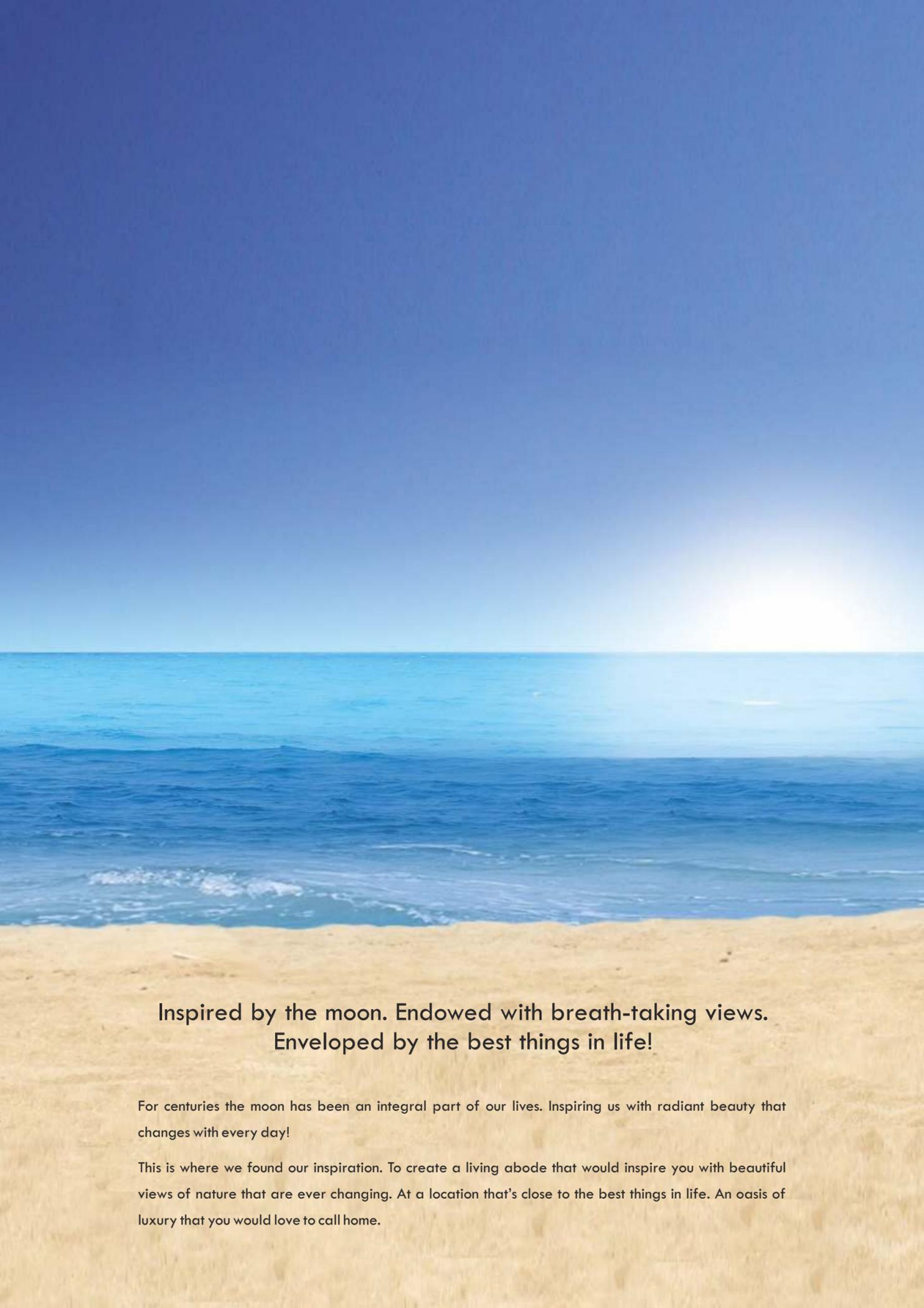




DEVELOPERS & PROMOTERS
ESTD. 1980

The Luxury
Life

with a view!



**Inspired by the moon. Endowed with breath-taking views.
Enveloped by the best things in life!**

For centuries the moon has been an integral part of our lives. Inspiring us with radiant beauty that changes with every day!

