



**WELCOME TO A NEW LIFESTYLE**

**THANISANDRA, BANGALORE**



Driven by Integrity

**G: Corp Group is one of the few property developers that have a national presence.**

Its presence is spread through-out the real estate industry through

- Townships,
- Residential projects,
- Commercial / IT Parks,
- Retail.

G Corp has accomplished 30 million sq. ft. of development in various locations

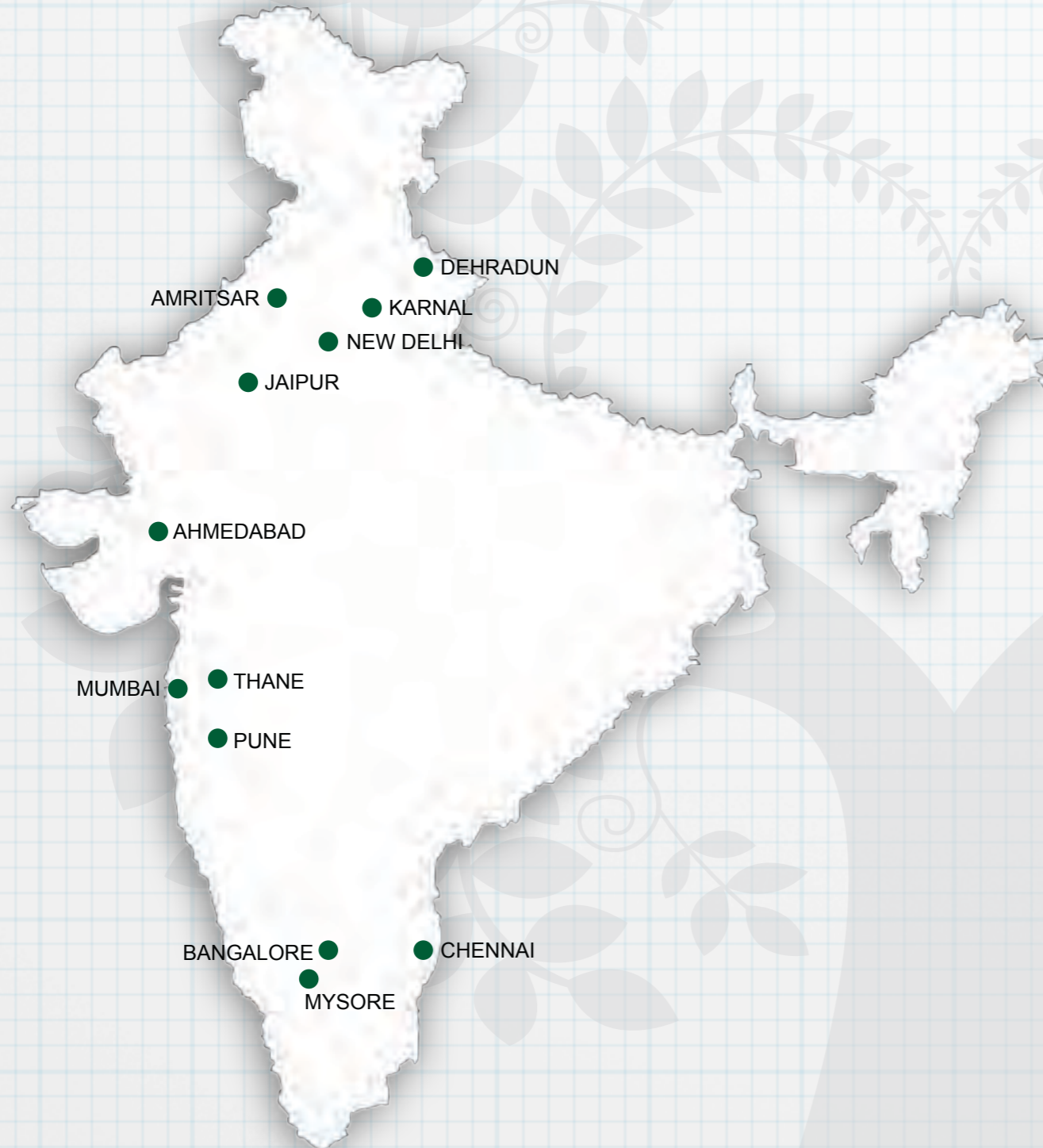
**The G: Corp Group consists of 3 companies operating out of these major cities.**

G: Corp Pvt. Ltd: -

G: Corp Developers Pvt Ltd : South

G: Corp Properties Pvt. Ltd: West

Alpha G: Corp Pvt. Ltd - North





Introducing **THE ICON** - A new lifestyle in Bangalore.  
Homes designed for the modern lifestyle with facilities and features  
built for the modern family





Bangalore Metro	
	Nagasandra to Puttenahalli
	Byappanahalli to Mysore Road

# SITE LOCATION





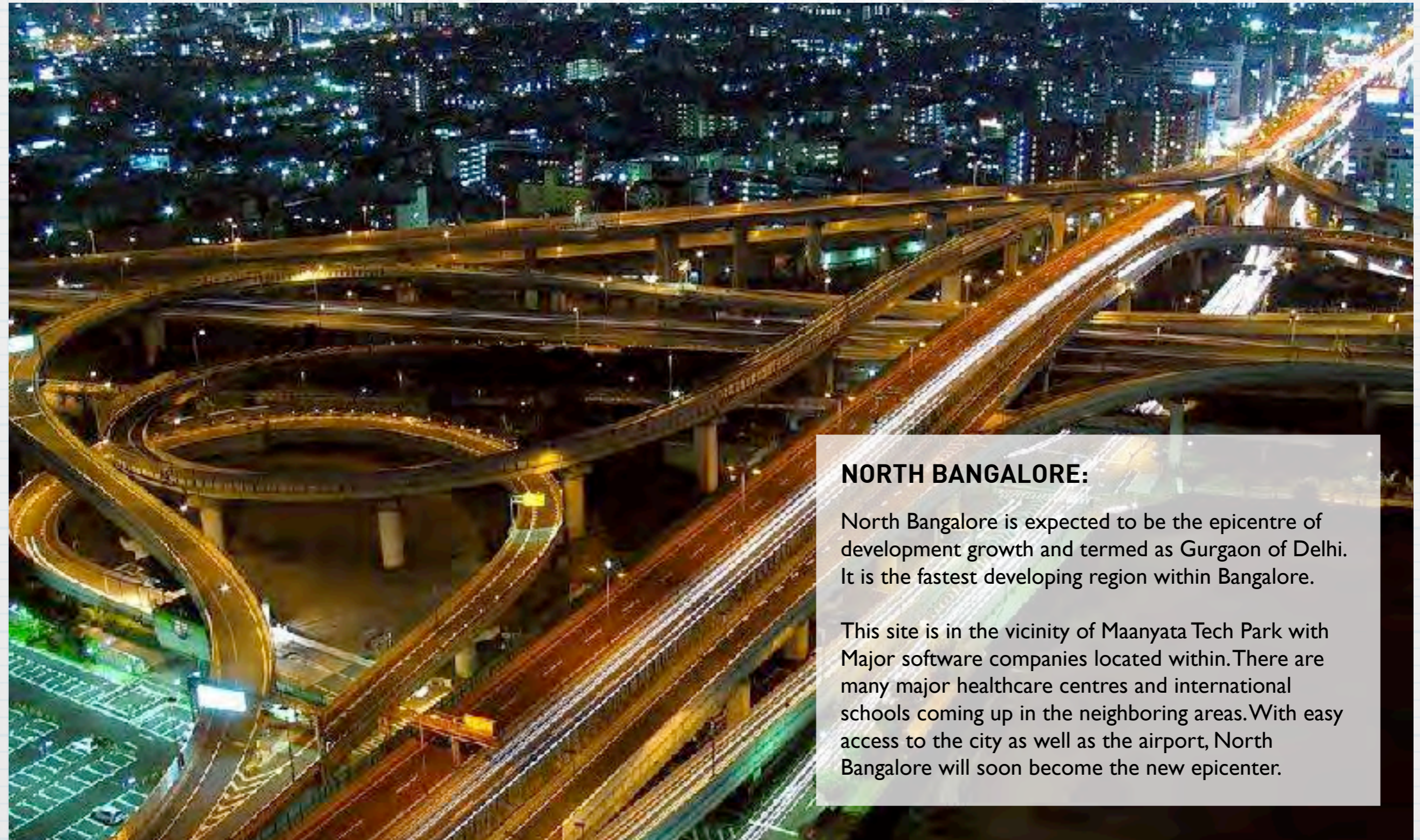
“

**THE FASTEST  
DEVELOPING  
REGION IN  
BANGALORE**

”

**NORTH BANGALORE**





### **NORTH BANGALORE:**

North Bangalore is expected to be the epicentre of development growth and termed as Gurgaon of Delhi. It is the fastest developing region within Bangalore.

