

VISIT OUR NEW **2.0**
MODEL FLATS AT THE SITE



DEVELOPERS & PROMOTERS

In Association with



BUILDING A WORLD OF EXCELLENCE SINCE 1980

KG FOUNDATIONS (P) LIMITED
An ISO 9001 : 2008 Company

Residential | Commercial | Retail | Plots | Hospitality | IT Parks | SEZ | Warehouses

KG SIGNATURE CITY

2.0

CRAFTED FOR TOMORROW!



THE 2.0 LIFE

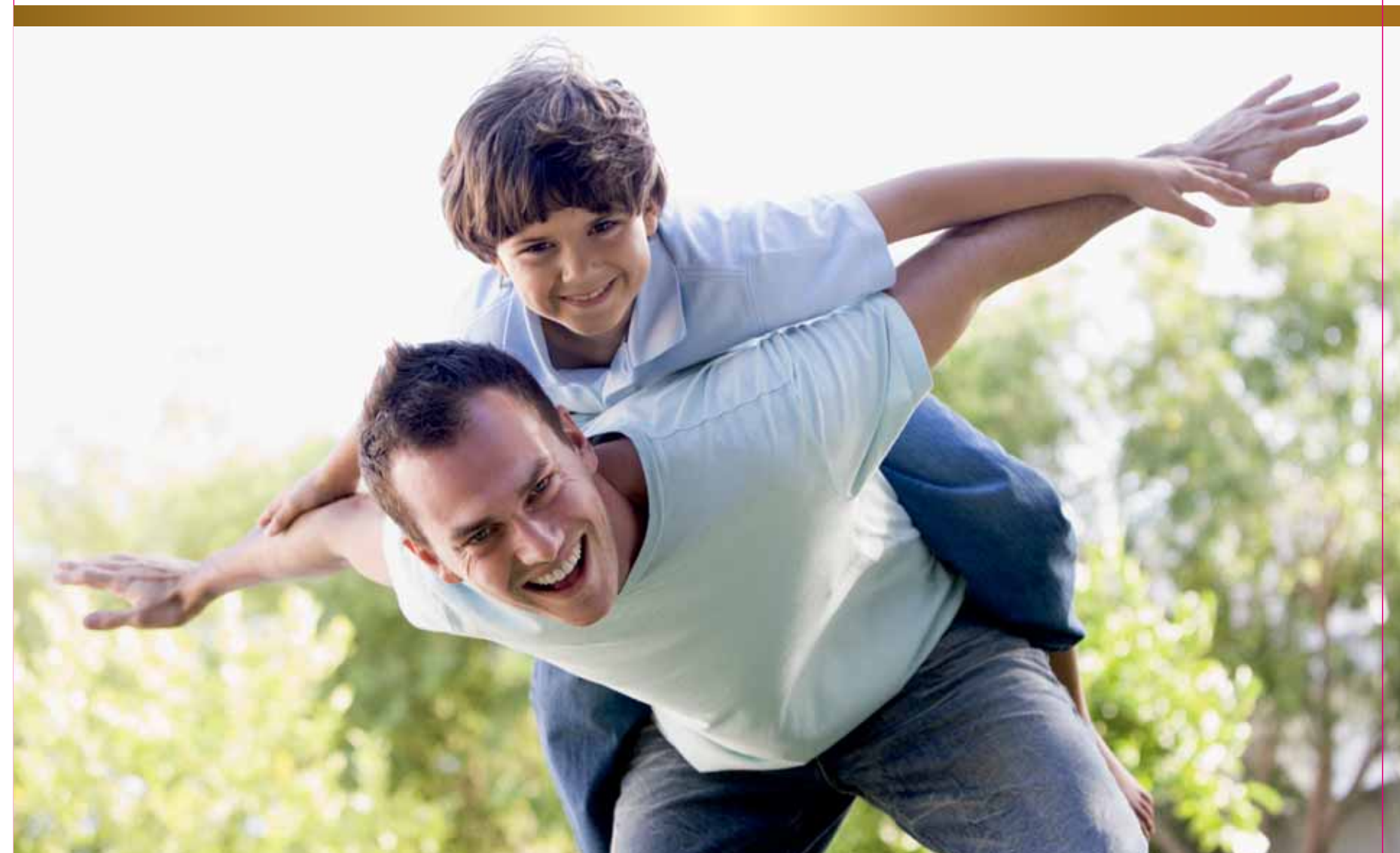
Life as we know it, is changing! The pressures of living and working in a metro leaves people like you with very little time to savour life. And with the increasing number of opportunities the future has to offer, it looks like life is only going to get busier. You need a home that is easy to maintain, secure for your family, well connected to work, shopping and entertainment and yet affordable. A home that gives you all the amenities you need to live life to the fullest. You need a 2.0 home!

