



Kay Arr & CO
Perfection is our goal



Dhanraj Kay Arr

NAPA VALLEY

New Nos. 19, 21 & 23 - Old Nos. 19, 20, 21 & 22 , Police Commissioner's Office Road, Egmore, Chennai



Rediscover your love for life

Joint development project with Chennai's reputed land banker Ramesh. D.Kochar, Raj kumari, Anitha, Suresh. D. Kochar.

Perfection is Our Goal

ABOUT US

Kay Arr & Co was incorporated in 1997. In the last one and half decades, our journey in the Realty business has been marked by a clear commitment to quality, trust, dedication and most of all – a customer focus. We ensure each of our projects meet our customers' demands that are derived through months and years of market feedback and research. All this has made us a reputed brand and our world-class projects spread across Chennai and Bangalore have captured the attention of the market.

VISION

To be a highly trusted and value-added player in the South Indian Realty business, and become the first choice for customers for their residential or commercial realty needs.

MISSION

To deliver a range of projects in the South Indian metros of Bangalore & Chennai that cater to the lifestyles aspirations of today's well-educated, well-traveled and well-placed professionals.

MANAGEMENT

Kay Arr is the brainchild of K. Ramesh who is a noted figure in the Realty circles of South India. His outlook to design, aesthetics and other attributes of a building have helped created unique experiences and lifestyles for Kay Arr's customers. Each of their projects is a perfect blend of style, comfort and affordability which has created a distinct identity for Kay Arr.

WHY US

Right from conception to completion of your dream project, we are closely involved. This can be seen from the testimonials and feedback from over 300 customers bear testimony to our success in this eventful journey. Our commitment to customer delight can be seen from our high quality of the projects, as well as strict adherence to deadlines. We appreciate the sentiments of our customers and as a zero-debt company; your money is in safe hands.

VERTICALS

Property Development | Construction | Turnkey
Constructions | Turnkey Interiors

THE RIGHT

THE RIGHT P

THE RIGH

YOUR DREAM WILL

LOCATION,

PROJECT, AND

AT PRICE

LA HAS ARRIVED!

Chennai as a destination

History of Chennai

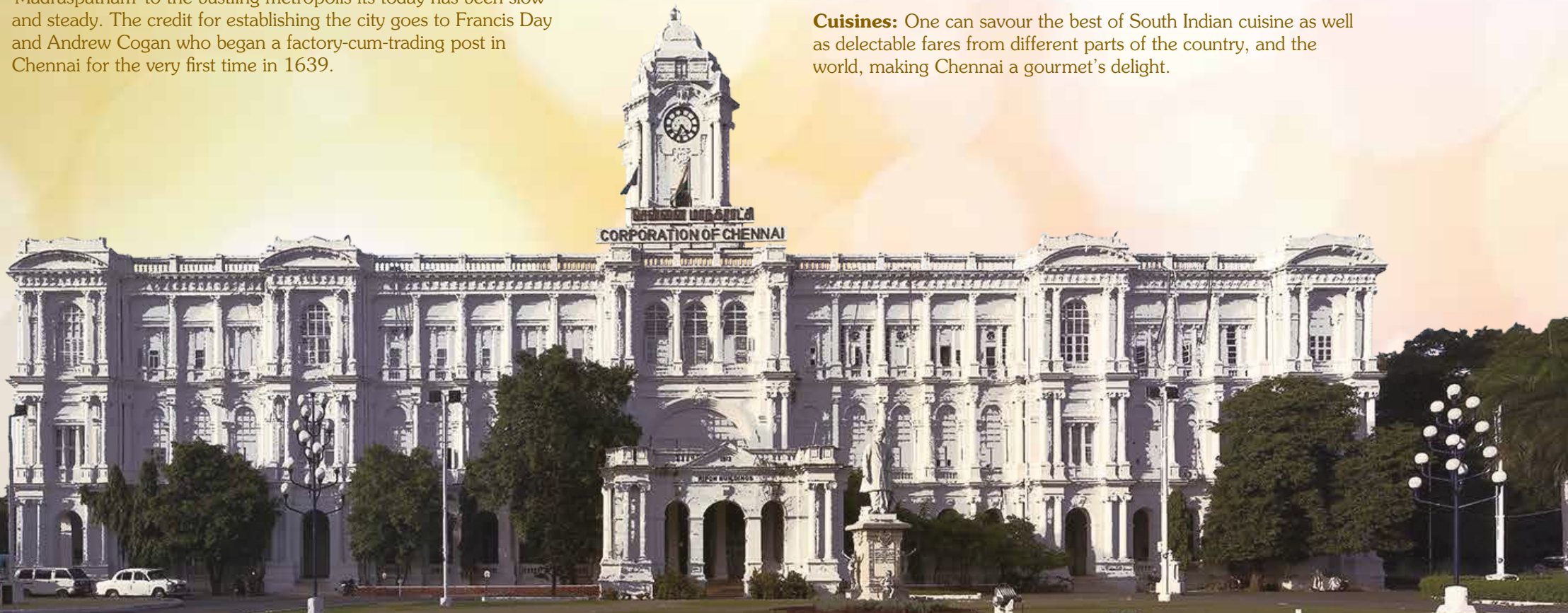
Chennai has seen the influence of various dynasties such as the Pallavas, the Cholas, the Pandyas and the Vijaynagar Empire. Its transformation from a small fishing village known as 'Madraspatnam' to the bustling metropolis it is today has been slow and steady. The credit for establishing the city goes to Francis Day and Andrew Cogan who began a factory-cum-trading post in Chennai for the very first time in 1639.