This is where we found our inspiration. To create a living abode that would inspire you with beautiful views of nature that are ever changing. At a location that's close to the best things in life. An oasis of luxury that you would love to call home.

PRESENTING



Located just five minutes from Sholinganallur junction on the OMR, KG Chandra Vista will introduce you to a world where luxury living, breath-taking views and high-tech business spaces co-exist in perfect harmony. Giving you the best of everything, just like you always wanted.





Inspired by the breeze.
Influenced by the forces of nature.

- Block A: Stilt + 13 floors, 47 exclusive 3 BHK + 3 T apartments, 1492 - 1623 sq.ft.
- Block B: Stilt + 4 floors, exclusive 4 BHK + 4 T duplex apartments with private terrace - 2154 sq.ft.
- Breath-taking sea views, 3 side ventilation with ample natural light
- High-end specifications with large corner windows for amazing views
- Sky clubhouse with swimming pool and jogging track, 130 feet above sea level





Start your day with a swim on your rooftop!

- Sky clubhouse on the 13th floor with an amazing city view
- Fitness centre and gym centred high above the crowd
- A rooftop swimming pool and jogging track with an incredible view of the city
- Party area overlooking the pool along with sea and city views
- Deck and barbeque counters to entertain your guests

View of clubhouse with swimming pool,
located on the 13th floor

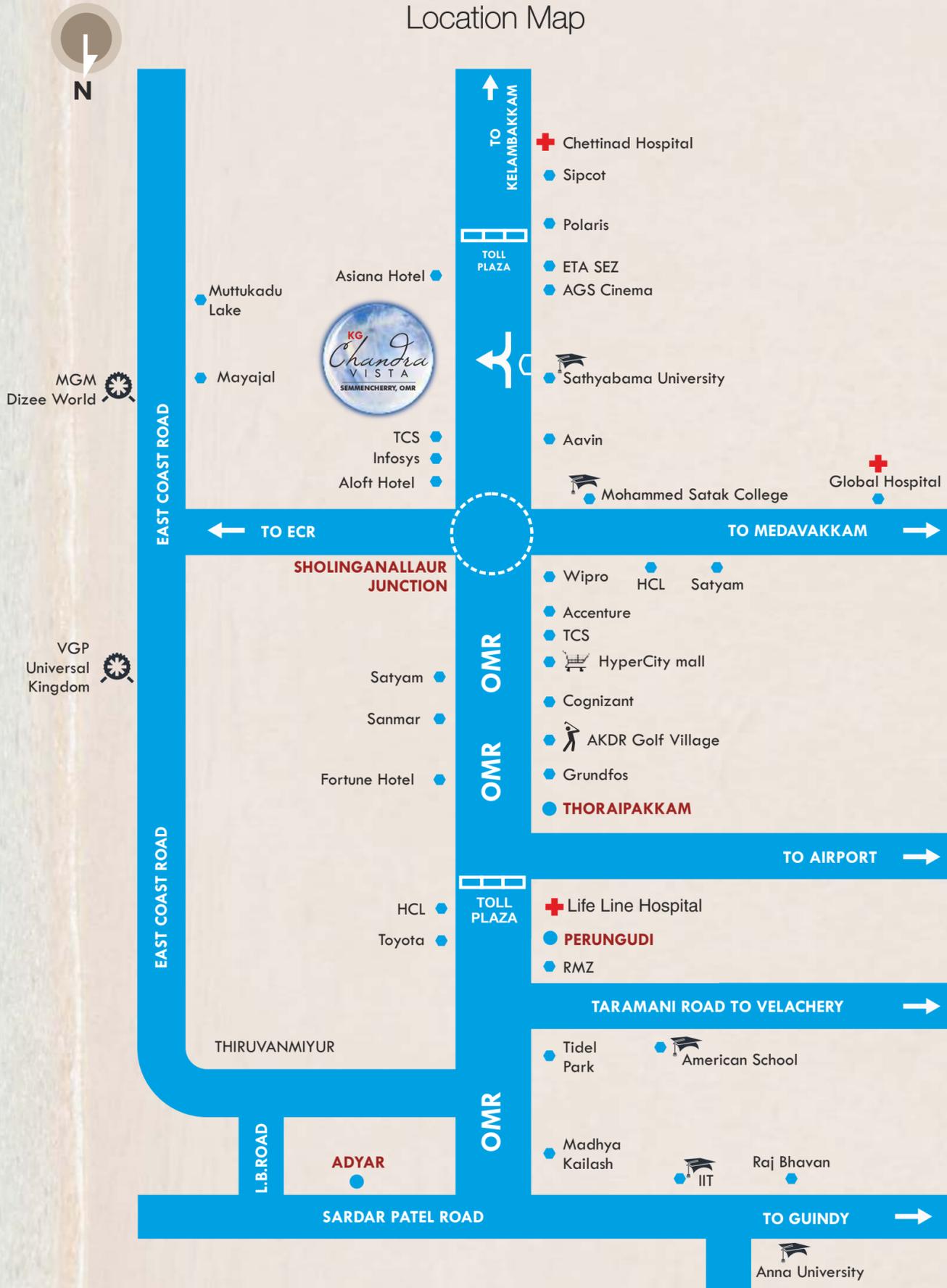


Distance from the sea as per Google Earth