This site is in the vicinity of Maanyata Tech Park with Major software companies located within. There are many major healthcare centres and international schools coming up in the neighboring areas. With easy access to the city as well as the airport, North Bangalore will soon become the new epicenter.





**HEBBAL  
JUNCTION**  
4.5KMS



**INTERNATIONAL  
AIRPORT**  
25KMS



**MG ROAD**  
10KMS



**CITY RAILWAY  
STATION**  
16KMS

**AIRPORT** ↗  
30mins

**CITY CENTER** ↙  
15mins

### EASY ACCESS

The project is located on **Thanisandra Main Road**, just a kilometre from the ORR (Nagavara) junction.

The project is located closer to heart of the city and has easy access to Bangalore International Airport. The area is very close to the outer ring road.

It is located quite centrally from the other major points of the city, such as the City Railway Station, Hebbal Junction, M G Road etc.

Also, it is situated very close to the **Metro Line** as well as the **High Speed Rail Link** making the commute to airport and city even easier.



**IT PARKS -  
MANYATA TECH PARK**  
WALKING DISTANCE

**INTERNATIONAL SCHOOLS**

- RYAN INTERNATIONAL SCHOOL
- CANADIAN INTERNATIONAL SCHOOL
- MALLYA ADITI INTERNATIONAL SCHOOL



**THANISANDRA MAIN  
ROAD WIDENING**  
PROPOSED WIDTH 80 FT



**WORLD CLASS HOSPITALS**

- COLUMBIA ASIA HOSPITAL
- SANKARA NETHRALAYA HOSPITAL
- M S RAMAIAH HOSPITAL

## INFRASTRUCTURE DEVELOPMENT

North Bangalore is witnessing a lot of infrastructure development like fly overs, road widening to access the city easily, etc.

As the city sees a lot of international travellers. Also corporates and other professionals from the city frequently travel overseas for work. Keeping this in mind, a **high speed train** is being planned from Bangalore International Airport to the city to make the commute to and from the airport much easier.

There are a large number of world class healthcare centres and educational institutes coming up in the surrounding neighbourhoods.





# IT PARKS - MANYATA TECH PARK WALKING DISTANCE



IBM

COGNIZANT TECHNOLOGIES



PHILLIPS

## MANYATA TECH PARK

The availability of abundant technical manpower and the liberal policies of the Government present numerous advantages to companies setting up facilities in Manyata Tech Park. It has campuses of companies like IBM, PHILLIPS, COGNIZANT TECHNOLOGIES and many more. This makes Manyata Tech Park the largest SEZ in North Bangalore, hosting about 60,000 employees as of today and expected to go upto 1 Lac.



**UPCOMING NEW  
5 STAR HOTELS**

**WESTIN  
OBEROI  
HYATT  
FOUR SEASONS**

**UPCOMING NEW  
RESTAURANTS AND CAFES**

**UPCOMING NEW AND EXISTING  
SHOPPING MALLS**

**ESTEEM MALL  
MSR - REGALIA ELEMENTS  
RMZ MALL**

### **INFRASTRUCTURE DEVELOPMENT**

With all the development, the area is experiencing a boom in the hospitality industry as well. There are several new 5 star hotels coming up within the neighborhood as well as multiplexes and shopping malls. All this coupled with the new restaurants and cafe's opening up, there will be no dearth of new avenues for entertainment and shopping.





## **TRANQUIL AREA**

A clean / green area provides a better frame of mind and improve productivity, eliminate parking and traffic hazards, cut down commuting time.

We are committed to provide our residents with a green and clean environment to ensure the physical and mental well-being of them and their families.

We have developed extensive soft & hard landscaping, well maintained lawns and parks along with creative features like mini woods, bird nesting areas etc.





**INTRODUCING THE NEW LIFESTYLE...**



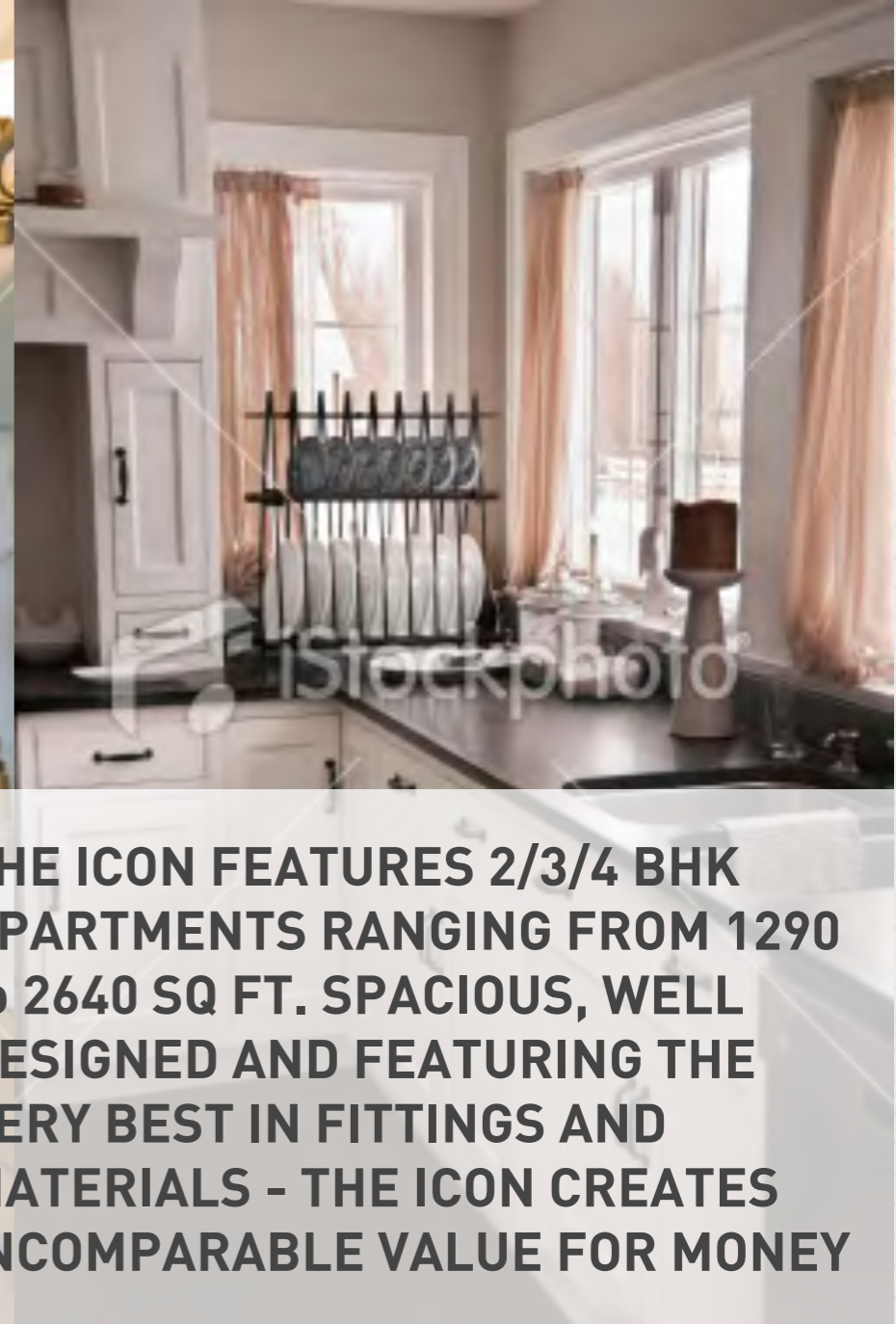






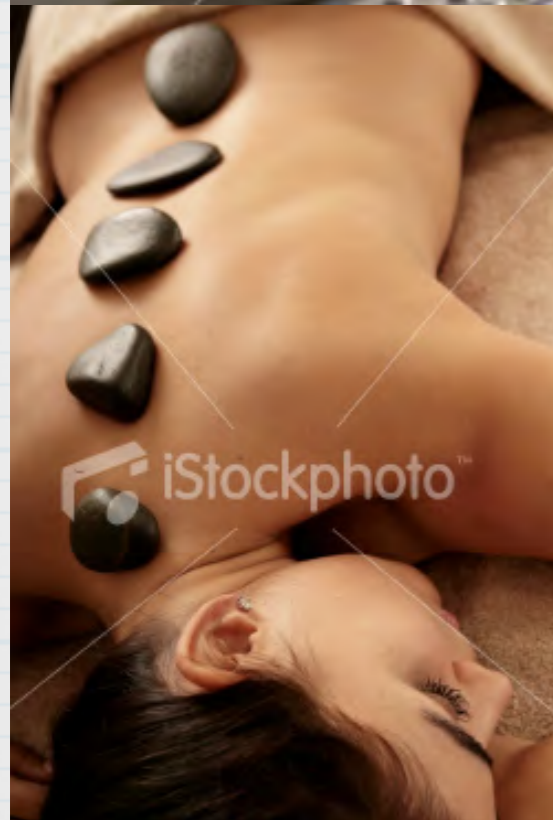
**A 25 LAC SQ FT DEVELOPMENT  
THAT IS DESIGNED AND BUILT  
AROUND TODAY'S FAMILY AND  
TOMORROW'S NEEDS.**





**THE ICON FEATURES 2/3/4 BHK APARTMENTS RANGING FROM 1290 to 2640 SQ FT. SPACIOUS, WELL DESIGNED AND FEATURING THE VERY BEST IN FITTINGS AND MATERIALS - THE ICON CREATES INCOMPARABLE VALUE FOR MONEY**





## THE MASTER CLUB HOUSE

The Icon features a master club house with incomparable features. A club house designed to take care of your every recreational need.

