



Driven by integrity

PRESENTS



A NEW LIFESTYLE
IN BANGALORE

REGISTERED FOR LEED GOLD



A NEW LIFESTYLE IN BANGALORE

Land Owners:
Sri M.R. Seetharam

Architects:
Arcop Associates Pvt. Ltd.
Bangalore

Developer :
G: Corp Homes Pvt. Ltd.
Bangalore.

Partners:
Primary Real Estate Investments
Mauritius

Advocates:
Wadia Gandhi & Co.
Bangalore

“REGISTERED FOR **LEED GOLD**”

INTRODUCING - THE ICON

A NEW LIFESTYLE IN BANGALORE.
HOMES DESIGNED FOR THE MODERN LIFESTYLE
WITH FACILITIES AND FEATURES BUILT FOR THE
MODERN FAMILY.



THE FASTEST DEVELOPING REGION IN BANGALORE

Thanisandra in North Bangalore is today witnessing an explosive growth which will propel it to literally the center of Bengaluru city over then next 5 years. From easy access to the very best in healthcare and education on its way welcome to the changing face of North Bengaluru.



AIRPORT
30 Mins

CITY CENTER
15 Mins

01. ACCESS

It is well connected to different areas of Bangalore. With the airport only 30 minutes away, the railway station barely twenty minutes away. The prime city location MG road is again just twenty minutes away. Cabs, rickshaws and buses are frequent and easy to find which makes the communication very convenient.

CBD City Center
10 KMS

MG ROAD
10 KMS

MEKHRI FLYOVER
8 KMS

CITY RAILWAYSTATION
13 KMS

INTERNATIONAL AIRPORT
25 KMS

02. INFRASTRUCTURE THANISANDRA MAIN ROAD WIDENING

PROPOSED WIDTH 80 FT

North Bangalore is at an apt location, with easy access to international schools, nursery's and play homes, schools, colleges, the best and reputed hospitals, urbane and well known hotels, IT companies, Shopping malls, Banks and ATMS, petrol pumps, places of worship and bus stops.



MANYATA TECH PARK

WALKING DISTANCE

03. HEALTHCARE

The healthcare facilities in and around North Bangalore are state of the art and up to date with the latest technology and equipment. Highly regarded, trusted and good quality healthcare facilities are available in the area.

COLUMBIA ASIA HOSPITAL
8 KMS

BAPTIST HOSPITAL
7 KMS

04. BUSINESS

The IT Park and IT companies, which are located within north Bangalore, make it an upcoming and great business destination.

CBD City Center
10 KMS

G CORP: THE ICON

05. EDUCATION

North Bangalore is well populated with all types of educational institutions, right from international schools to nursery's to government school to colleges of the best reputation.

CANADIAN INTERNATIONAL SCHOOL

DELHI PUBLIC SCHOOL

RYAN INTERNATIONAL SCHOOL

VIDYA NIKETAN SCHOOL

VIDYA SHILP ACADEMY



06. LIFESTYLE

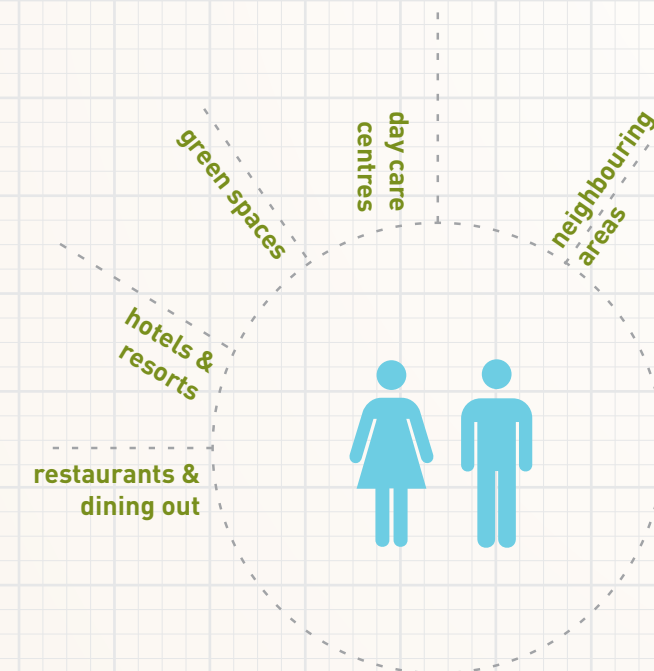
SHOPPING MALLS
ESTEEM MALL, MSR REGALIA ELEMENTS, RMZ MALL

