



THE FINISH
LINE TO
ALL YOUR
ASPIRATIONAL
BEGINNINGS!

















A CROWNING GLORY FOR SELF-MADE CHAMPIONS!

A champion like you who has enjoyed commendable achievements in life deserves nothing less than a star home. To celebrate, award yourself with an apartment resplendent with elegant luxury, and an address that will help you achieve bigger milestones.

After the phenomenal success of our landmark project 'KG Good Fortune' in Perumbakkam, with a 100% sales record, we are now proud to launch yet another gem: **KG House of Champions!** A highly desirable apartment complex of 2 BHK + 2 T homes in a stilt + 5-floor structure loaded with 100+ lifestyle amenities, KG House of Champions is a spectacular reward for go-getters!



KG HOC HIGHLIGHTS

-  Modern architecture with sustainable development design
-  292 elegantly crafted apartments spread across a sprawling 2.57 acres
-  60% open space – in just 4 well-spaced blocks
-  Masterfully crafted 2 BHK + 2 T apartments with 'Zero Dead Space' design
-  Convenient apartment configurations ranging from 796 Sq.Ft. to 840 Sq.Ft.
-  Stilt + 5 floor design structure
-  100+ action-packed amenities providing endless entertainment
-  20,000 Sq.Ft. area of amenities and facilities dedicated to enhance your lifestyle
-  30+ amenities specially designed for kids & senior citizens
-  Lush greenery and landscaping across all four corners of the property
-  Vaastu-compliant homes designed to allow maximum natural air, light, ventilation, and positive energy flow
-  Located in a clean and traffic-free residential neighbourhood, just off OMR
-  Located in Perumbakkam - the realty hotspot of Chennai's IT Hub
-  Surrounded by prominent IT & ITES companies, schools, colleges and hospitals with connectivity via metro and monorail





STARS LIKE YOU DESERVE TO LIVE A NOTCH ABOVE THE REST!

Seated in a heartland of all social and infrastructural development in Perumbakkam, KG House of Champions (HOC) has all the makings of a rapidly appreciating asset. 'KG Good Fortune' with a 100% sales record already stands as a proud testimony to this fact! Your HOC home is thoughtfully designed to be Vaastu-compliant; allow maximum natural light and ventilation, flow of positive energy and provide ample spaciousness. From your HOC home, enjoy close proximity to Sholinganallur, the epicentre of IT operations, the bustling suburb of Medavakkam and the recreational hubs of ECR and OMR.



AERIAL NIGHT VIEW FROM BOLLINGER ROAD



PERUMBAKKAM: A LUCRATIVE LOCATION FOR ACHIEVERS!

Perumbakkam is located just a few kilometres from OMR, the major IT corridor of Chennai. It offers excellent connectivity to all the important parts of the city through Metro and Monorail services and packs all the advantages of Medavakkam and Sholinganallur. The Pallavaram-Thoraipakkam Radial Road also facilitates hassle-free commute to all of South Chennai's localities.

Perumbakkam has great appreciating potential and is witnessing rapid infrastructure growth thanks to the CMRL project in the offing. It is set to create rail links between Tambaram-Velachery and Madhavaram-Sholinganallur via Perumbakkam. Perumbakkam will have its own metro station and will be located within 2.5 kms from KG House of Champions. Residing in this development corridor of Chennai will also open doorways to great recreation and leisure activities with OMR and ECR in close proximity.

With the Government's investment of \$1.95 billion in ELCOT and SIPCOT SEZs, OMR and Perumbakkam will abound with commercial developments including the construction of administrative buildings. Seven major companies including Wipro and Ford are predicted to provide employment opportunities for over 50,000 people.



LOCATION MAP



*Map not to scale

PROPOSED MADHAVARAM - SHOLINGANALLUR METRO
PROPOSED ELEVATED CORRIDOR WITH MADHAVARAM - SIRUSERI METRO
PROPOSED MONO RAIL LINKING TAMBARAM - VELACHERY
METRO STATIONS
MONO RAIL STATIONS

KG HOUSE OF CHAMPIONS
 Bollineni Road, Off Nookampalayam Main Road, Perumbakkam, Chennai - 600 119

MAIN JUNCTIONS

Medavakkam: 4.2 Kms
 Sholinganallur: 7 Kms
 Thalambur: 7.5 Kms
 Navalur: 9 Kms
 Velachery: 12 Kms
 SRP Tools: 15 Kms
 Madhya Kailash: 18.5 Kms