- Lounge & Concierge
- Health Club with full fledged gym, Spa with Sauna ( Mini gym in each Phase)
- Indoor Games TT, Carrom, chess, Card table, Billiards & pool table
- Squash Court
- Home Theatre
- Large Party hall with a kitchenette and wash rooms
- Swimming Pool with Deck,
- Indoor Heated Pool
- Jacuzzi
- Unisex Saloon / beauty centre
- Multipurpose Hall for meetings /Yoga / Aerobics
- Visitors Guest rooms 15 nos.





## THE GREAT OUTDOORS

The Icon creates a healthier lifestyle with the very best in outdoor recreation - taking care of the body and the mind.

- Extensive soft & hard landscaping, creative features with mini woods, bird nesting areas
- Outdoor swimming pool with Kids Pool
- Basket Ball courts
- Badminton and Volley Ball Court
- Tennis Court ( in each Phase )
- Cricket Practice Pitch with nets
- Putting Green
- Outdoor Gym / gymnastic / calisthenics' facility
- Jogging / cycle track with adequate lung space & seating benches
- Amphitheatre





## CONVENIENCE AT YOUR FINGERTIPS

The Icon takes care of your every convenience - after all daily chores shouldn't come in the way of living.

PROVISIONS HAVE BEEN MADE FOR :

- Convenience / departmental/ grocery store
- Chemist
- ATM





## EXTERIOR AND COMMON AREAS

### STRUCTURE

Foundation appropriately designed to suit the bearing capacity of the soil. RCC framed structure. 43 / 53 grade cement of reputed make. High yield stress deformed steel bars [ $415 \text{ N/mm}^2$  /  $500 \text{ N/mm}^2$ ].

### WALLS

Internal : 100 mm concrete block walls / brick walls  
External : 150 / 200 mm concrete block walls.

### ELEVATORS

“Automatic Door” lifts of reputed make. 100% power back up for common services, including the elevators, lobby and other community spaces.





## EXTERIOR AND COMMON AREAS

### PAINT FINISH

Plastic emulsion for entrance lobby. Maintenance free Permanent texture finish for exterior walls.

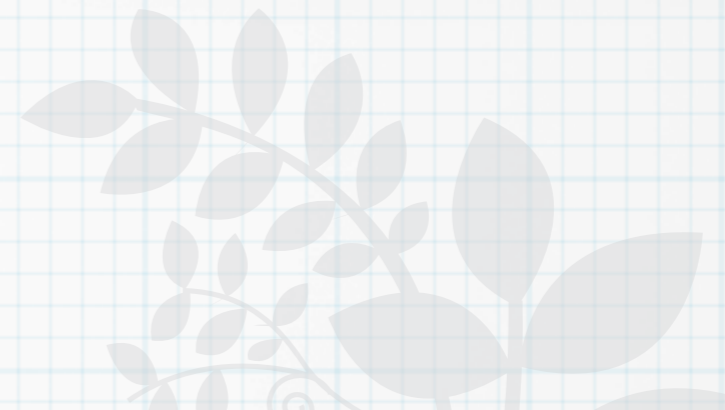
### LOBBY FLOORING

Combination of granite / vitrified to match Lobby flooring in ground floor Kota stone in other floors for the staircase. For lift face cladding combination of granite / vitrified to match flooring.

### LIGHTING

The street lighting and outdoor lighting will be powered by Solar energy. The staircases and corridors are also provided with motion sensor lighting system in an effort to reduce energy consumption and conserve energy.





## ENVIRONMENT FRIENDLY MEASURES

Sewage treatment plant with recirculation of water

Rain water Harvesting

Solar water heater panels for the club

Street lighting power solar energy

Motion sensor lights in corridors and staircases





## APARTMENT SPECIFICATIONS

### LIVING ROOM

Vitrified tiles flooring. Main door made of teak-wood frame with teak veneered shutter.

### KITCHEN

Rectified Ceramic tiles, Ceramic Dado above counter up to 2 ft , Granite counter tops.





## APARTMENT SPECIFICATIONS

### BEDROOM

Laminated wooden flooring for Master bedroom  
Rectified Ceramic for other bed rooms. Hard  
wood frame with flush shutters. A/c Point in  
master bed room.

### TOILETS

Designer Ceramic tile flooring, Ceramic tile  
Dado up-to 7' height . Sanitary ware of reputed  
make. Ivory color for master toilet. White color  
for other toilets. Granite counter top wash  
basin. CP fixtures of reputed make like Jaquar or  
equivalent. Single lever mixers for shower &  
washbasin. Exhaust fans in all toilets.





# APARTMENT SPECIFICATIONS

## SECURITY SYSTEM

Telephone incoming cabling from the feeder to building junction box. Telephone points in living & all bed rooms. A fully integrated intercom / Security system from security office to apartment. Fire protection and fighting system for the building as per requirements

## ELECTRICAL SYSTEM

Main distribution board for each flat with area wise MCB's. Concealed PVC conduits with copper wiring. Geyser points in all the toilets. 100% back up for common services. Back up of 1.5 KW to each flat.





## Legend

- 01 woods / putting greens
- 02 amphitheatre
- 03 private property
- 04 mini-club [lounge, indoor games hall & gym]
- 05 townhouses
- 06 park
- 07 main club  
[lounge, indoor games hall, squash court, gym & aerobics, heated pool, ATM, convenience store, pharmacy, cafeteria]
- 08 tot lot
- 09 tennis courts
- 10 guest rooms
- 11 basketball courts
- 12 cricket pitch with nets
- 13 jogging track
- 14 swimming pool
- 15 badminton & volleyball courts



# MASTER PLAN



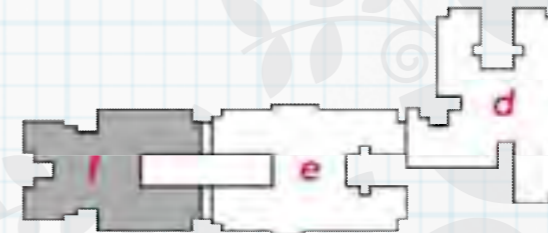
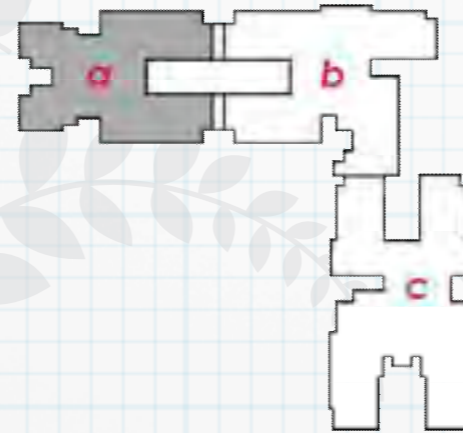


