THE NEW FACE OF HYDERABAD.

VINAY ICONIA

THE URBAN RETREAT

at Kondapur, Gachibowli

SMR® HOLDINGS

A Project by SMR Builders Pvt Ltd

SMR®
VINAY
ICONIA
THE URBAN RETREAT

BIG THINGS BECOME SMALL WHEN IN RIGHT HANDS.

The modern estate management ensures total security, lush green surroundings, traffic management to deliver a living experience like no other. Located in the most happening destination, SMR Vinay Iconia has unmatched connectivity to IT hubs in Madhapur and Gachibowli, shopping malls, fine dining and schools through ORR and wide roads in a few minutes drive.

THE URBAN RETREAT

Iconia is back in competent hands! One of the largest and prestigious residential projects, SMR Vinay Iconia is taking shape to change the lifestyle perceptions in Hyderabad. The sprawling magnum opus is a skyline of 11 towers in 22 acres offering 2465 apartments to be a landmark in the global destination of Kondapur, Gachibowli. The integrated development of open green spaces, amenities, recreation and apartment spaces in futuristic designs give its residents a world of comfort and convenience.

The Magnificent Entrance Gate

SMR®
HOLDINGS

NAME OF THE PROJECT | SMR VINAY CASCADE
BUILT-UP AREA | 1,40,000 SFT
YEAR OF COMPLETION | 2006
LOCATION | BEML COLONY, CV RAMAN NAGAR

NAME OF THE PROJECT | SMR VINAY SERENE
BUILT-UP AREA | 95,000 SFT
YEAR OF COMPLETION | 2007
LOCATION | FRAZER TOWN, ULSOOR

NAME OF THE PROJECT | SMR VINAY ESTATES
BUILT-UP AREA | 1,60,000 SFT
YEAR OF COMPLETION | 2008
LOCATION | BANASWADI

NAME OF THE PROJECT | SMR VINAY REGENCY
BUILT-UP AREA | 90,000 SFT
YEAR OF COMPLETION | 2009
LOCATION | BANASWADI

NAME OF THE PROJECT | SMR VINAY HARMONY
BUILT-UP AREA | 1,15,000 SFT
YEAR OF COMPLETION | 2010
LOCATION | BANASWADI

NAME OF THE PROJECT | SMR VINAY GALAXY
BUILT-UP AREA | 7,10,000 SFT
YEAR OF COMPLETION | 2012
LOCATION | HOODI JUNCTION, WHITEFIELD

NAME OF THE PROJECT | SMR VINAY ENDEAVOUR
BUILT-UP AREA | 4,65,000 SFT
YEAR OF COMPLETION | ONGOING
LOCATION | HOODI JUNCTION, WHITEFIELD

NAME OF THE PROJECT | SMR VINAY MEENAKSHI
BUILT-UP AREA | 1,65,000 SFT
YEAR OF COMPLETION | ONGOING
LOCATION | GOTTIGERE, BANNERGHATTA ROAD

HYDERABAD

BANGALORE

NAME OF THE PROJECT | SMR VINAY SYMPHONY
BUILT-UP AREA | 4,87,000 SFT
YEAR OF COMPLETION | 2011
LOCATION | GACHIBOWLI

NAME OF THE PROJECT | SMR VINAY SKY CITY
BUILT-UP AREA | 2,70,000 SFT
YEAR OF COMPLETION | 2011
LOCATION | RAMANTHAPUR

NAME OF THE PROJECT | SMR VINAY HI-LANDS
BUILT-UP AREA | 7,59,000 SFT
YEAR OF COMPLETION | 2011
LOCATION | MIYAPUR

NAME OF THE PROJECT | SMR VINAY ELEGANCE
BUILT-UP AREA | 1,20,000 SFT
YEAR OF COMPLETION | 2007
LOCATION | METTUGUDA, SECUNDERABAD