PRESENTING

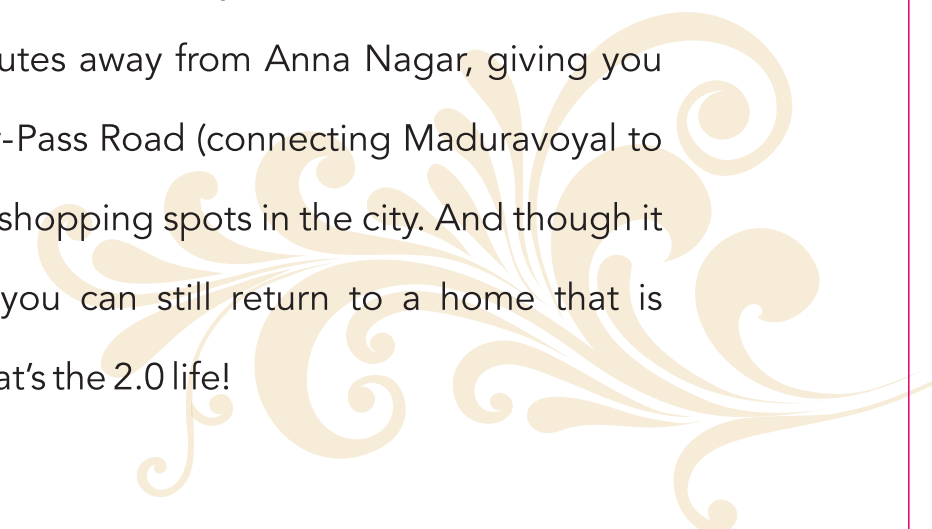
KG
SIGNATURE
CITY 2.0

LUXURY FUTURE HOMES - MOGAPPAIR

SIGNATURE CITY 2.0
FASHIONED FOR THE FUTURE



Designed to meet the Urban Living standards of the near future, KG Signature City 2.0 is in a class of its own. Part of the larger township of KG Signature City, the 2.0 blocks consist of three exclusive towers, each meticulously planned to meet specific customer requirements, loaded with luxury amenities and modern facilities. All of this is located just 5 minutes away from Anna Nagar, giving you quick access, via the six lane Chennai By-Pass Road (connecting Maduravoyal to Ambattur) to prime work, education and shopping spots in the city. And though it is centrally located, you will find that you can still return to a home that is enveloped in tranquility and greenery. That's the 2.0 life!





SIGNATURE TOWERS 2.0 CRAFTED WITH COGNIZANCE

The homes of the future will demand the very best, and that's what you will find at KG Signature City 2.0. The very finest specifications, open areas that let your home breathe, intuitive fixtures that help conserve energy, Vaastu compliant layouts and the security of a gated township. These three distinctly different towers give you the choice of selecting

compact Studio Homes that are easy to maintain, Garden Homes that open out onto beautiful green views and Luxe Homes that come complete with an exclusive Sky Gym, along with 70% open area, an opulent 20,000 sq.ft. Signature Club House and high end security. Undoubtedly this is the most sought after gated township in Mogappair!

Actual top floor view from KG Signature City facing South

MOGAPPAIR - YOUR SIGNATURE 2.0 LOCATION



One of the fastest developing neighbourhoods in North-Western Chennai, Mogappair is surrounded by the premium residential areas like Anna Nagar, Valasaravakkam, Maduravoyal and Porur to the East, South, West and by the industrial estate of Padi and Ambattur to the North. Besides the recent influx of high profile corporates and IT parks, the area already

