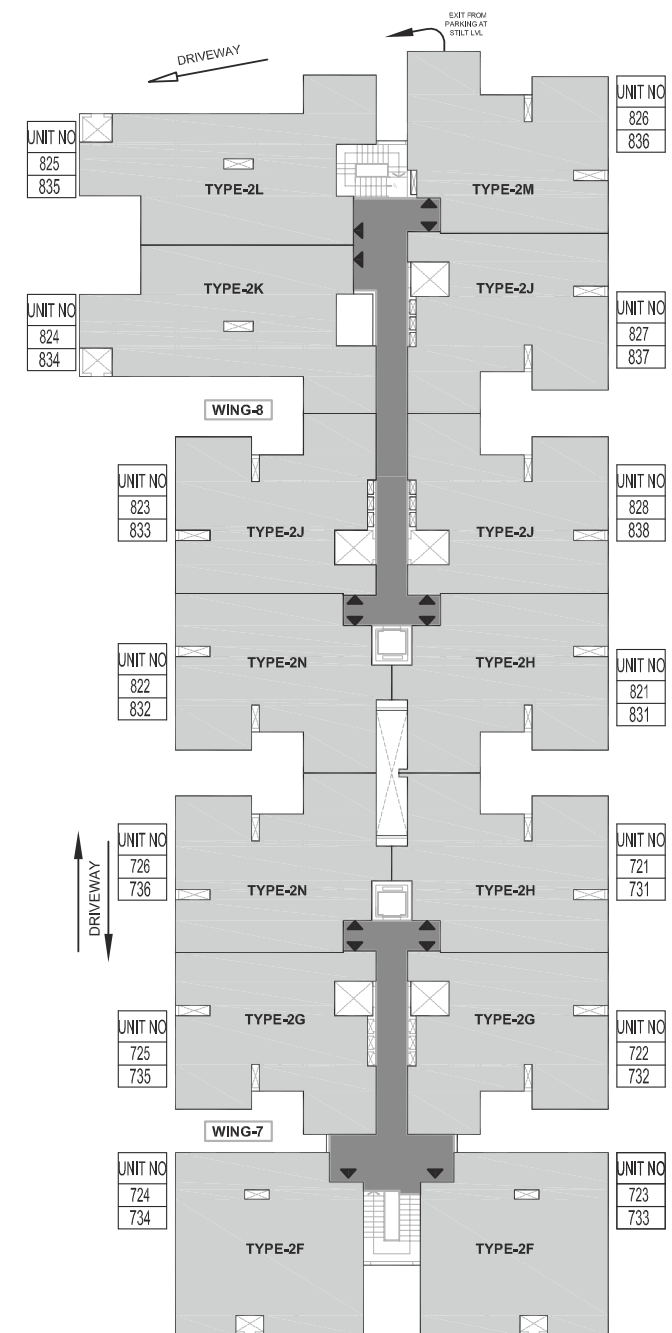


- Type 2 K1, 143.48 sq.m. (1544.44 sq.ft.) East Facing
- Type 2 L1, 143.57 sq.m. (1545.37 sq.ft.) East Facing
- Type 2 G, 123.28 sq.m. (1327.00 sq.ft.) North Facing
- Type 2 H, 125.80 sq.m. (1354.12 sq.ft.) North / South Facing
- Type 2 J, 122.77 sq.m. (1321.47) sq.ft., North / South Facing

- Type 2 K, 140.11 sq.m (1508.16 sq.ft.) East Facing
- Type 2 L, 140.20 sq.m. (1509.10 sq.ft.) East Facing
- Type 2 M, 124.94 sq.m. (1344.88 sq.ft.) South Facing
- Type 2 N, 125.68 sq.m. (1352.80 sq.ft.) North / South Facing



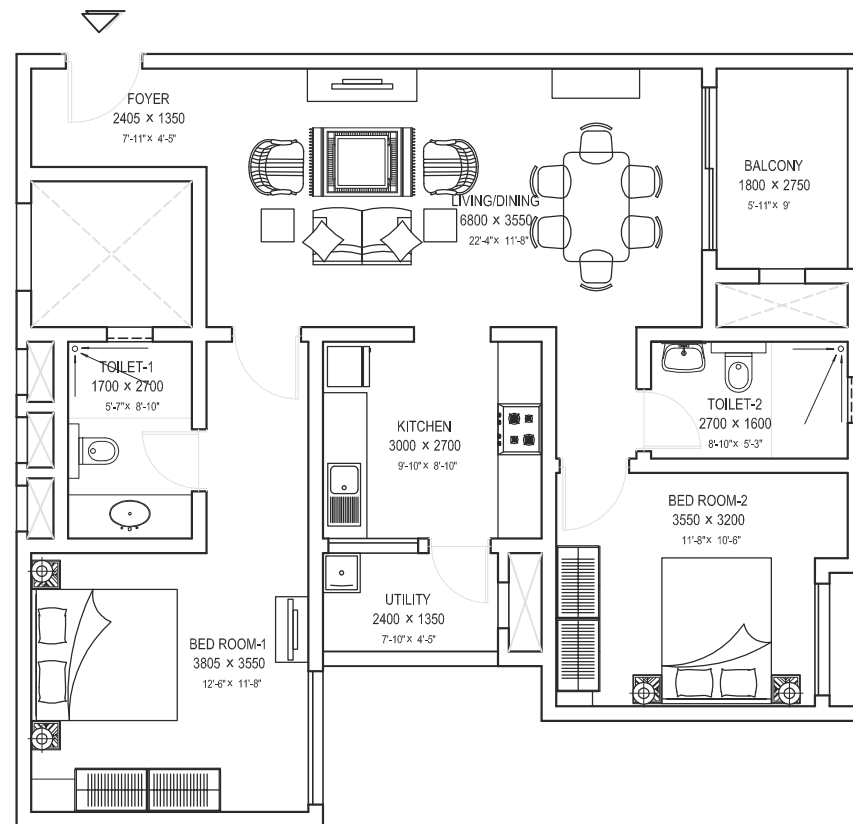
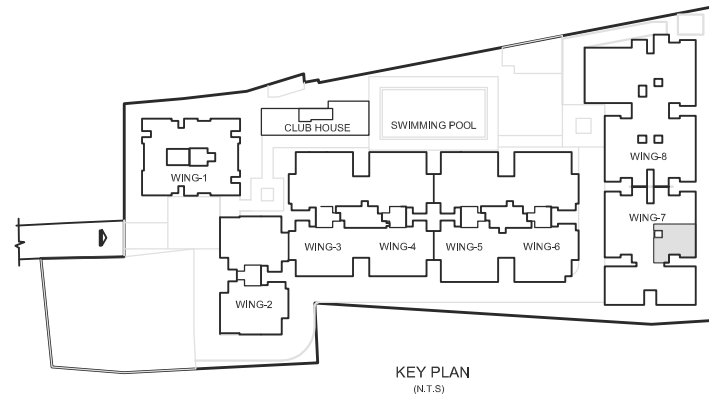
Type 2 L1	143.57 sq.m.	(1545.37 sq.ft.)	East Facing
Type 2 K1	143.48 sq.m.	(1544.44 sq.ft.)	East Facing
Type 2 G	123.28 sq.m.	(1327.00 sq.ft.)	North Facing
Type 2 H	125.80 sq.m.	(1354.12 sq.ft.)	North / South Facing
Type 2 J	122.77 sq.m.	(1321.47 sq.ft.)	North / South Facing
Type 2 M	124.94 sq.m.	(1344.88 sq.ft.)	South Facing
Type 2 N	125.68 sq.m.	(1352.80 sq.ft.)	North / South Facing



Type 2 L	140.19 sq.m.	(1509.10 sq.ft.)	East Facing
Type 2 K	140.11 sq.m.	(1508.16 sq.ft.)	East Facing
Type 2 J	122.77 sq.m.	(1321.47 sq.ft.)	North / South Facing
Type 2 M	124.94 sq.m.	(1344.88 sq.ft.)	South Facing
Type 2 N	125.68 sq.m.	(1352.80 sq.ft.)	North / South Facing
Type 2 G	123.28 sq.m.	(1327.00 sq.ft.)	North Facing
Type 2 H,	125.80 sq.m.	(1354.12 sq.ft.)	North / South Facing



