



SMART GROUP

Living Beyond Dreams



Eternal Legacy of Quality & Trust



SMART
ICONIC CITY
O Y N A , R A N C H I
City Outside, Resort Inside

Elevation of Life 



Elevation of Joy

Imagine life where every day is an occasion.
The best of the world comes to pamper you.
The finest of greens, the grandest of luxury.
Life in all its celebration. Are you ready?

Here's Presenting your Lifestyle at Iconic City.

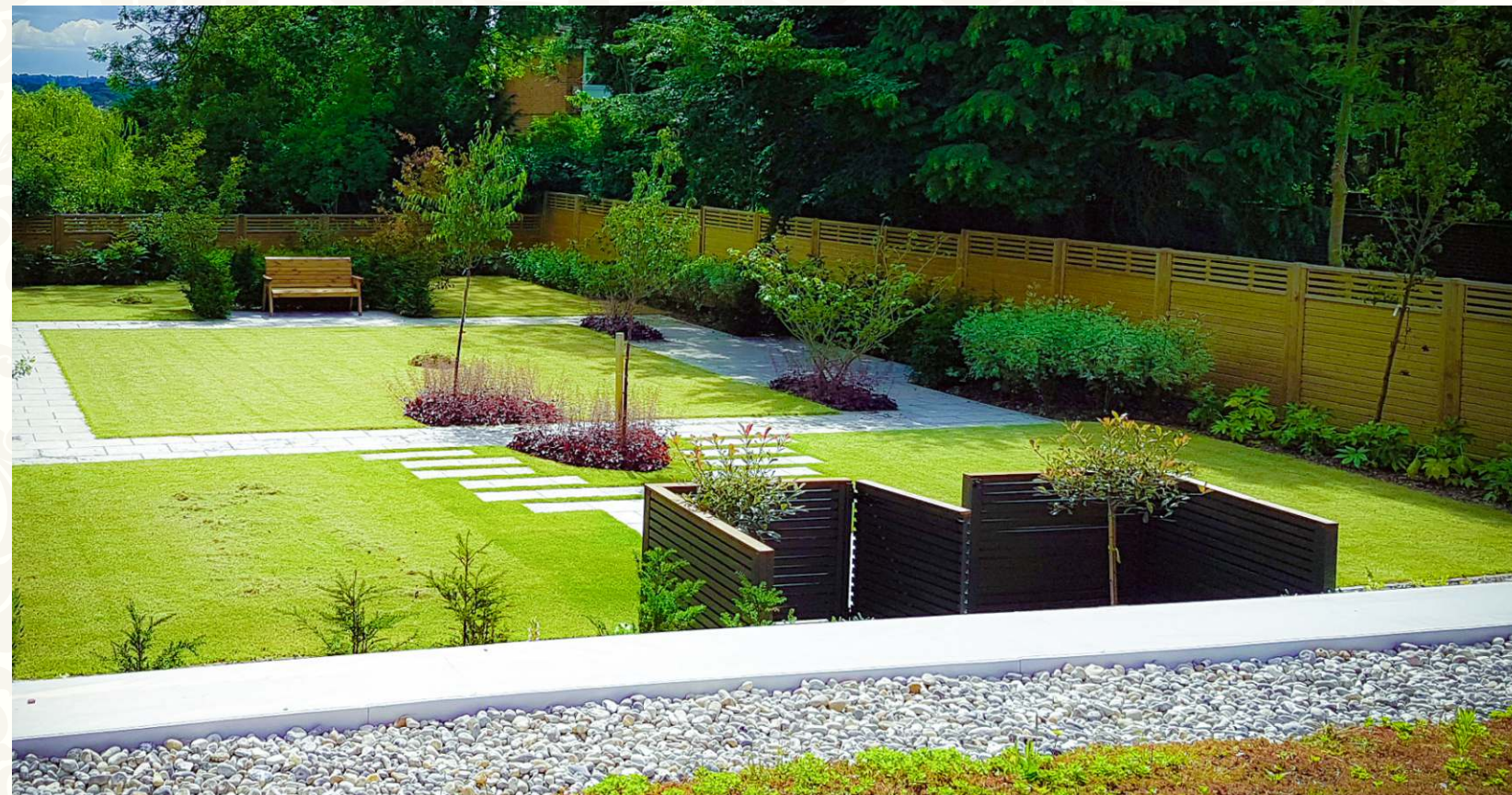
500 Best-in-Class, Contemporary Apartments
& 100 Duplexes in Ranchi.

