TS RERA

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Construction Engineering
& Quality Services by

TATA PROJECTS
Simplify.Create

RUBRICK
CONSTRUCTIONS

SRIVEN TRIPURA

The trinity of beauty, comfort & connectivity!

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LET'S COME
TOGETHER, TO
GROW TOGETHER!

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RUBRICK
CONSTRUCTIONS

RUBRICK AT ITS CORE IS BUILT ON THREE PILLARS - QUALITY, SIMPLICITY & TRANSPARENCY.

As a company, 'Customer Satisfaction' is what drives us to deliver only the best. We work with the vision to be a progressive developer that thrives on the commitment to add superior value, through Expertise, Designs & Services, in every project.

Construction Engineering
& Quality Services by

TATA PROJECTS
Simplify.Create

Tata Projects is one of the fastest growing and most admired industrial infrastructure companies in India, having expertise in executing large and complex urban and industrial infrastructure projects. The expertise and commitment to timely execution of projects has made Tata Projects, one of the leading players in India's construction industry.

RUBRICK
CONSTRUCTIONS

Plot No. 151, Third Floor, Block No.10, Jayabheri Park,
Kompally, Hyderabad-500014

6309 487 999 | 040 4852 7995

enquiry@rubrick.in

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The project is spread across 5 acres 24 guntas, proposed to construct a total built-up area of 1.25 million sq.ft.

Scope of Blocks 1 & 2: 2 Basements + Ground Floor + 14 Upper Floors

Scope of Block 3: 2 Basements + Stilt + Ground Floor + 9 Upper Floors

Amenities Block: 2 Basements + Ground Floor + 2 Upper Floors

'TRIPURA' IS A PATHBREAKING FLAGSHIP PROJECT BY RUBRICK.

It's a seamless integration of beauty, comfort & connectivity. A place specially created keeping the whole family in mind!

RUBRICK
CONSTRUCTIONS

Located in Medchal Malkajgiri, Telangana, 'Rubrick Tripura' is a High-rise Gated Community, surrounded by a lush green atmosphere and pleasant views. With a unique architectural design and urban modern amenities, Tripura will turn your mundane life into peaceful living.

Here, homely abodes merge the much-needed serenity with comfort, to nurture your lifestyle. The entire community is not only aesthetically designed and Vastu-compliant but also planned for utmost utility and comfort. Everything, from big to trivial, may it be a lavish clubhouse or simple parking space for guests, has an efficient purpose to make your life easier and better. Our project is also Environment Friendly, as well as Safety Assured, in accordance with our principles.

TRIPURA

AERIAL VIEW OF CLUBHOUSE

VOKAL
LOOP
X STORE
KATTON

HIGH-END AMENITIES NOW IN YOUR GRASP!

State-of-the-art
Clubhouse with amenities

Jogging Track

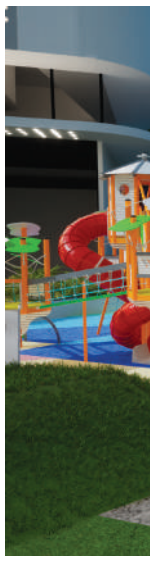
Outdoor Gym

Seating Plaza

Cricket Practice Net

Children's Play Area

Yoga / Meditation Room



— AMENITIES —

- Chess / Carrom
- Quiet Zone
- Trampoline Area
- Multi-purpose Lawn Area
- Interactive Fountain
- Terrace Swimming Pool
- Lawn Mound
- Aerobics

— AMENITIES —

- Kids Cycle Track
- Reflexology Pathway
- Party / Event Hall
- Elevated Deck for Bird Watching
- Tennis Court
- Floor Games

YOUR 'HAPPY' PLACE!