NAME OF THE PROJECT | SMR VINAY CAPITOL
BUILT-UP AREA | 1,55,000 SFT
YEAR OF COMPLETION | 2007
LOCATION | BALANAGAR

NAME OF THE PROJECT | SMR VINAY CITY
BUILT-UP AREA | 8,00,000 SFT
YEAR OF COMPLETION | 2007
LOCATION | MIYAPUR

NAME OF THE PROJECT | SMR VINAY TECHNOPOLIS
BUILT-UP AREA | 2,30,000 SFT
YEAR OF COMPLETION | 2006
LOCATION | KONDAPUR

NAME OF THE PROJECT | SMR VINAY ACROPOLIS
BUILT-UP AREA | 3,10,000 SFT
YEAR OF COMPLETION | 2005
LOCATION | KONDAPUR

NAME OF THE PROJECT | SMR VINAY'S METRO MALL
BUILT-UP AREA | 3,22,000 SFT
YEAR OF COMPLETION | ONGOING
LOCATION | MIYAPUR

NAME OF THE PROJECT | SMR VINAY HARMONY COUNTY
BUILT-UP AREA | 27,23,065 SFT
YEAR OF COMPLETION | ONGOING
LOCATION | BANDLAGUDA JAGIR

NAME OF THE PROJECT | SMR VINAY PRANGAN
BUILT-UP AREA | 80,000 SFT
YEAR OF COMPLETION | 2005
LOCATION | MADHAPUR

NAME OF THE PROJECT | SMR VINAY METROPOLIS
BUILT-UP AREA | 1,50,000 SFT
YEAR OF COMPLETION | 2003
LOCATION | MIYAPUR

NAME OF THE PROJECT | SMR VINAY FOUNTAINHEAD
BUILT-UP AREA | 22,39,000 SFT
YEAR OF COMPLETION | ONGOING
LOCATION | HYDERNAGAR

Our understanding of your needs and quality delivered won us the coveted **TV5 Achievers' Award (2012)** for pioneering mid-segment housing. As leaders, we have a responsibility to create a better living environment for you.

SMR VINAY
HARMONY COUNTY
APPA Junction, Bandlaguda

SMR®
VINAY
ICONIA
THE URBAN RETREAT

Friendly Design for the Physically Challenged

EACH TOWER HAS

- Entrance Reception
- Lobby Space
- Help Desk
- Pantry
- Access Control
- Security
- Private Lounge
- Conference Room
- Mini Banquet Hall
- Rest Rooms

SMR®

VINAY ICONIA

THE URBAN RETREAT

Little gestures of care. BIG SMILES IN RETURN.

An Address of Privileged Lifestyle

The New Face of Hyderabad

PROJECT HIGHLIGHTS

- GHMC-Approved Gated Community
- 11 Towers, 20 - 35 Floors
- 2, 3 & 4 BHK apartments
- 1245 Sft - 2950 Sft areas
- Premium quality construction
- 100% Vastu
- No common walls
- Exclusive clubhouse
- Elegant landscaping
- Parks & Play areas
- 75% Open spaces
- 24-hr Water supply
- Water softening plant
- 3-Level cellar parking
- Visitors' parking
- 24-hr Security with Intercom & CC TVs
- Fire Fighting System
- Waste Water Treatment Plant
- Centralized Piped Gas System
- 24 hrs Power backup for common areas

SITE LAYOUT PLAN

THE TOWERS OF SMR VINAY ICONIA

Shivalik: Shivalik means 'tresses of Shiva'. The Shivalik hills is a mountain range of the outer Himalayas.

Everest: Everest is the tallest mountain on earth. Located in Nepal, it is also known as Sagarmatha.

Mont Blanc: Mont Blanc means "White Mountain". It is the highest mountain in the Alps and in Europe.

Jade: Jade mountain is the highest mountain in Taiwan. It is also known as Yushan and Mount Yu. During winters, the mountain shines like stainless Jade.

Rosa: Monte Rosa is the second highest mountain in the Alps of Switzerland. Climbers and tourists visit the mountain each summer.

