



KOCHAR BLISS

CHENNAI: The Gateway to the South

Chennai is the oldest cultural, economic and educational centre in South India.

4th most populous metropolitan area in India

Ranked India's **safest** city in 2015*

Ranked India's **best** city in 2014**

Ranked 9th best cosmopolitan city in the world, 2015***

GUINDY: A Thriving Business District

Guindy Industrial Estate, Chennai is anchored by a broad base of industries:



AUTOMOBILE
ANCILLARY



INFORMATION
TECHNOLOGY



GENERAL
ENGINEERING



ELECTRONIC
COMPONENTS



PHARMACEUTICALS

- Just **5 km from the airport** and part of Chennai's Central Business District.
- 404 acres with 2,200 units, employing **22,000+ people**.
- **Olympia Tech Park** located in the Estate with various MNCs spread 8 lakh+ sq. ft.; **Tamarai Tech Park** located close by with 4 lakh+ sq. ft.
- Other IT & ITES space includes **RR Towers** (3 lakh+ sq. ft.), **SKCL** (1.5 lakh+ sq. ft.), etc.

ABOUT KOCHAR HOMES

Kochar Homes Private Limited is a residential property development company, established in 2009 by its parent company Kochar Group. The Kochar Group is a property development firm that was founded in the year 2000. It was the dream of the people behind the Group to create workplace environments and residential development with a focus on quality, timely project implementation and customer centric approach.

Over 16 years Kochar Group has made its presence felt throughout Chennai with close to 1 million sq.ft. of IT Parks, Hospitals, Office buildings and Banks.

Apart from "Kochar Homes Private Limited", Kochar Group also holds Kochar Technology Parks Private Limited and Kochar Holdings Private Limited.

The three key strengths of our group are:



Extensive
experience and
exposure in the
real estate sector



Vast network of
clients



Strong financial
support system

OUR CLIENTS

Some of our prestigious clients include:



Introducing

KOCHAR BLISS



 Super A8 & A9, Thiru-Vi-Ka Industrial Estate, Guindy, Chennai 600 032

ABOUT KOCHAR BLISS

Kochar Bliss is the group's newest commercial project available for lease, located in Thiru-vi-ka Industrial Estate, Guindy, Chennai.

Land Area



2,695 sqm

Number of Floors



Basement +
Stilt + 10

Ready for Fit Outs

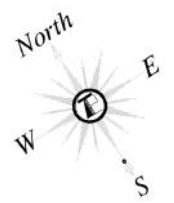
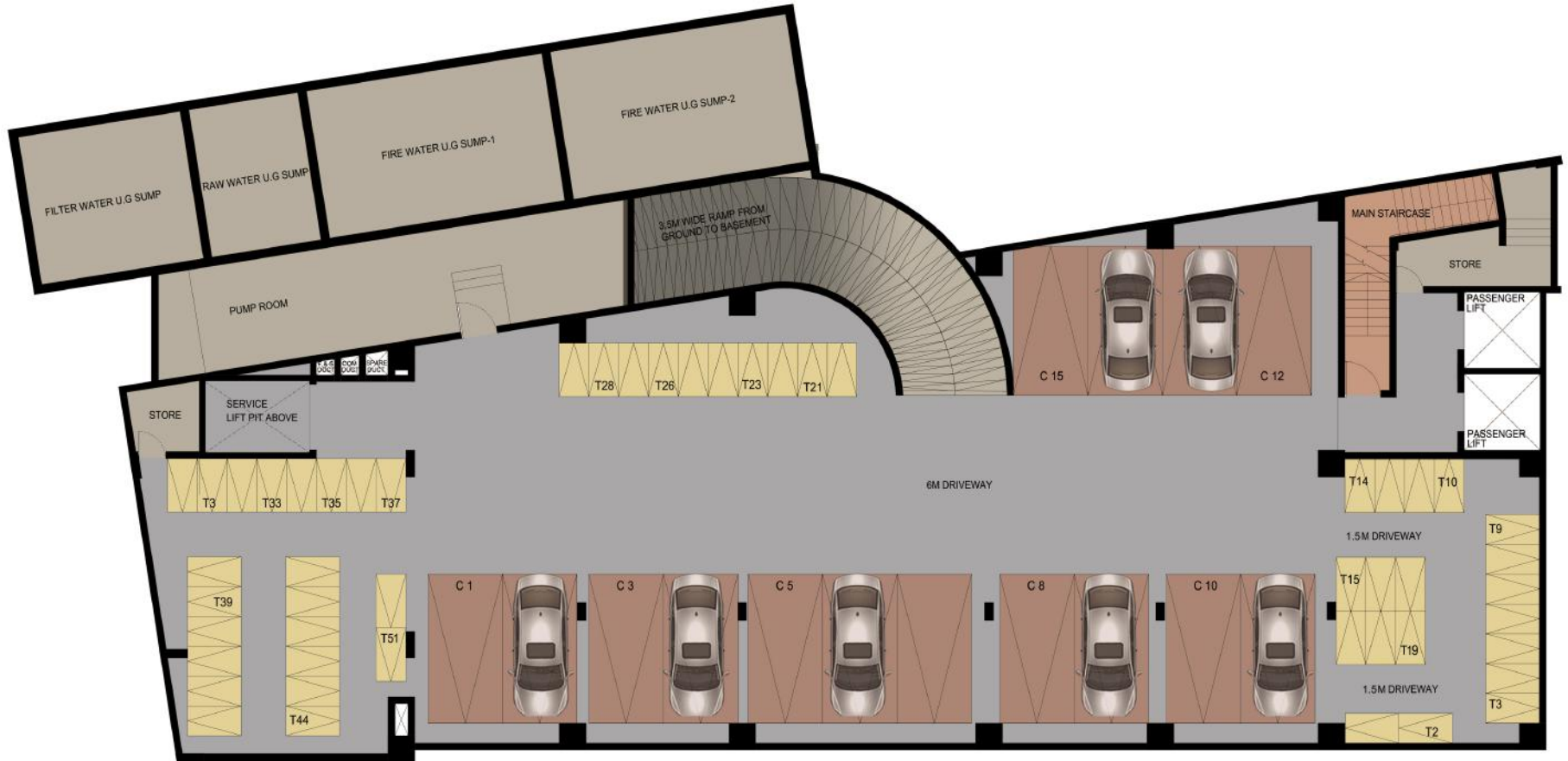