People: Being a major industrial and business hub, Chennai attracts people from all parts of the country as well as the world, making it a major cosmopolitan city in South India.

Religion: Chennai has centres of worship for a multitude of faiths. One can find Hindus, Muslims, Christians, Sikhs, Jains, Buddhists and Jews living in harmony with each other, here.

Languages: One can hear several languages being spoken here and this has enriched the cultural diversity and fabric of this bustling metro.

Cuisines: One can savour the best of South Indian cuisine as well as delectable fares from different parts of the country, and the world, making Chennai a gourmet's delight.



Egmore's eminence

One of Chennai's busiest localities, Egmore was earlier known as Ezhumbur. The locality has tremendous significance in Indian history and has been referred to as 'one of the three old towns' in South India.

The major landmark in Egmore is the Government Museum. Constructed in 1851, the museum is a historical monument and is famous world-over, making it an important tourist attraction. It contains artifacts that are significant to various fields such as archaeology, numismatics, zoology, natural history, sculpture, palm-leaf manuscripts and Amravati paintings.

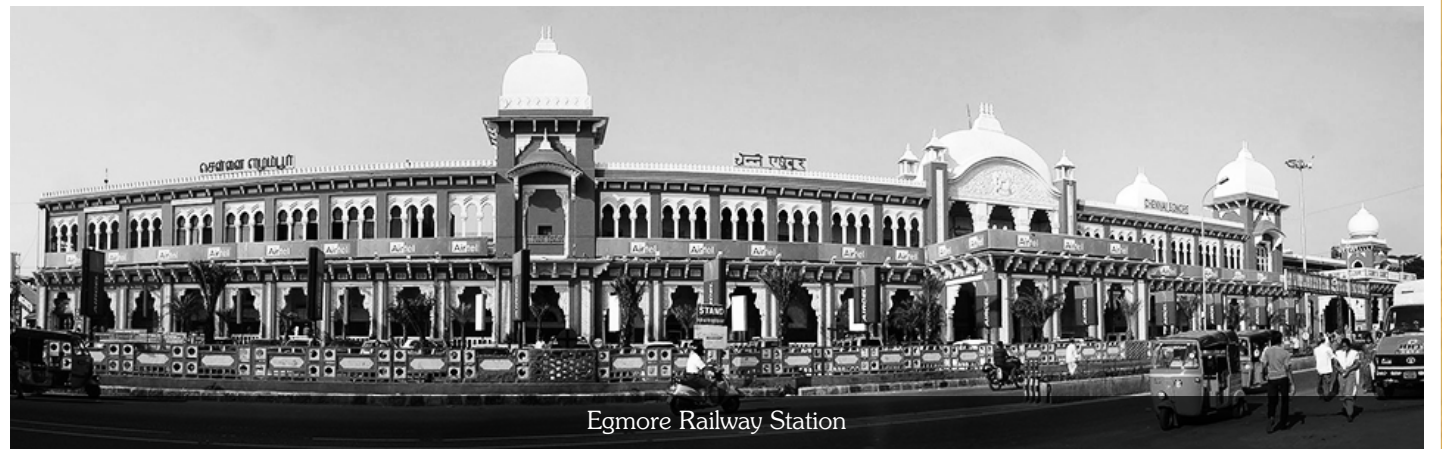
Egmore railway station is another prominent landmark in Egmore. After Chennai Central, it is the most important railway

station in Chennai. Other significant destinations in Egmore include the Chennai Police Commissioner's office, the historical Connemara Public Library which is one of the biggest in India, the National Art Gallery, and St. Andrew's Church.

Egmore contains several, important educational institutes including Women's Christian College, Don Bosco Higher Secondary School, Good Shepherd Convent and Ethiraj College for Women. It is also an important commercial hub and has many star hotels like Hotel Chennai Gate, Hotel Connemara, Hotel Ambassador Pallava, Hotel Westin Park, Radisson Blu and Hotel Ashoka. Added to all this, the long list of malls, shopping complexes, hospitals and clubs located in Egmore make it a vibrant and lively locality.



