



VINAY  
**ICONIA**  
THE URBAN RETREAT  
Kondapur, Gachibowli







**SMR<sup>®</sup>**

**VINAY**  
**ICONIA**

**THE URBAN RETREAT**  
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Over 4000 acres of green lung space, as viewed from SMR Vinay Iconia

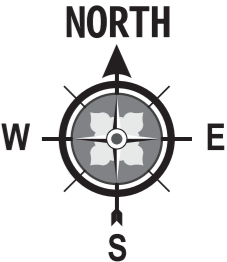


# SITE LAYOUT PLAN



## LEGEND

- A. Entry / Exit
- B. Commercial Entry / Exit
- C. Basket Ball Court
- D. Terrace Tennis Court
- E. Swimming Pool
- F. Terrace Swimming Pool
- G. Guest Parking
- H. Play Areas
- I. Out Door Gym
- J. Cricket Ground
- K. Cricket Pitch
- L. Temple
- M. Bus Bay





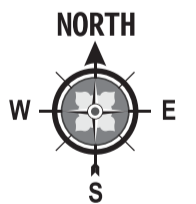
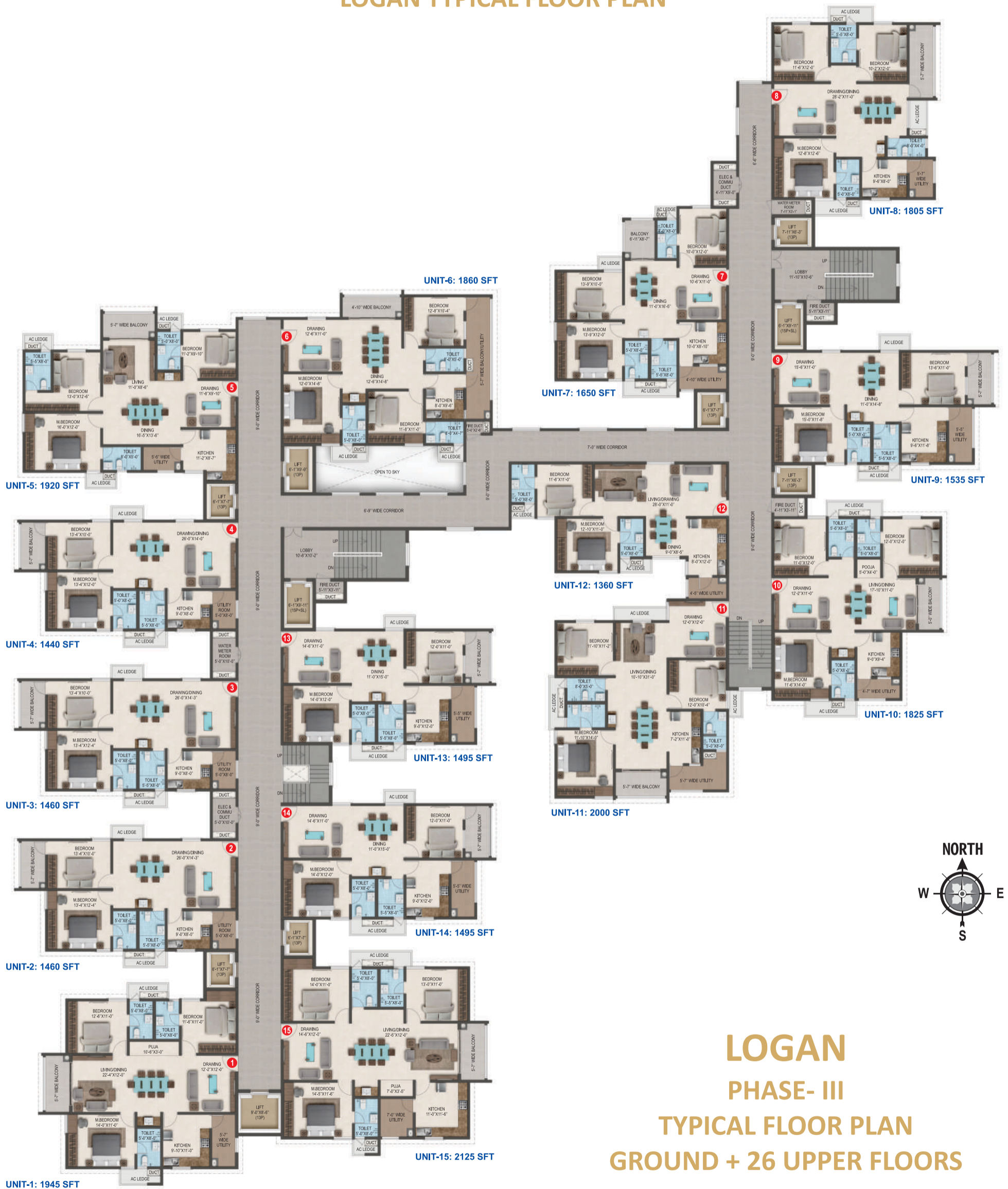


**LOGAN**  
Phase - III





## LOGAN TYPICAL FLOOR PLAN



## LOGAN PHASE- III TYPICAL FLOOR PLAN GROUND + 26 UPPER FLOORS

For Further Details:

**Call: 7306 66 8899**

[www.smrholdings.in](http://www.smrholdings.in)





**A Walkway Between the Block A & B in Phase - I**





**View of Home Theatre in ICONIA Club house**





**View of Gymnasium in ICONIA Club house**





**Roof Top Swimming pool with Tennis Court in ICONIA Clubhouse**



## 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 PHYSICALLY 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.