December
2016

Site With Stilt Floor Plan

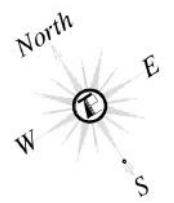
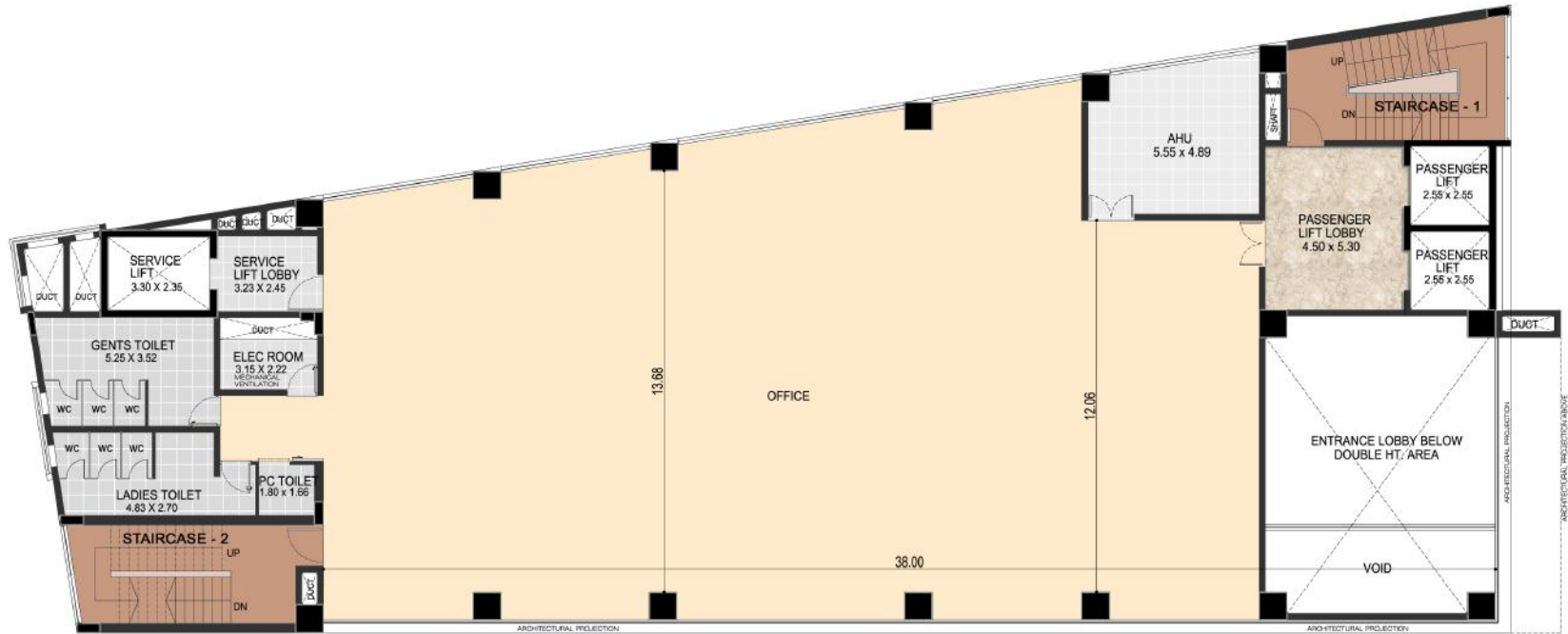