* Distance from KGCV as per Google Earth

A truly connected satellite suburb - Semmencherry.

Step out and every convenience is catered to. KG Chandra Vista is situated at Semmencherry, on OMR right opposite the Sathyabama University campus. The biggest IT firms, the best educational institutions, the latest entertainment and leisure zones are just a stone's throw away. And when it comes to shopping, it's right at your doorstep, literally! The first floor of the main block is devoted to a commercial space for your convenience.

Location Map



Location Advantages

Ideal Location:

- Very close to IT Parks & MNC offices
- Reputed schools and colleges nearby
- Multi-speciality hospitals and dispensaries within a few kilometers
- Easy access to entertainment and recreation centres on the ECR
- Quick connectivity to main shopping areas, international airport and metro transport

Transportation:

Airport	-	20.6 kms
Egmore Station	-	25.9 kms
Central Station	-	27.1 kms

Hospitals:

Global Hospital	-	6.3 kms
Chettinad Health City	-	10.4 kms
Lifeline Hospital	-	10.6 kms
Kamatchi Hospital	-	11.8 kms
Fortis Malar Hospital	-	15.7 kms

Places of Interest:

VGP Golden Beach	-	8.1 kms
Covelong	-	13.8 kms
MGM Dizee World	-	14.1 kms
Muttukadu Boat House	-	14.2 kms
Crocodile Park	-	18 kms

Schools:

APL Global School	-	8.4 kms
RMT International School	-	10.5 kms
American International School	-	13.5 kms

Colleges:

Satyabama University	-	0.0 kms
Hindustan University	-	8.3 kms
Indian Maritime University	-	9.8 kms
NIFT	-	13.5 kms

Entertainment:

