

Construction Management Services By



# Sliven Tripura

GANDIMASAMMA X ROAD

HYDERABAD



Rubrick Construction Pvt. Ltd. won the Excellence in Affordable Luxury Residential Apartments Award at the ET Excellence Telangana 2024 Awards.



RESIDENTIAL PROJECT OF THE YEAR - RUBRICK TRIPURA BY RUBRICK CONSTRUCTIONS PRIVATE LIMITED



P02200004098



Growing Global

LET'S COME  
TOGETHER, TO  
GROW TOGETHER!

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

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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.

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Construction  
Management Services By



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TQ Cert 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 TQ Cert, one of the leading players in  
India's construction industry

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— LUXURY —  
2&3 BHK  
APARTMENTS

**GANDIMASAMMA X ROAD**  
HYDERABAD



SPREAD ACROSS  
5.24 ACRES



PHASE I - 3 TOWERS  
638 APARTMENTS

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

Scope of Tower 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.

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Located near Gandimaisamma X Roads, Hyderabad, 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.

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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.

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# HIGH-END AMENITIES NOW IN YOUR GRASP

State-of-the-art Clubhouse  
with amenities

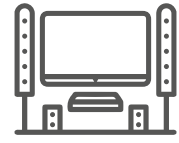
# 60+

## Lifestyle Amenities

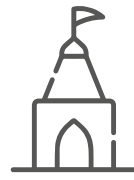




Indoor Games



Home Theater



Temple



Quite Zone



Saloon / Spa



Multi-purpose  
Lawn Area



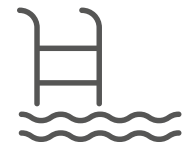
Coffee Lounge



Visitors Parking



Interactive  
Fountain



Temperature  
Control Indoor  
Swimming pool



Super Market



EV Charging  
Stations



Guest Rooms



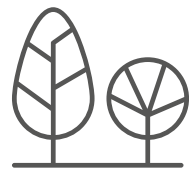
Aerobics



Indoor  
Badminton Court



Jogging Track



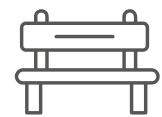
Terrace Garden



Gymnasium



Outdoor Gym



Seating Plaza



Children's  
Play Area



Kids Cycling  
Track



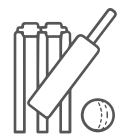
Reflexology  
Pathway



Party Hall



Elevated Deck for  
Bird Watching



Cricket  
Practice Net



Yoga / Meditation  
Room



Floor Games

# MASTER PLAN



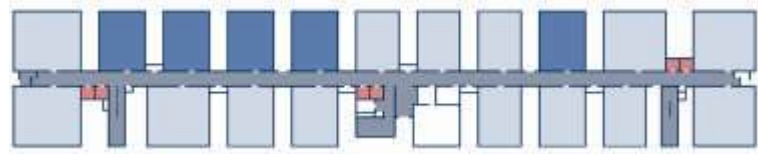
## LEGEND

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

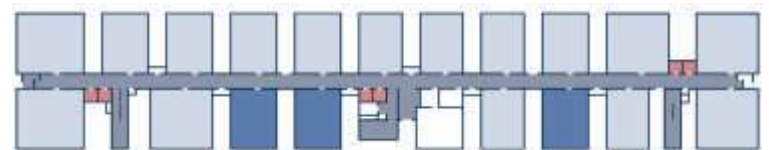


TOWER 1

2 BHK  
EAST FACING  
1175 SQ. FT.



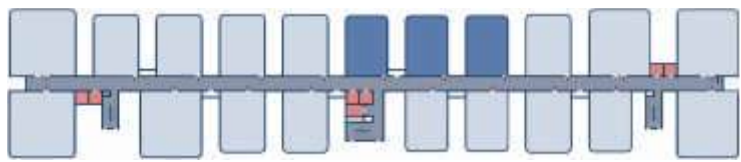
2 BHK  
WEST FACING  
1175 SQ. FT.