CAFE + RESTAURANTS

SEVERAL NEW 5 STAR HOTELS
WESTIN, OBEROI, HYATT, FOUR SEASONS

07. NEIGHBOURHOOD

The location is a friendly and family oriented neighbourhood. It is safe and has arrangements to make sure that all members of the families are at ease. There is no dearth of day care centers, hotels and restaurants and leisure / green spaces.





INTERNATIONAL AIRPORT
25 KMS



CITY RAILWAY / METRO STATIONS
NEIGHBORING AREAS



MULTIPLE SPECIALITY HOSPITALS
NEIGHBORING AREAS



MULTIPLE INTERNATIONAL SCHOOLS
NEIGHBORING AREAS



MAANYATA TECH PARK
WALKING DISTANCE



MULTIPLE SHOPPING DESTINATIONS
NEIGHBORING AREAS



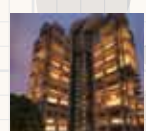
MULTIPLE RESTAURANTS AND 5 STAR HOTELS
NEIGHBORING AREAS



RAYS OF LIGHT



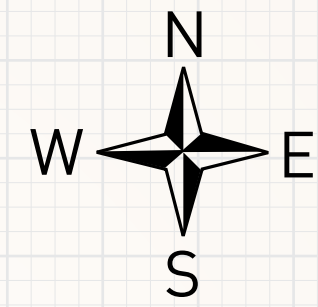
SPRING LEAF



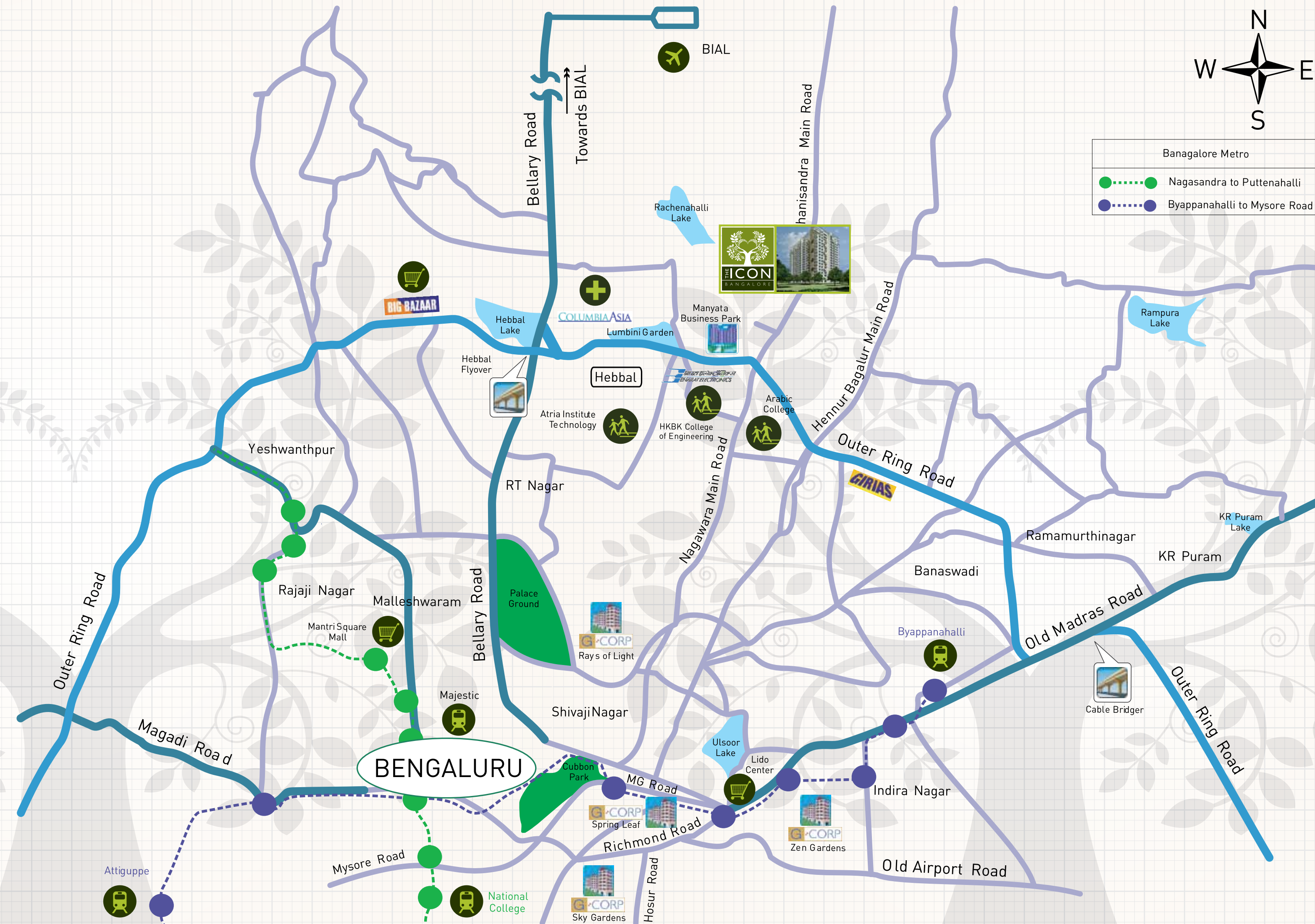
SKY GARDENS



ZEN GARDENS



Banagalore Metro	
	Nagasandra to Puttenahalli
	Byappanahalli to Mysore Road



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



01 Tennis Courts



06 Main Club



11 Mini Club



02 Swimming Pool



07 Townhouses



12 Tot Lot



03 Woods



08 Park



13 Guest Rooms



04 Amphitheatre



09 Badminton / Volleyball Courts



14 Basketball Courts



05 Private Property



10 Jogging Track



15 Cricket Pitch with Nets



THE ICON FEATURES 2/3/4 BHK APARTMENTS RANGING FROM 1305 TO 2695 SQ FT. SPACIOUS, WELL DESIGNED AND FEATURING THE VERY BEST IN FITTINGS AND MATERIALS - THE ICON CREATES INCOMPARABLE VALUE FOR MONEY.



THE APARTMENTS

LIVING ROOM

Vitrified tile flooring. Main door made of teak wood frame with flush door shutter with veneered finish.

KITCHEN

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