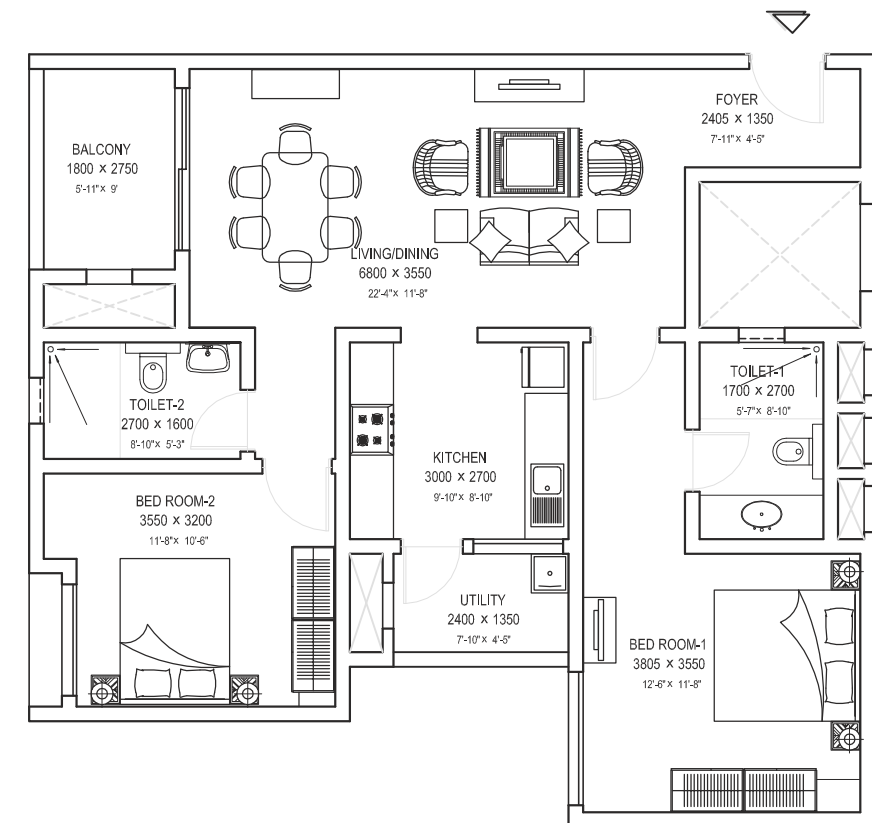
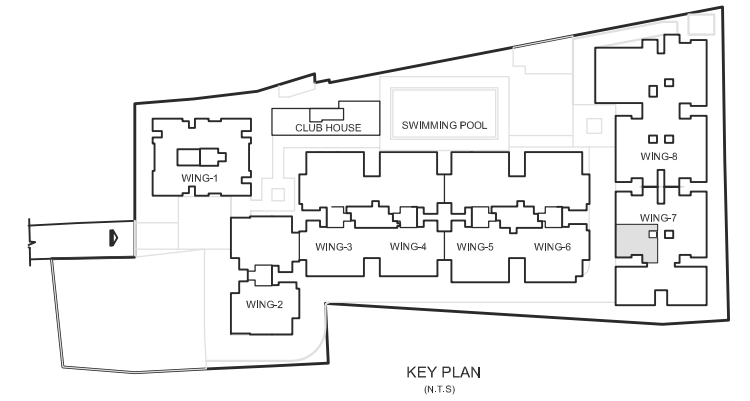




S.No.	UNIT NO
1.	712
2.	722
3.	732
4.	742

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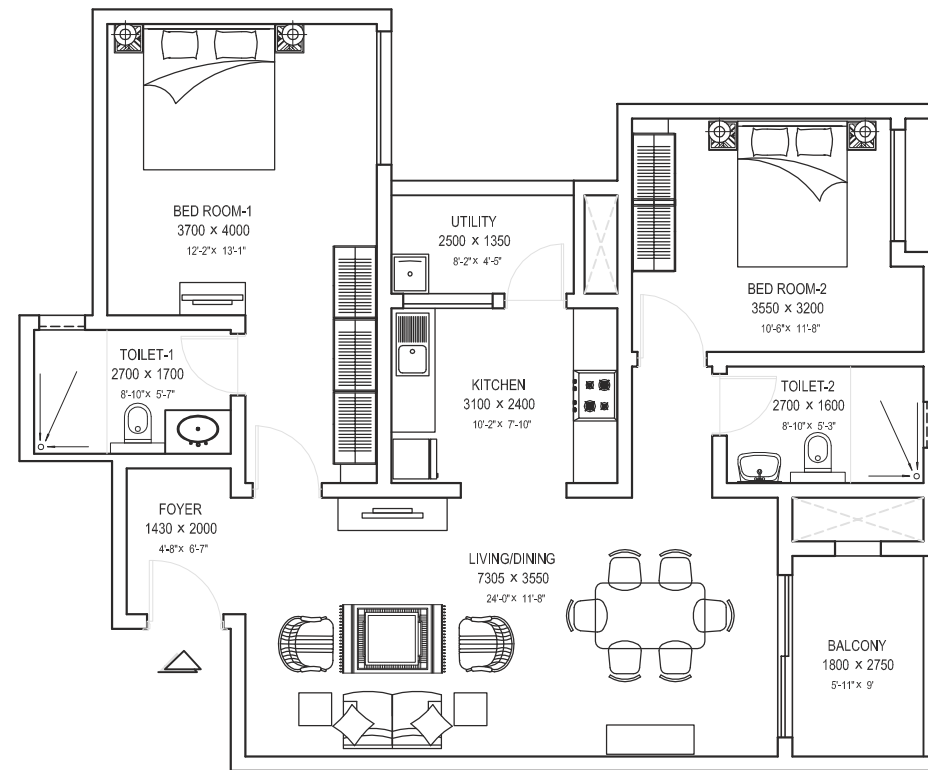
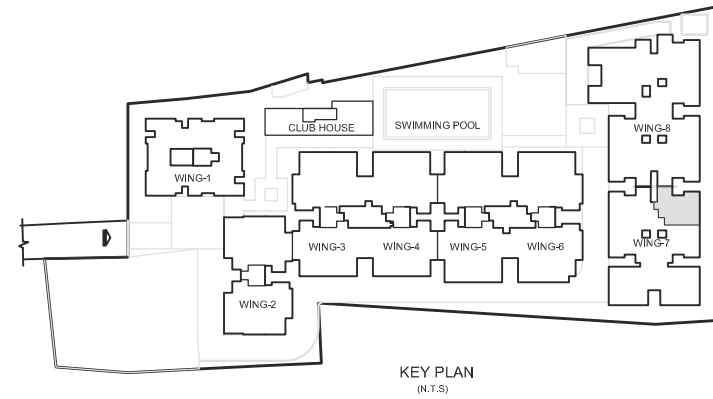
TYPE - 2G (WING - 7)  
123.28 sq.m. (1327.00 sq.ft.) North Facing



