KG™

DEVELOPERS & PROMOTERS
ESTD. 1980

THE LUXURY HOME COLLECTION

KG
ROSETTA
EGMORE

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

- Kishor Kumar Gokaldas
Chairman & Managing Director

Sale by Invitation Only

A LIFE EXTRAORDINAIRE

Welcome to a universe of unimaginable luxury in the heart of the city.

KG Rosetta

An architectural landmark that reimagines luxury like never before.

Tucked into a quiet, lush nook of Egmore, right on the Police Commissioner Office Road, these ultra-luxury residences masterfully unite future-ready luxury and the timeless heritage of Egmore. An epitome of pride and prestige, Rosetta is crafted for those who seek exclusivity, privacy and peerless luxury.

A striking vision in luxury, Rosetta is a bouquet of superior craftsmanship, high-end products, immaculate details and an unrivalled location that blossom beautifully to give you a life of grandeur and comfort.

20 Ultra-luxe Residences | 3 & 4 BHK
Expansive Spaces | Flawless Luxury

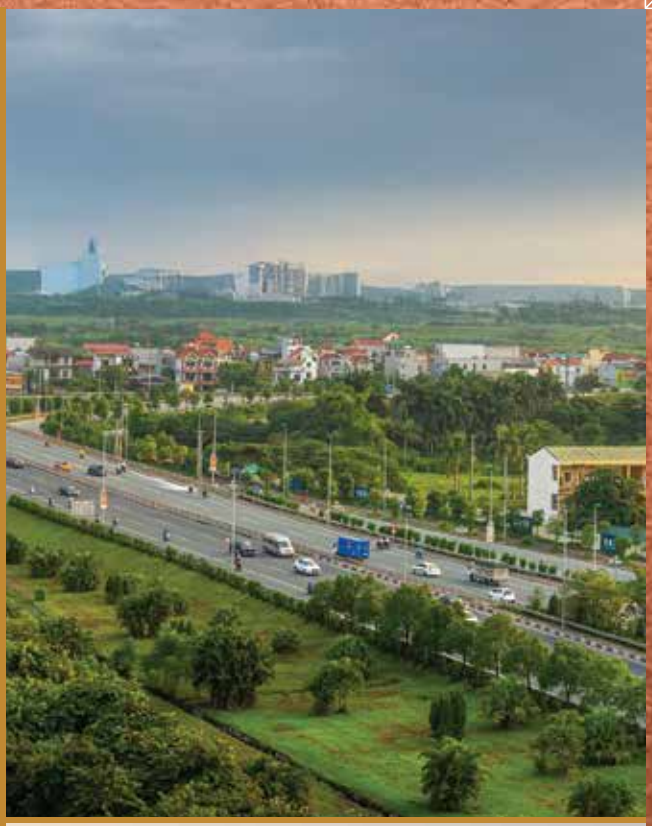

ROSETTA

LIFE IN FULL BLOOM.

Enjoy airy spaces & abundant light

Like the beautiful petals of a rose that wraps the bud, Rosetta wraps you in pure air and abundant ventilation. Your home opens to the beautiful sky as there are no high-rise apartments nearby, only lush greenery, unhindered views and fresh air. With such generous natural light, airy ambience and open vistas refreshing the soul, every day at Rosetta will blossom with joy and verve.









WHERE ARCHITECTURAL BRILLIANCE SHINES LIKE THE ALLURING ROSE

A lifestyle that's a bed of roses

KG Rosetta is built with precision engineering and world class standards that reflect in every corner. Meticulous attention to details, superior products, incomparable workmanship and KG Builder's legacy come together to give you a home that's a thing of beauty and a joy forever.

A Timeless Yet Futuristic Façade

The stunning geometric architecture, with its bold vertical elements, elegant glass accents, and sophisticated color palette, showcases modern minimalism at its finest.

Reliability & Superior Craftsmanship

Built with precision engineering and world-class construction standards, KG Rosetta is a testament to KG Builders' legacy of excellence. Every element, from foundation to finishing, is crafted with durability, reliability, and timeless elegance.



UNFURLING A GLOBAL LIFESTYLE FOR WORLD CITIZENS AND PASSIONATE CONNOISSEURS

KG Rosetta is crafted for those who seek global ultra-luxury in Chennai city. For those inspired by global experiences and fine living, KG Rosetta offers the perfect blend of luxury, privacy, reliability and security. Every little space personifies elegance with exquisitely crafted interiors that whisper tales of opulence that celebrate your life and your dreams.