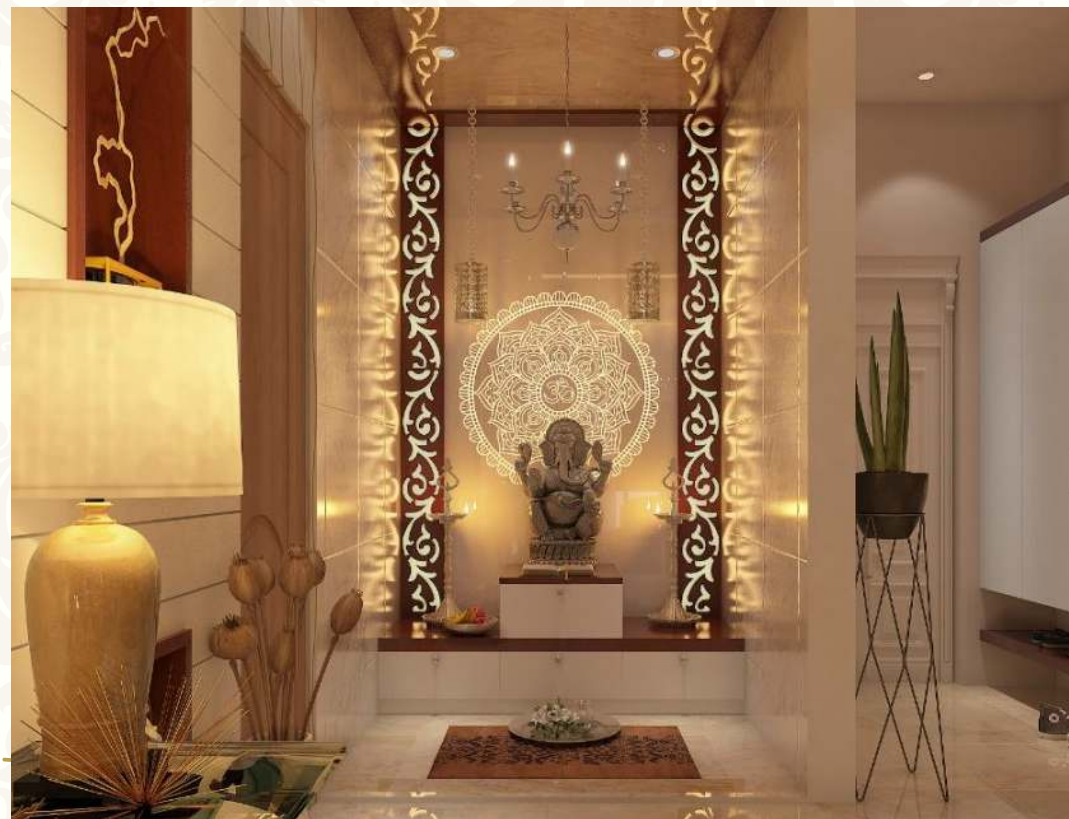


Life moves in Breaths

Life moves in breaths. Amazing, how they change at Iconic City. Deep, quite - yet energetic. It's one thing to be in the lap of nature. Quite another to have nature in your lap. Amidst the sky, your thoughts change. Your health changes. Take a walk. Jog around. Or just sit. Does life change in a few months? Come, find out.

ACTUAL VIEWS ►





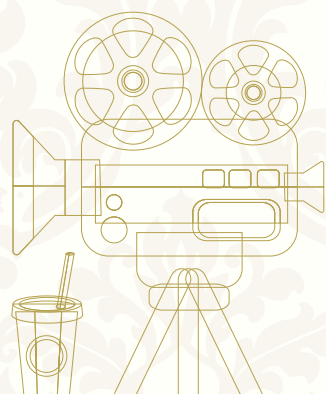
Now The Theatre COMES HOME

A World-Class Mini Theater, one of it's kind. With a rich experience... sit back and relax in luxury! With the stare -of-the-art technology and equipment to transform entertainment and your 'evenings forever!

AIR CONDITIONED

QUALITY EQUIPMENT

32 SEATER



Luxury is The New Comfort

Don't just celebrate celebrate in style. Find a theme. Surprise your guest with new menus. Put up a unique aura. Your Community Centre is right at your feet It's ok if people ask for more, you can do it again with calm and new colorsto be in a resort, you don't need to go out of your home. The finest of facilities are here. Work out at the gymnasium. Live the mornings with energy. You can fell the beat through the day. Lift your spirits. Do more. Be active. Engage with indoor sports in the evenings. When you lose to your child, you win.

