



PATSON PARKHOUSE Apartment

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

Site Address: Door No.4, Srinivasa Street, Radha Nagar, Chromepet, Chennai 600 044 (Next to PATSON SUNSHINE)

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Cell : 99625 37799/99625 12346

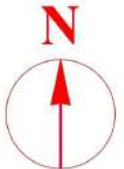
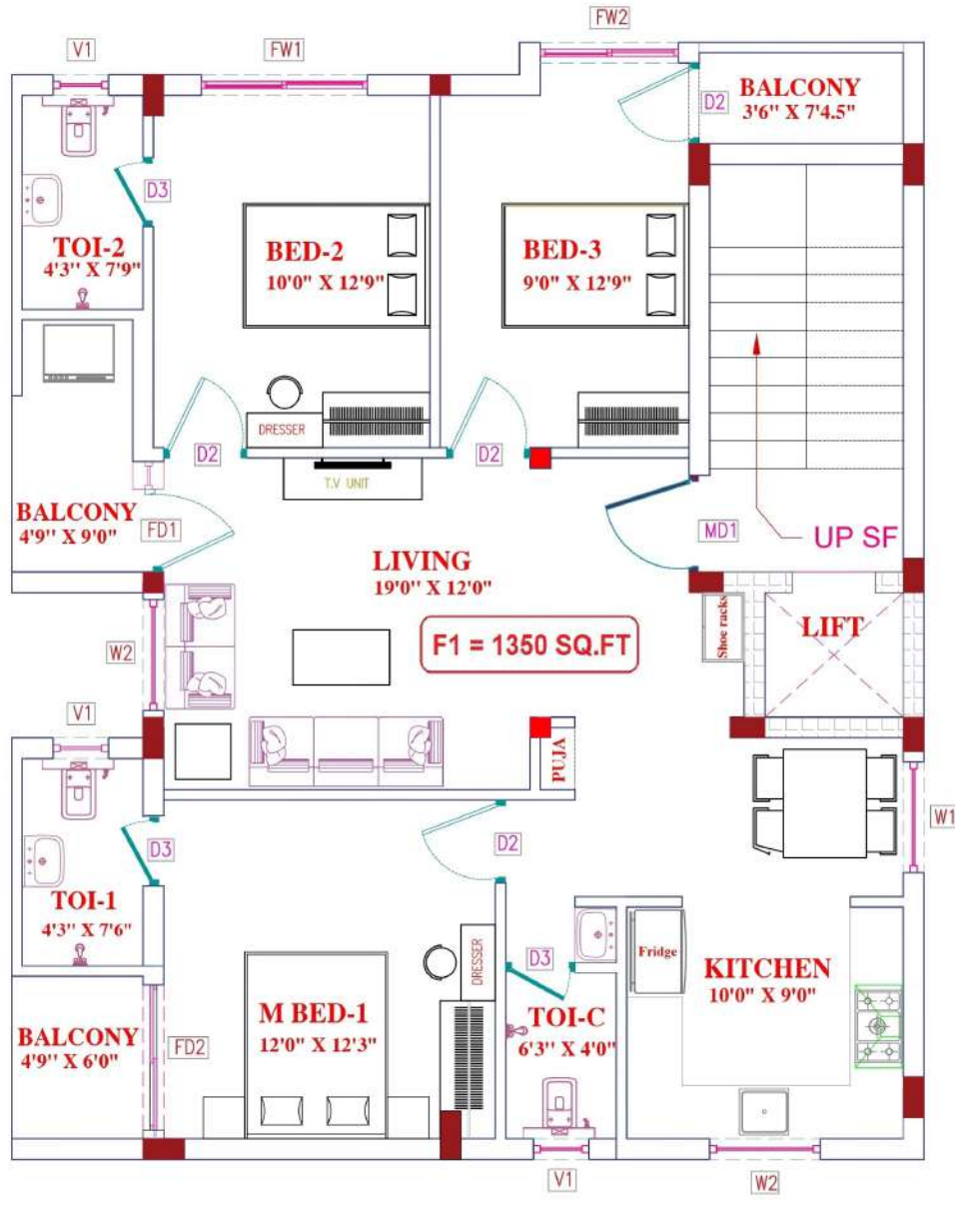
POSSESSION :AUGUST' 2025



