



## **PATSON POLARIS Apt**

**1. Floor Plan**

**2. Price List**

**3. Specifications**

**4. Key Plan**

Site Address: Plot No.6A, Old Door No.46A, New Door No 48C,  
Bharathi Nagar Main Road, Zamin Pallavarm 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);

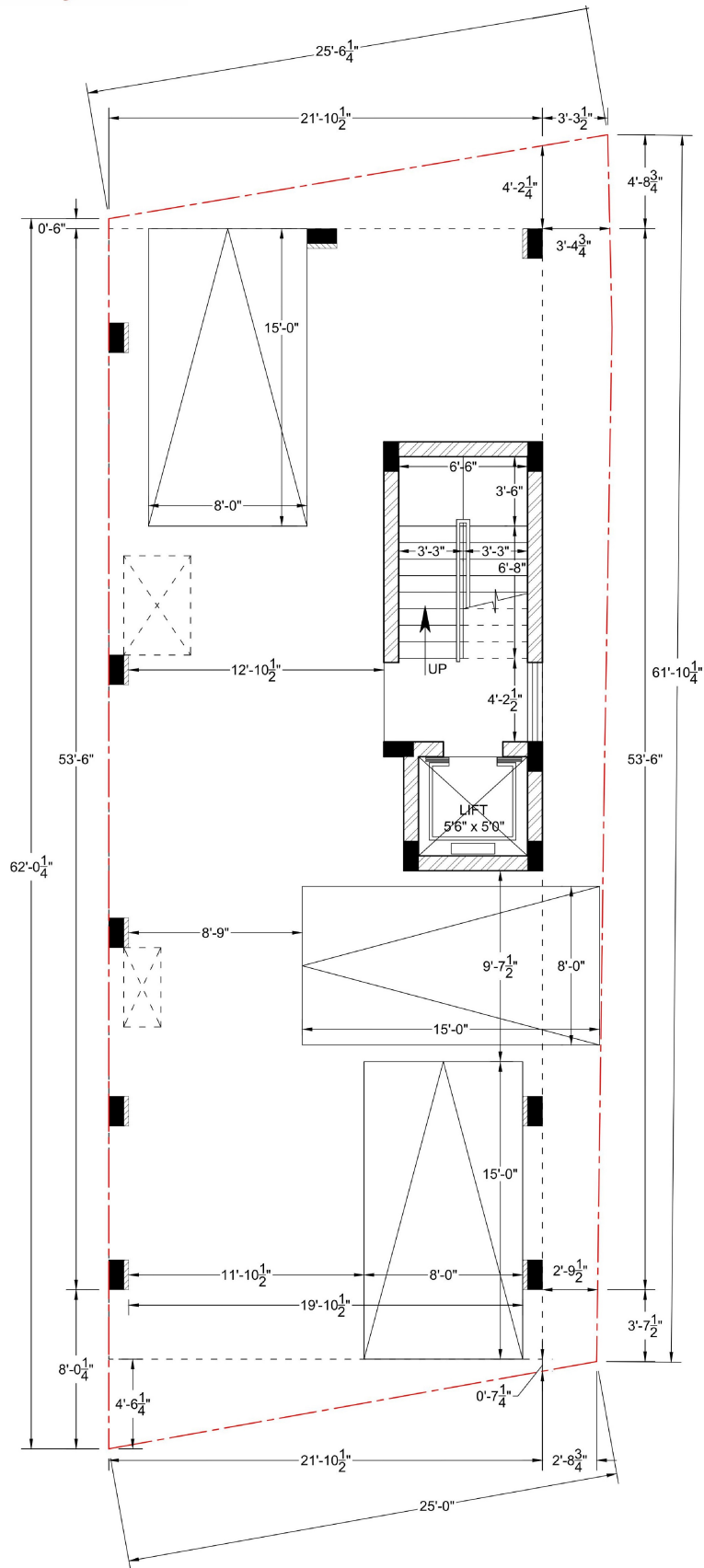
website: [www.patsonbuilders.com](http://www.patsonbuilders.com)

