



COME HOME TO **S**OBHIKA  
A Home which understands you

# NEWRY (T NAGAR) SOBHIKA

## NEWRY SOBHIKA BRILLIANT BEAUTIFUL

A spacious, peaceful home where everything is just around in every possible way. Mere 6 life style apartments with elite neighborhoods, Sobhika which exudes peace and harmony that presents itself with ambience and excellent facilities. Newry Sobhika offers you the best of both the worlds with top class brilliant construction and beautiful specifications.

Ideally located on Chinniah Street, T.Nagar makes it convenient and hassle-free for you to move around the city. Now 'just pick your choice' and claim everything that is rightfully yours!

**"A Home which understands you"!**

Newry  
SOBHIKA



## SPECIFICATION

### STRUCTURE

- RCC framed structure with RC foundations conforming to BIS.
- Anti-termite treatment as per BIS for the complete Building.
- All walls with bricks set in cement mortar.
- 9" thick brick wall for the outer wall and 4 -1/2' thick brick wall for the internal partition wall.

### WALL FINISHES

- Cement plaster and Altech putty finish with Pearl touch Emulsion Paint all internal walls.
- External Walls finished with Weather Shield Max.
- The toilet walls finished with Joint Free Tiles.
- Wash area will be finished with Ceramic Tiles upto 2'-6" Height.
- 2' above the kitchen platform will be finished with double glazed ceramic tiles.

### FLOOR FINISHES

- Living & Dining will be finished with Italian/Engineered Marble (Rs. 300 per .sq.ft) with matching skirting.
- Bedrooms will be finished with Vitrified 2'x 2'tiles with matching skirting.
- Kitchen will be finished with matt finish vitrified 2 'x 2 ' tiles with matching skirting.
- Balconies will be finished with Ceramic tiles with matching skirting.
- Bathroom, Wash/ Service Flooring with Anti – Skid Ceramic tiles.
- Lobby and Staircase areas will be finished with Marble/ Granite.
- Car park areas will be finished with cement concrete tile Flooring
- Columns in the car park will be provided with rubberized edge protection.
- Driveway will be finished with PCC with Granolithic Flooring/ Interlocking Blocks.

### DOORS & WINDOW

- Exquisitely Crafted Teak Front Main Door. Godrej or Equivalent locks will be provided.
- All Bedrooms doors will be of African teak wood frame with finger jointed solid rubber wood doors with Polish on both sides. Godrej or equivalent cylindrical locks will be provided
- Toilet doors - African teak wood frame with finger jointed solid rubber doors with polish one side & other side with paint finish.
- French door - Second class teak wood frame with Varnish finishes, shutters fitted with 4mm thick Glass and MS Grills with Enamel Paint.
- Windows – UPVC windows and MS Grills as per the Design of the Architect.

### KITCHEN

- Platform will be done with 20mm thick Granite Slabs 2' wide and provided with Carysil Quartz or equivalent make sink with double bowl.
- Piped Gas connection to all apartments.
- Provision for fixing an Exhaust Fan and Aqua Guard will be made.

### TOILETS

- Pastel shade Wall Mount - European Water Closets.
- All CP fittings in bathrooms are of Parryware Roca/ Jaguar Queens Collection or equivalent.
- Bathroom Health Faucets will be provided.
- Wall mounted Shower Panel with Glass Shower Partition for the Bathroom attached to Master Bedroom.
- Rain shower for all toilets. Pressure pump for all Showers.

### CEILING

- All ceiling areas will be finished with cement plaster and O.B.D.

### ELECTRICAL

- Concealed Insulated Copper Multi-strand wires in all Apartments.
- Each Apartment will be provided with a distribution board having MCB's.
- Switches & Sockets of MK / Anchor
- TV and Telephone Points will be provided in Living and all bedrooms.
- Electrical Provision for Microwave, Fridge Mixer, Grinder, Aqua guard and Chimney.
- All Toilets will have electrical provision for connecting a Geyser.