AGS Cinema	-	2.5 kms
ADKR Golf Course	-	7.8 kms
Mayajaal	-	11.1 kms

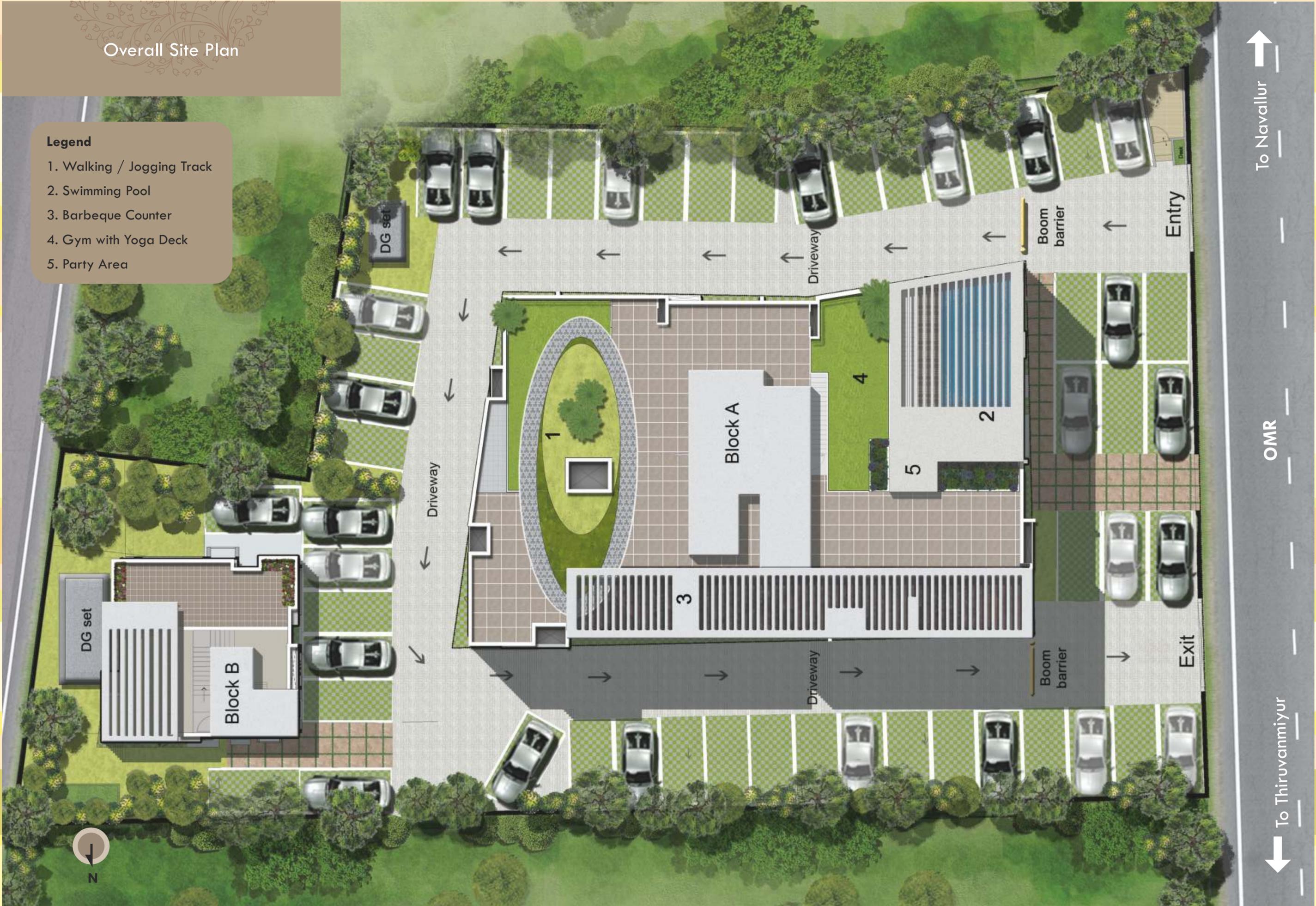
Corporates:

TCS, Sholinganallur	-	0.5 km
Zylog, Sholinganallur	-	1 km
Infosys, Sholinganallur	-	2.5 kms
HCL, Navalur	-	2.6 kms
Polaris, Navalur	-	3.6 kms
Danfoss, Sholinganallur	-	3.7 kms
Accenture, Sholinganallur	-	4.1 kms
Wipro, Sholinganallur	-	4.3 kms
TECCI Park, Karapakkam	-	4.6 kms
FL SMIDTH, Kelambakkam	-	4.7 kms
Vestas, Karpakkam	-	4.8 kms
Satyam, Karapakkam	-	5.8 kms
Hexaware, Siruseri	-	6.5 kms
TCS, Siruseri	-	6.7 kms
SIPCOT, Siruseri	-	6.8 kms
Cognizant, Thoraipakkam	-	6.9 kms
RMZ Millenia, Perugudi	-	11.9 kms
Tidel Park, Taramani	-	14.2 kms
Acendas, Taramani	-	14.4 kms
World Bank, Taramani	-	14.5 kms

Overall Site Plan

Legend

- 1. Walking / Jogging Track
- 2. Swimming Pool
- 3. Barbeque Counter
- 4. Gym with Yoga Deck
- 5. Party Area



To Navallur ↑

OMR

↓ To Thiruvanniyur

BLOCK - A
TYPICAL FLOOR PLAN (2nd to 12th floor)

- Flat 1: 3 BHK + 3T - 1623 sq.ft.
- Flat 2: 3 BHK + 3T - 1492 sq.ft.
- Flat 3: 3 BHK + 3T - 1551 sq.ft.
- Flat 4: 3 BHK + 3T - 1594 sq.ft.



