



PATSON PARAGON Apt

1. Floor Plan
2. Price List
3. Specifications
4. Key Plan

Site Address: Plot No.68A, Door No.19/14A,
Bharathiyar Street, Gandhi Nagar, Chromepet, Chennai
600 044

Office address : #353, Shop no: S, Amala Annai Church
Complex, GST Road, Chromepet, Chennai - 600 044.

Email: patsonbuilders@gmail.com;

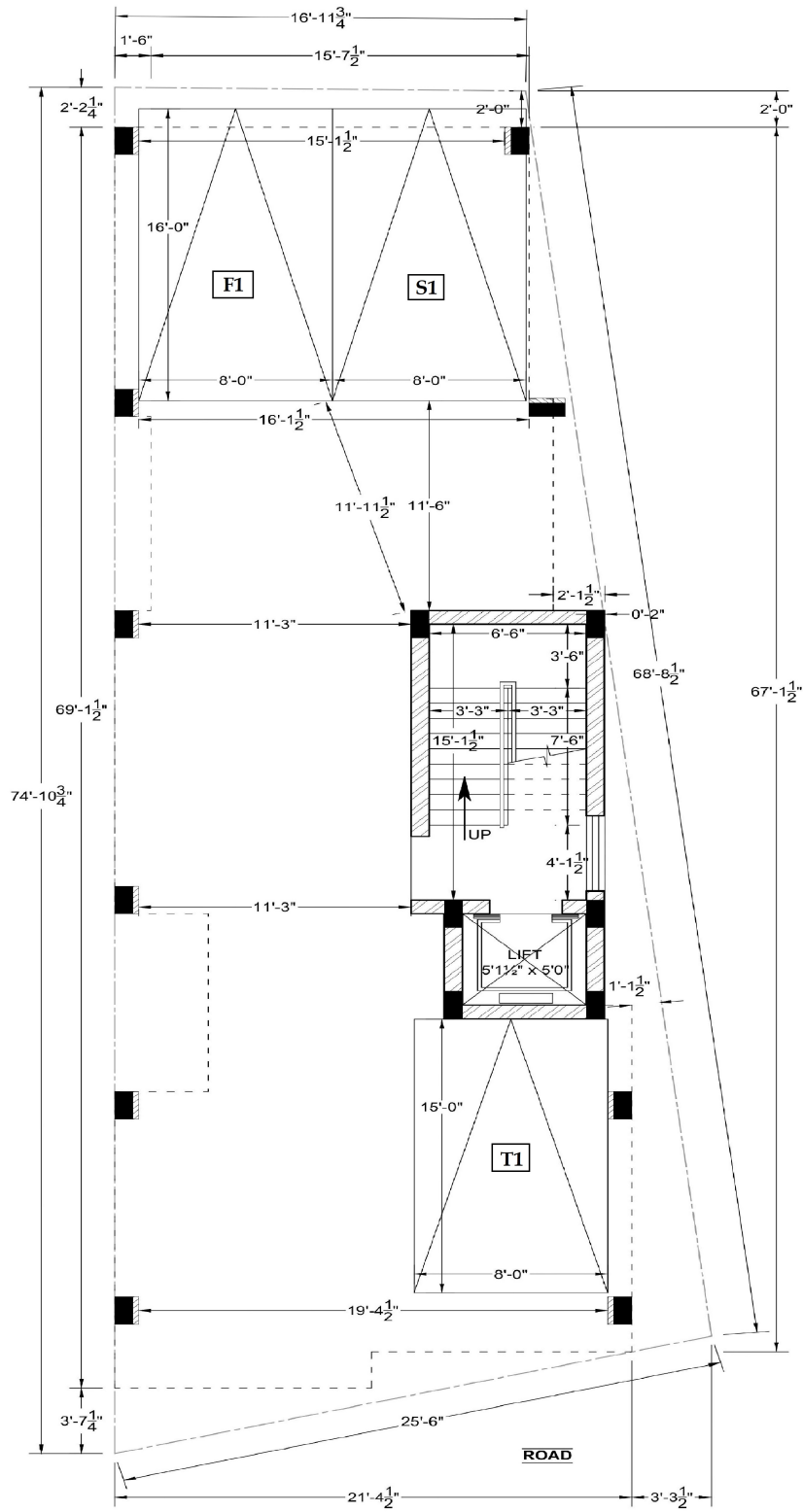
website: www.patsonbuilders.com

Cell : 99625 37799 / 99625 12346

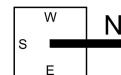
POSSESSION : JAN' 2026



BUILDINGS DO HAVE A SOUL, THAT COULD RESPOND TO THE MOOD YOU ARE IN, BE IN TUNE TO WHAT YOU ARE DOING.