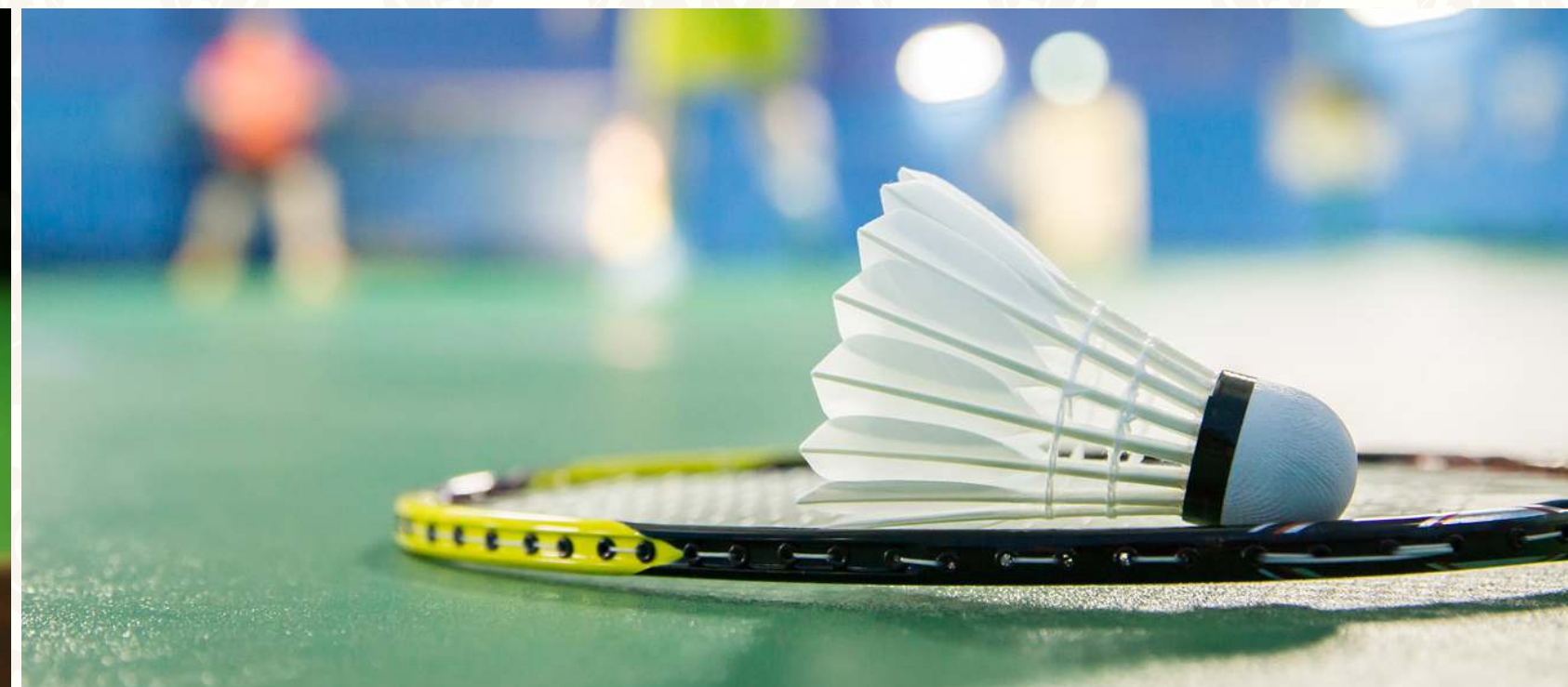
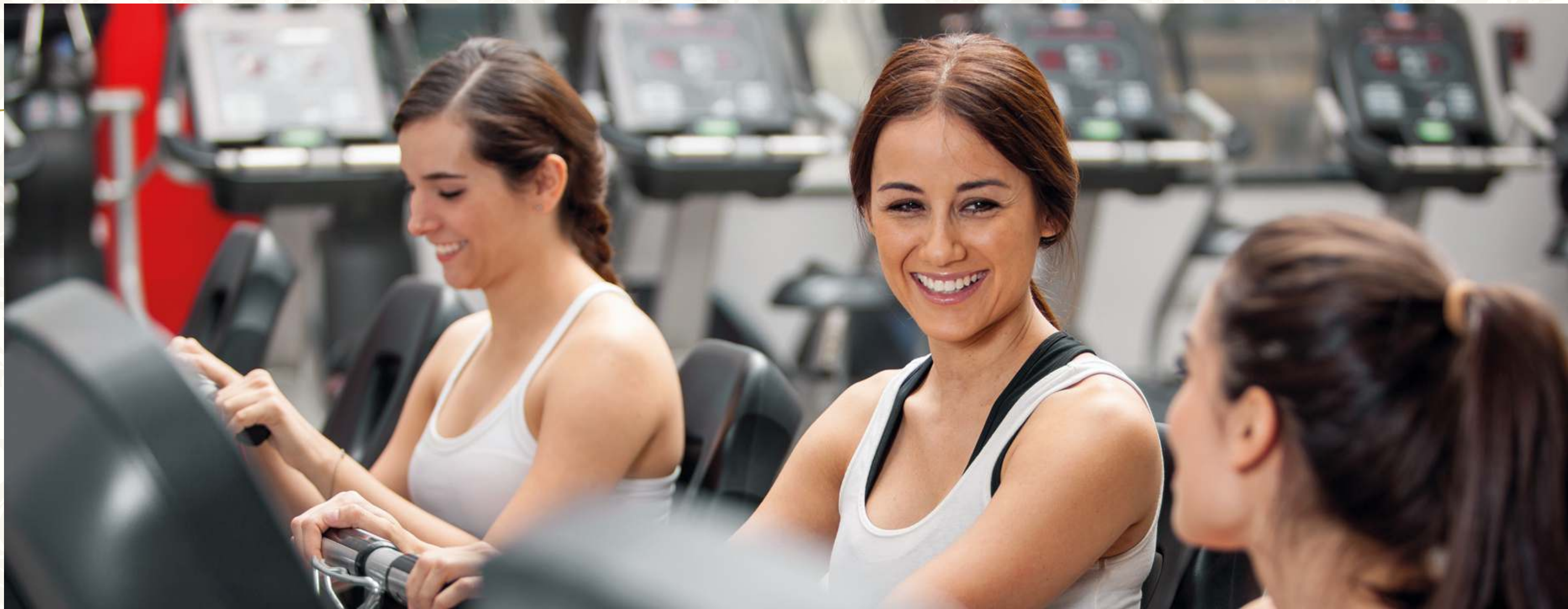
BADMINTON 🏸

