



PROJECT BY



ARC DESIGN

Jagdish Gelani

STRUCK DESIGN

Jalil Shaikh

SITE ADDRESS

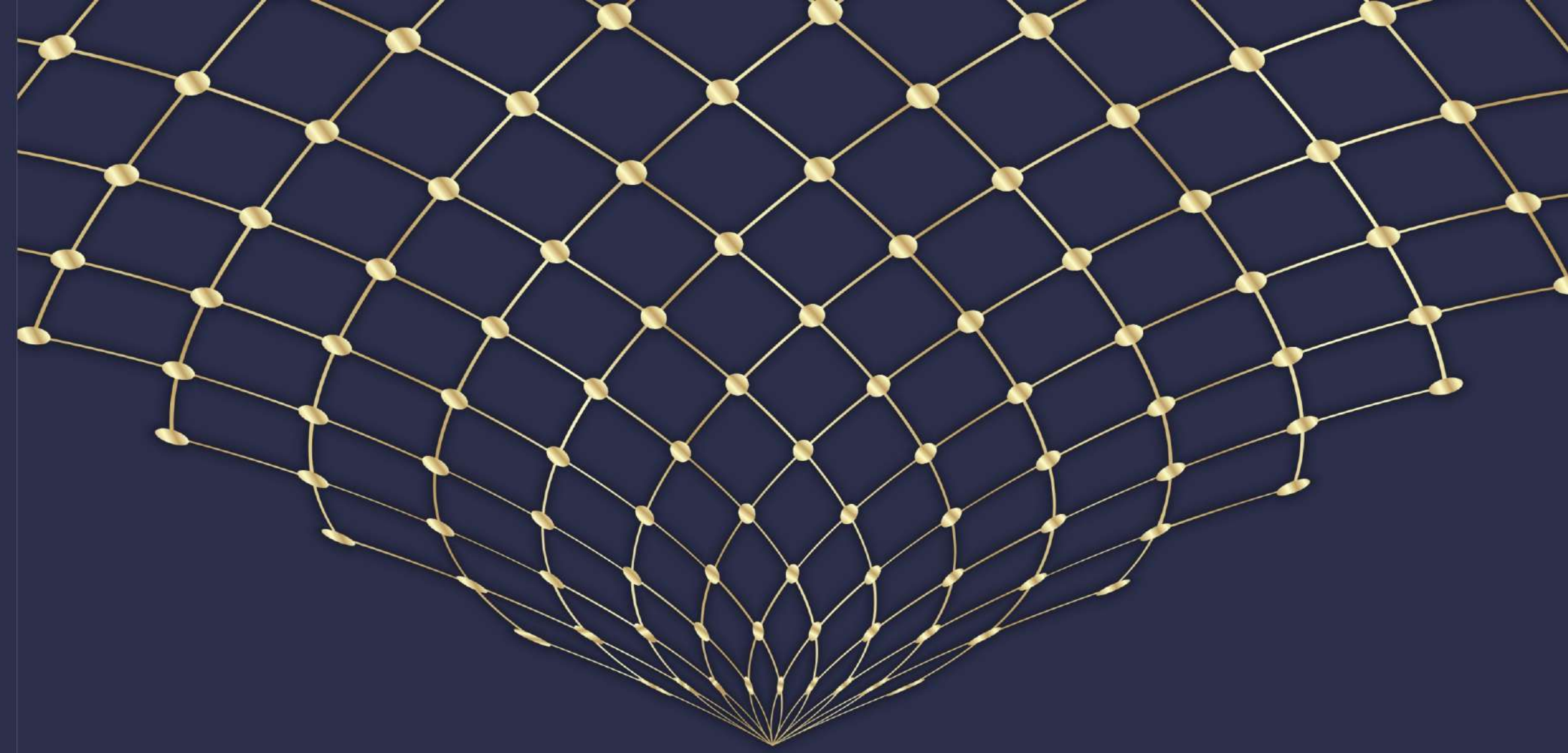
New Kosad Road, Nr. Rajwadi Party Plot,
Opp. Lack Garden, Kosad, Surat.

