



Prosperity, love and laughter forever.





DEVELOPERS & PROMOTERS
ESTD. 1980



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

Kishorkumar Gokaldas

Chairman and Founder, KG Foundations Pvt. Ltd.

We know just exactly how much thought you put into a house before you make it your own. This is what inspires us to turn every residential marvel into a masterpiece you'd like to treasure to the test of time. Our dedicated team goes to any painstaking extent to perfect the art of delivering projects that benchmark absolute luxury, comfort and peace of mind in every way for you.

Over the last 3 decades, we have created residential and commercial buildings across Chennai and Cochin that stand tall as spectacles.

With over 140 completed residential & commercial projects and an ISO 9001:2008 certification, we own the hearts of over 5,000 satisfied customers and corporate clients. Upgrading your lifestyle is a dream we strive to realize.

We simply believe, if we do what it takes to leave no stone unturned in creating magical masterpieces that live up to our standards, you'd be nothing less than happy with us. Therefore, we're sure our latest project 'KG Good Fortune' lives up to its name.

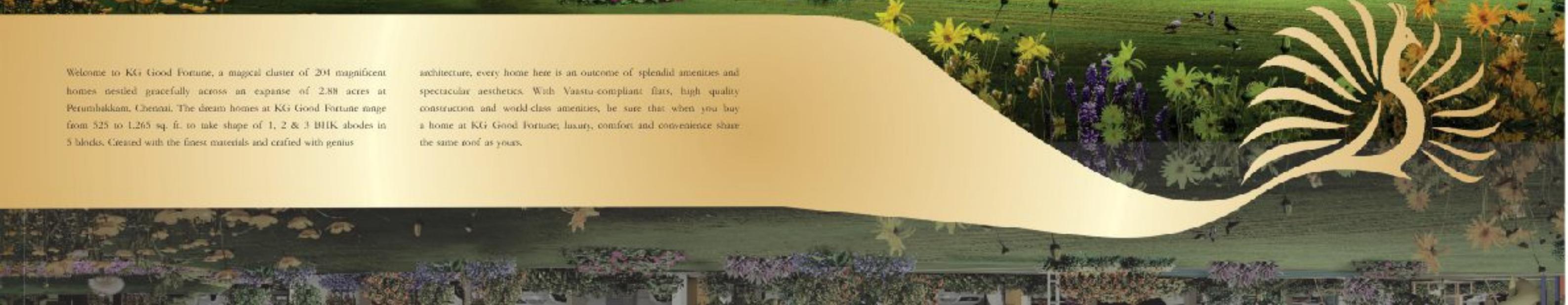


Homes that live up to your fortune



Welcome to KG Good Fortune, a magical cluster of 204 magnificent homes nestled gracefully across an expanse of 2.88 acres at Perumbakkam, Chennai. The dream homes at KG Good Fortune range from 525 to 1,265 sq. ft. to take shape of 1, 2 & 3 BHK abodes in 5 blocks. Created with the finest materials and crafted with genius

architecture, every home here is an outcome of splendid amenities and spectacular aesthetics. With Vaastu-compliant flats, high quality construction and world class amenities, be sure that when you buy a home at KG Good Fortune, luxury, comfort and convenience share the same roof as yours.





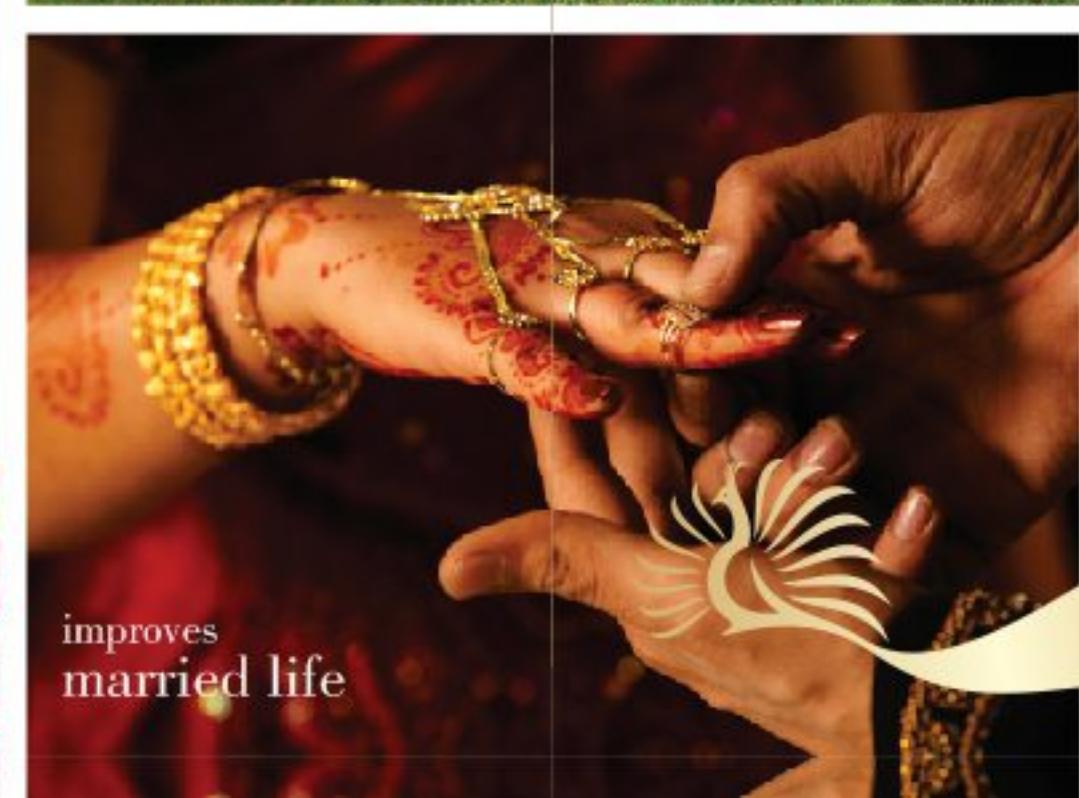
promotes
business growth,
career growth
& financial
prosperity