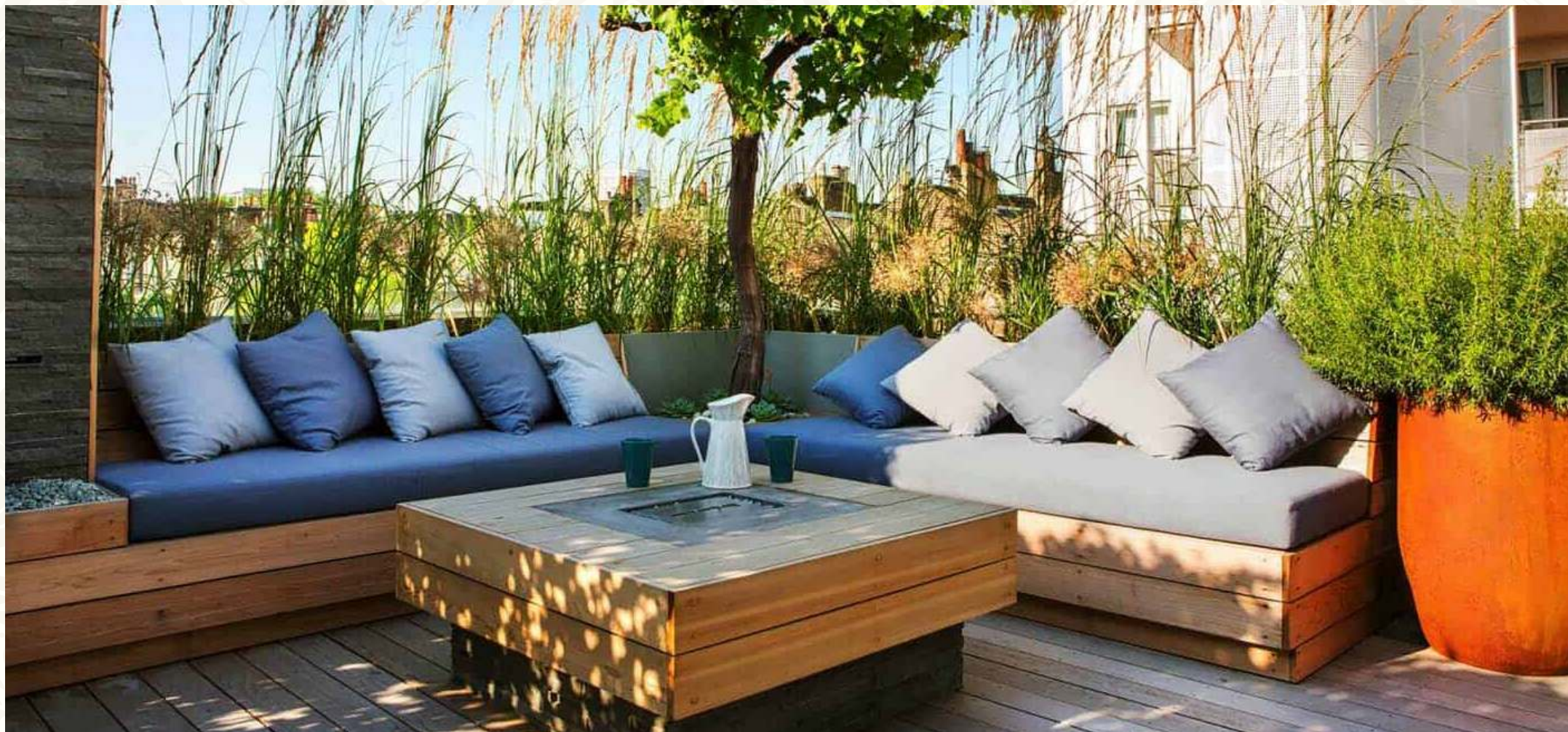
