KG

IMPRESSIONS

A PICTURE PERFECT LIFE IN MOGAPPAIR

per·fec·tion

Perfection as a concept has been reviewed, studied and answers have been proposed for centuries.
It is hard to define, and even harder to explain.
Perfection means something different to everyone.
But we cannot deny the fact that it is something that each of us strive for.

Our lives revolve around our desire to be perfect.
We want to be the perfect parent.
We want to have the perfect job.
We want to say the perfect words.
We want to think the perfect thoughts.

And most of all we want a perfect home to live a life that is picture perfect in every way.





Aerial View From 200ft Bypass Road

perfectly luxurious

Investing in your own home is one of the most important decisions of your life, and you sure want it to be perfect in every way.

Luxuriously fashioned as a picture-perfect lifestyle destination for the urban monarchs, **KG Impressions** represents the zenith of perfection in beauty, opulence and style, to leave a lasting impression for generations to come.

Each and every detail of **KG Impressions** has been carefully thought out to maximize the quality of life, of its privileged residents. Stringing together a prized collection of charmingly designed contemporary apartments across a scenic site area of 11.8 acres, KG Impressions offers unsurpassed residential grandeur for the truly deserving.

390 Homes | 3 Spacious Blocks | Stilt+15 Floors | 2,3 & 4 BHK Apartments
Penthouse & Duplex Homes | 20,000 sq.ft. Club House | 100+ Amenities



East Side Panoramic View



Aerial Night View From 200ft Bypass Road

perfectly impressive

PROJECT HIGHLIGHTS

- Art Deco Architecture with sustainable development design
- Stilt + 15 floors design structure with magnificent city and garden views
- 3 — 390 luxury apartments spread across 3 spacious blocks
- 70% — 11.8 acre project with 70% open space
- 1 Acre of open green spaces packed with lifestyle and sports amenities
- 100+ — Over 100+ action packed lifestyle amenities for a picture-perfect life
- 30,000 Sq. ft. of indoor amenity space to enhance your lifestyle
- 4 zones of child-friendly and sports amenities
- Specially designed wheelchair-friendly amenities for senior citizens and the differently abled
- Thoughtfully crafted 2 BHK, 3 BHK, 4 BHK Apartments and 4 BHK Duplex Homes with 'Zero Dead Space' Design
- Vaastu-compliant homes designed to allow maximum natural air, light, ventilation and positive energy flow
- An innovative terrace garden and amenities designed for instant rejuvenation
- A highly appreciating project with a beautiful and lively community of 1000+ happy families and 1070 completed apartments
- 360° — Strategically located on the main road with 360° visibility, accessibility and panoramic city views

perfectly located

- Strategically located on the 200' Bypass Road offering magnificent panoramic city views in Maduravoyal
- 5 minutes from the residential hubs of Anna Nagar & Shanthi Colony
- Easy access to the metro rail with closest stations located in Koyambedu and upcoming metro at Porur
- Well connected to all the major locations of the city
- In close proximity to industrial & business hubs of Padi & Ambattur
- Located amidst major IT & ITES companies such as DLF Cybercity, India Land, One Paramount etc
- Close to Koyambedu, Poruru & Poonamallee
- Surrounded by prestigious schools, colleges, hospitals, entertainment, malls & restaurants, at just 5 mins from the property

NEIGHBOURHOOD

Mogappair - 1.5 km
Ayanambakkam – 1.7km
Nolambur – 2.3km
Porur – 5.6 km
Ambattur – 5.7km
Koyambedu – 5.8km
Padi – 6.3km
Korattur – 6.5km
Anna Nagar – 7.1km
Arumbakkam – 7.5km
Villivakkam – 8.8km
Poonamallee – 9.5km
Avadi – 13km
Tambaram – 22km

LEISURE & ENTERTAINMENT

AGS Maduravoyal - 2.3km
Murugan Cinemas – 5.9km
VR Mall – 6.2km
Rohini Theatre Complex – 6.7km
Rakki Cinemas – 6.9km
Inox & Chandra Metro Mall – 8.2km
AGS Villivakkam – 8.8km
Forum Vijaya Mall – 10km
Ampa Skywalk Mall – 10km
Udhayam Cinemas – 12km
Queensland Amusement Park – 18km
Carnival Cinemas (EVP) – 15km
Grand Galada Mall – 18km
Kishkinta Amusement Park – 23km

COLLEGES

Dr MGR Engineering University
& Medical College – 700m
Apollo Inst. of Hospital Management – 2.3 km
Ramachandra Medical College - 3km
Meenakshi Dental College – 3.8 km
DG Vaishnav College - 5.6km
Saveetha Institute of Medical
and Technical Sciences - 7.5km
Saveetha Dental College – 5.4km
Panimalar Engineering College – 12km
Rajalakshmi Engineering College – 23km
Saveetha University – 18km
Apollo Arts & Science – 22km
Apollo Engineering College – 20km
And many more...