SECURITY

A fully integrated intercom / Security system from security office to apartment. Telephone points in living and all bed rooms. Fire protection and fighting system for the building as per statutory and fire safety requirements.



BEDROOM

Laminated wooden flooring for Master bedroom rectified Ceramic for other bed rooms. Hard wood frame with Masonite flush shutters. A/c Point in master bed room and other bedroom be will provided with PVC conducting and dummy point.

TOILETS

Designer Ceramic tile flooring, Ceramic tile Dado up-to 7' height. Sanitary ware of reputed make will be provided in white colour for all 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.

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.





THE ICON FEATURES A MASTER CLUB HOUSE WITH INCOMPARABLE FEATURES. A CLUB HOUSE DESIGNED TO TAKE CARE OF YOUR EVERY RECREATIONAL NEED.

- 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 Washrooms
- Swimming Pool with Deck
- Heated Pool
- Jacuzzi
- Unisex Saloon / Beauty Centre [Provision]
- Multipurpose Hall for Meetings / Yoga / Aerobics
- Visitors Guest Rooms 15 Nos.



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 Forest,
- Outdoor Swimming Pool with Kids Pool
- Basket Ball Courts
- Badminton / Volleyball Court
- Tennis Courts
- Cricket Practice Pitch
- Putting Green
- Outdoor Gym / Callisthenic's Facility
- Children Play Area with Swing / Slide Equipments- (In Each Phase)
- Jogging Track with Adequate Lung Space & Seating Benches
- Amphitheatre

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 / grocery store
- Chemist
- ATM



THE ICON HAS BEEN REGISTERED FOR **LEED GOLD**.