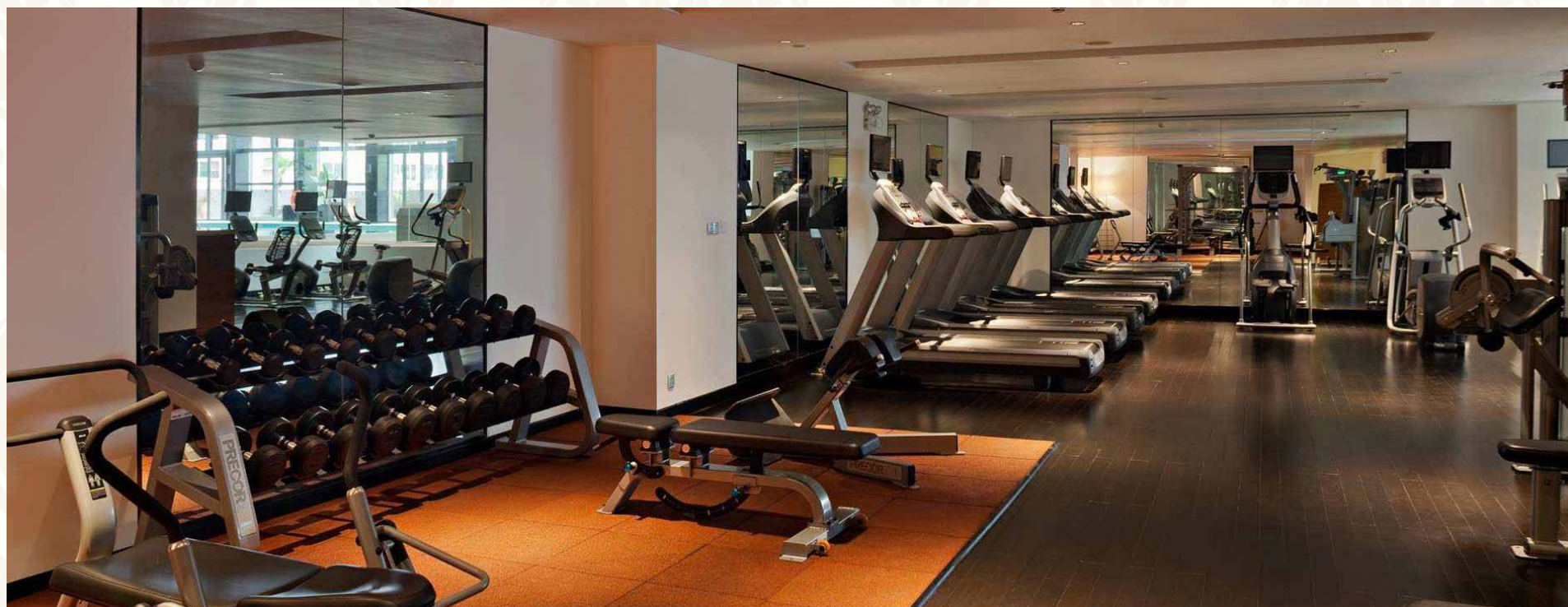
8 POOL TABLE

