



## **PATSON HARMONY Apartment**

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

Site Address: Plot No.5, Door No.6/1A, Bharathi Nagar 4<sup>th</sup> Street, Zamin Pallavaram Chennai – 600 043.

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

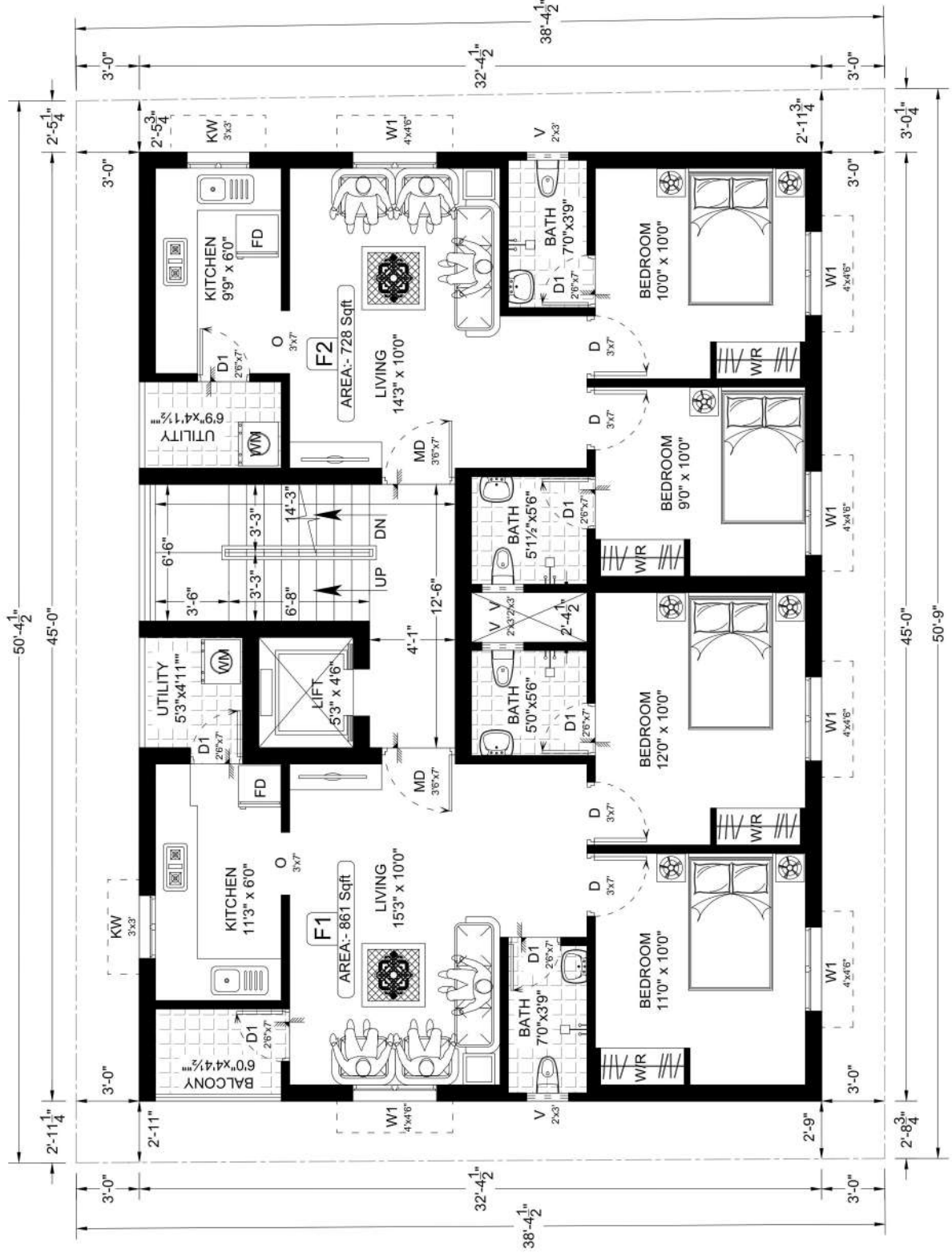
Email: [patsonbuilders@gmail.com](mailto:patsonbuilders@gmail.com);

