

THE ICON

5A/1C Lord Sinha Road, Kolkata - 700071

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DEVELOPED BY

kish
REALTY





FIRST GLANCE

THE ICON is a luxury residential project offering limited-edition aristocracy for a select few. The elegant residence is a seamless synthesis of vast green spaces, cutting-edge facilities, plush boutique apartments and a spectacular view of the city's skyline adorned with the magnificent Victoria Memorial Hall. And all of it at the most sought-after neighbourhood of the city.



GREEN TO THE CORE

THE ICON is a prominent **IGBC Gold rated project**, conceived with keen ecological awareness. Wide green stretches and amply ventilated apartments ensure harmonious coexistence with nature.





**A LIFE
EXTRAORDINAIRE**

Vaastu-compliant spaces



Provision for
smart home automation



Separate domestic
help quarters



4 and 6 bedroom
boutique residences



G+16 tower

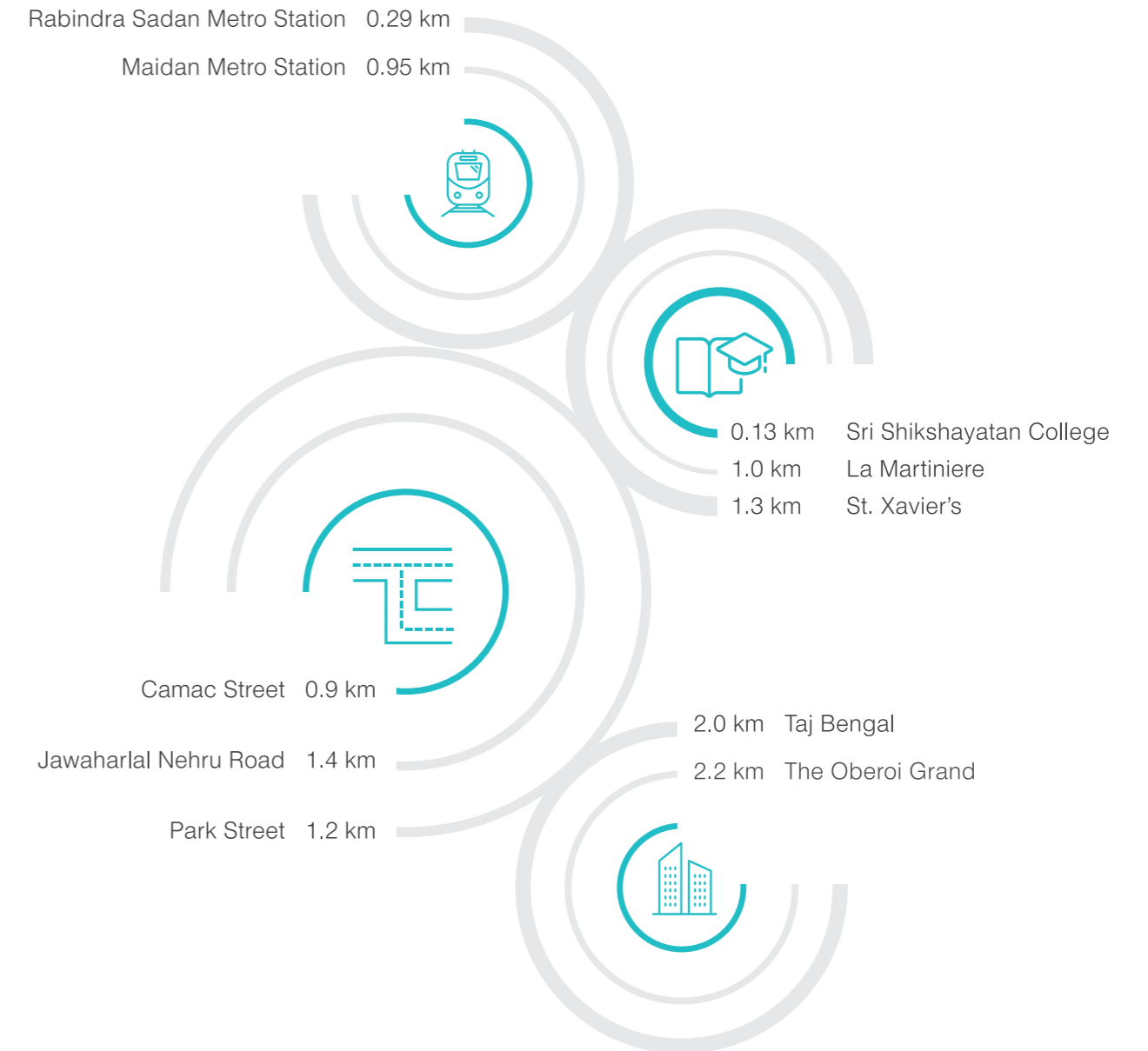
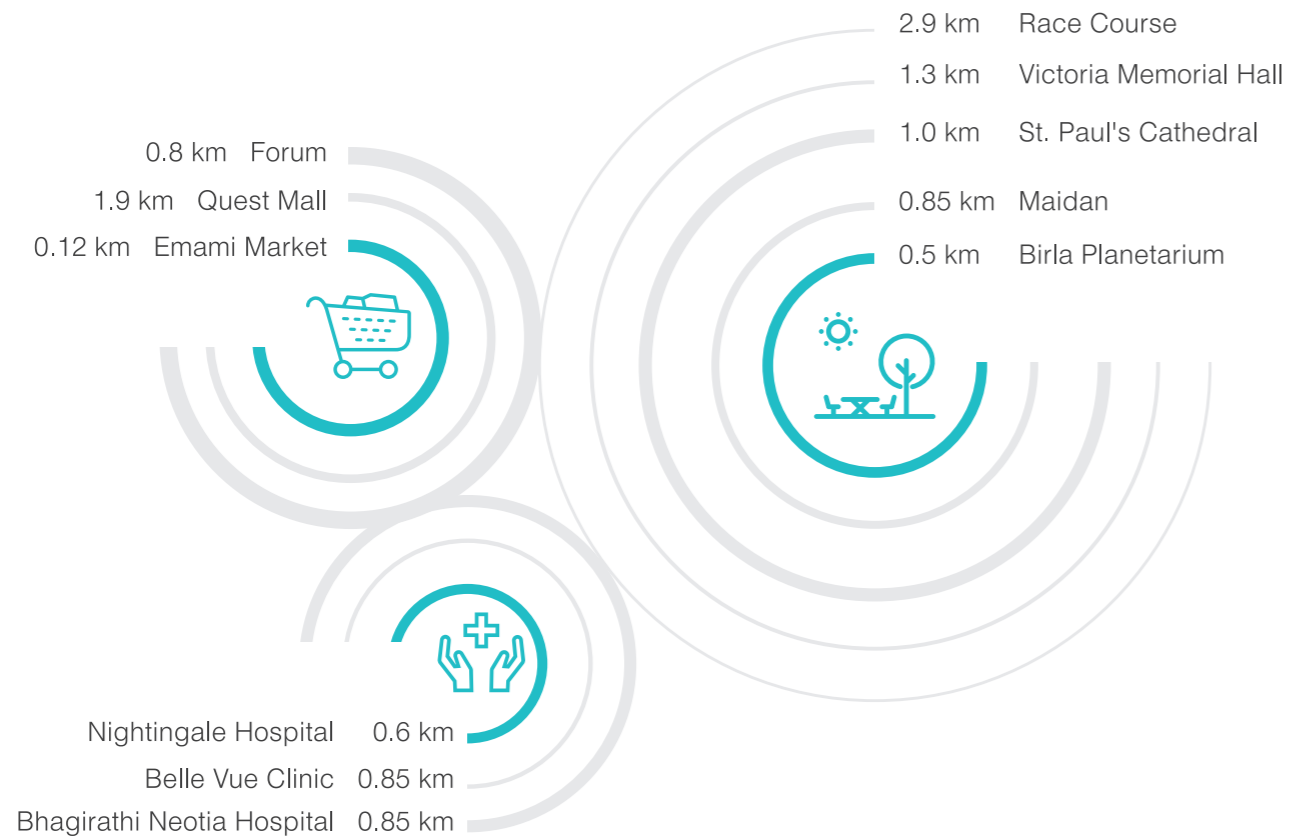
AN ICONIC NEIGHBOURHOOD