THE BLISS OF COMFORT

At KG Rosetta, soak in the bliss of comfort and the grandness of luxury like never before with carefully curated features.

- Stilt + 5 floors configuration
- Spacious 3 & 4 BHK units with flexible layouts
- Vaastu compliant apartments
- 100% power backup with a diesel generator
- Clear title documents
- Ample car parking
- CMDA & RERA approved
- Landscaped terrace garden with kitchenette, barbecue, gazebo, granite seating & restroom
- Ample potable water supply & water treatment plant
- 24/7 security with CCTV surveillance
- Common electric car charging provision
- Refreshing greenery all around, located bang on the highly secure Police Commissioner Office Road
- Experience exclusivity with only 4 flats per floor and grand high ceilings
- Bank loans available at attractive rates
- Landscaped terrace garden with Yoga, Meditation & Open Gym spaces
- Elegant marble flooring paired with large windows ensures bright, airy living and dining spaces


ROSETTA

EGMORE

AN ADDRESS OF PRIDE & PRESTIGE

Much like the eternally loved rose, Egmore is a much-loved location steeped in history and heritage. A crown jewel among locations, its vibrance and charm radiates an aura of exclusivity. Egmore is where grand old history, heritage landmarks co-exist beautifully with new-age architecture.

A prestigious and a powerful nerve centre of the city, Egmore is where magnificent colonial buildings like the Connemara Library and the Government Museum stand alongside modern malls and shopping avenues giving you access to the best of both worlds.

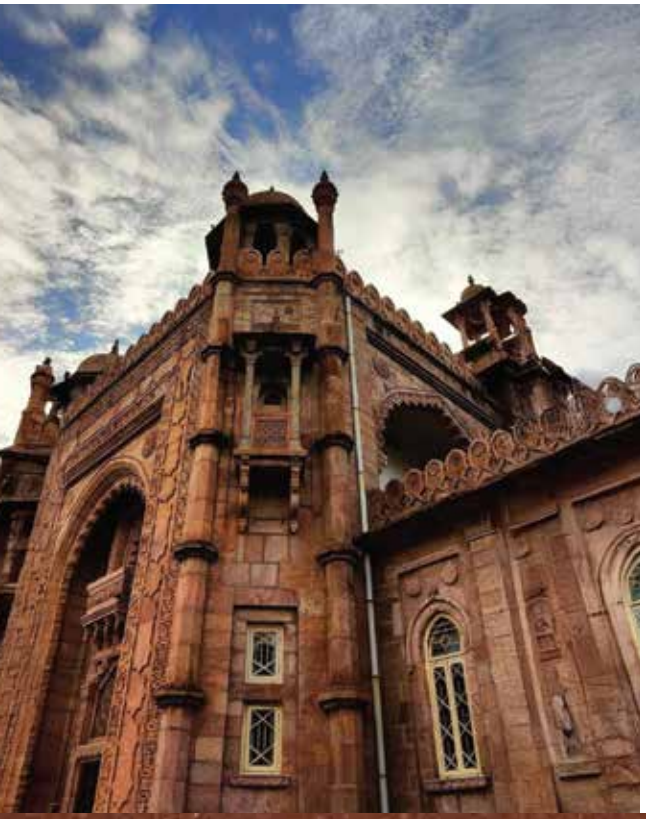
UNBEATABLE LOCATION ADVANTAGES

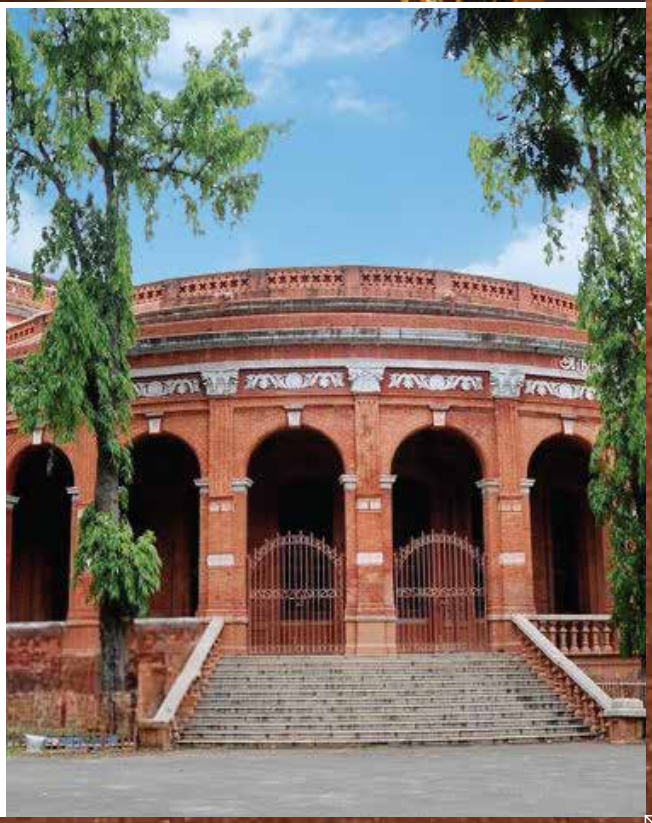
An elite and posh neighbourhood with effortless connectivity to prime hotspots like Anna Salai, Poonamallee High Road and Nungambakkam.

