



PATSON PARAGON Apt

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

Site Address: Plot No.68A, Door No.19/14A,
Bharathiyar Street, Gandhi Nagar, Chromepet, Chennai
600 044

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POSSESSION : JAN' 2026

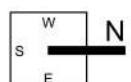
Architectural floor plan of a building with the following dimensions and features:

- Overall Dimensions:**
 - Top: 16'-11 $\frac{3}{4}$ " (Total), 1'-6" (Left offset), 15'-7 $\frac{1}{2}$ " (Main span), 2'-0" (Right offset).
 - Left: 2'-2 $\frac{1}{4}$ " (Top offset), 69'-1 $\frac{1}{2}$ " (Main height), 74'-10 $\frac{3}{4}$ " (Total height).
 - Right: 2'-0" (Top offset), 67'-1 $\frac{1}{2}$ " (Main height).
 - Bottom: 21'-4 $\frac{1}{2}$ " (Main width), 3'-3 $\frac{1}{2}$ " (Right offset).
- Rooms and Features:**
 - F1:** Front room with a height of 16'-0".
 - S1:** Side room with a height of 11'-6".
 - T1:** Toilet room with a height of 15'-0" and a width of 8'-0".
 - LIFT:** A lift shaft measuring 5'1 $\frac{1}{2}$ " x 5'0".
 - UP:** An upward arrow indicating the direction of the stairs.
- Other Dimensions:**
 - 15'-11 $\frac{1}{2}$ " (Distance between F1 and S1).
 - 8'-0" (Width of F1 and S1).
 - 16'-1 $\frac{1}{2}$ " (Total width of F1 and S1).
 - 11'-11 $\frac{1}{2}$ " and 11'-3" (Distances from the left wall to the lift area).
 - 6'-6" (Width of the lift area).
 - 3'-6" (Height of the lift area).
 - 3'-3" (Width of the lift area).
 - 15'-1 $\frac{1}{2}$ " (Total width of the lift area).
 - 7'-6" (Height of the lift area).
 - 4'-1 $\frac{1}{2}$ " (Height of the lift area).
 - 1'-1 $\frac{1}{2}$ " (Offset from the right wall to the lift area).
 - 25'-6" (Distance from the bottom left corner to the lift area).
 - 3'-7 $\frac{1}{4}$ " (Offset from the bottom left corner to the lift area).
 - 68'-8 $\frac{1}{2}$ " (Distance from the right wall to the lift area).
 - 2'-1 $\frac{1}{2}$ " (Offset from the right wall to the lift area).
 - 0'-2" (Offset from the right wall to the lift area).
 - 19'-4 $\frac{1}{2}$ " (Distance from the left wall to the lift area).
 - 11'-3" (Distance from the left wall to the lift area).
 - 1'-6" (Offset from the left wall to the lift area).
 - 15'-7 $\frac{1}{2}$ " (Main span of the building).
 - 16'-11 $\frac{3}{4}$ " (Total width of the building).
 - 2'-2 $\frac{1}{4}$ " (Top offset of the building).
 - 74'-10 $\frac{3}{4}$ " (Total height of the building).
 - 69'-1 $\frac{1}{2}$ " (Main height of the building).
 - 67'-1 $\frac{1}{2}$ " (Main height of the building).
 - 2'-0" (Right offset of the building).
 - 21'-4 $\frac{1}{2}$ " (Main width of the building).
 - 3'-3 $\frac{1}{2}$ " (Right offset of the building).
 - 3'-7 $\frac{1}{4}$ " (Offset from the bottom left corner to the lift area).
 - 25'-6" (Distance from the bottom left corner to the lift area).
 - 1'-1 $\frac{1}{2}$ " (Offset from the right wall to the lift area).
 - 4'-1 $\frac{1}{2}$ " (Height of the lift area).
 - 7'-6" (Height of the lift area).
 - 3'-3" (Width of the lift area).
 - 6'-6" (Width of the lift area).
 - 15'-1 $\frac{1}{2}$ " (Total width of the lift area).
 - 11'-3" (Distance from the left wall to the lift area).
 - 11'-11 $\frac{1}{2}$ " (Distance from the left wall to the lift area).
 - 16'-1 $\frac{1}{2}$ " (Total width of F1 and S1).
 - 8'-0" (Width of F1 and S1).
 - 15'-11 $\frac{1}{2}$ " (Distance between F1 and S1).
 - 16'-0" (Height of F1).
 - 11'-6" (Height of S1).
 - 5'1 $\frac{1}{2}$ " x 5'0" (LIFT).
 - UP (Upward arrow).
 - ROAD (Label for the road at the bottom).