Olympus: Mount Olympus is the highest mountain in Greece. The mountain was popular in Greek Mythology and today for its rich flora and fauna.

Cristallo: Cristallo is a mountain group located in northern Italy. It is a long, indented ridge with four summits higher than 3,000 meters.

Titlis: Mount Titlis is the highest summit between the Bernese Oberland and Central Switzerland. It has the world's first revolving cable car that offer Alps views.

Stanley: Mount Stanley, located in Congo and Uganda is the third highest mountain of Africa, after Kilimanjaro and Mount Kenya.

TOWER **STANLEY** IS NOW OPEN TO BOOKING DUE TO POPULAR AND HEAVY DEMAND FROM OUR CUSTOMERS

Logan: Mount Logan is the highest mountain in Canada and the second-highest peak in North America.

Annapurna: Annapurna is the tenth highest mountain in the world. It's located in Nepal.

Hamilton: Mount Hamilton is located in California overlooking Silicon Valley.

SMR®
VINAY
ICONIA
THE URBAN RETREAT

Every Square Yard Well Defined

An All-inclusive Environment

Temple

The Bus Bay in Premises

A Complete World in Itself

ADVANTAGES OF SMR

- Comprehensive SMR team experience
- Micro-level quality control system
- Sustainable green architecture
- Waste water management with recycling system
- Solar hot water for individual homes
- Vastu compliance
- Earthquake resistant structure
- Uninterrupted walkways
- Extensive amenities
- Property management
- Fire fighting system
- Extensive children play lots
- Guest/Visitors parking lots

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VINAY ICONIA

THE URBAN RETREAT

Sync with outdoors. BLEND WITH ELEMENTS.

OUTDOORS

- Amphi-Theatre
- Cricket Ground
- Basketball Court
- Skating Track
- Jogging track
- Cycling Track
- Uninterrupted Pedestrian Walkways
- Bus bay
- Bicycle Parking
- Seating Areas with Pergolas
- Temple
- Outdoor Fitness Center
- Gazebos
- Visitors Car parking
- Outdoor Meditation Platform
- Children Play areas with play equipment

The Mall for Convenient Shopping

- Department Stores
- Banks, ATMs
- Restaurants
- Office spaces
- Serviced suites
- Clinics & Pharmacy
- State-of-the-art Gym
- Small businesses
- Brand stores
- Electronics & Computer stores etc.

CLUB COOPER (Phase - 1)
CLUB BAKER (Phase - 2)

CLUB FACILITIES & AMENITIES

- Multipurpose hall with attached restaurant
- A/C Gymnasium
- Children play areas with designer landscapes
- Ground level swimming pool
- Terrace swimming pool
- Terrace cafeteria
- Indoor games (Table Tennis, Chess, Carroms & Snookers etc)
- Indoor Shuttle courts
- Roof-top Tennis court
- Basketball court
- Yoga / Meditation / Aerobics hall
- Banquet Halls
- Ample off-street guest car parking space
- Library
- Wi-Fi
- Squash courts
- Spa / Saloon
- Creche
- Guest rooms

SMR®
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ICONIA
THE URBAN RETREAT

Recreation for the Body, Mind & Soul

Rooftop Tennis Court

SPECIFICATIONS

FOUNDATION & STRUCTURE: RCC framed structure designed to withstand wind & seismic loads.

SUPER STRUCTURE: 6" thick Solid cement / mud bricks for external walls with CM (1:6) and
4"thick solid cement / mud bricks for internal walls with CM (1:6).

PLASTERING:
INTERNAL: 12mm thick smooth cement plastering in CM 1:6 for walls & ceiling.
EXTERNAL: 20mm thick smooth cement plastering in CM 1:6 for walls.