Proximity to Chennai's best schools & hospitals like **Don Bosco School, Madras Medical College, Apollo Hospital** & other renowned institutions.

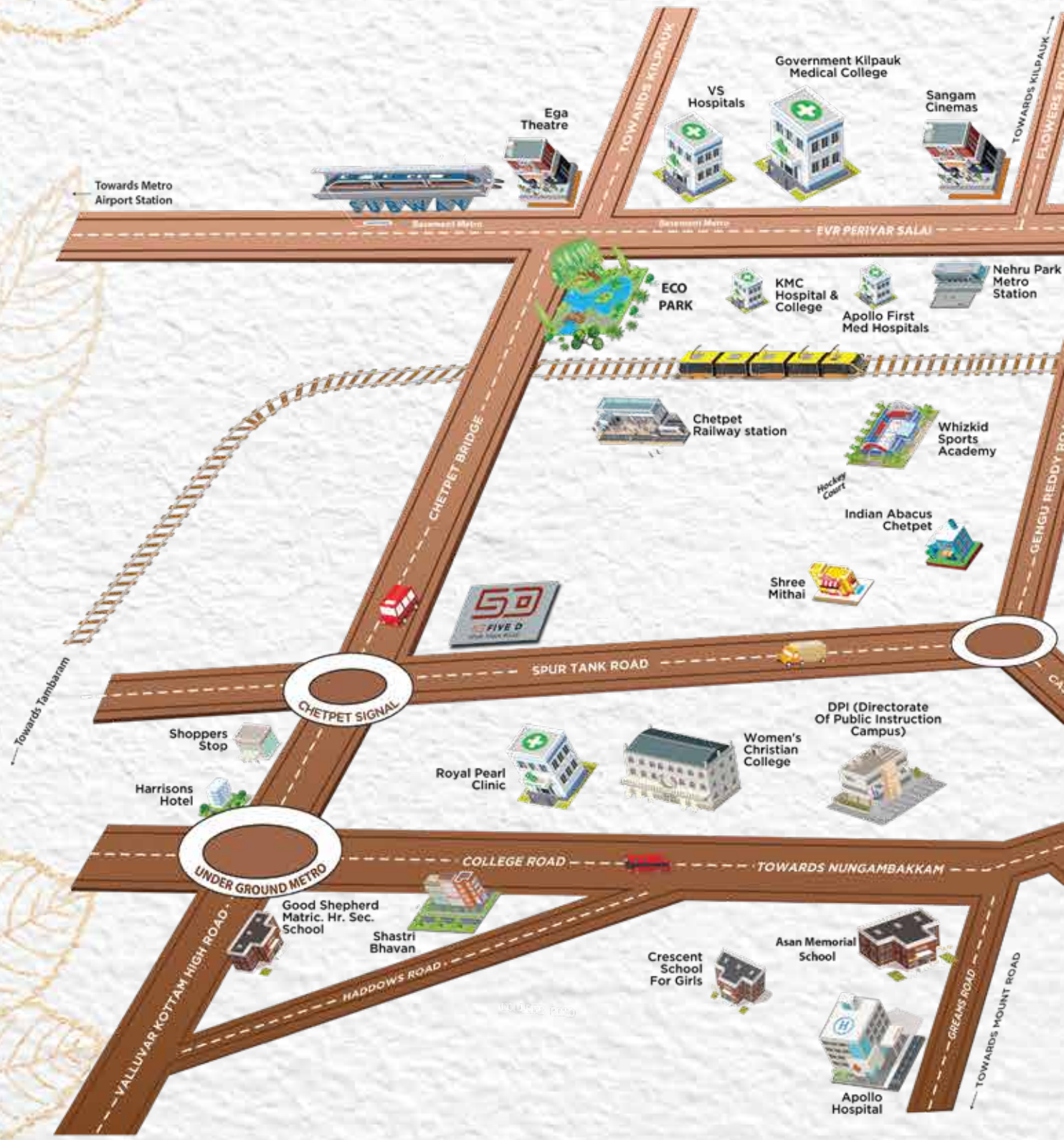
Minutes away from upscale fine dining restaurants like **Radisson Blu** and **The Marina,** luxury shopping like **Express Avenue,** prestigious clubs like **Presidency** and plenty of corporate offices.