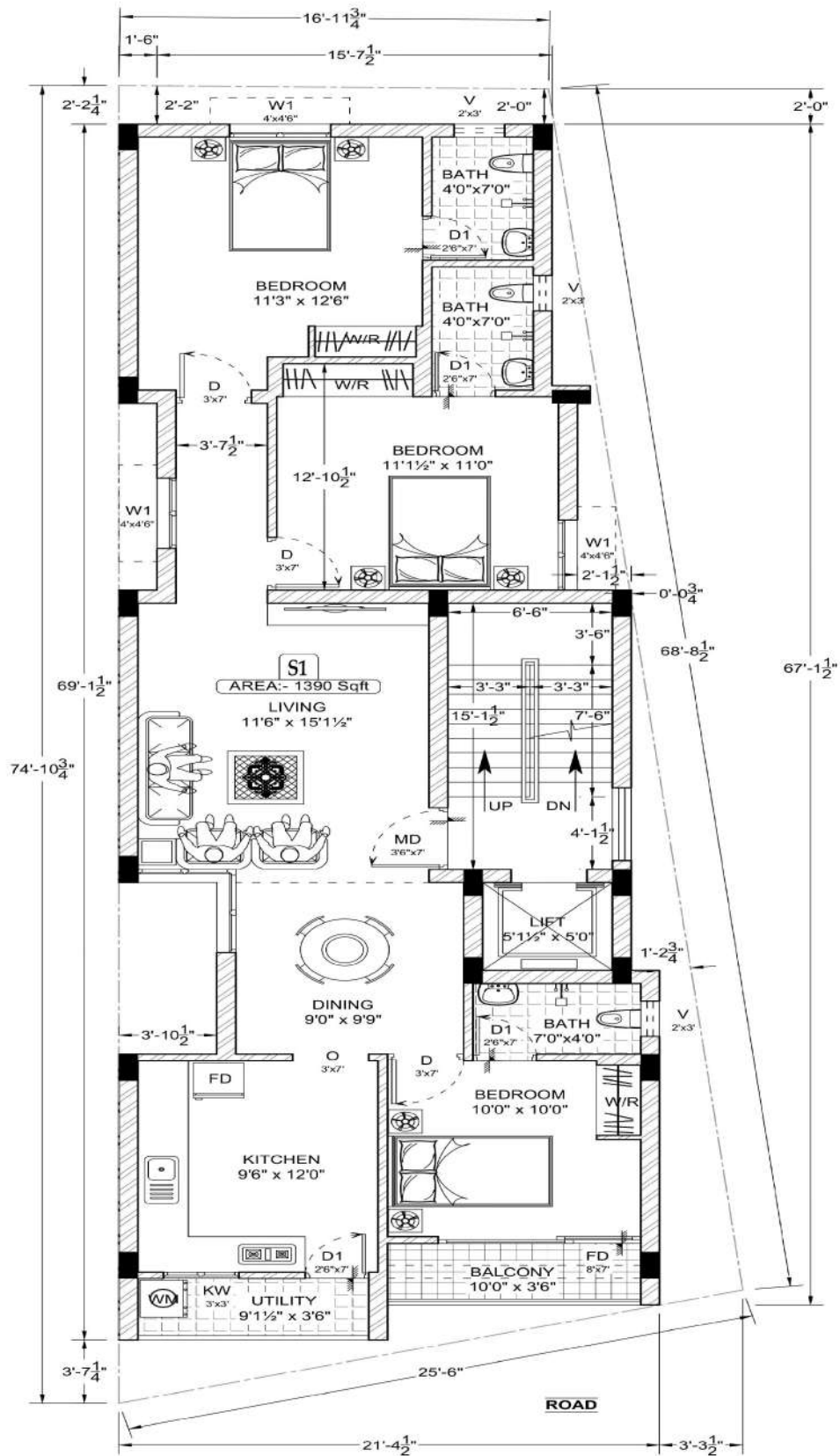
This is a detailed architectural floor plan for a 1390 Sqft apartment. The plan includes the following rooms and features:

- Living Area:** 11'6" x 15'1 1/2", featuring a fireplace (F1), a dining table, and a kitchen area.
- Bedrooms:** Three bedrooms with dimensions 11'3" x 12'6", 11'1 1/2" x 11'0", and 10'0" x 10'0". Each bedroom has a window (W1) and a door (D).
- Bathrooms:** Three bathrooms with dimensions 4'0" x 7'0", 4'0" x 7'0", and 7'0" x 4'0". Each bathroom has a door (D1) and a window (W1).
- Kitchen:** 9'6" x 12'0", featuring a sink, stove, and refrigerator (FD).
- Dining:** 9'0" x 9'9", featuring a circular table and chairs.
- Utility:** 9'1 1/2" x 3'6", featuring a washing machine (WM) and a dryer (D1).
- Balcony:** 10'0" x 3'6", featuring a door (D) and a window (W1).
- Staircase:** Located in the center-right, with an upward (UP) and downward (DN) arrow, and a door (MD).
- Lift:** 5'1 1/2" x 5'0", located near the staircase.
- Other Features:** A central air conditioning unit (AC), a central heating unit (H), and a central ventilation unit (V).

