

LIVE A PICTURE-PERFECT LIFESTYLE



IN A THRIVING LOCALITY



Ruby
**ROYAL
TOWER**

On Mudichur Main Road, Near Tambaram





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**ROYAL
TOWER**

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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 - 1450 sq.ft.

Mudichur Main Road

MAIN ENTRANCE

Road

Pillayar Kovil Street



SITE PLAN



TYPICAL FLOOR PLAN

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



CMDA No: C/PP/MSB/29 A to F/2015
 RERA No. TN/01/Building/0156/2019 | www.tnrera.in



SEVEN 'A' FLOOR PLAN



NINTH FLOOR PLAN



TWELFTH FLOOR PLAN

UNIT - 01
3BHK - 1408 sq.ft.

UNIT - 02
2BHK - 1160 sq.ft.

UNIT - 03
2BHK - 1099 sq.ft.

UNIT - 04
2BHK - 1160 sq.ft.

UNIT - 05
3BHK - 1408 sq.ft.



UNIT - 11
2BHK - 974 sq.ft.

UNIT - 10
2BHK - 1050 sq.ft.

UNIT - 07
2BHK - 1050 sq.ft.

UNIT - 06
2BHK - 974 sq.ft.



TWELFTH 'A' FLOOR PLAN

UNIT - 01
3BHK - 1408 sq.ft.

UNIT - 02
2BHK - 1160 sq.ft.

UNIT - 04
2BHK - 1160 sq.ft.

UNIT - 05
3BHK - 1408 sq.ft.



UNIT - 11
2BHK - 974 sq.ft.

UNIT - 10
2BHK - 1052 sq.ft.

UNIT - 07
2BHK - 1052 sq.ft.

UNIT - 06
2BHK - 974 sq.ft.



FOURTEENTH FLOOR PLAN

UNIT - 1
3BHK - 1408 sq.ft.

UNIT - 2
2BHK - 1166 sq.ft.

UNIT - 4
2BHK - 1166 sq.ft.

UNIT - 5
3BHK - 1408 sq.ft.



FIFTEENTH FLOOR PLAN



FLAT - 1
 15th Floor
 Flat Area - 1366 sq.ft (3BHK)



KEY PLAN



FLAT - 1
 1st to 7th Floor | 9th to 14th Floor
 Flat Area - 1408 sq.ft (3BHK)



KEY PLAN



FLAT - 1
 7A Floor
 Flat Area - 1450 sq.ft (3BHK)



KEY PLAN



FLAT - 2
 12th & 12A Floor
 Flat Area - 1160 sq.ft (2BHK)



KEY PLAN



FLAT - 2
14th & 15th Floor
Flat Area - 1166 sq.ft (2BHK)



KEY PLAN



FLAT - 2
1st to 11th Floor
Flat Area - 1120 sq.ft (2BHK)



KEY PLAN



FLAT - 3

1st to 12th Floor

Flat Area - 1099 sq.ft (2BHK)



KEY PLAN



FLAT - 4

14th & 15th Floor

Flat Area - 1166 sq.ft (2BHK)



KEY PLAN



FLAT - 4
12th & 12A Floor
Flat Area - 1160 sq.ft (2BHK)



KEY PLAN



FLAT - 4
1st to 11th Floor
Flat Area - 1120 sq.ft (2BHK)



KEY PLAN



FLAT - 5
 7A Floor
 Flat Area - 1450 sq.ft (3BHK)



KEY PLAN



FLAT - 5
 15th Floor
 Flat Area - 1366 sq.ft (3BHK)



KEY PLAN



FLAT - 5

1st to 7th Floor | 9th to 14th Floor
Flat Area - 1408 sq.ft (3BHK)



KEY PLAN



FLAT - 6

1st to 12A Floor
Flat Area - 974 sq.ft (2BHK)



KEY PLAN



FLAT - 6

14th & 15th Floor

Flat Area - 982 sq.ft (2BHK)



KEY PLAN



FLAT - 7

1st to 12A Floor

Flat Area - 1050 sq.ft (2BHK)



KEY PLAN



FLAT - 7A

1st to 11th Floor

Flat Area - 1047 sq.ft (2)



KEY PLAN



FLAT - 9

1st to 11th Floor

Flat Area - 1047 sq.ft (2BHK)



KEY PLAN



FLAT - 10
 1st to 12 Floor
 Flat Area - 1050 sq.ft (2BHK)



KEY PLAN



FLAT - 10
 12A Floor
 Flat Area - 1050 sq.ft (2BHK)



KEY PLAN



FLAT - 11

1st to 12A Floor

Flat Area - 974 sq.ft (2BHK)



KEY PLAN



FLAT - 11

14th to 15th Floor

Flat Area - 982 sq.ft (2BHK)



KEY 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



Business
Centre



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.
- Environment friendly walls with fly ash / Solid blocks.
- 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 & Balconies. (Johnson or equivalent)
- Anti-skid ceramic tiles for toilet floors.
- 4 inch high skirting matching the floor tiles as per design.
- Wall dados – Ceramic tiles 7' ht. for toilets.

Kitchen/Utility

- Ceramic tiles in kitchen for a height of 2' above platform.
- Single bowl stainless steel sinks in kitchen (Franke or equivalent)
- Sufficient 15 amp & 5 amp socket provision for chimney & other kitchen appliances.
- Provision for connecting individual RO System in Kitchen - near sink area.

Water Supply/Plumbing & Sanitary

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

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

Firefighting system

- Yard hydrants & Sprinklers system as per norms.

Painting

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

Electrical

- ISI Branded copper cable wiring in PVC concealed conduits.
- Modular plate & switches. (Panasonic or equivalent)
- Ready to use AC power point in all bedrooms and dining hall.
- Electrical Points – Detailed in Annexure.

Doors & Windows

- Main Door: Paneled OR Flush Doors with standard hardware's.

- Interior Door: Paneled OR Flush Doors with standard hardware's.
- Locks: SS Satin finished Godrej or equivalent.
- Hardware's: Branded - Brass - SS Satin finished.
- Windows: UPVC Sliding shutters with toughened clear glass.
- French Doors: UPVC sliding shutters with plain clear glass.

Other Amenities

- Rain water Harvesting.
- Sewage Treatment plant.
- GYM.
- Multipurpose hall.
- Lumber room in stilt floor.
- DTH service.
- D.G. 100% power backup for common amenities. (i.e. water Pumps, lift, lights in common area, security system, treatment plants.)
- Restricted D.G. Power backup Up to 500 Watts to each Apartment.

Elevators

- Kone /Johnson or equivalent with ARD power backup.

Security System

- CCTV Surveillance.
- Boom barrier.

Connected to everything.
Yet away from it all.

LOCATION MAP



- ◆ 400 Ft. Outer Ring Road - 600 mts
- ◆ GST Road / Vandalur Rly. Stn - 2 km
- ◆ Proposed Kilambakkam Bus Terminus - 3 km
- ◆ Tambaram Rly. Stn - 6 km



Schools

- ◆ Shree Niketan CBSE
- ◆ Narayana E Techno School
- ◆ Alwin International Public School
- ◆ Velammal Vidhyashram
- ◆ Shankara Vidyalaya
- ◆ Anandavalli School
- ◆ Shri Natesan Vidyasala Matriculation Higher Sec. 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

5500+ happy
families

190+ completed
projects

24+ years of
experience

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consistent quality - Ruby Builders

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