CORPORATES

Wipro, Sholinganallur: 6 Kms
 Accenture, Sholinganallur: 9 Kms
 HCL, Sholinganallur: 6 Kms
 Zylog, Sholinganallur: 6 Kms
 Vestas, Karapakkam: 6.5 Kms
 Infosys, Sholinganallur: 8 Kms
 TCS, Karapakkam: 10.5 Kms
 TCS, Pallavaram: 9.8 Kms
 HCL, Navalur: 9.5 Kms
 Polaris, Navalur: 9.8 Kms
 CTS, Siruseri: 12.6 Kms
 Hexaware, Siruseri: 13.2 Kms
 TCS, Pallavaram: 13.3 Kms
 TCS, Siruseri: 13.4 Kms
 TCS, Sholinganallur: 13.8 Kms

IT PARKS

ELCOT Park: 6 Kms
 AKDR TOWER, Karapakkam: 10 Kms
 Pacifica Tech Park, Navalur: 11 Kms
 ETA TECH Park: 9.5 Kms
 Chennai One IT Park: 11.1 Kms
 SIPCOT, Siruseri: 12.3 Kms
 Ascendas Tech Park: 16.7 Kms
 Tidel Park, Taramani: 16.6 Kms
 Ramanujam IT Park: 17 Kms

TRANSPORTATION

Perumbakkam Metro: 2.5 Kms
 Medavakkam Metro: 4 Kms
 Global hospital Metro: 4 Kms
 Medavakkam Mono Rail: 4 Kms
 Sholinganallur Metro: 5.5 Kms
 Airport: 16.8 Kms

HOSPITALS

Global Hospital: 4.5 Kms
 LifeCare Hospital: 7 Kms
 Sri Isari Velan Mission Hospital: 6.5 Kms
 Dr. Kamatchi Memorial Hospital: 8.4 Kms
 Apollo, OMR: 13 Kms

PLACES OF INTEREST

VGP Universal Kingdom: 11 Kms
 MGM Dizzee World: 17 Kms
 Dakshin Chitra: 18 Kms
 Muttukadu Boat House: 20 Kms
 Covelong/Kovalam: 20.2 Kms
 Crocodile Park: 23.3 Kms

SCHOOLS

BVM Global School: 1.6 Kms
 Bharathi Vidyalaya School: 3 Kms
 St. Johns Public School: 3.6 Kms
 HLC International School: 5.8 Kms
 Tatva School: 8 Kms
 Hiranandani Upscale School: 11 Kms
 Oliver Public School: 10.8 Kms
 APL Global School: 11.3 Kms
 PSBB Millennium School: 4.3 Kms
 Sharanalaya Public School, Velachery: 10.1 Kms
 American International School, Taramani: 15.5 Kms

COLLEGES

Mohamed Sathak College, Sholinganallur: 9.9 Kms
 Shree Balaji Dental College: 7.7 Kms
 Prince Sri Venkateshwara College: 7.8 Kms
 TS Narayanaswami College: 8.8 Kms
 ITM Business School: 12.9 Kms
 Sathyabama University: 7 Kms
 Sri Venkateshwara College & Hospital: 6.4 Kms
 Agni College of Technology: 6.7 Kms
 Hindustan University: 16.5 Kms
 Bharat University: 10.4 Kms
 Anand Institute of Technology: 13.2 Kms
 VIT Chennai Campus: 11.9 Kms

DINING

Shanmuga Bhavan: 1 Km
 Marrybrown: 3.2 Kms
 The Gateway: 7 Kms
 Domino's Pizza: 3.9 Kms
 KFC: 9.8 Kms
 McDonald's: 10.3 Kms
 The Westin: 14.3 Kms

PETROL BUNKS

HP: 0.7 Km
 Bharat Petroleum: 1 Km

ENTERTAINMENT

PVR Cinemas: 7.2 Kms
 Junction Mall: 8.6 Kms
 AKDR Golf Course: 10.4 Kms
 AGS Cinemas: 9.3 Kms
 Grand Mall: 14 Kms
 Phoenix Market City: 15 Kms
 Mayajaal: 14.9 Kms

SUPERMARKETS

Nellai Supermarket: 900 Mts
 Cherry Supermarket: 1 Km
 Ramdev Supermarket: 1.1 Km
 Pooja Supermarket: 1.2 Km
 Adyar Supermarket: 1.8 Km
 Nilgiris: 3.5 Kms
 Home Food Stores: 4.5 Kms
 Superette: 4.8 Kms



A FITTING ACCOLADE FOR THE VICTOR IN YOU!

