

the.
point
guindy SIGNATURE APARTMENTS

nos. 53 & 55, five furlong road, guindy, chennai - 600 032.

live
dynamic • smart • sustainable • satisfied • bold • live
here the.
point
guindy SIGNATURE APARTMENTS

16 *signature* apartments

Located in the heart of **Guindy, Chennai**, overlooking the large expanses of the **Madras Race Course and Gymkhana Golf Course**, The Point is an address that has, quite simply, arrived.

With **16 signature apartments**, sizes 2260 sq.ft. to 2360 sq.ft. each, it offers the **best** of fine living.





NORTH-EAST DAY TIME VIEW



continuous deck

dynamic openable louvers



The Point's **louvered façade** lets you be in control of your environment.

Close the **dynamic** louvers to stay away from the afternoon heat and busy street, while letting in the breeze, and open the louvers to take in **880 metres** of unobstructed view of the **race course**.

The louvers span across the entire façade, covering the **large continuous decks**, offering a vantage point that's partially enclosed, maintaining your **privacy** at all times, while allowing room to walk around and enjoy the **fresh outdoor air**.

The dynamism of the folding **façade**, combined with the **minimalist architecture**, thus gives The Point its **signature personality**.



NORTH EAST TWILIGHT VIEW

visitor video door
intercom system

the
point

perimeter surveillance
cameras

exclusive service
access area

The Point's **signature apartments** are all about intelligent living.

The building's efficient **utilization of energy** ensures a marked reduction in operation costs.

Fully monitored **security systems** allow you and your loved ones to **feel safe** at all times.

- **24x7 Integrated Security System**
 - Surveillance cameras on the perimeter and common areas
 - Smart Cards, Keypad Access Control systems and Video Intercoms
 - Real-time online access via computers, smartphones and tablets
- **BEE Star-rated energy-efficient common area lighting**
- **Energy efficient Building equipments**
- **Continuous energy metering**
- **Exclusive accessible Service Areas** for all apartments to house the air-handling units out of view



Exposed concrete provides **strength and beauty** that is unmatched by any other material, however, it takes marked expertise to fully utilize it.

The Point's exposed concrete walls are the result of KSV's vast **experience** in the field of civil engineering & construction.

The concrete skin walls and brick inner walls contribute to improved building insulation U-Factor, allowing for greater energy conservation and efficiency.

Made from **cement with recycled content** and locally-sourced aggregates, concrete is a completely **green material**.

The Point also features **exposed aggregate polished concrete flooring** for the common areas and lobbies.

exposed concrete walls

LOBBY ENTRANCE VIEW



polished concrete floors in lobby



live
sustainable

high performance
solar-controlled glass
for windows

energy efficient
building envelope

low volatile organic
compound paints

adequate green area
and landscaping with
native species

We understand sustainability for what it is. Meeting today's needs while being mindful of tomorrow's.

A sustainable building, therefore, aims to increase the quality of life in an environmentally-conscious and economically-viable manner.

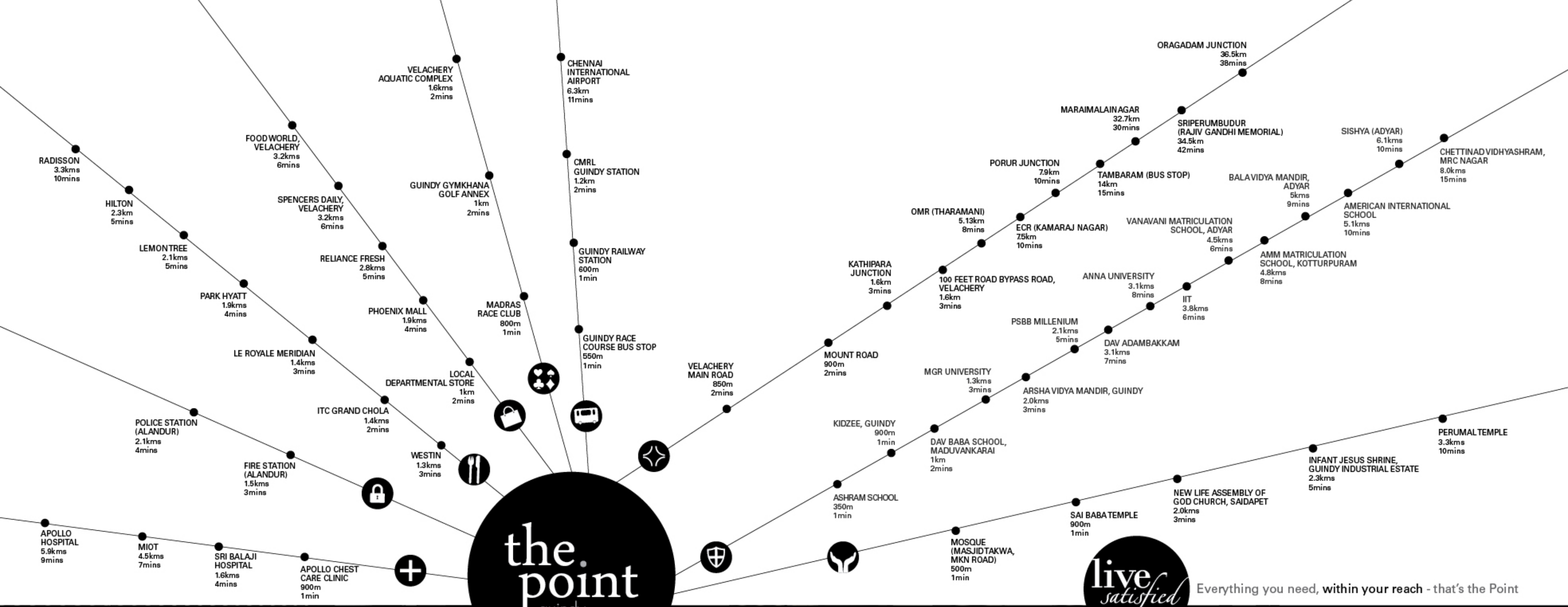
Few buildings manage to satisfy these criteria well enough to receive the prestigious IGBC Platinum Rating.