THE ICON is coming up on the historic **Lord Sinha Road**, one of the most coveted addresses in Kolkata. Flanked by AJC Bose Road to its south and Shakespeare Sarani to its north, the neighbourhood is renowned for its elite status, aristocratic elegance and quietude, in spite of being located in the heart of the city.

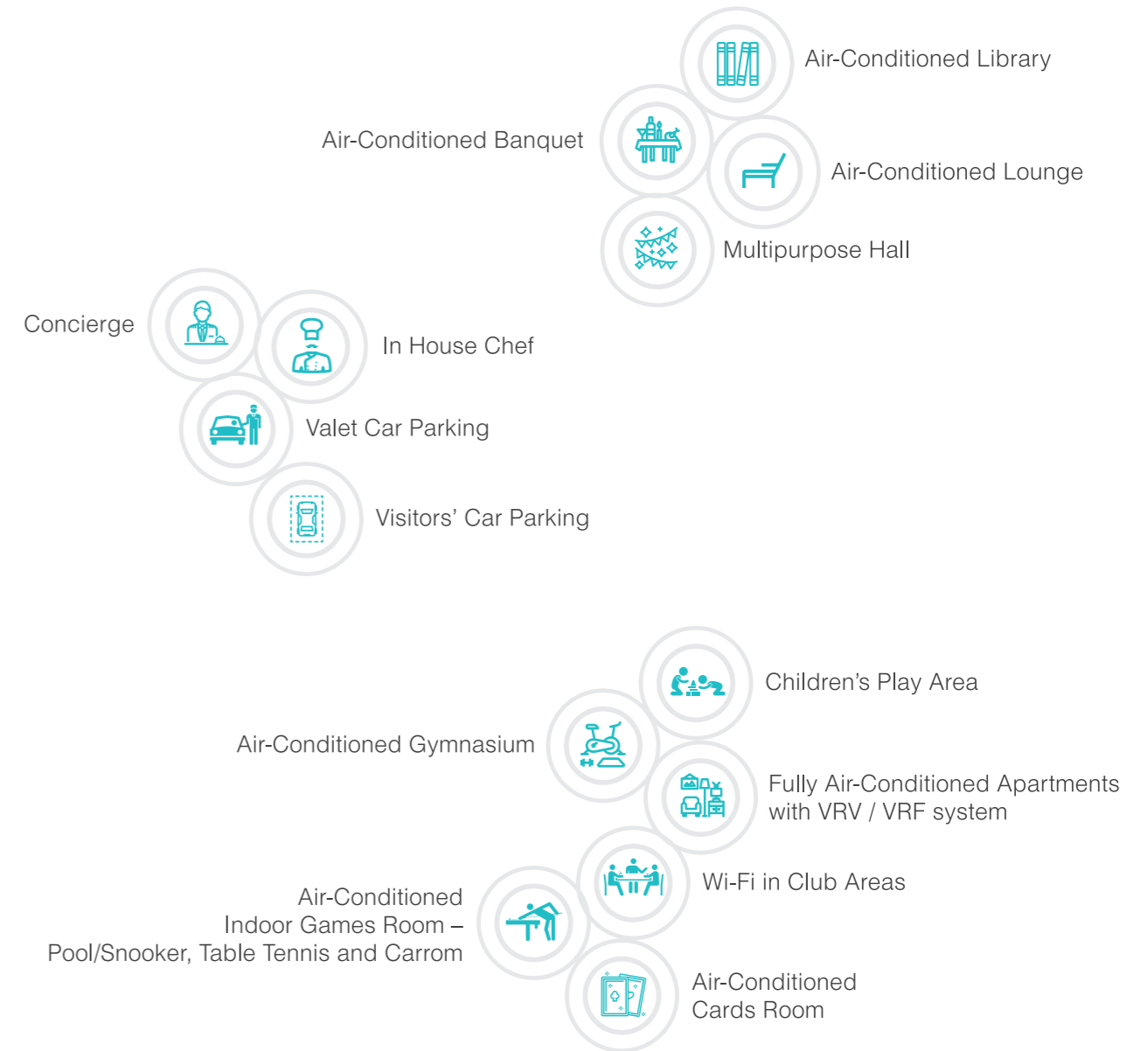
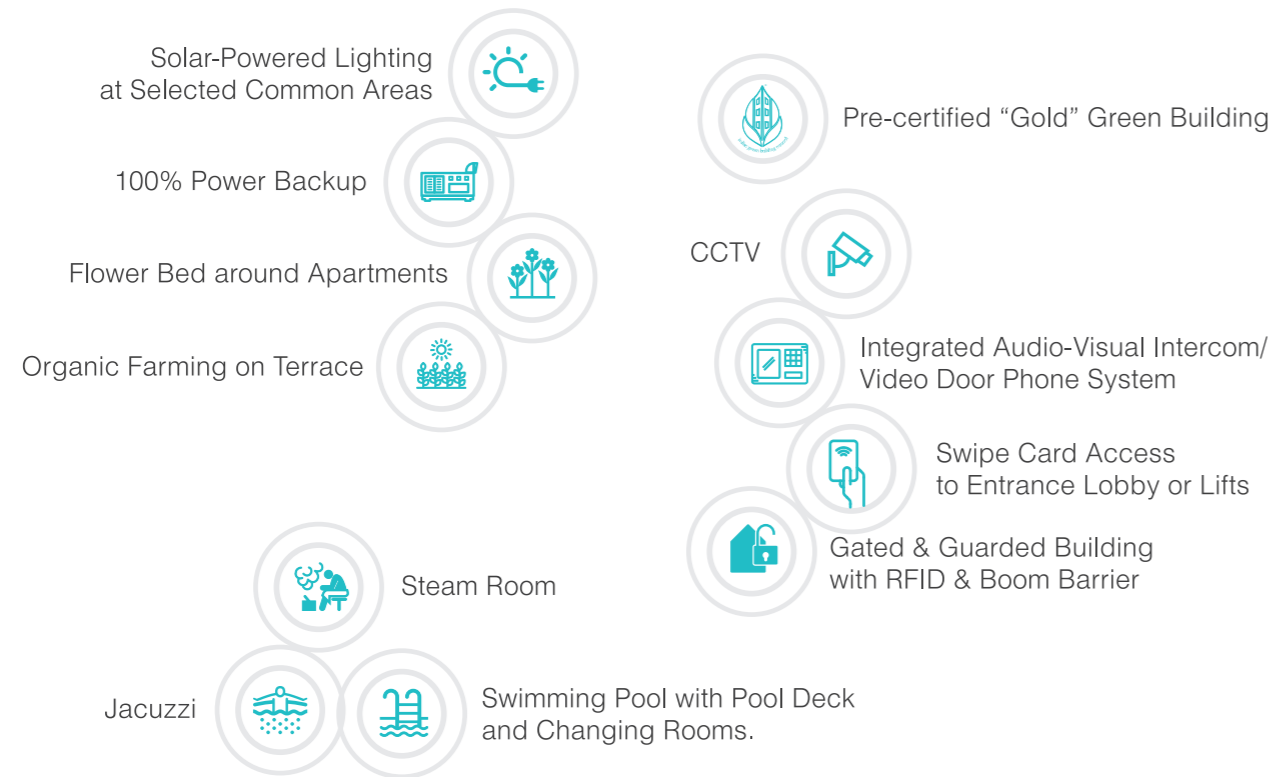


map not to scale

ALL WITHIN AN ARM'S REACH



LEADING EDGE FACILITIES



THE SPECIFICS



FOUNDATION & STRUCTURE

- 25% extra Pile Foundation
- Earthquake-resistant Reinforced Concrete-framed Superstructure