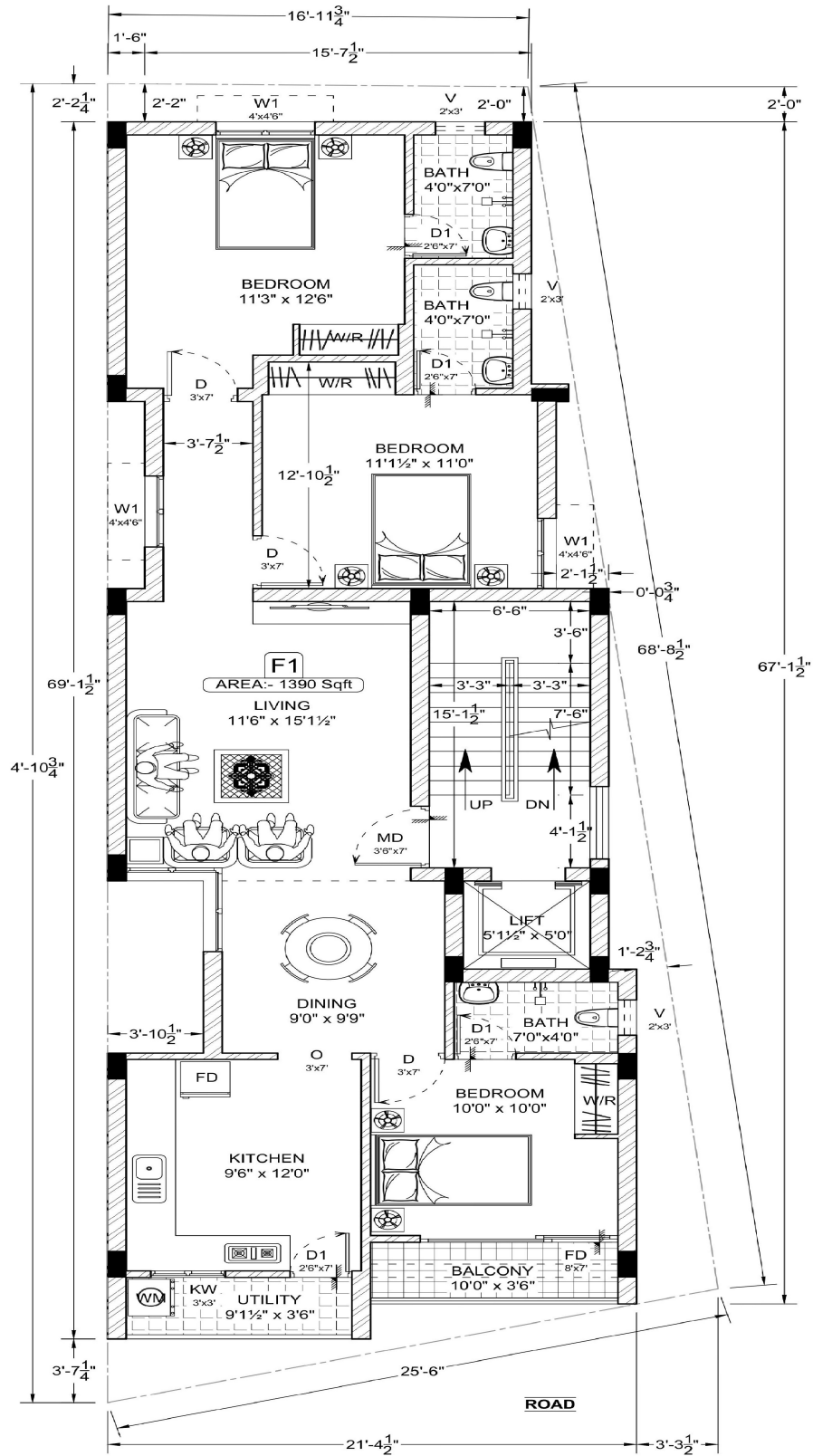


GROUND FLOOR PLAN





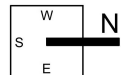
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FIRST FLOOR PLAN