DOORS
MAIN DOOR: Main door frames of Teak wood and HDF skin moulded paneled shutter / Teak paneled shutter with melamine polishing & designer hardware of the standard brand.
INTERNAL DOORS: Internal doors frame of Teak wood & flush doors shutters with one side Teak veneer with melamine polish / HDF skin moulded paneled shutters with paint finish & designer hardware of the standard brand.
WINDOWS: Aluminum powder coated windows /UPVC sliding with glass with safety grills (M.S) with enamel paint finish.
GRILLS: Aesthetically designed, Mild Steel (M.S) grills with enamel paint finish.

PAINTING
EXTERNAL: Textured finish & two coats of exterior emulsion paint of the standard brand of Indian make.
INTERNAL: Smooth putty with two coats of premium acrylic emulsion paint of the standard brand over a coat of primer.

FLOORING
LIVING & DINING: 800 x 800 mm size vitrified tiles of the standard brand.
BEDROOMS & KITCHEN: 600 x 600 mm size vitrified tiles of the standard brand.
TOILETS, BALCONY & UTILITIES: Acid resistant, anti-skid ceramic tiles of the standard brand.
CORRIDORS, STAIRCASES & LIFT LOBBIES: Granite/vitrified flooring.

KITCHEN
Black granite platform with stainless steel sink with 2' height dadoing.

TOILETS
Glazed ceramic tiles dado of the standard brand upto 7'-0"height.

UTILITIES / WASH
Provision for washing machine & Wet area for washing utensils etc.

BATHROOMS
Toilets with European WC, wash basin, CP and sanitary fittings of Jaquar/Kohler make or equivalent brand.

ELECTRICAL
1. Concealed copper wiring with PVC insulated wires and modular switches of reputed make.
2. Two way switches for fan and light in bedrooms.
3. Power points for cooking range chimney, refrigerator, microwave ovens, mixer/grinders, water purifier, exhaust fan in kitchen, washing machine in Utility area.
4. Provision for geyser points in bathrooms.
5. Provisions for internet point and AC point in hall and all bedrooms.
6. TV points in hall and all bedrooms.
7. Three phase supply for each unit & individual meter boards.
8. Miniature Circuit Breakers (MCB) for each distribution boards of the standard brand.

TELECOM
1.Telephone points in living, dining areas, master bedroom & children bedroom.
2.Intercom facility to all the units connecting Security.

CABLE TV
Provision for cable connection in master bedroom & living room.

LIFTS
1. High speed automatic passenger lifts with rescue device with V3F for energy efficiency of standard make.
2.One service lift with V3F for energy efficiency for each tower.
3.Granite/marble cladding at ground level at lift lobby.
4.Vitrified tiles/granite tile cladding at other levels of lift lobby.

WTP & STP
1. Fully treated water made available through an exclusive water softening plant.
2. Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping & flushing purpose.

GENERATOR
100% D.G set backup with acoustic enclosure.

CAR PARKING
Car parking provision in 3 basement levels.

FACILITIES FOR PHYSICALY CHALLENGED
Access ramps at all entrances shall be provided for the physically challenged.

SECURITY / BMS
1. Sophisticated round-the-clock security system.
2. The complete building shall be provided with Building Management System with all facilities.
3. Panic button & intercom will be provided in the lifts connected to the security room.
4. Surveillance cameras at the main Security & entrance of each block.

CLUBHOUSE & AMENITIES
1. Well designed clubhouse with facilities like terrace tennis court, basket ball court, table tennis, gym, library, creche, open party areas, terrace swimming pool, indoor games, shuttle courts, squash courts, banquet hall, guest rooms, Yoga/meditation/aerobics, shallow pool, multi purpose hall etc.

PARKING MANAGEMENT
Entire parking is well designed with spacious driveways to suit the number of car parks provided with parking signage & equipment at required places to ease the driving.

FIRE & SAFETY
1.Fire hydrant & fire sprinkler system in all floors & basements.
2.Fire alarm & Public address system in all floors & parking area (basements) Control panel will be kept at main Security.

LPG:
Supply of gas from centralized Gas bank to all individual apartments with pre-paid gas meters.