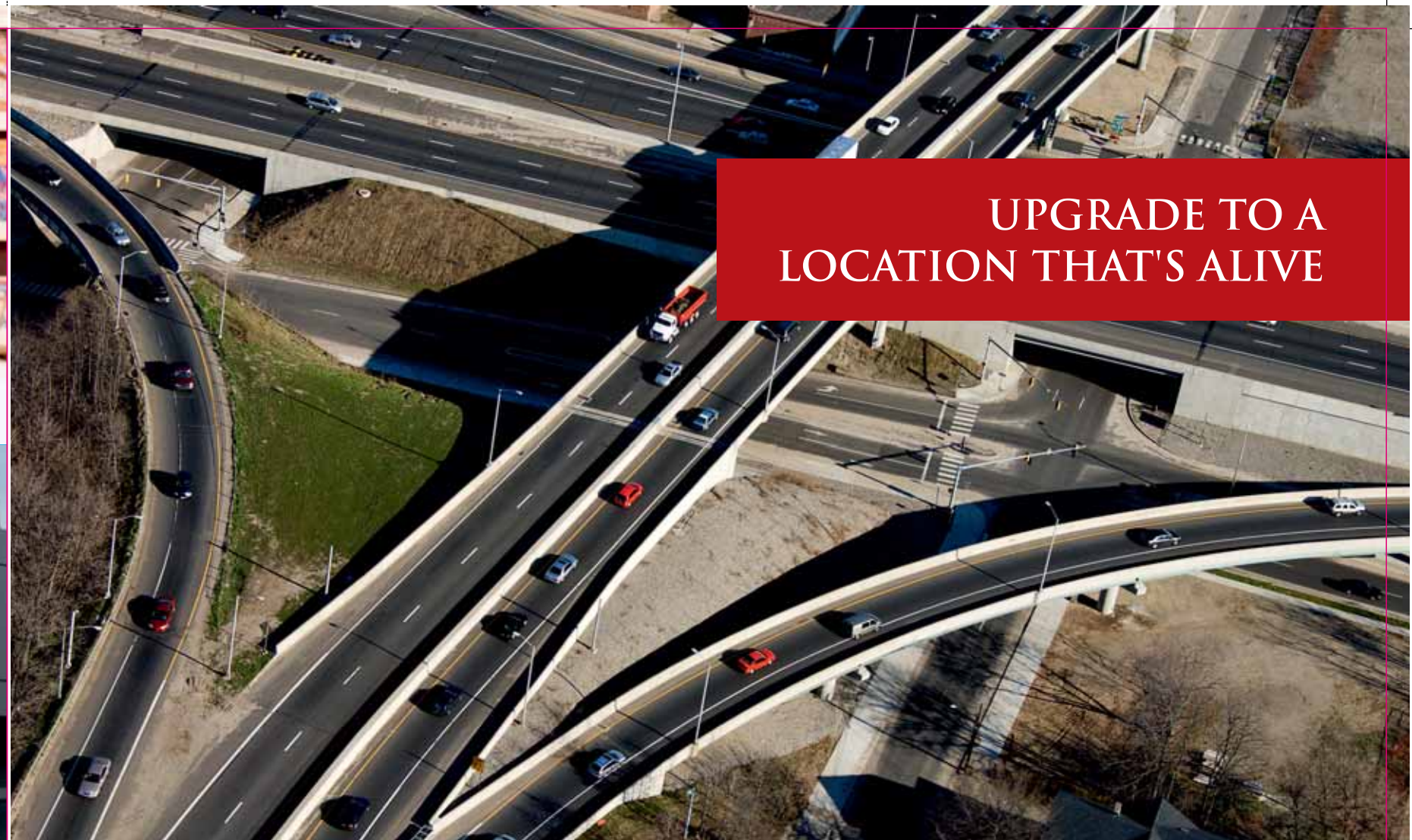
boasts of a large number of prestigious schools, colleges and speciality hospitals along with all the essential facilities of a well developed residential zone. In spite of all of this, it still remains remarkably peaceful and green. Residents of the top floors at Signature City 2.0 will be able to enjoy these breathtaking views of the city and the surrounding greenery.



LOCATION MAP



Site Address:
200 Feet By-Pass Road,
connecting Maduravoyal to Ambattur
(off Poonamallee High Road), Mogappair, Chennai



UPGRADE TO A
LOCATION THAT'S ALIVE

KG Signature City is alive, with over 90% of the first phase constructed. The opulent Signature Club House with its landscaped frontage welcomes you on arrival. Once you get there you'll see that the property is surrounded by bustling residential and business areas, premium schools, colleges, shopping and hospitals. All that you'll ever need to experience the 2.0 life!

Entertainment & Shopping:

- 1.5 kms from Maduravoyal Market
- 4.0 kms from Rohini Theatre Complex, Koyambedu
- 5.0 kms from high street retail shopping at Second Avenue, Anna Nagar
- 5.5 kms from Days Inn Shan Hotel, Koyambedu
- 7.0 kms from Ambica Empire Hotel / Radha Park Inn Hotel, Vadapalani
- 8.0 kms from Ampa Mall, Nelson Manickam Road

Businesses:

- 0.5 kms from India Land IT Park
- 4.5 kms from HCL IT Parks / TCS IT Park / ICICI Bank

Neighborhoods:

- 0.5 kms from Maduravoyal
- 4.0 kms from Ambattur
- 5.0 kms from Anna Nagar
- 6.0 kms from Koyambedu
- 8.0 kms from Nelson Manickam Road

Schools & Colleges:

- 1.5 kms from Dr. MGR Engineering University & Medical College, Maduravoyal
- 3.5 kms from DAV School (CBSE), Mogappair
- 4.5 kms from Sri Ramachandra Medical College, Porur
- 4.5 kms from SBOA School (CBSE), Anna Nagar (West)
- 6.0 kms from Saveetha Dental Deemed University (near Vanagaram)

Hospitals:

- 2.5 kms from Madras Medical Mission Hospital (MMM), Mogappair
- 4.5 kms from Vee Care Multispeciality Hospital, Thirumangalam
- 5.5 kms from Sundaram Medical Foundation (SMF), Anna Nagar