Basement Floor Plan



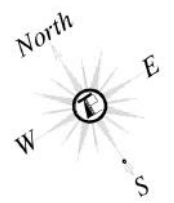
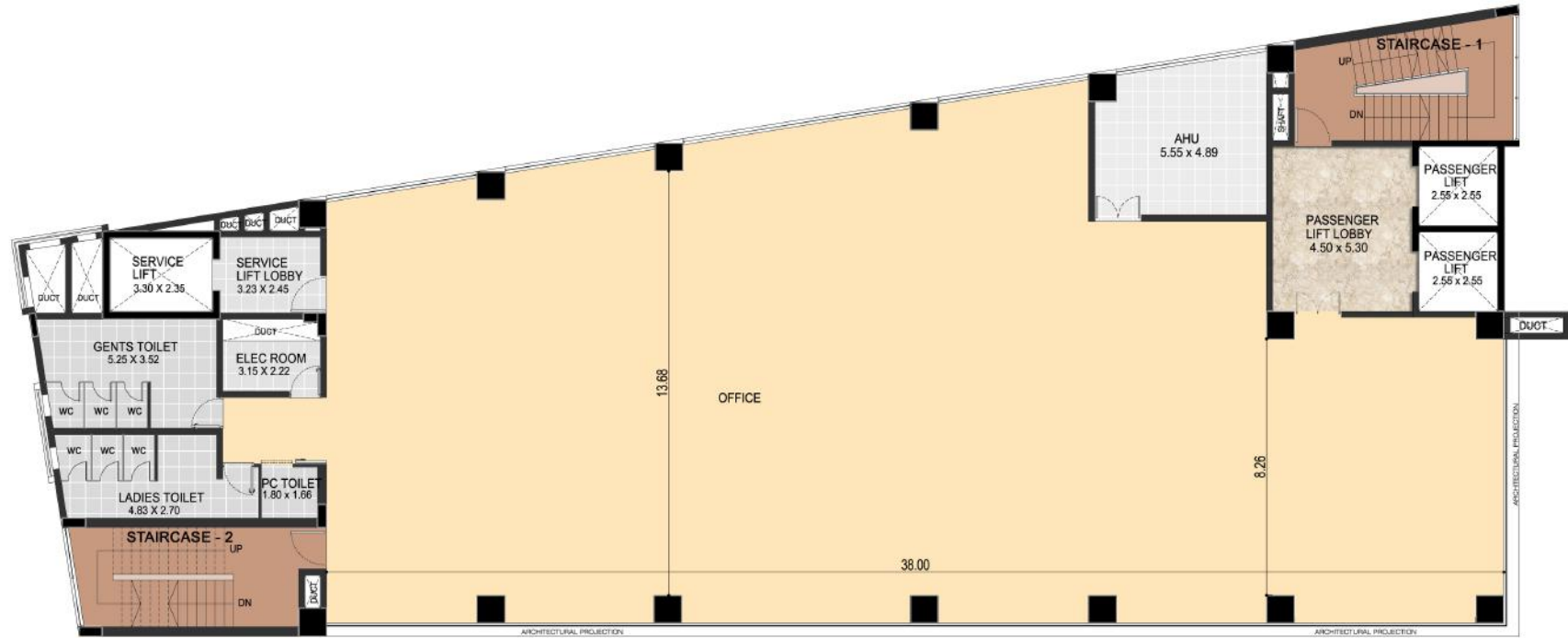
First Floor Plan