100% VASTU

ROOFTOP TENNIS COURT

SECURITY

TEMPLE

PEDESTRIAN-FRIENDLY PREMISES

DIRECTION BOARDS

BUZZERS AT ZEBRA CROSSING

JOGGING & CYCLING TRACK

BICYCLE PARKING

HELIPAD

ENVIRONMENT SUSTAINABILITY

3-LEVEL CAR PARKING

BUS BAY

ZULIA PLAZA

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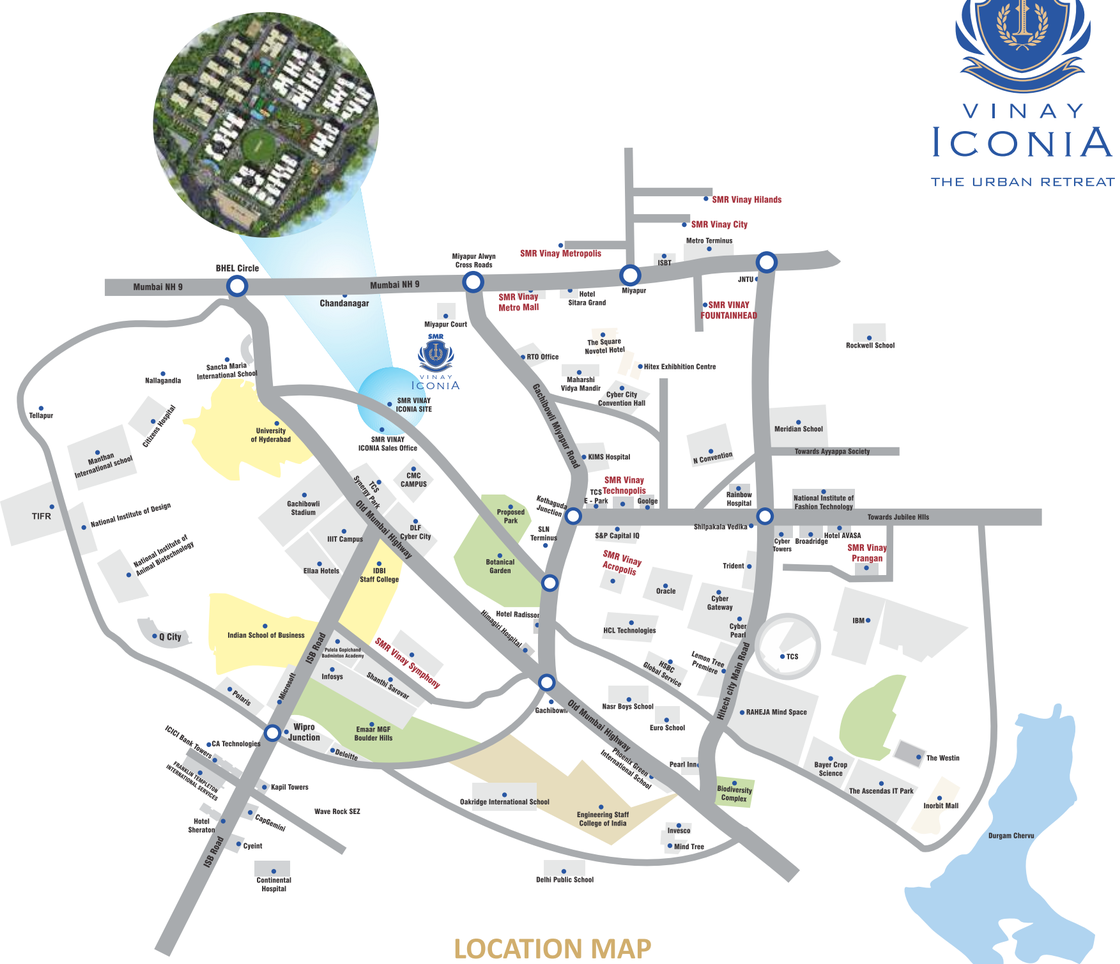
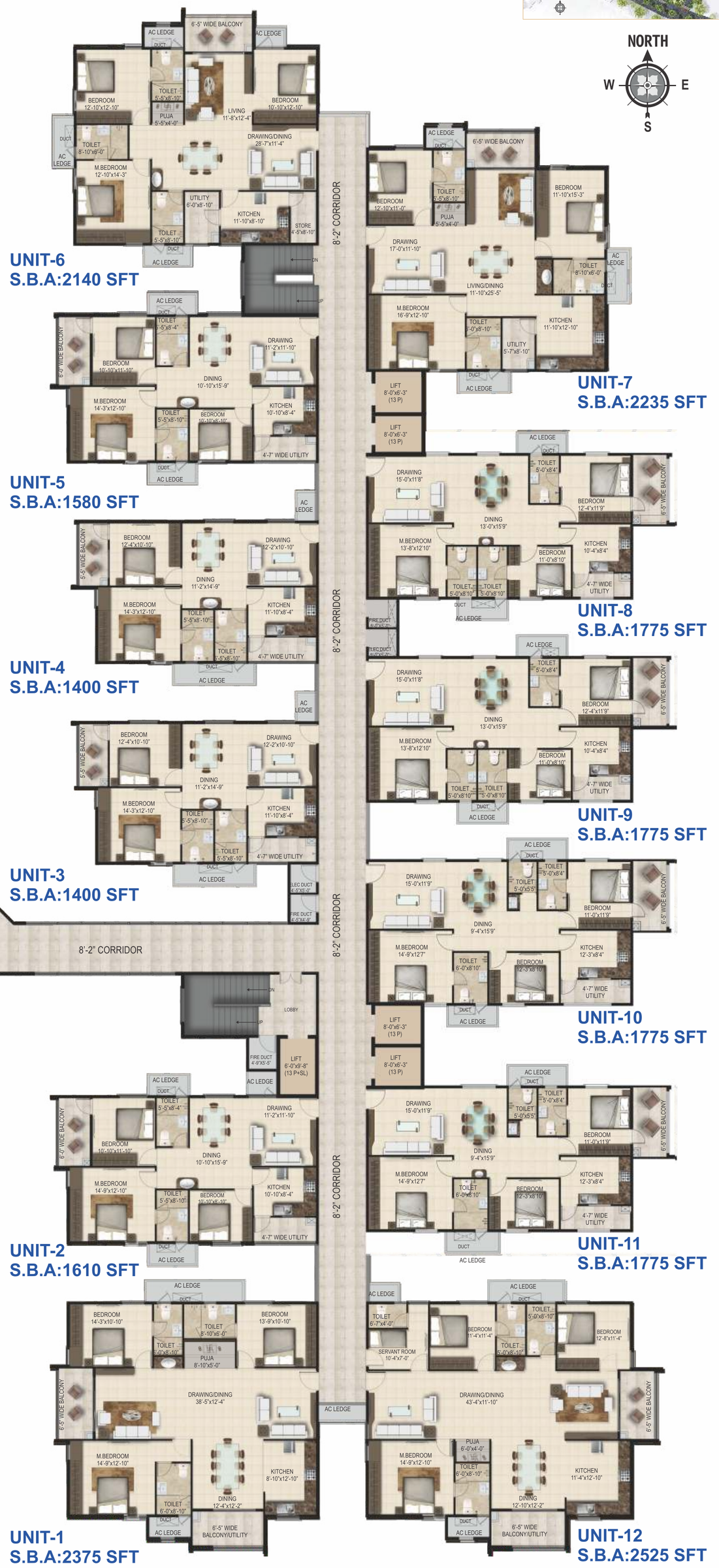


