



**PATSON SUNLIGHT Apt (Block – A)**  
**PATSON SKYLIGHT Apt (Block – B)**

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

Site Address: Plot No.A & B, Balakrishnan Street, Senthil Nagar Extension, Nemilichery, Chromepet, Chennai - 44,

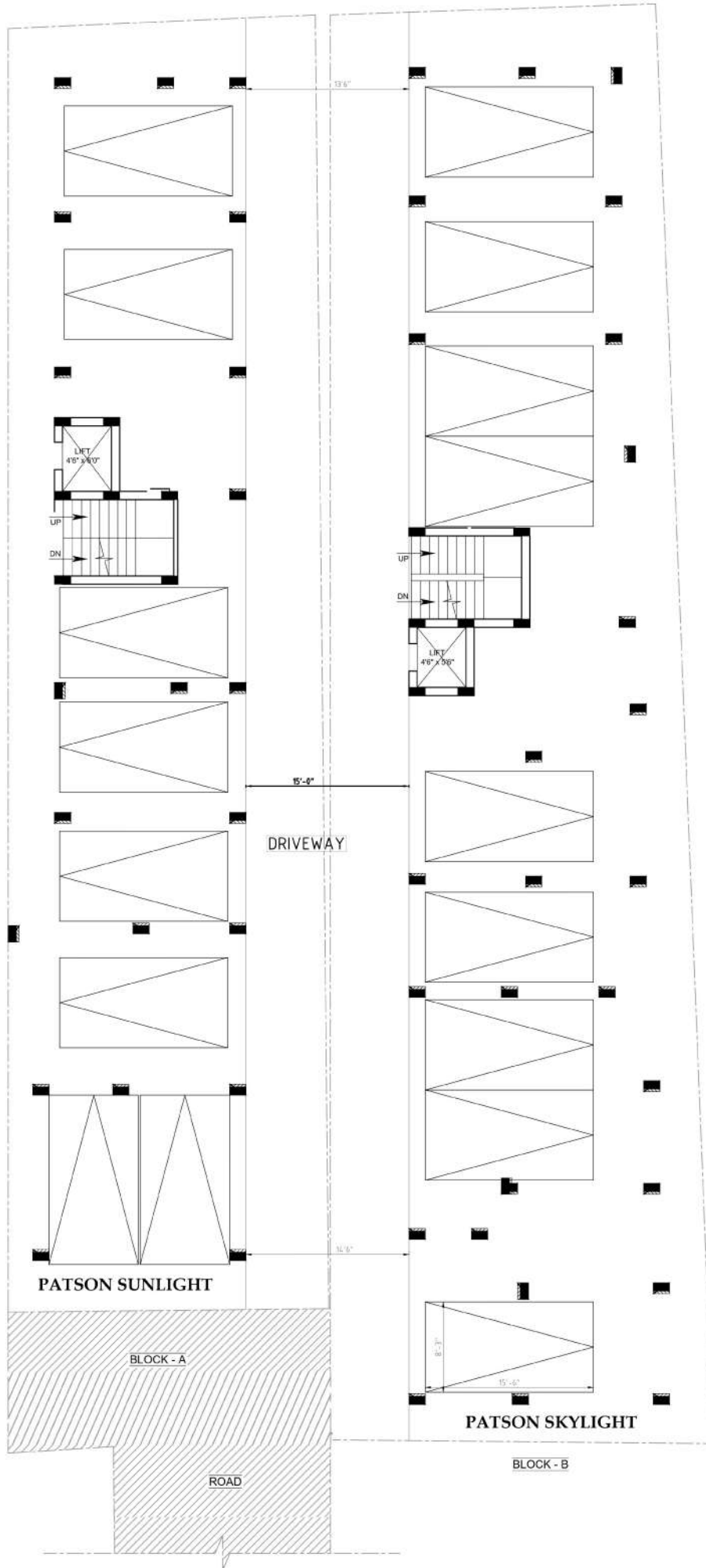
Office address : #353, Shop no: S, Amala Annai Church Complex, GST Road, Chromepet, Chennai – 600 044.