BOOKING CONTACT

72030 93693, 72030 93694, 72030 93695

TOLL FREE NUMBER : 1800 1214 585

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GRUHAM ICON

Your discovery to a new beginning





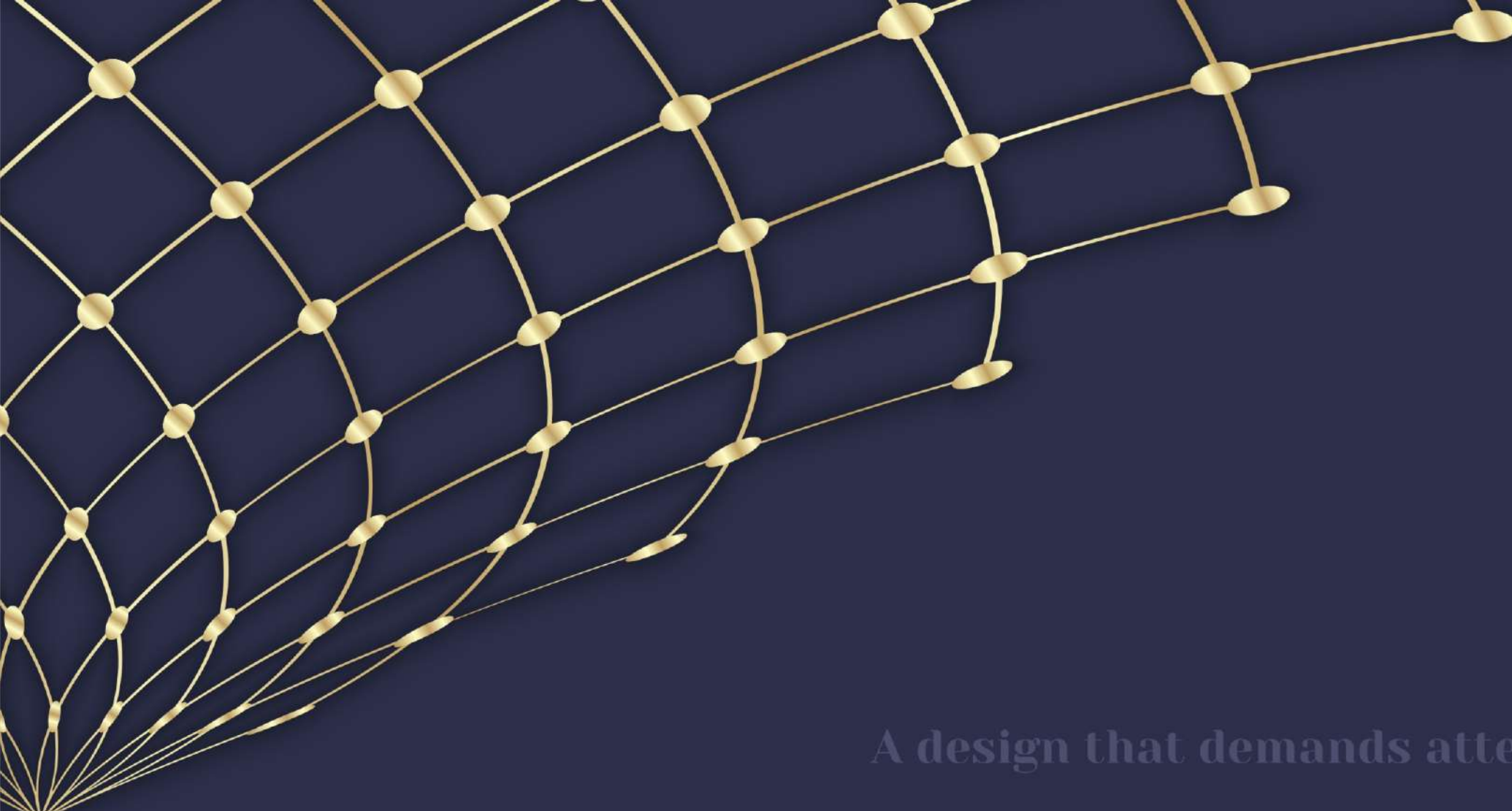
Gruham Icon is both inspired and inspiring. Designed to complement Surat, it is a commanding symbol of style and status within the surat's unique architectural collection. A place where top business minds and decision makers come together and futuristic companies gain their competitive edge.