Chennai Museum



Egmore Railway Station



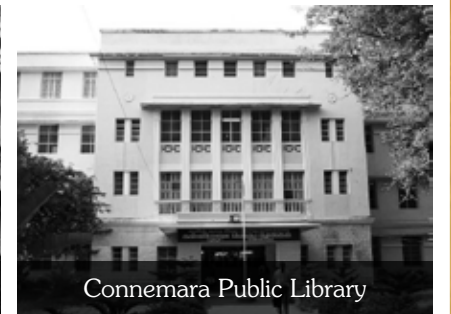
Metropolitan Magistrate Courts



St. Andrew church



Commercial Complexes - Anna Salai



Connemara Public Library



Chennai Art Gallery



Mariyamman Temple

Route map



Know your neighbourhood

SCHOOLS

Don Bosco Matric Higher Secondary School
Kapal Ponga Matriculation school
Mary clubwala Jadhav Girls Higher Secondary school
Sivakasi Hindu matriculation Higher Secondary School
St. Anthony Anglo Indian High School



COLLEGES

Ethiraj Women College
Madras school of social work
Womens Christian college
Quaid E Millath government college



HOSPITALS

Dr. Ramachandra Diabetes Hospitals
Mercury Hospitals
Government hospital for Children
Indian Red cross society
Government ophthalmic hospital
Apollo Hospitals
Apollo children hospital
Apollo Heart center