Email: [patsonbuilders@gmail.com](mailto:patsonbuilders@gmail.com);

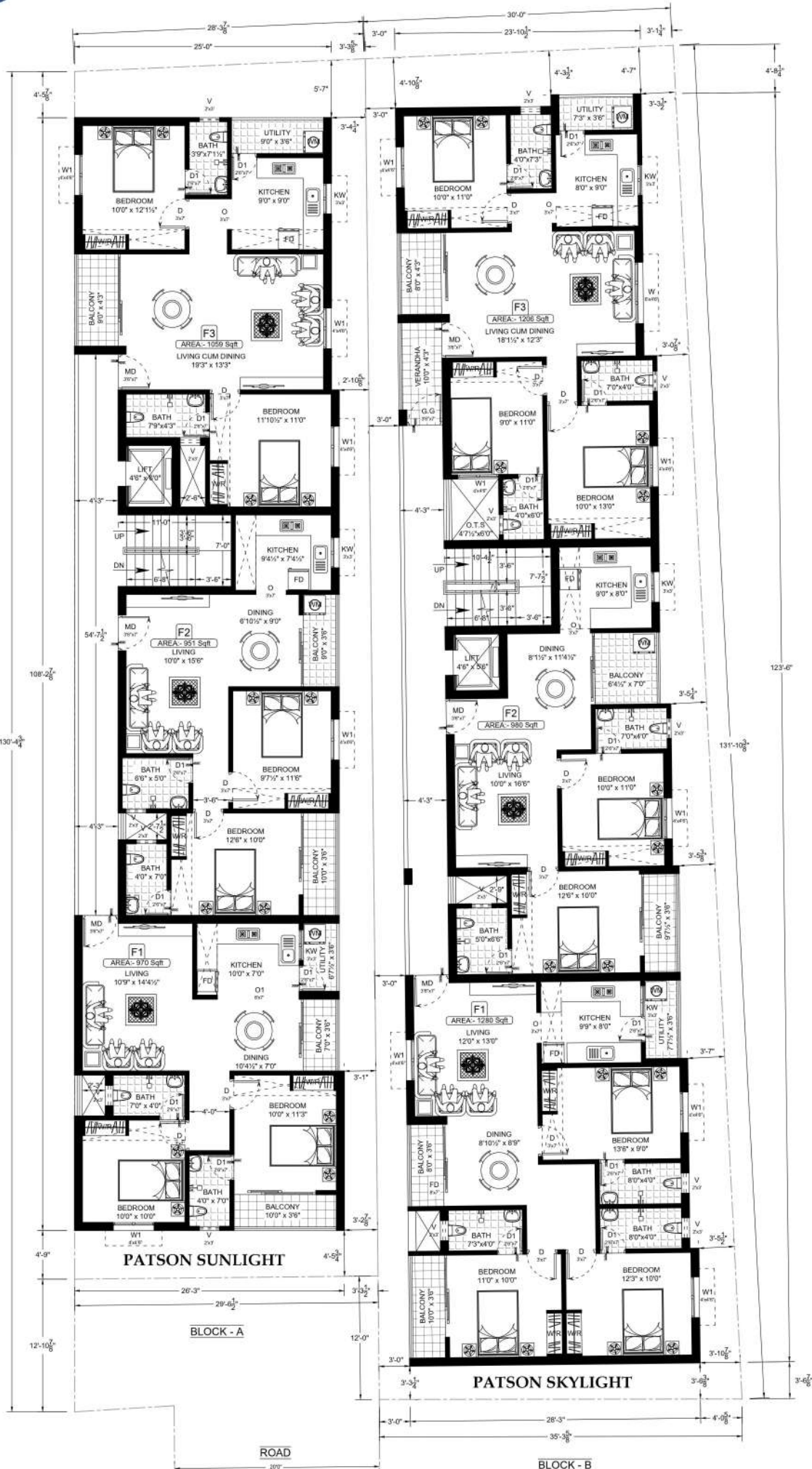
website: [www.patsonbuilders.com](http://www.patsonbuilders.com)

