



PATSON BANYAN TREE Apartment

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

Site Address: Plot No.18B, Door No.16, Bharathi Nagar 2nd Street, Zamin Pallavaram, Chennai 600 043,

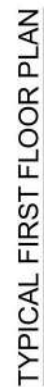
Office address : #353, Shop no: S, Amala Annai Church Complex, GST Road, Chromepet, Chennai – 600 044.

Email: patsonbuilders@gmail.com;

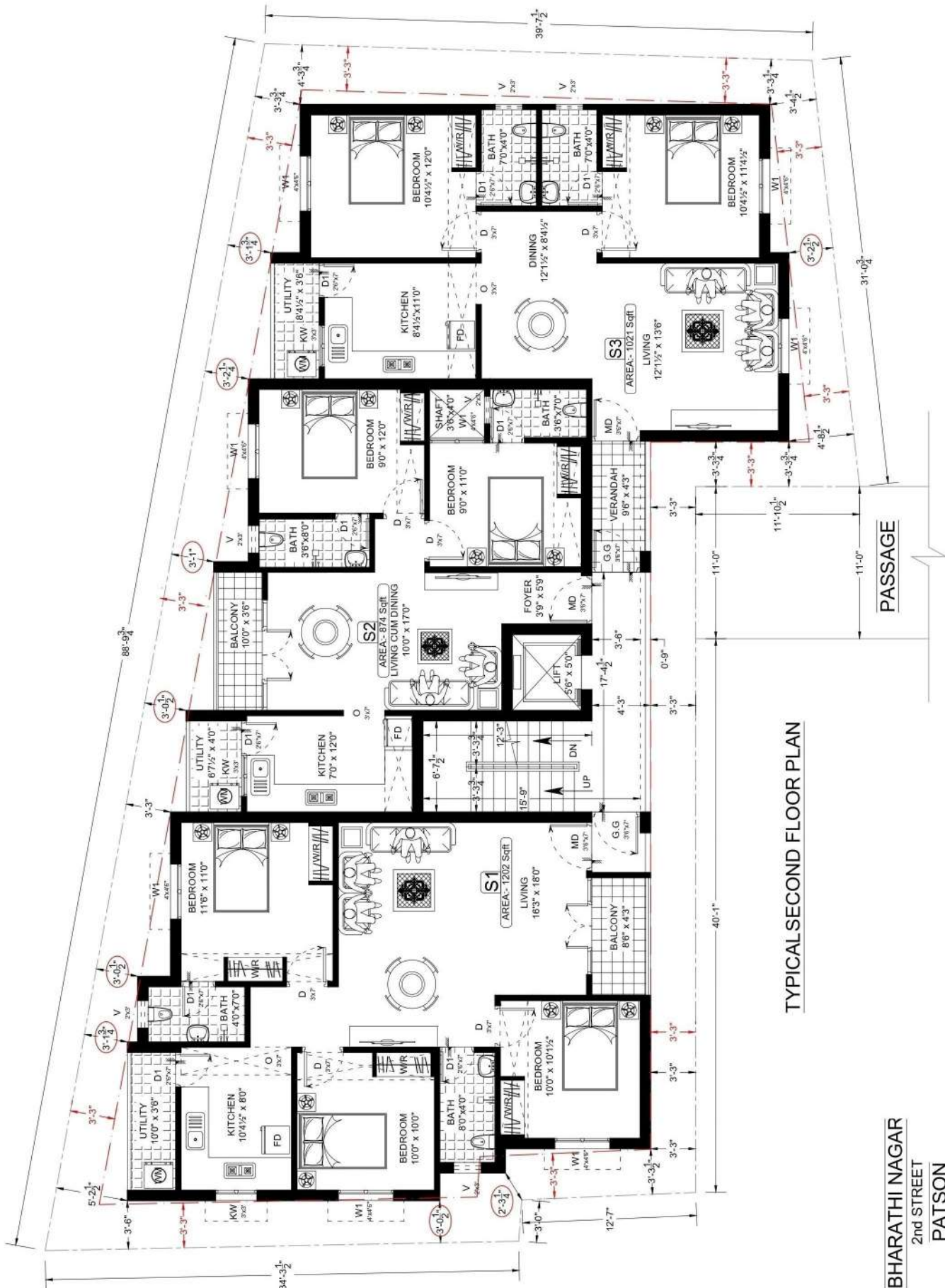
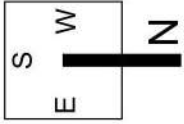
website: www.patsonbuilders.com