The Point is one of them.



An IGBC pre-certified platinum green home project

- 100% Rainwater harvesting system
- On-site grey water treatment plant
- Optimum day lighting and ventilation in the living spaces
- High solar reflectance paint in terrace to reduce Heat Island Effect
- Electric charging stations
- Low-flow plumbing fixtures
- Continuous water metering
- Separation of waste through Bin system
- Organic waste management
- Eco-friendly building materials



Everything you need, within your reach - that's the Point



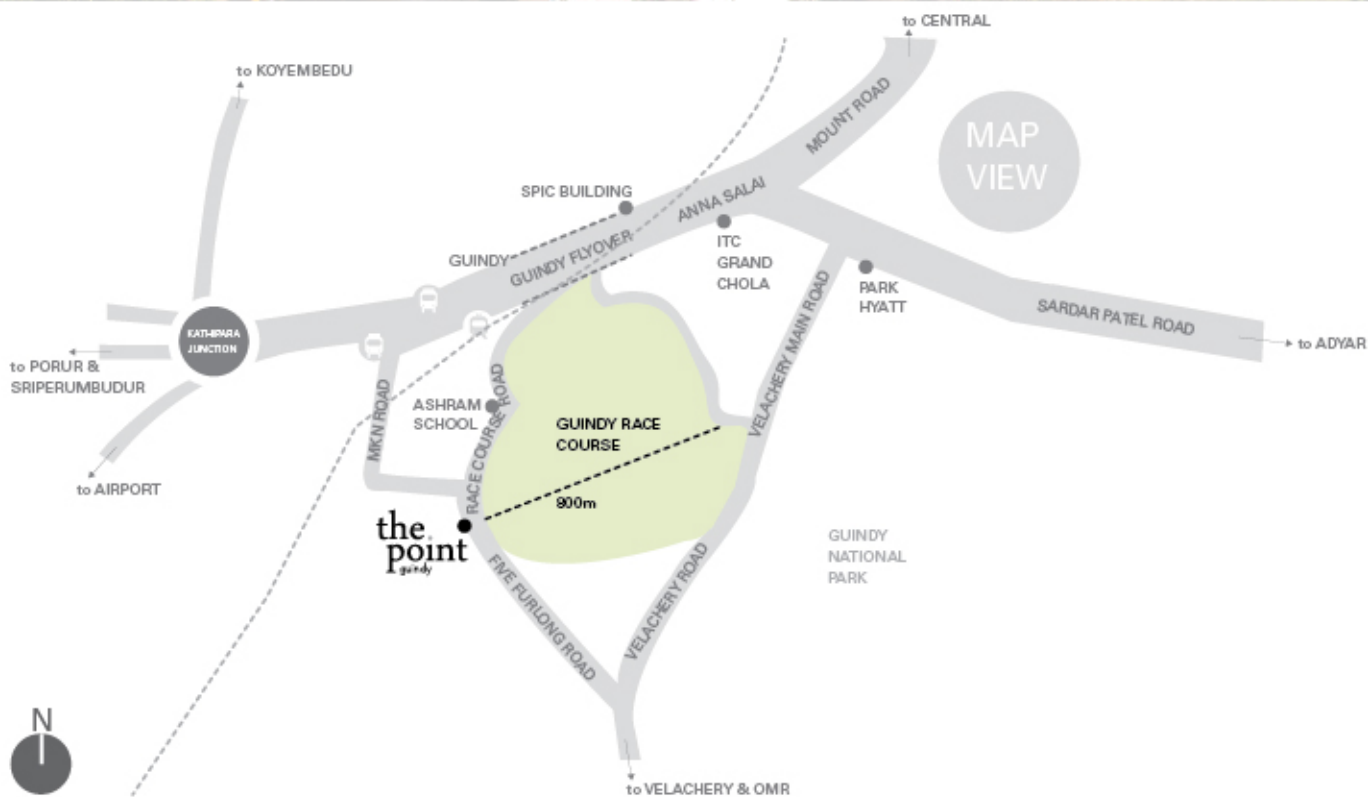
Actual view of the race course from the property