PARTY HALL 🍷

🍷 TERRACE LOUNGE

GYMNASIUM 🏋️







SMART 
ICONIC CITY
OYNA, RANCHI
City Outside, Resort Inside



Proposed Floor Plans

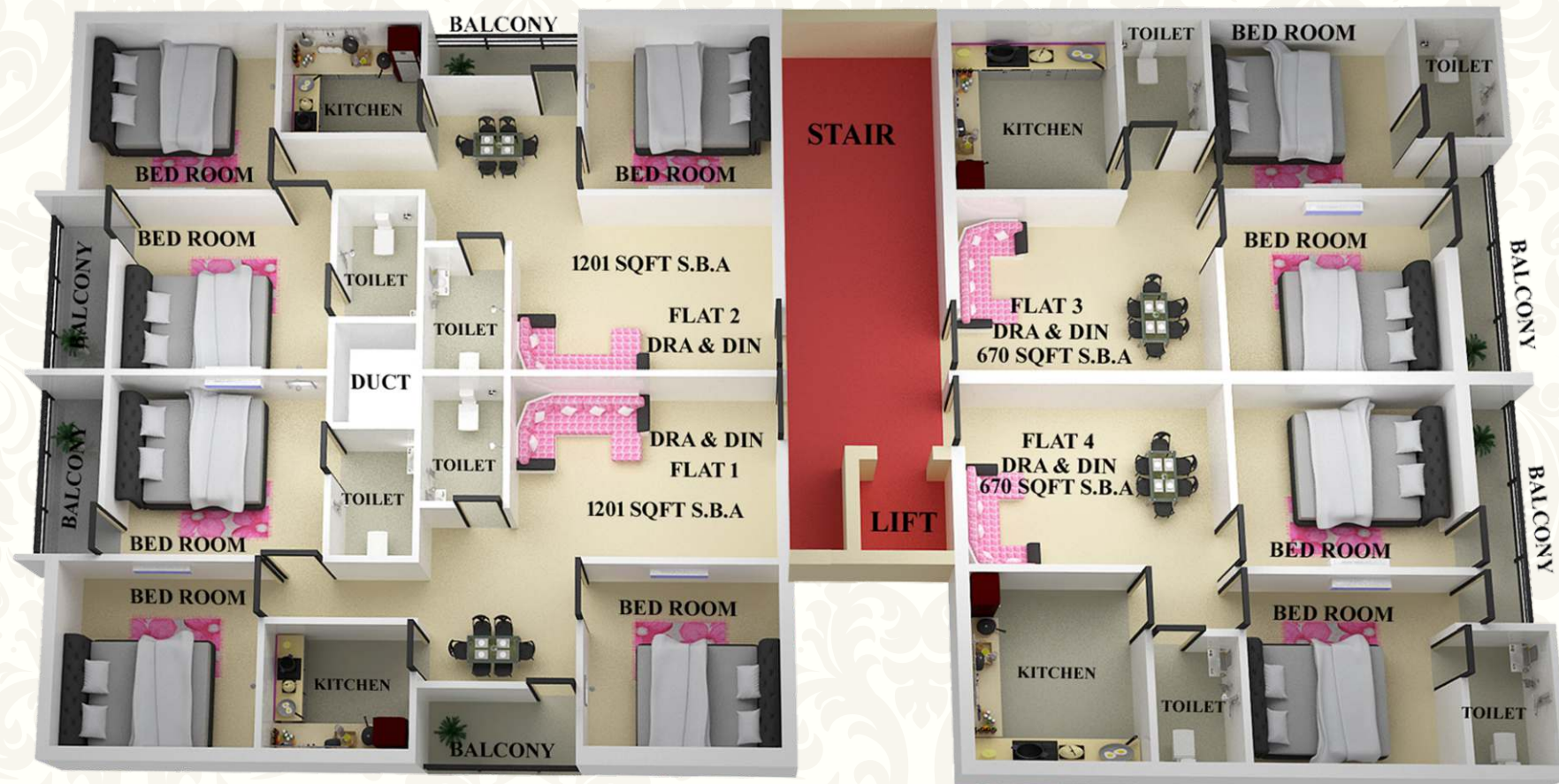


Duplexes

BHK	3	2
GROUND FLOOR	700.26 SQFT	576 SQFT
FIRST FLOOR	700.26 SQFT	576 SQFT



Typical Floor Plans



Proposed Floor Plans



Tower 1-5

FLAT	1 & 2	3 & 4
SBUA	1201 SQFT	670 SQFT
BHK	3	2





Specifications

Structure R.C.C framed structure.

Walls Brick work with cement mortar. External wall -9" thick. Internal wall-4.5" thick.