**Cell : 99625 37799/99625 12346**

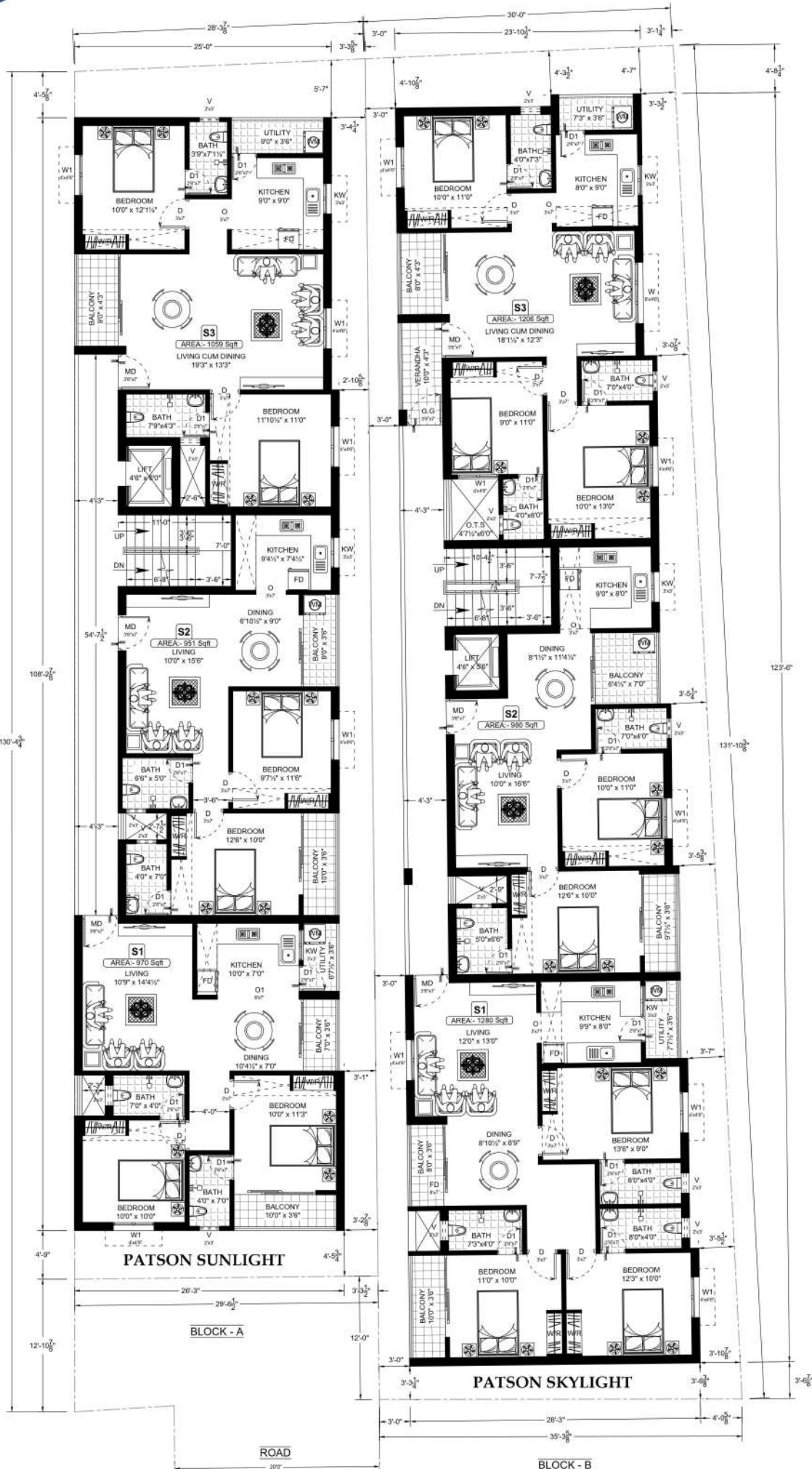
**POSSESSION : AUGUST' 2025**



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



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# PATSON SKYLIGHT Apartment

Senthil Nagar Extn, Nemilichery PRICE DETAILS

Date:01.03.2025

DETAIL/ FLAT NAME	F1 3 BHK	F2 2 BHK	S1 3 BHK	S2 3 BHK	S3 3 BHK	T1 (PT) 4 BHK	T2 (PT) 3 BHK
PLINTH AREA	1280	980	1280	980	1206	1558	1411
UDS SHARE	563	431	563	431	531	686	621
FACING	EAST	NORTH	EAST	NORTH	NORTH	EAST	NORTH
RATE per SQ.FT	5,900/-	5,900/-	5,900/-	BOOKED	BOOKED	5,999/-	BOOKED
EB Charges	60,000	60,000	60,000	60,000	60,000	60,000	60,000
WATER Charges	30,000	30,000	30,000	30,000	30,000	30,000	30,000
UGD Charges	30,000	30,000	30,000	30,000	30,000	30,000	30,000
REG. Charges*	6,41,000	5,15,000	6,41,000	XXXXXX	XXXXXX	7,74,000	XXXXXX
GST5% Charges*	4,40,000	3,50,000	4,40,000	XXXXXX	XXXXXX	5,35,000	XXXXXX
TDS 1% Charges*	88,000	70,000	88,000	XXXXXX	XXXXXX	1,07,000	XXXXXX
Covered CAR Parking	2,50,000	2,50,000	2,50,000	XXXXXX	XXXXXX	2,50,000	XXXXXX
<b>TOTAL</b>	<b>90,91,000</b>	<b>70,87,000</b>	<b>90,91,000</b>	XXXXXX	XXXXXX	<b>1,11,32,442</b>	XXXXXX