THE ICON ACHIEVES ENERGY EFFICIENCY BY EMPLOYING
ECO-FRIENDLY MEASURES.

- Sewage treatment plant with recirculation of water
- Rain water Harvesting
- Solar water heater panels for the club
- Solar energy street lights
- Motion sensor lights for staircases





DESIGNED AROUND YOU

The ICON is designed around those whom it will affect the most, its inhabitants. Every facility and amenity has been designed to make your life at ICON much more pleasurable and comfortable. Living at ICON should be much more than the hassles of daily chores. Also after spending your day in the urban jungle of the city, you need open spaces, if not for exercise then atleast for your peace of mind. Now you can relax in the pool, or the mini woods after a day of hard work. You've earned it.



WORK at ICON

WORK SPACES

Home Theatre
Large conference hall with a kitchenette and wash rooms

CONCIERGE DESK

Lounge
Visitors Guest rooms 15 nos

PLAY at ICON

FITNESS AND RECREATION

Health Club with gym,
Spa with Sauna, Jacuzzi
Indoor Games like Squash Court,
TT, Carrom, Card table,
Billiards & Pool Table
Indoor Heated Pool
Outdoor Pool with Kids' Pool
Jogging track with adequate lung space & seating benches

SPACES

Home theatre
Auditorium
Amphitheatre
Multipurpose Hall for meetings / Yoga / Aerobics
Unisex Saloon / beauty centre



KIDS at ICON

KID FRIENDLY SPACES

Children Play area with swing / slide
Extensively Landscaped Lawns
Basketball Courts, Tennis Courts
Cricket Practice Pitch with Nets
Outdoor Calisthenic's facility
Jogging track
Outdoors Kiddie Pool
Indoor Games



LIVE at ICON

FOR YOUR SAFETY

Integrated Intercom
Direct Connection from Security office to apartment
Visitor screening,
Fire alarm

INFRASTRUCTURE

Secure Car Parking,
Lift with Power Back up

MAINTENANCE

Plumber, Electrician,
Car Wash

CONVENIENCE

Grocery Stores,
ATM, Chemist



COMMUNITY at ICON

COMMUNITY SPACES

Multipurpose hall ideal for society / community meetings, parties and other celebrations.

One of the fastest growing professional organisations in the Indian Real Estate industry.



Driven by Integrity

G: CORP DEVELOPERS PVT LTD

The Group is one of the leading professional organization in the Indian real estate Industry. Today with its presence in South, West and the North, the company has a lineage over half a century under the flagship of Great Eastern Shipping Company fondly known as GESCO world wide. The real estate division of GESCO became independent from the parent company, renamed in 1992 as GESCO CORPORATION earlier, and G Corp now. It has carved a place for itself in the field of real estate. The core team continues to bring success after success under the leadership of Mr. Ghanshyam Sheth. Over the past, Mr. Sheth was also responsible for a few Multinational real estate firms coming into Indian market.

Today G Corp group in a decade has emerged as a strong conglomerate among the very few property developers having pan India presence, having offices in about 10 major cities. The group has to its credit of having completed over 30 million square feet of quality space. The group is active in all segments of real estate ie retail, residential, commercial, township, software parks, Mixed use development etc.

G: Corp has some land mark projects to its name in Bangalore.

Residential :

Rays of Light: Located off Millers road having 10 apartment with sizes ranging from about 2500 to 5000 square feet.

Zen Garden: Located on Artillery Road, Cambridge Layout with 50 spacious well planned apartments ranging from 1800 to 2700 square feet.

Spring Leaf: Located on Brunton Road Cross with 8 boutique apartments.

Sky Garden: Located in Richmond town with 34 apartments of sizes approximately 6250 Sq.ft.

Commercial:

Lido Mall: On MG Road with fame cinema 1020 seats, and some shopping and the ISTA hotel is also located here.

1 MG Road: On MG road which houses some leading brands worldwide.

G Corp in keeping up this tradition of offering Bangalore city with exquisite residential condominium is now offering THE ICON.

THE ICON is a well laid out large residential development offering the same excellence in design and detail and with impeccable integrity and transparency in its dealings.