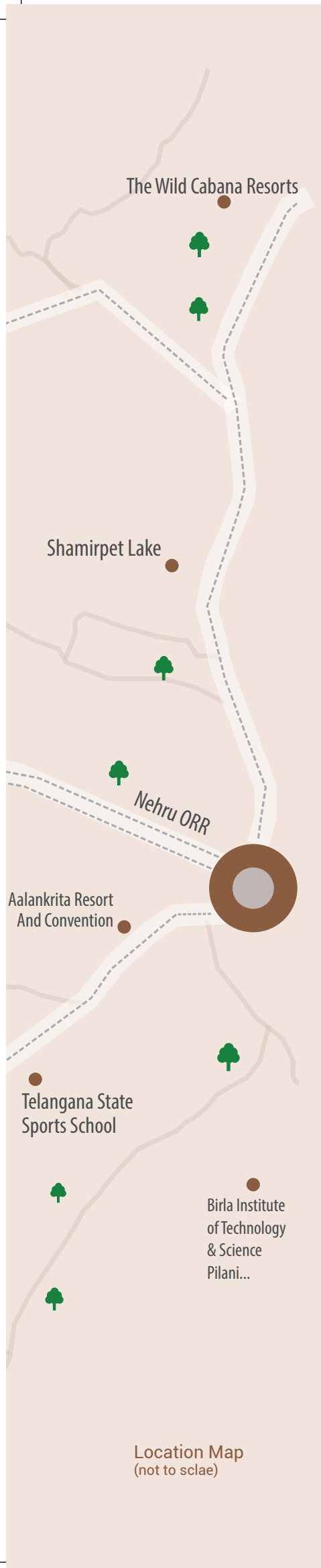
A life that is relished, is a life that is truly lived!

Our 25000 square feet ultra-modern Clubhouse is your space to relax, recharge and simply be happy!

It's the crown jewel of Tripura, with many modern amenities like...

- Cafe & Lounge
- Indoor Games
- Yoga / Dance Hall
- Party Hall
- Swimming Pool
- Restaurant

Air Force Hospital
Dundigal
KLR Venture
Medchal Check Post
Kndlakoya Oxygen Park
Seethariguda
Nehru ORR Exit 6
Institute of Aeronautical Engineering
Megha Engineering and Infrastructure Ltd
MLR Engineering college
RUBRICK
SRIVEN
TRIPURA
Hyderabad Institute of Technology and Management
Yashoda Hospital, Shubagruha Plots
SITE
ORR Exit 5
Ayodhya Circle
Kandlakoya IT Hub
Dundigal Police Station
Gland Pharma
Mahindra Ecole Centrale College Ground
GVK EMRI Hospital
Gandimaisamma
Medical Devices Park & Automobile Park – Sultanpur
Tech. Mahindra
Gundlapochampally
Bowrampet Bus Stop
SBVK CONVENTION
DPR Public School
S.N.R Gardens
Bachupally
Kaziguda
Pranavayu Urban Forest Park
Kompally Village
Bollaram Check Post
IDA Jeedimetla
Jeedimetla



Location Map
(not to sclae)

A HOME RUN TOWARDS GROWTH!

Major Junctions & Places

- Gandimaisamma Circle : 2.50 Km
- Dundigal Police Station : 2.00 Km
- Ayodhya Circle : 3.00 Km
- ORR Exits 5 & 6 : 5.00 Km
- Medchal & Nagpur NH Checkpost : 7.00 Km
- Bowrampet Village : 8.00 Km
- Suraram Village : 9.00 Km
- Kompally Village : 10.00 Km
- Urban Forest - Basuragadi, Gowdavelli : 800 Meters

Connected to Schools by buses operated from Sriven Tripura Location

- TIME School – Kandlakoya : 4.40 Km
- Niraj International School, Kandlakoya : 6.50 Km
- Sunflower Vedic School, Kandlakoya : 8.00 Km
- DPS Bowerampet (Miyapur Branch) : 6.50 Km
- DRS International School, Dulapally : 8.00 Km
- Unicent School - Dulapally : 5.80 Km
- Abhaya School – Gudlapochampally : 6.50 Km
- Oakridge International School : 9.00 Km
- Sadhu Vaswani International School : 10.00Km

Connected to Colleges by buses operated from Sriven Tripura Location

- MLR Engineering Colleges : 100 Meters
- HITAM College : 1.50 Km
- Dundigal Airport & Institute of Aeronautical Engg. : 5.50 Km
- Malla Reddy Medical University, Sooraram : 8.00 Km
- Narsimha Reddy Engg. College : 7.00 Km
- Malla Reddy Engineering Colleges, Dulapally : 7.00 Km
- St. Martin Engineering College, Dulapally : 10.00 Km
- CMR Engineering Colleges : 7.00 Km
- Siva Sivani Management Colleges : 6.00 Km
- St. Peters Engineering College : 4.00 Km
- Al Ameena Engineering College : 5.00 Km

