



**The Ruby, 29 Senapati Bapat Marg (Tulsi Pipe Road), Dadar (West), Mumbai 400 028.**  
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IN A WORLD CROWDED  
WITH MONOTONOUS,  
CHARACTERLESS  
STRUCTURES, YOU WILL  
RARELY COME ACROSS  
AN ADDRESS THAT GOES  
BEYOND ITS FUNCTION  
AND TRULY BECOMES  
A LANDMARK.



AN ADDRESS THAT'S TAKEN  
THE BIG LEAP.

LOCATED IN CENTRAL MUMBAI ON SENAPATI BAPAT MARG, THE RUBY COVERS OVER 1 MILLION SQ. FT. OF COMMERCIAL SPACE. ITS EFFICIENT SPACE DESIGNING, INNOVATIVE NATURE FRIENDLY TECHNOLOGIES AND THE STRATEGIC LOCATION, MAKE IT ONE OF THE MOST DESIRED ADDRESSES IN THE FINANCIAL MEGAPOLIS OF MUMBAI. DEVELOPED JOINTLY BY THE RUBY MILLS LTD. AND ROHAN LIFESCAPES, THE RUBY IS SET TO REDEFINE THE WAY COMMERCIAL COMPLEXES ARE SEEN.



CAN AN  
ADDRESS BE IN  
THE HEART OF  
THE CITY, YET  
AWAY  
FROM THE  
CLUTTER?



The Ruby is located in the heart of the city, yet away from congested and overdeveloped business areas. The Ruby, standing tall in Mumbai's hub - Dadar, offers excellent connectivity to the major business centres and transport networks of the city. The strategic location gives a breathtaking 360° sea view of both Eastern and Western Seafronts, and also the iconic Bandra-Worli Sea Link.







ACTUAL VIEW FROM THE BUILDING - Western Seafont and Bandra-Worli Sea Link



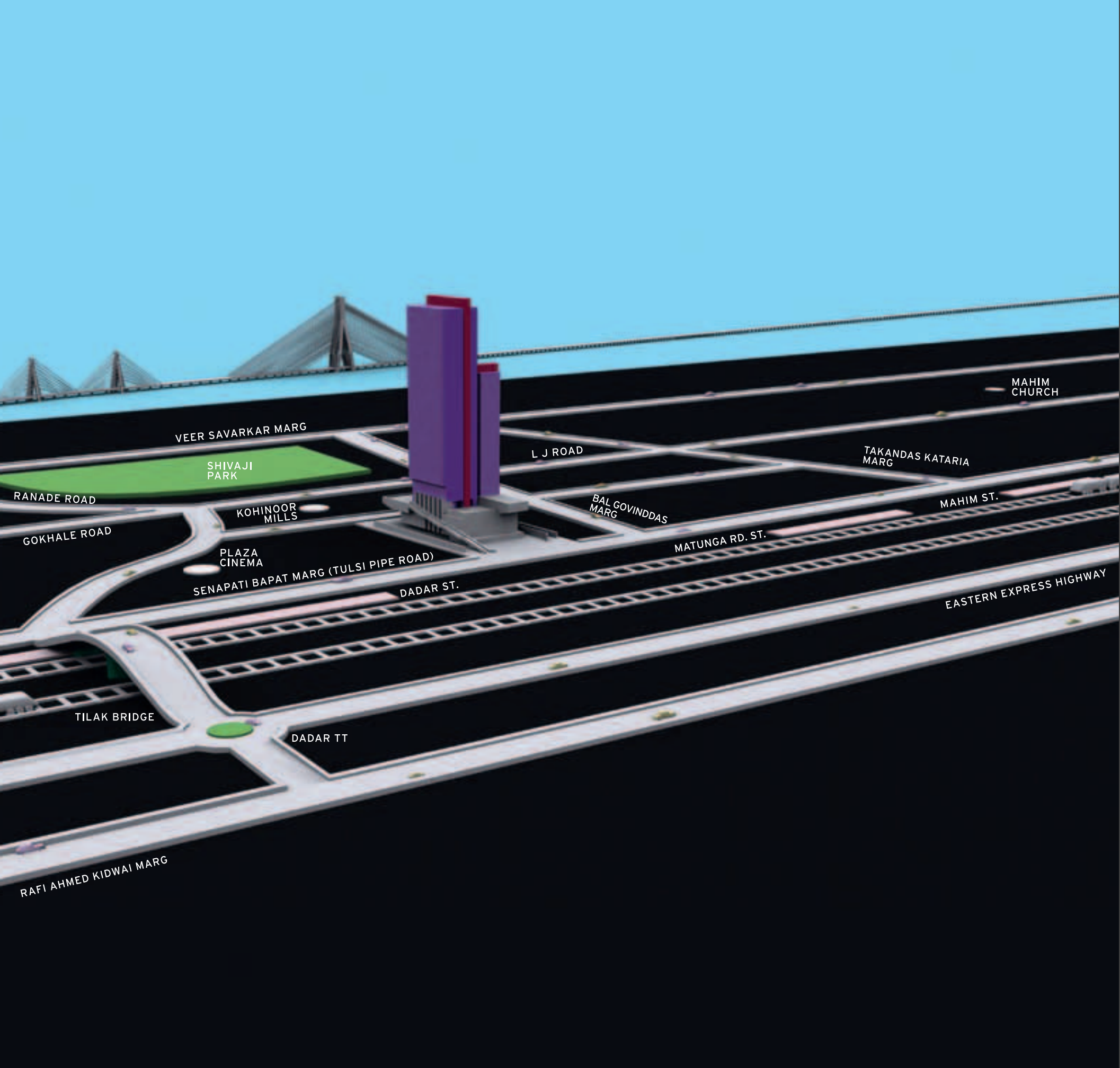
ACTUAL VIEW FROM THE BUILDING - South Mumbai