S.No.	UNIT NO
1.	715
2.	725
3.	735
4.	745

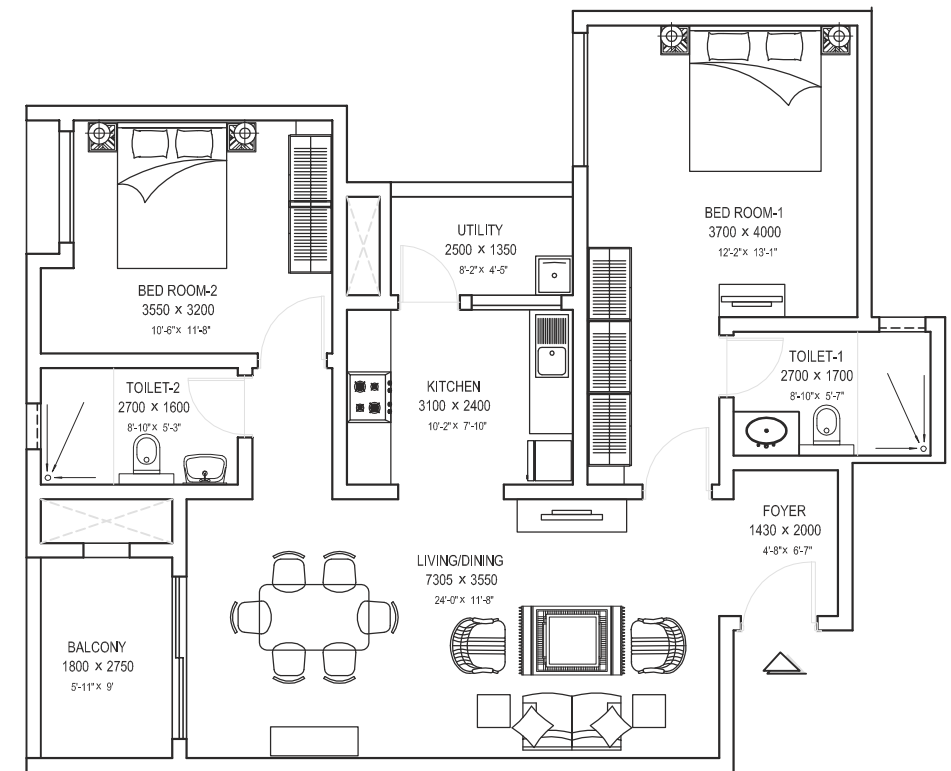
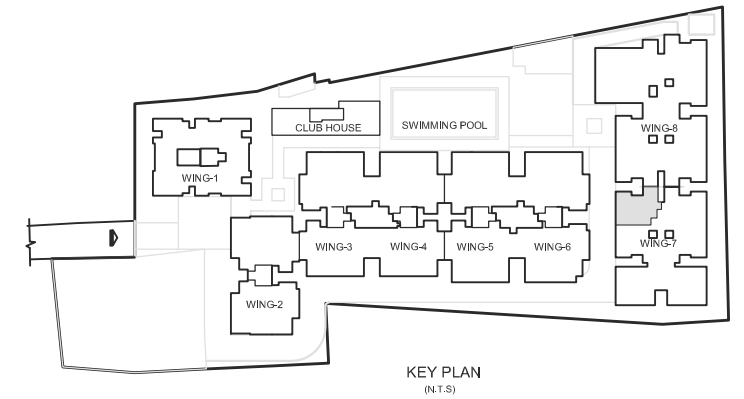
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TYPE - 2G (WING - 7)  
123.28 sq.m. (1327.00 sq.ft.) North Facing



S.No.	UNIT NO
1.	711
2.	721
3.	731
4.	741

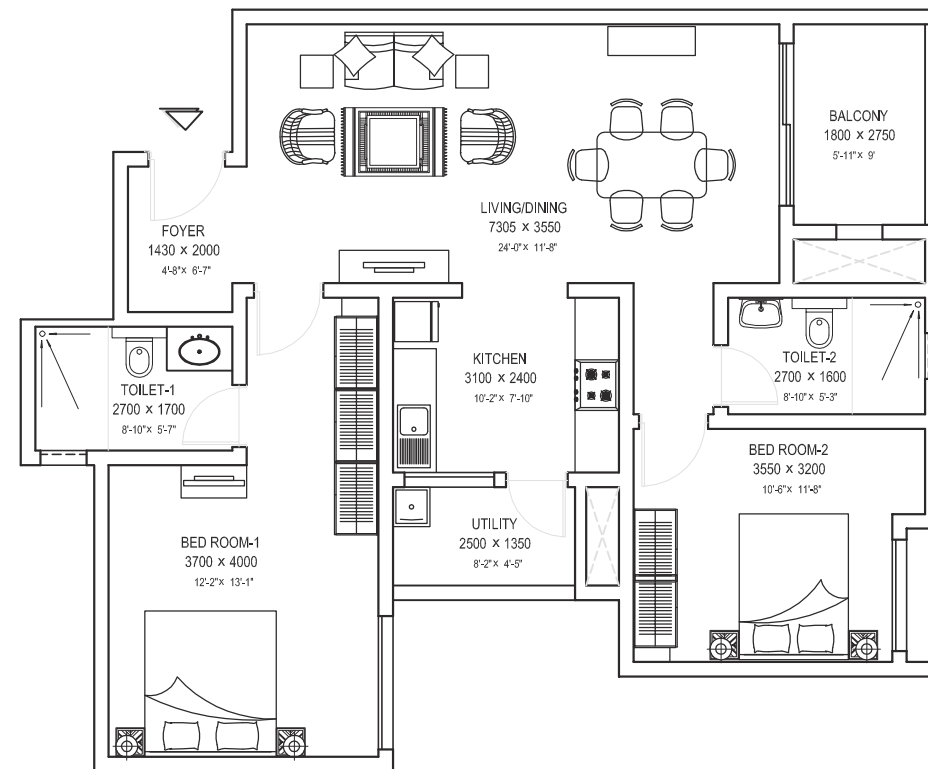
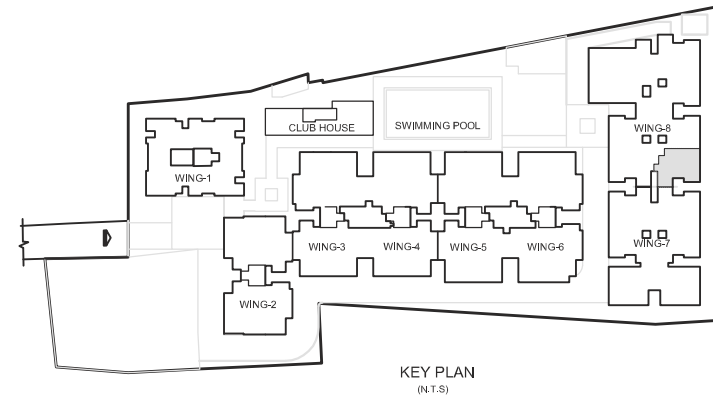
**SOBHA**  
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125.80 sq.m. (1354.12 sq.ft.) South Facing



S.No.	UNIT NO
1.	716
2.	726
3.	736
4.	746

**SOBHA**  
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125.68 sq.m. (1352.80 sq.ft.) South Facing

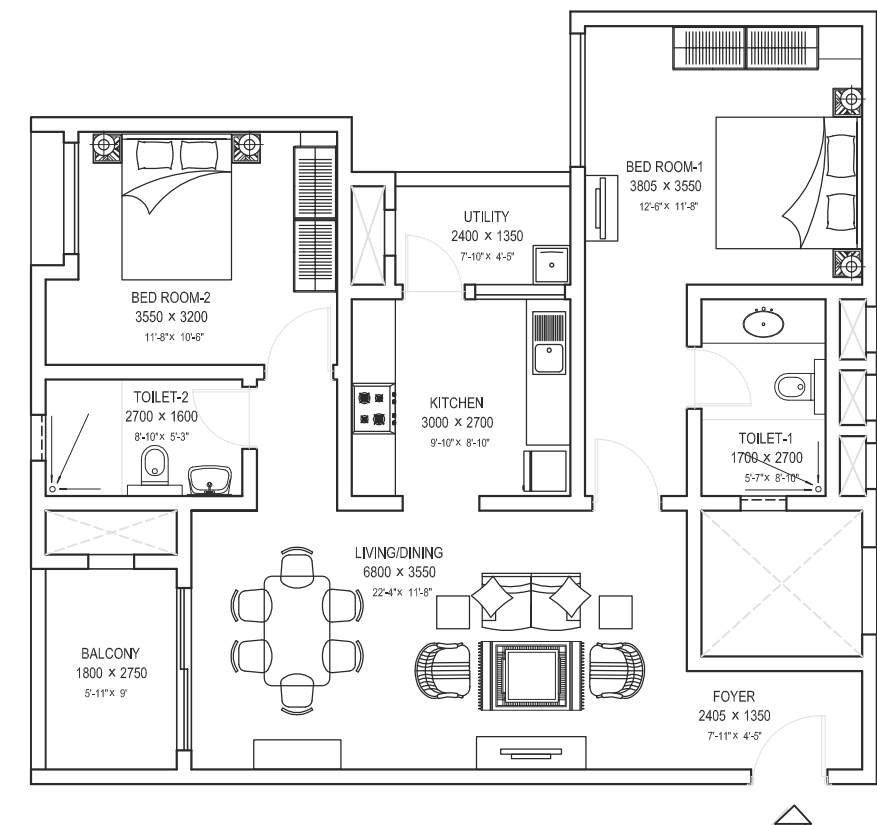
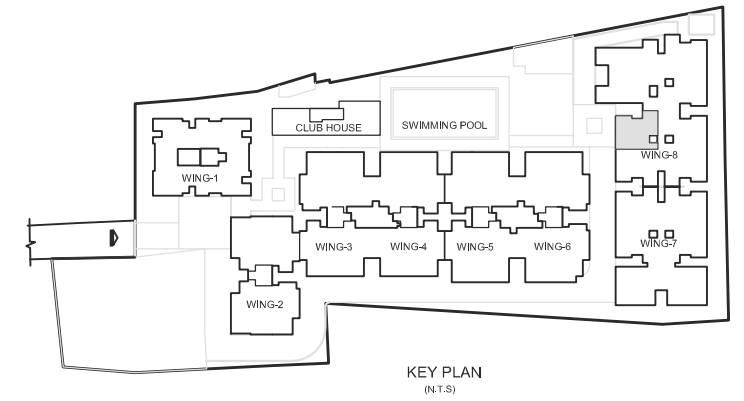