Note : COMMON AREA =21%



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



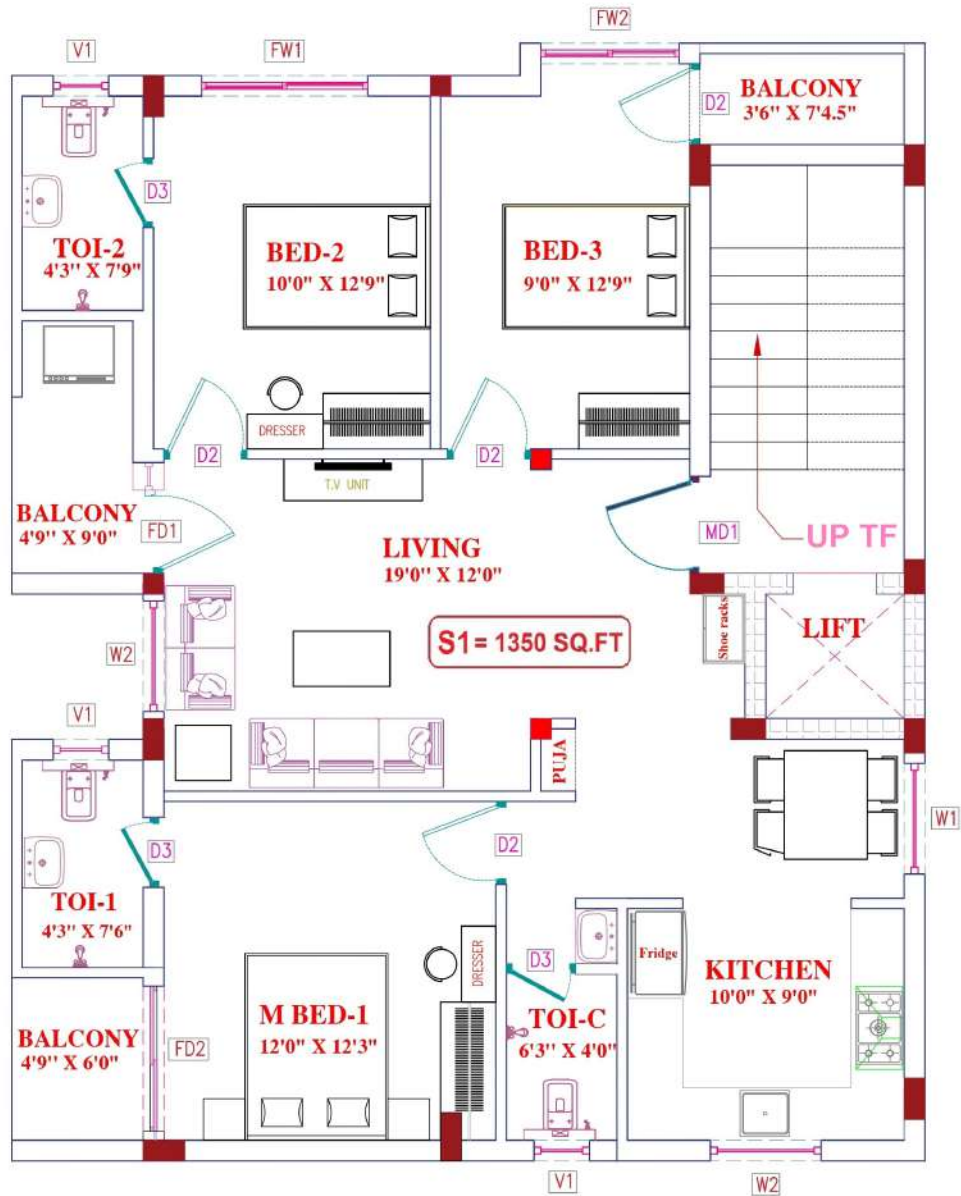
PATSON PARKHOUSE

FIRST FLOOR PLAN

Note : COMMON AREA = 21%



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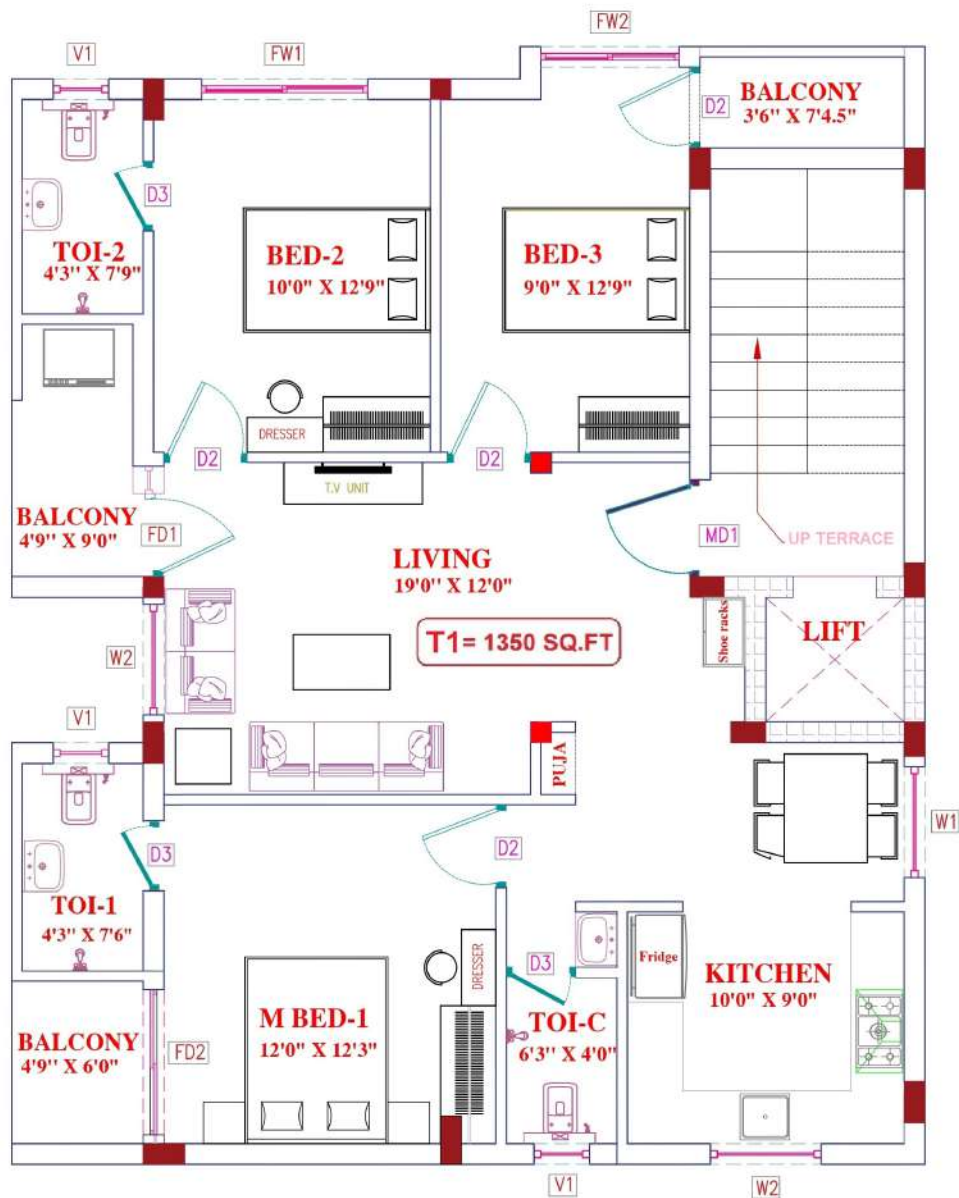
PATSON PARKHOUSE

SECOND FLOOR PLAN

Note : COMMON AREA = 21%



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PATSON PARKHOUSE

THIRD FLOOR PLAN

Note : COMMON AREA =21%

PATSON PARK HOUSE Apartment

Srinivasalu Naidu Street Chromepet **PRICE DETAILS** Date: 01-05-2025

DETAIL/ FLAT NAME	F1 3 BHK	S1 3 BHK	T1 3 BHK
SALE AREA	1350	1350	1350
UDS SHARE	497	497	497
FACING	EAST	EAST	EAST
RATE per SQ.FT	7,600 /-	7,600 /-	7,800 /-
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 7% Charges*	8,86,000	8,86,000	9,07,000
GST 5% Charges*	6,15,000	6,15,000	6,30,000
TDS 1% Charges*	1,23,000	1,23,000	1,26,000
Covered CAR Parking – 2 Nos	5,00,000	5,00,000	5,00,000
TOTAL	1,25,19,000	1,25,19,000	1,28,28,000

Note: Price quoted above are subject to change every 30 days according to its development. *Will Change according to agreement value; T1 = Ceiling height -13'0" 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
- ❖ ORBIT wires
- ❖ 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
- ❖ THREE WESTERN closet (JAGUAR)
- ❖ Switch points as per customer choice.

DOORS

- ❖ African Teak 1st Quality Main Door 3'6"X8'0" with polishing
- ❖ Other doors -2nd Quality Teak frame with premium Flush doors 3'0"X8'0"
- ❖ Toilet – WPC door
- ❖ 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.75/ sq.ft, Whereas Toilet 8' 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.

False Ceiling With Lights // Complete Interior Package

Terrace Garden // CCTV 24 X 7

Video Door Phone // Automatic Water Controller

Automatic Lift -6 Passengers – upto Terrace

Metro Water Sump - 4000 litres // Bore Sumps – 6000 litres

Pressure Pump // Metro Over Head Tank // Bore Over Head Tank

COMMON AREA – BACK UP