### INTERNET

- Provision given for Internet connection in living, Master and Second Bedroom

### LIFT

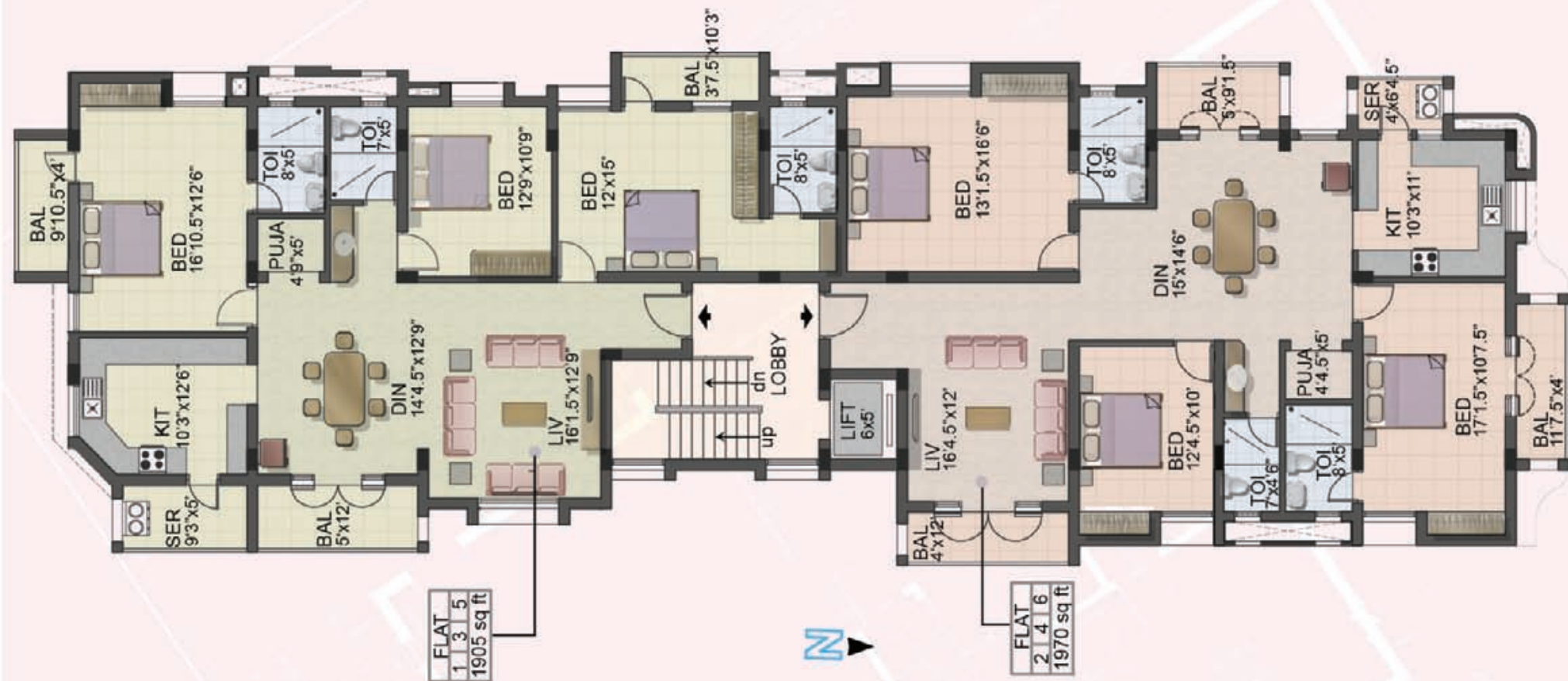
- The building will be served by a Six passenger lift with Automatic door and ARD (Automatic Rescue Device) of "JOHNSON" make or equivalent.

### POWER SUPPLY & GENERATOR

- 3 Phase Power Supply with Generator Back - Up for common lighting, lift, pumps and for all lightings,fans, fridge and all bedroom A/c loads inside the apartment.

### BUILDING SECURITY SYSTEM

- Lobby Video phone system along with the intercom connection to the security will be provided.



TYPICAL FLOOR PLAN  
(FIRST, SECOND & THIRD FLOOR PLAN)

**COMMON TOILET**

- Common Toilet for drivers and domestic help.

**COMPOUND WALL**

- 5' high compound wall on all sides of the plot will be provided as specified by the architect

**LANDSCAPING**

- Landscaping will be provided as per architect's Design.

**WATER**

- One under ground RCC sump of adequate capacity for metro water.
- One bore well of required depth would be provided.

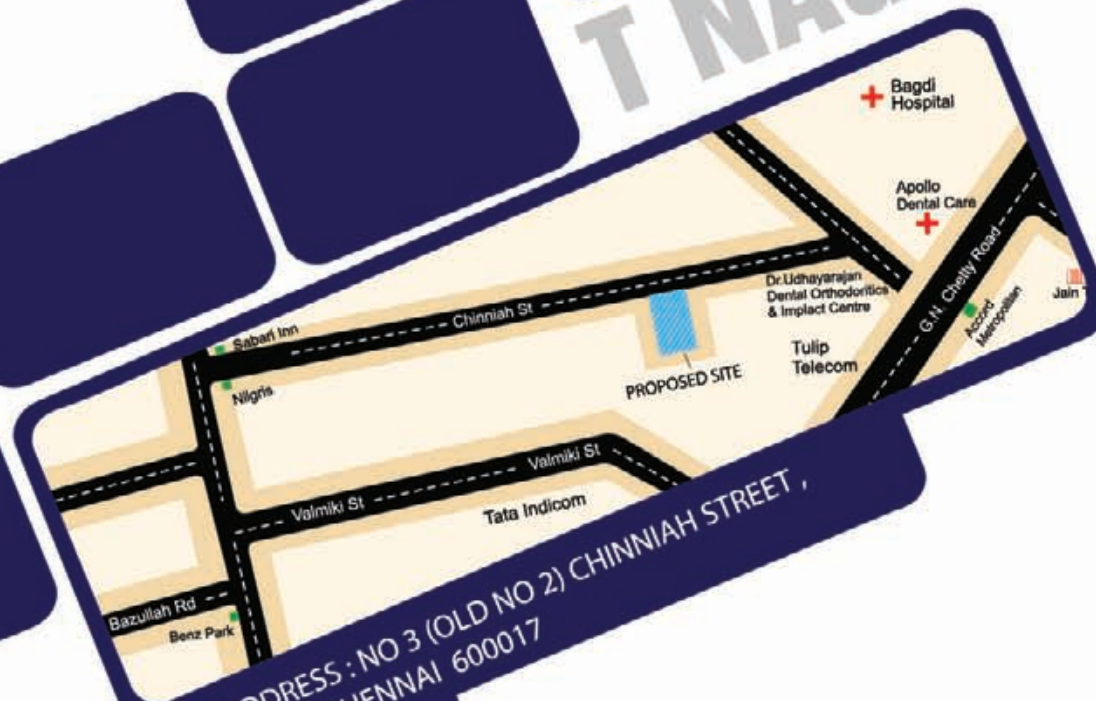
**Rain Water Harvesting**

- As per the requirements of CMWSSB

**EXTRA WORK**

If any additional work is required to be carried out or extra fittings are to be provided, the same will be executed at extra cost after the Allottee approves the estimate for extras and pays the extra cost in Advance.

# SOBHIKA T NAGAR



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T - NAGAR CHENNAI 600017

NEWRY ✓

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