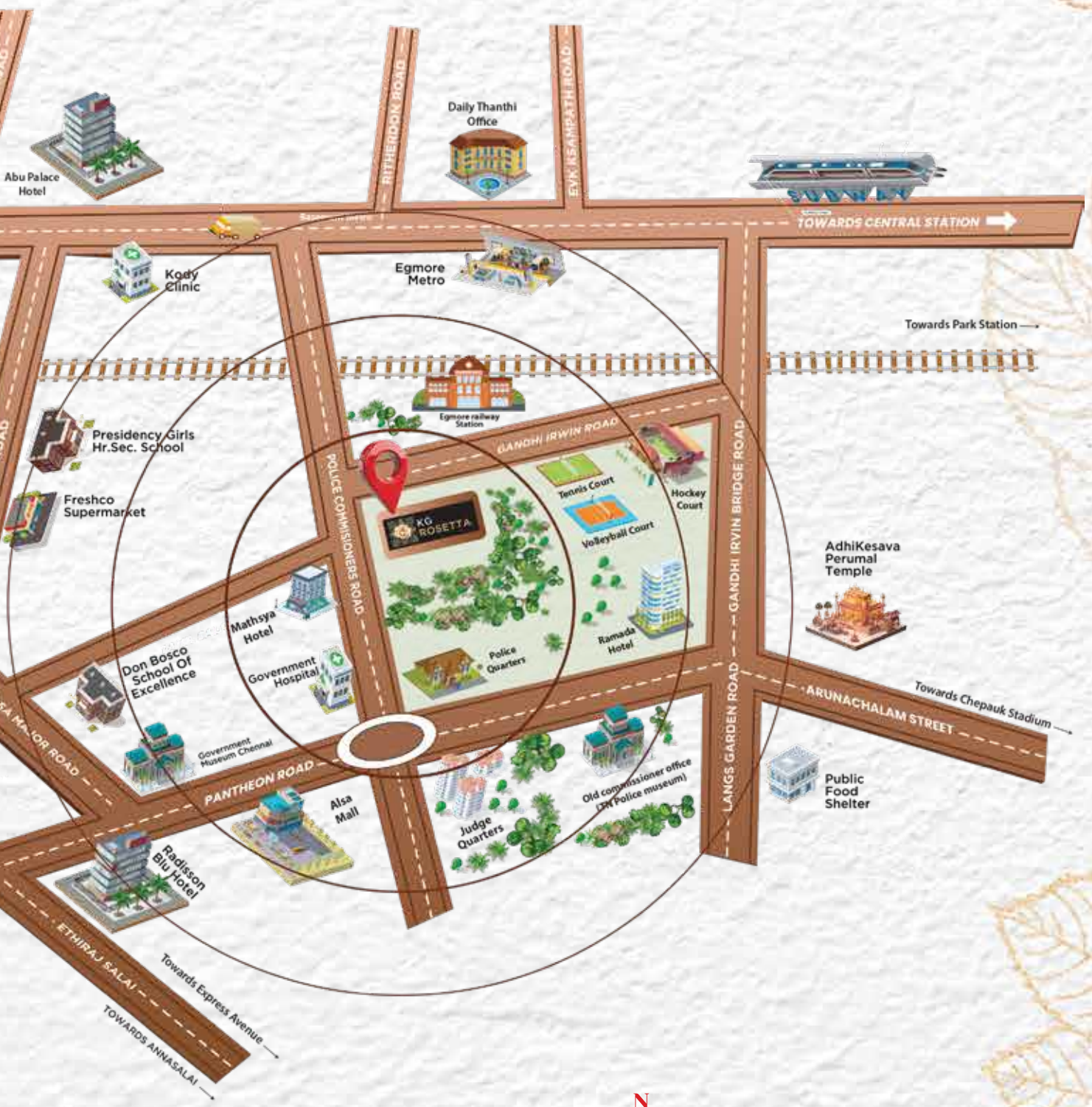

CHENNAI EGMORE





A LOCATION OF PRIDE AND PRESTIGE - EGMORE




Abu Palace Hotel
RITHERDON ROAD
Daily Thanthi Office
EVK SAMPATH ROAD
TOWARDS CENTRAL STATION
Kody Clinic
Egmore Metro
Towards Park Station
Egmore railway Station
Presidency Girls Hr.Sec. School
Freshco Supermarket
GANDHI IRWIN ROAD
POLICE COMMISSIONERS ROAD
KG ROSETTA
Tennis Court
Hockey Court
Volleyball Court
Ramada Hotel
Police Quarters
AdhiKesava Perumal Temple
Mathsya Hotel
Government Hospital
Don Bosco School Of Excellence
Government Museum Chennai
GANDHI IRWIN BRIDGE ROAD
LANGS GARDEN ROAD
ARUNACHALAM STREET
Towards Chepauk Stadium
PANTHEON ROAD
Alsa Mall
Judge Quarters
Old commissioner office (CM Police museum)
Public Food Shelter
Radisson Blu Hotel
ETHIRAJ SALAI
Towards Express Avenue
TOWARDS ANNASALAI

NOT TO SCALE


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TYPICAL FLOOR PLAN
(1ST TO 5TH FLOORS)