HOTELS

Mathsya
Ambassador Pallava
Ashoka
Raddisson Blu
Vestin park
Raj Residency



OTHER ADDED ADVANTAGES

Alsa mall
Taj Club house
Vivanta Taj
Spencer Plaza
Express Avenue Mall

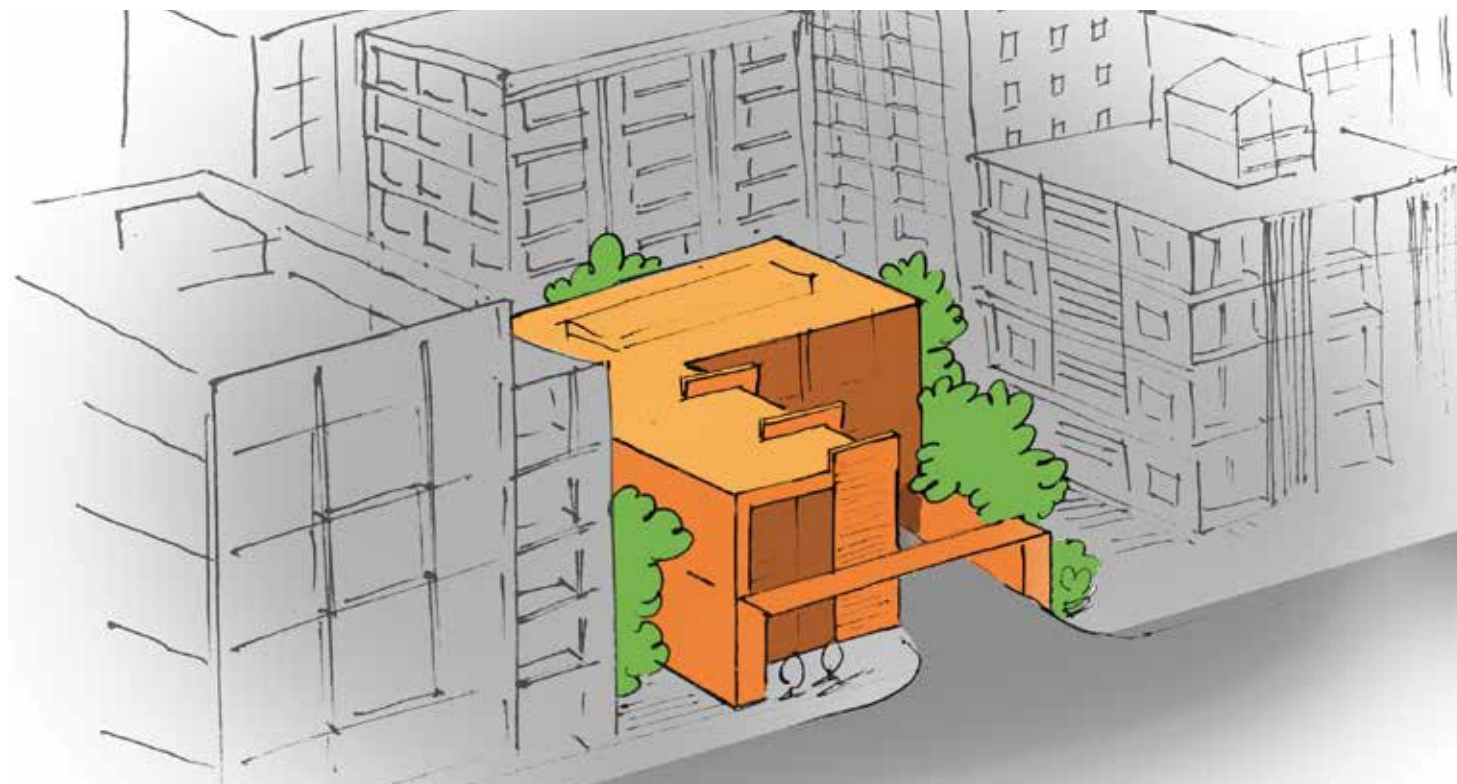
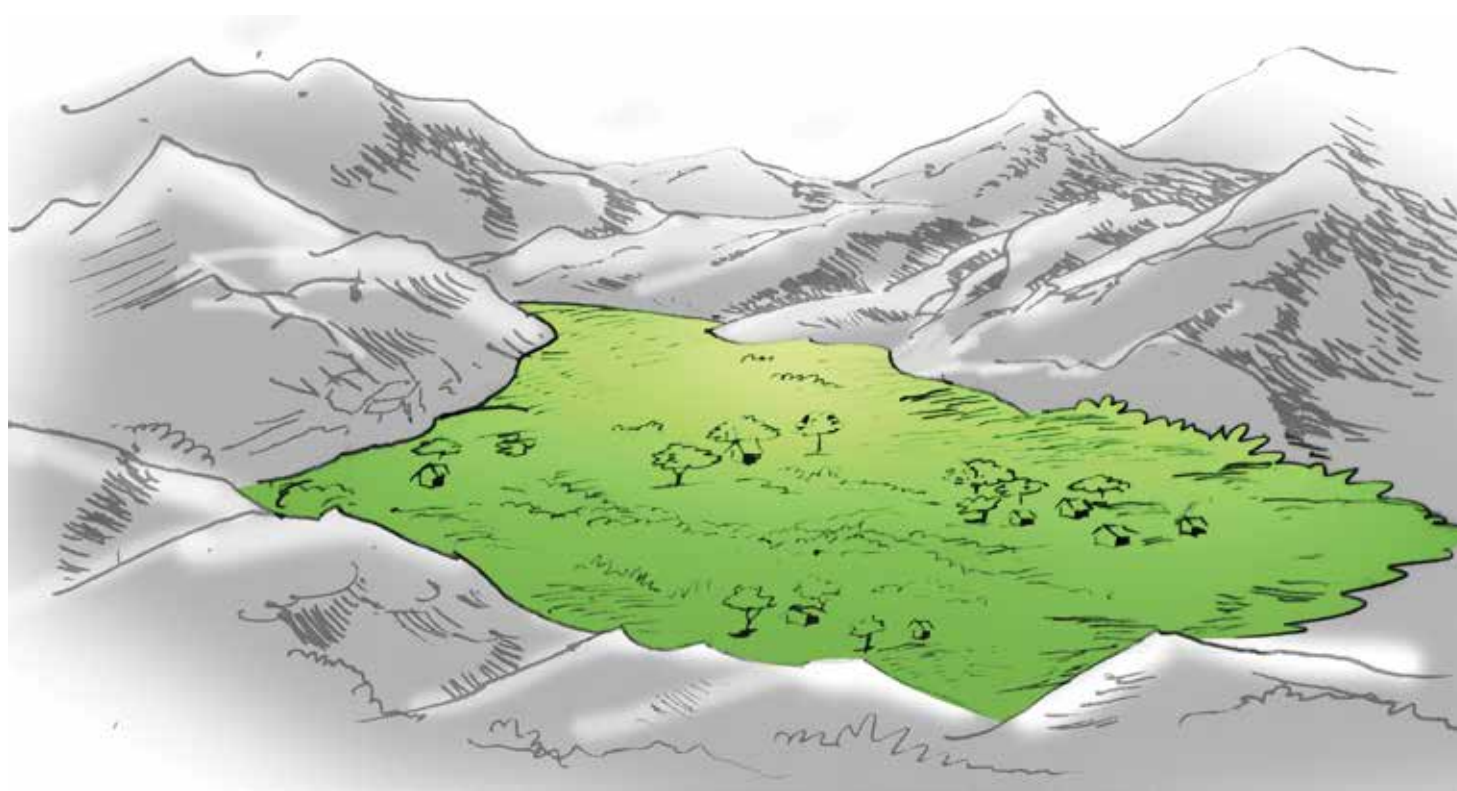


Luxurious living at its best

The tranquility that you will enjoy while living at Napa Valley comes from the fact these are an exclusive set of residences. You will be sharing a soothing living environment with just 6 other families which guarantee privacy, space, freedom and quality of life.

Each Villament has been designed to make the best use of available area. Spaces flow into each other with carefully thought out fluidity. You'll find that every villament is not only aesthetically pleasing, but also very comfortable and livable, with plenty of natural light and fresh air. Like all other Indian cities, Chennai too is a city of distances and traffic. Which is where, Napa Valley offers a distinct advantage. Napa Valley is located on the old and lovely Palace Road, in the heart of the city. It's close to everything that could make a difference to your lifestyle: cultural landmarks, restaurants, recreational facilities, business establishments, leading educational institutions, Healthcare options, premium shopping destination and more. In short, Dhanraj Kay Arr Napa Valley will be your prestigious home in a prestigious neighborhood. Just what you need to enjoy a great lifestyle...





Concept of Napavalley

Napa Valley is an American Viticultural area located in Napa County, California, USA. Napa Valley is considered one of the premier wine producing regions in the world. The valley floor is flanked by mountain range on the west, north and east. Several smaller valleys exist within these two ranges.