HOSPITALS

Sri Balaji Hospitals – 1.4 km
Apollo Specialty Hospitals – 2.5km
Dr Mehtas Hospitals – 3.9 km
Velammal Hospital – 4 km
Madras Medical Mission – 4.8km
Aravind Eye Hospital – 5.9km
Sri Ramachandra Medical
College & Hospital – 5.9km
Kedar Hospital – 7.9km
Sundaram Medical
Foundation – 8.4km
Panimalar Medical
College & Hospital – 9.2km
Saveetha Medical
College & Hospital – 18 km

CORPORATES & INDUSTRIES

Ambattur Industrial Estate - 2km
One India Bulls IT Park – 3.2km
India Land IT Park – 3.3km
Raheja Commerzone - 7.1km
One Paramount - 7.3km
DLF IT Park - 8.4km
L&T Infotech – 8.6km
Guindy Industrial Estate – 13km
Hyundai Motors - 22km

TRANSPORTATION HUBS

Maduravoyal Bus Depot – 500m
Ambattur Railway station – 5km
Koyambedu Metro – 5.4km
Porur Metro - 5.9km
CMBT (Koyambedu Bus Terminus) – 7.5km
Poonamallee Metro (Upcoming) – 9.5km
Central Railway station – 16km
Chennai International Airport – 18km
Kathipara Flyover Junction – 13km
Avadi Railway Station – 14km





perfectly strategic

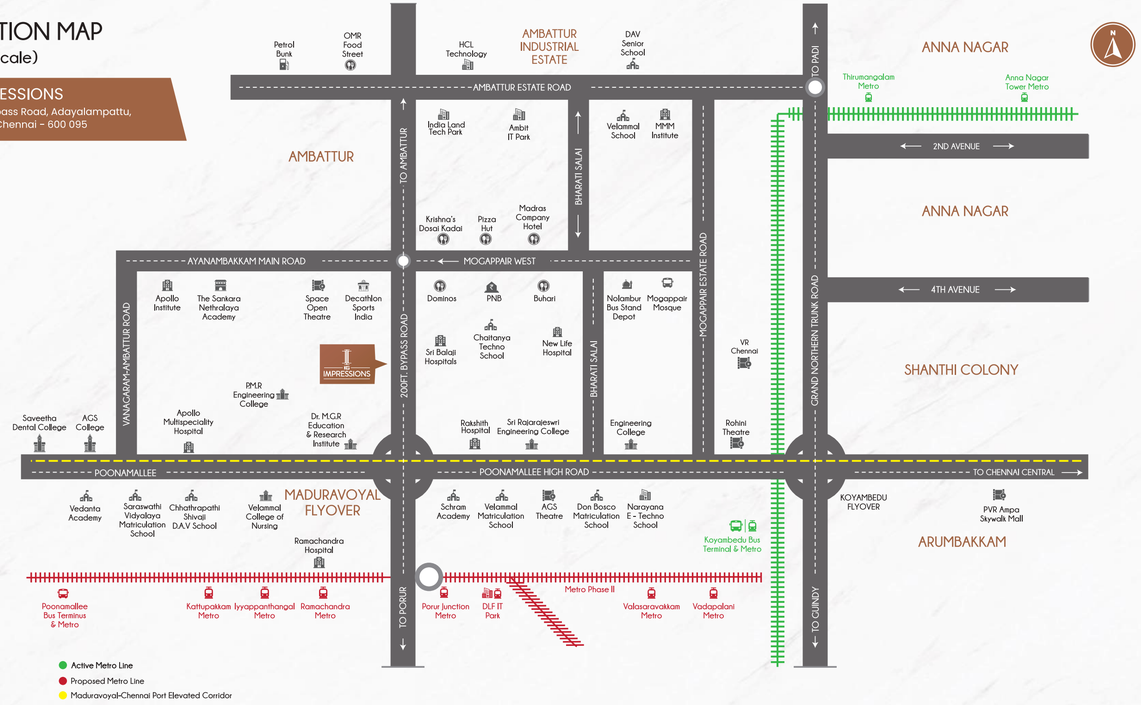
Prominently positioned just adjacent to the flourishing **KG Signature City** on the 200 feet bypass road connecting Maduravoyal to Red Hills through Ambattur and Poonamallee. A rapidly-appreciating destination, Maduravoyal is witnessing mega infrastructural developments with a MOU signed for the 5000 crore **C**hennai Port- Maduravoyal six-lane elevated expressway project.

