



PATSON CROWN

1. Floor Plan
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Site Address: Plot No.B (Eastern Side Part 1B & Part 2)
Devi Street, Gardeen Woodroof Nagar, Old Pallavaram,
Chennai – 600 117. (Adjacent Plot of PATSON PEARL)

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 12346 /99625 37799

Architectural floor plan of a two-story residential building, showing two units (G1 and G2) and a central staircase/lift area. The plan includes dimensions, room names, and a north arrow.

Unit G1 - 650 SQ. FT. (Top Unit)

- FOYER: 6'7 1/2" x 3'7"
- LIVING: 10'0" x 13'3 1/2"
- KITCHEN: 8'0" x 6'0"
- BEDROOM 1: 9'7" x 9'1 1/2"
- BEDROOM 2: 10'1 1/2" x 9'0"
- A. TOILET: 6'1 1/2" x 3'6"
- C. TOILET: 6'0" x 3'6"
- STAIRCASE: UP/DN
- LIFT: 4'8 3/4" x 5'6"

Unit G2 - 770 SQ. FT. (Bottom Unit)

- LIVING: 10'1 1/2" x 14'10 1/2"
- KITCHEN: 10'1 1/2" x 10'0"
- BEDROOM 1: 9'6" x 10'0"
- BEDROOM 2: 9'6" x 11'0"
- A. TOILET: 6'0" x 3'6"
- C. TOILET: 6'0" x 3'6"
- STAIRCASE: UP/DN
- LIFT: 4'8 3/4" x 5'6"

Common Areas and Features:

- CAR PARKING: 3 cars (25'-0" x 10'-0" each)
- ROAD: 26'-0" (top), 25'-4" (bottom), 48'-7" (left), 48'-4" (right)
- North Arrow: N, S, E, W

GROUND FLOOR PLAN
*Note :- COMMON AREA = 21%

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SECOND FLOOR PLAN

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PATSON CROWN Apartment

Garden Woodroffe Nagar Pallavaram PRICE DETAILS

Date:01.03.2025

DETAIL/ FLAT NAME	G1 2BHK	G2 2BHK	F1 3BHK	F2 3BHK	S1 3BHK	S2 3BHK
PLINTH AREA	650	770	1295	1275	1295	1275
UDS SHARE	259	306	514	506	514	506
FACING	SOUTH	NORTH	EAST	NORTH	EAST	NORTH
RATE per SQ.FT	6,500/-	BOOKED	6,500/-	6,500/-	6,500/-	6,500/-
EB Charges	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
UGD Charges	30,000	30,000	30,000	30,000	30,000	30,000
REG. Charges*	3,82,000	XXXXX	7,04,000	6,62,000	7,04,000	6,62,000
GST5% Charges*	2,55,000	XXXXX	4,85,000	4,55,000	4,85,000	4,55,000
TDS 1% Charges*	51,000	XXXXX	97,000	91,000	97,000	91,000
Covered CAR Parking	2,50,000	2,50,000	2,50,000	2,50,000	2,50,000	2,50,000
TOTAL	52,83,000	XXXXXX	1,00,73,500	99,17,500	1,00,73,500	99,17,500

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 : 1. RCC framed for beams, slabs, lintels, etc.. 2. AAC 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. Diamond 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 1st Quality Main Door 3'6"X7'0" with polishing, 2. Other doors -2nd Quality Teak frame with premium Flush doors 3'0"X7'0", 3. Toilet – PVC hard door single panel, 4. Windows – UPVC open window with grill and fittings provided. French window in UPVC sliding connecting Balcony. 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.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 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 : Lime brick jelly with top covered by 12"x12" weathering proof tiles.

CCTV Surveillance 24X7/Automatic LIFT – 6 passengers /Covered CAR-2 Wheeler parking /Rain Water Harvesting/2nos–Borewells/ Automatic Water Controller/ Sump 12000 Litres / OHT 8000 Litres