LOBBY

GROUND FLOOR ENTRANCE LOBBY:

- Stylishly Designed fully Air-conditioned Triple-height Entrance Lobby
- Paint Finish in combination with Imported Marble/Granite Cladding/Timber Panelling at designated areas
- Decorative Canopy

LIFT LOBBIES:

- POP/Gypsum Board False Ceiling with plastic emulsion paint
- Paint Finish in combination with Imported Marble/Granite Cladding/Timber Panelling at designated areas



WALL FINISH

- Floor to Ceiling Glass Panels for Adequate Light and View
- Interior Walls & Ceiling: POP/Putty Finish/Gypsum Plaster
- Exterior: Weather-proof emulsion/Texture paint



STAIRCASES, SERVICE ROOMS & UTILITY AREAS

- 2 spacious Staircases with Granite/Marble Flooring
- Staircases provided with Fire-resistant Doors
- Paint finish in Corridors, Staircases, Landings and other common areas



FLOORING

- Foyer, Living/Dining, Bedrooms: Imported Marble, Engineered Wooden Flooring in Master Bedroom
- Kitchen: Imported Marble Flooring
- Bathrooms & Closet: Imported Marble for Flooring and Designer Tiles dado up to ceiling and Imported Marble counter in Bathrooms
- Balcony & Open Terrace (Wherever applicable): Leather finish Granite/Premium quality Anti-skid Vitrified Tiles
- Servant Quarter: Vitrified Tiles



BALCONY

- Decorative Stainless Steel hand-rail with glass panelling



DOORS

- Entrance Door: Premium quality Veneer finish Solid Hardwood door with high quality fixtures and Door Frames made of seasoned hardwood
- Internal Doors: Flush doors with teak Veneer on both sides, with high-quality fixtures. Door Frames will be of seasoned hardwood



WINDOWS

- Powder-coated Aluminium windows with glazing (tinted/clear glass)



ELECTRICALS

- Air-conditioning using VRV/VRF system with Temperature Control arrangement in each room
- DTH connection for Television through Centralized System
- Copper wiring in concealed conduits with premium Modular Switches
- Provision for TV & Telephone lines in Living, Dining and all Bedrooms
- Sufficient 5/15A points in all areas



POWER BACKUP

- 100% Power Backup to all apartments and common areas inside the Building
- Instant changeover between mains and auto synchronized DG set



TOILETS

- Shower Cubicle & provision for Geyser in all Bathrooms
- Sanitary Ware: Premium quality fittings of Kohler/Toto/Duravit or equivalent make
- Premium quality CP fittings of Kohler/Hansgrohe/ Toto or equivalent make
- Designer Wall tiles up to ceiling height



KITCHEN

- Granite counter with stainless steel sink with drain board and taps of premium make
- Glazed tiles dado above working platform



SECURITY

- 24x7 vigilance by trained professional security staff supported by CCTV surveillance at strategic locations in all common areas
- Integrated Audio-Visual Intercom/Video Door Phone System (apartment-to-apartment + apartment-to-main entrance + apartment-to-club facility areas)



LIFTS

- 2 high-speed Passenger Lifts + 1 stretcher-cum-service lift of Mitsubishi or equivalent make



FIRE SAFETY

- Fire protection system with Hydrant and Sprinkler system as per Fire Authority norms



BUILDING AN ICON



Kish began its journey in 1969 as a fashionable scarf manufacturer, founded by **Late Shri Shyam Sunder Agarwal**.

In 1986, Mr. Mukul Agarwal took over the reins of the company and under his able leadership Kish achieved its biggest milestones. The firm has been a supplier to many global brands such as Zara, Massimo Dutti, Steve Madden, Anthropologie and Galeries Lafayette. It

has won awards as the Third Best Exporter in India under Made-ups Category from Honourable Textile Minister, Ms. Smriti Irani for the last two consecutive years.