KG Impressions enjoys 360° visibility, accessibility and panoramic city views and the project boasts of exceptional proximity to **Anna Nagar, Ambattur, Maduravoyal, Mogappair, Porur, Poonamallee** and **Koyambedu,** making it a perfect residential location.

That aside, it is surrounded on all sides by well-known educational institutions, specialized hospitals, multinationals, global IT giants, well developed social and public infrastructure and all other utility services.

LOCATION MAP
(Not to Scale)

KG IMPRESSIONS
200 Feet Bypass Road, Adayalampattu,
Mogappair, Chennai - 600 095



perfectly
connected




SBOA School

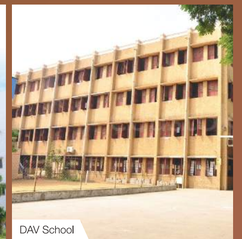

Chennai Public School


Spartan School


Maharishi Vidya Mandir School


Chennai Public School


Velammal Matriculation School


DAV School

perfectly convenient

Surrounded by 10+ renowned educational institutions within a 5 km radius, KG Impressions enjoys quick access to a fine array of schools & colleges to make sure that your children's education is fully covered from pre-kg to college graduation.

SCHOOLS

Narayana E Techno School - 1.5km
Scope Global School - 2.4km
The Schram Academy - 2.6km
Spartan Exclusive School - 2.6km
Velammal Matriculation School - 3km
Spartan Matriculation School – 3km
DAV School (CBSE) - 3.5km
Chennai Public School - 3.9km
SBOA School - 4.5km
Maharishi Vidya Mandir - 5km
Anna Adarsh Hr. Sec. School - 5.5km
CSI Jessie Moses Hr. Sec. School - 5.7km
ABS Global School - 6km
Pupil School - 6.3km
Kendriya Vidyalaya - 6.4km
And many more...



perfectly indulgent

100+ amenities

The graceful and striking apartment blocks are surrounded by ornate landscaped gardens, **70% open green zones**, **World-Class Clubhouse** spanning 20,000 sq. ft. and an impressive selection of superlative lifestyle and recreational facilities which promise a heavenly resort like ambience that is perfectly indulgent in every way.

As an alternative to a relaxing day by the pool and leisure lounge you can burn some calories at the modern, well-equipped **Gym** or at the **Zumba Hall**, play an energetic game of **Badminton** or take a quick jog on the neatly paved tree-lined **Walkways** and **Jogging Track**. And if you are in the mood for socializing you could host an impromptu dinner at the **Terrace Party Area**, catch up with friends at the **Movie Lounge** or host a **Rooftop Barbeque Party**.

Anyway, you look at it, **KG Impressions** has an unmatched array of **100+ action packed lifestyle amenities** for every member of your family to enjoy life to the fullest, every day of every year.



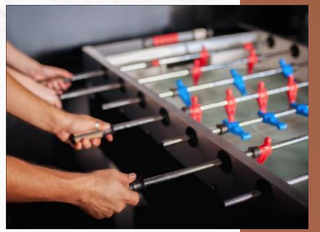












recharge

- WI-FI Zone
- Co-Working Room space
- Self Serviced Browsing
- Conference room
- Business Center
- Car wash bay
- Department Store
- Letter Box Room
- Tuition Room
- Fooseball Stations
- Fitness Club - Cardio
- Fitness Club - Weights & TRX
- Digital workout
- Games Room
- Carroms Zone
- Table Tennis
- Association & FMS Association
- Managers Room
- CCTV Camera Monitoring station