SEA FACING

OMR FACING



BLOCK - A
TYPICAL FLOOR PLAN (12 A floor)

- Flat 1: 3 BHK + 3T - 1623 sq.ft.
- Flat 2: 3 BHK + 3T - 1492 sq.ft.
- Flat 3: 3 BHK + 3T - 1551 sq.ft.



SEA FACING

OMR FACING



Block - B: Exquisite Duplex Apartments



Two spacious 4 BHK + 4 T duplex apartments with private terraces and four side ventilation, to make you feel like you're living in a Villa, with all the security and amenities of an apartment.

BLOCK B - DUPLEX APARTMENTS
TYPICAL FLOOR PLAN

Flat 1 & 2: 4 BHK + 4 T - 2154 sq.ft.

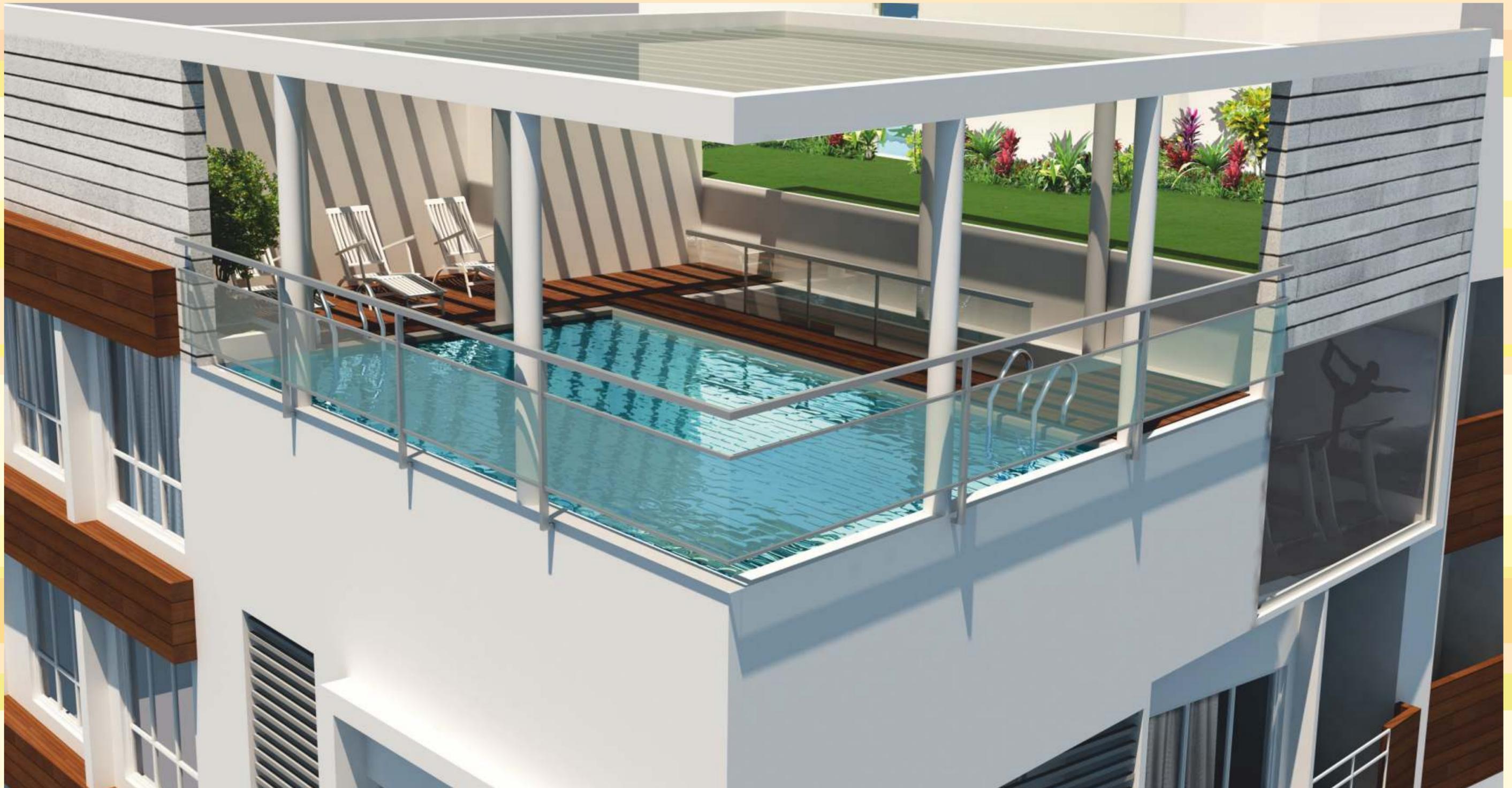


LOWER FLOOR



UPPER FLOOR





Sky Clubhouse with breath-taking views.

Start the day with a swim on your roof top. Go for a morning jog, 130 feet above sea level!

Entertain your guest as they watch the sun set from an open air sun deck. All of this and more only at the Sky Club at KG Chandra Vista.





General Building Specifications

- Earthquake-resistant structural design conforming to relevant Indian Standards
- Pre-construction anti-termite soil treatment
- RCC framed structure with 200 mm thick external walls & 100 mm thick internal partition walls
- Elegant entrance lobby complete with landscaping
- Common employee rest rooms provided
- Underground and overhead water storage tank with glazed tiles in drinking water sections
- Rainwater harvesting provided
- Sewage treatment plant provided as per PCB standards with recycling capability for flushing and landscaping
- Provision for bore well or well, in addition to Corporation / Municipality water provision (if available)
- Water filtration plant will be provided
- Back-up power generator for essential common area facilities
- Security intercom – one connection per flat
- Peripheral compound lighting provided with energy-saving gadgets
- Adequate capacity elevators to service each block
- Modern fire-fighting system is installed to comply with relevant statutory codes