Connected to Nearest Hospitals

- Malla Reddy Hospital : 8.00 Km
- Malla Reddy Narayana Multi Speciality Hospital : 7.00 Km
- Rush Hospital Kompally : 9.00 Km
- GVK EMRI Hospital : 10.00 Km
- Usha Mullapudi Cardio Hospital : 14.00 Km
- Narayana Hrudayalaya : 6.00 Km
- Renova Multi Speciality Hospital : 11.00 Km

Connected to Major IT & Employment Hubs

- Proposed IT / Electronics SEZ, Kandlakoya Junction : 6.00 Km
- Megha Engineering Infra Ltd (MEIL) : 1.50 Km
- Tech Mahindra Campus : 4.00 Km
- Gland Pharma - Gandimaisamma Circle : 2.00 Km
- IDA Jeedimetla : 10.00 Km
- Medical Devices Park & Automobile Park – Sultanpur : 11.00 Km
- IDA Balanagar : 15.00 Km
- Hitech City : 20.00 Km
- Close to cluster of Pharma Companies : 5.00 Km

Connected to Entertainment

- Dhola-Ri-Dhani : 8.00 Km
- Asian Cine Planet - Kompally : 10.00 Km
- Asian Mukund - Medchal : 10.00 Km
- Leonia Resort - Shamirpet : 15.00 Km
- Alankrita Resort - Tumukunta : 15.00 Km
- Oxygen Park - Kandlakoya : 8.00 Km
- Shopping Malls in Nizampet, Pragati Nagar, Kompally, Jeedimetla & Suraram : 10 Km Radius