Napa Valley has been an inspiration for KayArr NapaValley villament project located in Egmore, Chennai. This small cluster of luxurious homes nestled among several large apartment complexes and historical landmarks offers a very unique living experience that reminds one of living in the West.









Project highlights

Napa Valley is a scenic destination in Napa County located north of San Pablo Bay in the U.S. state of California. The valley and much of the county is noted for its rolling hills that are dotted with vineyards, making it one of the most sought-after tourist destination in California.

Dhanraj Kay Arr Napa Valley draws its inspiration from the original Napa Valley. Just like the valley, these Villaments too are a great combination of awesome location, lush green ambience and a luxurious lifestyle.

AMENITIES

Individual lifts

- Saves time
- Comfortable & Aesthetic
- Hassle free

Individual car parks

- Safe and secure parking area
- Life time reservation for car park
- Covered drive way
- Next to your main door

Lifts upto terrace

- Can spend time in the terrace garden without having to climb the staircase
- Elderly people can enjoy an outdoors experience right where they live

Terrace garden

- Give in to your hobby of gardening
- Creates a barrier for direct sunlight into your room
- Enjoy your evenings in garden

Private terrace

- Exclusive for every unit, without having to share with a neighbour
- Reserved terrace with freedom to use the same as creatively as you want
- A great place to spend quality time with family

Exclusive club house

- Celebrate every worthwhile occasion here and soak into the community neighborhood spirit



- Create a Play-home like atmosphere for little children here
- Enjoy your leisure time with indoor games and fun activities

Gym

- Stay fit and Get into the habit of exercising and living healthily
- Increase your energy levels and enjoy life to the maximum

Higher UDS

- Once in a lifetime opportunity to own a high-UDS property in the city centre
- Great investment, appreciation guaranteed



ADVANTAGES

- **Comfort and Convenience**
- **Unique and luxurious lifestyle**
- **Value for Money**
- **Higher UDS**
- **Lesser noise pollution than other projects**
- **Higher value of appreciation**
- **A great option for large or extended families**
- **Less pollution compared to other localities**
- **Located in the heart of the city**
- **The only Villa project in the vicinity**

Villaments are a great option for those who seek the benefits of a villa at the price of an apartment. Here, one can enjoy all the facilities of a villa like vast open spaces, landscaped gardens, plenty of natural light and fresh air. One can enjoy more privacy, and yet one is not alone, as Villaments too offer a neighborhood community spirit.

Dhanraj Kay Arr Napa Valley offers all of these advantages and more. By virtue of being a smaller project with just six villaments, there is lesser traffic of people or vehicles making it a more tranquil destination than other villament projects. Napa Valley is also reasonably priced making it a good bargain. At the same time, the locality has shown steep appreciation making Napa Valley a great investment option for those who seek to profit from it and an asset for those who seek to reside here.

Floor Plans - Villa 1



Stilt Floor



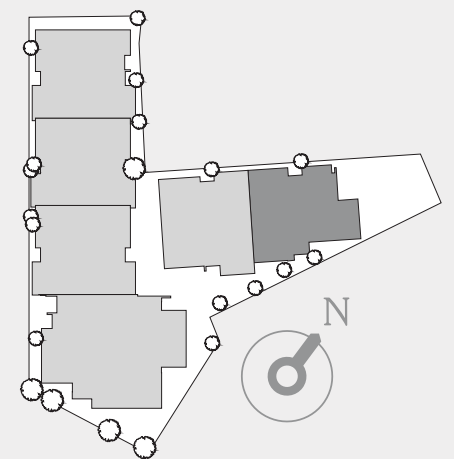
First Floor



Second Floor



Terrace



Key plan

Details of the Saleable Area

Unit area (Stilt+1st+ 2nd+Headroom)	Balcony	Total Plinth area	Each dwelling common area share	Total builtup area	Gazebo at terrace (3rd floor)	Open terrace (3rd floor)	Total saleable area	Car park	unit %	UDS
(a)	(b)	c=(a+b)	(d)	e=(c+d)	(f)	(g)	j=(e+1/2 f+1/3g)			
3043.04	86.33	3129.37	242.78	3372.15	214.59	786.48	3741.61	2 nos.	15.24	2027.53

Villa 2



Stilt Floor



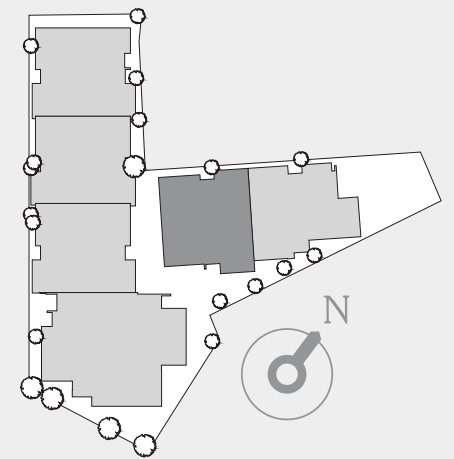
First Floor



Second Floor



Terrace



Key plan

Details of the Saleable Area

Unit area (Stilt+1st+ 2nd+Headroom)	Balcony	Total Plinth area	Each dwelling common area share	Total builtup area	Gazebo at terrace (3rd floor)	Open terrace (3rd floor)	Total saleable area	Car park	unit %	UDS
(a)	(b)	c=(a+b)	(d)	e=(c+d)	(f)	(g)	j=(e+1/2 f+1/3g)			
3126.19	207.79	3333.98	242.78	3576.76	214.59	899.70	3983.96	2 nos.	15.66	2082.93