**Cell : 99625 37799/99625 12346**

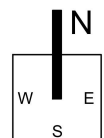
**POSSESSION : APRIL' 2026**



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

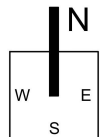
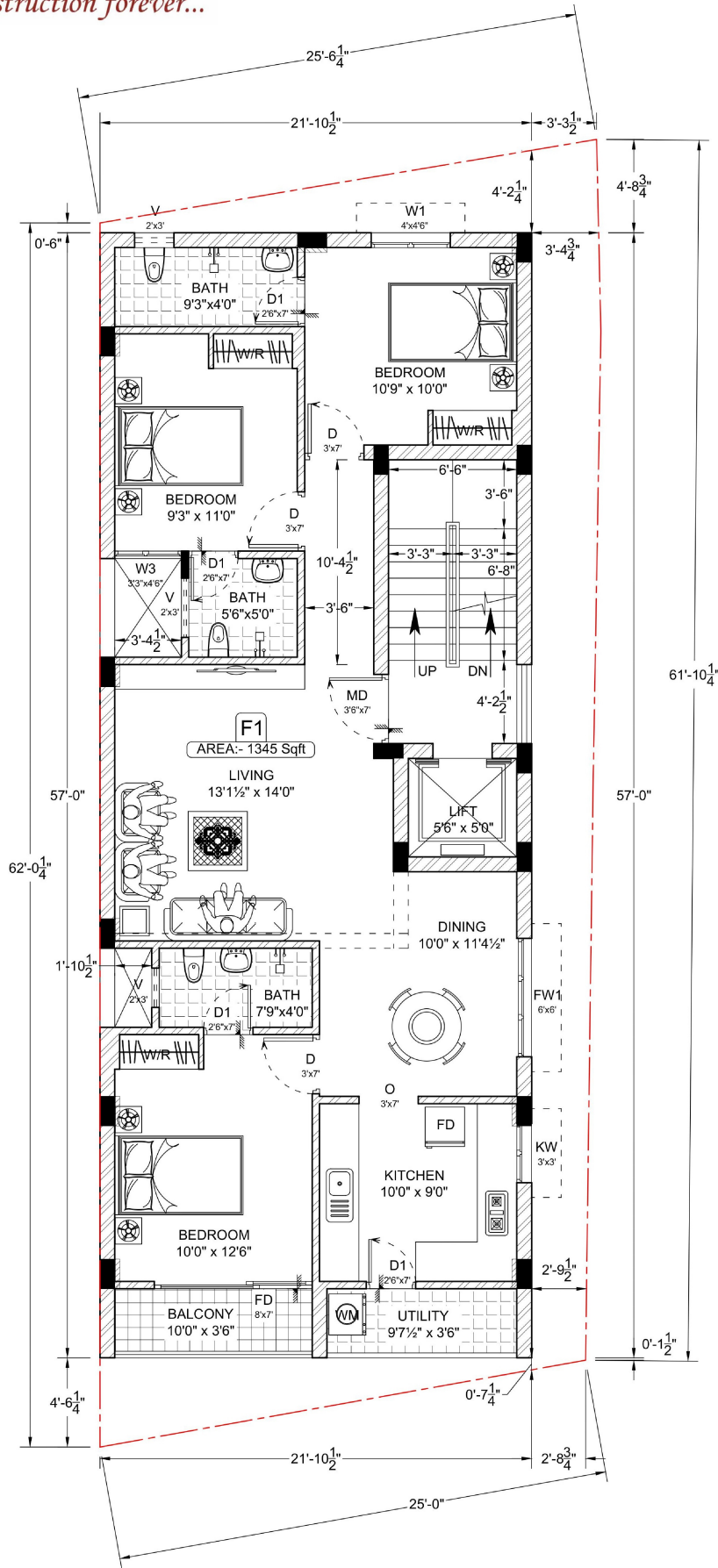