THE ICON in one sentence

“Bringing a NEW Lifestyle to Bangalore”.

The key to our numerous successes lies in our commitment to providing our clients with a wide range of products.



COMPLETED RESIDENTIAL PROJECTS



ZEN GARDENS - Artillery Road Cambridge Layout

Zen Gardens offers a choice of 3BHK and 4 BHK apartments, well planned and impeccably finished. It also offers facilities like health club with a gym, heated swimming pool and children's play areas. Its beautifully landscaped gardens, designed by Belt Collins of Singapore, cover as much as 80% of the property, with a profusion of plants, lawns, cascading water bodies etc.

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ZEN GARDENS - Mr. Alok Malhotra

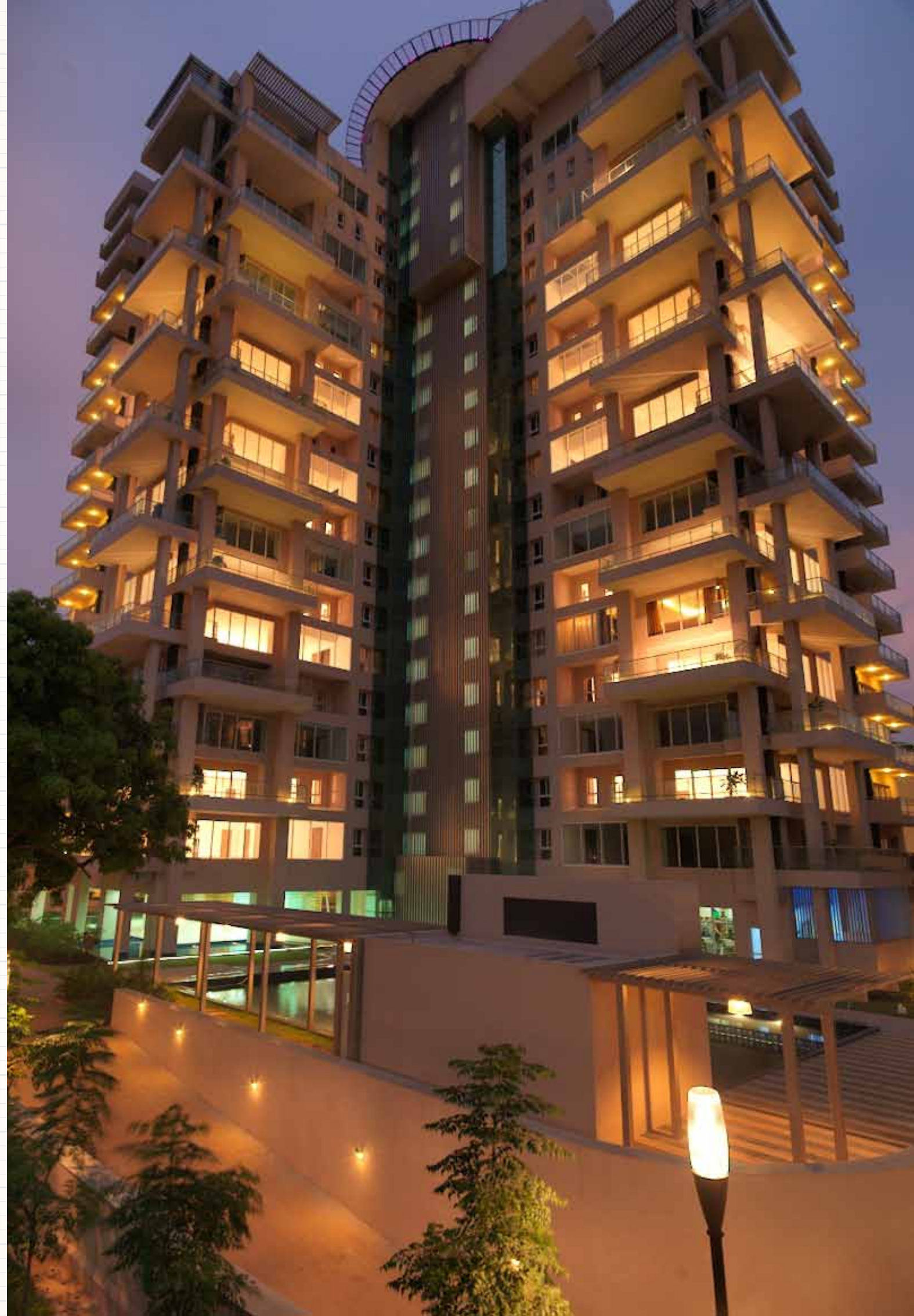
When I was looking for an apartment I wanted to be away from the pollution and chaos of the city but still be connected enough to have easy accessibility to all the main areas. I wanted a fresh and serene environment surrounding me and my family. My search came to an absolute halt when my wife and I came across Zen Gardens. Being barely a few minutes away from MG road it helps me stay in very close connections with the main city but at the same time helps me keep away from the city flaws.