At KG House of Champions, experience 100+ superior lifestyle amenities across **3 levels - Green Zone, Sky Club and Cloud Zone**. In each of these levels, enjoy a mix of varied amenities meant for every member of your family. Endow your loved ones with pleasurable moments of leisure and recreation at any time of the day!

Green Zone: Located at the ground level
Sky Club: Located on the 5th Floor of Block D
Cloud Zone: Located on the Terrace of Block D



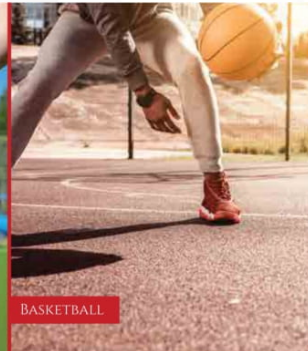
GREEN ZONE AMENITIES

At the Green Zone, enjoy a 60% open area dedicated to lush greenery and charming amenities to give you and your loved ones the much needed leisure and rejuvenation. Feel holistically replenished as you enjoy the fresh supply of oxygen from the trees around you.

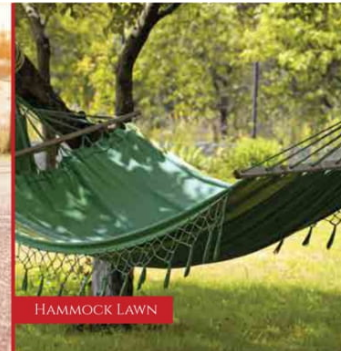
- 60% Open Space with Air Purifying Plants
- 8-Shaped Walking Track • Adventure Climbing Wall for Kids • Amphitheatre • Bonfire Pit • Children's Play Area • Cricket Practice Net • Foot Reflexology Pathway • Gazebo with Seating • Green Pavillions
- Hammock Lawn • Hopscotch • Leisure Seating
- Multi-Purpose Court with Badminton and Basketball Half-court • Outdoor Yoga Dais and Party Lawns
- Perimetric Greenery with Oxygen-generating and Air Purifying Trees • Putting Green • Ring toss
- Sculpture Garden • Selfie Wall • Senior Citizens' Square • Top Toss Ladder Ball • Trampoline
- Tranquil Tree Courts with Seating • Walking and Jogging Track



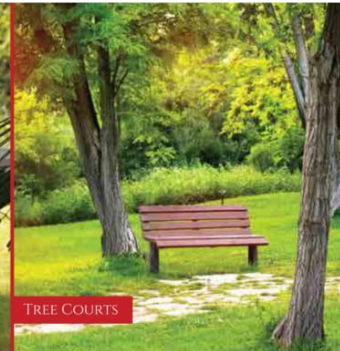
BADMINTON COURT



BASKETBALL



HAMMOCK LAWN



TREE COURTS



CHILDREN'S PLAY AREA



JOGGING TRACK



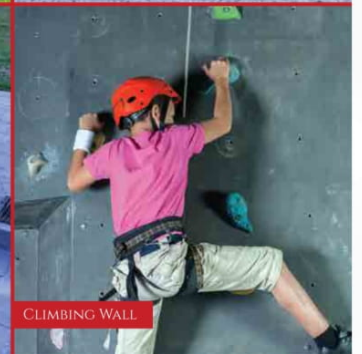
TRAMPOLINE



GAZEBO



BONFIRE PIT



CLIMBING WALL

SKY CLUB AMENITIES

Pump some adrenaline into your routine everyday life at our exclusive Sky Club located on the 5th floor. Explore an entire floor dedicated to zesty indoor amenities designed to make your "Me Time" more enjoyable.