FLAT - 102
3 BHK + 3T
1695 sq.ft

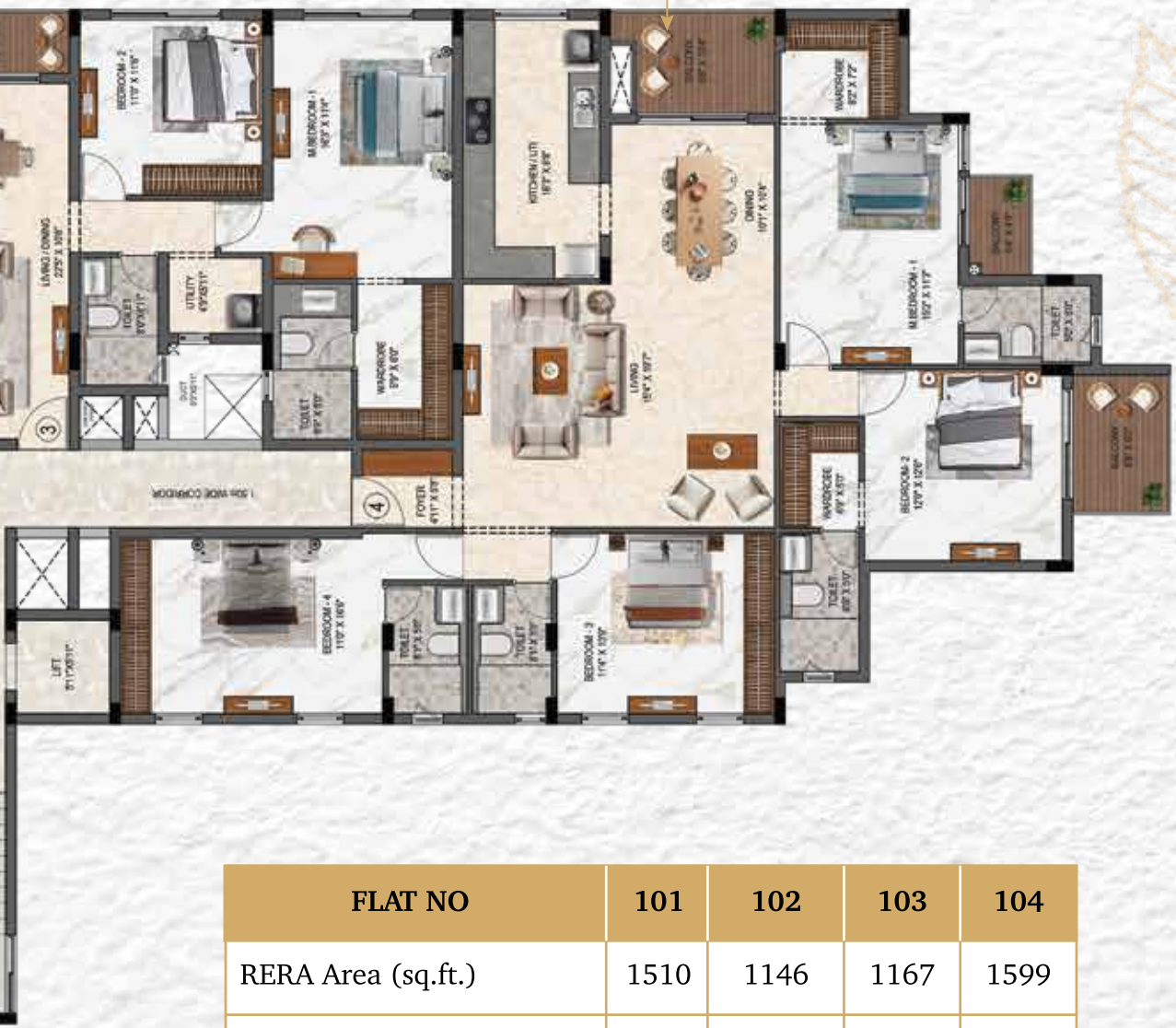
Flat - 103
3 BHK + 3T
1736 sq.ft



Flat - 101
3 BHK + 3T
2259 sq.ft



Flat - 104
4 BHK + 4T
2427 sq.ft



POLICE COMMISSIONER ROAD

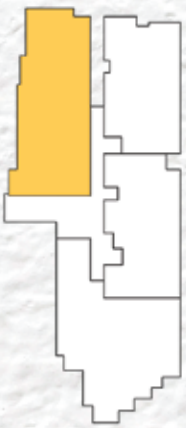
FLAT NO	101	102	103	104
RERA Area (sq.ft.)	1510	1146	1167	1599
Balcony Area (sq.ft.)	103	44.45	57	128
Total Carpet Area (sq.ft.)	1613	1190.45	1224	1727
Private Terrace Area (sq.ft.) (For first floor flats)	-	-	26	-

TYPICAL INDIVIDUAL PLAN

(Flat No - 101)



KEY PLAN



3BHK + 3T

2259 sq.ft

South Facing

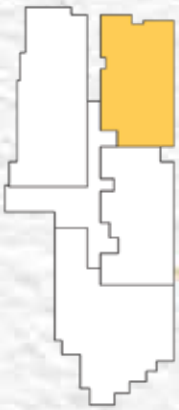


TYPICAL INDIVIDUAL PLAN

(Flat No - 102)



KEY PLAN



3BHK + 3T

1695 sq.ft

North Facing

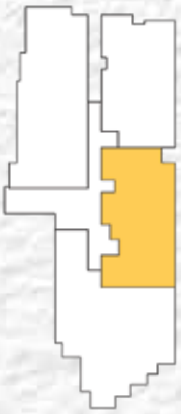


TYPICAL INDIVIDUAL PLAN

(Flat No - 103)



KEY PLAN



3BHK + 3T

1736 sq.ft

North Facing

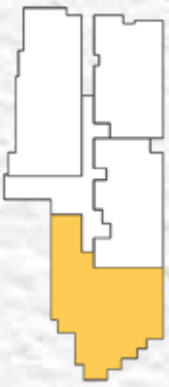


TYPICAL INDIVIDUAL PLAN

(Flat No - 104)



KEY PLAN



4BHK + 4T

2427 sq.ft

East Facing



SPECIFICATIONS

General Specifications

- **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
- **Stunning elevation with texture paint** as per Architect selection
- **Elegant entrance** lobby
- **Paved and landscaped** driveway
- **Common employee restrooms** provided
- **Underground and overhead** water storage tank
- **Provision for borewell** or well
- **Rainwater harvesting** / recharging provided
- **Water filtration plant** will be provided
- **Back-up power generator -** 100% backup
- **CCTV camera provision** covering the periphery, main ground floor lobby, Elevator and common terrace
- **Security cabin** at the gate
- **Elevator** with adequate capacity
- **Portable fire extinguishers** for emergency use in common areas
- **Smart door locks** for main door
- **Mosquito mesh** in windows and common area windows
- **Safety railing** in common area windows
- **EV charging provision** for all car parks


KG ROSETTA















FLAT SPECIFICATIONS

Tiling

- **Living, Dining & Foyer -** Italian marble flooring with 3 inches skirting.
- **Bedroom -** High-grade vitrified tiles with 3 inch skirting.
- **Balcony -** Anti-skid ceramic flooring tiles with 3 inches skirting, Granite threshold will be provided at balcony sliding door.
- **Toilets -** Designer toilets with anti-skid ceramic flooring tiles and wall tiles up to lintel height, granite threshold will be provided at entrance.
- **Kitchen -** Vitrified flooring tiles with 3 inches skirting, kitchen platform will have 24 inches glazed tiles