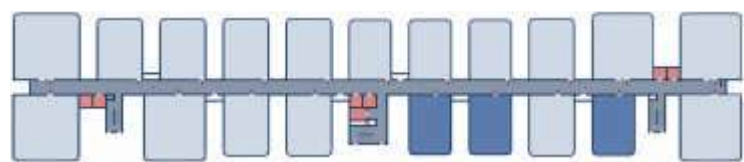
TOWER 1

TOWER 1

2 BHK  
EAST FACING  
1100 SQ. FT.



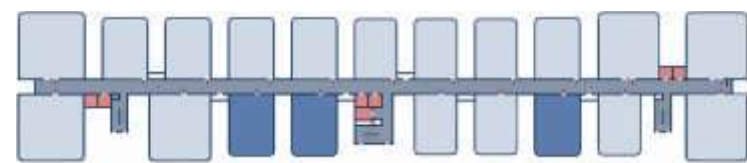
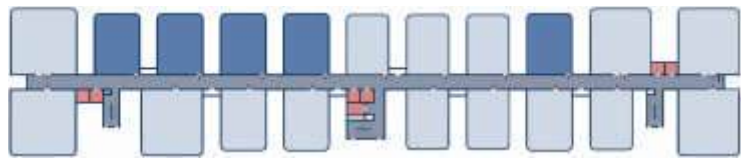
2 BHK  
WEST FACING  
1100 SQ. FT.



TOWER 1

TOWER 1

2 BHK  
EAST FACING  
1200 SQ. FT.

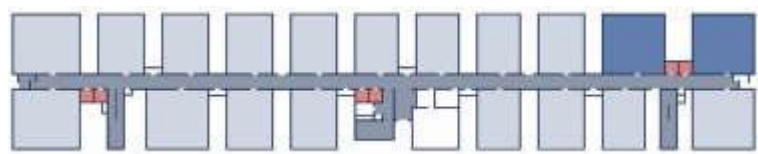


2 BHK  
WEST FACING  
1200 SQ. FT.

TOWER 1

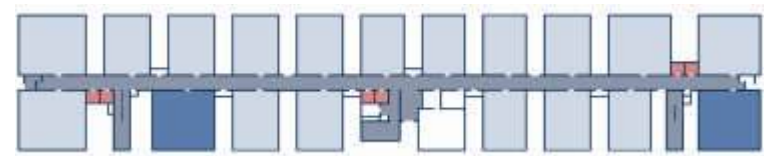
TOWER 1

3 BHK  
EAST FACING  
1575 SQ. FT.



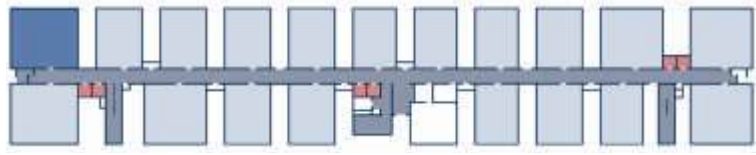
3 BHK  
WEST FACING  
1575 SQ. FT.

TOWER 1



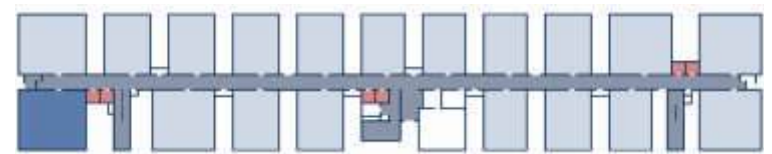
TOWER 1

3 BHK  
EAST FACING  
1700 SQ. FT.



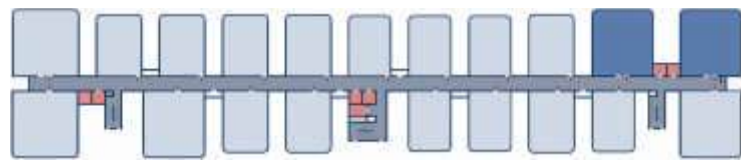
3 BHK  
WEST FACING  
1700 SQ. FT.

TOWER 1



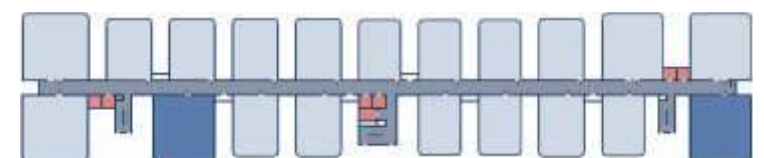
TOWER 1

3 BHK  
EAST FACING  
1750 SQ. FT.



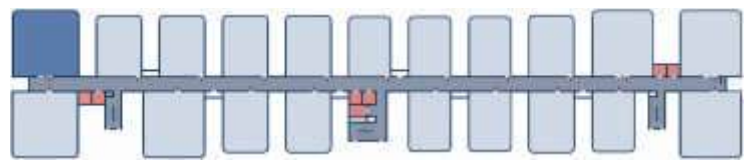
3 BHK  
WEST FACING  
1750 SQ. FT.