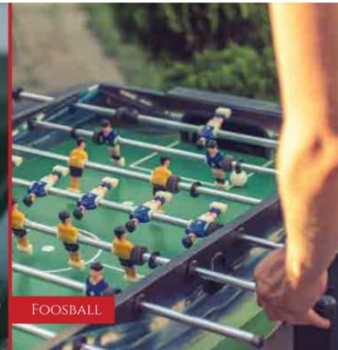
- Air Hockey • Arcade Basketball • Arcade Games
- Association & FMS Room • Board Games
- Business Centre • Chalkboard Wall • Conference Room • Co-working Room • Dart Board
- Digital workout • Foosball • GYM - Cardio, Weights & TRX • Home Theatre Room • Interactive Sensory Floor Games • LEGO Area • Pool Table
- Table Tennis • Toddler Area • Video Games Parlour
- WiFi Connectivity • WiFi zone with seating
- Yoga, Aerobics, Zumba & Meditation Zone



GYM - WEIGHTS



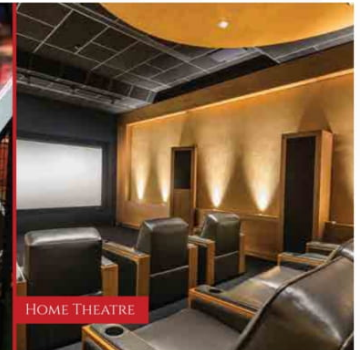
GYM - CARDIO



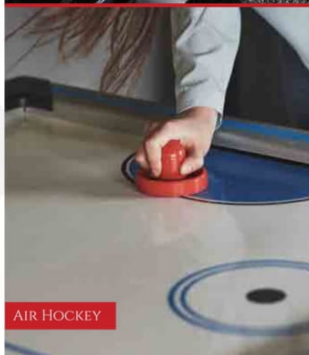
FOOSBALL



ARCADE BASKETBALL



HOME THEATRE



AIR HOCKEY



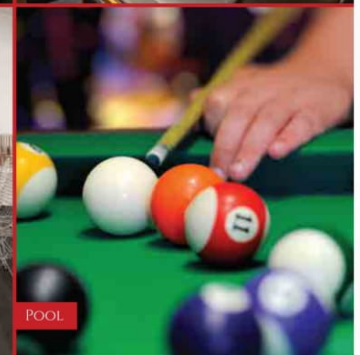
MULTI-PURPOSE HALL



VIDEO GAMES PARLOUR



BUSINESS CENTRE



POOL

CLOUD ZONE AMENITIES

Discover more open air amenities on the terrace level and reboot your social life within your own residential complex! Get together with your family, friends and neighbours and share good times and great camaraderie any day, any time!

- Futsal Court
- Outdoor Theatre Screen Provision with Video/Audio Facility in the Podiums
- Silent Disco Provision
- Party Terrace Lounge
- Sun Deck and Star Gazing Area
- Terrace Barbeque Counter



PARTY TERRACE LOUNGE



SUN DECK/STAR GAZING AREA



SILENT DISCO



FUTSAL



BARBEQUE



OUTDOOR THEATRE

100+ REASONS TO CHOOSE THE CHAMPION LIFE!

Child-friendly Amenities

- Board Games • LEGO Area • Chalkboard Wall • Play Area • Hopscotch • Trampoline • Interactive Sensory Floor Games
- Ring Toss • Adventure Climbing Wall

Senior Citizen-friendly Amenities

- 8-Shaped Walking Track • Senior Citizens' Square • Tranquil Tree Courts with Seating • Wheelchair-friendly Common Areas

Entertainment Amenities

- Party Hall • Home Theatre Room • Selfie Wall • Amphitheatre • Party Lawns • Outdoor theatre screen provision with video/audio facility in the podiums with silent disco provision • Party Terrace Lounge • Terrace Barbeque Counter • Bonfire Pit

Fun Zone Amenities

- Arcade Games • Dart Board • Video Games Parlour • Air Hockey • Pool Table • Foosball • Arcade Basketball

Fitness & Wellness Amenities

- Gym - Cardio • Gym - Weights & TRX • Yoga Aerobics, Zumba & Meditation Hall • Foot Reflexology Pathway • Digital Workout
- Walking & Jogging Track • Outdoor Yoga Dias

Sports Zone Amenities

- Table Tennis • Multi-purpose Court with Badminton and Basketball Half-court • Cricket Practice Net • Futsal Court • Top Toss Ladder Ball

Health, Safety & Security Amenities

- Association & FMS Room • Peripheral Compound Wall Lighting • Hand Sanitizer Stations • Health & Safety signages around buildings • Temperature Guns
- UV light provision near entrance gate • Wash area near security for visitors • Entrance plaza with security booth • CCTV Camera Monitoring Station
- Optimum Driveway Traffic Control System



WHY CHOOSE HOC?