One of the surat's most desirable business addresses.

Gruham Icon has been designed to serve as a corporate house for any major corporate. With that, it is also ideal for businesses with relatively smaller space requirements, like restaurant, bank, corporate office, supermarket, classes etc.

The space inside Gruham Icon has been designed to allow the best possible use of space and encourage visitor flow throughout all areas of the mall. the mall will house a wide range of product sectors, ensuring that all the consumers' requirements are addressed in one place.



A design that demands attention

Modern retail is evolved to become a complex business function. The location, the suitability, the value added facilities, the overall ambience and a lot more add up to create the winning combination. Positioning your brand in the right premises can add immense value to your business and your brand.

Consumer's requirements are addressed in one place. Whatever your brand and product offering, Gruham Icon provides a great opportunity to be a part of Kosad's most exciting retail development.



**GRUHAM
ICON**



NIKE
ONE PLAYER
REEBOK
BEAUTY
DONALD
RED BULL
LEVI'S
DOMINO'S
SAMSUNG
CROSSWORD
SONY
TANISHQ

AMUL COFFEE
KALYAN
GAP CANON
KILLER WATCH LEE
DIESEL DIESEL



Building a diverse range of world-class communities

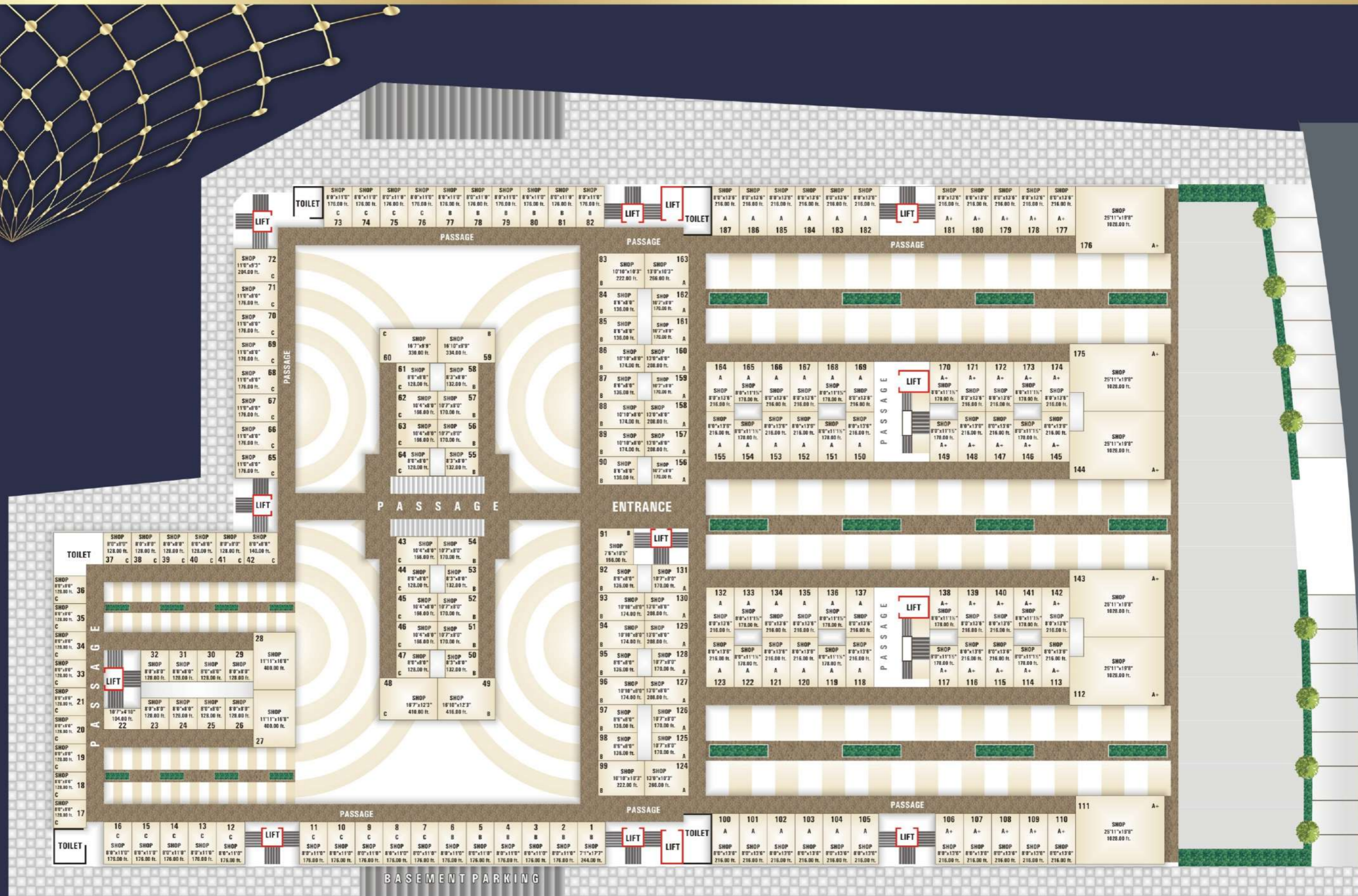
The facilities at Gruham Icon are designed to enhance the business environment, with great attention to detail. Be it the smart layout, pre-arranged communication connections, international quality finish or the adherence to modern safety standards.

