



## PATSON CROWN

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

**Site Address:** Plot No.B (Eastern Side Part 1B & Part 2) Devi Street, Gardeen Woodroof Nagar, Old Pallavaram, Chennai – 600 117. (Adjacent Plot of PATSON PEARL)

**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 12346 / 99625 37799

**POSSESSION : SEPTEMBER' 2025**

The architectural floor plan depicts a two-story residential building with two distinct units, G1 and G2, and an adjacent car parking area. The building is situated between a road on the left and another road at the bottom. A north arrow is located in the center of the plan, pointing towards the top.

**Unit G1 (Top Unit):** This unit has a total area of 650 SQ. FT. It features a living room (10'0" x 13'3") with a TV unit, a kitchen (8'0" x 6'0") with a fridge and stove, a bathroom (6'0" x 3'6"), and two bedrooms (9'7" x 9'1" and 10'1" x 9'0"). A foyer (6'7" x 3'7") and a lift (4'8" x 5'6") are also included. A staircase leads up and down from the foyer area.

**Unit G2 (Bottom Unit):** This unit has a total area of 770 SQ. FT. It features a living room (10'1" x 14'10") with a TV unit, a kitchen (10'1" x 10'0") with a fridge and stove, a bathroom (6'0" x 3'6"), and two bedrooms (9'6" x 10'0" and 9'6" x 11'0"). A wardrobe is located near the bedrooms. A staircase leads up and down from the living room area.

**Car Parking:** Three cars are shown parked in the car parking area, which is located between the two units and the bottom road. The cars are labeled with their dimensions: 25'-4", 20'-0", and 25'-4".

**Dimensions and Layout:** The overall dimensions of the building are 48'-4" wide and 25'-0" deep. The car parking area is 25'-4" wide and 20'-0" deep. The road on the left is 25'-0" wide, and the road at the bottom is 25'-4" wide. The building is oriented with its long side parallel to the roads.

GROUND FLOOR PLAN  
\*Note :- COMMON AREA = 21%

The image displays a detailed architectural floor plan for the first floor of a building. The plan is oriented with North (N) at the top, as indicated by a compass rose. The overall dimensions of the building are 49'-4" wide by 28'-0" deep. The layout includes:

- Bedrooms:**
  - Bedroom 1: 10'6" x 10'0"
  - Bedroom 2: 10'12" x 10'4"
  - Bedroom 3: 10'6" x 12'0"
- Living Areas:**
  - Living Room: 19'11 1/2" x 17'1 1/2"
  - Living Room (F2): 10'10" x 14'10"
- Dining:**
  - Dining Room: 8'0" x 8'6"
  - Dining Room (F2): 10'10" x 10'3"
- Kitchen:**
  - Kitchen: 8'0" x 8'6"
  - Kitchen (F2): 8'0" x 12'0"
- Bathrooms:**
  - A. Toilets: 4'4" x 6'0", 7'1 1/2" x 3'9", 6'0" x 3'6", 4'0" x 8'7 1/2"
  - C. Toilets: 8'1" x 4'0", 6'7 1/2" x 4'0"
- Other Rooms:**
  - Foyer: 4'8" x 5'6"
  - Staircase: 3'1" x 3'6"
  - Service: 8'5 1/2" x 3'3"
  - OTs (Office/Storage): 3'6" x 12'0"
- Exterior Features:**
  - Balconies: 3'6" x 10'0", 3'6" x 12'0", 10'6" x 3'6"
  - Wardrobes: Multiple locations throughout the bedrooms and living areas.
  - TV Units: Located in bedrooms and living areas.
  - Washing Machine: Located in the kitchen area.
  - French Window: Located in the living area.
  - Terrace/Sitout: Located adjacent to the kitchen.

The plan also includes a compass rose indicating North (N), South (S), East (E), and West (W). The overall dimensions of the building are 49'-4" wide by 28'-0" deep. The plan is labeled "F1 - 1295 SQ. FT." and "F2 - 1275 SQ. FT.".

\*Note :- COMMON AREA = 21%



**SECOND FLOOR PLAN**

**\*COMMON AREA: 241\***

\*Note :- COMMON AREA = 21%

# PATSON CROWN Apartment

Garden Woodroffe Nagar Pallavaram PRICE DETAILS Date:01.06.2025

DETAIL/ FLAT NAME	G1 2BHK	G2 2BHK	F1 3 BHK	F2 3BHK	S1 3 BHK	S2 3BHK
SALE AREA	650	770	1295	1275	1295	1275
UDS SHARE	259	306	514	506	514	506
FACING	SOUTH	NORTH	EAST	NORTH	EAST	NORTH
RATE per SQ.FT	<b>BOOKED</b>	<b>BOOKED</b>	<b>6,500/-</b>	<b>6,500/-</b>	<b>6,500/-</b>	<b>6,500/-</b>
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*	XXXXXX	XXXXXX	7,11,000	7,04,000	7,11,000	7,04,000
GST5% Charges*	XXXXXX	XXXXXX	4,90,000	4,85,000	4,90,000	4,85,000
TDS 1% Charges*	XXXXXX	XXXXXX	98,000	97,000	98,000	97,000
Covered CAR Parking	2,50,000	2,50,000	2,50,000	2,50,000	2,50,000	2,50,000
<b>TOTAL</b>	<b>XXXXXXX</b>	<b>XXXXXXX</b>	<b>1,01,01,500</b>	<b>99,58,500</b>	<b>1,01,01,500</b>	<b>99,58,500</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** : 1. RCC framed for beams, slabs, lintels, etc.. 2. AAC 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. Diamond 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 1<sup>st</sup> Quality Main Door 3'6"X7'0" with polishing, 2. Other doors -2<sup>nd</sup> Quality Teak frame with premium Flush doors 3'0"X7'0", 3. Toilet – PVC hard door single panel, 4. Windows – UPVC open window with grill and fittings provided. French window in UPVC sliding connecting Balcony. 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.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 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** : Lime brick jelly with top covered by 12"x12" weathering proof tiles.

**CCTV Surveillance 24X7/Automatic LIFT – 6 passengers /Covered CAR-2 Wheeler parking /Rain Water Harvesting/2nos–Borewells/ Automatic Water Controller/ Sump 12000 Litres / OHT 8000 Litres**