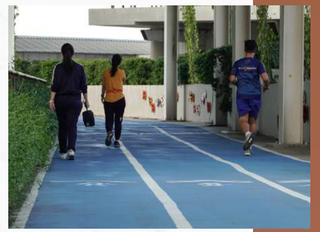












socialize

- Rooftop Sky Theatre Screens with provision for ilent disco
- Rooftop Thaichi & Yoga Square
- Chess Parlour
- Terrace Party Areas for Special Occasions
- Rooftop Terrace Party Lounge
- Terrace Barbeque counter
- Star Gazing Zone
- Terrace Garden
- Rooftop Walking Track
- Terrace Seating Lounge
- Selfie Wall
- Aroma Garden
- Foot Chi Pathway
- Chalkboard Wall
- Native Zone with seating
- Interactive Sensory floor games
- Sculpture Garden


perfectly
relaxing













entertain

- 20,000 Sq.Ft. Club House
- Convenience Store
- Guest Suites
- Movie Lounge equipped with Home Theatre Systems
- Pool Table
- Multi-Equipment Gym
- Swimming pool
- Yoga, Aerobics, Zumba, Meditation hall & Multi-Purpose Hall
- Pool Side Gazebo
- Board Room
- Business Center
- Conference Room
- Leisure Lounge













cherish

- ATM
- Temple
- Open To Sky Amphitheatre
- Walking And Jogging Track
- Tranquil Tree Courts With Seating
- Foot Reflexology Pathway
- Children's Play Area
- Children's Sand Pit
- Party Lawns
- Leisure Seating
- Senior Citizen Outdoor Zone
- Senior Citizens' Square
- Multi-Purpose Court
- Open Air Volley Ball Court
- Badminton Court
- Basket Ball Half Court


perfectly
picturesque



perfectly designed

Inspired by the spectacular **Art-Deco** style of architecture, **KG Impressions** is a prized masterpiece of residential living where art and architecture come together to create magic on concrete.

Carefully balancing opulence and practicality with geometric detailing to highlight the Art-Deco design aesthetic, the structure is fresh, sleek, linear and modern.

What's more, the project effectively employs a **'Sustainable Development Design'** that improves the health and comfort of the building by reducing consumption of non-renewable resources, minimizing waste, and creating productive environments.


perfectly
stylish



E1 Elevation View From 200ft Bypass Road

BLOCK E1

Experience luxury living of pure extravagance and beauty. Our thoughtfully and aesthetically designed 100% Vaastu-compliant 2 & 3 BHK and luxurious 4 BHK penthouses & 4 BHK Duplex will transform even the most mundane moments into priceless memories.

E1-A

- Stilt+14 Floors
- 3 BHK - 1370 to 1379 Sq.Ft.
- 4 BHK - 1836 Sq.Ft.

E1-B

- Stilt+15 Floors
- 2 BHK -1017 to 1039 Sq.Ft.
- 3 BHK - 1228 & 1377 Sq.Ft..
- 4 BHK Duplex - 2040 to 2078 Sq.Ft.



E2 Elevation View From South

BLOCK E2

Experience lavish living on 15 floors of ultimate perfection. Our lavish and well-planned Vaastu-compliant 2 BHK and superior 3 BHK homes are curated to suit your lifestyle and make every moment spent at home seamless.

- Stilt+15 Floors
- 2 BHK - 992 to1035 Sq.Ft.
- 3 BHK - 1222 to 1912 Sq.Ft.

perfectly crafted

The spacious floor plans have been laid out in such a way as to provide each individual home with optimal light, pleasant views, good ventilation and enviable privacy. And there is harmonious integration of the building blocks with the luxuriant landscaping to offer an idyllic atmosphere of relaxation and tranquility day and night.

PERFECT DESIGN

- Ergonomically designed kitchen with triangular functionality between cooking platform, fridge and sink
- Ample external ventilation for all bedrooms in all apartments
- Apartment interiors designed for functionality and interior aesthetics
- Double-sided ventilation for corner apartments
- Private terraces for first floor apartments
- Privacy ensured for main door of each flat

PERFECT VAASTU

- Southwest Master Bedroom
- Bedheads in South, East and West
- Apartments with South East / North West Kitchens
- East facing cooking platform in kitchens

2 & 3 BHK isometric views

2 BHK



2 BHK + 2T - 992 SQ. FT.



2 BHK+2T - 1017 TO 1039 SQ.FT.

3 BHK



3 BHK+2T - 1228 SQ.FT.



3 BHK+3T - 1334 TO 1412 SQ.FT.

luxurious 4 BHK isometric views

4 BHK PENTHOUSE



4 BHK+4T - 1836 SQ.FT.

4 BHK DUPLEX

DUPLEX LOWER FLOOR



DUPLEX UPPER FLOOR



4 BHK + 4T
2040 TO 2078 SQ.FT.

perfectly exceptional

why impressions is the perfect home for you.