Note: Price quoted above are subject to change every 30 days according to its development. \*Will Change according to agreement value; F3 – Not available for sale.

# PATSON SUNLIGHT Apartment

Senthil Nagar Extn, Nemilichery PRICE DETAILS

Date:01.03.2025

DETAIL/ FLAT NAME	F1/S1 2 BHK	F2/S2 2 BHK	F3/S3 2 BHK	T1 (PT) 3 BHK	T2 (PT) 2 BHK
PLINTH AREA	970	951	1059	1289	1064
UDS SHARE	415	406	452	551	455
FACING	EAST	NORTH	NORTH	EAST	NORTH
RATE per SQ.FT	<b>BOOKED</b>	<b>BOOKED</b>	<b>5,900/-</b>	<b>BOOKED</b>	<b>5,999/-</b>
EB Charges	60,000	60,000	60,000	60,000	60,000
WATER Charges	30,000	30,000	30,000	30,000	30,000
UGD Charges	30,000	30,000	30,000	30,000	30,000
REG. Charges*	XXXXX	XXXXX	5,50,000	XXXXX	5,57,000
GST5% Charges*	XXXXX	XXXXX	3,75,000	XXXXX	3,80,000
TDS 1% Charges*	XXXXX	XXXXX	75,000	XXXXX	76,000
Covered CAR Parking	XXXXX	XXXXX	2,50,000	XXXXX	2,50,000
<b>TOTAL</b>	<b>XXXXXXXX</b>	<b>XXXXXXXX</b>	<b>76,18,100</b>	<b>XXXXXXXX</b>	<b>77,65,936</b>

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

# PATSON

## STANDARD FEATURES & SPECIFICATIONS

Foundation: Suitable Open Foundation will be provided based on Soil conditions under structural engineer guidance.

Structure: 1.RCC framed for beams, slabs, lintels, etc.. 2. Block work – 9” Outer wall and 4” for Inner wall. 3. Cupboard using Kadappa (4’0” length) in all the bed room. 4. Plastering: Rough finish at outer, smooth finish at inner.

LOFT & Kitchen Platform: R.C.C loft of 21” wide at a height of 7’0” from floor level in all the bed room at one side. 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: 1. Modular switches – NORWOOD/ROMA Switches, 2. Orbit or Norwood wires, 3. A/C Point in all Bedrooms, 4. 5Amps at every switch box, 5. 4nos of 15Amps provided, 6. TV point in all bedrooms and hall. 7. Mixed Tap with cold water and hot water provided with shower. (PARRYWARE) 8. PVC pipe for External & CPVC pipe for Internal Concealed pipe. 9. Two ceramic wash basin.10. One INDIAN Closet with Tank and one WESTERN Closet. 11. Switch points as per customer choice.

DOORS: 1.African Teak 1<sup>st</sup> Quality Main Door 3’3”X7’0” with polishing, 2. Other doors -2<sup>nd</sup> Quality Teak frame with premium Flush doors 3’0”X7’0”, 3. Toilet – WPC door With panel , 4. Windows – UPVC Sliding window with grill and fittings provided. French window in UPVC sliding connecting Balcony (Mosquito Mesh Attached) 5. Grill – MS Square 8mm

Flooring: 2x2 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.50/sq.ft)

For Staircase: Granite stone will be fixed for flooring and Stainless 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 Tractor 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: Rough cement flooring with UV Tiles top covered by 12”x12”weathering proof tiles.

***CCTV Surveillance 24X7/Automatic LIFT – 6 passengers/Covered CAR-2Wheeler parking /Video Door Phone /Rain Water Harvesting/2nos–Borewell/Pressure pump***