Kish has since diversified into a group with a passion to change the Nation's skyline. As a consequence, Kish Realty was born with the promise to set up innovative, qualitatively superior real estate projects that would prove to be excellent fusions of functional benefits and aesthetic appeal.

This relatively young real estate firm dares to push the boundaries of excellence, with peerless vision and exceptional skill set.


A black and white portrait of Hafeez Contractor, a middle-aged man with dark hair, wearing a dark, high-collared jacket. He is looking directly at the camera with a slight smile. The portrait is partially overlaid by a teal rectangular box.

MASTER ARCHITECT

A decorative graphic in the top right corner consisting of several concentric circles of varying sizes, some overlapping, rendered in a light gray color.

HAFEEZ CONTRACTOR

A name that needs no introduction, Hafeez Contractor is an architect of global repute. A Padma Bhushan awardee, he is also the mind behind various residential and commercial projects across India. The Imperial Towers in Mumbai, THE42 in Kolkata, 23 Marina in Dubai, DY Patil Stadium, Mumbai and New Delhi International Airport are some of his notable projects. His landmark projects have earned him over 70 National and International Awards. He has also made an impactful contribution in social causes by proposing plans regarding urban slum rehabilitation and urban environment.

A decorative graphic in the bottom center consisting of several concentric circles of varying sizes, some overlapping, rendered in a light gray color.

STRUCTURAL

MN CONSULTANTS, Kolkata

Incorporated in 1983, MN Consultants has been providing consultancy services in civil and structural engineering for residential and commercial projects. With the most advanced state-of-the-art technologies in place, the company is today a well-known brand in the field of structural engineering.

The firm thrives under the leadership of the Founder Directors Mr MK Roy and Mr AB Choudhury, while its technical team is led by Mr Utpal Santra. Some notable projects the company has worked on in Kolkata include Atmosphere, ITC Rajarhat, HYATT PLACE Gurgaon, JW Marriott Kolkata and Siliguri, Westin Gurgaon, Taj Vivanta Guwahati and Acropolis Mall. The company has also worked on projects in Asansol, Gurgaon, Jaipur, Vrindavan, Raipur, Noida and Bengaluru.

MEP

SN JOSHI CONSULTANTS, Pune

Established in 1991, SN Joshi Consultants Pvt. Ltd. is one of the leading engineering and design consultancy firms in India.

The firm provides designs of HVAC systems, electrical installations, firefighting, BMS and plumbing for residential, institutional, commercial and infrastructure projects. With continuous innovation, timely deliveries of quality outputs and a high degree of professionalism as its hallmark, the firm focuses on designing state-of-the-art services for modern buildings and spaces and endeavours to provide design solutions for meeting and exceeding Green Building requirements. They have till date undertaken more than 85 million sq ft of MEP design projects across Mumbai, Delhi, Chennai, Bangalore, Kolkata, Hyderabad, Pune, Chandigarh, Jaipur and many more.

Mr. Anand Joshi, one of the directors of SN Joshi Consultants, is heading MEP of our project THE ICON.



LANDSCAPE

UPASARG, Bangalore

With the vision of promoting a more professional and sustainable Landscape Architecture practice in India, Upasarg has established itself by fusing together the best of international practices with the ethos of rich Indian art and architecture. Upasarg is a boutique landscape and environmental design studio that delivers master plans and design-oriented solutions with its innovative approach, creative skill and world-class technology. They have extensively worked in Jaipur, Bangalore, Kolkata, Guwahati and many more.

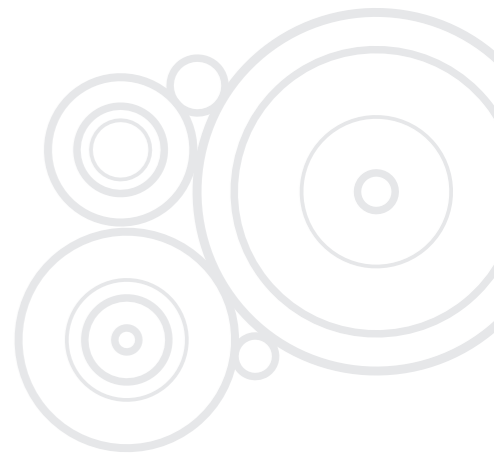
Ms. Charulatha Rangarajan, MD Upasarg, is in charge of landscaping of THE ICON.