S.No.	UNIT NO
1.	811
2.	821
3.	831
4.	841

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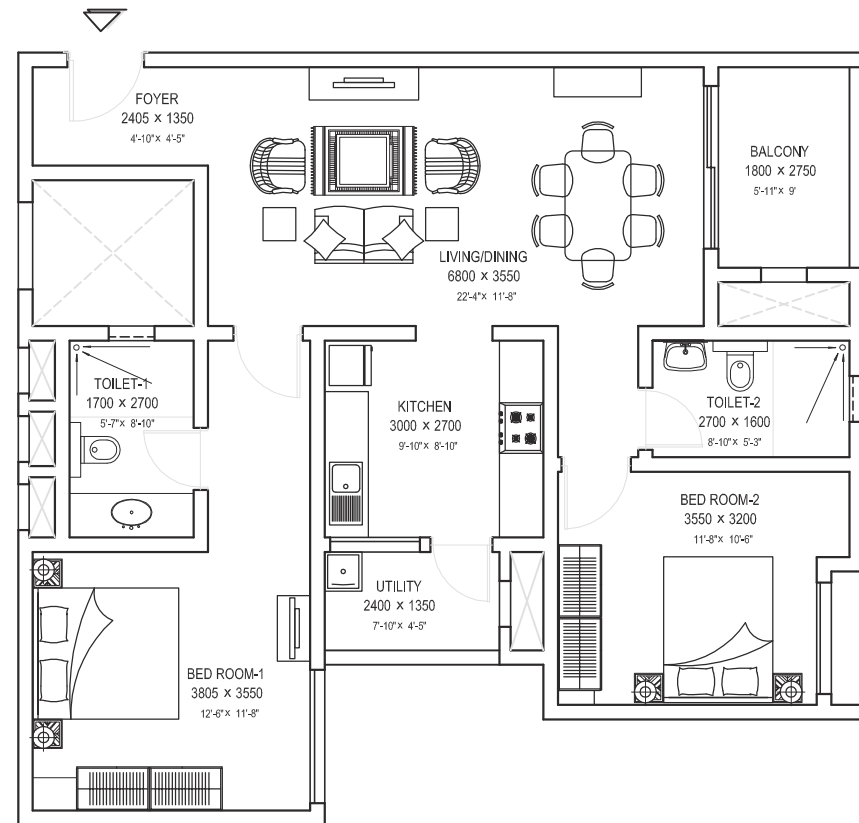
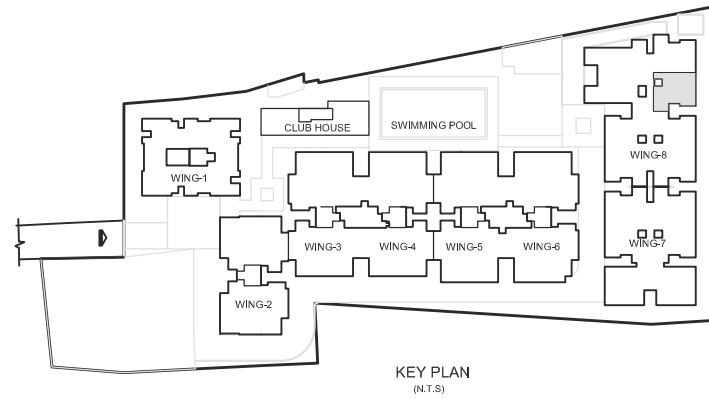
TYPE - 2H (WING - 8)  
125.80 sq.m. (1354.12 sq.ft.) North Facing



S.No.	UNIT NO
1.	813
2.	823
3.	833
4.	843

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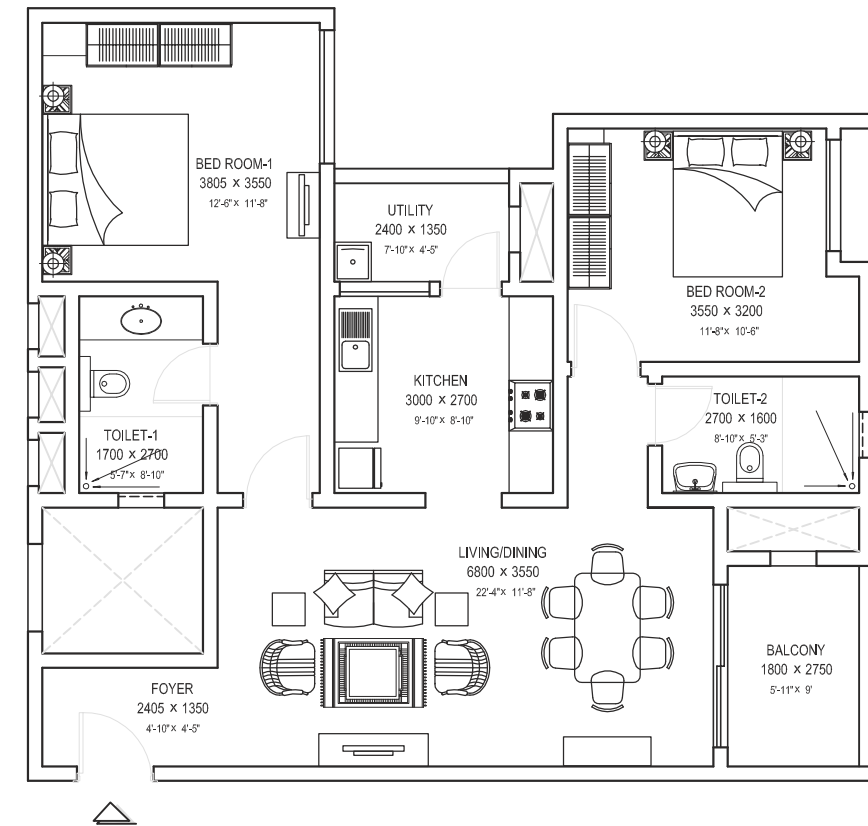
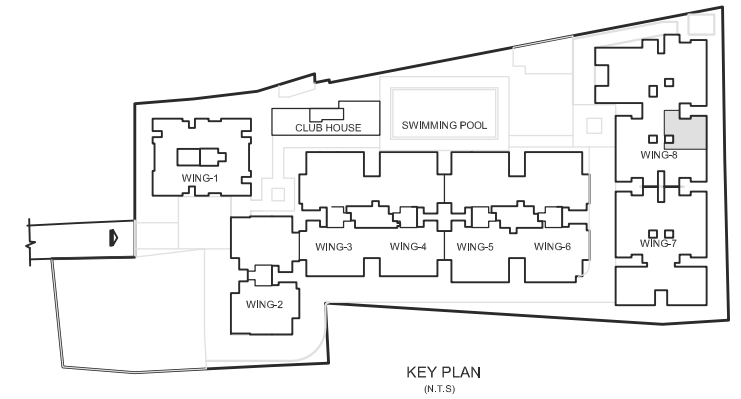
TYPE - 2J (WING - 8)  
122.77 sq.m. (1321.47 sq.ft.) South Facing