Villa 3



Stilt Floor



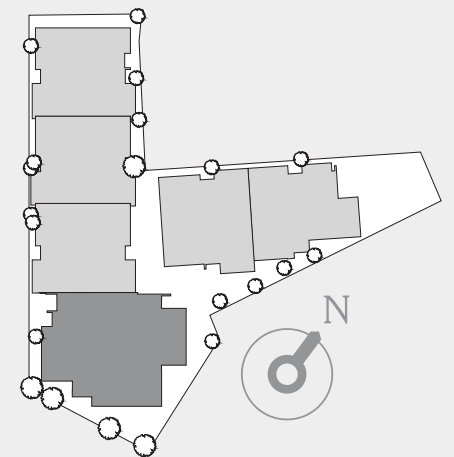
First Floor



Second Floor



Terrace



Key plan

Details of the Saleable Area

Unit area (Stilt+1st+ 2nd+Headroom)	Balcony	Total Plinth area	Each dwelling common area share	Total builtup area	Gazebo at terrace (3rd floor)	Open terrace (3rd floor)	Total saleable area	Car park	unit %	UDS
(a)	(b)	c=(a+b)	(d)	e=(c+d)	(f)	(g)	j=(e+1/2 f+1/3g)			
4396.36	388.60	4784.96	242.78	5027.74	275.94	1487.58	5661.57	2 nos.	22.02	2929.23

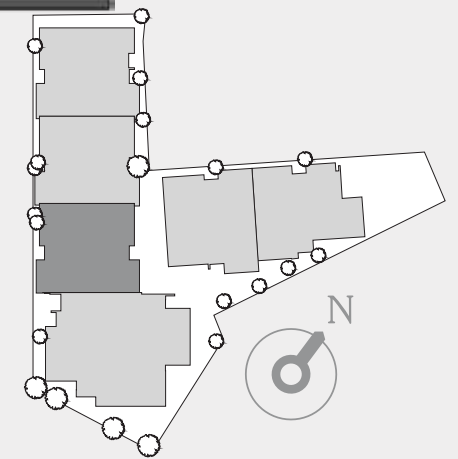
Villa 4



Stilt Floor



First Floor



Key plan



Second Floor



Terrace

Details of the Saleable Area

Unit area (Stilt+1st+ 2nd+Headroom)	Balcony	Total Plinth area	Each dwelling common area share	Total builtup area	Gazebo at terrace (3rd floor)	Open terrace (3rd floor)	Total saleable area	Car park	unit %	UDS
(a)	(b)	c=(a+b)	(d)	e=(c+d)	(f)	(g)	j=(e+1/2 f+1/3g)			
3272.03	294.27	3566.30	242.78	3809.08	219.25	1106.94	4287.69	2 nos.	16.39	2180.10

Villa 5



Stilt Floor



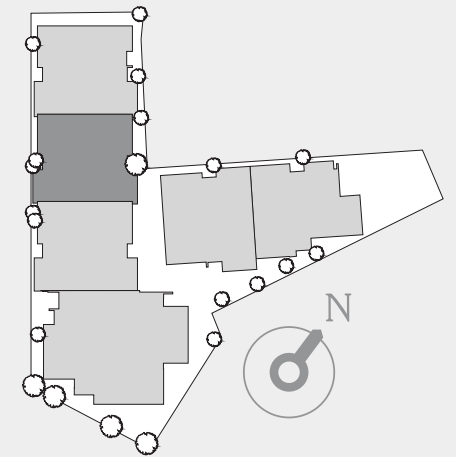
First Floor



Second Floor



Terrace



Key plan

Details of the Saleable Area

Unit area (Stilt+1st+ 2nd+Headroom)	Balcony	Total Plinth area	Each dwelling common area share	Total builtup area	Gazebo at terrace (3rd floor)	Open terrace (3rd floor)	Total saleable area	Car park	unit %	UDS
(a)	(b)	c=(a+b)	(d)	e=(c+d)	(f)	(g)	j=(e+1/2 f+1/3g)			
3057.21	183.56	3240.77	242.78	3483.55	219.25	789.65	3856.39	2 nos.	15.32	2036.97