Flooring vitrified tiles(2'x2') in drawing & dining space along with the passage. Not in the dining balcony. Ceramic tiles of(12"x12") in rest of the covered areas inside the flat.

Wall Finish Internal : All Internal walls with plaster of Paris. External: Cement plastered (mixed with waterproof chemical) external walls. Single coat of super sonwchem / equivalent cement paint & two coat of exterior paint.

Toilets Walls: Designer Ceramic tiles up to a height of 7 ft. Flooring: Non skid Ceramic tiles of (12"x12"). Fittings: Awash basin, mirror, towel ring & cold water supply system with C.P fitting of standard make. Hot & cold water supply. Sanitary: Vitreous white Ceramic sanitary ware of standard make. Cistern of PVC.

Kitchen Flooring: Non skid Ceramic tiles of (12"x12"). Platform: Cooking Platform in back Granite with stainless steel kitchen sink. Wall: 2 ft height Ceramic tiles dado above cooking platform. One loft above the kitchen door.

Generator Supply 500w power supply to each flat. Power backup in lifts, water pumps, street light & other common areas, etc. Additional capacity to the flats can be provided on extra charges.

Electrical All electrical wiring in concealed conduits with Copper wires & standard fittings. All rooms consist of two light points, one fan point, one A/C point & one plug point (5 Amp). Kitchen with two light points, one power point (15 Amp) & one plug point (5 Amp). Provision of exhaust fan in kitchen and both the toilets. One refrigerator point (5 Amp) in dining room. One power point (15 Amp) in common toilet and one calling bell point. IN rest of areas convenient provision of light, fan and power points will be provided as per the approved electrical drawings.

Telephone/ TV points One point in drawing / dining room and one in master bed room. (not a connection)

Door & Hardware 30mm thick commercial flush doors . All doors with two coats of synthetic enamel paint on a coat of primer, on wooden / M.S Door frames .Door fittings up approved make .

Windows Aluminum sliding windows with 3mm clear glass. Colour anodizing can be done or extra cost.

Electric Supply All units will have individual meters by J. S. E. B. Electricity connection charges extra.

Water Supply Through deep tube wells & overhead tank.

Note :

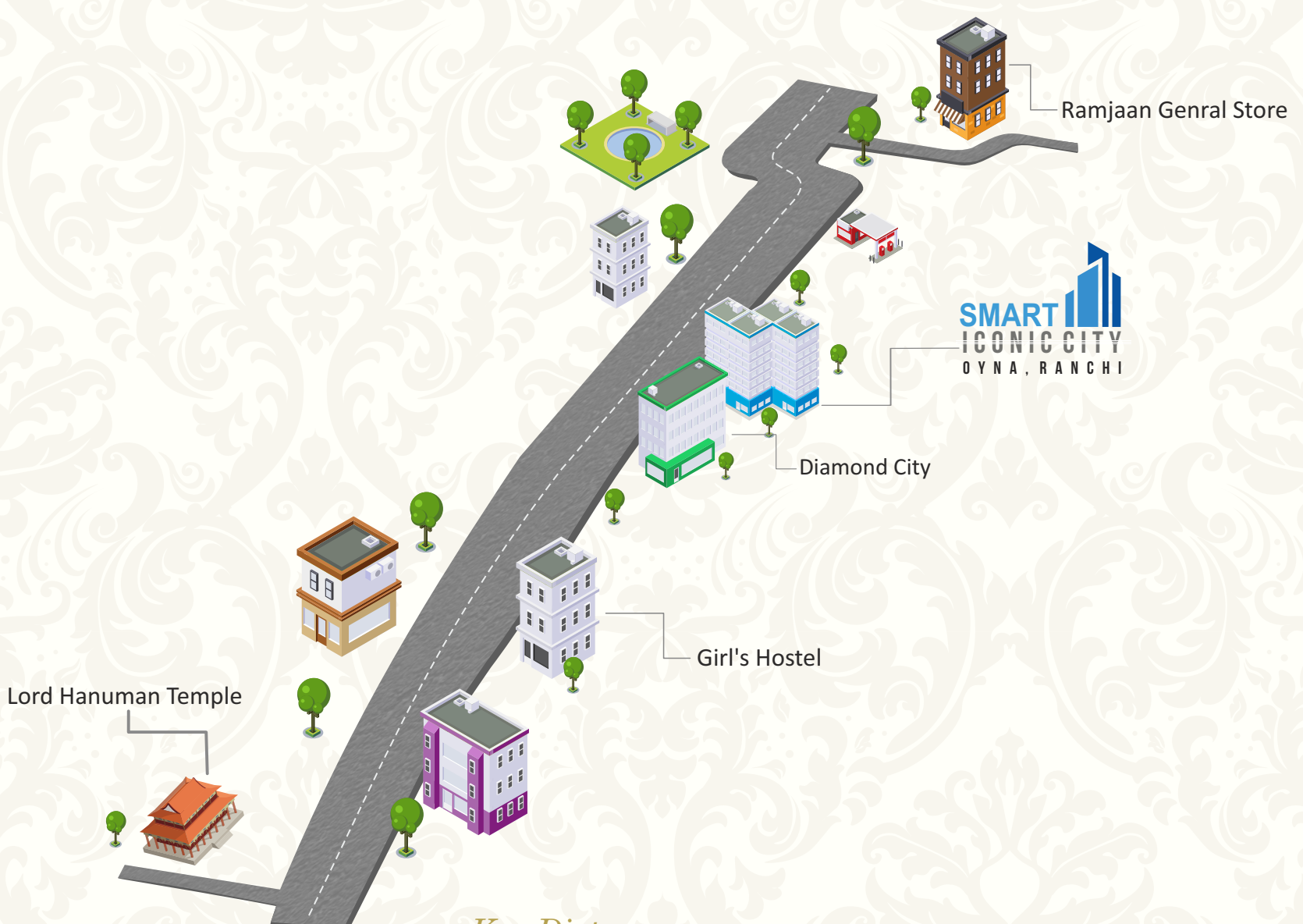
All the building plans, layouts, specification, space etc. are tentative and subject to variation and modification as edition / modification or extra facility demanded by the applicant will be charged extra. Any alteration / modification , extra facility demanded by the applicant will be accepted only if permitted by the architects of the company/ management of the company accessories shown in the layout plans such as furniture , electrical appliances , cabinets ,ect. Are purely indicative and are not a part of the sale offering .