- Portable fire extinguishers for emergency use
- Maintenance by a professional property and facility management company

FLAT SPECIFICATIONS

DOORS AND WINDOWS:

Living, Dining, Bedrooms & Foyer - Seasoned hardwood main door frame with skin/flush shutter; UPVC sliding windows with railing

Balcony - UPVC sliding French doors

Toilets - Hardwood door frame and water resistant flush shutters; Aluminum fixed louver ventilators

Utility - UPVC/Aluminum sliding/openable door

TILING:

Living, Dining, Bedrooms & Foyer - Vitrified flooring tiles of size 24 x 24 inches with 3 inches skirting

Balcony - Ceramic flooring tiles of size 12 x 12 inches with 3 inches skirting

Toilets - Designer toilets with ceramic tile flooring of size 12 x 12 inches and wall tiles upto lintel height in wet areas (shower area) and sill height in dry areas (EWC and wash area)

Kitchen - Vitrified flooring tiles of size 24 x 24 inches with 3 inches skirting and wall tiles will be laid upto 24 inches height above counter top

Utility - Ceramic flooring tiles of size 12 x 12 inches and wall tiles up to sill height will be provided

PAINT:

Living, Dining & Foyer - Main door varnished; Flat interior walls will be provided with emulsion paint

Balcony & Utility - Walls will have exterior grade paint

Bedroom - Doors enamel painted. Interior walls will be provided with emulsion paint

Toilets - Doors will be enamel painted

Kitchen - Kitchen interiors will be provided with emulsion paint

FITTINGS:

Toilets - White coloured ceramic sanitaryware fittings consisting of closet and wash basin in all toilets (master bathroom will have a ceramic counter-top wash basin); Chrome plated fittings of standard manufacturers; Exhaust fan opening with exhaust fan provided

Kitchen - Granite kitchen counter with one stainless steel sink and drain board fitted with a special movable tap, additional plumbing point for drinking water provision.