LOCATION MAP

NOT TO SCALE

Over 4000 acres of green lung space, as viewed from SMR Vinay Iconia

S.B.A : SUPER BUILT UP AREA



STANLEY - A - TYPICAL FLOOR PLAN

STANLEY - B - TYPICAL FLOOR PLAN

JADE - GROUND FLOOR PLAN

JADE - TYPICAL FLOOR PLAN

SMR® HOLDINGS

NORTH
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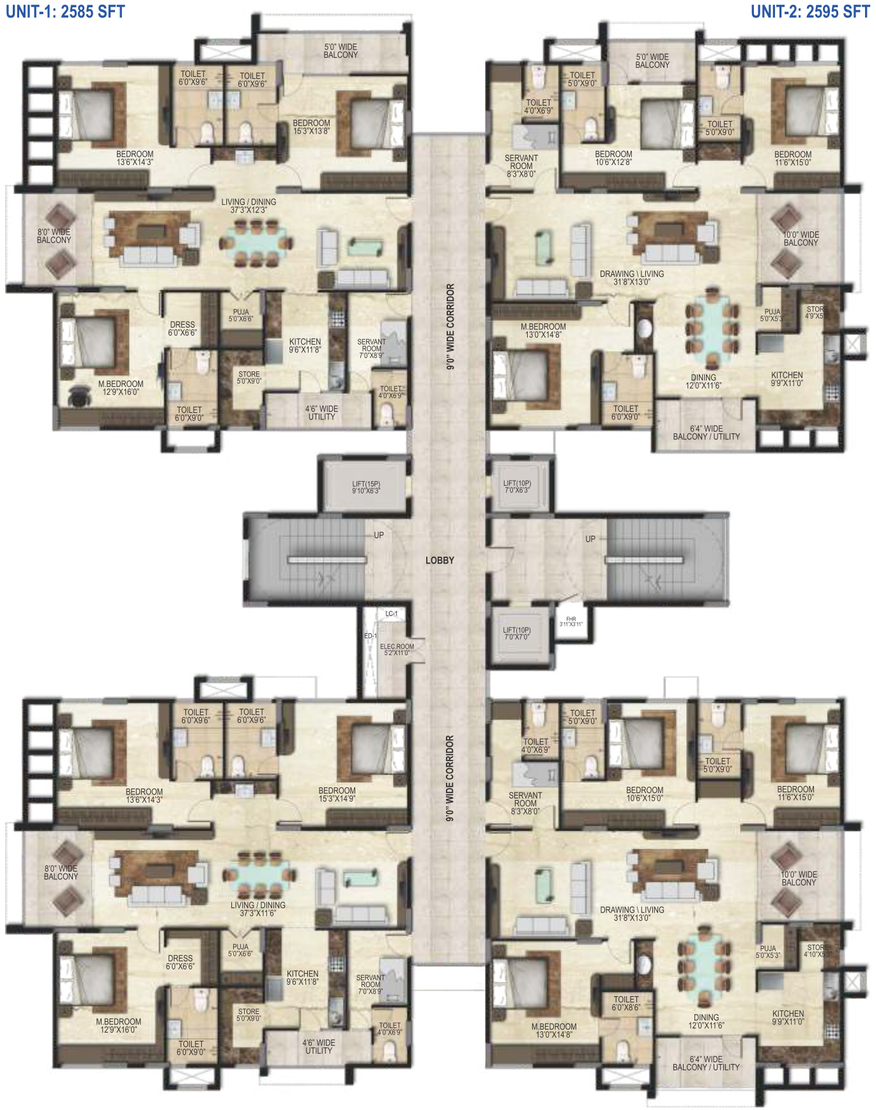
SMR®
VINAY ICONIA
THE URBAN RETREAT

KEY PLAN

ROSA - GROUND FLOOR PLAN

ROSA - TYPICAL FLOOR PLAN



SMR® HOLDINGS

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SMR®
VINAY
ICONIA
THE URBAN RETREAT

KEY PLAN

OLYMPUS - GROUND FLOOR PLAN

OLYMPUS - TYPICAL FLOOR PLAN

SMR® HOLDINGS

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SMR®
VINAY
ICONIA
THE URBAN RETREAT