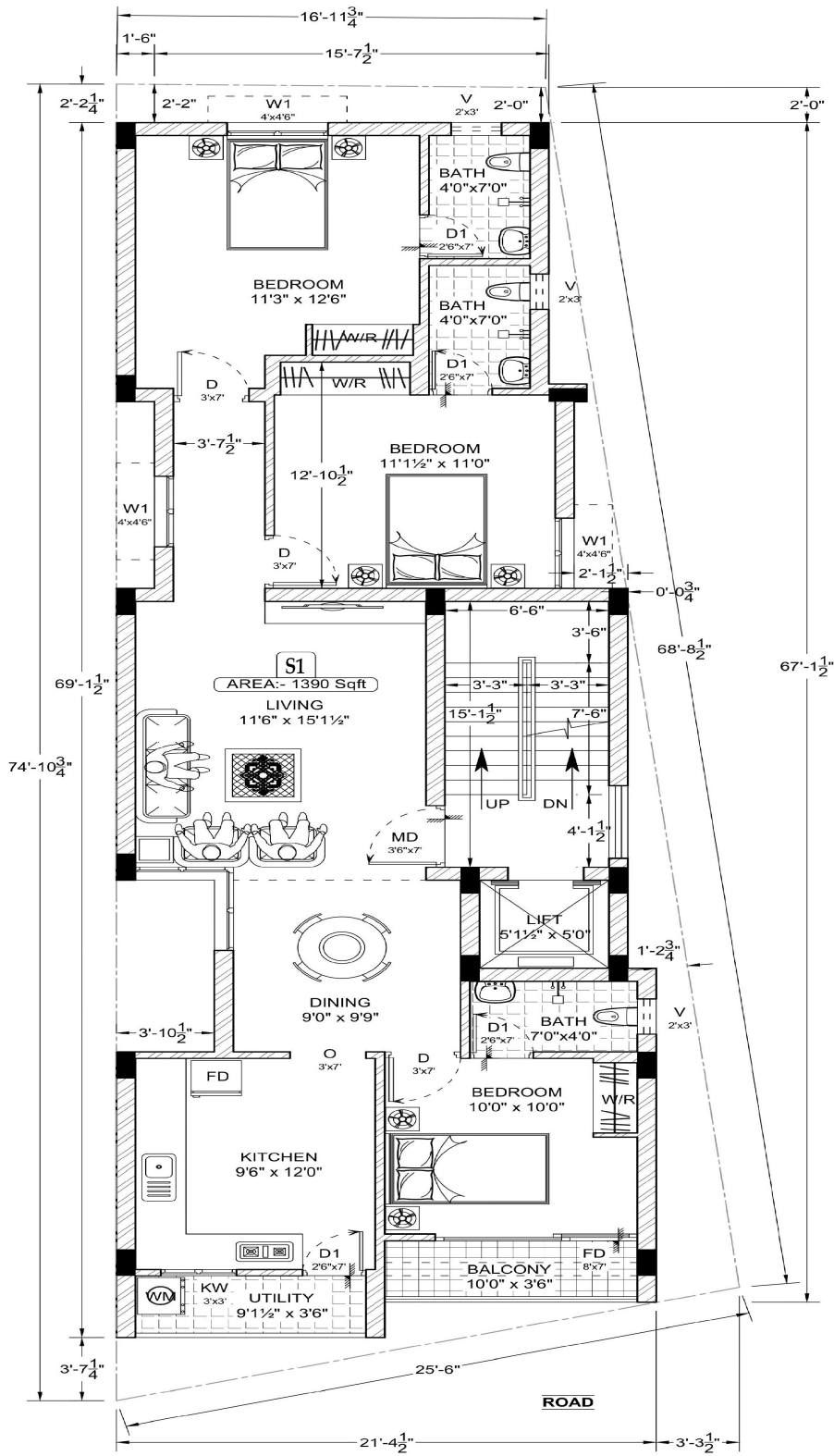
Bharathiyar Street

PATSON





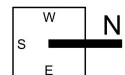
BUILDINGS DO HAVE A SOUL, THAT COULD RESPOND TO THE MOOD YOU ARE IN, BE IN TUNE TO WHAT YOU ARE DOING.