Villa 6



Stilt Floor



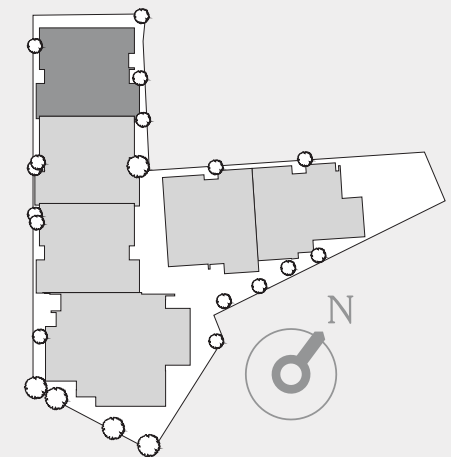
First Floor



Second Floor



Terrace



Key plan

Details of the Saleable Area

Unit area (Stilt+1st+ 2nd+Headroom)	Balcony	Total Plinth area	Each dwelling common area share	Total builtup area	Gazebo at terrace (3rd floor)	Open terrace (3rd floor)	Total saleable area	Car park	unit %	UDS
(a)	(b)	c=(a+b)	(d)	e=(c+d)	(f)	(g)	j=(e+1/2 f+1/3g)			
3066.62	186.84	3253.46	242.78	3496.24	219.25	797.34	3871.65	2 nos.	15.36	2043.24

Noise Pollution is a common problem in Indian cities, which can be attributed to poor urban planning, increased traffic, and the close proximity between industrial and residential buildings. Noise pollution is known to cause several health issues such as

1. Hearing Impairment
2. Interference with Spoken Communication
3. Sleep Disturbances
4. Cardiovascular Disturbances
5. Disturbances in Mental Health
6. Impaired Task Performance
7. Negative Social Behavior
8. Hypertension
9. Coronary Heart Disease
10. Tinnitus

Research has shown that smaller residential projects in well-planned and spacious localities can help reduce noise pollution by reducing vibration, and creating more pathways for dissipating noise.

That is why a project like Napa Valley comes as a blessing to its residents. Egmore as a locality is well-planned with broad, tree-lined avenues and good quality infrastructure. Further, Napa Valley comes with fewer units which create less scope for noise, internal traffic or disorder.

Napa Valley is the best option for families with multiple generations, and for those who seek a high quality of life. The ambience and the luxurious features available at down-to-earth prices make Napa Valley an once-in-a-lifetime investment.





Specifications

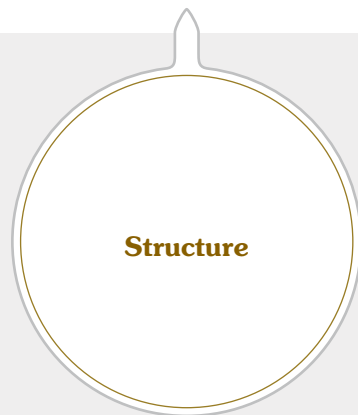
- Structure RCC
- Elevation Victorian English style, contemporary Architecture



Italian marble tiles 4X2 or wooden flooring for all living, dining, bedrooms



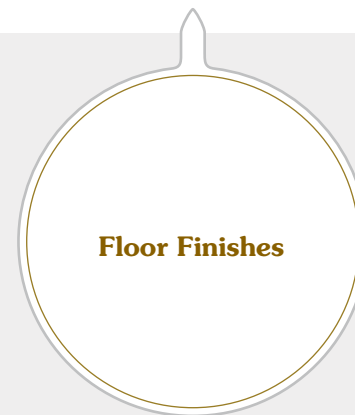
- Roofing Height 9.3 Ft



Structure



Doors & Windows



Floor Finishes



Wall Finishes

- Main Doors
Teak wood Paneled main door with imported brass fittings, teak wood, flush-doors for other rooms with SS fittings



- Walls:
Solid block masonry
- Ceiling & interiors Walls:
with Acrylic Emulsion



- Windows / French Window
Teak wood with grills, mosquito frames and steel fittings

- External:
Smooth plastering with cement paint

- Toilet Wall
Ceiling height; designer tile flooring

- Sanitary Fittings
Showers and mixer health shower, commodes and basins Grohe, Jaguar, Kohler & Toto C.I fittings, Hindwere C.P fittings. Concealed GI and CPVC pipes with 50% colour fittings



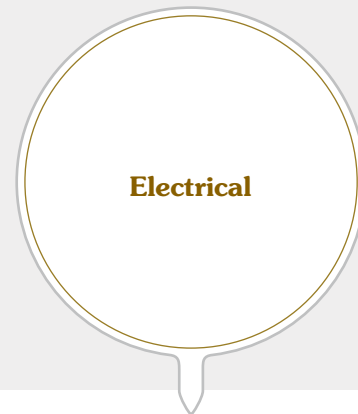
- Servants
Toilets with ceramic tiles up to 7 ft with Indian and Western style commode with flush Shower and basin

- Common Area walls
Heritage and wood finish

- Staircase & common area
Granite flooring teak wood. Railing with Glass & S.S material as per design



- Front 5 feet compound wall, other sides 6 feet wall 2ft grills as per design
- Car parking with ironite flooring and cobble stones
- 6 passenger automatic lift facility in each house upto terrace as per customer choice



Stainless steel sink, 40mm thickness granite slab with double basin 4ft height dado non-slip ceramic flooring



- Electrical
Concealed PVC pipes with 50% Colour Anchor Rome or Legrand switches



- 10KVA-Per villas 15KVA-for common area

- Generator
75KVA Generator back up power, full back up including Villas, lift pump set etc..