# 2 BHK APARTMENT

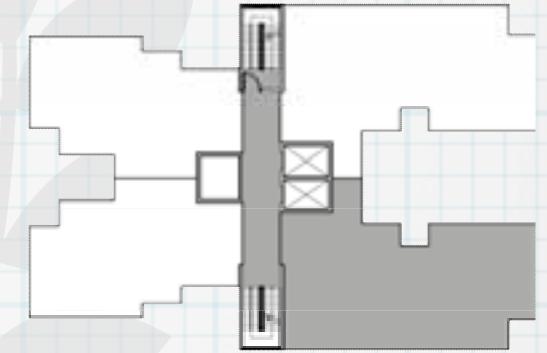
## area 1290 SQ FT

### Legend

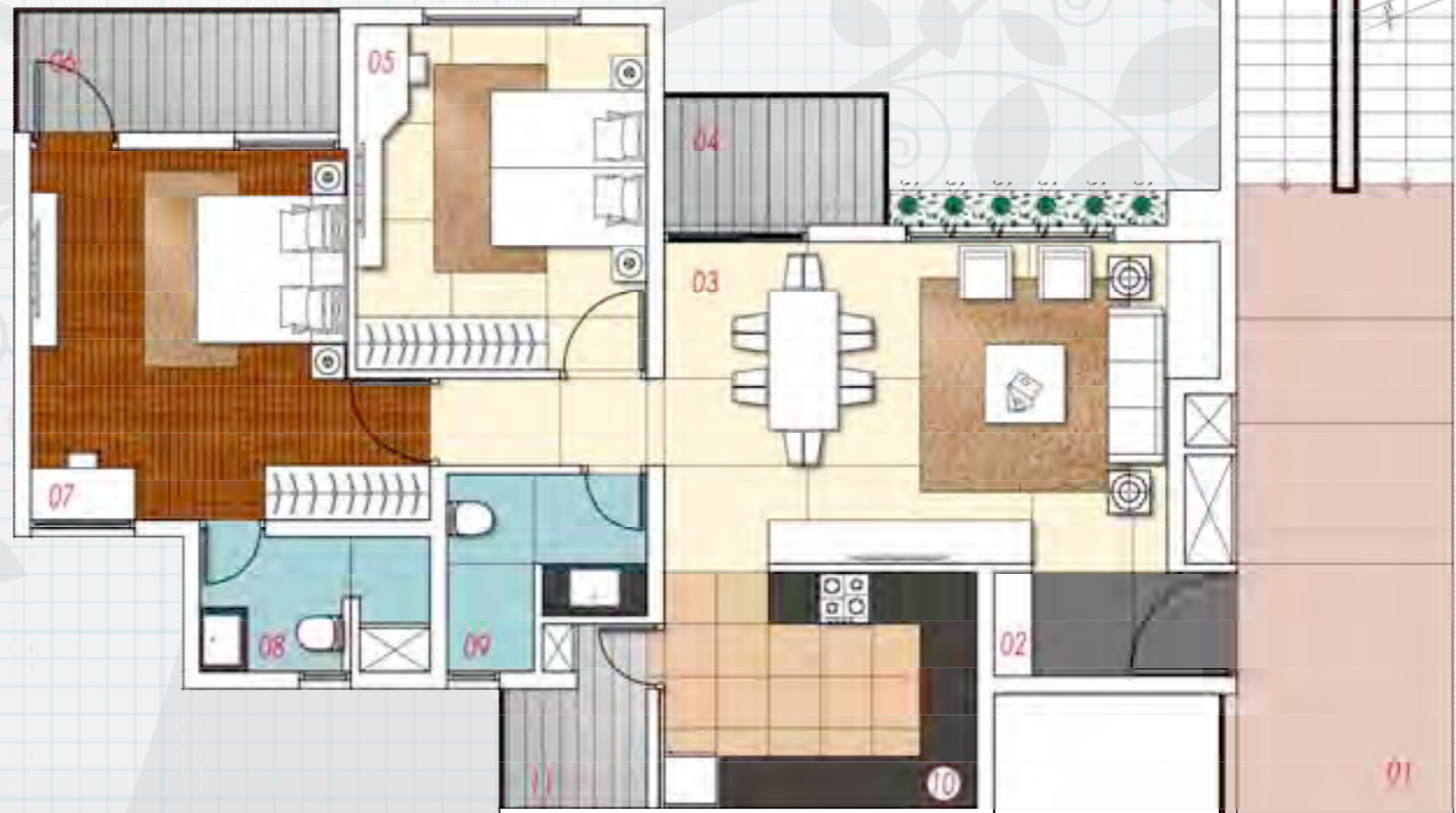
- 01 lift lobby
  - 02 foyer
  - 03 living / dining
  - 04 dining sit-out
  - 05 bedroom 2
  - 06 master bedroom sit out
  - 07 master bedroom
  - 08 master toilet
  - 10 common toilet
  - 11 kitchen
  - 12 utility
- |                                |
|--------------------------------|
| 2800 x 1200 [9'-2" x 3'-11"]   |
| 5800 x 3710 [19'-0" x 12'-2"]  |
| 2588 x 1525 [8'-6" x 5'-0"]    |
| 3350 x 3970 [11'-0" x 13'-0"]  |
| 3750 x 1425 [12'-3" x 4'-8"]   |
| 3650 x 4275 [12'-0" x 14'-0"]  |
| 2650 x 1560 [8'-9" x 5'-1"]    |
| 2300 x 2290 [7'-6" x 7'-6"]    |
| 3600 x 2720 [11'-10" x 8'-11"] |
| 1700 x 2120 [5'-7" x 6'-0"]    |



abc & def clusters  
scale 1:1200



key plan / 2bhk - 3bhk block layout  
scale 1:1500





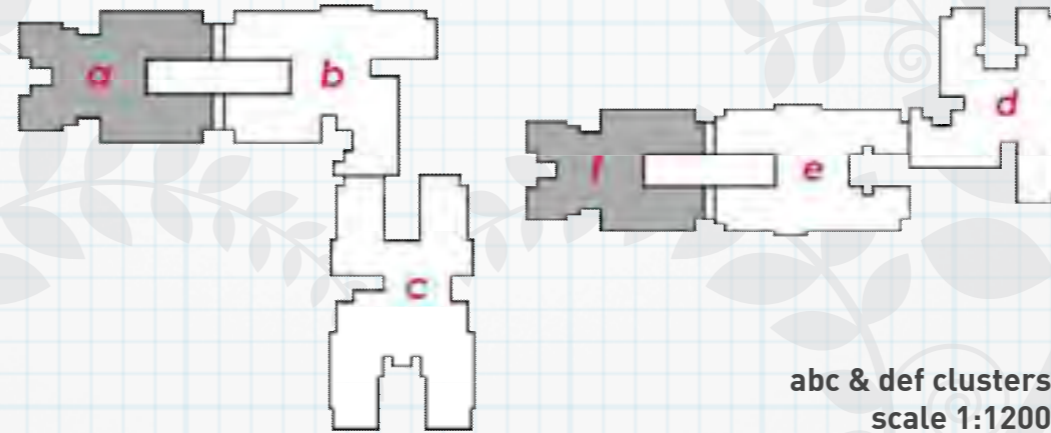


# 3 BHK APARTMENT

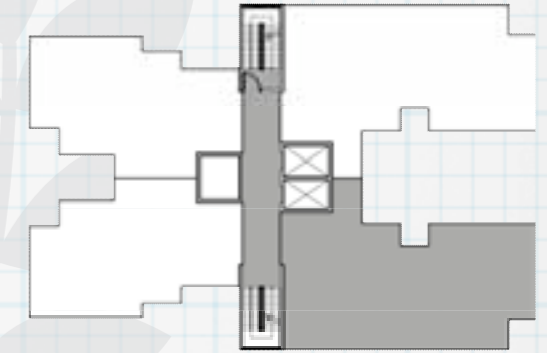
## area 1785 SQ FT

### Legend

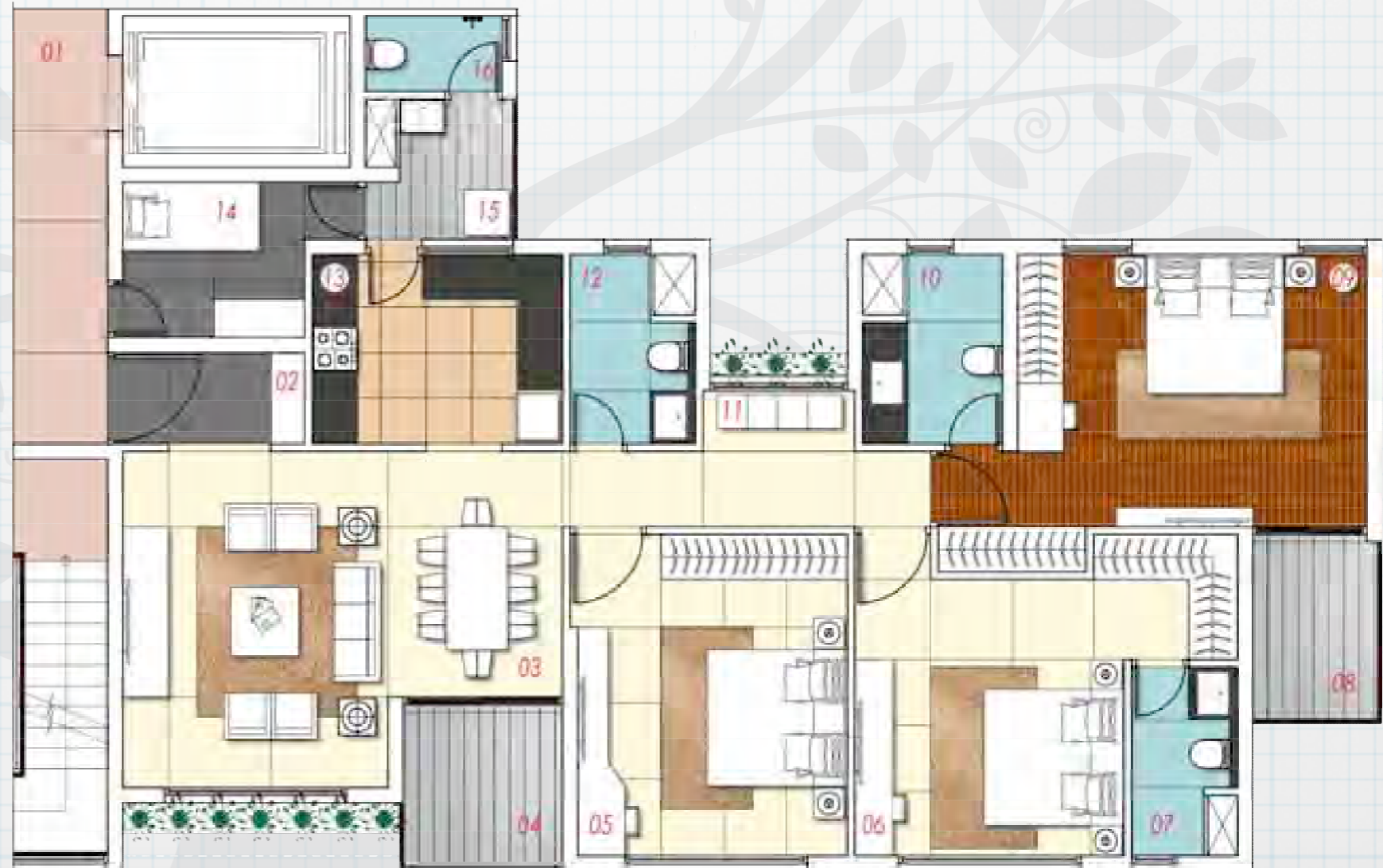
- 01 lift lobby
- 02 foyer
- 03 living / dining
- 04 dining sit-out
- 05 bedroom 3
- 06 bedroom 2
- 07 toilet 2
- 08 master bedroom sit out
- 09 master bedroom
- 10 master bedroom toilet
- 11 family
- 12 common toilet
- 13 kitchen
- 14 maid's room
- 15 utility
- 16 maid's toilet