S.No.	UNIT NO
1.	817
2.	827
3.	837
4.	847

SOBHA  
serene

TYPE - 2J (WING - 8)  
122.77 sq.m. (1321.47 sq.ft.) North Facing

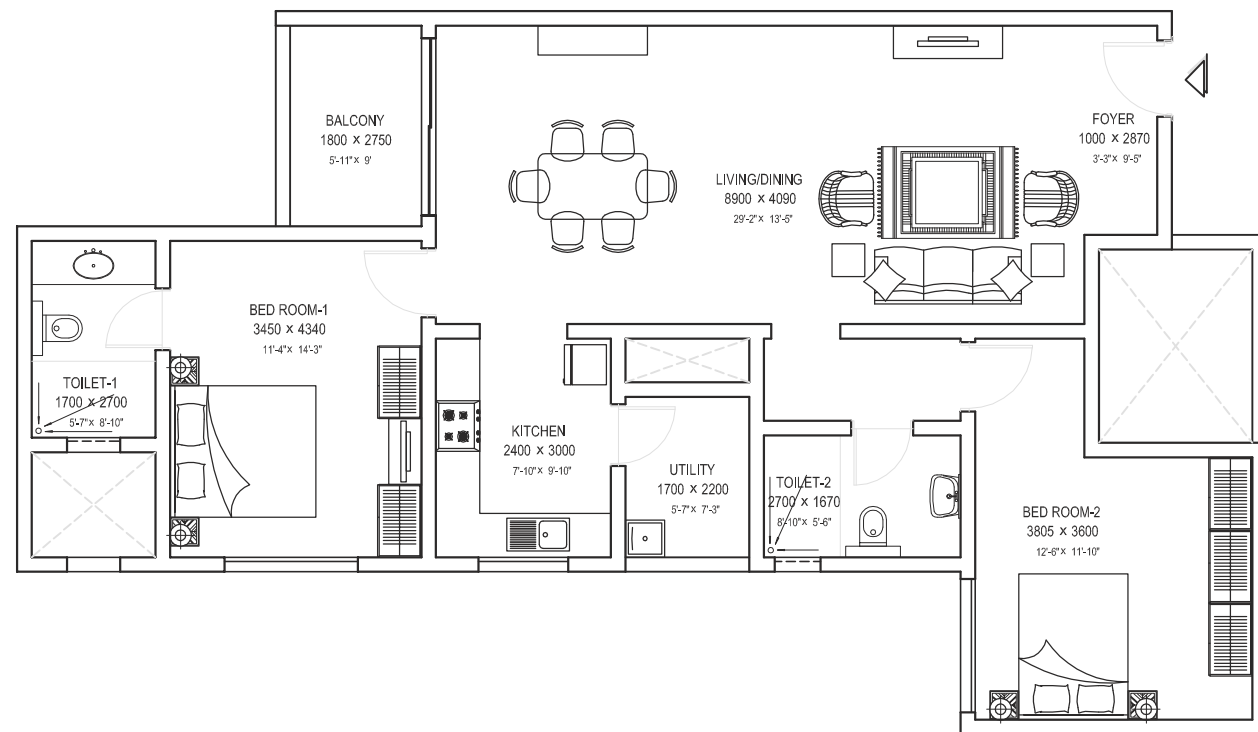
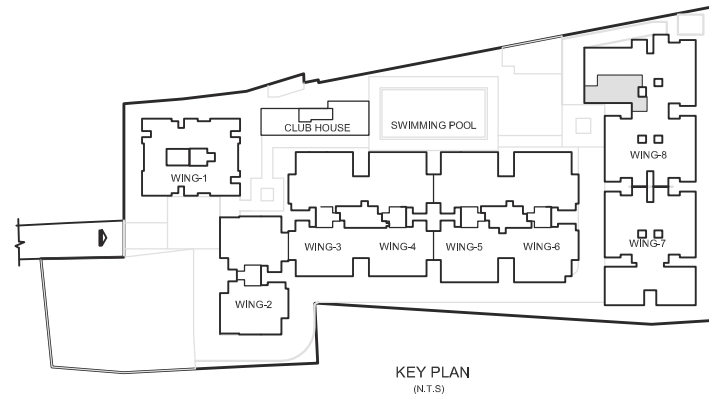


S.No.	UNIT NO
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2.	828
3.	838
4.	848

SOBHA  
serene

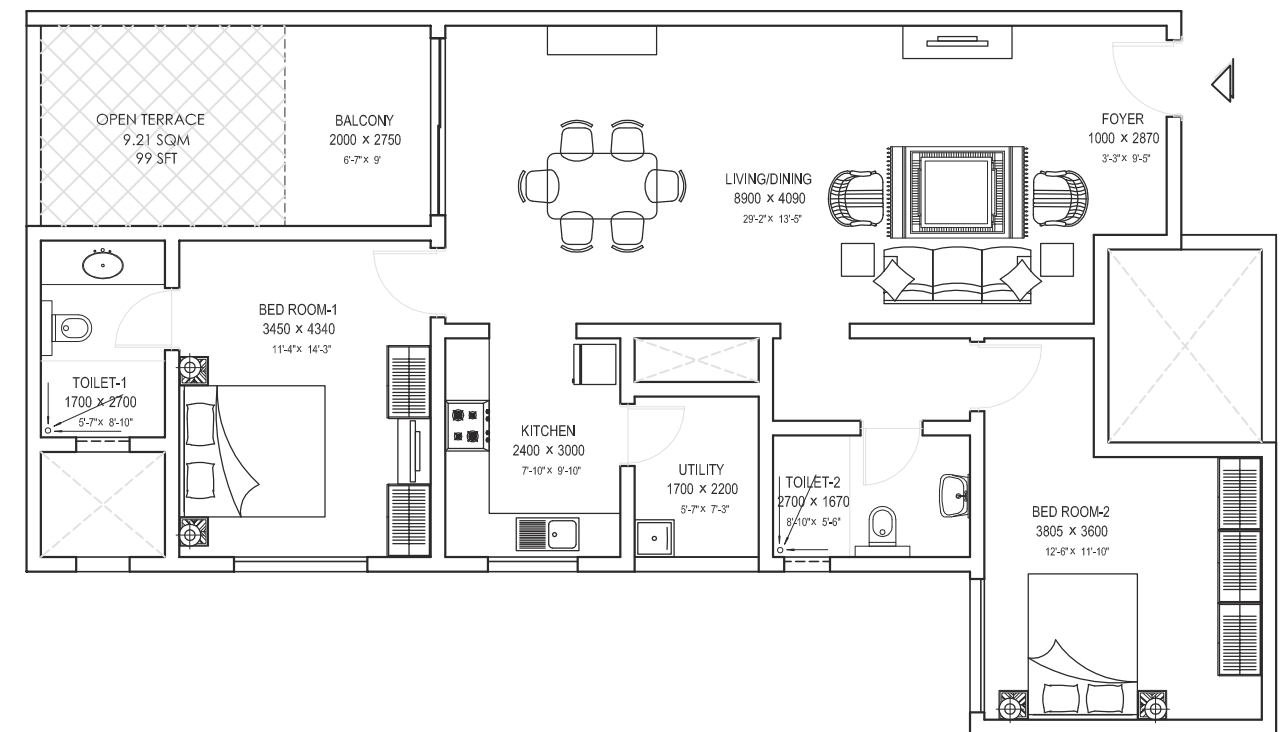
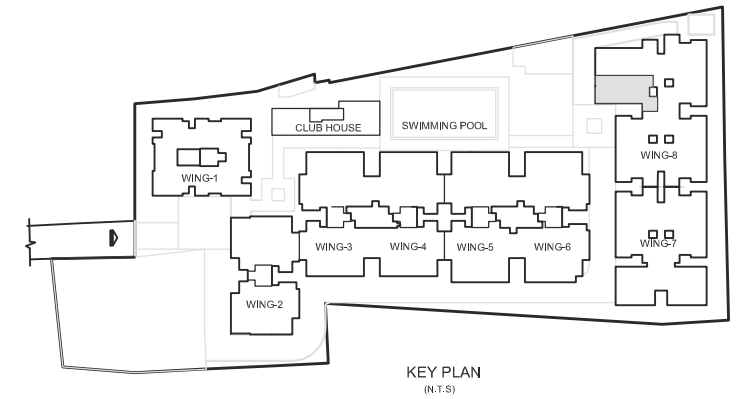
TYPE - 2J (WING - 8)  
122.77 sq.m. (1321.47 sq.ft.) South Facing





