

The life you want  
at the price you prefer



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# Thyme Park

## Welcome to Thyme Park

- ◆ 2 & 3 BHK flats in an integrated community of 490 flats in 8 elegantly planned blocks
- ◆ Built on a 9-acre naturally elevated plot
- ◆ Located in Jigani, one among the top four locations which saw the highest growth in rental values in Asia Pacific according to a 2009 Cushman and Wakefield "Industrial spaces across the world" report
- ◆ Excellent connectivity- A 120-foot congestion-free main road that is being re-laid which connects to Hosur Road, Bannerghatta and Annekal
- ◆ The proposed extension of Bangalore Metro which is coming up to Electronic City in Phase II
- ◆ A proposed Peripheral Ring Road, approx 5 kms from Thyme Park
- ◆ A 10 minute ride to Electronic City and Bannerghatta
- ◆ An upcoming road that will connect Jigani and Hosur Road
- ◆ Biocon, Cipla, Helix Biotech, a 100-acre Biotech SEZ and HCL's SEZ in the vicinity
- ◆ A grand lifestyle with a host of features and amenities found only at high end properties
- ◆ Brought to you by IVRCL Assets & Holdings, a subsidiary of the infrastructure giant IVRCL Infrastructures & Projects Ltd.





## The life you want at the price you prefer

Now you don't have to pay a huge price or endure long waits to enjoy quality time with your family. Moreover, you can now just leave behind the stress of work because Thyme Park is close to work. Electronics City is just a 10 minute drive away and Biocon, Cipla, Helix Biotech, a 100-acre Biotech SEZ and HCL's SEZ are right in the vicinity. Built on a 9-acre naturally elevated plot, this exclusive estate of 2 & 3 BHK apartments are set in eight elegantly planned blocks which are in harmony with its surroundings. A fully functional clubhouse and availability of your home in six months adds to the allure of Thyme Park. With time saved on commuting to work, you can now discover the little joys of life with your loved ones.

## The opportunity is unique

Real estate is a limited resource and good quality land is hard to come by. Thus the opportunity of investing in Thyme Park because of its location is an once-in-a-lifetime chance. So go ahead and invest in Thyme Park because the ultimate mantra for success with real estate investments is to invest in a strategic location where development is bound to take place. Thyme Park will prove to be an asset for generations to come and will continue to appreciate as overall development and progress happens in this part of new Bangalore.

## The people behind Thyme park

Thyme Park is brought to you by IVRCL Assets & Holdings, a part of the infrastructure giant IVRCL Infrastructures & Projects Ltd.

IVRCL Assets & Holdings is a leading Real Estate company based in Hyderabad and has a land reserve of around 2500 acres spread across Chennai, Hyderabad, Bangalore, Noida and Pune. Aside from real estate projects, IVRCL Assets & Holdings is also known for highways, water and environment projects, oil and gas as well as port and power projects.



## Amenities and features

- ◆ Fully functional Club House with pool and gym
- ◆ Landscaped Gardens
- ◆ Children's Play Area
- ◆ Supermarket within the complex
- ◆ Open party hall
- ◆ Multi-cuisine restaurant
- ◆ Reading room
- ◆ Table Tennis, Snooker, Volley Ball and Basket Ball Courts
- ◆ Crèche
- ◆ Swimming pool with separate lockers and changing rooms for men and women
- ◆ CC-TV security
- ◆ Tree-dotted 40-foot wide asphalted entry road
- ◆ 2 lifts and 2 staircases per block
- ◆ 727 number of parking on the stilt floor
- ◆ Vaastu compliant
- ◆ Huge open courtyard in centre with excellent landscaping
- ◆ Apartment blocks are spaced far apart for privacy, natural ventilation and lighting



## Approvals and NOC's

### NOC

- ◆ State Environment Impact Assessment Authority
- ◆ Karnataka State Pollution Control Board
- ◆ Airport Authority of India
- ◆ Fire Department, NOC from Village Panchayath –Jigani
- ◆ BESCOM
- ◆ BSNL
- ◆ Survey of India

### Approvals

- ◆ Plan Approval to an extent of 9 Acres from Anekal Planning Authority
- ◆ Plan Approval from Central Ground water Authority of India

## About the parent company, IVRCL Infrastructures & Projects Ltd

- ◆ An ISO 9001-2008 certified organization based in Hyderabad
- ◆ The Fourth largest Infrastructure company in India by turnover
- ◆ One of the Top 20 Indian stocks to invest in 2010-11 according to Forbes
- ◆ A stock gem in India's Infrastructure Growth Story according to Reuters
- ◆ One of twenty Indian companies to enter Forbes list of 200 best companies having sales less than \$1 billion in the Asia-Pacific Region