abc & def clusters  
scale 1:1200



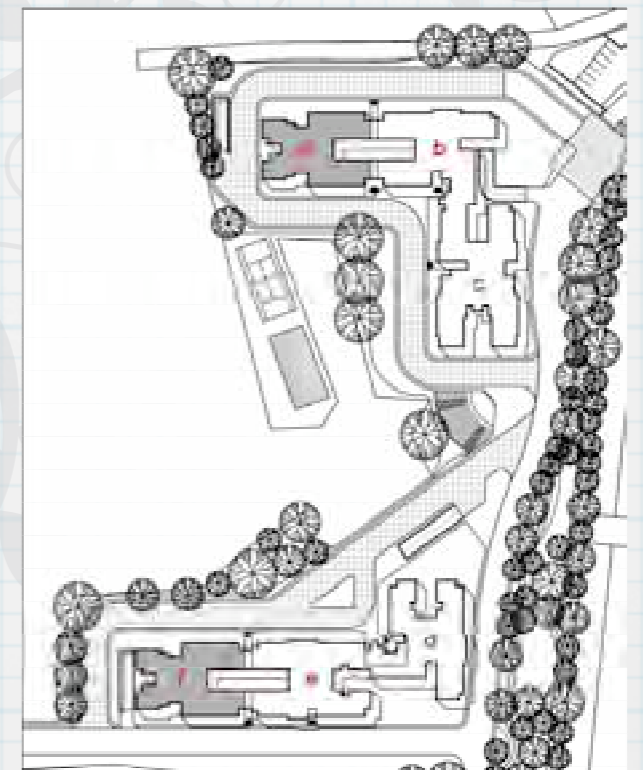
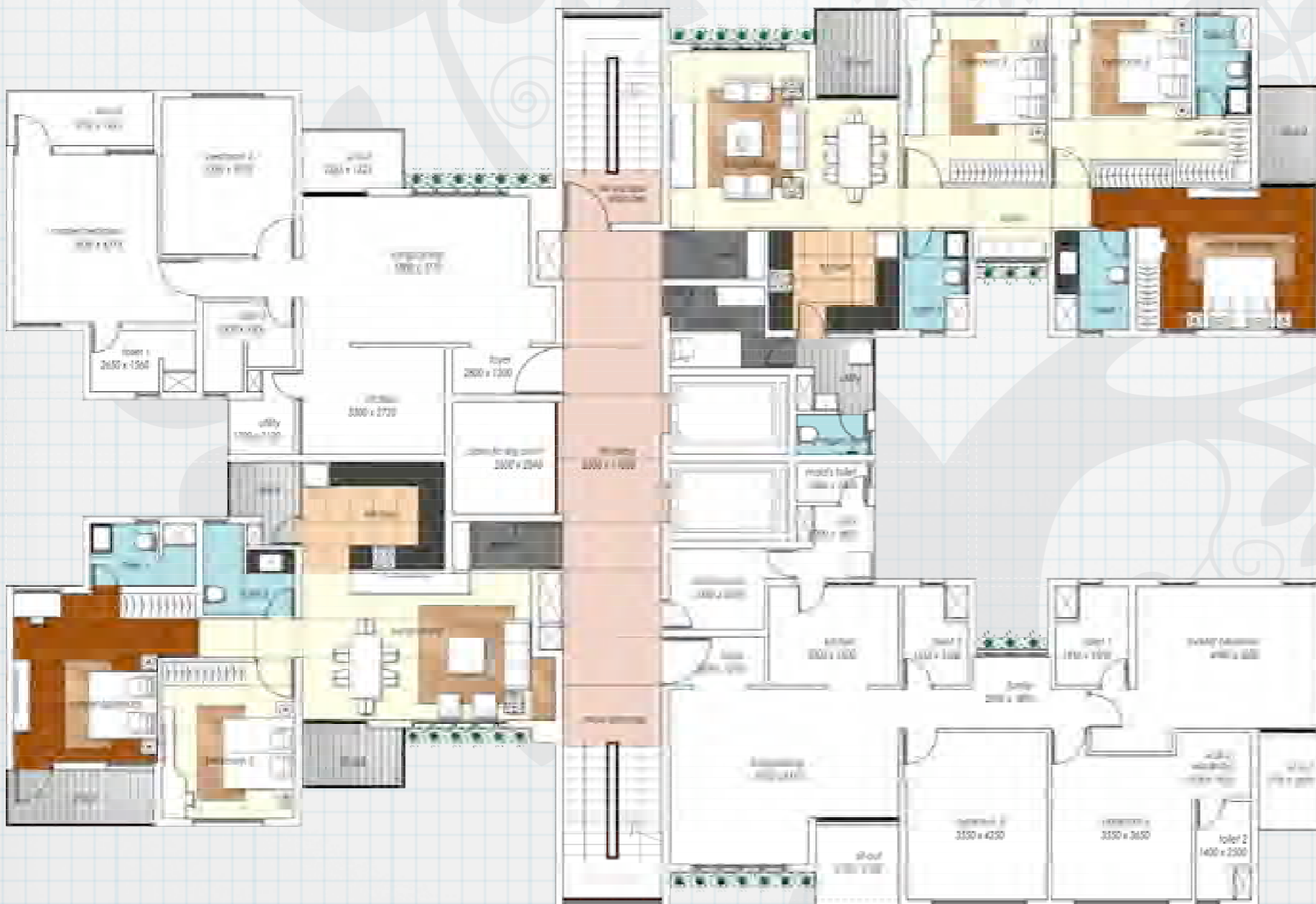
key plan / 2bhk - 3bhk block layout  
scale 1:1500