7,966 sft



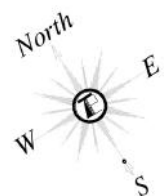
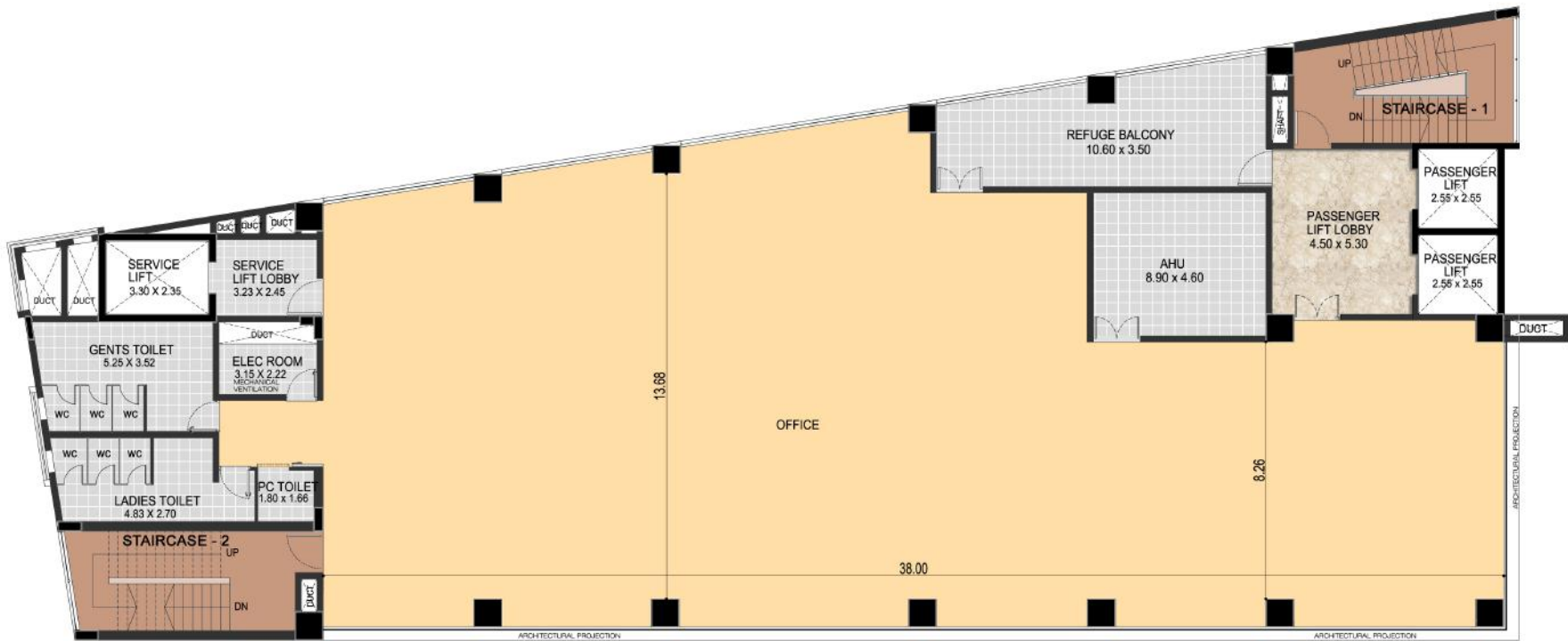
Typical Floor Plan [2nd - 5th & 7th - 9th floors]