At **KG House of Champions**, discover a mélange of luxury, comfort and incredible value. Well-architected with premium aesthetics and best-in-class materials, these homes offer a great bang for the buck and give you an immense sense of accomplishment and gratification. When you choose HOC, you are automatically bestowed with an enhanced lifestyle and a championship title in all realms of life!

Only a KG HOC home offers you these significant benefits:



Enjoy the credit subsidy savings benefit upto ₹2.67 Lakhs through PMAY scheme



Enjoy savings of 4% on the GST



Enjoy historically lowest ever home loan interest rates and save on your EMIs



Enjoy tax rebate of ₹3.5 Lacs* as per the 2021 budget

*As per govt norms and prevailing interest rates.

KG HOUSE OF CHAMPIONS: PROMISING AN ALL-ROUND CHAMPION LIFE!



The Champion of Family Life.

- Elegantly built 2 BHK + 2 T apartments offering maximum 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 premises with specific amenities designed for them
- Still + 5 Floors design structure
- 4 exclusive blocks spread across 2.57 acres



The Champion of Work Life.

- A strategically located project in the fast-developing IT corridor of OMR
- Next to Sholinganallur and Medavakkam
- Easy access to metro and monorail with the closest stations located in Perumbakkam itself
- Hassle-free and time-saving commute to offices on OMR, ECR, Velachery and Guindy
- ELCOOT and SIPCOT SEZs to create employment opportunities for more than 50,000 people
- Surrounded by IT/ITES companies, schools, colleges and hospitals



The Champion of Social Life.

- 3 levels of 100+ lifestyle and recreational amenities spread across 20,000 Sq Ft
- Access to AGS Cinemas, Marina Mall, Phoenix Market City, Dominos, KFC and more within a 5 km radius
- Be a champion in a social community like no other, with amenities to cater to every facet of life like Entertainment, Fun & Leisure, Health & Wellness, Sports, Safety & Security and Sustainability & Energy Conservation



The Champion of a 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 15 unique sports and fitness amenities
- Dedicated amenity floor with exclusive lift access
- Bask in rejuvenating yoga sessions in our exclusive outdoor yoga space
- Lose yourself in the massive lush green outdoor space
- Enjoy an entire floor dedicated to lifestyle amenities with separate elevator access

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
- Paved and landscaped driveways
- CCTV covering the periphery and main ground floor lobby
- Underground and overhead water storage tank
- Provision for borewell, in addition to Corporation/Municipality water provision (if available)
- Rainwater harvesting/recharging facility provided
- 24/7 DG backup power for common areas
- Elevators with adequate capacity to service each block
- Peripheral compound wall lighting provided
- Portable fire extinguishers for emergency use in the block
- Common employee restroom

Amenities for Sustainability and Energy Conservation

- Building orientation planned for ample natural light and ventilation
- Use of 200+ native plants for landscape
- Recycled water for gardening and flushing
- Rainwater Harvesting
- Groundwater Recharge
- Water Harvesting from air conditioners
- Water-efficient fixtures
- Water Treatment Plant
- Sewage Treatment Plant
- Greywater Treatment Plant
- Dedicated Garbage Disposal Zones



APARTMENT SPECIFICATIONS

TILING

- **Living, Dining, Foyer** – Vitrified flooring of 24x24 inches with 3 inches skirting
- **Bedrooms** – 24x24 inches Vitrified flooring with 3 inches skirting
- **Balcony** – Ceramic flooring tiles with 3 inches skirting
- **Toilets** – Ceramic flooring tiles and wall tiles up to lintel height
- **Kitchen** – Vitrified flooring tiles of size 24x24 inches with 3 inches skirting; wall tiles up to 24 inches above countertop

DOORS AND WINDOWS

- **Living, Dining, Foyer & Bedrooms** – Hardwood frame with flush door for the main door, Hardwood frame with skin doors for other doors; Aluminum/UPVC sliding windows with grill
- **Balcony** – Aluminum/UPVC sliding French doors, MS Handrails for balcony
- **Toilets** – Hardwood-framed with flush doors; Aluminum fixed louvered ventilators with safety bars
- **Kitchen** – Aluminium/UPVC sliding windows with grill

PAINT

- Doors will be enamel painted as per Architect's selection. Flat's interior walls will be finished with interior emulsion as per Architect's specification.



