



ZRICKS







ZRICKS.COM



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THE  
FUSY

SALIKAS





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ACTUAL PICTURE



EAST VIEW FROM RUBY

# SPECIFICATION

Our flexible approach to providing modern office spaces and 12 m x 9 m column grid, gives you the complete freedom to design your office the way you want. Our commitment to excellence results in unparalleled combination of style and function, singling out The Ruby as the most technologically advanced and efficient commercial real estate.

## SPACE OPTIMISATION

- Large floor plates (45,000 sq. ft. each approx.)
- Large column spans for maximum space efficiency
- 14 ft. floor to floor height
- Natural light from all sides

## LEISURE ZONES

- Cafeteria and Deli
- Open Air Landscaped Garden
- Proposed auditorium with hi-tech audio-visual systems
- Dedicated public areas like restaurants at the lobby
- Club House and Gymnasium

## PARKING

- Parking space for 950+ cars in basements and 3 upper levels
- Smooth traffic flow with separate entry and exit gates

## SAFETY

- Zone 4 Seismic Resistant Structural Design
- Modern Fire Fighting systems
- Designed as per National Building Code (2005) norms

## BUILDING MANAGEMENT SYSTEMS

Advanced Building Management Systems for air-conditioning, water supply, firefighting system, lifts, common lighting, electronic surveillance, security, etc.

## LOBBY & ATRIUM

- Grand 50,000 sq. ft., 30 ft. high entrance lobby with unique sculptures
- Exclusive entries for pedestrians and cars
- 16 high-speed Mitsubishi Elevators with destination control

## SECURITY

- Technologically advanced and sophisticated security system
- Controlled access to parking and office levels

## HVAC

- Central chilled-water air-conditioning system





Every square inch of The Ruby is designed to be environment friendly. With unique design solutions and eco-friendly materials, we've made sure our carbon footprint is bare minimum.



### **GREEN BUILDING**

- Energy Savings over comparable buildings
- Sewage Treatment Plant
- Recycled Water used for AC chillers and landscaping
- Energy efficient lighting system
- LEED Gold feasible building



### **FAÇADE**

- Energy efficient Low-E Glass for optimum sound insulation and radiant energy reflection
- Honey Comb Frit Pattern designed keeping in mind the light patterns for maximum light infiltration and uninterrupted outside view
- Unitized Double Glazing System from Korea
- Design by ALT Cladding, Phillipines
- Executed and installed by ILJIN, Korea



### **24 X 7 POWER**

- Dual power source proposed for uninterrupted supply from Tata Power
- Space provision for Backup Generators
- 100% back-up for common area services



### **TELECOM INFRASTRUCTURE**

- Connectivity from telecom companies available on-site
- Private VPN Services available



### **INFORMATION TECHNOLOGY**

- High strength areas available to install IT infrastructure
- Internal data center available
- 24x7 chilled water connection available to cool Server Rooms
- 4 Low Voltage Risers per floor for efficient distribution of voice and data networks



### **DISABLED FRIENDLY**

- Building designed to be ADA (American Disability Association) compliant



### **SEPARATE ENTRY**

- Separate access ramp for passenger cars
- Separate access for staff & visitors through escalators from Senapati Bapat Marg