connects with nature



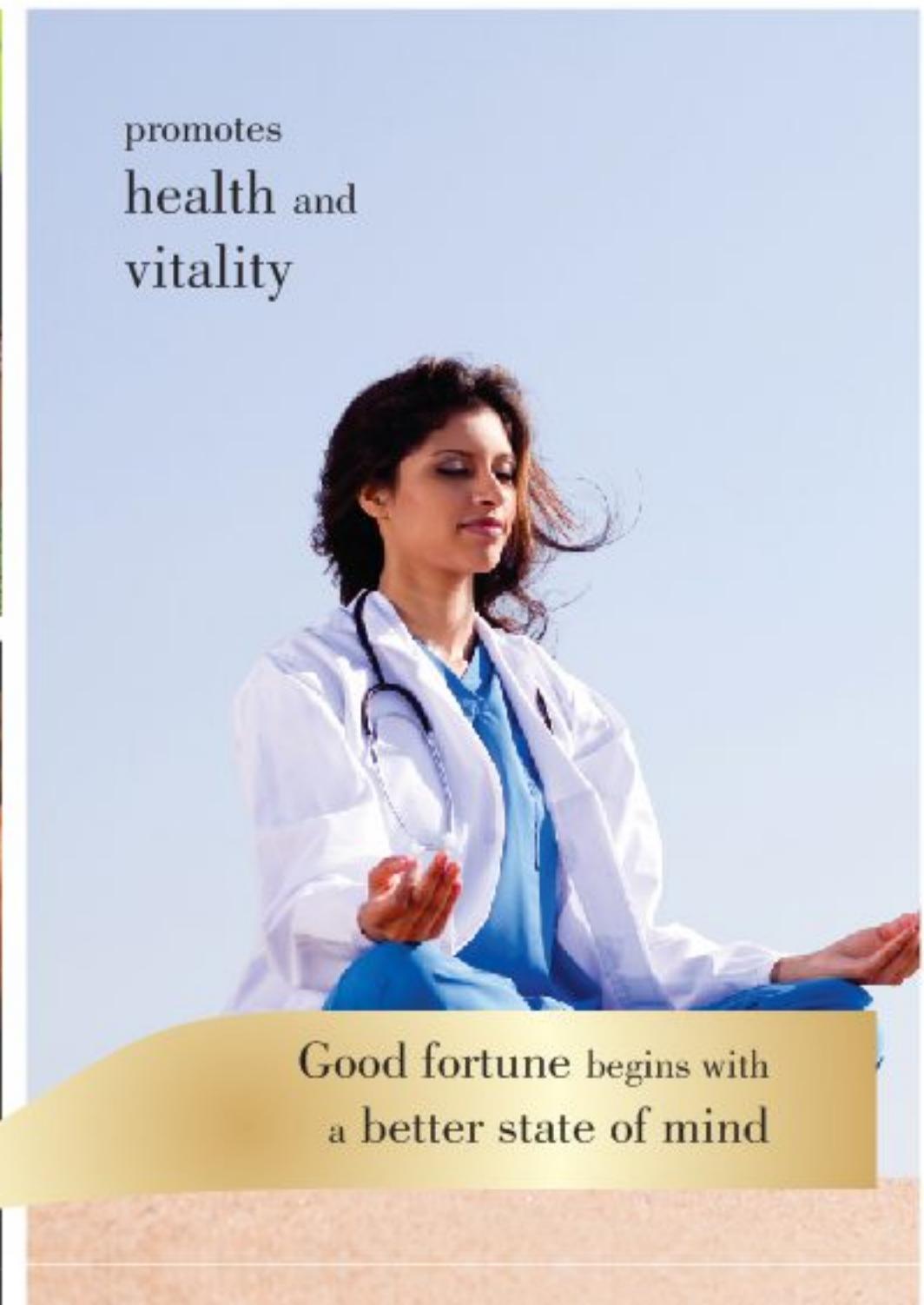
creates supporting
atmosphere



improves
married life



promotes
health and
vitality



Good fortune begins with
a better state of mind



Location Advantages

| MAIN JUNCTIONS | | COLLEGES | |
|----------------------------------|----------|---------------------------------|----------|
| Medavakkam | 3.3 kms | Ramanujam IT Park | 14.7 kms |
| Sholinganallur | 4.7 kms | Ascendas Tech Park | 15.0 kms |
| Thalaiyur | 5.9 kms | | |
| Navalur | 9.1 kms | | |
| Velacherry | 10.1 kms | Airport | 14.8 kms |
| SRP Tools | 13.8 kms | Egmore Station | 24.7 kms |
| Madhya Kailash | 13.2 kms | Central Station | 25.5 kms |
| Kelambakkam | 15.6 kms | | |
| TRANSPORTATION | | HOSPITALS | |
| | | Global Hospital | 3.0 kms |
| | | Life Care hospital | 4.5 kms |
| | | Sri Isan Velan Mission Hospital | 6.1 kms |
| | | Dr. Kamatchi Memorial Hospital | 7.6 Kms |
| | | Lifeline Hospital | 13.1 kms |
| | | Chennai Health City | 14.9 kms |
| CORPORATES | | ENTERTAINMENT | |
| Danfoss, Sholinganallur | 4.7 kms | PVR Cinema | 6.9 kms |
| Mahindra-Satyam, Kampakkam | 5.0 kms | Junction Mall | 7.1 kms |
| Wipro, Sholinganallur | 5.1 kms | AKDR Golf Course | 8.9 kms |
| Accenture, Sholinganallur | 5.1 kms | MGM Dizzee World | 9.0 kms |
| Zylo, Sholinganallur | 5.4 kms | MTK Cinemas | 9.6 kms |
| Vesas, Kampakkam | 5.5 kms | Grand Mall | 11.7 kms |
| infosys, Sholinganallur | 6.2 kms | Mutukudru Boat House | 13.4 kms |
| TCS, Kampakkam | 6.5 kms | Vandalur Zoo | 13.8 kms |
| CTS, Thomaiyakkam | 7.9 kms | Cowelong/Covalam | 18.3 kms |
| NOKIA Siemens, Siruseri | 8.9 kms | Phoenix Market City | 18.3 kms |