The plan also includes various dimensions for walls, windows, and doors, as well as a scale bar indicating 25'-6" and 21'-4 1/2".



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



SECOND FLOOR PALN

Overall Dimensions:
 Total Width: 16'-11³/₄"
 Total Depth: 69'-10³/₄"
 Total Area: 1390 Sqft

Room Details:
 - **Bedroom 1:** 11'3" x 12'6"
 - **Bedroom 2:** 11'1¹/₂" x 11'0"
 - **Bathroom 1:** 4'0" x 7'0"
 - **Bathroom 2:** 4'0" x 7'0"
 - **Living Area:** 11'6" x 15'1¹/₂"
 - **Dining:** 9'0" x 9'9"
 - **Kitchen:** 9'6" x 12'0"
 - **Utility:** 9'1¹/₂" x 3'6"
 - **Bedroom 3:** 10'0" x 10'0"
 - **Bathroom 3:** 7'0" x 4'0"
 - **Balcony:** 10'0" x 3'6"

Other Features:
 - **Lift:** 5'1¹/₂" x 5'0"
 - **Stairs:** UP/DN
 - **Doors:** D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D32, D33, D34, D35, D36, D37, D38, D39, D40, D41, D42, D43, D44, D45, D46, D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59, D60, D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83, D84, D85, D86, D87, D88, D89, D90, D91, D92, D93, D94, D95, D96, D97, D98, D99, D100
 - **Windows:** W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12, W13, W14, W15, W16, W17, W18, W19, W20, W21, W22, W23, W24, W25, W26, W27, W28, W29, W30, W31, W32, W33, W34, W35, W36, W37, W38, W39, W40, W41, W42, W43, W44, W45, W46, W47, W48, W49, W50, W51, W52, W53, W54, W55, W56, W57, W58, W59, W60, W61, W62, W63, W64, W65, W66, W67, W68, W69, W70, W71, W72, W73, W74, W75, W76, W77, W78, W79, W80, W81, W82, W83, W84, W85, W86, W87, W88, W89, W90, W91, W92, W93, W94, W95, W96, W97, W98, W99, W100
 - **Other:** T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T24, T25, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T36, T37, T38, T39, T40, T41, T42, T43, T44, T45, T46, T47, T48, T49, T50, T51, T52, T53, T54, T55, T56, T57, T58, T59, T60, T61, T62, T63, T64, T65, T66, T67, T68, T69, T70, T71, T72, T73, T74, T75, T76, T77, T78, T79, T80, T81, T82, T83, T84, T85, T86, T87, T88, T89, T90, T91, T92, T93, T94, T95, T96, T97, T98, T99, T100

PATSON PARAGON Apartment

Bharathiyar Street Chromepet **PRICE DETAILS**

Date: 01-05-2025

DETAIL/ FLAT NAME	F1 3 BHK	S1 3 BHK	T1 3 BHK
SALE AREA	1390	1390	1390
UDS SHARE	513	513	513
FACING	NORTH	NORTH	NORTH
RATE per SQ.FT	6,990 /-	6,990 /-	6,990 /-
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*	8,09,000	8,09,000	8,09,000
GST 5% Charges*	5,60,000	5,60,000	5,60,000
TDS 1% Charges*	1,12,000	1,12,000	1,12,000
Covered CAR Parking	2,50,000	2,50,000	2,50,000
TOTAL	1,15,82,100	1,15,82,100	1,15,82,100

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

Kitchen Platform

- ❖ 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

- ❖ Modular switches – NORWOOD
- ❖ ORBIT wires
- ❖ A/C Point Hall & Bedrooms
- ❖ 5Amps at every switch box
- ❖ 6nos of 15Amps provided
- ❖ TV point in all bedrooms and hall
- ❖ 2 In 1 with cold water and hot water provided with shower
- ❖ PVC pipe for External & CPVC pipe for Internal Concealed pipe
- ❖ Three ceramic wash basin
- ❖ THREE WESTERN closet (INDIAN CLOSET)
- ❖ Switch points as per customer choice.

DOORS

- ❖ African Teak 1st Quality Main Door 3'6"X7'0" with polishing
- ❖ Other doors -2nd Quality Teak frame with premium Flush doors 3'0"X7'0"

- ❖ 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.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 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 - 4000 litres // Bore Sumps – 6000 litres
Pressure Pump // Metro Over Head Tank // Bore Over Head Tank**