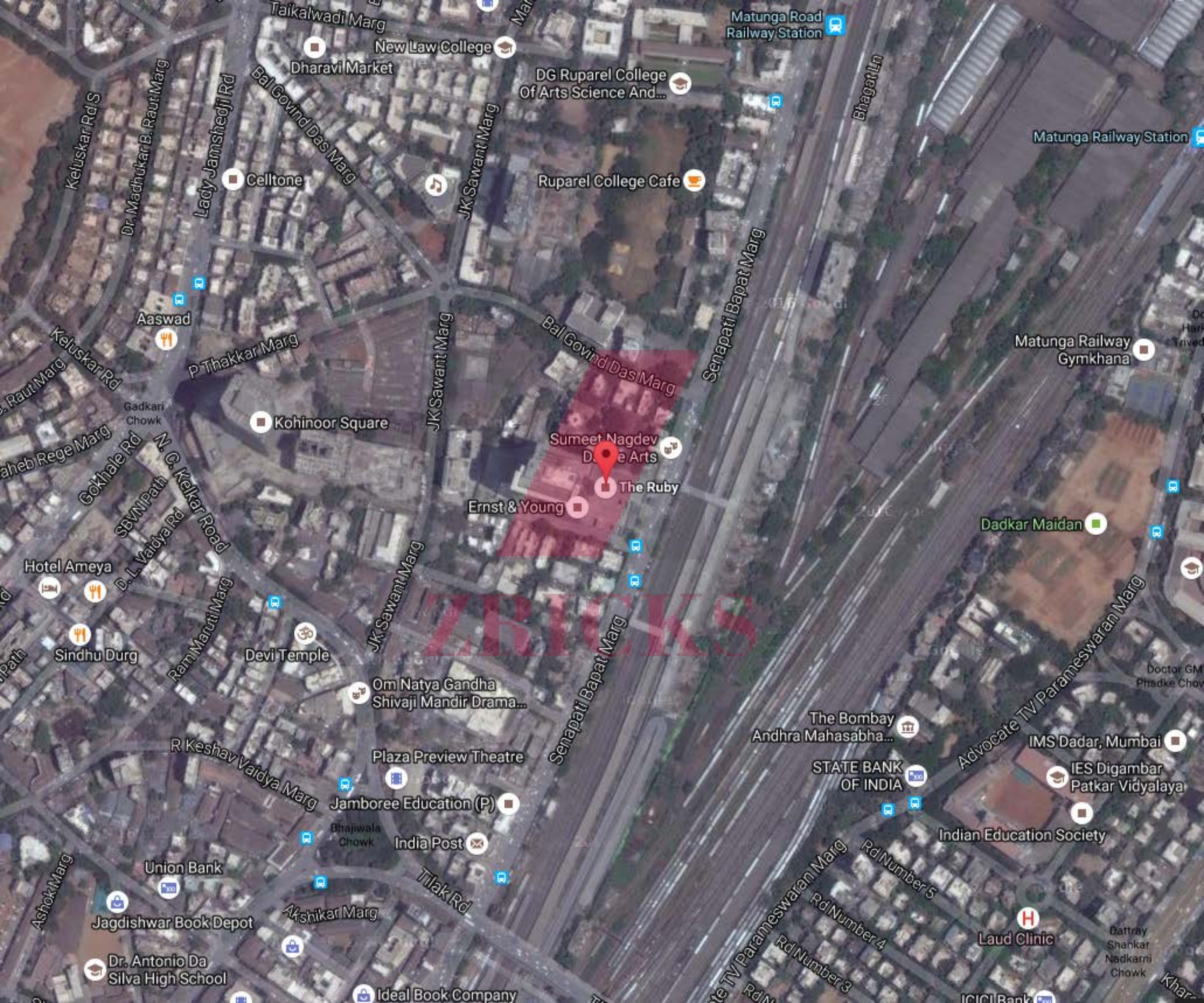


### **ELEVATORS**

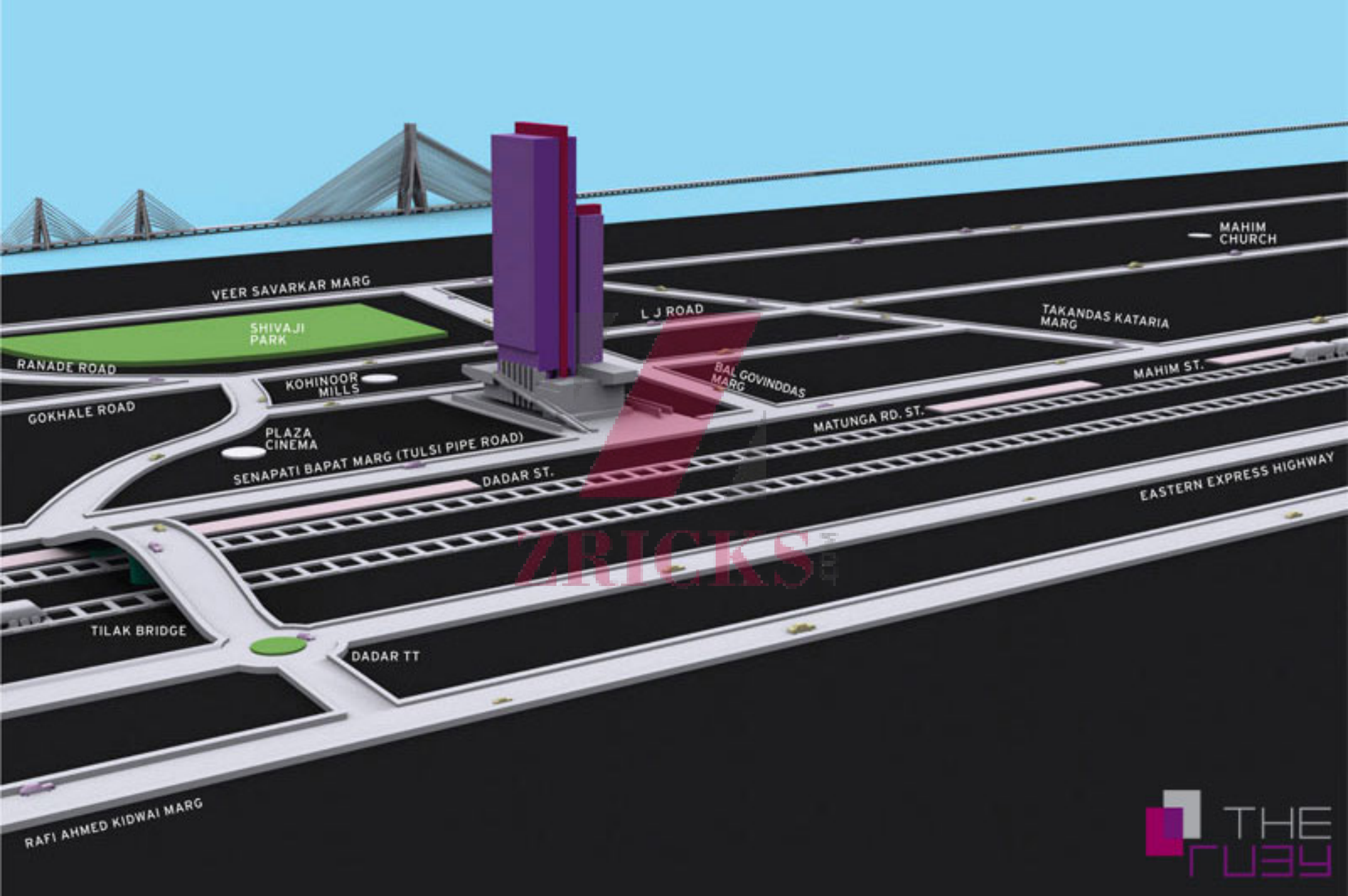
- High-Speed Passenger & Service Elevators
- Car Elevators











VEER SAVARKAR MARG  
SHIVAJI PARK  
RANADE ROAD  
GOKHALE ROAD  
KOHINOOR MILLS  
PLAZA CINEMA  
SENAPATI BAPAT MARG (TULSI PIPE ROAD)  
DADAR ST.  
L J ROAD  
BAL GOVINDAS MARG  
MATUNGA RD. ST.  
TAKANDAS KATARIA MARG  
MAHIM ST.  
MAHIM CHURCH  
EASTERN EXPRESS HIGHWAY  
DADAR TT  
TILAK BRIDGE  
RAFI AHMED KIDWAI MARG

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