KEY PLAN

CRISTALLO - GROUND FLOOR PLAN

CRISTALLO - TYPICAL FLOOR PLAN

SMR® HOLDINGS

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SMR®
VINAY ICONIA
THE URBAN RETREAT

KEY PLAN

TITLIS - GROUND FLOOR PLAN

TITLIS - TYPICAL FLOOR PLAN

SMR® HOLDINGS

NORTH
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SMR®

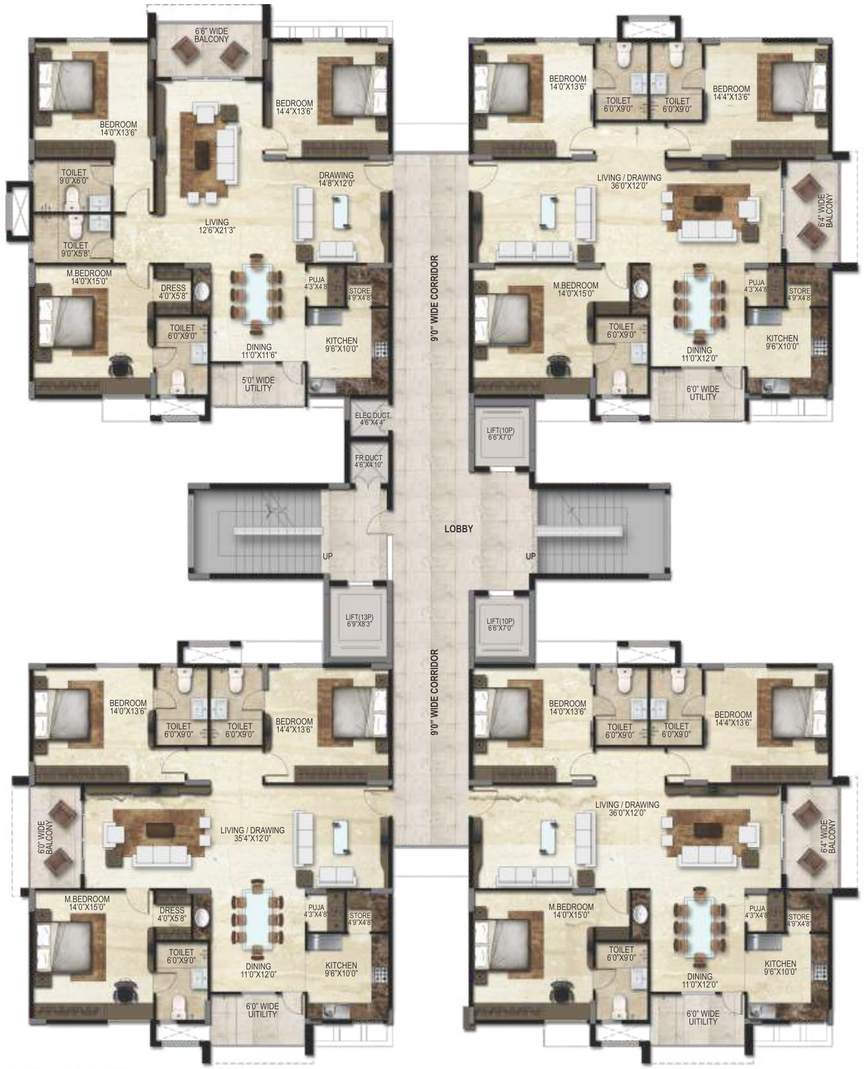
VINAY ICONIA

THE URBAN RETREAT

KEY PLAN

MONT BLANC - GROUND FLOOR PLAN

MONT BLANC - TYPICAL FLOOR PLAN



SMR® HOLDINGS

NORTH
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SMR®
VINAY ICONIA
THE URBAN RETREAT

KEY PLAN

SMR®
HOLDINGS

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