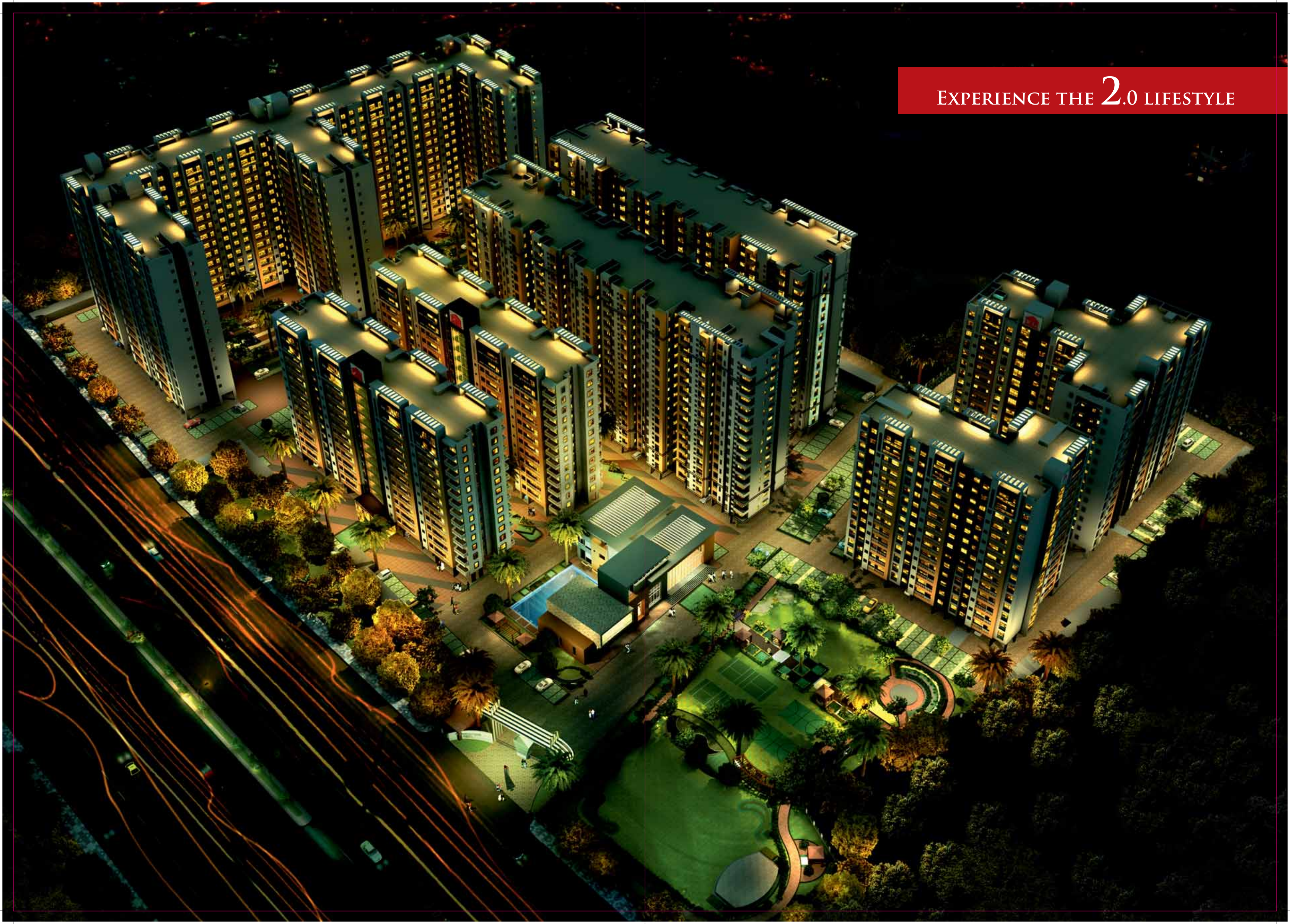
Grocery Stores:

- 1.5 kms from Reliance, Mogappair (West)
- 1.5 kms from Fresh, Mogappair (West)
- 2.0 kms from Spencers, Mogappair (West)
- 5.0 kms from Nilgiris, Anna Nagar (East)

Transportation Hubs:

- 0.5 kms from Maduravoyal Bus Depot
- 5.0 kms from Ambattur Railway Station
- 5.0 kms from Koyambedu MRTS Station (Under Construction)
- 6.0 kms from Koyambedu Bus Terminus
- 15.0 kms from Chennai Airport, Meenambakkam

EXPERIENCE THE 2.0 LIFESTYLE





SIGNATURE HOME 2.0 UPGRADE TO THE LUXURY LIFE

Actual model flat

Every 2.0 Home is well-spaced from the next to ensure privacy and is designed with natural lighting and cross-ventilation features. Within each apartment, meticulous care has been taken to ensure that Vaastu principles are adhered to. Private, family and guest spaces are seamlessly assimilated. Every living room is lavishly equipped with large French doors leading into balconies that invite the exterior inside.

The kitchens which are the focal point of Indian households have been conceptualized on the triangular work flow for maximum space utilization and efficiency in movement.

Furthermore, separation of cooking and service areas have been achieved with direct kitchen access to the service utility areas. Complete bathroom solutions have been provided and the electrical designs are made for maintenance-free output.

The bedrooms have been designed for maximum privacy with indirect entries and a common toilet. Care has been taken to ensure that every room has been crafted with love and care to give you a living space that you can call home with all your heart!