Utility - Plumbing arrangements for washing machine provision

ELECTRICAL:

Living - One fan point, three light points, two 6 Amps power sockets, one telephone point, one television point, one call bell point and one intercom point

Dining - One fan point, two light points, one 6 Amps power socket and one 20 Amps power socket for split air-conditioner

Balcony - One light point

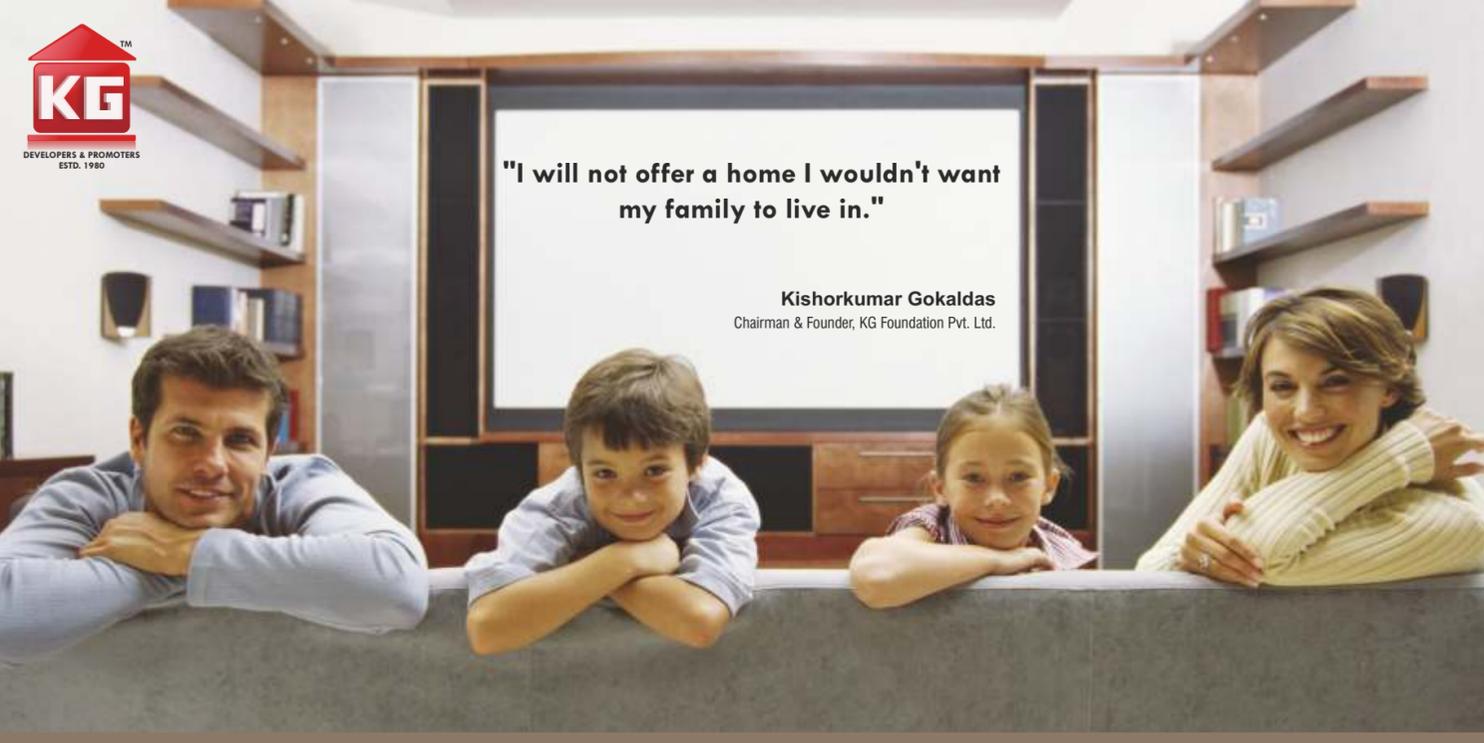
Bedroom - One fan point, two light points, two 6 Amps power sockets, one 20 Amps for split air-conditioner (In master bedroom, one telephone point, one television point)

Toilets - One light point, one 16 Amps power socket for geyser, one exhaust fan point with exhaust fan (in master bathroom, one 6 Amps power socket - additional)

Kitchen - Two light points, one fan point, two 6 Amps power sockets, two 6/16 Amps power sockets, one exhaust fan opening with exhaust fan point

Utility - One light point; one 6/16 Amps power socket for washing machine arrangement

Power back up provided upto 500 watts per flat.



"I will not offer a home I wouldn't want my family to live in."

Kishorkumar Gokaldas
Chairman & Founder, KG Foundation Pvt. Ltd.