| HCL, Navalur | 9.0 kms | Mayajal | 19.2 kms |
| TCS, Pallavaram - Palikaranai | 9.8 kms | | |
| Pohns, Navalur | 10.1 kms | | |
| FL SMIDTH, Kelambakkam | 10.3 kms | | |
| CTS, Siruseri | 11.1 kms | | |
| Hexaware, Siruseri | 11.2 kms | | |
| TCS, Pallavaram - Sipcot | 11.3 kms | | |
| TCS, Siruseri | 11.4 kms | | |
| TCS, Pallavaram - Sholinganallur | 11.8 kms | | |
| PLACES OF INTEREST | | SUPERMARKETS | |
| VGP Universal Kingworld | 8.5 kms | Nilgiris | 2.0 kms |
| MGM Dizzee World | 14.5 kms | Home Food Stores | 3.0 kms |
| Mutukudru Boat House | 16.9 kms | | |
| Vandalur Zoo | 18.3 kms | | |
| Cowelong/Covalam | 19.2 kms | | |
| Crocodile Park | 23.3 kms | | |
| SCHOOLS | | EAT- OUT | |
| BVM Global School | 1.6 kms | Marry Brown | 2.7 kms |
| Bharathi Vidyalaya School | 1.7 kms | Aloft Hotel | 4.6 kms |
| St. John's Public School | 2.1 kms | Taj Gateway | 5.3 kms |
| HILC International School | 3.3 kms | Domino's Pizza | 6.8 kms |
| Tata School | 5.7 kms | Pizza Corner | 7.5 kms |
| Gateway The Complete School | 6.2 kms | KFC | 9.1 kms |
| Hiranandani Upscale School | 9.2 kms | Mc Donald's | 9.1 kms |
| Oliver Public School | 9.3 kms | Fortune Hotel | 9.3 kms |
| Pacifica Tech Park , Navalur | 9.9 kms | The Westin | 12.3 kms |
| ETA TECH Park | 9.9 kms | | |
| Chennai One IT Park | 9.1 kms | | |
| SIPCOT, Siruseri | 11.6 kms | | |
| IT PARKS | | | |
| TECII Park | 5.7 kms | | |
| AKDR TOWER, Karapakkam | 8.5 kms | | |
| Pacifica Tech Park , Navalur | 8.9 kms | | |
| ETA TECH Park | 9.0 kms | | |
| Chennai One IT Park | 9.1 kms | | |
| SIPCOT, Siruseri | 11.6 kms | | |