**GROUND FLOOR PLAN**



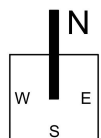
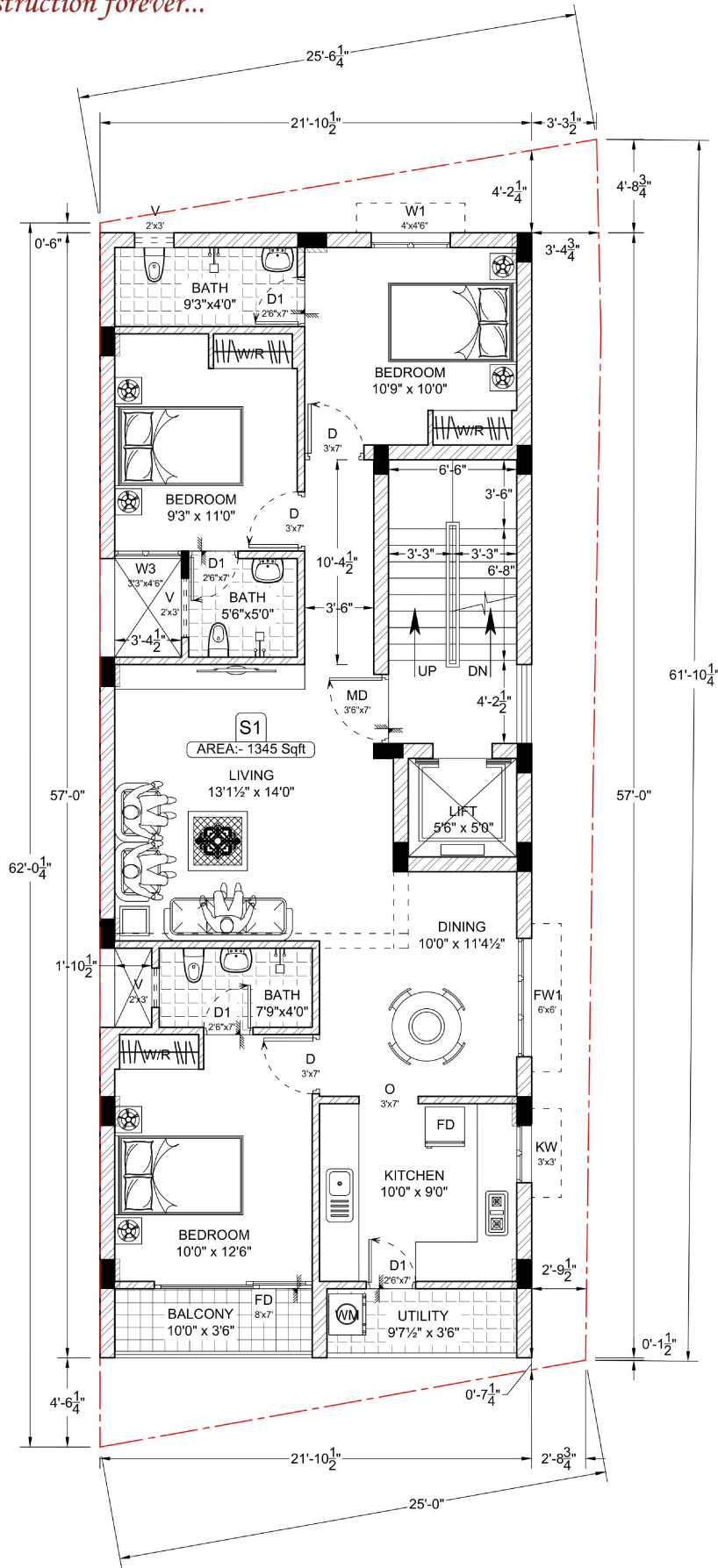