CONTRACTOR

ARABIAN CONSTRUCTION COMPANY (ACC), The U.A.E.

With an intent to set benchmarks in heavy, large, tall and high quality mass housing projects, ACC was founded in Lebanon in 1967. Ranked as one of the top 5 contractors in GCC, they have a reputation of working in landmark projects of various countries like Saudi Arabia, Yemen, Egypt, Qatar, Jordan and many more. In Dubai, to name a few, they have projects like Princess Tower, Etihad Towers, Pentominium, Almas Tower and Rose Tower. In Abu Dhabi, their projects Elite Residence and The Gate District are results of their innovative designs and excellent engineering. Among the iconic projects they have handled in India, World One in Mumbai tops the list, followed by projects like THE42 in Kolkata and Spira Tower in Supernova, Noida NCR. Since their inception, they have been transforming cityscapes across the world all the while adhering to their core belief of maintaining the highest health and safety standards.

Mr. Anil Ray, MD of ACC, is overseeing the construction here at THE ICON.



INTERIOR

ZZ ARCHITECTS, Mumbai

A Mumbai-based leading full-service architecture, design and décor firm, ZZ Architects has left its mark in the key cities of the country. Founded by visionary architects Zubin Zainuddin and Krupa Zubin, the firm is known for its innovative approach to architecture and interior design.

With 65 talented architects and designers, ZZ Architects has served clients across myriad sectors. The company's excellent quality of work has earned it awards including The inaugural Good Homes Award for Best Architect, The Economic Times Award for Leaders of Indian Infrastructure & Construction for Outstanding Performance, CNBC CRISIL Real Estate Award, multiple awards from the IIID (Indian Institute of Interior Designers), IIA (Indian Institute of Architects) and many others.

ZZ Architects has been appointed to design and execute the exclusive residents club of THE ICON.



PEER REVIEW

DESIGNTREE SERVICE CONSULTANTS, Bangalore

Founded in 2008, DesignTree is a multi-disciplinary engineering consultancy that bridges the gap between the ever-changing needs of the construction industry and the current consultancy services available. With a team of experienced engineers from both structural and building services, the consultancy is a one-stop solution provider, giving its clients creative, innovative and high-quality services. The firm has specialised in "Fast-Track" projects, where with a flexible approach, they deliver according to particular requirements of each project and tailor services accordingly. They have been appointed as Peer Review consultants for both Structural and MEP.

PROJECT MANAGEMENT

MASTERS, Mumbai

In 2004, Masters, a dynamic project management consultancy (PMC) firm, was founded by Mr. Jaspreet Singh. The firm is managed by highly trained project management professionals with multidisciplinary skills and a wide spectrum of experience in India and abroad. As the largest specialist PMC in India, Masters has already executed projects in 20 cities across the country and worked as a consultant in projects in UAE, Oman and South Africa as well. By adhering to the core values of honesty, integrity and transparency, Masters has been delivering world-class construction management and consultancy services to clients from various sectors. Some of their notable projects include The Imperial Towers in Mumbai, Ritz Carlton Hotel in Bangalore, Fairmont Hotel in Jaipur, L&T Phoenix Special Economic Zone in Hyderabad and Taj Vivanta in Delhi.



EXCLUSIVE LIFE, EXPERTLY CRAFTED

The Icon has been conceived as a symbol of sheer class meant only for the discerning few. A perfect blend of natural splendour, cutting-edge lifestyle and architectural finesse, The Icon dares to measure up to those who would never settle for less.

www.theicon.co.in

Disclaimer: This brochure is only a conceptual presentation and not a legal offering, the details herein are tentative and subject to change at the sole discretion of the Developer without any further reference.