KG - Ahead of the times, always

- Completed over 140 projects
- Over 5000 satisfied customers and corporate clients
- One of the first builders in Chennai to get an ISO 9001:2008 Certification
- Completed over three decades of building a world of excellence
- Committed to designing aesthetically and visually superior buildings
- Quality standards that are on par with international projects

Current Projects



KG Signature City – 2.0 (Mogappair)



KG Centre Point (Poonamallee)



KG Green Meadows (Velachery)



KG Oxford Sympony (Kochi, Kerala)

Upcoming Projects

- KG Wind Chimes (Perumbakkam)
- KG Pinnacle - Commercial (Adambakkam)
- KG @ Siruseri
- KG @ Thoraipakkam
- KG @ Senneerkuppam, Porur
- KG @ Medavakkam, Velachery - Tambaram Road



SOME OF OUR COMPLETED PROJECTS

RESIDENTIAL

- KG Belvedre (Kilpauk)
- KG Bellaire (Velachery)
- KG Casa Blanca I & II (Nungambakkam)
- KG Central Court (T. Nagar)
- KG Dewside Manors (Chetpet)
- KG Enclave (Annanagar)
- KG Eterna (Alwarpet)
- KG Flats (T.Nagar)
- KG Florentina (Adyar)
- KG Gayithri (Poes Garden)
- KG Garthapuri Apartments (Chetpet)
- KG Green Acres (Velachery)
- KG Green Meadows (Velachery)
- KG Karpaga Vilas (Mylapore)
- KG Kensington (Thiruvanniyur)
- KG Marina Bay (Santhome)
- KG Marble Arch (Mylapore)
- KG Nataraj Palace (T.Nagar)
- KG NTR Heritage (Rangarajapuram)
- KG Oakland (T.Nagar)
- KG Oakside I & II (Adyar)
- KG Palm Lands (Kodambakkam)

KG Palm Springs (Annanagar)

- KG Pleasant Palm (Nungambakkam)
- KG Prasad (Adyar)
- KG Ramleela (Alwarpet)
- KG Royal Court (T.Nagar)
- KG Royal Palms (Kilpauk)
- KG Royal Springs (Adyar)
- KG Rustic Heights (Annanagar)
- KG Sagar (Thiruvanniyur)
- KG Seagulls (Thiruvanniyur)
- KG Sky Lark (Annanagar)
- KG South Wind (Royapettah)
- KG Spring Apartments (Adyar)
- KG Spring Manor (Adyar)
- KG Square (Mylapore)
- KG Srivathsa Gardens (Saidapet)
- KG Sunshine (Ashok Nagar)
- KG The Retreat (T.Nagar)
- KG Towers (Velachery)
- KG Traditions (Gopalapuram)
- KG Tranquil Terrace (Nungambakkam)
- KG Vallencia (Adyar)
- KG Valmiki (Thiruvanniyur)

KG Villa (Annanagar)

- KG Villa Classica (Royapettah)
- KG Woods (Adyar)

COMMERCIAL

- KG 360° IT Park (Perugundi)
- KG Akshaya Plaza (Egmore)
- KG Angamma House (Velachery)
- KG Business Centre (Alwarpet)
- KG Galaxy (Annanagar)
- KG Master Piece (Nelson Manickam Road)
- KG Oxford Centre (Cochin, Kerala)
- KG Plaza (Mount Road)
- KG Royal Court (T.Nagar)
- KG Shakthi Towers (Mount Road)
- KG Towers -Ground Floor (Velachery)

PLOTTED DEVELOPMENTS

- KG Boulevard
- KG Emerald Beach



KG's Maintenance Commitment



Once you are part of the KG family, we ensure that your transition into your new home is maintenance-free and easy. With our 1-year maintenance commitment you can have peace of mind that your home is under our continuous care even after you move in.

Site Address

Semmencherry, OMR
(Opp. Sathyabama University arch)
Chennai



KG Disclaimer: The information and photographs contained here are for indicative purpose only and cannot form an offer or contract. While reasonable care has been taken in providing the information, the promoters or their agents cannot be held responsible for any inaccuracies or omissions. The promoters or their agents reserve the right to make alterations and amendments as may be necessitated without prior notice.

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