DEVELOPERS & PROMOTERS
ESTD. 1980

Perumbakkam: A highly appreciating area with good capital and rental appreciation along with well developed infrastructure in place.

Spacious, well balanced and vaastu compliant flats.

Abundant potable water.

Centrally Located with easy connectivity to OMR, Tambaram, Medavakkam, Velachery, Guindy, GST Road.

8 Reasons to purchase a house at KG Good Fortune and watch your investment grow.

Located in a fast appreciating location.

Ranked among Top 10 investment destinations in India.

Over 93% appreciation expected over the next 5 years*

From KG Foundations: A builder with over 33 years of experience and a track record of completing over 180 projects with over 5,000 happy and satisfied customers and corporate clients.

International standard specifications with reputed products.

Close proximity to work, entertainment and education centres with well developed social and public infrastructure.

The advantage of having one of Asia's biggest IT hubs, SIPCOT just minutes away!

Perumbakkam: A fast growing neighbourhood in Chennai

INVESTMENT
ADVISORY REPORT
India's Residential Destinations

Knight Frank

OUT OF THE TOTAL OFFICE
SPACE STOCK OF
59.8 MN.SQ.FT. WHICH IS
EXPECTED TO BE
OPERATIONAL IN SOUTH
CHENNAI BY 2017.

82% WILL BE LOCATED ON
OMR

DESTINATIONS LIKE
PALLIKARNAI
AND
MEDAVAKKAM

ARE LOCATED NOT ONLY
CLOSER TO THE CITY CENTRE
BUT ALSO HAVE EASY ACCESS
TO OMR AND GST ROAD

WE EXPECT THE DESTINATIONS
OF PALLIKARNAI AND
MEDAVAKKAM TO WITNESS
THE MAXIMUM AMOUNT OF

**PRICE
APPRECIATION**

IN CHENNAI'S RESIDENTIAL
MARKET OVER THE NEXT 5
YEARS

INVESTMENT DESTINATIONS IN SOUTH CHENNAI

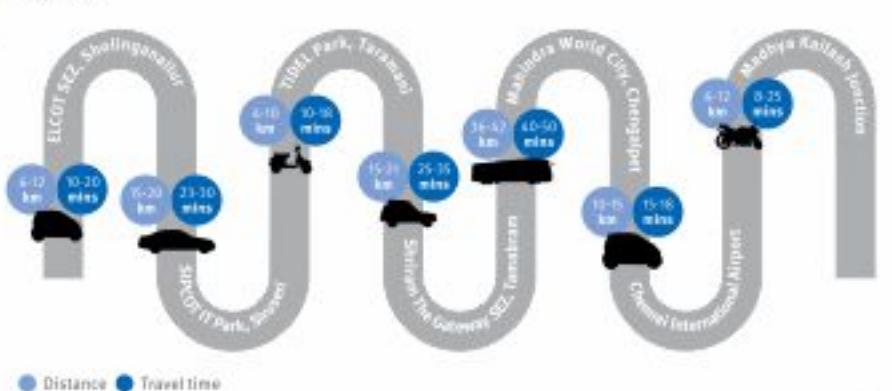
from Velachery to Medavakkam via Pallikarnai is located between the OMR and GST road and runs parallel to them. It is well connected by road to all the employment hubs of South Chennai. Additionally, the Vandalur-Velachery Monorail project will further enhance the connectivity of these destinations with the city centre in the north and GST road in the south as it passes through each of these locations. These destinations are also well connected with the Chennai International Airport and central locations such as Adyar and Anna Salai through Madhya Kailash junction. We expect the destinations of Pallikarnai and Medavakkam to witness the maximum amount of price appreciation in Chennai's residential market over the next five years.

