

A Project by



No. P02400005447

# SR RUBY

A Gemstone  
Haven

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Haven



**READY TO OCCUPY**

2 & 3 BHK LUXURY APARTMENTS @ BANDLAGUDA JAGIR



## AMENITIES & FEATURES

- Quality construction
- Excellent ventilation
- CCTV camera security
- No common walls
- Power back-up generator
- Prime location
- 100% vaastu
- Rain water harvesting pits
- Solar Fencing

40' WIDE WEST ROAD

*Living in Ruby Splendor*

### TYPICAL FLOOR PLAN



**SR**  
**RUBY**



# S P E C I F I C A T I O N S

## FOUNDATION & STRUCTURE

Structure: RCC-framed structure.  
Super Structure: Red brick of 9" external and 4 1/2" internal walls.

## PLASTERING

Internal and external walls: 18 mm coat cement plaster with smooth finishing.  
Ceiling: 12 mm Coat smooth cement plaster finishing.  
External: 18 mm Double-coat sand-faced cement plastering.

## FLOORING

Living: Vitrified tiles (800x800) of Aparna make.  
Dining, bedrooms, kitchen & balconies: Vitrified tiles of Aparna make.  
Bathrooms: Anti-skid and acid resistant tiles of RAK make.  
Staircase / corridor: Combination of granite vitrified architectural design.  
Utility: Anti-skid tiles of RAK make.

## PAINTING

Internal walls and ceiling: Water-proof base two coat putty, one coat primer and two coats of premium emulsion paint of Asian or equivalent make.  
External: Combination of Asian texture/two-coat paint finish for all external walls.

## ELECTRICAL & COMMUNICATION

Concealed copper wiring of RR cable and modular switches of legrand or equivalent make. Power outlets for air conditioners in all bedrooms. Power outlets for geysers and exhaust fans in all bathrooms. Power plug for cooking range chimney, refrigerator, microwave oven, mixer/grinder in kitchen, washing machine in utility area. Three phase power supply for each unit with individual meter boards. Miniature circuit breakers (MCB) or reputed make for each distribution board.

## KITCHEN

Granite platform with stainless steel sink of 2' height with glazed tiles, provision for fixing of water purifier.

## DADOING

Kitchen: Glazed tiles dado up to 2' height above kitchen platform.  
Bathroom: Glazed tiles of standard make up to door height.

## JOINERY WORKS

Main Door: Designer teakwood frame with two sides veneered flush shutter with melamine polishing finish and hardware of reputed make.

Internal Doors: All internal frames are MT wood frame and flush shutter with painted, fitted with reputed hardware.

Toilet Doors: MT wood frame and flush shutter with painted, fitted with reputed hardware.

Windows: 2.5 track UPVC sliding shutter with clear glass panels.

Grills: Aesthetically-designed MS safety grills with enamel paint finish.

Railing: SS railing for staircase. MS powder-coated railing for balconies.

## LIFT

6-passenger high-speed automatic elevator made by Johnson with front granite cladding.

## BATHROOMS & PLUMBING

All internal and external water lines are of CPVC Ashirvad.

- All drainage fittings and lines are of PVC Ashirvad.
- Wash basin in master bedroom toilet and dining area.
- All sanitary fixtures are of Somany / CERA or equivalent make.
- Single-piece EWC in all toilets of Somany / CERA or equivalent make.
- Jaquar-make hot and cold wall mixer with shower. Provision for geysers in all bedrooms.

## POWER BACK UP

100% DG setup for common areas (lifts, corridor, lighting etc). 5 points in each flat (Living: fan and light; Master Bedroom: fan and light; Kitchen: light).

## SECURITY NETWORK

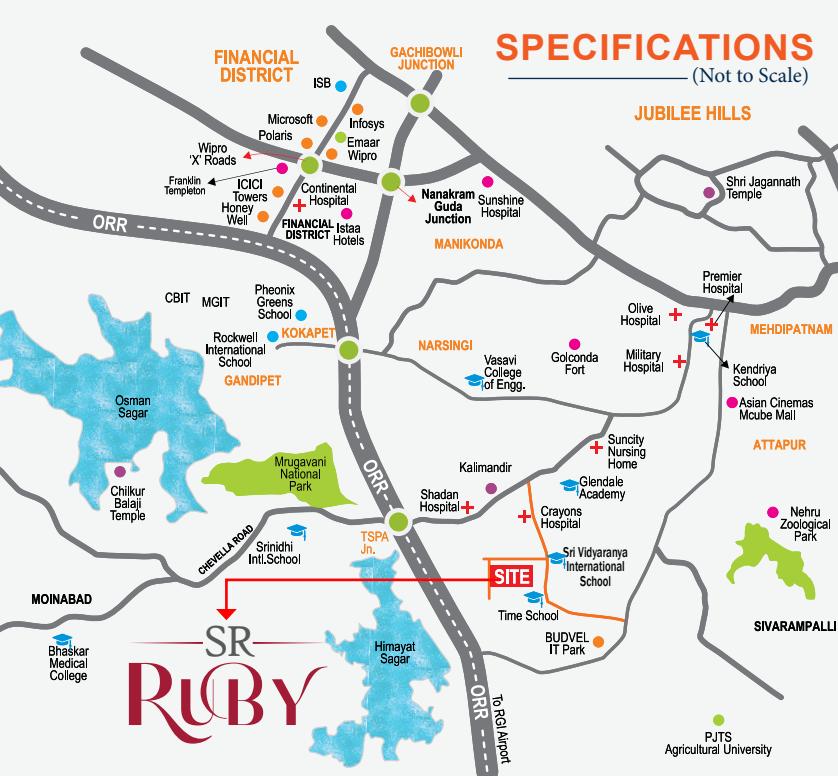
- CCTV cameras in common areas.
- Solar-Powered security fencing on compound wall.

## NOTE

Flat will be handed over for woodwork/interiors after receiving 100% payment only.

- Shelves, chajjas, lofts, arches or any kind of modifications and alterations works are allowed only after handover of the flat.
- GST and Registration Charges are applicable as per Government of India/Telangana State and has to be paid as per the agreed terms.

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.



## SPECIFICATIONS

(Not to Scale)

Promoters

**SR Builders**

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FOR BOOKING ☎

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Architects:

**UDBHAVA**  
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SITE  
Google Coordinates

BROCHURE DESIGN BY  
**DG WORKS**  
9290 55 9933