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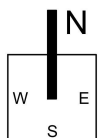
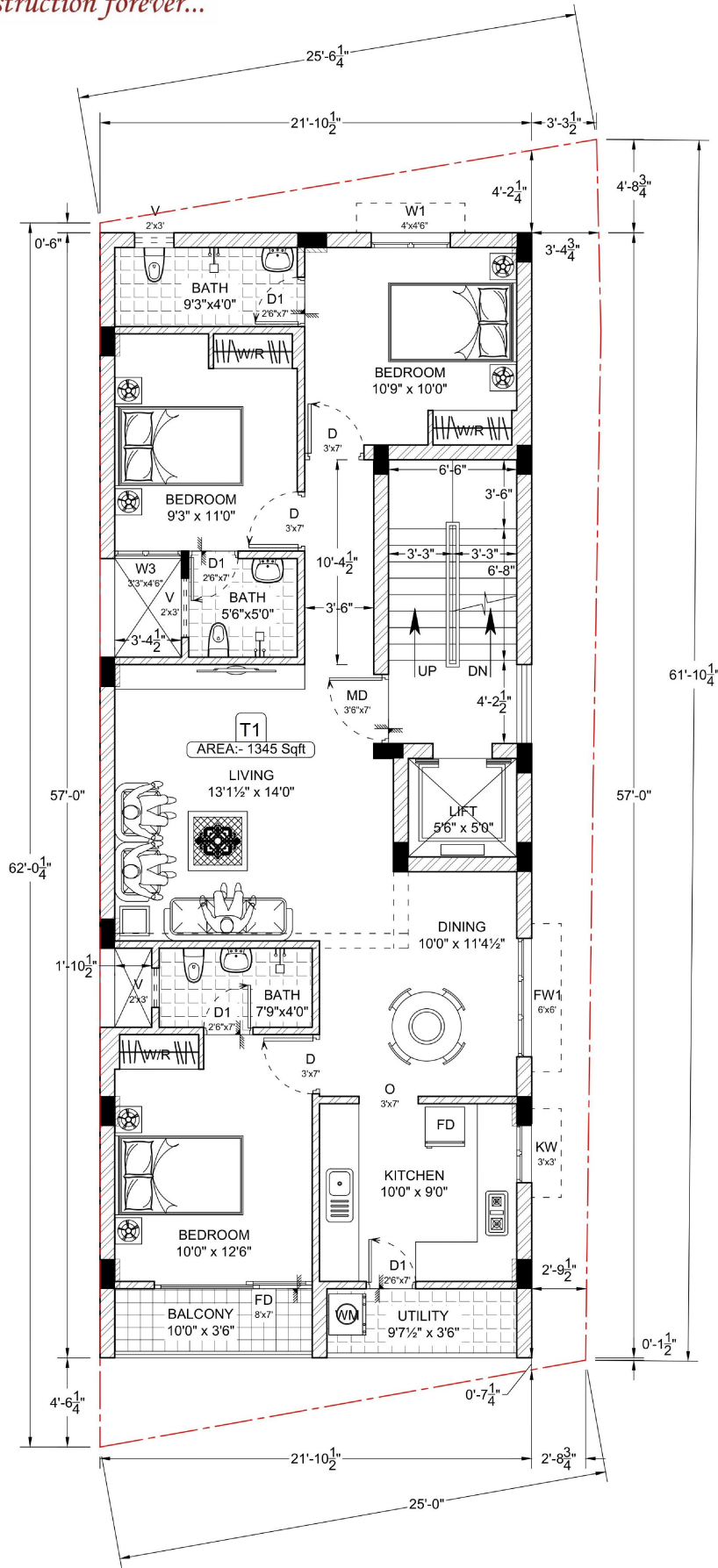


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# PATSON POLARIS Apartment

@ Bharathi Nagar Main Road

PRICE DETAILS

Date: 01-05-2025

DETAIL/ FLAT NAME	F1 3 BHK	S1 3 BHK	T1 3 BHK
SALE AREA	1345	1345	1345
UDS SHARE	508	508	509
FACING	EAST	EAST	EAST
RATE per SQ.FT	6,900/-	6,900/-	6,900/-
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. Charges*	7,81,000	7,81,000	7,81,000
GST 5% Charges*	5,40,000	5,40,000	5,40,000
TDS 1% Charges*	1,08,000	1,08,000	1,08,000
Covered CAR Parking	2,50,000	2,50,000	2,50,000
<b>TOTAL</b>	<b>1,10,94,500</b>	<b>1,10,94,500</b>	<b>1,10,94,500</b>

Note: Price quoted above are subject to change every 30 days according to its development. \*Will Change according to agreement value; MODT Charges Not Calculated.

# 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
- ❖ Ceiling Height - 11'0" (Eleven Feet)

## **Kitchen Platform**

- ❖ 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**

- ❖ Modular switches - GM Switches or Equivalent
- ❖ ORBIT wires or Equivalent
- ❖ A/C Point Hall & Bedrooms
- ❖ 5Amps at every switch box
- ❖ 6nos of 15Amps provided
- ❖ TV point in all bedrooms and hall
- ❖ DIVERTER with cold water and hot water provided with shower (JAGUAR)
- ❖ PVC pipe for External & CPVC pipe for Internal Concealed pipe
- ❖ Three ceramic wash basin
- ❖ WESTERN closet for all bathrooms ( JAGUAR OR EQUIVALENT )
- ❖ Switch points as per customer choice.

## **DOORS**

- ❖ African Teak 1<sup>st</sup> Quality Main Door 3'6"X7'0" with polishing (Price -20,000)
- ❖ Other doors -2<sup>nd</sup> Quality Teak frame with premium Flush doors 3'0"X8'0" (Price -6,000)
- ❖ Toilet - WPC door (Price - 4,000)
- ❖ 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.70/ sq.ft, Whereas Toilet 7'0" height Wall Tiles and Kitchen 2' ht Wall Tiles provided-Rs.50/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 - 5000 litres // Bore Sump - 8000 litres  
Pressure Pump // Metro Over Head Tank - 2500 litres  
Bore Over Head Tank - 4500 litres**