# 2 BHK + 3 BHK CLUSTER [SMALL]

Scale 1: 100



key plan / phase 1 layout  
scale 1:1500



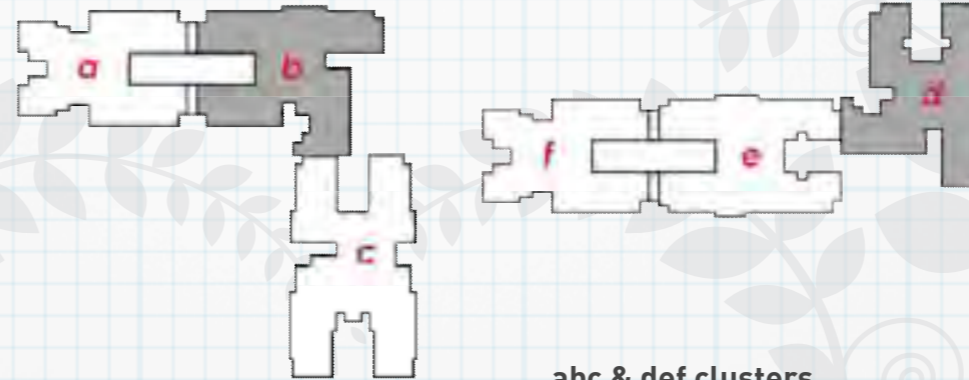


# 3 BHK APARTMENT

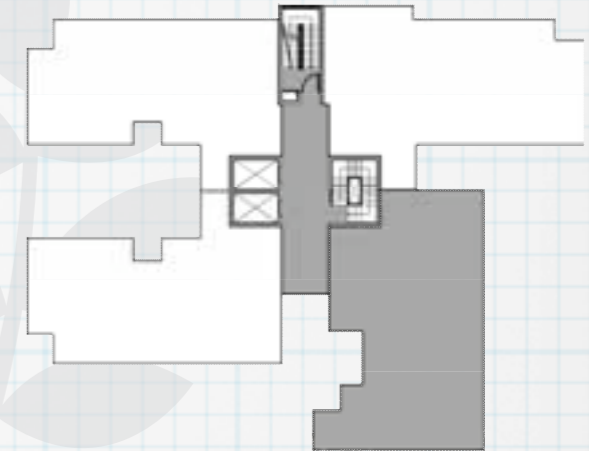
## area 1750 SQ FT

### Legend

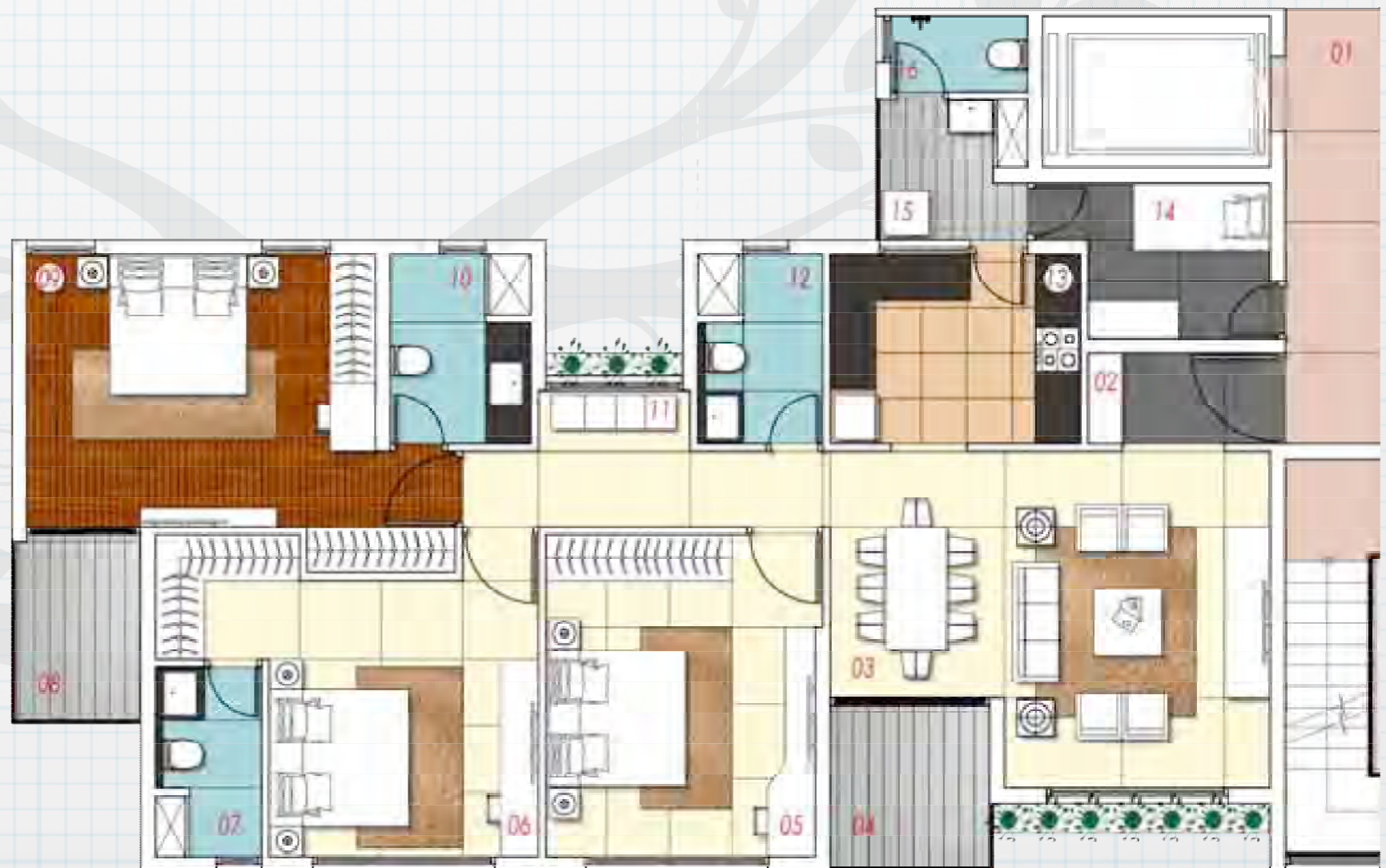
- 01 lift lobby
- 02 foyer
- 03 living / dining
- 04 dining sit-out
- 05 bedroom 3
- 06 bedroom 2
- 07 toilet 2
- 08 master bedroom sit out
- 09 master bedroom
- 10 master bedroom toilet
- 11 family
- 12 common toilet
- 13 kitchen
- 14 maid's roo
- 15 utility
- 16 maid's toilet