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Located at the centre of Chennai's Gateway, The Point - Guindy, offers you unmatched connectivity to any part of the city. Its proximity to the airport is an added advantage for frequent fliers.

The Point showcases the best that architecture and construction have to offer. Every signature apartment at the Point is a carefully-engineered living experience. The meticulous thought and care that has been applied to every detail is a testament to the vast experience that KSV has utilized in its construction. Welcome to the perfect home you've always wanted, that's The Point.



STILT FLOOR PLAN



Key Features

- Fully equipped Gymnasium
- Kids' play area in the rear
- Terrace sit-out and party area
- 1 Passenger lift and 1 Service Lift
- Integrated Security System
- Generator Backup
- Grey Water Treatment Plant
- Rainwater Harvesting

TYPICAL FLOOR PLAN



FIRST FLOOR



1. ENTRANCE VIEW
2. KIDS' PLAY AREA VIEW
3. TERRACE RACE COURSE VIEW
4. TERRACE SIT-OUT VIEW

APARTMENT KEY PLAN

A



Eight apartments are outfitted with large decks, accessible through glass doors, that run across the living-dining room and the master bedroom; so you can take in the beautiful view of the race course from anywhere in your home, or simply enjoy the fresh air while remaining sheltered from the bustle of the road.

Apartments A & B feature a large living-dining room, powder room, three large bedrooms with attached toilets, exclusive service access areas, a well-appointed kitchen with a separate service entry, attached utility area, utility terrace and exclusive maid's quarters.



3D FLOOR PLAN

AREA TABLE

FLOOR	BHK	SALEABLE AREA	OPENTERRACE
1A	3	2360 sq.ft.	37 sq.ft.
2A, 3A, 4A	3	2360 sq.ft.	-

APARTMENT KEY PLAN

B



3D FLOOR PLAN

AREA TABLE

FLOOR	BHK	SALEABLE AREA	OPEN TERRACE
1B	3	2360 sq.ft.	54 sq.ft.
2B, 3B, 4B	3	2360 sq.ft.	-

APARTMENT C
KEY PLAN



For those who prefer the non-road facing apartments, The Point's rear apartments are equipped with an extra family room and a study/bedroom, with the design focused towards **increasing the living space** while ensuring **adequate day-lighting and ventilation**.

Apartments C & D feature a large living room, dining-family room, powder room, three large bedrooms with attached toilets, a study-bedroom, exclusive service access areas, a well-appointed kitchen with a separate service entry, attached utility area, utility terrace and exclusive maid's quarters.



3D FLOOR PLAN

AREATABLE

FLOOR	BHK	SALEABLE AREA	OPEN TERRACE
1C	3 + 1 Study	2275 sq.ft.	37 sq.ft.
2C, 3C, 4C	3 + 1 Study	2260 sq.ft.	-

APARTMENT D
KEY PLAN



3D FLOOR PLAN

AREA TABLE

FLOOR	BHK	SALEABLE AREA	OPEN TERRACE
1D	3 + 1 Study	2275 sq.ft.	54 sq.ft.
2D, 3D, 4D	3 + 1 Study	2260 sq.ft.	-