SECOND FLOOR PLAN

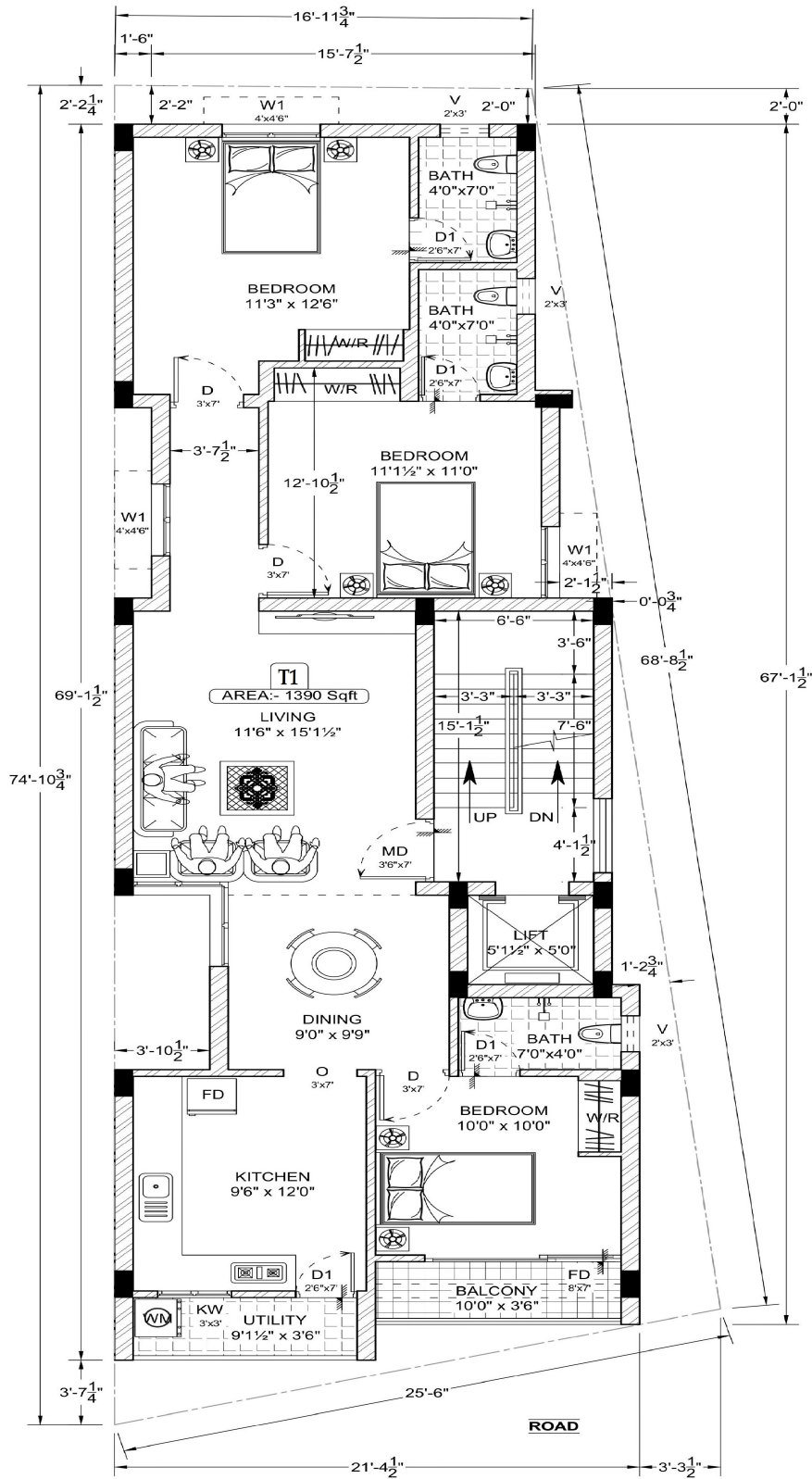
Bharathiyar Street

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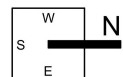