The primary reasons in brief for these destinations to outperform others in Chennai over the next five years are:

- Tamil Nadu's Auto & Auto Ancillary Industry is forecasted to grow at an annual average rate of 24% over the next five years. A large number of these units are located on GST road and within Mahindra World City in South Chennai.
- Chennai will witness an incremental demand of 21.1 mn sq.ft of office space over the next five years primarily driven by the IT/ITES sector. 88% of this will be within South Chennai.
- Accessibility to major employment hubs on OMR and GST road, proximity to the city centre and distance from Chennai airport will be the key differentiating factors among the various destinations located in South Chennai.
- Pallikarnai and Medavakkam address all the above factors due to their favorable location.

CONNECTIVITY TO IMPORTANT LOCATIONS FROM PALLIKARNAI AND MEDAVAKKAM

*by road



PERUMBAKKAM
is located just 2.8 kms
from Medavakkam Junction

Business Line

South Chennai among country's realty hot-spots



According to the study, the sports complex will be built on an area of 200 ha and will be completed by 2020.

The proposed site will cover about 200 ha of land.

The proposed site will be developed into a sports complex.

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- Chennai emerges as the most liveable city in the country according to the "Liveability Index 2012".
- Chennai was recently rated as having the highest quality of life in India.
- The city has about 34,260 identified companies in its 15 zones.
- The IT Corridor, on Old Mahabalipuram Road in the southeast of the city houses several technology parks, provides employment to close to 300,000 people. Besides the existing Tidel Park, 2 more Tidel Parks are on the anvil in the IT corridor. A number of SEZ have emerged in and around Chennai. The Mahindra World City, New Chennai, a Special Economic Zone (SEZ) with one of the world's largest high technology business zones, is currently under construction in the outskirts of Chennai. It also includes the World's largest IT Park by Infosys.
- Old Mahabalipuram Road (OMR), Ongadam, Madipakkam, GST Road, Seiperumbudur, Tambaram, Medavakkam, Ongadam, etc are some of the emerging realty destinations in Chennai.
- It is currently the largest electronics hardware exporter in India, accounting for 45% of the total exports.
- It is known as the Detroit of Asia. The city accounts for 60% of India's automotive exports.
- Chennai is the second largest software exporter in India by value.

The Chennai story.

Invest in a land that perfectly blends trend and tradition.



Transforming every marvel into a masterpiece!



DEVELOPERS & PROMOTERS
ESTD. 1980

Everything between selecting a site to delivering a project, we go just about any distance to ensure quality consciousness pervades our every operation. The reason why KG projects are equipped with the finest construction materials, best-in-class vogue and plentiful amenities is not just because our buildings of true quality increase in value, but also for the reason that they become a whole lot easier to maintain in the long run.



When your foresight becomes as good
as the view, good fortune is around!

204 magnificent 1, 2 & 3 BHK homes | 288 acres of sprawling lung space | World-class luxury amenities

Compact 2BHK homes: 525 - 590 sq. ft.; 2 BHK: 875 - 1175 sq. ft.; 3 BHK: 1210 - 1580 sq. ft.



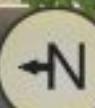
Block A - Aspire
Block B - Bliss
Block C - Celebration
Block D - Destiny
Block E - Eternity