## SPECIFICATIONS



**Foundation:** Footings and plinth beams in reinforced cement concrete

**Superstructure:** Columns, beams, slabs in reinforced cement concrete

**Walls:** Solid concrete block masonry with cement mortar

**Wall finishing:** Smooth finish in cement mortar

**Flooring:** High quality ceramic tiles (16"x16") flooring

**Main door:** Specially designed teakwood frame and teak ply shutters

**Internal doors:** Non teakwood door frames with flush shutters

**Windows:** Glazed windows in powder coated aluminum frames. Mosquito mesh in windows

**Kitchen:** Polished granite platform with glazed tile dado 2' above the kitchen platform

**Painting:** Oil bound distemper for internal walls, and acrylic painting for external walls

**Water supply:** Separate water supply system for metro and ground water

**Toilets:** Anti skid ceramic tile flooring. Ceramic glazed dado up to 7' height and quality chrome plated fittings in the bathroom

**Electrification:** Concealed copper wiring with 3-phase connection, provision for air conditioners and exhaust fans and branded ISI switches. Backup power for common areas

**Telephone:** Telephone points in living / dining rooms

**Staircases & common areas:** Anti skid ceramic tiles in staircases & Tandur blue stone tiles in common areas

**Elevators:** Elevators of 8 passengers each

**Registration:** Registration charges to be borne by the customer

**Car parking:** Allotted at extra cost

**Security system:** Security alarms provided in the apartments

**Landscape:** Professionally designed and executed landscaping

TYPICAL FLOOR PLAN  2 BEDROOM BLOCK



Total built up area per unit : 1060 sft.

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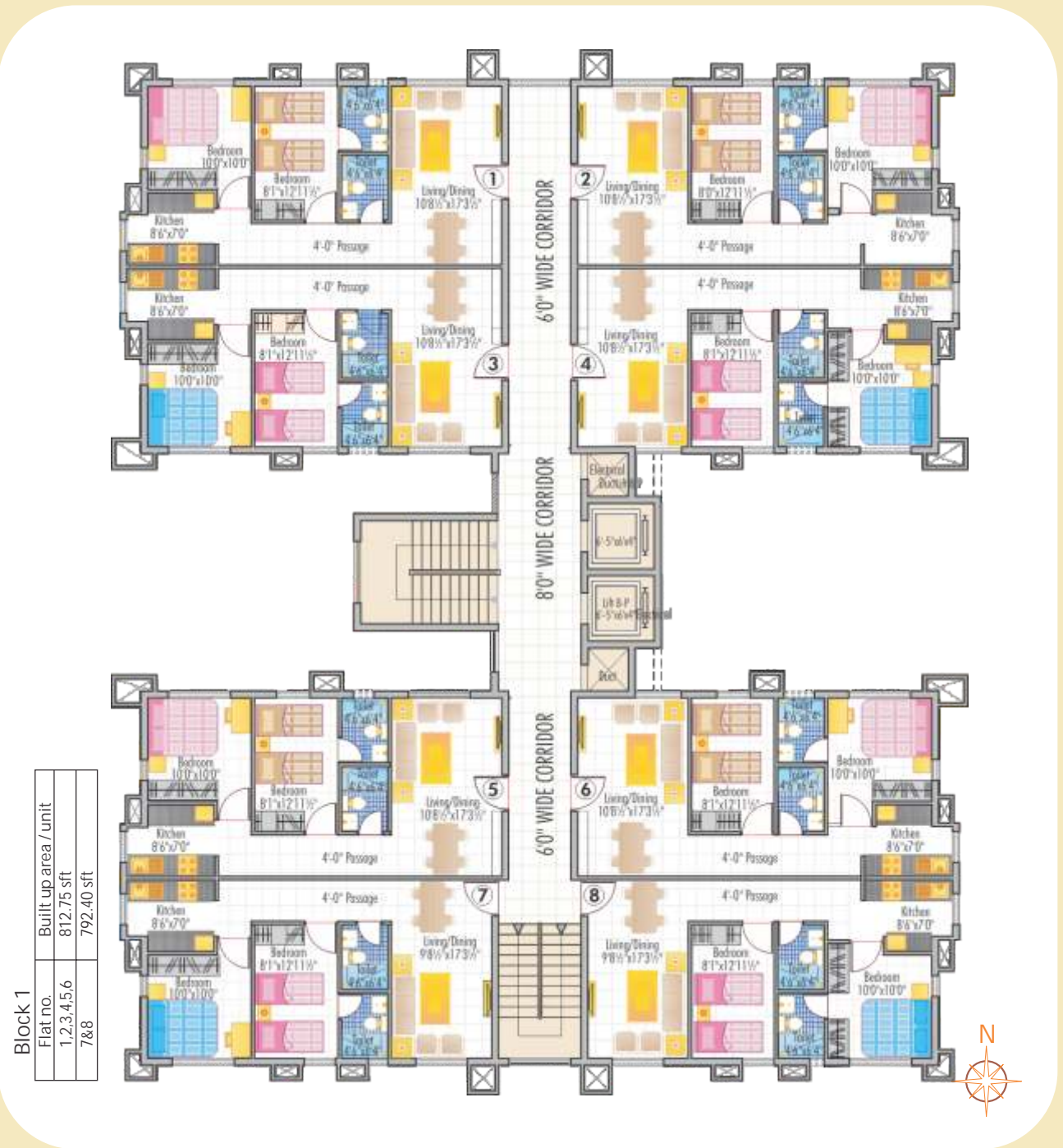
TYPICAL FLOOR PLAN  3 BEDROOM BLOCK



Total built up area per unit : 1600 sft.