- Grand impressive entrance lobby, with good frontage for all shops.
- Ample parking on ground floor parking.
- wide corridors & passages for easy mobility.

► Ground Floor Lay Out Plan



► 1st to 4th Floor Lay Out Plan



— BE A PART OF THE REVOLUTION AND —



— MAKE A FORTUNE! —

- ▶ આંતરાષ્ટ્રીય એલિવેશન ડિઝાઇન
- ▶ સુનિયોજિત પાર્કિંગ અને વિશાળ બેઝમેન્ટ પાર્કિંગ
- ▶ ભુકંપ પ્રતિરોધક RCC સ્ટ્રક્ચર
- ▶ એટ્રીયમ તરફ દોરતા ત્રણ વૈભવશાળી પ્રવેશદ્વાર
- ▶ આકર્ષક ફ્લોરિંગ, ડિઝાઇનર લાઇટ્સ, પ્લાન્ટેશન
- ▶ આકર્ષક રીતે તૈયાર કરેલી સીલીંગ
- ▶ કલરફુલ લાઇટીંગ ફાઉન્ટેન
- ▶ અદ્યતન હાઇસ્પીડ લિફ્ટ
- ▶ વિશાળ પહોળા પેસેજ સાથે દાદર
- ▶ કોમન ટોયલેટ (તમામ ફ્લોર પર)
- ▶ પાવર બેકઅપ (જનરેટર) સુવિધા
- ▶ 24x7 CCTV કેમેરા અને સિક્યુરીટી



THE MODERN WAY OF BUSINESS



- ▶ અમરોલી-કોસાડ વિસ્તારનું મધ્ય કેન્દ્ર
- ▶ બિલ્ડીંગના આગળના ભાગમાં 120 Ft. પહોળો રસ્તો
- ▶ 150 Ft. BRTS રોડ પાસે
- ▶ 150 Ft. અને 120 Ft. રોડ ના જંકશન પાસે
- ▶ પ્રોજેક્ટ ની પાસે SMC Lack Garden
- ▶ મુખ્ય રોડ પર દરેક જગ્યા એ પર્યાપ્ત સ્ટ્રીટ લાઈટ
- ▶ વીજળી અને પાણી ડિસ્ટ્રીબ્યુશન નેટવર્ક
- ▶ સુરત રેલ્વે સ્ટેશન સુધી પહોંચવાનો સરળ અને ઝડપી માર્ગ