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

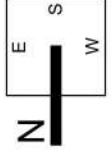
**Cell : 99625 37799/99625 12346**

**POSSESSION : NOV' 2025**





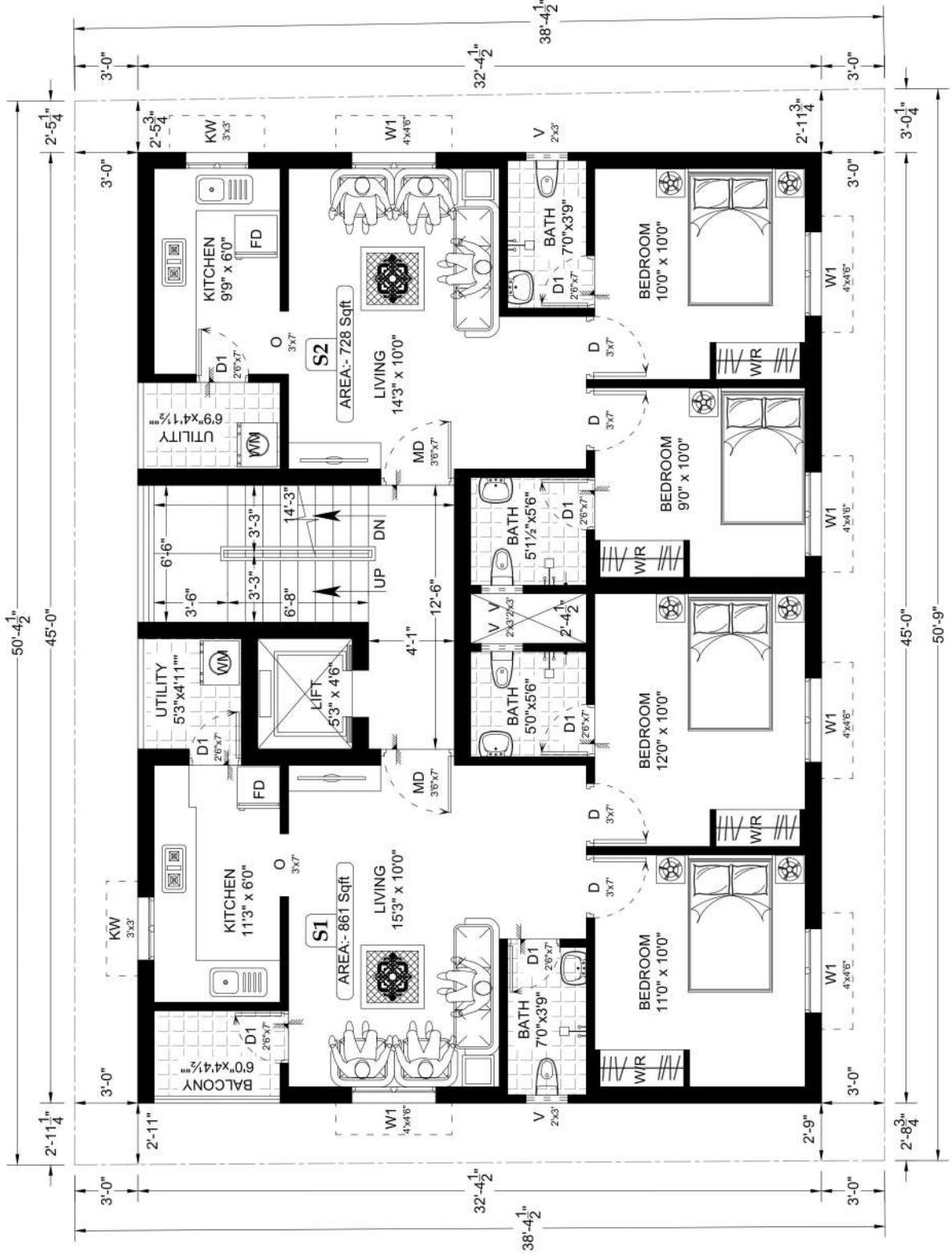
BUILDINGS DO HAVE A SOUL. THAT COULD RESPOND TO THE MOOD YOU ARE IN, BE IN TUNE TO WHAT YOU ARE DOING.