8,984 sft



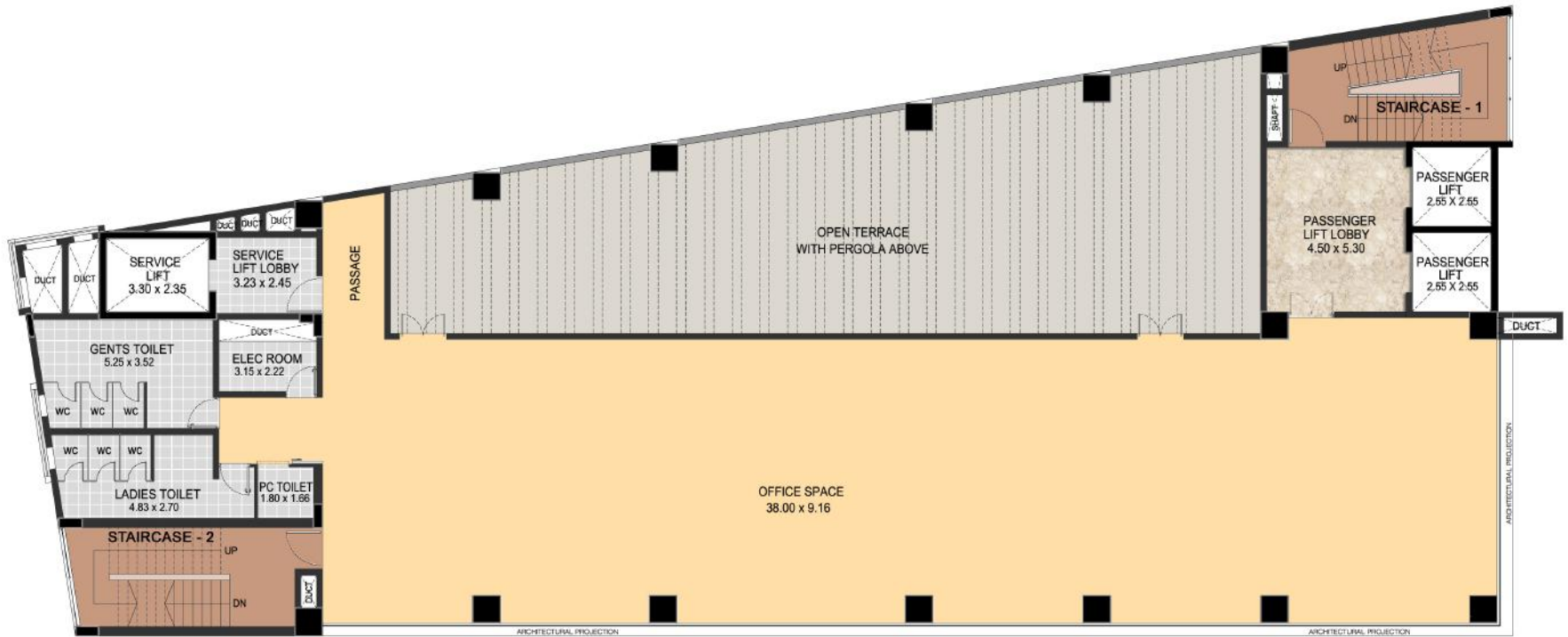
Sixth Floor Plan

8,451 sft



Tenth Floor Plan

6,446 sft



AREA STATEMENT

S. No.	Description	Leasable Area (sft)
1	1 st Floor	7,966
2	2 nd Floor	8,984
3	3 rd Floor	8,984
4	4 th Floor	8,984
5	5 th Floor	8,984
6	6 th Floor	8,451
7	7 th Floor	8,984
8	8 th Floor	8,984
9	9 th Floor	8,984
10	10 th Floor	6,446
TOTAL		85,751

SPECIFICATIONS

Finishes in Lifts,
Lobbies and
Staircases

- Grand Double Height Entrance Lobby
- Italian Marble Flooring in Lobbies and Lift Facia
- Granite Treads and Risers in all staircases
- SS Handrail in all Staircases

Floor to Floor Height

- 3.67M

Specification in
Toilets

Provisions for :

- Urinals with Sensor
- EWC with spacing to accommodate Besco-type partitions
- Counter-top Wash Basin
- Jaquar/Kohler or equivalent CP Fittings
- Parryware/Hindware or Equivalent premium White Sanitaryware

Electrical Works

- HT Supply
- 1000 KVA Unitised Sub-Station
- Rising Main Tap-offs at every floor

SPECIFICATIONS

Generator	<ul style="list-style-type: none">• 2 Nos of 500 KVA
Lifts	<ul style="list-style-type: none">• Mitsubishi Lifts• 2 Nos Passenger and 1 No. Service Lift
Fire-Fighting	<ul style="list-style-type: none">• Yard Hydrants• Diesel Pump, Electric Pump, Jockey and Sprinkler Pumps• Wet-risers and Down Comers as per NBS• Sprinklers in all parking floors• Sprinkler Tap-off provision in Office Floors• Fire Doors for all Exits and Services
Car-Parking	<ul style="list-style-type: none">• One Car-Park for every 1000 Square Feet• Open Car-Parking, Covered Parking and Mechanical Car-parking• Puzzle Parking and Palette Parking Designed and Executed by Klaus Automation, Germany
Elevation	<ul style="list-style-type: none">• Spider Glazing for Ground Floor Lobby• Structural Glazing using DGU ET-125 of St.Gobain for Vision Panels and SGU ET-125 for Spandrel Panels• Stone Finished SKK Paints imported from Japan

SPECIFICATIONS

Water and Drainage	<ul style="list-style-type: none">• CMWSSB
Sump Capacity for Domestic and Fire	<ul style="list-style-type: none">• 70,000 and 2,00,000 Litres respectively
Environment and Energy Conservation Measures	<ul style="list-style-type: none">• Rain Water Harvesting• Solar Power Panels installed in Terrace for harnessing Solar Power

CONTACT

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