picture perfect
family life

- Art Deco 2, 3, 4 BHK apartments & 4 BHK Duplex homes offering functionality and comfort for your family
- Well-ventilated and Vaastu-compliant apartments with zero dead space design
- 360 degree kids zone and amenities
- Senior citizen-friendly & wheel chair friendly premises with specific amenities designed for them
- Amidst the best schools and collages in this city to see your kids through their education

picture perfect
social life

- 100+ lifestyle and recreational amenities spread across 4 ZONES
- Access to VR Mall, AGS Cinemas, Decathlon, Dominos, KFC and more within a 10 min drive
- Enjoy a picture perfect life in a social community like no other with amenities to cater to every facet of life like Entertainment, Fun & Leisure, Co-working, Health & Wellness, Sports, Safety & Security and Sustainability & Energy Conservation
- Live in the most high-profile and landmark building in Mogappair

picture perfect
work life

- Strategically located on the 200' bypass road offering magnificent panoramic city views in Maduravoyal
- Situated just 5 minutes from the Industrial and Business hubs of Ambattur & Padi
- Easy access to the metro rail with closest stations located in Koyambedu and upcoming metro at Porur
- Hassle-free and time-saving commute to offices at Ambattur, Anna Nagar, Kilpauk, Porur, Tambaram & OMR

picture perfect
healthy life

- Enjoy access to high-quality fitness equipment in the gym
- Build cardiovascular endurance and immunity on our well-paved jogging track
- Explore our adrenaline-pumping indoor games room with your family
- Experience 17+ unique sports and wellness amenities
- Sporty & wellness amenities spread across 4 zones
- Lose yourself in the massive lush green 1 acre outdoor space in the North & South side gardens
- Enjoy breezy and scenic terrace gardens

project specifications

- Earthquake resistant structural design
- Preconstruction anti-termite soil treatment
- RCC framed structure with 200mm thick external walls & 100 mm thick internal partition walls
- Elegant entrance lobby
- Paved and Landscaped driveway
- Common employee rest rooms provided in each block
- Underground and overhead water storage tank
- Provision for bore-well or well
- Rainwater harvesting / recharging provided
- Sewage treatment plant provided with recycling capability for flushing and landscaping
- Water filtration plant will be provided
- Back-up power generator for essential common area facilities
- CCTV camera provision covering the periphery and main ground floor lobby
- Peripheral compound lighting provided with energy-saving gadgets
- Adequate capacity elevators to service each block
- Modern fire-fighting system will be provided
- Portable fire extinguishers for emergency use



flat specifications

TILING

Living, Dining, Bedroom & Foyer	:	Vitrified flooring tiles of size 24x24 inches with 3 inches skirting
Balcony	:	Ceramic flooring tiles with 3 inches skirting
Toilets	:	Designer toilets with ceramic flooring tiles and wall tiles up to lintel height
Kitchen	:	Vitrified flooring tiles of size 24x24 inches with 3 inches skirting; wall tiles of up to 24 inches above countertop
Utility	:	Ceramic flooring tiles and wall tile up to sill height will be provided

DOORS & WINDOWS

Living, Dining, Bedrooms & Foyer	:	Hardwood frame with flush door for main door. Hardwood frame with skin doors for other doors; UPVC sliding glazed windows with railing
Balcony	:	UPVC sliding French doors
Toilets	:	Hardwood door frame and water-resistant flush doors; aluminum fixed louvered ventilators
Kitchen	:	UPVC sliding/openable windows
Utility	:	Hardwood frame with flush door

PAINT

Living, Dining & Foyer	:	Flat interior walls will be finished with emulsion paint as per architect specification
Balcony and Utility	:	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 OBD paint
Kitchen	:	Kitchen interiors (non-tiled wall areas) will be finished with OBD paint
Doors	:	Main door polished / laminated. All other doors will be enamel painted
Ceiling	:	Apartment ceiling will be finished with OBD paint as per architect specification

FITTINGS

Toilets	:	White colored ceramic sanitary ware 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 master bedroom toilets)
Kitchen	:	Polished granite kitchen counter; one stainless steel sink with drain board fitted with a special movable tap; one water purifier point; one chimney / exhaust fan opening provided
Utility	:	Plumbing provision for washing machine