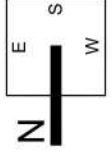
CA = 24%

# FIRST FLOOR



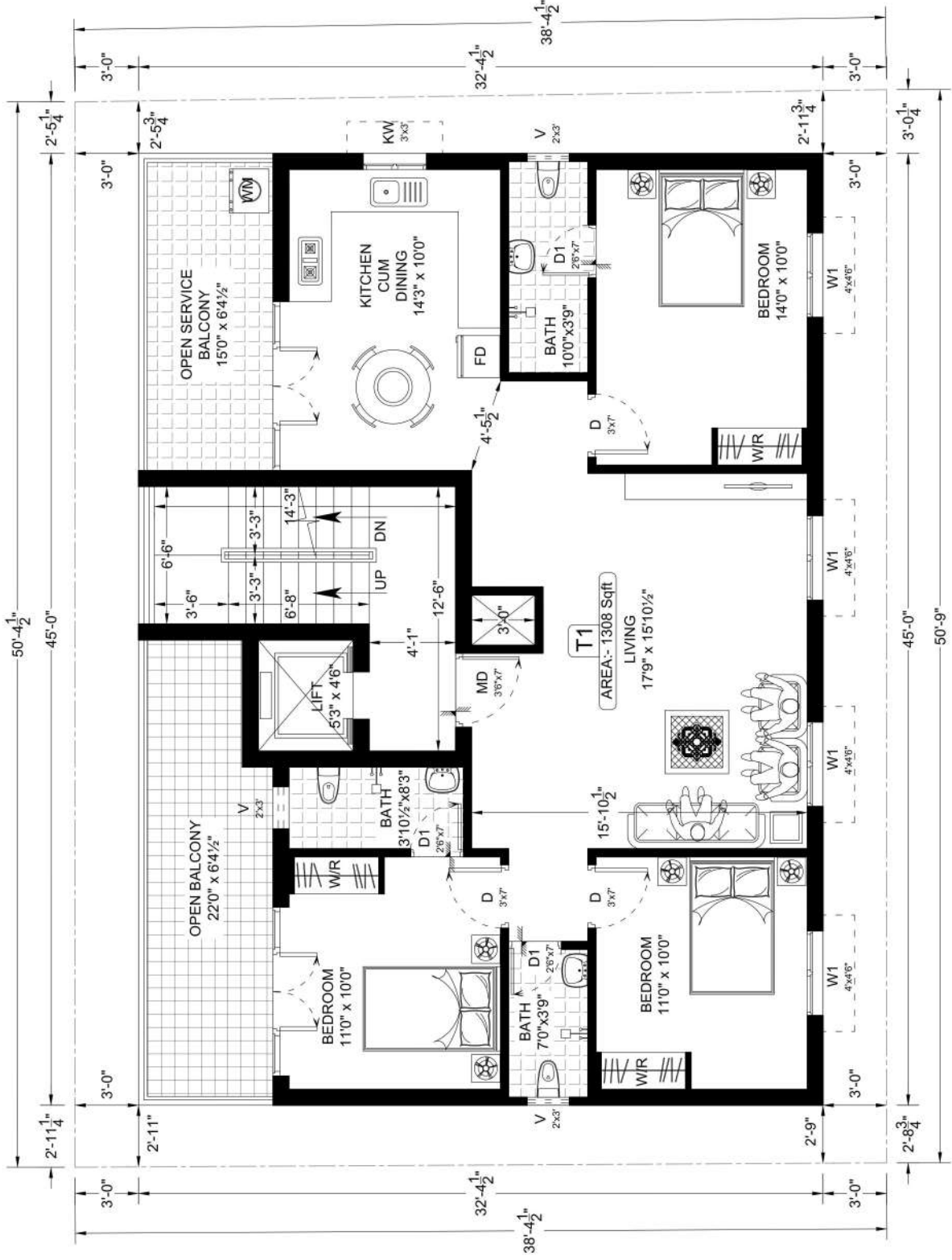


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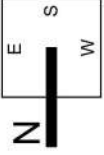


CA = 24%

# SECOND FLOOR



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



CA = 24%

# THIRD FLOOR

# PATSON HARMONY Apartment

@ Zamin Pallavaram

PRICE DETAILS

Date:01.03.2025

DETAIL/ FLAT NAME	<b>F1 2BHK</b>	<b>F2 2BHK</b>	<b>S1 2BHK</b>	<b>S2 2BHK</b>	<b>T1 (PT) 3BHK</b>
SALE AREA	868	728	868	728	1308
UDS SHARE	338	284	338	284	510
FACING	SOUTH	NORTH	SOUTH	NORTH	EAST
RATE PER SQ.FT	<b>Booked</b>	<b>6,700/-</b>	<b>Booked</b>	<b>6,700/-</b>	<b>Booked</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	4,38,000	XXXXX	4,45,000	XXXXX
GST 5% Charges*	XXXXX	2,95,000	XXXXX	3,00,000	XXXXX
TDS 1% Charges*	XXXXX	59,000	XXXXX	60,000	XXXXX
Covered CAR Parking	2,50,000	2,50,000	2,50,000	2,50,000	2,50,000
<b>TOTAL</b>	<b>XXXXXX</b>	<b>60,39,600</b>	<b>XXXXXX</b>	<b>60,52,600</b>	<b>XXXXXX</b>

Note: Price quoted above are subject to change every 30 days according to its development.\*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.

