

LIVE A PICTURE-PERFECT LIFESTYLE



IN A THRIVING LOCALITY



Ruby
**ROYAL
TOWER**

On Mudichur Main Road, Near Tambaram

Set against a vibrant surrounding, Royal Tower comprises of premium apartments that fit right into your budget. Located bang on Mudichur Main Road, it enjoys supreme connectivity to GST Road, Tambaram, and the proposed CMBT Phase II. It is strategically situated so that your access to supermarkets, transportation, and other entertainment options are in walkable distance. Here, space and light are key, therefore every room is carefully designed to offer utmost space, with natural light and breeze filling the homes during the day. Enhancing your homes further is a range of modern amenities that make this a winning home to invest in.

Stilt + 15 floors | 150 units | 2 & 3 BHK | 974 - 1408 sq.ft.

TYPICAL FLOOR PLAN

(1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 10th & 11th)



TWELFTH FLOOR PLAN



FOURTEENTH FLOOR PLAN



TWELFTH 'A' FLOOR PLAN



FIFTEENTH FLOOR PLAN





THOUGHTFUL AMENITIES

We've created a home for you to experience a wholesome lifestyle. Right from having a healthy routine, to being in a safe and secure community, we've made sure you live your life to the fullest. An open party terrace and terrace garden is sure to make all your little celebrations and parties a huge hit with your guests.



State-of-the-art
Gym



Multipurpose
Hall



Acupuncture
Walk Area



Barbeque
Area



Terrace
Garden



Toddlers
Play Area



24/7 Security with CCTV &
Security Intercom



Open Yoga
Terrace



Fire Fitting
System



24/7 Power
Backup



Indoor
Games



STP

SPECIFICATIONS

Structure

- RCC framed structure designed to seismic resistance using high quality materials
- Environment friendly walls with fly ash/clay bricks
- Pre constructional anti-termite treatment under foundation and along external perimeter of the building

Flooring & Dado

- 2'x2' vitrified tile for living, dining, bedrooms, kitchen & walkways (Johnson or equivalent)
- Anti-skid ceramic tiles for toilet floor area (Varmora / Johnson or equivalent)
- 4 inch high skirting matching the floor tiles as per design
- Wall dados – Glazed ceramic tiles 7' ht. for toilets (Varmora / Johnson or equivalent)

Kitchen/Utility

- Glazed ceramic tiles (Johnson/Varmora or equivalent) in kitchen for a height of 2' above platform
- Single bowl stainless steel sinks in kitchen (Nirali or equivalent)
- Sufficient 15 amp & 5 amp socket provision for chimney, hob & other kitchen appliances
- Individual RO system provision in kitchen for drinking water

Water Supply/ Plumbing & Sanitary

- ISI Certified CPVC for concealed/UPVC lines for water supply & PVC for drainage, sewer lines
- Superior quality wall mounted EWC (Cera or equivalent) in all toilets
- Superior quality wash basins in all bathrooms (Cera or equivalent)

- Superior quality CP fittings (Jaquar or equivalent) in all toilets
- False ceiling in all toilets
- Single lever concealed diverter unit (Jaquar or equivalent) in all toilets for hot & cold water
- Provision for washing machine

Firefighting system

- Underground storage water tank with yard hydrant, sprinklers, smoke detector and P.A system as per norms

Painting

- Exterior faces of the building including balconies will be finished with cement plaster & exterior weather shield paint (Asian paints / Nippon paints or equivalent)
- Interior: Smooth finish with putty (Birla/JK or equivalent) & Acrylic emulsion (Asian paints / Nippon paints or equivalent)
- Common area will be finished with cement plaster & Acrylic emulsion (Asian paints / Nippon paints or equivalent)

Electrical

- ISI branded make copper cable wiring in PVC concealed conduits
- Modular plate switches (Roma Urban, Panasonic or equivalent)
- Ready to use AC power point in all bedrooms

Doors & Windows

- Main Door: Factory made teak veneer finish solid core door shutter with solid teak wood frame & standard accessories
- Interior Door: Panelled skin door shutters duly treated and painted with solid wooden frame & standard hardwares

- Toilet Door: FRP or panelled skin doors laminated on one side & PU coat on other side - Painted with standard hardwares
- Locks: SS Satin finished Godrej or equivalent locks & standard hardwares for all doors
- Windows: UPVC – 2.5 track – Plain glass sliding with fly proof mesh
- 5mm Clear glass panels from Saint – Gobain or equivalent for windows
- MS grill for all windows as per design

Other Amenities

- Rainwater harvesting
- Sewage Treatment Plant
- Visitor's car parking
- DTH – Multi-channel DTH service
- Children's play area
- Gym
- Multipurpose hall
- D.G. 100% power backup for common amenities (i.e. water, lift, common area lighting, security system, treatment plant etc.)
- Restricted D.G. Power backup up to 500 Watts for each apartment
- Lumber/Restrooms for servants & drivers in stilt floor

Elevators

- Kone/Johnson or equivalent with ARD power backup

Security System

- Intercom facility
- Door lenses
- CCTV surveillance

Connected to everything.
Yet away from it all.

LOCATION MAP



- ◆ 400 Ft. Outer Ring Road 600 mts
- ◆ GST Road / Vandalur Rly. Stn. - 2 km
- ◆ Tambaram Rly. Stn. - 6 km



Schools

- ◆ Shree Niketan CBSE
- ◆ Narayana E Techno School
- ◆ Alwin International Public School
- ◆ Velammal Vidhyashram
- ◆ Shankara Vidyalaya
- ◆ Anandavalli School



Colleges

- ◆ Dhaanish Ahamed Eng. College
- ◆ Peri Institute of Technology
- ◆ RRASE Eng. College
- ◆ B S Abdur Rahman University



Industries

- ◆ Royal Enfield
- ◆ Apollo Tyres
- ◆ Renault Nissan
- ◆ Daimler India

**WELCOME TO THE HOME BUYING
EXPERIENCE OF A LIFETIME**

**5000 + happy
families**

**185 + completed
projects**

**22 + years of
experience**

ONE name that has always stood for
consistent quality - Ruby Builders

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Building Future

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CREDAI