APARTMENT SPECIFICATIONS

• STRUCTURE

Reinforced Cement Concrete framed structure

• FAÇADE

Exposed concrete North & South façade

Openable aluminum louvers in East façade

• FLOORING

FOYER, LIVING & DINING ROOM

Premium Marble flooring

MASTER BED ROOM

Premium Marble flooring

OTHER BED ROOMS

Premium Vitrified tiles

BALCONY & DECK

Premium Vitrified tiles / Granite / Natural Stone flooring

KITCHEN & UTILITY

Premium Vitrified tiles

MAID'S ROOM

Ceramic tiles

TOILETS

Premium Designer wall tiles with Ceramic floor tiles

Marble / Granite counter top

Toto / Roca / Kohler or equivalent fittings

MAID'S ROOM

Ceramic tiles

Parryware / Hindware or equivalent fittings

KITCHEN

Granite counter top with Carysil / equivalent sink

Glazed Premium ceramic tiles upto 2' above kitchen counter

• JOINERIES, WINDOWS, VENTILATORS, LOUVERS & SHUTTERS

MAIN DOOR

1st quality Teakwood door

OTHER DOORS

Solid flush / panelled shutters with veneer finish

OPENABLE & SLIDING WINDOWS

UPVC (Fenesta or equivalent) / Powder coated aluminium

VENTILATORS

UPVC (Fenesta or equivalent) / Powder coated Aluminum

SLIDING DOORS FOR BALCONIES

UPVC (Fenesta or equivalent) / Powder coated Aluminum Glass Sliding doors

LOCKS

All doors provided with Yale / Godrej / equivalent locks

• PAINTING

ALL INTERNAL WALLS

1 coat primer, 2 coats putty and 2 coats Low VOC emulsion paint of Asian / Berger / Nerolac

MAID'S ROOM

1 coat primer, 2 coats Low VOC emulsion paint

CEILING PAINTING

1 coat primer, 2 coats Low VOC emulsion paint of Asian / Berger / Nerolac

• TELEPHONE & INTERNET POINTS

In Living, Dining & Bedrooms. Telephone points in kitchen & Maid's Room

• TELEVISION CABLING

In Living, Dining, Bedrooms & Maid's Room

• ELECTRICAL

Concealed wiring for 3-phase supply – Finolex / equivalent

SWITCHES

Arteor / Legrand / equivalent modular switches

MCB, RCCB

MDS / equivalent

• AIR CONDITIONING

Provision for electrical, drainage piping and access platform for outdoor units

COMMON AREA SPECIFICATIONS

• TERRACE

Entrance pergola , party counter and open area seating

Toilet and hand wash provision

• INTEGRATED SECURITY SYSTEM

Perimeter Surveillance camera and CCTV cameras in common areas

Key card/Key pad entry system for residents

Video intercom entry system for visitors

Anytime online access from your computers, smart phones and tablets

• GYMNASIUM

Equipped gym in stilt level

Laminated timber flooring

Air-conditioning

• CAR PARKS

2 earmarked covered car parks per apartment

4 visitor car parks

• GENERATOR BACKUP

Diesel Generator from Kirloskar / Cummins / Caterpillar

Power backup - Lights, Fans, Fridge and three air-conditioners

All common areas utilities namely Lifts, lighting and water pumps

• FLOORING

LOBBY & CORRIDOR

Exposed Aggregate Polished Concrete / Granite / Kota

STAIRCASE

Granite/Kota with Stainless steel / MS handrail

PARKING AREA

Granolithic flooring

DRIVEWAY

Pervious concrete / Paver Block flooring

• COMMON AREA LIGHTING

Energy efficient luminaries

• LIFT

One Passenger lift with Automatic doors

One Utility lift with Automatic doors

Kone / Johnson / Otis / equivalent makes

• WATER SUPPLY

Underground Sump (Metro water and Bore well partition), Overhead Tank and other provisions as per CMDA norms

Bore-well provision

• LANDSCAPING

East Terrace Potted Garden

Lobby planters

• RAIN WATER HARVESTING

Rainwater harvesting as per green building norms

• SEWAGE TREATMENT PLANT

Grey Water Treatment as per green building norms

• PIPED GAS SUPPLY

Piped cooking gas to the kitchens

• SECURITY ROOM

Security room at the gate

• SECURITY & DRIVER'S TOILET

Ceramic floor & wall tiles with IWC and washbasin

APT. A & B LIVING-DINING ROOM VIEW



APT. A & B MASTER BEDROOM VIEW



APT. C & D LIVING ROOM VIEW



APT. C & D DINING ROOM VIEW



APT. C & D MASTER BEDROOM VIEW





KSV was incorporated in 1948 as K.S.Venkatraman & Co. Pvt. Ltd., and through the years, KSV has established a standing for **high quality construction**, delivering **customer satisfaction**, maintaining **financial stability** and achieving **project excellence**.

KSV's mission and vision has defined its successes for 6 decades and continues to do so. **With a team who are experts in their field**, KSV has always strived to deliver the **best of architectural design**.

KSV's strength has always been its versatility in combining quality construction and design into living spaces that are **built to endure for generations**.



An ISO 9001:2008 certified company



Chennai Metropolitan Development Authority
Planning Permit No. B/SPL.BLDG/37AtoF/2013 dated 14.02.2013

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BUILERS ASSOCIATION OF INDIA



Confederation of Indian Industry



Indian Green Building Council

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