Doors and Windows

- **Living, Dining, Bedrooms & Foyer -** Engineered wood main door and bedroom doors, UPVC / Aluminium sliding glazed windows with Mosquito Mesh and railing.
- **Balcony -** UPVC / aluminium sliding French doors with mosquito mesh and glass railing.
- **Toilets -** Water-resistant door frame and shutter, aluminium / UPVC fixed Louvered Ventilators.
- **Kitchen -** UPVC / Aluminium sliding / openable windows with mosquito mesh.

Paint

- **Living, Dining & Foyer** - Flat interior walls will be finished with Emulsion paint as per Architect specification.
- **Balcony** - Walls will have exterior grade paint.
- **Bedrooms** - Flat interior walls will be finished with Emulsion paint as per Architect specification.
- **Toilets** - Toilet interiors (non-tiled wall areas) will be finished with Emulsion paint, false ceiling will be provided.
- **Kitchen** - Kitchen interiors (non-tiled wall areas) will be finished with Emulsion paint.
- **Ceiling** - Apartment ceiling will be finished with Emulsion paint as per Architect specification.

Fittings

- **Toilets** - White coloured ceramic sanitaryware fittings consisting of Western closet and wash basin in all toilets, chromium plated fitting of branded manufacturers, Single Lever Diverter, exhaust fan opening provided (Granite counter wash basin in all toilets).
- **Kitchen** - Wall-mounted special movable tap, one water purifier point, one open RCC loft, provision for one chimney/exhaust fan, plumbing provision for washing machine in utility.

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 100% generator backup power for lights, fans and air-conditioners.
- **Living & Dining** - Two fan points with regulator, four wall light points, one ceiling light point, two 6 Amps power sockets, one telephone point with switch and socket, one data point with switch and socket, one television point with one switch and two sockets, two 20 Amps power socket for split air-conditioners.
- **Balcony** - One light point.
- **Bedrooms** - One fan point with regulator, two wall light points of which one will be 2-way point, two 6 Amps power sockets, 20 Amps power socket for split air-conditioner, one television point with one switch and two sockets.
- **Toilets** - One mirror light point, one ceiling light point, one 16 Amps power socket for geyser, one exhaust fan point, one 6 Amps power socket.
- **Kitchen** - Two light points, one fan point with regulator, two 6 Amps power sockets, one 6/16 Amps power socket, one 6/16 Amps power socket for water purifier, one chimney point with socket and switch in main switch board, one 6/16 Amps power socket for fridge, one 6/16 Amps power socket for washing machine.


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ESTD. 1980

A LEGACY OF LUXURY

Over the past 45 years, our legacy of quality and trust has grown in stride with the transformation of Chennai City. What began in 1980 as a bold vision to redefine urban living has evolved into a sophisticated brand synonymous with unmatched quality and luxurious living. Every KG home is an icon of refined design and a testament to our philosophy of continuous improvement, forward thinking, and a commitment to crafting exceptional living experiences for generations to come.

8800+ happy home owners all over Chennai	**45 YEARS** of sustained growth and innovation	**188+** projects developed with absolute passion
10+ MILLION square feet developed & delivered	**0% UNSOLD INVENTORY** - a sign of our earned trust	**100%** transparency & customers' happiness guaranteed!

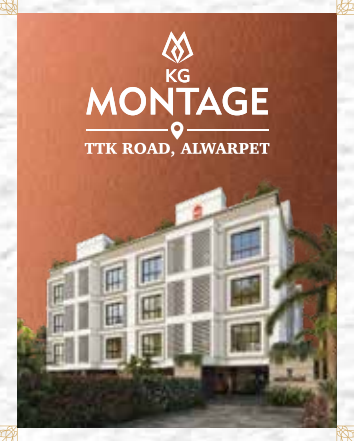
KG's ANY TIME MONEY REFER & EARN SCHEME

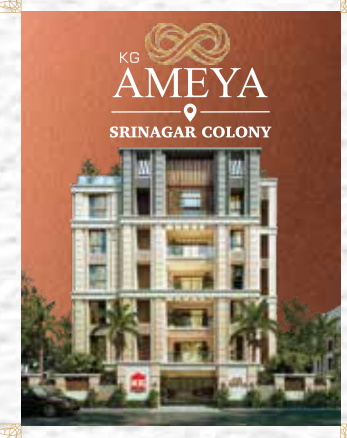
We offer a lucrative opportunity for our clients to effortlessly earn from the comfort of their homes. All that is required is for you to provide us with the contact information of your friends, family and colleagues who are looking to buy a home. Upon the successful booking of a KG home through your referrals, you will be eligible to receive a generous commission based on the sale value.