My apartment is a haven with well-designed and planned rooms. Plants and lawns with soothing water bodies add to the beauty that surrounds me. We exercise in the superb health club at Zen Gardens, which has a gymnasium, swimming pool and what not. My wife reminds me everyday that we really have been blessed, "we are living amongst nature right in the heart of the city".

SKY GARDENS - Richmond Town

Set amid two acres of beautifully landscaped garden, Sky Gardens is a stunning example of modern architecture. This tall 19 storeyed building offers you just two 4BHK apartments per floor, each about 6,250 sq ft. With a park, private lifts and valet parking, its as exclusive as can be. Facilities include an infinity swimming pool, health club with gym, jogging tracks, banquet rooms and more.

G CORP: THE ICON



SKY GARDENS - Mr. & Mrs Manjunath

I have been closely associated with GCorp Group being the landowner of LIDO mall that was developed by them. This relationship taught me one thing; that if it comes to great quality and efficiency GCorp Group can be trusted completely. My immense faith in Gcorp, led me to purchase an apartment in Sky Gardens. With my eyes shut and without any inhibitions what so ever I came to own an apartment in Sky Gardens. This has been a great investment for me; even though I don't live there I know I made the right decision by being a proud owner of the apartment.

LIDO MALL - M.G Road

G: Corp Lido Centre I and II, in close proximity to Bengaluru's M. G. Road, will soon be Bengaluru's new entertainment-retail-hotel destination. Together they combine an integrated mix of a modern business hotel (with a spa, restaurants and bars), a multiplex, a food court and a prime retail development. The two centres are now attracting visitors not just from Bengaluru but from all over the country.

G CORP: THE ICON



1 MG: MG Road

We truly believe in retail being therapeutic. We will make sure who ever steps into 1 MG will leave glamorous and satisfied. 1 Mg is a high- end retail project located on MG road. Mg road is one of the best locations in Bangalore. If shopping is on your agenda then you know where to go! and now 1 MG stands as an added attraction.



SPRING LEAF - Brunton Cross Road

Spring Leaf is a luxurious property in an idyllic location that retains the charm of Bangalore's old tree lined avenues, and is minutes away from the best hotels, premier clubs and hottest nightspots. There are just eight exclusive apartments from 4,100 to 5,700 sq ft, offering the luxury of large living spaces, high ceilings private gardens, landscaped terraces and luxurious penthouses.

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SPRING LEAF - Mr. & Mrs Nandu Kanuga