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 adequate partial generator backup power of 800 watts for 4 BHK and 500 watts for 2BHK and 3 BHK flats
Living & Dining	:	Two fan points, four wall light points, one ceiling light point, three 6 Amps power sockets, one telephone, one data point; one television point, one call bell point, Provision for split air-conditioner
Balcony	:	One light point
Bedrooms	:	One fan point, 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 in master bedroom)
Toilets	:	Two light point, one 16 Amps power socket for geyser, one exhaust fan point, (One 6 Amps power socket in master bedroom toilet)
Kitchen	:	One light points, one fan point, two 6 Amps power sockets, two 6/16 Amps power socket, one exhaust fan point / Chimney point, one 6/16 Amps power socket for fridge
Utility	:	One light point, one 6/16 Amps power socket for washing machine

KG Signature city



Actual Photo

perfect track record

Already Home to 1000+ Happy Families

A 'Picture Perfect' life is for all who believe that life is most precious when lived to its fullest. KG Impressions is designed and curated to bring you just that. The 3 luxurious blocks of KG Impressions are located within the KG Signature city complex. KG Signature city consisting of 7 blocks and 1070 apartments is 100% sold out. With apartments that stand the test of time, and more than a thousand content families, this prestigious residential property holds within it, many happy tales and many more for you to create!

This stands concrete testimony to our remarkable quality standards, our on-time delivery promise and the unmatched trust that we have built with an ever-growing customer base.



Actual Photos







perfectly customer-centric

At KG, we are gratified to offer you truly valuable homes and services that will leave you with a feeling of great pride and fulfilment. Once you become a part of the KG family, you will be bestowed with homes of supreme quality that are delivered at the promised time, every time!

Quality is our topmost priority

We firmly believe in quality and strive towards enriching our customers' lives through it. We diligently conduct 442 quality checks so your home is in perfectly flawless condition, and has the power to stand the test of time!

We take deadlines seriously

KG has always been known as a brand that displays a strong commitment towards timely delivery of projects. We find it immensely motivating when we seethe contented smiles on our customers when their homes are handed over on time.

We love to see you happy!

Our Happiness Meter is a measurable metric that tracks and monitors the degree of happiness of our customers on different home buying parameters, thereby assuring you an enjoyable home buying experience.

Safe sales process to give you smiles all the way!

We have a systematic and efficient sales process in place to facilitate an easy and hassle-free home buying experience. Our processes are transparent and we also facilitate our customers in the process of securing home loans.

The love is mutual with our supportive CRM Process.

Through a nurturing and mutually-rewarding Customer Relationship Management process, we have earned the trust and loyalty of thousands of customers over a period of 41 years.

A Facility Management Service (FMS) to warm your hearts.

Our newly developed FMS team has been set up to help our customers/tenants transit smoothly into their new homes and also manage the common area facilities and amenities within the project.

42 years of trust

We established our roots in the city in 1980 and have evolved to create strong values and virtues. KG has built an enduring relationship with the people of Chennai, through its 180+ projects that have delighted more than 8000 homeowners and corporate clients. We at KG enrich homes with great attention to detail, high standards of luxury, passion and expertise.

With over 8 million sq. ft. of development in the pipeline and another 10 million sq. ft. planned to be developed over the next 3-5 years across the residential, commercial and hospitality space in Chennai, we envision building a city of concrete marvels. KG will soon expand its presence with a spectrum of realty projects across Hyderabad, Bengaluru and Madurai. At KG we have always believed that the key to growth lies in harmonious relationships. Our special bond with Chennai has been a significant part of our 42-year old success story. We look forward to continuing this spirited journey with you for many more years to come.

180+ projects





8000+ happy homeowners



42 years







over 8 million sq.ft. completed

over 10 million sq.ft. under pipeline











442 quality checks



on-time delivery guaranteed



the KG refer & earn scheme

We present a rewarding opportunity for customers to effortlessly earn money from the comfort of their homes.
All you have to do is share with us the contact numbers of people who are interested in buying a home.
Upon your referrals successfully booking a KG home, you can earn an incredible commissions on the sale value!

To earn the smart way, email us at sales@kgbuilders.com or call 8144 958 958 today.

Night View From 200ft Bypass Road

KG™

DEVELOPERS & PROMOTERS
ESTD. 1980

KG IMPRESSIONS

(SIGNATURE TOWERS IN KG SIGNATURE CITY)

200 Feet Bypass Road, Adayalampattu, Mogappair, Chennai - 600 095

9014 719 719 **99627 24444**

Building
A world of
Excellence
since 1980

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42 years | 180+ completed projects | Chennai and Cochin | Over 8000 delighted customers

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