FITTINGS

- **Toilets** – White colored ceramic sanitary ware fittings consisting of floor mount European closet and ceramic wash basin; chromium plated fittings of standard manufacturers; exhaust fan opening
- **Kitchen** – Polished granite kitchen counter; one loft; one stainless steel sink fitted with a special movable tap; plumbing provision for water purifier and one exhaust fan opening provided
- **Balcony** – Plumbing provision for washing machine

ELECTRICAL

- **General** – 3-phase power supply in each flat, concealed copper wiring with modular switches, earth leakage circuit breaker (ELCB); DG Backup of 400 Watts per apartment
- **Living & Dining** – Two fan points, four wall light points, two 6 Amps power sockets, one call bell point, one telephone and data point, one television point and provision for A/C in living room
- **Bedrooms** – One fan point, two wall light points, two 6 Amps power sockets, 20 Amps power socket for split air-conditioner (one TV point additional in master bedroom)
- **Toilets** – One light point, one 16 Amps power socket for geyser, one exhaust fan point (one 6 Amps point additional in master bedroom toilet)
- **Kitchen** – One light point, two 6 Amps power sockets, one 6/16 Amps power socket, one exhaust fan point, one 6/16 Amps power socket for fridge
- **Balcony** – One light point, one 16 Amps power socket for washing machine

TYPICAL ISOMETRIC VIEWS - 2BHK + 2T

Blocks A & B - East Facing



817 - 823 Sq. Ft.

Blocks A & B - West Facing



817 - 823 Sq. Ft.

Blocks C & D - East & West Facing



835 - 840 Sq. Ft.

Blocks C & D - East & West Facing



796 - 801 Sq. Ft.



HOMEOWNERS PRIDE

We are gratified to offer you homes and services that will leave you with a feeling of great pride. 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. Hence, our emphasis has always been on effective space utilization, superior craftsmanship, personal supervision, continuous R&D and exemplary finishing. 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 see contented smiles on our customers' faces when their homes are handed over on time. We definitely want this boost to last forever!

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; rated by fellow customers. This tool aims to help new customers in their home buying process and create an enjoyable home buying experience.



A 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 ensure our customers have access to all important information at all times. We also facilitate our customers in the process of securing home loans as we are supported by all the leading banking institutions.

The love is mutual with our supportive CRM Process.

Through a nurturing and dynamic Customer Relationship Management process, we have earned the trust and loyalty of thousands of customers over a period of 42 years. We have friendly and supportive staff to help customers navigate easily through their home buying journey. We provide quick query resolutions through an effective ticketing system, offer the convenience of multiple payment options, and facilitate customers with a doorstep documentation process.

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

Our well experienced FMS team helps our customers/tenants transit smoothly into their new homes and also manages the common area facilities and amenities within the project. The FMS team also offers a complete range of maintenance services with an ultra-professional edge and helps control operational costs.

KG BUILDERS: 42 YEARS OF MAKING REALTY DREAMS A REALITY.

We established our roots in the city in 1990 and have absorbed its culture 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 spaces 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.

We at KG 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.



AWARDS



BEST BUILDER 2018
CEO INSIGHTS



ET NOW (RISE WITH INDIA) REAL ESTATE
AWARDS BUILDER OF THE YEAR - 2018
KG FOUNDATION PVT. LTD.



TIMES NETWORK AWARD 2018 FOR
BEST REAL ESTATE PROJECT - SOUTH
KG SIGNATURE CITY - MOGAPPAR

CHENNAI REAL ESTATE LEADERSHIP AWARDS
2017 - AFFORDABLE PROJECT OF THE YEAR
KG CENTRE POINT, POONAMALLEE
KG FOUNDATION PVT. LTD.



CHENNAI REAL ESTATE LEADERSHIP
AWARDS 2017 - DEVELOPER PROJECT OF THE
YEAR - RESIDENTIAL, KG FOUNDATION PVT. LTD.



THE KG REFER & EARN SCHEME

We present a rewarding opportunity to earn money from the comfort of your 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 commission on the sale value!

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



PROJECT IS FUNDED BY
AND MORTGAGED WITH

TATA CAPITAL
HOUSING FINANCE LIMITED

PROJECT ADDRESS

KG HOUSE OF CHAMPIONS

BOLLINENI ROAD, OFF NOOKAMPALAYAM MAIN ROAD, PERUMBAKKAM, CHENNAI - 600 119



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