TRANSFORMING SHOPPING INTO AN EXPERIENCE



- ▶ એ.સી., ટીવી, ટેલીફોન તથા ઈન્ટરનેટ માટે કનેક્શન પોઈન્ટ
- ▶ MCB સાથે કન્સીલ્ડ મોડ્યુલર સ્વીચો તથા ISI બ્રાન્ડ વાઈરીંગ
- ▶ પ્રિમિયમ ગુણવત્તાની ટાઈલ્સ તથા બ્રાન્ડેડ સેનેટરી
- ▶ UPVC કન્સીલ્ડ પાઈપીંગ



- ▶ સાઈનેજ હોર્ડિંગ માટે નિશ્ચિત જગ્યા
- ▶ રીફ્લેક્ટીવ ગ્લાસ સાથે સ્વાઈટિંગ બારીઓ
- ▶ ઉત્તમ ક્વોલીટીના રોલીંગ શટર
- ▶ સુંદર ડિઝાઈન સાથે ઉત્કૃષ્ટ વિટ્રીફાઈટ ફ્લોરીંગ

Gruham Icon is set on the Kosad main road, bang in the heart of Surat's business locality. The rapidly growing city offers unmatched potential for growth. This location ensures.

- Prime Neighborhood
- Safe & Peaceful surroundings
- High disposable income visitors
- Vicinity of leading Brands outlets



Escalator



Most Prime Retail Space



Special Features

- Camera security system
- Generator Facilities for lift & passage
- Good quality auto passenger lift & goods lift
- Fire fighting system provided
- Glass & composite panel external finish & double coat sand face plaster with color finish

Doors & Windows

- Grill rolling shutter for each shop
- Glass window with granite still
- Stainless Still railing in all passage area

Common Features

- Full glazed elevation
- Round the clock security system
- Permission of signboard as per developer right & rules
- Earthquake resistant RCC structure
- White putty finish on internal walls
- Round the clock water supply
- High end lift feeding all levels
- Stair steps in granite & gresamite flooring in all other areas
- Standard concealed electric wiring in all shops & offices



SHOPPING | JEWELERIES | OFFICE
SHOWROOM | MEDICINE | DOCTOR
HOSPITAL | BANKING | SURFING
CLASSES | GYM | BANK | IT
GARMENT | SALON | SPA | CA
MUSIC | RESTAURANTS | TAYLOR
PERFUME | MAKE UP | COMPUTER
TRAVEL AGENCY | GIFT SHOP | LAWYER
CONSULTING | KIDS WEAR | LEATHER
CONSTRUCTION | GOODS | EDUCATIONAL
STATIONARY | WATCHES | FURNITURE
CORPORATE OFFICES | HOME APPLIANCE

Salient Feature

Flooring

- Each shops & office will have the most durable grenamite tiles flooring

Shutter

- Modern design rolling shutters

Windows

- Anodized aluminium section
- Well polished black granite sill
- Prerequisite of reflective glass in all windows for heat protection
- M.S. safety grill fabricated in the windows

Plumbing

- Under ceiling concealed modern plumbing system
- ISI brand CPVC & UPVC plumbing & drainage piping

Power Supply

- GEB Power connections to be provided to all shops & office

Electrification

- Modern switches
- Concealed circuit wiring
- Sufficient electric points in all Shops & office
- MCB in individual house for safety

Water Supply

- Underground & overhead tanks provide for constant water supply

Common Washroom Facility

- Each floor to have a common washroom facility

Secure Structure

Title

- Loanable clear title
- Registered sale deed for individual members
- building use certificate
- Airport NOC
- Lift Licence
- Fire NOC
- Environmental clearance certificate

High Security With Z-Suraksha

- Entire campus-passage will be covered by CCTV camera

Structural Design

- Structure design make considering last earth quake

Fire Safety

- Fire safety provision as per authority norms
- Advance fire detection and fire fighting equipment