MASTER PLAN

OUTDOOR AMENITIES

1. Amphitheatre
2. Water Cascade & Fountain
3. Children's Play Area
4. Pergolas & Seating
5. Gazebo
6. Reflexology Pathway
7. Walking / Jogging Track
8. Party Lawn
9. Multi-Purpose Court
10. Badminton Court
11. Volleyball Court
12. Basketball Court
13. Sand Pit
14. Seating
15. Entrance Plaza
16. Herbs, Ferns & Bamboo
17. Tree Courts
18. Lilly Pond
19. Dias
20. Swimming Pool

 **2.0 Blocks**



BLOCK-D

BLOCK-C

BLOCK-B

BLOCK-A

BLOCK-E

BLOCK-G

BLOCK-F

CLUB HOUSE

20

ENTRY / EXIT

200 FEET BY-PASS ROAD

To Maduravoyal

To Ambattur

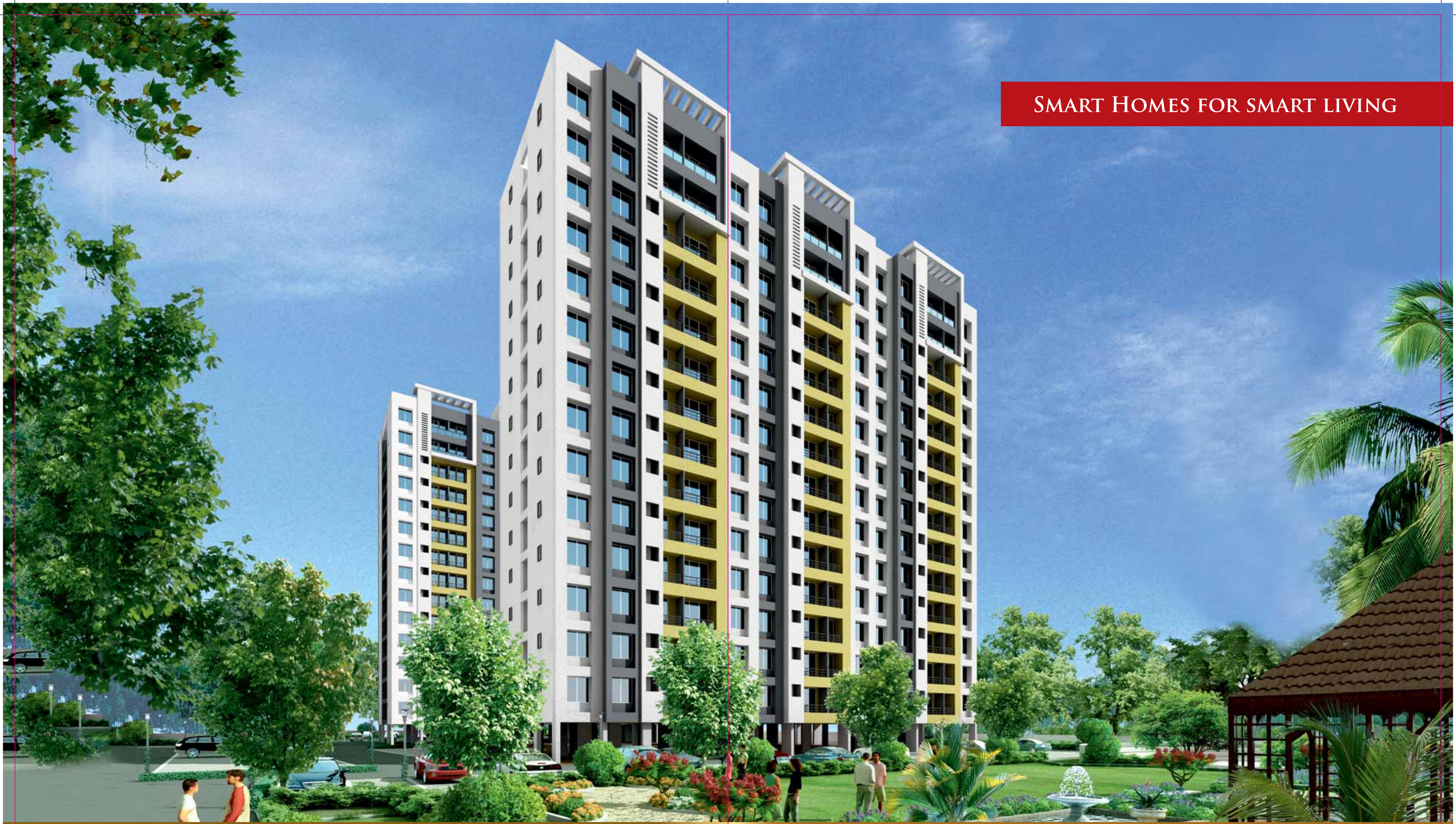


A FINER STATE OF LIVING

BLOCK - E - LUXE HOMES 2.0

Embellished with the finest detailing and adorned with the most exquisite fixtures, these luxe homes are designed for those who will settle for nothing but the best lifestyle. Care has been taken to ensure that every apartment enjoys uninterrupted city views on the southern and eastern sides and expansive open views on the western side.

