



PATSON SERENITY Apt & PATSON ETERNITY Apt

1. Floor Plan

2. Price List

3. Specifications

4. Key Plan

Site Address: Plot No.3&4, Alamelumangapuram, 1st Main Road,
Madipakkam, Chennai 600 091.

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 : APRIL' 2026

PATSON SERENITY Apartment

@ Alamelumangapuram Madipakkam PRICE DETAILS

Date:01.05.2025

DETAIL/ FLAT NAME	G1 2BHK	F1 3BHK	F2 3BHK	S1 3BHK	S2 3BHK	T1 2BHK	T2(PT) 2BHK
SALE AREA	786	1349	1205	1349	1205	1001	882
UDS SHARE	303	520	465	520	465	386	341
FACING	WEST	NORTH	SOUTH	NORTH	SOUTH	NORTH	EAST
RATE per SQ.FT	BOOKED	Rs.8,500/-	Rs.8,500/-	Rs.8,500/-	Rs.8,500/-	Rs.8,500/-	BOOKED
EB Charges	75,000	75,000	75,000	75,000	75,000	75,000	75,000
WATER Charges	30,000	30,000	30,000	30,000	30,000	30,000	30,000
UGD Charges	30,000	30,000	30,000	30,000	30,000	30,000	30,000
REG.7% Charges*	XXXX	9,63,000	8,65,000	9,63,000	8,65,000	7,25,000	XXXX
GST5% Charges*	XXXX	6,70,000	6,00,000	6,70,000	6,00,000	5,00,000	XXXX
TDS 1% Charges*	XXXX	1,34,000	1,20,000	1,34,000	1,20,000	1,00,000	XXXX
Covered CAR Parking	2,50,000	2,50,000	2,50,000	2,50,000	2,50,000	2,50,000	2,50,000
TOTAL	XXXXXX	1,36,18,500	1,22,12,500	1,36,18,500	1,22,12,500	1,02,18,500	XXXXXX

Note: Price quoted above are subject to change every 30 days according to its development. *Will Change according to agreement value, MODT Charges Not Calculate, Additional Car Parking Available at Extra Charges.

PATSON ETERNITY Apartment

@ Alamelumangapuram Madipakkam PRICE DETAILS

Date:01.05.2025

DETAIL/ FLAT NAME	F1 3BHK	F2 3BHK	S1 3BHK	S2 3BHK	T1 2BHK	T2 2BHK
SALE AREA	1349	1156	1349	1156	1349	1156
UDS SHARE	539	461	539	461	539	46
FACING	NORTH	SOUTH	NORTH	SOUTH	NORTH	SOUTH
RATE per SQ.FT	Rs.8,500/-	Rs.8,500/-	Rs.8,500/-	Rs.8,500/-	Rs.8,500/-	Rs.8,500/-
EB Charges	75,000	75,000	75,000	75,000	75,000	75,000
WATER Charges	30,000	30,000	30,000	30,000	30,000	30,000
UGD Charges	30,000	30,000	30,000	30,000	30,000	30,000
REG. Charges*	9,63,000	8,30,000	9,63,000	8,30,000	9,63,000	8,30,000
GST5% Charges*	6,70,000	5,75,000	6,70,000	5,75,000	6,70,000	5,75,000
TDS 1% Charges*	1,34,000	1,15,000	1,34,000	1,15,000	1,34,000	1,15,000
Covered CAR Parking	2,50,000	2,50,000	2,50,000	2,50,000	2,50,000	2,50,000
TOTAL	1,36,18,500	1,17,31,000	1,36,18,500	1,17,31,000	1,36,18,500	1,17,31,000

Note: Price quoted above are subject to change every 30 days according to its development. *Will Change according to agreement value, MODT Charges Not Calculate, Additional Car Parking Available at Extra Charges.

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 1st Quality Main Door 3'6"X7'0" with polishing (Price -20,000)

- ❖ Other doors -2nd 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