Kay Arr - Rio Grande
Radhakrishnan Salai, Mylapore, Chennai



Kay Arr - Mahindra Serenity
Gill Nagar, Chennai



Kay Arr - Tranquility
Thoraipakkam, Chennai



Kay Arr - Dhanraj Gardenia
Thiruvallur, Chennai

Completed commercial/IT project in Chennai



Kay Arr - Kodi 1 Tower
Perungudi, Chennai

Upcoming residential/villa project in Chennai



Kay Arr - Gateway
Sriperimbudur, Chennai



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Completed projects in Bangalore



Kay Arr - Rock House
Jaymahal



Kay Arr - All Seasons
Eagle Street, Langford Town



Kay Arr - Bikaner Corner
Laxmi Road, Shanthinagar



Kay Arr - (Layout Project)
Hoskote Main Road



Kay Arr - Millagres
6th Block, Koramangala



Kay Arr - Millicent
Leonard Lane, Richmond Town



Kay Arr - Grace Heaven
Carleston Road, Cooke Town



Kay Arr - Hidden Nest
Leonard Lane, Richmond Town



Kay Arr - Herald
4 'T' Block, Jayanagar



Kay Arr - Muyeed Serenity
Wellington Street, Richmond Town



Kay Arr - No-10, Berlie
Berlie Street, Langford town



Kay Arr - El Rio Grande
Hutchins Road, Cooke Town



Kay Arr - Bailey Rhenius
Street, Richmond Town



Kay Arr - The Mayfair
6th Block, Koramangala



Kay Arr - Elphinston
Off 100 Ft Road, Indiranagar



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Completed projects in Bangalore



Kay Arr - Anjuman Towers
Mission Road



Kay Arr - The Harmony
8th main, BTM Layout



Kay Arr - 45th Quadrant
Ashwathi Layout, Koramangala



Kay Arr - Triumph Tower
Eagle Street, Langford Town



Kay Arr - Santa Clara
Koramangala, 100ft Road



Kay Arr - Point
Sheshadripuram



Kay Arr - Wellington Accord
Wellington Street, Richmond Town



Kay Arr - Ivy
3rd Block, Koramangala



Kay Arr - Bowring Tower
Hospital Road, Shivajinagar



Kay Arr - Norris Cottage
Norris Town, Richmond Town



Kay Arr - Trianquility (Villa project)
Wellington Street, Richmond Town



Kay Arr - Ebony
Hosur Road, Langford Town



Kay Arr - Corner Stone
80ft Road, Koramangala



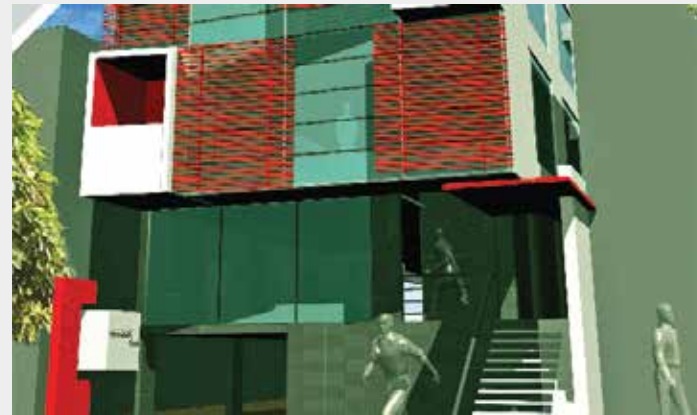
Kay Arr - Ram Nest
Indiranagar



Kay Arr - Bikaner Pinnacle
Off Richmond Road, Richmond Town



Kay Arr - Bikaner Signature
Richmond Town



Kay Arr - Bikaner Signature
Richmond Town



Kay Arr - Royal Stone
Old Madras Road



Kay Arr - Place on Earth
Old Madras Road



Kay Arr - BMR Axis-1
Old Madras Road



Kay Arr - Valki Pine Hurst
100ft Road, BTM Layout



Kay Arr - 37th Crescent
Crescent Road



Architect



Structural Consultant



Legal Advisor



Project Advisor

SURESH KUMAR KOCHAR
B.Com, I.C.W.A

Disclaimer: All measurements are approximate and illustrations are impressions only. Specifications and plans contained herein are subject to variations, modifications and substitution as may be required by the authorities or recommended by the project consultants and cannot form part of an offer or contract. All statements are believed to be correct at the time of printing this brochure but are not to be regarded as statements or representations of fact. Whilst every reasonable care has been taken while preparing the brochure, the developers cannot be held responsible for any inaccuracy in its contents. This does not constitute a legal statement. The sizes of the villas mentioned are super build up area which includes common areas.



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New Nos. 19, 21 & 23
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