- 2 & 3 BHK Luxe Homes • 2 BHK + 2 T : 1050 - 1060 sq.ft. • 3 BHK + 3 T : 1295 - 1385 sq.ft.
- Exclusive Sky gymnasium, recreation room and party hall for the exclusive use of Block E residents • Spectacular city view apartments



SMART HOMES FOR SMART LIVING

BLOCK - F - GARDEN HOMES 2.0

Facing east and complete with the latest amenities and branded products, these exclusive homes are designed for complete openness and space. Overlooking an oasis of verdant gardens and breath-taking city views, these premium homes enjoy 24/7 fresh air.

- Stilt + 14 floors • 2 & 3 BHK Garden Homes • 2 BHK + 2 T : 1065 - 1085 sq.ft.
- 3 BHK + 3 T : 1375-1380 sq.ft. • Apartments have been designed with 3-sides external ventilation • Verdant garden views and incredible city views



COMPACT STUDIO HOMES
FOR MODERN LIVING

BLOCK - G - COMPACT STUDIO HOMES 2.0

With essential comforts in a compact package of 1 BHK & 2 BHK homes, this is the ideal choice for bachelors, young couples or elders who want a home that caters to their individual needs. Packed with all the essentials for a modern day lifestyle, these homes are a perfect blend of functionality and aesthetics.

- Stilt + 14 floors • Expandable 1 BHK & 2 BHK Affordable Luxury Homes • 1 BHK + 1 T & 2 BHK + 1 T Apartments : 610 - 620 sq.ft. • Well-lit and ventilated flats • Excellent investment opportunity at affordable prices

3 BHK + 3 T ISOMETRIC VIEW



- Blocks E & F
- 3 BHK + 3 T Apartments ranging from 1295 - 1380 sq.ft.

ACTUAL 3 BHK MODEL FLAT VIEWS ▶



2 BHK + 2 T ISOMETRIC VIEW



- Blocks E & F
- 2 BHK + 2 T Apartments ranging from 1050 - 1085 sq.ft.

ACTUAL 2 BHK MODEL FLAT VIEWS ➤



1 BHK + 1 T ISOMETRIC VIEW



2 BHK + 1 T ISOMETRIC VIEW



- Block G
- Expandable Studio and 1 BHK + 1 T and 2 BHK + 1 T Apartments ranging from 610 - 620 sq.ft.



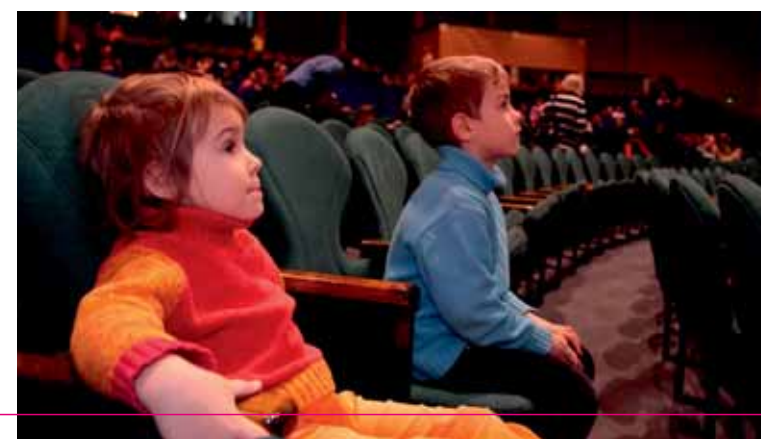
SIGNATURE CLUB 2.0



20,000 sq.ft. Luxury Club House

Located in the very heart of the KG Signature City, the stately Signature Club House is spread across 20,000 sq.ft. With exclusivity written all over it and the very latest amenities, it is the perfect place to unwind after a hard day's work.