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THIRD FLOOR PLAN



PATSON PARAGON Apartment

Bharathiyar Street Chromepet **PRICE DETAILS**

Date: 01-03-2025

| DETAIL/ FLAT NAME | F1 3 BHK | S1 3 BHK | T1 3 BHK |
|------------------------------|---------------------|---------------------|---------------------|
| SUPER BUILT - UP AREA | 1390 | 1390 | 1390 |
| UDS SHARE | 513 | 513 | 513 |
| FACING | NORTH | NORTH | NORTH |
| RATE per SQ.FT | 7,200 /- | 7,200 /- | 7,200 /- |
| EB Charges | 75,000 | 75,000 | 75,000 |
| WATER Charges | 30,000 | 30,000 | 30,000 |
| UGD Charges | 30,000 | 30,000 | 30,000 |
| REG 7% Charges* | 8,30,000 | 8,30,000 | 8,30,000 |
| GST 5% Charges* | 5,75,000 | 5,75,000 | 5,75,000 |
| TDS 1% Charges* | 1,15,000 | 1,15,000 | 1,15,000 |
| Covered CAR Parking | 2,50,000 | 2,50,000 | 2,50,000 |
| TOTAL | 1,19,13,000 | 1,19,13,000 | 1,19,13,000 |

Note: Price quoted above are subject to change every 30 days according to its development. *Will Change according to agreement value;

SPECIFICATIONS

Foundation

- ❖ Suitable Open Foundation will be provided based on Soil conditions under structural engineer guidance

Structure

- ❖ RCC framed for beams, slabs, lintels, etc
- ❖ AAC Block work 9" Outer wall and 4" for Inner wall
- ❖ Cupboard using Kadappa (4'0" length) in all the bed room
- ❖ Plastering: Rough finish at outer, smooth finish at inner

Kitchen Platform

- ❖ Kitchen platform will be of Black Galaxy Granite 24" depth at a height of 2'6" from floor level
- ❖ Stainless steel single bowl sink with single drain board. (18"X24")

Electrical and Plumbing

- ❖ Modular switches - NORWOOD
- ❖ ORBIT wires
- ❖ A/C Point Hall & Bedrooms
- ❖ 5Amps at every switch box
- ❖ 6nos of 15Amps provided
- ❖ TV point in all bedrooms and hall
- ❖ 2 In 1 with cold water and hot water provided with shower
- ❖ PVC pipe for External & CPVC pipe for Internal Concealed pipe
- ❖ Three ceramic wash basin
- ❖ THREE WESTERN closet (INDIAN CLOSET)
- ❖ Switch points as per customer choice.

DOORS

- ❖ African Teak 1st Quality Main Door 3'6"X7'0" with polishing
- ❖ Other doors -2nd Quality Teak frame with premium Flush doors 3'0"X7'0"

- ❖ Toilet – WPC door
- ❖ Windows – UPVC Sliding window with mesh and grill provided
- ❖ French window in UPVC sliding connecting Balcony
- ❖ Grill – MS Square 8mm

Flooring

- ❖ 4x2 Vitrified Tiles for Living Room as well as Bedroom @ Rs.60/ sq.ft, Whereas Toilet 7' height Wall Tiles and Kitchen 2' ht Wall Tiles provided-Rs.40/sq.ft)

For Staircase

- ❖ Granite stone will be fixed for flooring and SS Steel pipe will be fixed as hand railing

For Car parking

- ❖ Paver blocks will be laid throughout by marking respective flat number in Yellow paint with Lights.

Painting

- ❖ Inner wall - 2 coat Asian wall putty, 1 coat primer, 2 coat Royale Emulsion with roller finish
- ❖ Outer wall – 2 coat cement paint, 2 coat of ACE/APEX Emulsion
- ❖ TEXTURE Paint at Front side/Doors & Grill- Synthetic Enamel Paint

Weathering

- ❖ Cement flooring with top covered by 12"x12" weathering UV proof tiles.

**CCTV 24 X 7 // Video Door Phone // Automatic Water
Controller // Automatic Lift -6 Passengers - upto Terrace
Metro Water Sump - 4000 litres // Bore Sumps – 6000 litres
Pressure Pump // Metro Over Head Tank // Bore Over Head Tank**