abc & def clusters  
scale 1:1200



key plan / 3bhk block layout  
scale 1:1500



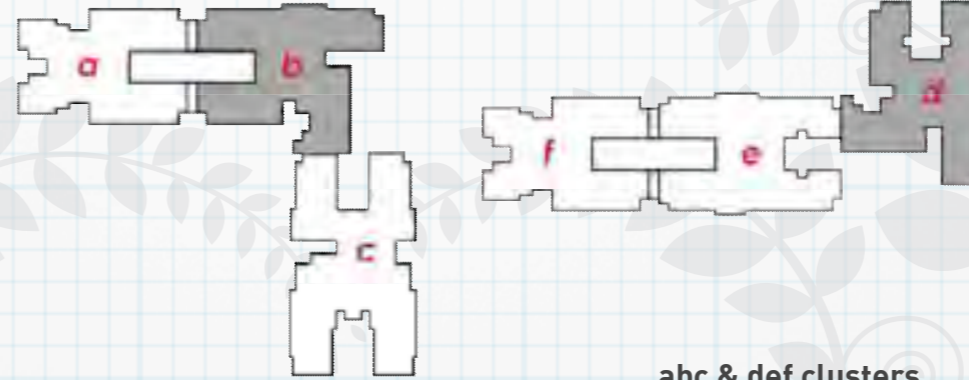


# 3 BHK APARTMENT

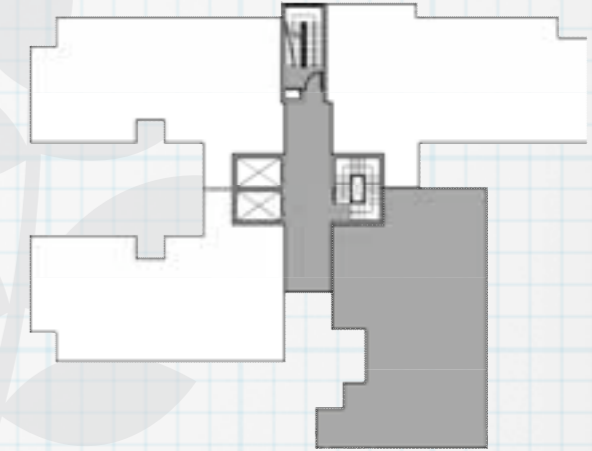
## area 1935 SQ FT

### Legend

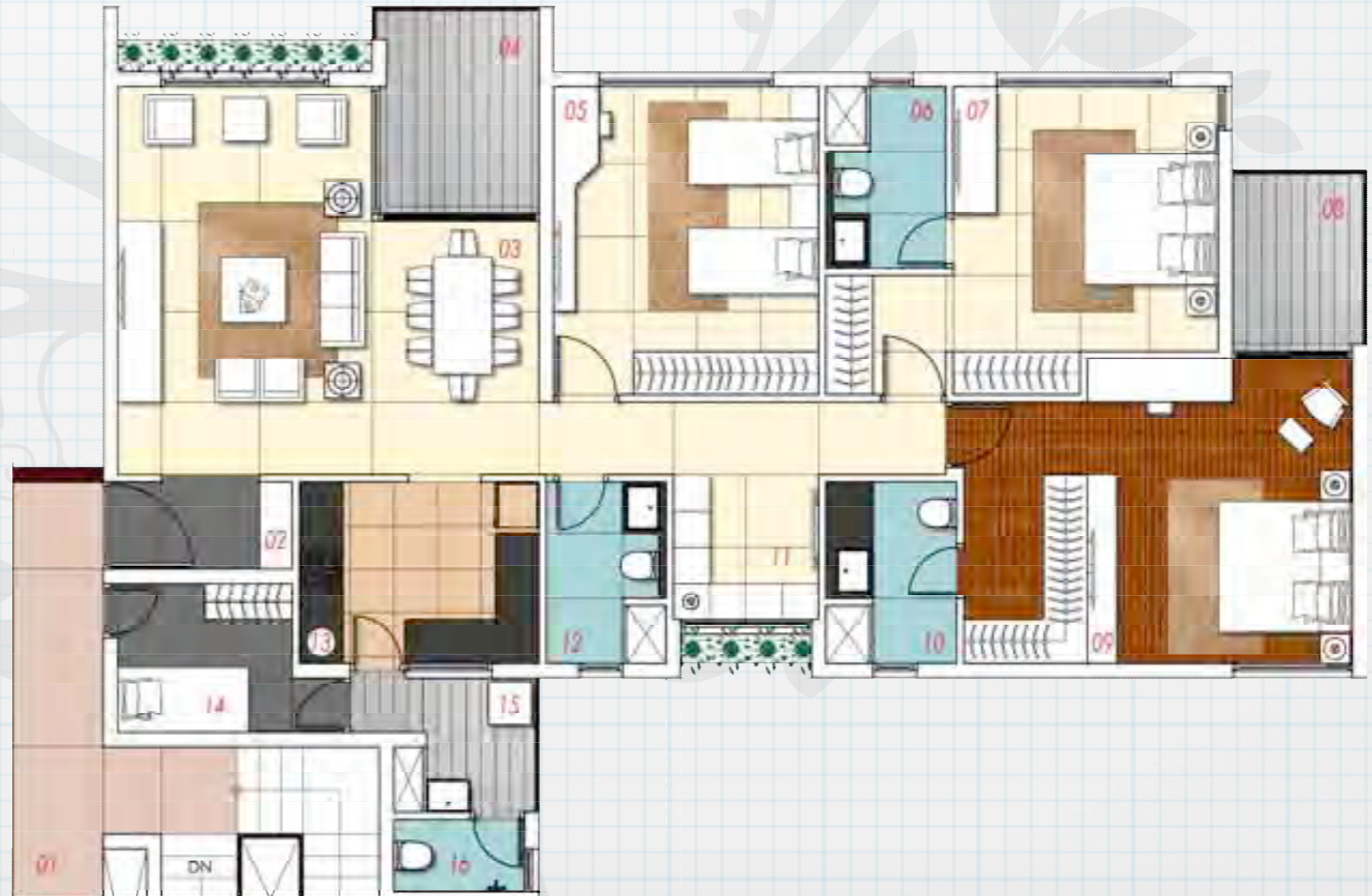
- 01 lift lobby
- 02 foyer
- 03 living / dining
- 04 dining sit-out
- 05 bedroom 3
- 06 toilet 2
- 07 bedroom 2
- 08 master bedroom sit out
- 09 master bedroom
- 10 master bedroom toilet
- 11 family
- 12 common toilet
- 13 kitchen
- 14 maid's room
- 15 utility
- 16 maid's toilet



abc & def clusters  
scale 1:1200



key plan / 3bhk block layout  
scale 1:1500





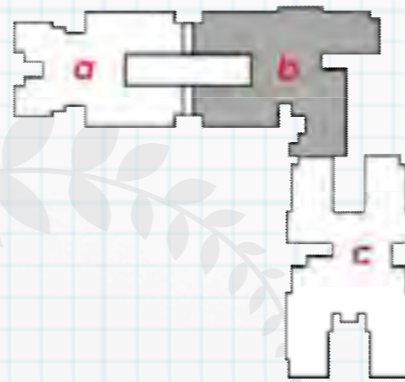


# 3 BHK APARTMENT

## area 2005 SQ FT

### Legend

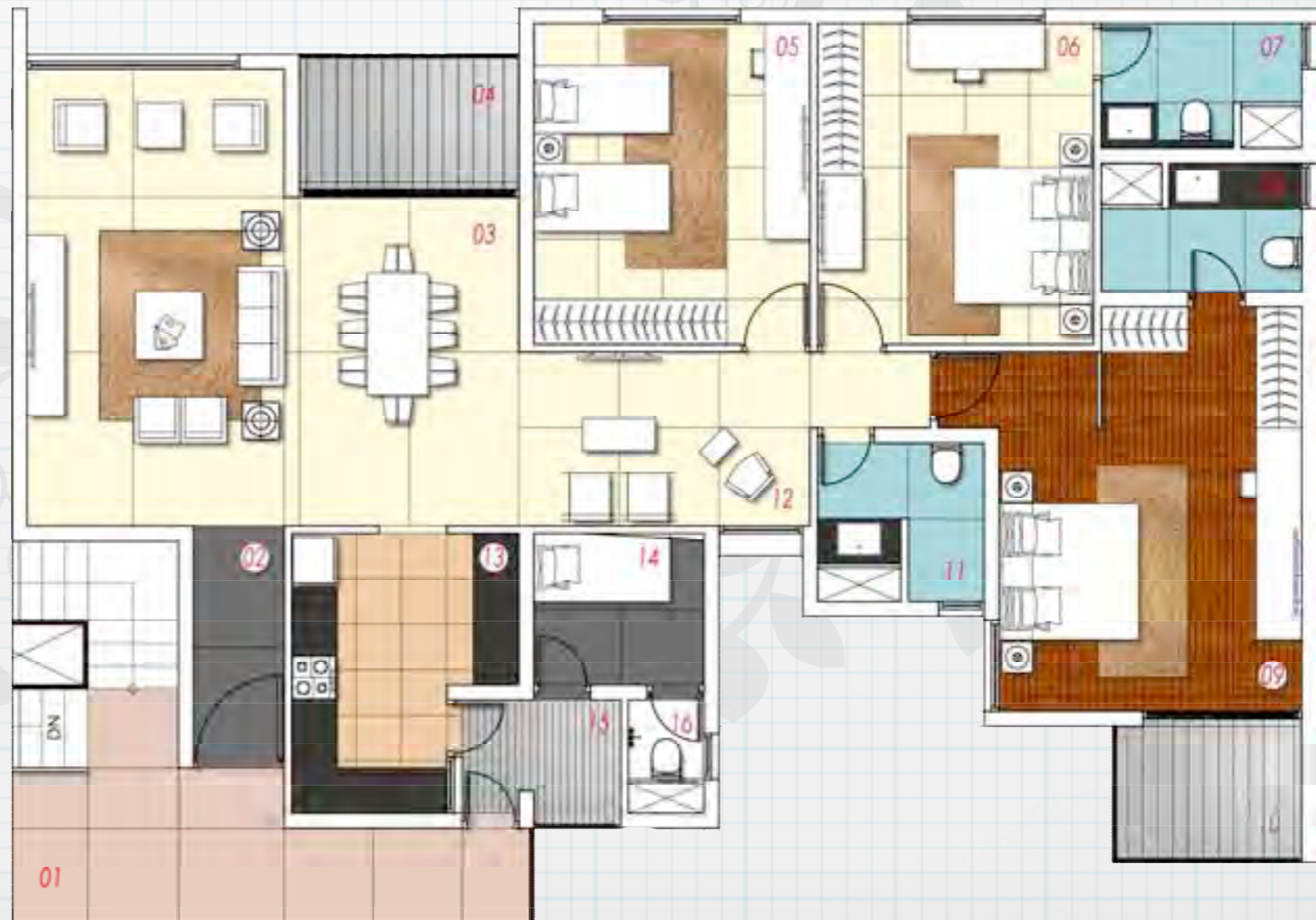
- 01 lift lobby
- 02 foyer 1200 x 3200 [3'-11" x 10'-6"]
- 03 living / dining 6500 x 6050 [21'-4" x 19'-10"]
- 04 dining sit-out 2900 x 1700 [9'-6" x 5'-7"]
- 05 bedroom 3 3650 x 4250 [12'-0" x 13'-11"]
- 06 bedroom 2 3650 x 4250 [12'-0" x 13'-11"]
- 07 toilet 2 2650 x 1650 [8'-9" x 5'-5"]
- 08 master bedroom sit out 2650 x 1700 [8'-9" x 5'-7"]
- 09 master bedroom 5350 x 4000 [17'-7" x 13'-2" ]
- 10 master bedroom toilet 1800 x 2500 [5'-11" x 8'-3" ]
- 11 common toilet 2200 x 2100 [7'-3" x 6'-1"]
- 12 family 3850 x 2300 [12'-8" x 7'-6"]
- 13 kitchen 3000 x 3700 [9'-10" x 12'-2"]
- 14 maid's room 2250 x 2000 [7'-5" x 6'-7"]
- 15 utility 2100 x 2000 [6'-11" x 6'-7"]
- 16 maid's toilet 1500 x 1000 [4'-11" x 3'-0"]