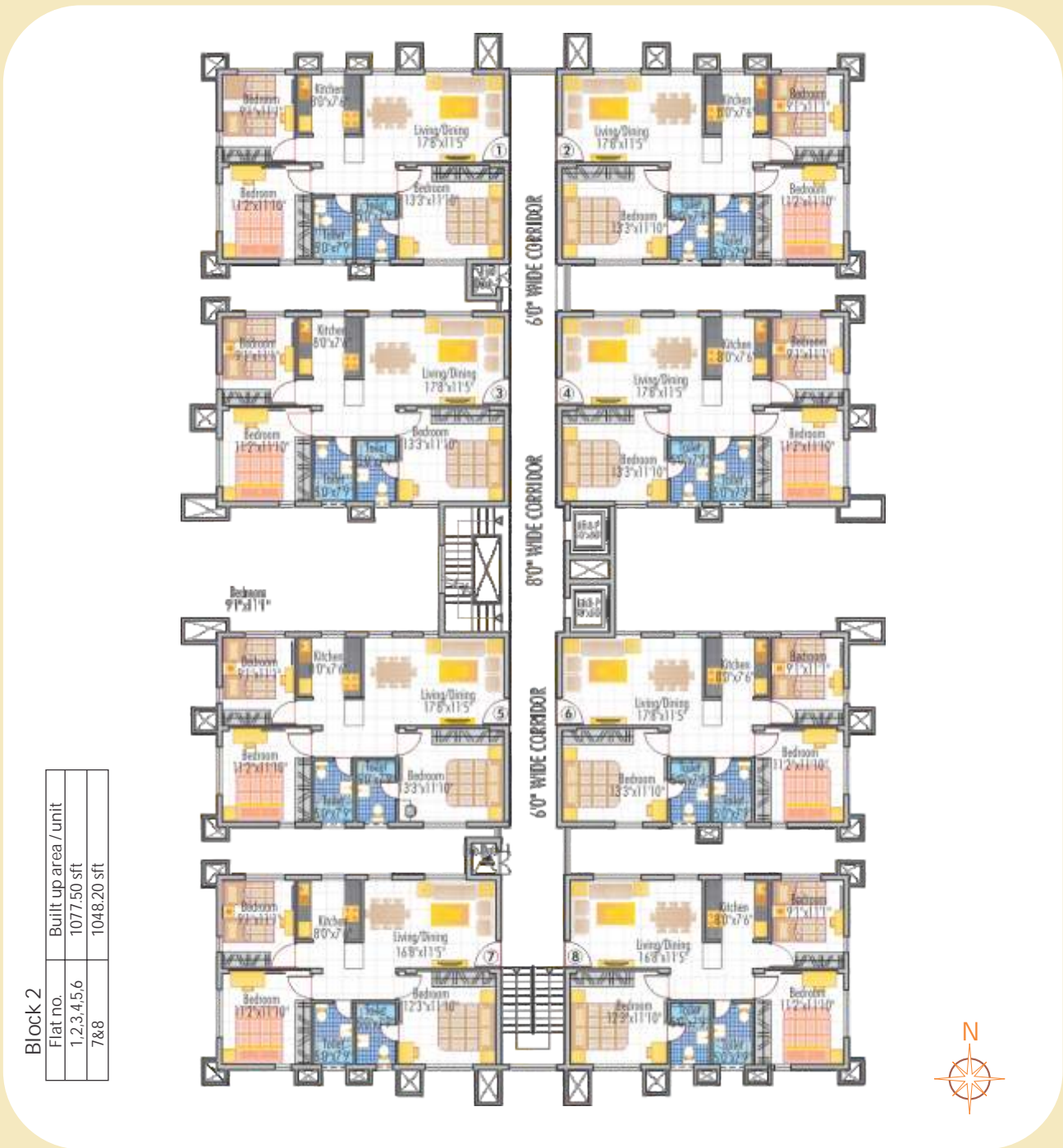
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TYPICAL FLOOR PLAN  2 UNITS OF 2 BEDROOM BLOCK



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TYPICAL FLOOR PLAN  3 BEDROOM BLOCK



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# MASTER PLAN



## Lhyme Park

### Salient features:

- 3 bedroom apartments
- 2 bedroom apartments
- 2 lifts and 2 staircases per block
- A wide passage of 10' in the apartment blocks
- Apartment blocks are spaced far apart for privacy, natural ventilation and lighting
- 727 nos. of parking bays on the still floor
- 40' wide all round internal road
- A huge (156'x234') central open courtyard with excellent landscaping
- Swimming pool with separate lockers and changing rooms for men and women
- A convenience store
- Vaastu compliance
- Clubhouse facilities:
  - Multipurpose hall, T.T. room, billiards room, library / reading room, restaurant & a Gym



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