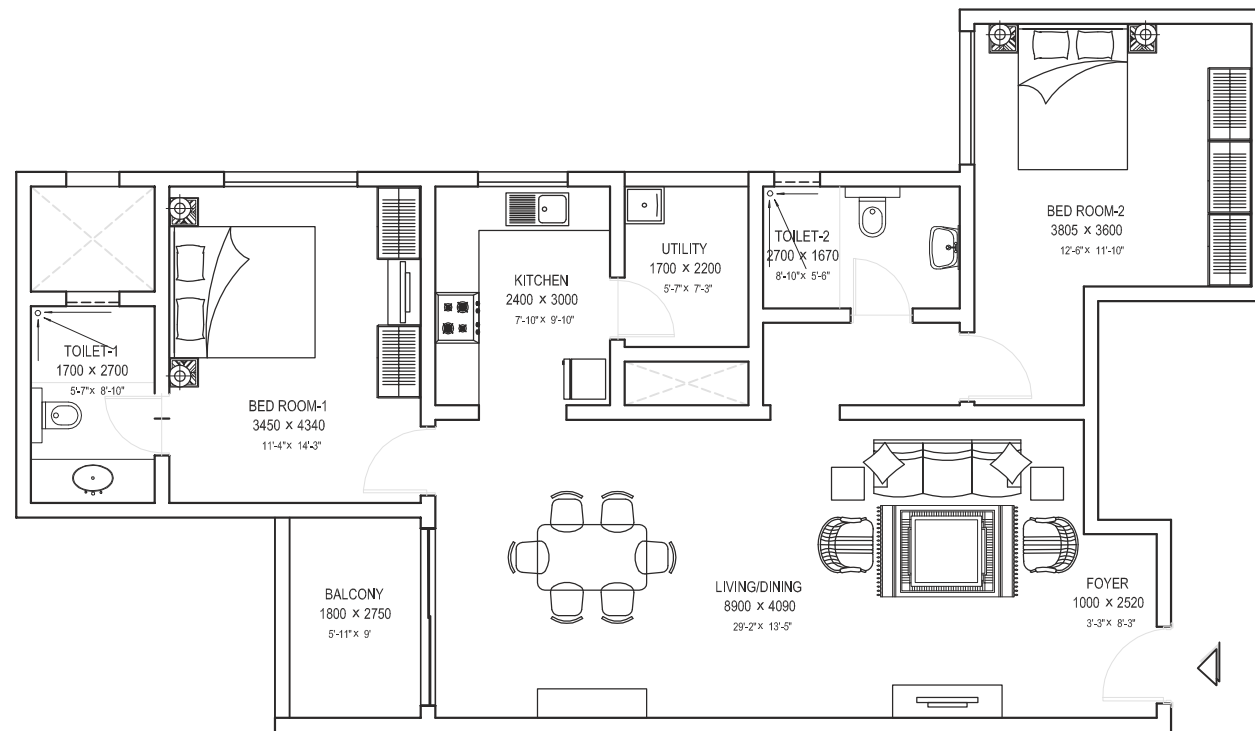
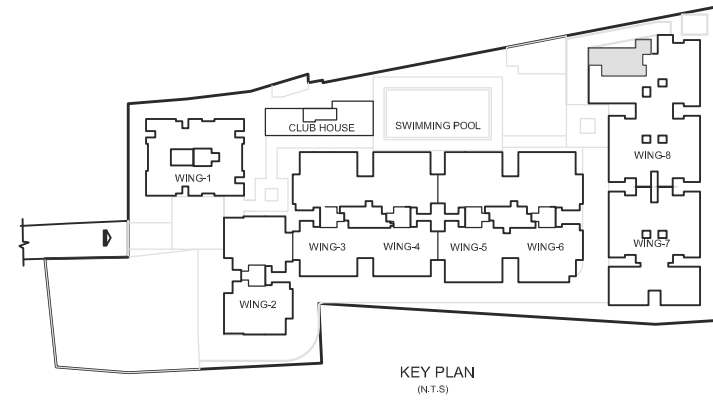
**SOBHA**  
**serene** | TYPE - 2K (WING - 8)  
140.11 sq.m. (1508.16 sq.ft.) East Facing

S.No.	UNIT NO
1.	824
2.	834



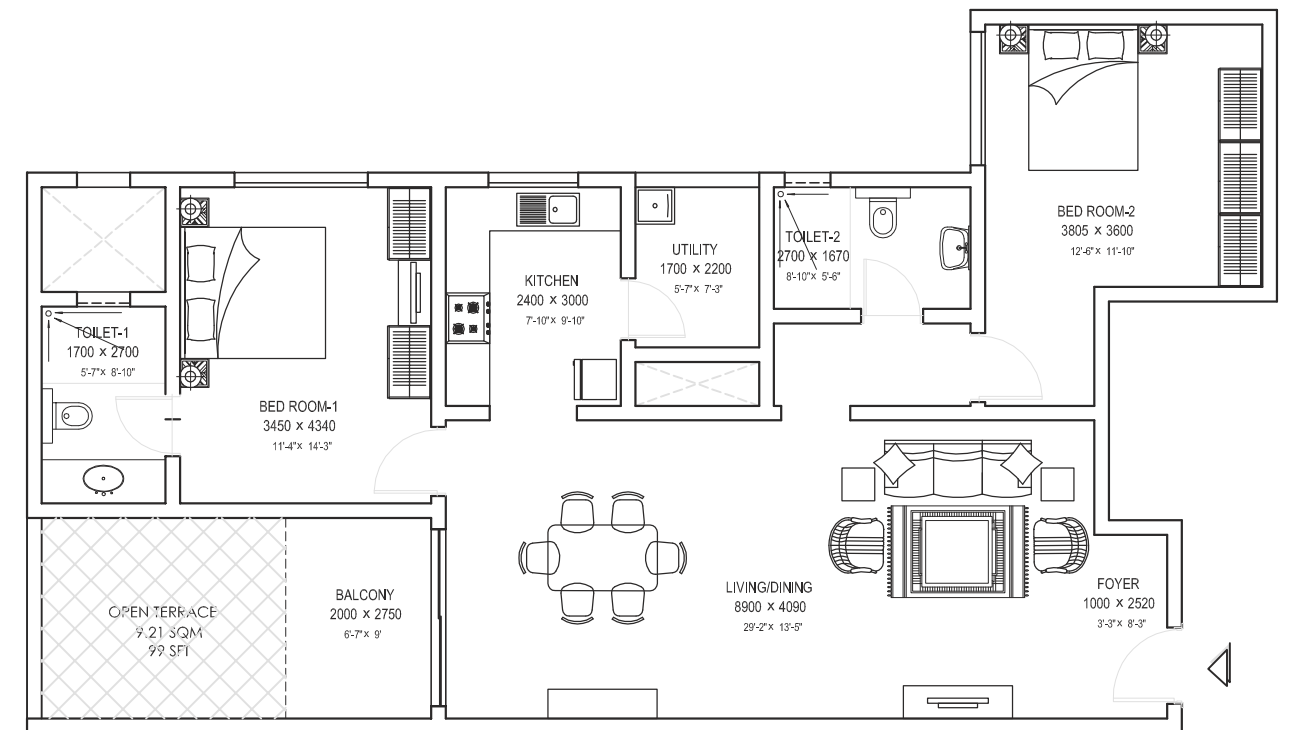
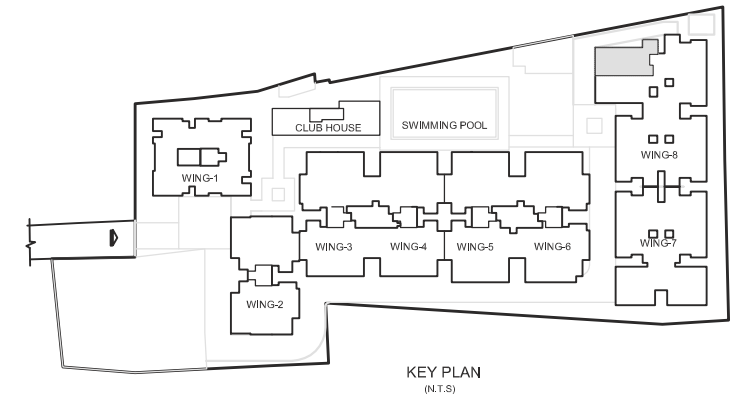
**SOBHA**  
**serene** | TYPE - 2K1 (WING - 8)  
143.48 sq.m. (1544.44 sq.ft.) East Facing

