

## **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)

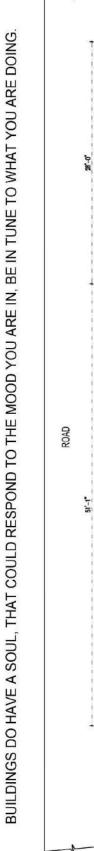
Office address: #353, Shop no: S, Amala Annai Church Complex, GST Road, Chromepet, Chennai – 600 044.

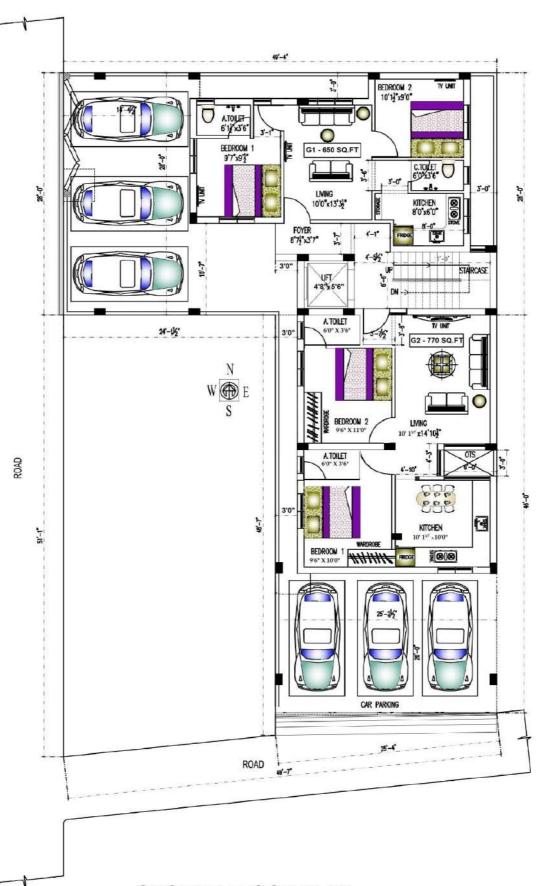
Email: patsonbuilders@gmail.com;

website: www.patsonbuilders.com

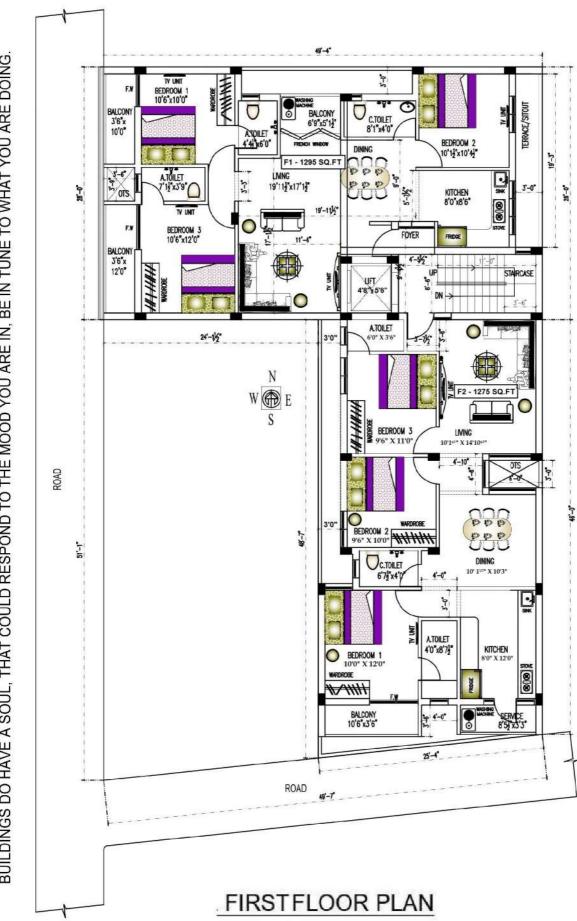
Cell: 99625 12346 / 99625 37799

**POSSESSION: SEPTEMBER' 2025** 



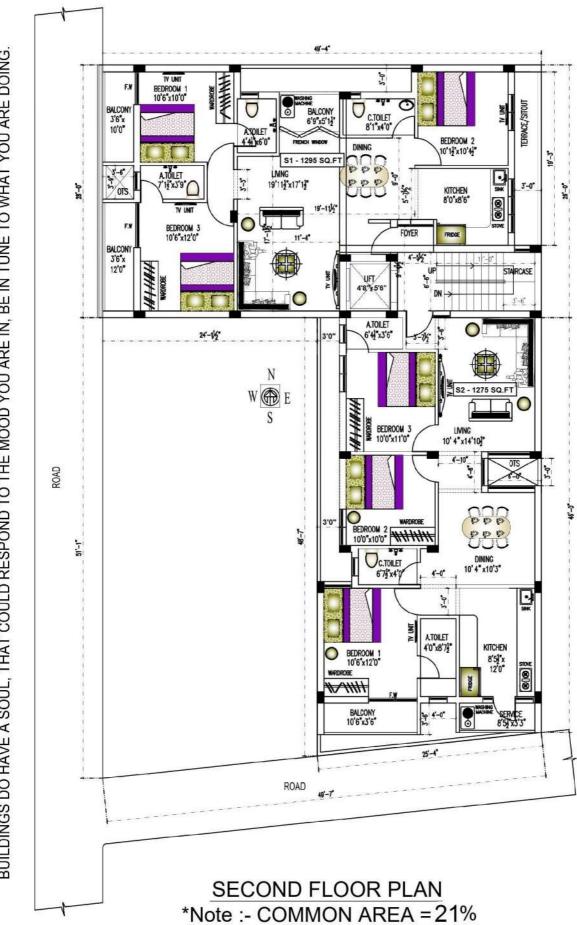


GROUND FLOOR PLAN
\*Note :- COMMON AREA = 21%



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

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## PATSON CROWN Apartment

Garden Woodroffe Nagar Pallavaram PRICE DETAILS Date:01.06.2025

DETAIL/						
FLAT '	G1	G2	F1	F2	S1	S2
NAME	2BHK	2BHK	3 BHK	3ВНК	3BHK	3ВНК
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	BOOKED	BOOKED	6,500/-	6,500/-	6,500/-	6,500/-
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	00,000	50,000	20,000	00,000	50,000	50,000
Charges	30,000	30,000	30,000	30,000	30,000	30,000
REG.		=	3			
Charges*	XXXXX	XXXXX	7,11,000	7,04,000	7,11,000	7,04,000
GST5%		9.	3		-	
Charges*	XXXXX	XXXXX	4,90,000	4,85,000	4,90,000	4,85,000
TDS 1%						
Charges*	XXXXX	XXXXX	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
TOTAL	xxxxxx	xxxxxx	1,01,01,500	99,58,500	1,01,01,500	99,58,500

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 understructural 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