Cell : 99625 37799 / 99625 12346

POSSESSION : NOVEMBER' 2025

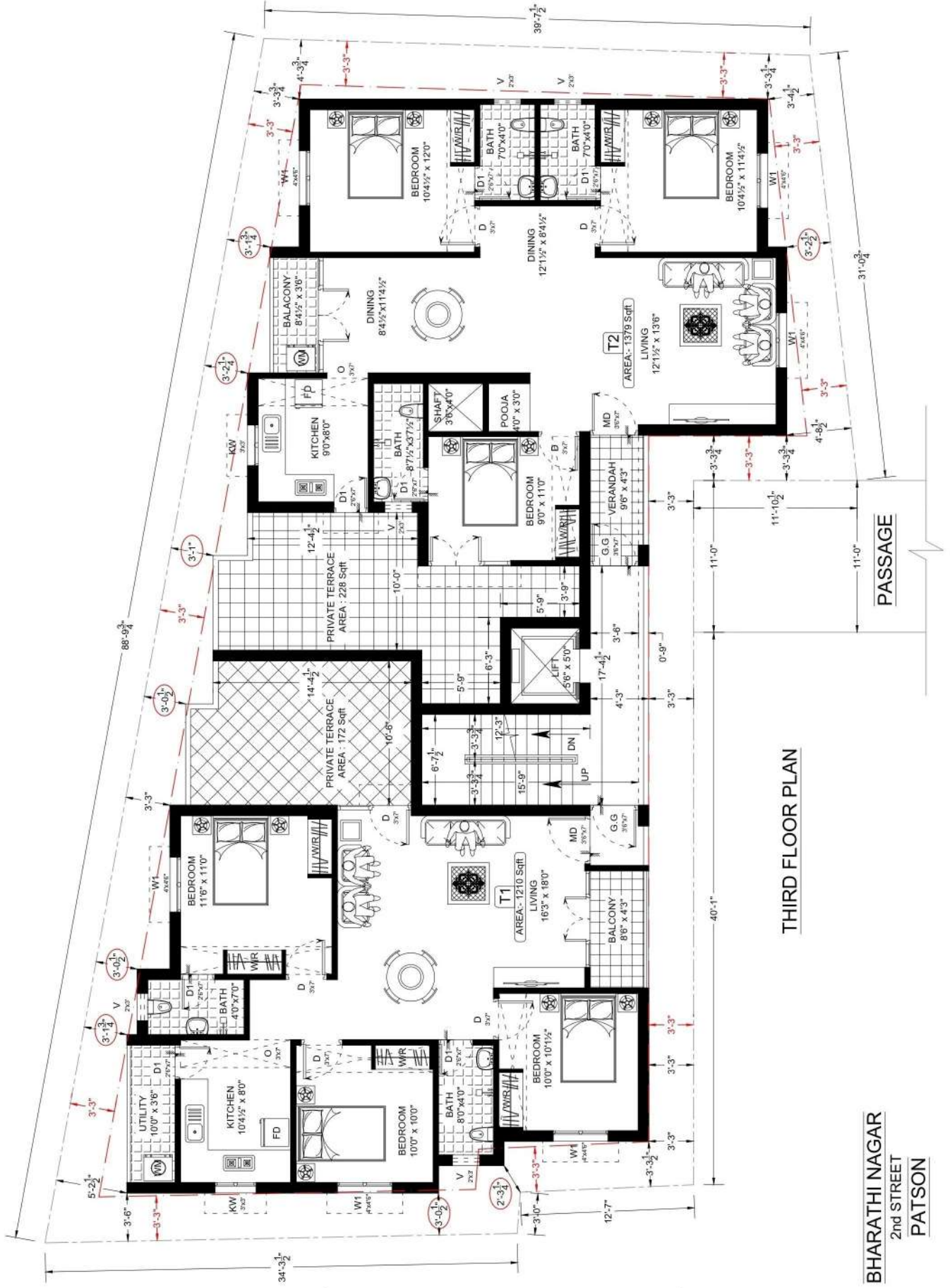
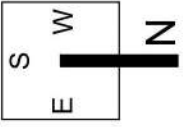


BUILDINGS DO HAVE A SOUL, THAT COULD RESPOND TO THE MOOD YOU ARE IN, BE IN TUNE TO WHAT YOU ARE DOING.



TYPICAL SECOND FLOOR PLAN

BHARATHI NAGAR
2nd STREET
PATSON



PATSON BANYAN TREE Apartment

@BharathiNagar Zamin Pallavaram **PRICE DETAILS**

Date: 01.05.2025

DETAIL / FLAT NAME	F1 3 BHK	S1 3 BHK	S2 2 BHK	S3 2 BHK
SALE AREA	1202	1202	874	1021
UDS SHARE	485	485	352	412
FACING	NORTH	NORTH	NORTH	EAST
RATE per SQ.FT	6,700/-	BOOKED	BOOKED	BOOKED
EB Charges	75,000	75,000	75,000	75,000
WATER Charges	30,000	30,000	30,000	30,000
UGD Charges	30,000	30,000	30,000	30,000
REG. Charges*	6,97,000	XXXXXX	XXXXXX	XXXXXX
GST 5% Charges*	4,80,000	XXXXXX	XXXXXX	XXXXXX
TDS 1% Charges*	96,000	XXXXXX	XXXXXX	XXXXXX
Covered CAR Parking	2,50,000	2,50,000	2,50,000	2,50,000
TOTAL	97,11,400	XXXXXXXX	XXXXXXXX	XXXXXXXX

Note: Price quoted above are subject to change every 30 days according to its development. *Will Change according to agreement value; flat No :-F2, F3, T1, T2, Not For Sale, MODT Charges Not Calculated.

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 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 – 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