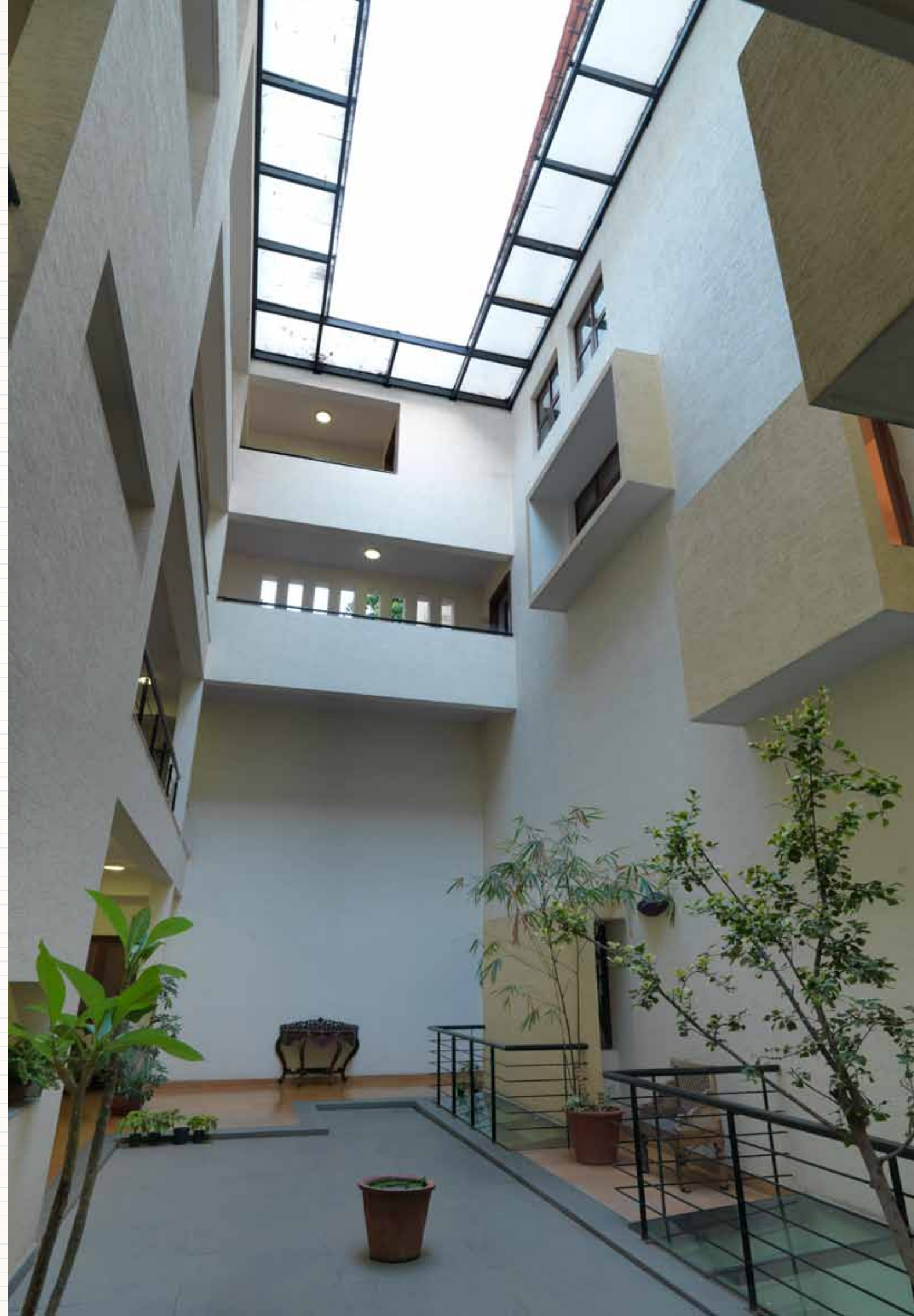
Spring Leaf!!! It really is the apartment for us. Our location is perfect - away from the main city chaos and yet close to all the happening places and prime locations. Our private garden just completes our ground floor apartment.

It's our dream come true!

RAYS OF LIGHT - Millers Cross Road

Rays of Light is an exclusive apartment building on a cul de sac. Rays of Light has been aesthetically designed and meticulously planned, with cross ventilation in every room. There are single-level, duplex and triplex apartments ranging from 2250 to 5917 sq ft.

G CORP: THE ICON



STRUCTURE

Foundation appropriately designed to suit the bearing capacity of the soil. RCC framed structure. 43 / 53 grade cement of reputed make. High yieldstress deformed steel bars [415N/mm² / 500 N/mm²].

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.



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.



G CORP DEVELOPERS PVT LTD
21/19 Craig Park Layout,
Off M.G Road, Bengaluru 560 001

Ph: 080 2532 0315 / 16
www.gcorpgroup.com
enquiry@gcorpgroup.com
Architects : Arcop Associates Pvt. Ltd

FLOORPLANS



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Member
CREDAI

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