To earn the smart way.
Email us at **referrals@kgbuilders.com** or call **7428 094 617** today.

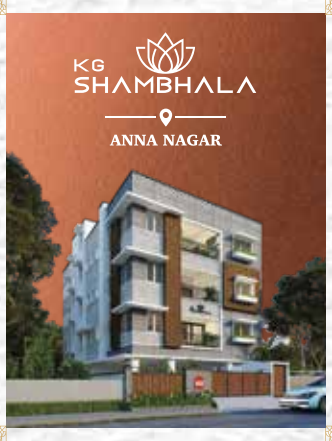
KG ATM ANYTIME MONEY REFERRAL SCHEME

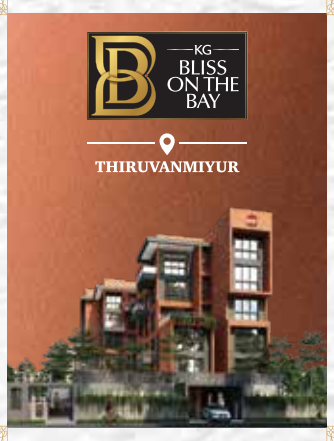
UBER-LUXURY PROJECTS













OUR OTHER PRESTIGIOUS PROJECTS

Premium Homes KG House of Champions, Perumbakkam | KG Northbay, Tondiarpet
KG Impressions, Mogappair | KG Gold Coast, Tiruvottiyur

Premium Plots KG Kingdom of Joy, Valarpuram, NH4 | KG Shree Prem Vihar, Tiruvottiyur | KG Alcazaba, Muttukkadu, ECR

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www.rera.tn.gov.in

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MAIN OFFICE

KG FOUNDATIONS (P) LIMITED
Marble Arch, Ground Floor, #5, Bishop Wallers Avenue (East), Mylapore, Chennai - 600 004, India
044 – 24999999 www.kgbuilders.com

SITE OFFICE

KG ROSETTA
#4, Police Commissioner Office Rd, Egmore, Chennai - 600 008, India
9798 955 955 9962 724 444
sales@kgbuilders.com

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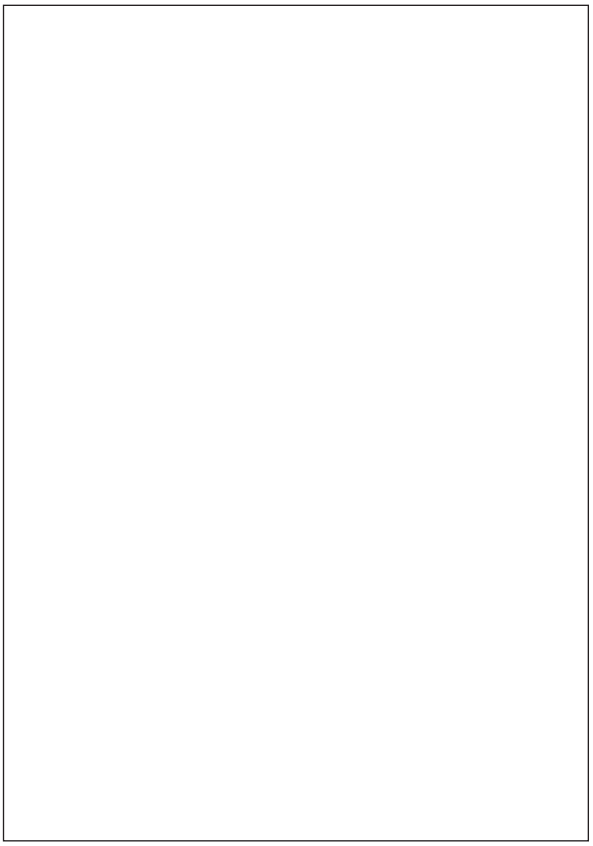
45 years | 188+ Completed Projects | Chennai, Bengaluru, Hyderabad, Coimbatore & Cochin | 8800+ Delighted Customers

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