abc & def clusters  
scale 1:1200



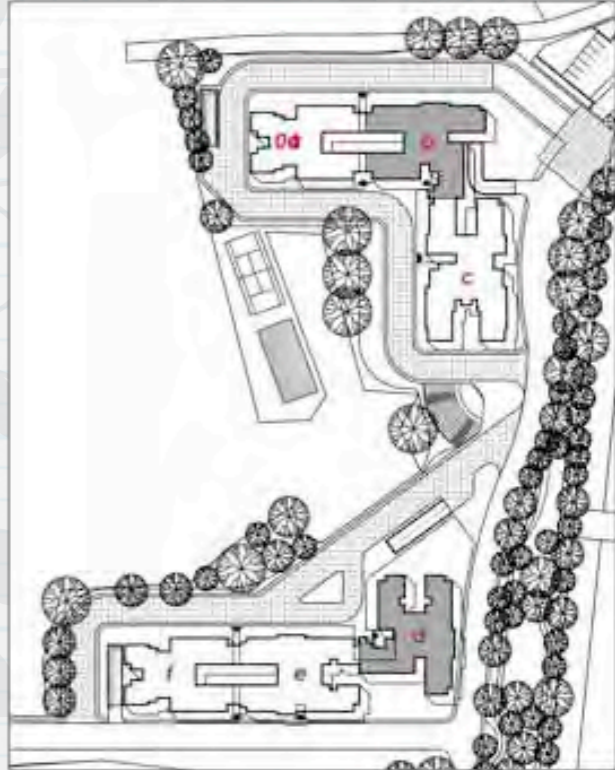
key plan / 3bkh block layout  
scale 1:1500







# 3 BHK CLUSTER [LARGE + SMALL] LAYOUT 2 Scale 1: 100



key plan / phase 1 layout  
scale 1:1500



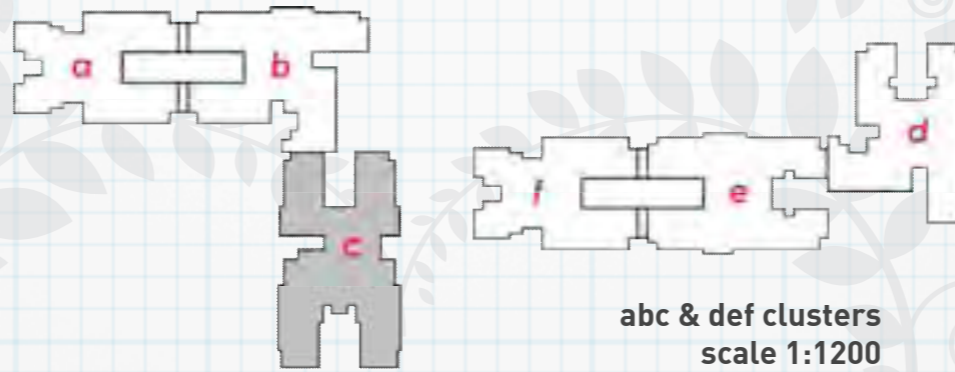


# 3 BHK APARTMENT

## area 1960 SQ FT

### Legend

- 01 lift lobby
- 02 foyer 2600 x 1200 [8'-2" x 3'-11"]
- 03 living / dining 5800 x 5350 [19'-0" x 17'-7"]
- 04 dining sit-out 2100 x 2750 [6'-10" x 9'-0"]
- 05 bedroom 3 3650 x 4250 [12'-0" x 13'-11"]
- 06 toilet 2 1650 x 2500 [5'-5" x 8'-3"]
- 07 bedroom 2 3650 x 3650 [12'-0" x 12'-0"]
- 08 master bedroom sit out 1850 x 2400 [6'-0" x 7'-10"]
- 09 master bedroom 5350 x 4200 [17'-7" x 13'-9"]
- 10 master bedroom toilet 1800 x 2500 [5'-11" x 8'-3"]
- 11 family 2000 x 3000 [6'-7" x 9'-10"]
- 12 common toilet 1650 x 2500 [5'-5" x 8'-3"]
- 13 kitchen 3300 x 2500 [10'-10" x 8'-3"]
- 14 maid's room 2400 x 2050 [7'-11" x 6'-9"]
- 15 utility 2400 x 1850 [7'-11" x 6'-0"]
- 16 maid's toilet 1750 x 1000 [5'-9" x 3'-3"]



abc & def clusters  
scale 1:1200



key plan / 3bhk - 4bhk block layout  
scale 1:1500





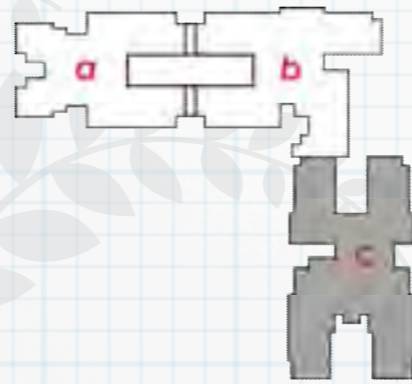


# 4 BHK APARTMENT

## area 2640 SQ FT

### Legend

- 01 lift lobby
- 02 foyer 2700 x 2050 [8'-10" x 6'-9"]
- 03 guest bedroom 3700 x 3950 [12'-1" x 12'-11"]
- 04 guest toilet 1700 x 3200 [5'-7" x 10'-6"]
- 05 living / dining 6900 x 4850 [22'-8" x 15'-11"]
- 06 dining sit-out 3500 x 1700 [11'-6" x 5'-7"]
- 07 bedroom 3 3650 x 4300 [12'-0" x 14'-1"]
- 08 bedroom 2 3650 x 4300 [12'-0" x 14'-1"]
- 09 toilet 2 1600 x 2400 [5'-3" x 7'-11"]
- 10 master bedroom sit out 3500 x 2000 [11'-6" x 6'-7"]
- 11 study 2050 x 2000 [6'-9" x 6'-7"]
- 12 master toilet 3850 x 1800 [12'-8" x 5'-11"]
- 13 master bedroom 6200 x 3650 [20'-4" x 12'-0"]
- 14 family 2650 x 2850 [8'-9" x 12'-8"]
- 15 common toilet 1675 x 3100 [5'-6" x 10'-2"]
- 16 kitchen 4075 x 3100 [13'-4" x 10'-2"]
- 17 maid's room 3100 x 1900 [10'-2" x 6'-3"]
- 18 maid's toilet 1200 x 1500 [3'-11" x 3'-0"]
- 19 utility 1500 x 1000 [4'-11" x 4'-11"]
- 20 fire escape staircase



abc & def clusters  
scale 1:1200



key plan / 4bhk - 3bhk block layout  
scale 1:1500





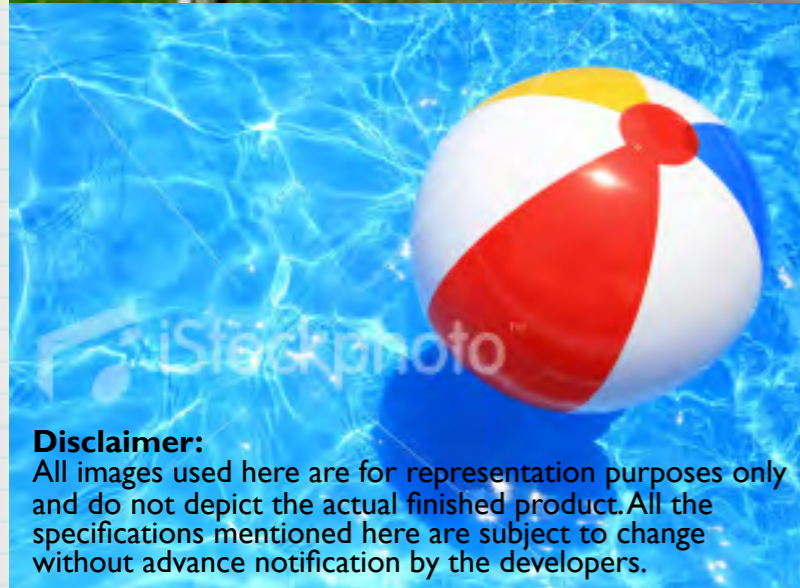
# 4 BHK + 3 BHK CLUSTER

Scale 1: 100



key plan / phase 1 layout  
scale 1:1500





## Welcome to the New Lifestyle!

ICON offers you a lifestyle like no other. The ICON is designed keeping in mind the changing needs of today's times. All our efforts have been towards creating an environment that allows you to live life to the fullest without being burdened by the small day-to-day details. With top class facilities and amenities, we provide ample outdoor spaces and recreational activities. Conveniences like on campus ATM, pharmacy etc, make life even easier.

**Disclaimer:**  
All images used here are for representation purposes only and do not depict the actual finished product. All the specifications mentioned here are subject to change without advance notification by the developers.





**WELCOME TO A NEW LIFESTYLE...**