TOWER 1

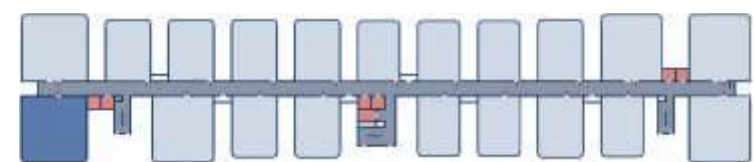


TOWER 1

3 BHK  
EAST FACING  
1900 SQ. FT.



3 BHK  
WEST FACING  
1900 SQ. FT.



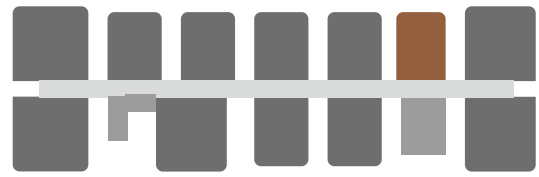
TOWER 1

TOWER 2

2 BHK

EAST FACING

1150 SQ. FT.



TOWER 2

2 BHK

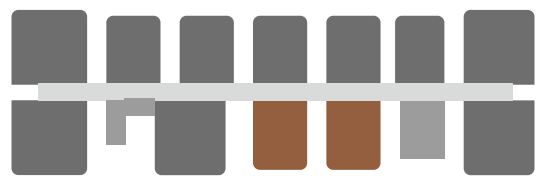
EAST FACING

1250 SQ. FT.



TOWER 2

2 BHK  
WEST FACING  
1250 SQ. FT.



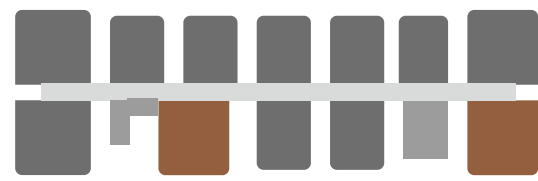
3 BHK  
EAST FACING  
1775 SQ. FT.



TOWER 2

TOWER 2

3 BHK  
WEST FACING  
1775 SQ. FT.



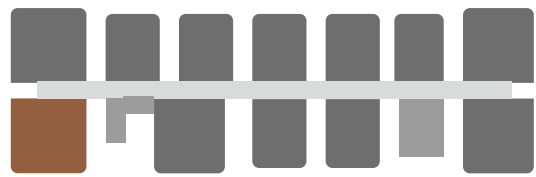
3 BHK  
EAST FACING  
1850 SQ. FT.