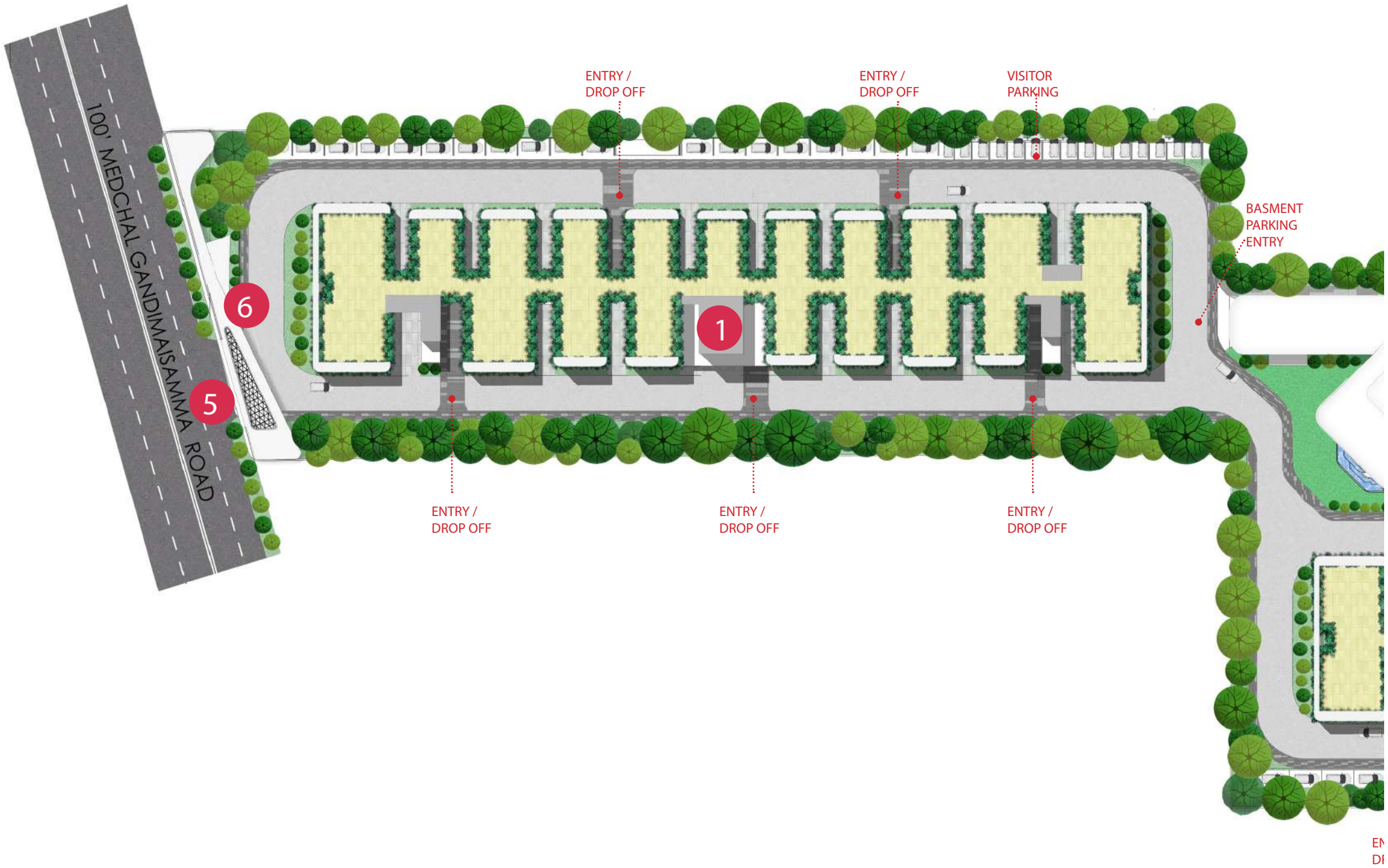
Connected to Banks

- SBI : 2.00 Km
- Canara bank : 4.00 Km
- Union Bank : 5.00 Km
- Andhra Bank : 6.00 Km
- Axis Bank : 7.00 Km

**All distances are approximate.

RUBRICK
TRIPURA

AERIAL VIEW OF TRIPURA



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Scope of Block 3: 2 Basements + Stilt + Ground Floor + 9 Upper Floors
Amenities Block: 2 Basements + Ground Floor + 2 Upper Floors

MASTER PLAN

LEGEND

1. Tower - 1
2. Tower - 2
3. Tower - 3
4. Clubhouse
5. Entry
6. Security
7. Landscape
8. Playcourt

Disclaimer: Tolerance of +/- 2% is possible in the unit areas on account of design and construction variances.

TYPICAL FLOOR PLAN

TOWER - 1

RUBRICK
CONSTRUCTIONS

YOUR PERFECT
ABODE AWAITS
YOU AT RUBRICK
TRIPURA!

SPECIFICATIONS

Every apartment is 'Vastu compliant' and enhanced with a unique curved design Terrace Garden, Classic Pergola with benches and charming viewing deck. Each block is integrated with a centralised piped LPG, and rampway for the elderly & specially challenged.

SUPER STRUCTURE

- R.C.C. framed structure to withstand wind & seismic loads
- Concrete blocks for non-structural members (wherever needed)
- 8-inch thickness solid / fly ash blocks for external walls
- 4-inch thickness solid / fly ash blocks for internal walls

PAINTING

External

- Textured finish and two coats of exterior emulsion paint of reputed make

Internal

- Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer

DOORS, WINDOWS & RAILING

Main Door

- Wood frame with HDF moulded panelled shutter doors with melamine polishing & reputed make hardware fittings. Can be upgraded to steel doors at additional cost

Internal Doors

- Manufactured hard wood frame with HDF moulded panelled shutter doors with paint & reputed make hardware fittings. Can be upgraded to steel doors at additional cost

French Doors

- uPVC Door frame of reputed profile sections, with toughened glass

Windows

- uPVC door frame with toughened glass with suitable finishes as per design with mosquito mesh

Grills for Windows

- Aesthetically designed, Mild Steel (M.S) window grills with enamel paint finish shall be provided for all windows upto 2nd floor

Balcony Railings

- M.S. railing with enamel paint finish of reputed make

UTILITY

Washing Machine

- Provision for washing machine & wet area for vessel washing etc.

FLOORING DETAILS

Drawing, Living, Dining, Pooja

- 600 x 600 mm double charged vitrified tiles of reputed make

All Bedrooms & Kitchen

- 600 X 600 mm double charged vitrified tiles of reputed make

Entrance Lounge

- Granite / Marble flooring with false ceiling

Washrooms

- Anti-skid ceramic tiles of reputed make

Corridors

- Granite Flooring

All Balconies

- Rustic vitrified tile of reputed make

Utility

- Anti-skid vitrified tile of reputed make

Staircase

- Tandur stone

TILE CLADDING

Dadoing In Kitchen

- Glazed ceramic tiles dado up to 2'-0" height above kitchen platform of reputed make