LIFESTYLE FACILITIES & AMENITIES

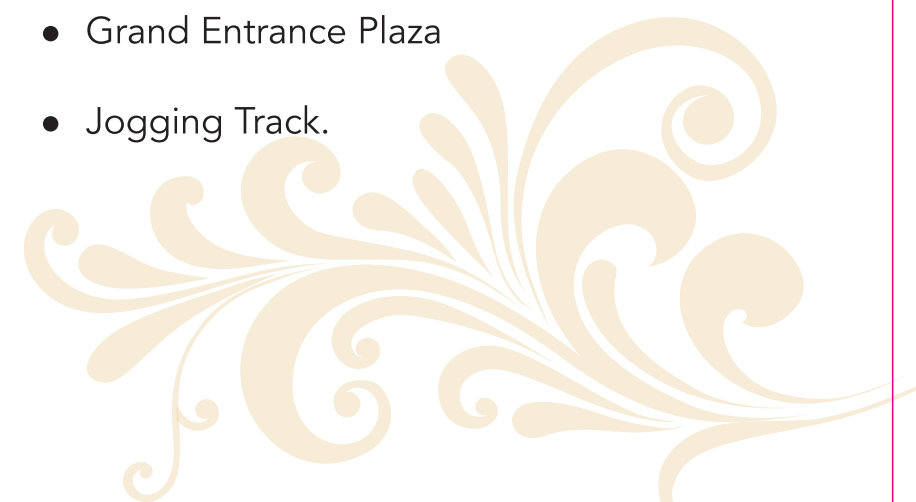


CLUB HOUSE

- Double-height Entrance Lobby
- Gymnasium
- Indoor Games Room
- Crèche / Nursery Center
- Recreation Room
- Leisure Lounge
- Movie Lounge equipped with Home Theatre Systems
- Bridge Lounge
- Business Center / Conference Rooms
- Meditation Room / Multi-Purpose / Aerobics Hall
- Video Games Parlor
- Health Club with Jacuzzi Facilities
- Children's Playroom
- Library-cum-Browsing Facility
- Terrace Party Areas for Special Occasions
- Guest Suites

OUTDOOR

- Swimming Pool with Pool Deck & Barbeque Counters
- Jogging Track
- Foot Reflexology Pathway
- Open-Air Amphitheatre
- Basketball Hoops
- Open-Air Volleyball Court
- Children's Sand Pit and Play Area
- Serene Water Features
- Party Lawns
- Herb Garden
- Fern Garden
- Bamboo Garden
- Tree Courts
- Gazebo
- Grand Entrance Plaza
- Jogging Track.





BUILDING SPECIFICATIONS

Each tower in KG Signature City has been meticulously designed conforming to all relevant Indian Standards of the National Building Code. Highest quality & branded products are used to ensure that you only get the best.

- 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
- Water filtration plant will be provided
- Provision for borewell or well, in addition to Corporation/Municipality water provision (if available)
- 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
- Separate underground sump as per NBC standards available exclusively for fire-fighting
- Wet Riser System with yard hydrants including hose reels installed in the common areas of all floors
- Separate and adequate pump sets for emergency fire-fighting use
- Portable fire extinguishers for emergency use
- Provision for reticulated piped gas supply
- Provision for high speed optic fibre connectivity for phone and data services
- Maintenance by a professional property and facility management company



FLAT SPECIFICATIONS

BLOCK E & F

DOORS AND WINDOWS

Living, Dining & Foyer: Teakwood main door frame and flush/skin door shutters; UPVC sliding glazed windows with railing

Balcony: UPVC sliding French doors

Bedroom: Hardwood door frame and flush/skin door shutters; UPVC sliding glazed windows with railing

Toilets: Hardwood door frame and water resistant flush door shutters; Aluminum fixed louvered ventilators

Utility: Aluminum sliding/openable door

TILING

Living, Dining, Bedroom & Foyer: Designer vitrified flooring tiles of size 24x24 inches with 3 inches skirting

Balcony: Designer ceramic flooring tiles of size 12x12 inches with 3 inches skirting

Toilets: Designer toilets with ceramic tile flooring of size 12x12 inches and wall tiles of suitable size upto lintel height (in master

toilet, wall tiles of size 24x12 inches upto lintel height)

Kitchen: Designer vitrified flooring tiles of size 24x24 inches with 3 inches skirting and wall tiles of size 12x8 inches will be laid upto 24 inches height above counter top

Utility: Ceramic flooring tiles of size 12x12 inches and wall tiles of size 12x8 inches upto sill height

PAINT

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

Balcony & Utility: Walls will have exterior grade paint

Bedrooms: Doors enamel painted; Flat interior walls will be provided with emulsion paint

Toilets: Door will be enamel painted

Kitchen: Kitchen interiors (non-tiled wall areas) will be provided with emulsion paint

FITTINGS

Toilets: White coloured ceramic sanitaryware fittings consisting of western



ACTUAL MODEL FLAT VIEW

closet and wash basin in all toilets (master bathroom will have a wash basin with granite counter), chromium plated fittings of standard manufacturers, exhaust fan opening with exhaust fan provided

Kitchen: Polished granite counter, one stainless steel sink and drain board fitted with a special movable tap. One point for drinking water provision

Utility: Plumbing arrangements for washing machine

ELECTRICAL

Living: One fan point, two wall light points, one ceiling light point, two 6 Amps power sockets, one telephone point, one television point, one call bell point and one intercom point

Dining: One fan point, two wall 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 wall light points, two 6 Amps power sockets, one 20 Amps power socket for split air-conditioner (in master bedroom, one telephone point and 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 additional 6 Amps power socket)

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

Utility: One light point, One 6/16 Amps power socket, for washing machine provision

Power back up provided upto 500 watts per flat

BLOCK G Compact Studio Homes

DOORS AND WINDOWS

Living, Dining, Bedroom, Kitchen & Foyer: Seasoned hardwood door frame and flush/skin door shutters; UPVC sliding windows with railing

Balcony: UPVC sliding French doors

Toilets: Hardwood door frame and water resistant flush door shutters; Aluminum fixed louvered ventilators