S.No.	UNIT NO
1.	814
2.	844



**SOBHA**  
**serene** | TYPE - 2L (WING - 8)  
140.20 sq.m. (1509.10 sq.ft.) East Facing

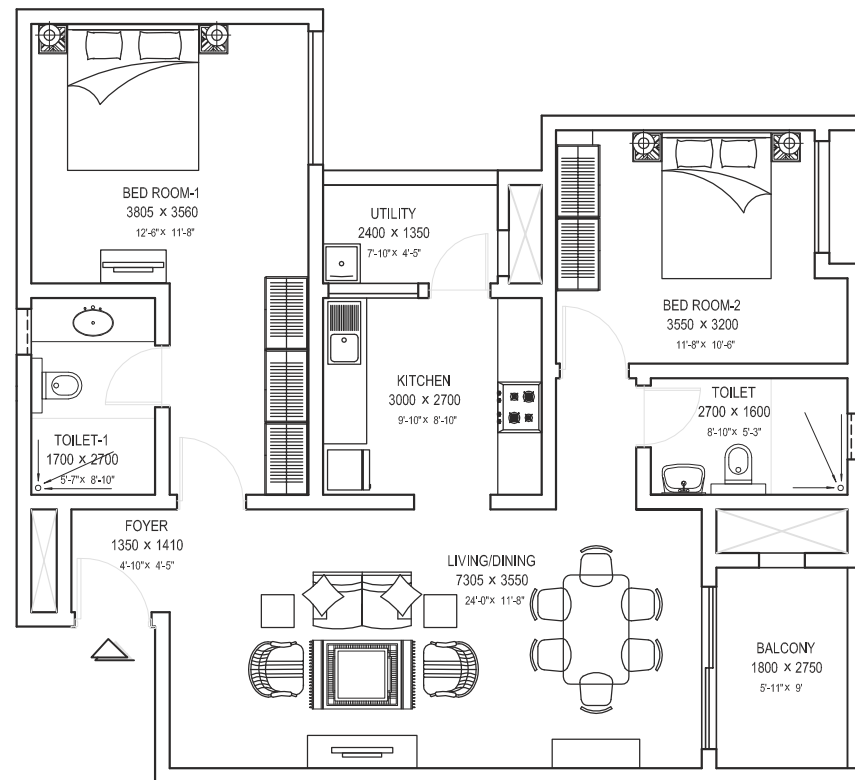
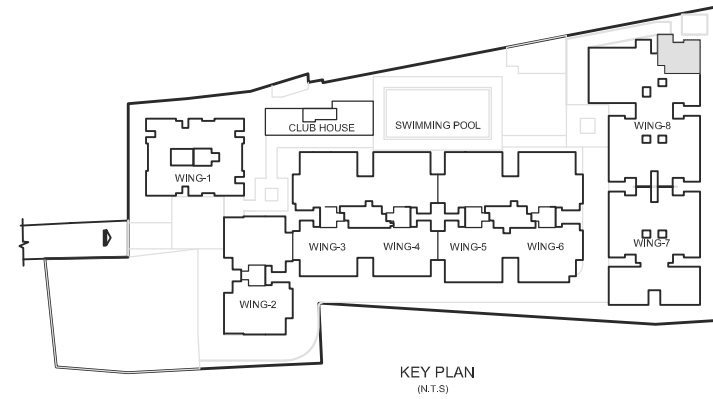
S.No.	UNIT NO
1.	825
2.	835



**SOBHA**  
**serene** | TYPE - 2L1 (WING - 8)  
143.57 sq.m. (1545.37 sq.ft.) East Facing

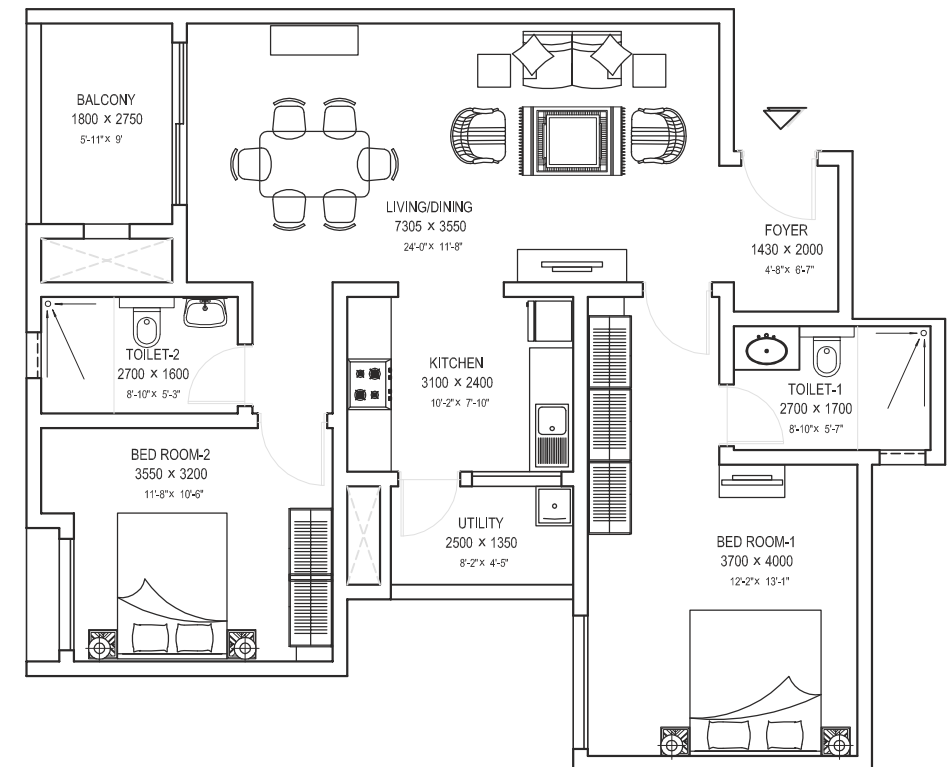
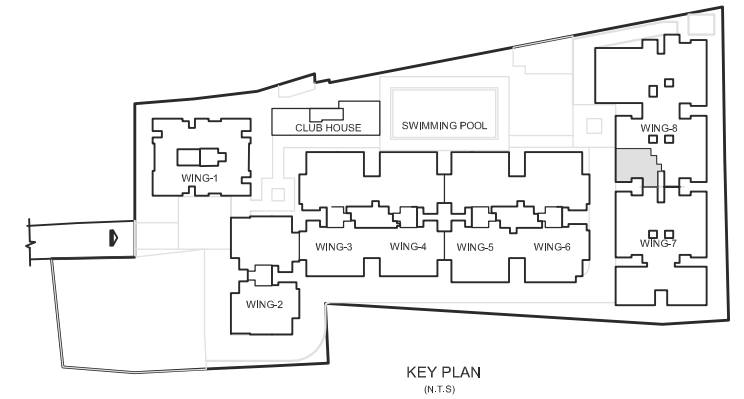
S.No.	UNIT NO
1.	815
2.	845





S.No.	UNIT NO
1.	816
2.	826
3.	836
4.	846

**SOBHA**  
**serene** | TYPE - 2M (WING - 8)  
124.94 sq.m. (1344.88 sq.ft.) South Facing



S.No.	UNIT NO
1.	812
2.	822
3.	832
4.	842

**SOBHA**  
**serene** | TYPE - 2N (WING - 8)  
125.68 sq.m. (1352.80 sq.ft.) North Facing

STRUCTURE

- RCC framed structure with concrete block masonry walls.
- Covered car park in stilt floor.

FOYER/LIVING/DINING

- Superior quality vitrified tile flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

BEDROOMS

- Superior quality vitrified tile flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

TOILETS

- Superior quality ceramic tile flooring.
- Superior quality ceramic wall tiling upto false ceiling level.
- False ceiling with grid panels.
- Plastic emulsion paint for ceiling for apartments on top most floors.

KITCHEN

- Superior quality ceramic tile flooring.
- Superior quality ceramic tiling upto ceiling level.

BALCONIES/UTILITIES

- Superior quality ceramic tile flooring and skirting.
- Granite coping for parapet/MS handrail as per design.
- Plastic emulsion paint for ceiling.
- All walls painted in textured paint.

JOINERY

- Main door of Lacquered PU finished natural solid wood frame and architraves. Shutters with both side Masonite skin.
- Internal doors of Lacquered PU finished natural solid wood frame and architraves. Shutter with both side Masonite skin.
- High quality ironmongery and fittings for all doors.

- Toilet door of lacquered PU finished natural solid wood frame and architraves. Shutter with Masonite skin on the external side and laminate on the internal side.
- Heavy-duty aluminium glazed sliding windows & french windows made from specially designed and manufactured sections.
- All other external doors to be manufactured in specially designed aluminium extruded frames.

RAIN WATER HARVEST

- Rain Water Harvesting tanks as per design.