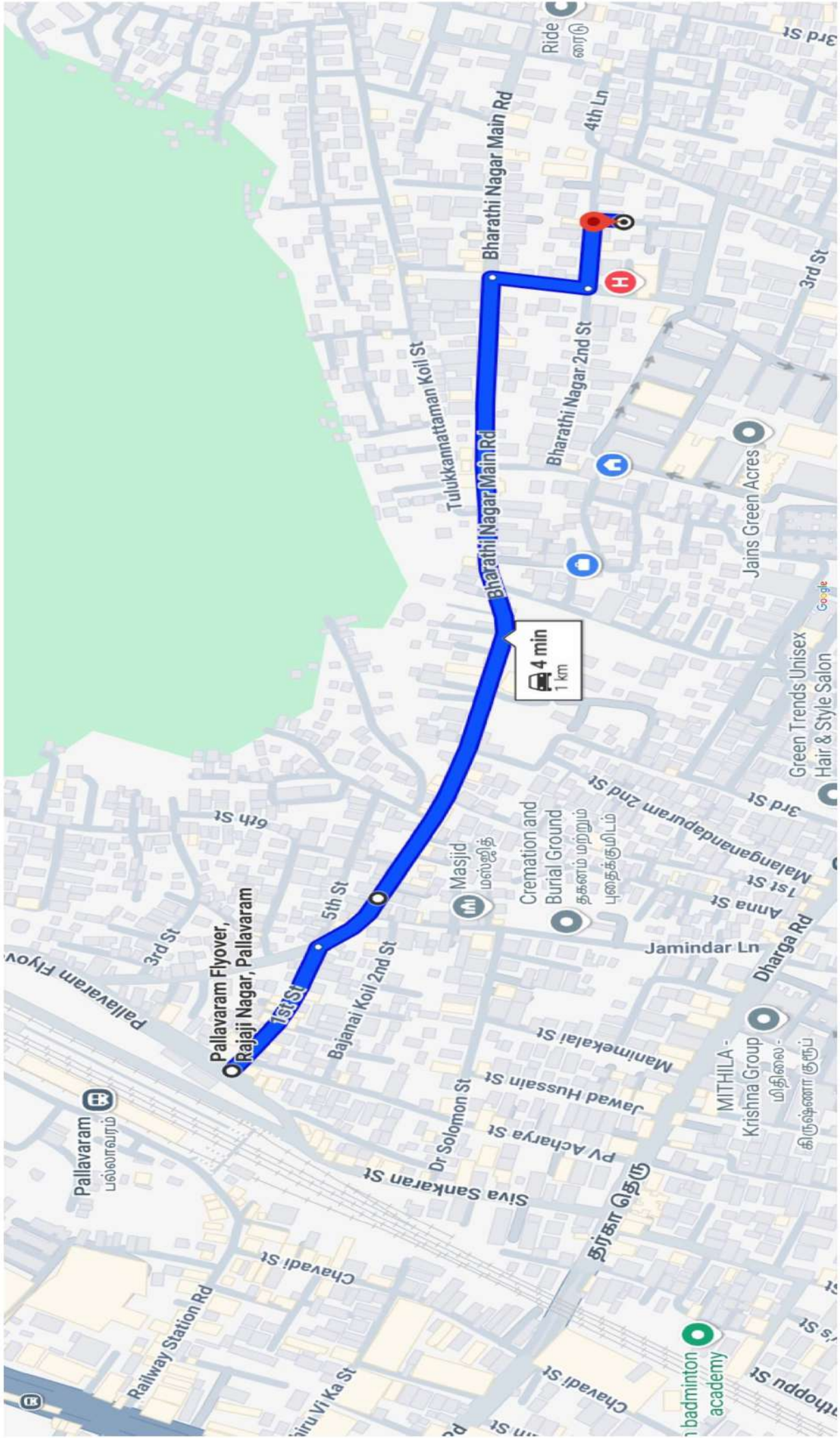
For Car parking: Paver blocks will be laid throughout by marking respective flat number in Yellow paint with Lights.

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***





Pallavaram Flyover,  
Rajaji Nagar, Pallavaram

Bharathi Nagar Main Rd

4 min  
1 km

Tulukannattaman Koil St

Bharathi Nagar Main Rd

Bharathi Nagar 2nd St

Cremation and  
Burial Ground  
தகனம் மற்றும்  
புதைக்குமிடம்

Masjid  
மஸ்ஜித்

MITHILA -  
Krishna Group  
மிதிலை -  
கிருஷ்ணா குரூப்

badminton  
academy

Green Trends Unisex  
Hair & Style Salon

Jains Green Acres

Pallavaram  
பல்லாரவரம்

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