Bathrooms

- Glazed ceramic tile dado up to 8'-0" height of reputed make

Utility

- Glazed ceramic tiles dado upto 3' height of reputed make

ROOM SPECIFICATIONS

Kitchen

- Granite platform with stainless steel sink
- Tiles dado up to 2'-0" height above kitchen platform
- Provision for fixing of water purifier, exhaust fan or chimney
- Provision for washing machine & wet area for dish washing etc.
- Power plug for kitchen chimney, refrigerator, microwave ovens, grinders in kitchen, washing machine and dishwasher in utility area

Washrooms:

- Vanity type wash basin
- Glazed ceramic tile dado up to 8'-0" height of reputed make
- EWC with concealed flush tank of reputed make
- Single lever fixtures with wall mixer cum shower of reputed make
- All C.P. fittings are of reputed make

Electrical Fixtures:

- Internal electrical fixtures
- Geyser provision in all washrooms
- Exhaust fans provision in all the washrooms
- Provision for AC fitting in all the rooms
- Power outlets for air conditioners in all bedrooms & living rooms.
- Plug points for television & audio systems etc.
- 3 phase supply for each unit with individual metre boards
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make
- Concealed copper wiring of reputed make
- Switches of reputed make

TELECOMMUNICATIONS, CABLE TV & INTERNET

Gate App

- Gate app facility in all the units connecting to security

Cable TV

- Provision for cable connection in master bedroom & living room

Internet

- Provision of one internet connection in each apartment

CP & SANITARY FIXTURES

Bathrooms

- Vanity type wash basin
- EWC with concealed flush tank of reputed make
- Single lever fixtures with wall mixer cum shower of reputed makes
- All C.P. Fittings are of reputed make

ELECTRICAL FIXTURES

Internal Electrical Fixtures

- Provision for geysers and exhaust fans in all bathrooms
- Provision for copper piping for air conditioning units for all flats
- Power outlets for air conditioners in all bedrooms & living room
- Plug points for television & audio systems etc.
- 3 Phase supply for each unit with individual meter boards
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make
- Concealed copper wiring of reputed make.
- Switches of reputed make

Kitchen/Utility Area

- Power plug for cooking range chimney, refrigerator, microwave oven, mixer/grinder in kitchen, washing machine and dish washer in utility area

WSP & STP

- Domestic water made available through an exclusive water softening plant (not RO plant)
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water shall be used for the landscaping and flushing purpose
- Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms
- Water meters for each unit for domestic & municipal water

CENTRALIZED BILLING

- Billing shall be done for consumption of electricity, water & LPG

FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all corridors and basements as per NBC norms
- Fire alarm and public address system in all floors and parking areas (basements) as per NBC norms
- Control panel shall be kept at main security

CAR PARKING

2 BHK

- One car parking for 2 BHK apartment

3 BHK

- Two car parkings for 3 BHK apartment
- Car parking shall be in cellars / basements
- Provision for electric vehicle charging

PARKING MANAGEMENT

- Entire parking lot is well designed to suit the number of car parkings provided parking signage's and equipment at required places to ease the traffic flow

FACILITIES FOR UNIVERSAL ACCESS

- Access ramps at all block entrances will be provided for universal access

POWER BACKUP

- Generator of adequate capacity will be provided for common areas & motors

ELEVATORS / LIFTS / ONE SERVICE LIFT

Passenger Lifts Specification

- High speed automatic passenger lifts with rescue device with V3f for energy efficiency of reputed make for each tower with CCTV's inside the lifts

Fire / Service Lifts Specification

- One high speed automatic passenger cum service lift per block with rescue device with V3f for energy efficiency of reputed make for each tower with CCTV's inside the lifts

SECURITY / BMS

- Sophisticated round-the-clock security / surveillance system
- Surveillance cameras at the main security and entrance of each block to monitor
- Panic button and intercom is provided in the lifts connected to the security room
- Solar power fencing all around the compound

LPG

LPG Gas

- Supply of gas from centralized gas bank to all individual flats with prepaid gas meters

Disclaimer: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in plans, specifications, elevations and any other detail as deemed fit.

PROJECT CONSULTANTS

Architectural Consultant
Morphemy Architects

Structural Consultant
Infrastructure Designers

MEP Consultant
Convenient Engineers Services

Landscape Consultant
Garden World

PT Slab Design Consultant
Weavers Tech Structural Systems

RUBRICK
CONSTRUCTIONS
www.rubrick.in

Corporate Office:
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