TILING

Living, Dining, Bedroom & Foyer: Designer vitrified flooring tiles of size 24x24 inches with 3 inches skirting

Balcony: Designer ceramic flooring tiles of size 12x12 inches with 3 inches skirting

Toilets: Designer toilets with ceramic tile flooring of size 12x12 inches and wall tiles of suitable size upto lintel height in wet areas (shower area) and sill height in dry areas (EWC and wash area)

Kitchen: Designer vitrified flooring tiles of size 24x24 inches with 3 inches skirting and wall tiles of size 12x8 inches will be laid upto 24 inches height above counter top

PAINT

Living, Dining & Foyer: Main door exterior varnished; flat interior walls will be provided with emulsion paint

Balcony: Walls will have exterior grade paint

Bedroom: Doors enamel painted; flat interior walls will be provided with emulsion paint

Toilets: Door will be enamel painted

Kitchen: Kitchen interiors (non-tiled wall areas) will be provided with emulsion paint

FITTINGS

Toilets: White coloured ceramic sanitaryware fittings consisting of western closet and wash basin in all toilets

Chromium plated fittings of standard manufacturers; Exhaust fan opening with exhaust fan provided

Kitchen: Polished granite kitchen counter, one stainless steel sink with a special movable tap. One point for drinking water provision. Plumbing arrangements for washing machine will be provided as per Architects designated location

ELECTRICAL

Living & Dining: Two fan points (where possible), three wall light points, two 6 Amps power sockets, one telephone point, one television point, one call bell point and one intercom point

Balcony: One light point

Bedroom: One fan point, two wall light points, two 6 Amps power sockets (in master bedroom, one 20 Amps power socket for split air-conditioner)

Toilets: One light point, one 16 Amps power socket for geyser, one exhaust fan point with exhaust fan

Kitchen: One light point, two 6 Amps power sockets, one 6/16 Amps power socket, one exhaust fan point and one additional 6/16 Amps power socket for fridge

Power back up provided upto 200 watts per flat



KG - AHEAD OF THE TIMES, ALWAYS

- Over 140 completed 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 & visually superior buildings
- Quality standards that are on par with international projects

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

Kishorkumar Gokaldas

Chairman & Founder, KG Foundation Pvt. Ltd.

Everyone wants to give their family a home that's filled with warmth and brightness. Whenever we begin work on a residential project, we focus our hearts and minds on this thought. It acts as a leading light to make each team member emotionally bond with the project, be it the planning, designing or construction stage. It motivates them to give their best effort into making your home.

It commences with the procurement of raw materials. Utmost care is exercised during the process because we know that a home is much more than just bricks and mortar.

Again, this care goes into adapting the best building practices also. By taking our business to our hearts, we ensure that you and your family have years of happiness together in your home.

Current Projects



KG Center Point (Poonamallee)



KG Green Meadows Condominiums (Velachery)



KG Chandra Vista (Semmenchery, OMR)



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 Belvedere (Kilpauk)	KG Prasad (Adyar)
KG Bellaire (Velachery)	KG Ramleela (Alwarpet)
KG Casa Blanca I & II (Nungambakkam)	KG Royal Court (T.Nagar)
KG Central Court (T. Nagar)	KG Royal Palms (Kilpauk)
KG Dewside Manors (Chetpet)	KG Royal Springs (Adyar)
KG Enclave (Annanagar)	KG Rustic Heights (Annanagar)
KG Eternia (Alwarpet)	KG Sagar (Thiruvannamur)
KG Flats (T.Nagar)	KG Seagulls (Thiruvannamur)
KG Florentina (Adyar)	KG Sky Lark (Annanagar)
KG Gayithri (Poes Garden)	KG South Wind (Royapettah)
KG Garthapuri Apartments (Chetpet)	KG Spring Apartments (Adyar)
KG Green Acres (Velachery)	KG Spring Manor (Adyar)
KG Green Meadows (Velachery)	KG Square (Mylapore)
KG Karpaga Vilas (Mylapore)	KG Srivathsa Gardens (Saidapet)
KG Kensington (Thiruvannamur)	KG Sunshine (Ashok Nagar)
KG Marina Bay (Santhome)	KG The Retreat (T.Nagar)
KG Marble Arch (Mylapore)	KG Towers (Velachery)
KG Nataraj Palace (T.Nagar)	KG Traditions (Gopalapuram)
KG NTR Heritage (Rangarajapuram)	KG Tranquil Terrace (Nungambakkam)
KG Oakland (T.Nagar)	KG Vallencia (Adyar)
KG Oakside I & II (Adyar)	KG Valmiki (Thiruvannamur)
KG Palm Lands (Kodambakkam)	KG Villa (Annanagar)
KG Palm Springs (Annanagar)	KG Villa Classica (Royapettah)
KG Pleasant Palm (Nungambakkam)	KG Woods (Adyar)



COMMERCIAL

KG 360° IT Park (Perungudi)
 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 DEVELOPEMENTS

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.