*Elevation
of Excellence!*



At Smart Group Joy is in the Air



Key Distances

Railway Station - 16 KM

Ranchi Bazaar Mall - 3 KM

School - 2 KM

Police Station - 3 KM

BIT Mesra - 3.8 KM

Airport - 22 KM

Bank - 3 KM

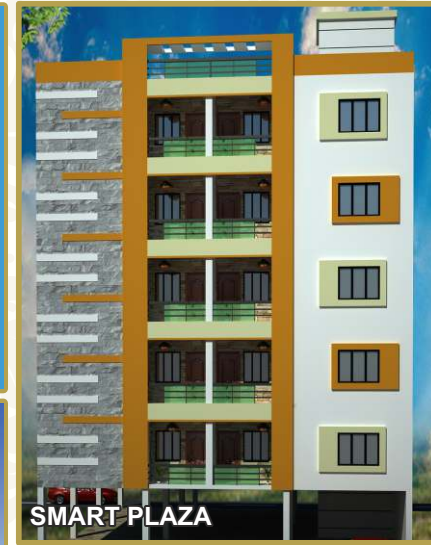
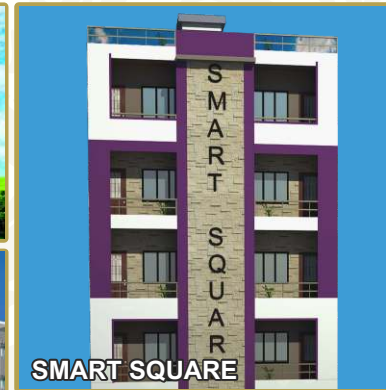
ATM - 3 KM

Medanta Hospital - 2.5 KM



A Promise of a Better Life

With a target to bring an essence of change in what we do and touching lives with this magic. We at Smart Group took the mission to be more vibrant, stronger and fresher. We ideated new ideas at Iconic City Ranchi.. classical yet modern, ethnic yet smart and suave, trendy enough to create a positive influence upon every person's life.



Past Projects





SMART GROUP
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Developer
Smart Housing Buildcon Limited

Registered Office : 4th Floor, Kunti Tower, Kali mati Road, Sakchi, Jamshedpur-831001
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Contact : 0657-2231021, +91-8235075554

Corporate Office Dhanbad : Smart Group, Aditya Aakash Apartment, Shop No.- 3, Murli Nagar, Saraidhela, Dhanbad-826005
Contact : +91-8340452406

Corporate Office Ranchi : Smart Group, 507, 5th Floor, Eastern Mall (Pantaloan Building) Dangra Toli Chowk, Ranchi-834001
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