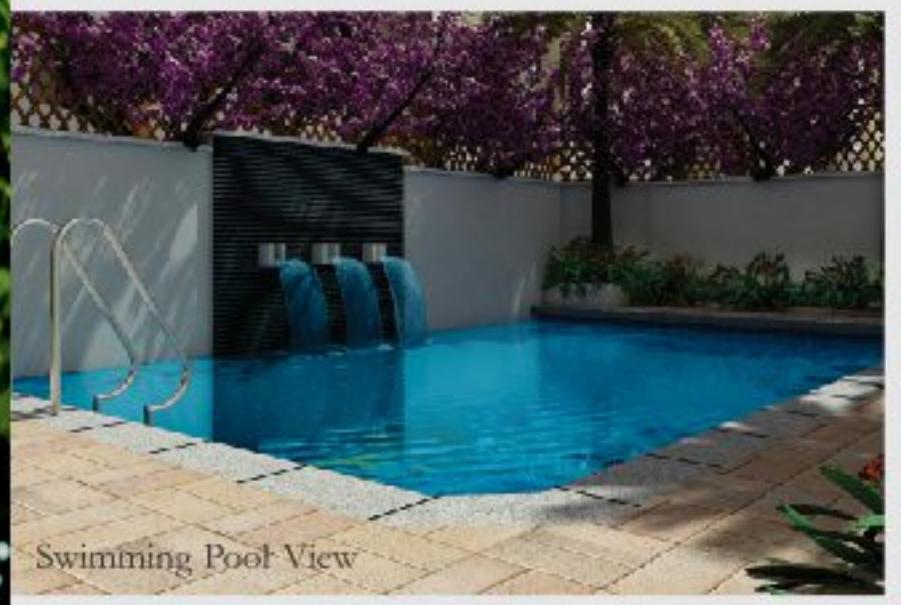
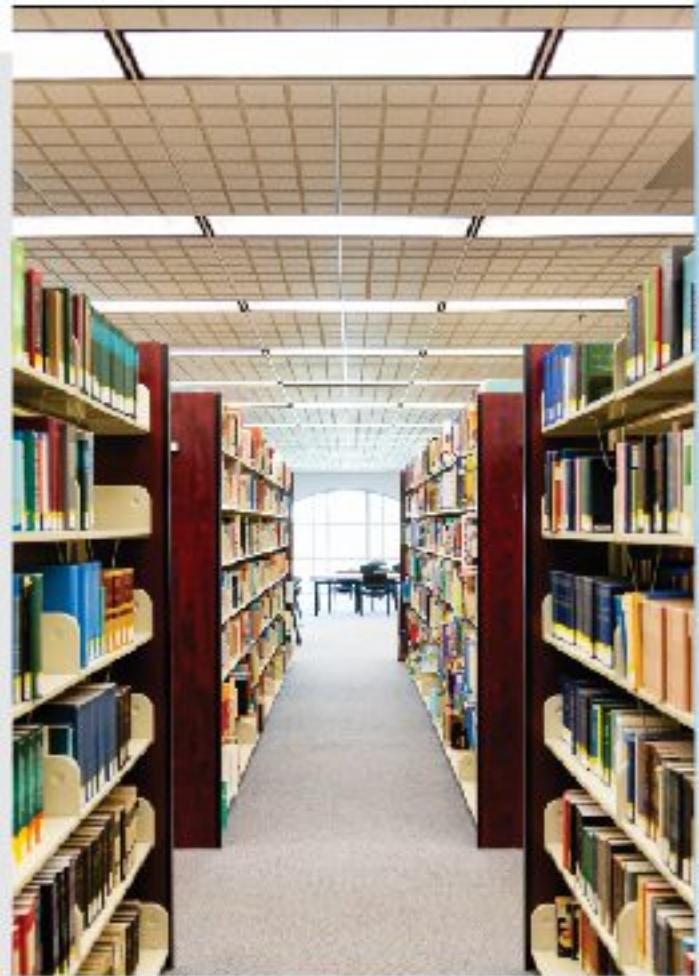
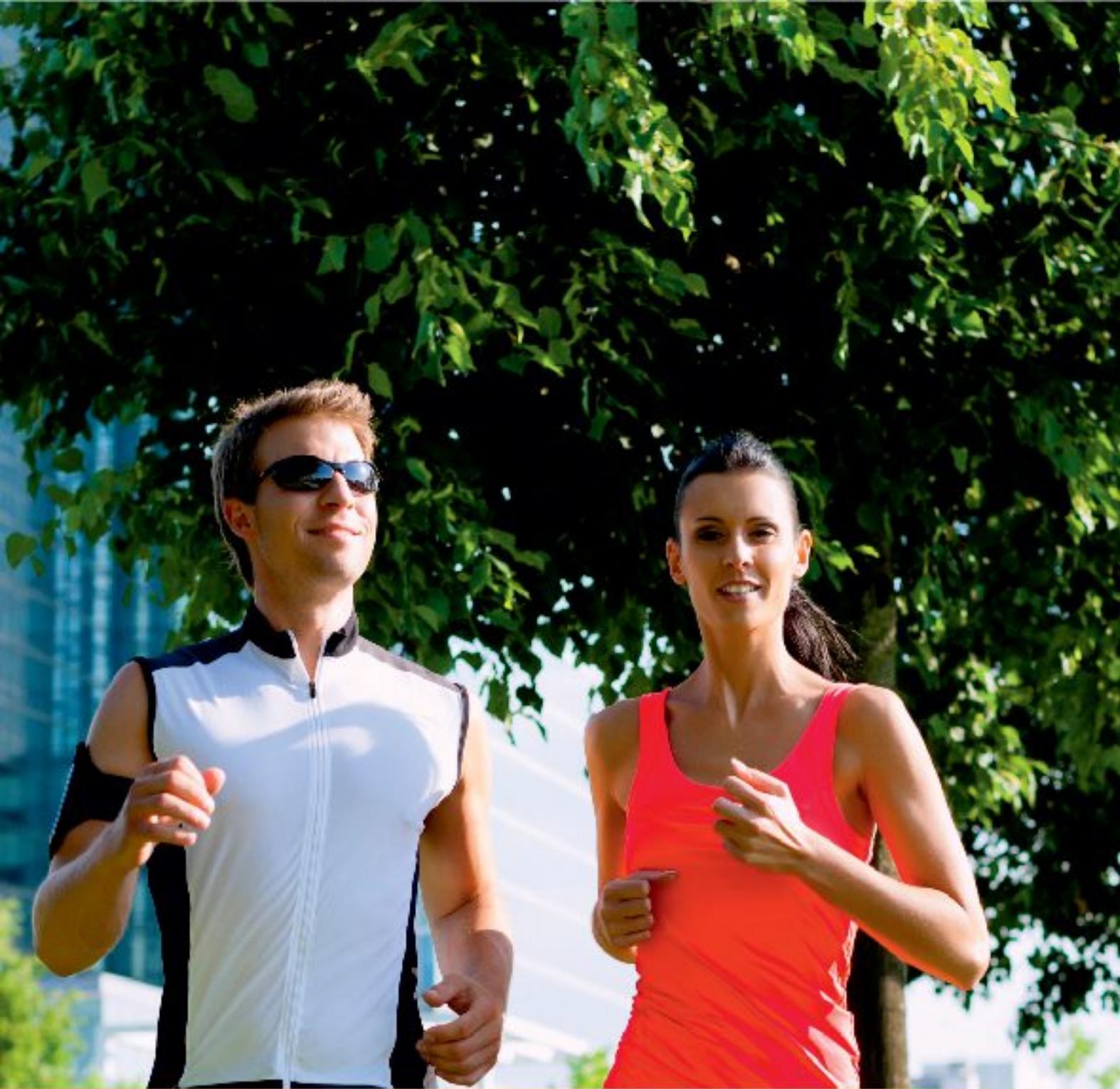
Site Plan