TOWER 2



# TOWER 2

3 BHK  
WEST FACING  
1850 SQ. FT.



# SPECIFICATIONS



## 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 and 600x1200 Anti-skid Vitrified tiles of reputed make

### 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

# TYPICAL FLOOR PLAN TOWER - 1

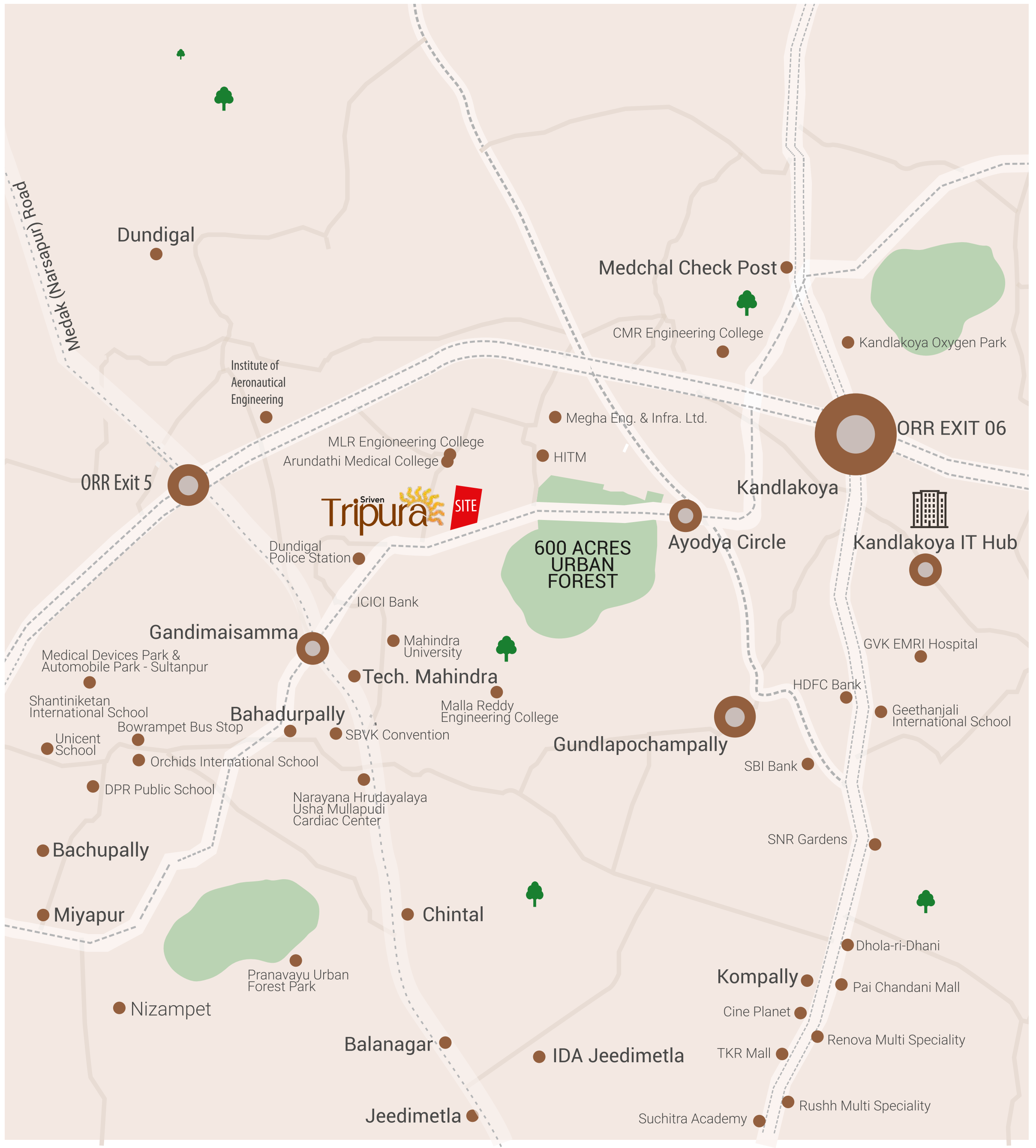


# TYPICAL FLOOR PLAN TOWER - 2



# TYPICAL FLOOR PLAN TOWER - 3





**LOCATION MAP**  
(NOT TO SCALE)



### Connected to Schools by buses

TIME School – Kandlakoya  
 Niraj International School, Kandlakoya  
 Sunflower Vedic School, Kandlakoya  
 DPS Bowerampet (Miyapur Branch)  
 DRS International School, Dulapally  
 Unicent School - Dulapally  
 Abhaya School – Gudlapochampally  
 Oakridge International School  
 Sadhu Vaswani International School



### Connected to Nearest Hospitals

Malla Reddy Hospital  
 Malla Reddy Narayana Multi  
 Speciality Hospital  
 Rush Hospital Kompally  
 GVK EMRI Hospital  
 Usha Mullapudi Cardio Hospital  
 Narayana Hrudayalaya  
 Renova Multi Speciality Hospital



### Connected to Entertainment

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



### Connected to Colleges by buses

MLR Engineering Colleges  
 HITAM College  
 Dundigal Airport & Institute  
 of Aeronautical Engg.  
 Malla Reddy Medical University, Sooraram  
 Narsimha Reddy Engg. College  
 Malla Reddy Engineering Colleges  
 St. Martin Engineering College  
 CMR Engineering Colleges  
 Siva Sivani Management Colleges  
 St. Peters Engineering College  
 Al Ameena Engineering College



### Connected to Major IT & Employment Hubs

Proposed IT / Electronics SEZ,  
 Kandlakoya Junction  
 Megha Engineering Infra Ltd (MEIL)  
 Tech Mahindra Campus  
 Gland Pharma  
 IDA Jeedimetla  
 Medical Devices Park & Automobile Park – Sultanpur  
 IDA Balanagar  
 Hitech City  
 Close to Pharma cluster



### Connected to Banks

SBI  
 Canara bank  
 Union Bank  
 ICICI Bank  
 Axis Bank  
 HDFC Bank  
 Kotak Bank



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 Residential Apartments Award**  
 at the ET Excellence Telangana 2024 Awards.



**RESIDENTIAL PROJECT  
 OF THE YEAR -  
 RUBRICK TRIPURA**  
 BY RUBRICK CONSTRUCTIONS  
 PRIVATE LIMITED



# RUBRICK

CONSTRUCTIONS

**Corporate Office:**

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Medchal Malkajgiri District, Hyderabad-500043

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**Project Approved by all  
Major Banks for Home Finance**

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