COMMON AREAS

- Granite tile flooring & skirting.
- Textured paint for walls.
- Plastic emulsion paint for ceiling.
- Granite coping for parapet/MS handrail as per design.

STAIRCASE

- Cement concrete for treads & risers.
- Textured Paint for Walls.
- MS handrail.

LIFTS

- Total 7 nos. of lifts of reputed make for wings 2-8.

AMENITIES

- Swimming Pool.
- Well equipped Clubhouse with Gym.
- Children Play Area.
- Multi Purpose Hall.

ELECTRICAL SPECIFICATIONS FOR 2 BHK

- Providing Light point, Ceiling Fan point, Call Bell Point, 5A & 15A Socket Point & Distribution Board in respective areas as per attached point schedule of electrical points (only point is provided no fixture is included)
- TNEB Power supply: 5 kW three Phase supply per Flat.
- Usage of Power points restricted to any one at a time as below,

- a) 2 Geysers + Lights + Small Power Points.
- b) 2 AC + Lights + Small Power Points.
- c) 1 Geyser +1 AC + Lights + Small Power Points.

[As per the above usage of total Load shall be restricted to 5kW Three Phase]

- Stand by power (Generator back up) of 1000 Watts with flexibility to use any light points and 5amp power points only.
- 100% stand by power (Generator back up) for common facilities
- Power connection for Split A/C in all the 2 bedrooms & Living.
- One telephone point provided in living and one of the Bedrooms internally wired with 2 pair telephone cable independently from the first point.
- Only conduit provision for TV point in Living and subsequent point in one of the bedrooms shall be wired with RG-6 Co -Axial cable.
- Intercom facility provided from security cabin to each apartment. (Only point).
- Conduit provision for dedicated internet connection made available with RJ-45 Socket Outlet in one of the bedrooms along with one telephone point.
- All indoor wiring is done with copper cables of reputed make as per ISI and IS Specification.
- Providing Electrical point & fixtures for common facilities like D.G. Yard, Pump room, common area, landscape lightings, club house lights and street lighting of internal road.
- Providing and fixing of exhaust fans in all the toilets and kitchen.
- Switches and accessories made out of Poly carbonate white plastic modular type as per ISI and IS specifications
- PVC Conduits rigid type of reputed make as per ISI and IS specification.
- MCB's and DB's are of reputed make as per ISI and IS specification.

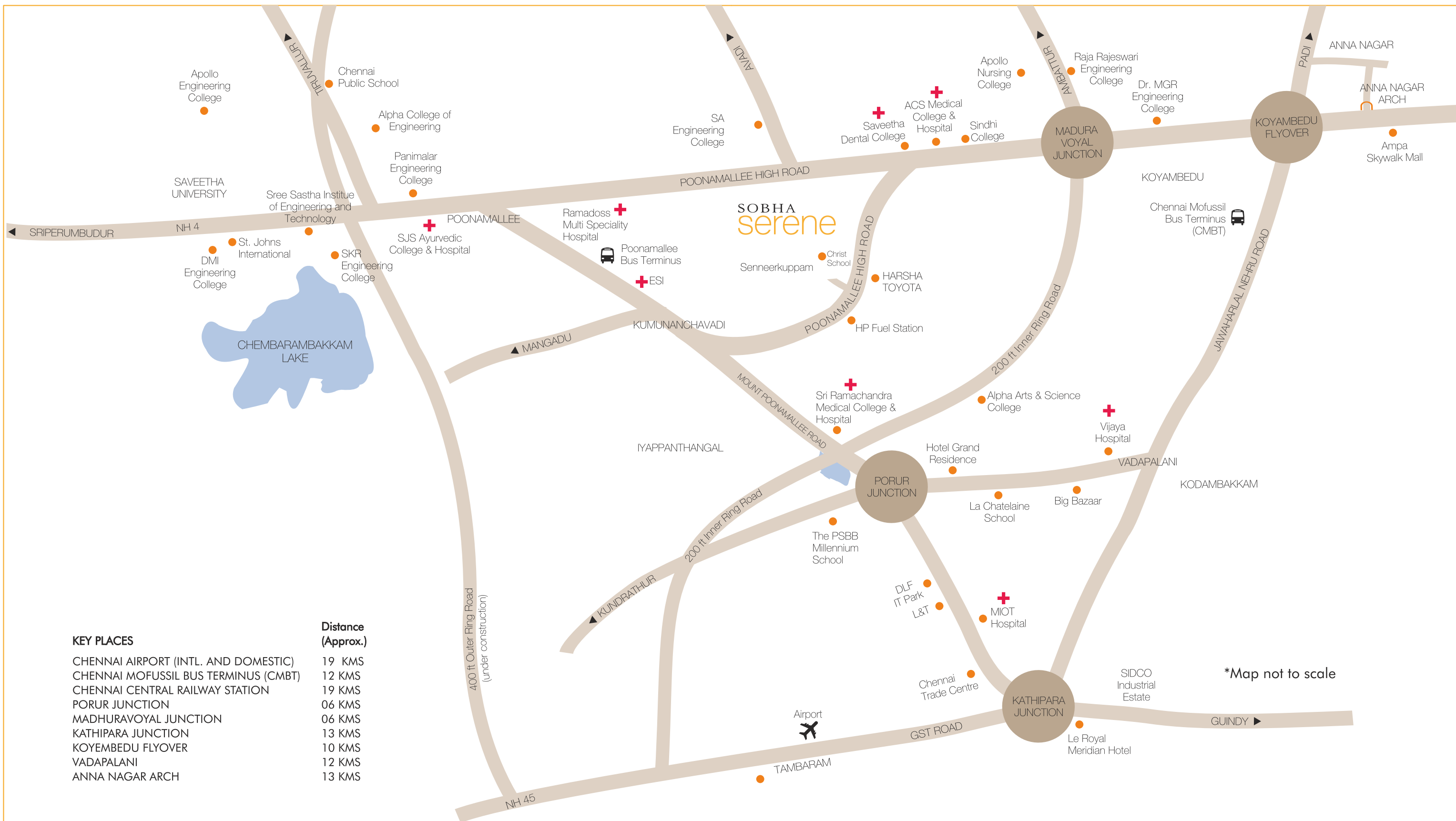
Disclaimer:

Marble / Granite being natural materials have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments / appliances are tentative and liable to change at the sole discretion of the Company. Applicant / Allottee shall not have any right to raise objections in this regards. Areas and plans are subject to changes following detail design of services.

1. Size / Shape / Positions of openings, ducts, balconies and landscape are subject to change.
2. Room sizes indicated are structural sizes and actual sizes may vary due to finishes.
3. Areas mentioned are subject to change after finalization of services and structural design.
4. The furniture shown in the drawing is only to indicate the space available and the likely position of electrical points.

This brochure is conceptual and not a legal offering. All plans, specifications, artistic, renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering. While we have done our best to maintain accuracy of fact, the company reserves the to add, delete or alter any details without prior notice.

Linear measurements and areas shown may be reckoned in metric system by the conversion as follows : 1 metre = 3.280 feet, 1 sq m = 10.7639 sq ft in compliance with the Weights and Measurements Act.



KEY PLACES

CHENNAI AIRPORT (INTL. AND DOMESTIC)  
CHENNAI MOFUSSIL BUS TERMINUS (CMBT)  
CHENNAI CENTRAL RAILWAY STATION  
PORUR JUNCTION  
MADHURAVOYAL JUNCTION  
KATHIPARA JUNCTION  
KOYEMBEDU FLYOVER  
VADAPALANI  
ANNA NAGAR ARCH

Distance  
(Approx.)

19 KMS  
12 KMS  
19 KMS  
06 KMS  
06 KMS  
13 KMS  
10 KMS  
12 KMS  
13 KMS



SCAN TO VIEW THE LOCATION  
IN GOOGLE MAPS

KNOW YOUR NEIGHBOURHOOD

SCHOOLS

Christ School  
St. Joseph's Matriculation Higher Secondary School  
The PSBB Millennium School  
St. John's International School  
Chennai Public School

COLLEGES

SA Engineering College  
Raja Rajeswari Engineering College  
Dr. MGR Engineering College  
Sindhi Arts and Science College  
Savitha Dental College  
ACS Medical College and Hospital  
Sree Ramachandra Medical College

HOSPITALS

ACS Hospitals  
Sree Ramachandra Hospitals  
Ramadoss Multi-speciality Hospital

\*Map not to scale