The Legend

1. Grand Entrance Plaza
2. Foot Reflexology Pathway
3. Open Air Amphitheater
4. Senior Citizen's Square
5. Jogging Track
6. Children's Play Area
7. Multi-purpose Play Court
8. Swimming Pool





A home filled with
luxury, convenience
and good luck.

OUTDOOR AMENITIES

- Grand Entrance Plaza
- Foot Reflexology Pathway
- Open Air Amphitheater
- Senior Citizen's Square
- Jogging Track
- Children's Play Area
- Multi-purpose Play Court
- Swimming Pool

INDOOR AMENITIES

- Gymnasium
- Indoor Games Room
- Business Centre / Conference Room
- Library and Reading Room
- Convenience Store*
- Crèche
- Home-theatre Room
- Ironing Room / Laundryette

*Subject to availability

Isometric Views



3 BHK + 3 T



2 BHK + 2 T



2 BHK + 1 T

Elevating lifestyle, reflecting good fortune.



General Building Amenities

- Earthquake resistant structural design
- Pre construction anti termite soil treatment
- RCC framed structure with 200 mm thick external walls & 100 mm thick internal partition walls
- Elegant entrance lobby with landscaping
- Paved and landscaped driveways
- Common employee rest rooms
- Underground and overhead water storage tank
- Provision for borewell
- Rainwater harvesting / recharging facility provided
- Sewage treatment plant provided
- 24 / 7 back-up power generator for all essential common areas
- Security intercom – one connection per flat
- Adequate capacity elevators to service each block
- Portable fire extinguishers for emergency use in each block
- Maintenance by a professional property and facility management company



TILING

- Living, dining, foyer & bedrooms - Vitified flooring tiles of size 24 x 24 inches with 3 inches skirting
- Balcony - Ceramic flooring tiles with 3 inches skirting
- Toilets - Designer toilets with ceramic flooring tiles wall tiles up to 7 ft. height in wet areas
- Kitchen - Vitified flooring tiles of size 24 x 24 inches with 3 inches skirting; wall tiles of size 8 x 12 inches up to 24 inches above counter top
- Utility - Ceramic flooring tiles and wall tiles up to sill height of size 8 x 12 inches will be provided

DOORS AND WINDOWS

- Living, dining, foyer & bedrooms - Hardwood frame with flush / skin doors; UPVC sliding windows with grill
- Balcony - UPVC sliding French doors
- Toilets - Hardwood frame with flush doors; aluminum fixed louvered ventilators with grill
- Kitchen - UPVC sliding windows with grill
- Utility* - Hardwood frame with flush door; UPVC sliding windows with grill

PAINT

- Main door exterior varnished and interior side will be enamel painted. Flat interior walls will be provided with putty and interior emulsion. Ceiling will be painted

FITTINGS

- Toilets - White coloured ceramic sanitary ware fittings consisting of European closet and wash basin in all toilets; chromium plated fittings of standard manufacturers; exhaust fan opening provided, (in master bathroom shower curtain rod additional)
- Kitchen - Polished granite kitchen counter; one stainless steel sink with drain board fitted with a special movable taps; one open R.C.C. loft provided**
- Utility* - Plumbing provision for washing machine and floor washing arrangements (if feasible)