Escalator & Lifts



Electric Cable



Electric Switch



Sanitary Ware



Tiles



Plumbing

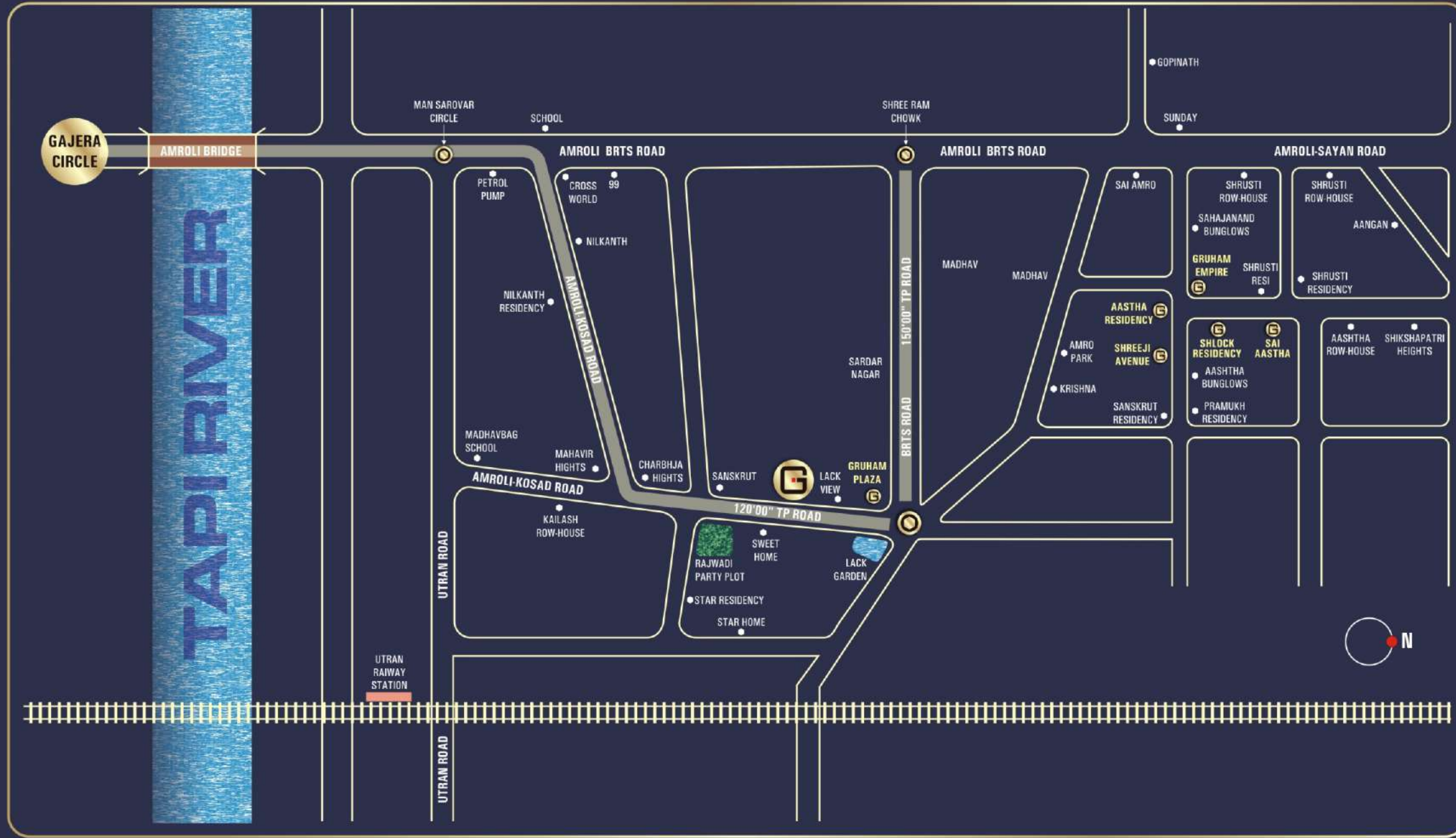


Sink



Aquagurd





Terms & Conditions

- Following shall be charged extra:
 - Stamp duty & registration charges
 - Service tax, vat or any such additional govt. taxes
 - DGVCL meter charges
- Internal changes would be permitted with prior permission of the developer only, changes which do not affect the structural design shall only be permitted.
- No changes in the external facade shall be permitted under any circumstances without permission of the developer.
The outdoor unit of split air-conditioner is to be positioned according to the space provide by architect.
- Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same.
- This brochure is for information purpose only. It does not form a part of the agreement or any legal document.
The developer retains the right to after the specifications without consent of the member.