ELECTRICAL

- General - 3 Phase power supply with automatic change over switch in each flat; Concealed copper wiring with modular switches, earth leakage circuit breaker (ELCB) and partial power back-up for flat interiors limited to 300 watts for 3BHK and 400 watts for 2BHK flats.
- Living & Dining - Two fan points, four wall light points, two 6 Amps power sockets, one telephone cum intercom point, one television point, one call bell point, 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, (in master bedroom, 20 Amps power socket for split air conditioner, one telephone point and one television point additional)
- Toilets - One light point, one 16 Amps power socket for geyser, one exhaust fan point
- Kitchen - One light point, one fan point, one water purifier point, two 6 Amps power sockets, one 16 Amps power socket, one exhaust fan point, and one 6/16 Amps power socket for fridge
- Utility - One light point, one 16 Amps power socket for washing machine

2 BHK (COMPACT)

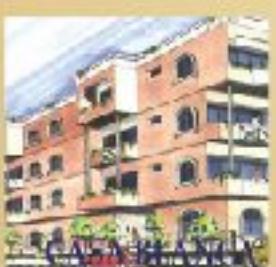
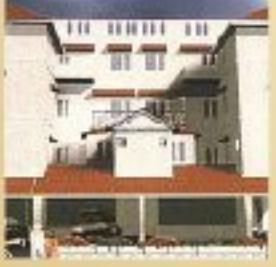
- Living, Dining and Kitchenette - One fan point, four wall light points, three 6 Amps power sockets, one 16 Amps power socket, one 6/16 Amps power socket for fridge, one water purifying point, one call bell point, one telephone cum intercom point and one television point
- Balcony - One light point and one 16 Amps power socket for washing machine
- Bedroom - One fan point, two wall light points, two 6 Amps power sockets, (in master bedroom, 20 Amps power socket for split air conditioner)
- Toilet - One light point, one 16 Amps power socket for geyser, one exhaust fan point
- Partial power backup for flat interiors up to 300 watts

*where applicable

** in master bedroom for 2 BHK (Compact)



Flat specifications



Some of our completed projects

Residential

- KG Belvedee (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 Dewsode Manors (ChepPet)
- KG Royal Springs (Adyar)
- KG Enclave (Annanagar)
- KG Rustic Heights (Annanagar)
- KG Esteema (Alwarpet)
- KG Sagar (Thiruvanmiyur)
- KG Flats (T.Nagar)
- KG Seagulls (Thiruvanmiyur)
- KG Florentina (Adyar)
- KG Sky Lark (Annanagar)
- KG Gayithri (Eyes Garden)
- KG South Wind (Royapettah)
- KG Garthapuri Apartments (ChepPet)
- KG Spring Apartments (Adyar)
- KG Green Acres (Velachery)
- KG Spring Manor (Adyar)
- KG Green Meadows (Velachery)
- KG Square (Mylapore)
- KG Karpaga Vilas (Mylapore)
- KG Srivatsa Gardens (Sadapet)
- KG Kensington (Thiruvanmiyur)
- KG Sunshine (Ashok Nagar)
- KG Marina Bay (Santhome)
- KG The Retreat (T.Nagar)
- KG Marble Arch (Mylapore)
- KG Towers (Velachery)
- KG Natraj Palace (T.Nagar)
- KG Traditions (Gopalapuram)
- KG NTR Heritage (Rangarajapuram)
- KG Tranquil Terrace (Nungambakkam)
- KG Oakland (T.Nagar)
- KG Valmiki (Thiruvanmiyur)
- KG Oakside I & II (Adyar)
- KG Villa (Annanagar)
- KG Palm Lands (Kodambakkam)
- KG Villa (Royapettah)
- KG Pleasant Palm (Nungambakkam)
- KG Woods (Adyar)

Commercial

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

Plotted Developments

- KG Boulevard
- KG Emerald Beach



On going projects



KG Signature City 2.0
Magappair

KG Centre Point
Poonamallee

KC Earth Homes
Sirasen



KG Chandra Vista
Semmencherry, OMR

KG Pinnacle (Commercial)
Adambakkam

KC Oxford Symphony
Cochin

UPCOMING PROJECTS :

Thoraipakkam (OMR), Seneerkuppam (Porur), Medavakkam, Adambakkam, Thaiyur (OMR), Akkarai (ECR)

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



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: Nookampalayam Road, Off Medavakkam - Sholinganallur Link Road, Perumbakkam, Chennai.

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BUILDING A WORLD OF EXCELLENCE SINCE 1980

KG FOUNDATIONS (P) LIMITED
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