ACTUAL VIEW FROM THE BUILDING - Eastern Seafont







IN THE  
HEART OF  
THE CITY.  
LITERALLY.

- Easy access to both, Western and Eastern Express Highways
- 400 mtrs. from Dadar Western & Central Railway Stations
- 8 kms. from Domestic Airport
- 12 kms. from International Airport
- 12 kms. from RBI at Fort
- ITC Parel / Grand Hyatt / Four Seasons / Shangri-La Hotel / Taj Lands End in the radius of 4 kms.
  
- Entrance at the 90 ft. wide Senapati Bapat Marg (Tulsi Pipe Road)
- Convenient dual approach to the site - from Western Suburbs by Senapati Bapat Marg and Central Suburbs by Tilak Bridge
- Easy connectivity to major Business Districts - Lower Parel (4 kms.), Nariman Point (14 kms.), Bandra Kurla Complex (5 kms.)



CAN AN  
OFFICE ITSELF  
PROVIDE A  
CHANGE FROM  
WORK?

In Mumbai, an average person spends more time in office and travel than at home. This explains why we've gone ahead and designed a smart, modern office building. The Ruby is designed to be your second home.



# 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
- Clubhouse
- Gymnasium

# HVAC



Central chilled-water air-conditioning system

# 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

# SPACE OPTIMISATION



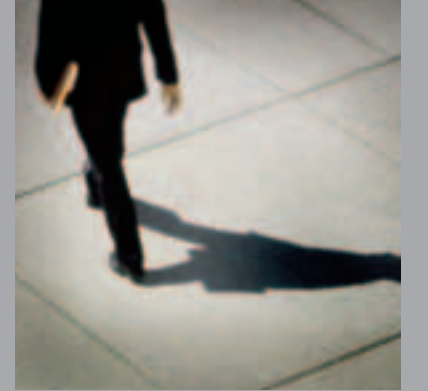
- Large floor plates (45,000 sq. ft. each approx.)
- Large column spans for maximum space efficiency
- 14 ft. floor to floor height
- Natural light from all sides

# PARKING



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

# SECURITY



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

CAN INNOVATION  
STRIKE A  
BALANCE  
BETWEEN  
TECHNOLOGY  
AND  
ENVIRONMENT?

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

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Sewage treatment plant

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Recycled water used for AC chillers and landscaping

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Energy efficient lighting system

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LEED Gold feasible building



## SAFETY

Zone 4 Seismic Resistant Structural Design

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Modern fire fighting systems

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Designed as per National Building Code (2005) norms



## FACADE

Energy efficient Low-E Glass for optimum sound insulation and radiant energy reflection

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Honey Comb Frit Pattern designed keeping in mind the light patterns for maximum light infiltration and uninterrupted outside view

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Unitized double glazing system from Korea

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Designed by ALT Cladding, Phillipines

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Executed and installed by ILJIN, Korea



## DISABLED FRIENDLY

Building designed to be ADA  
(American Disability Association) compliant



## 24 X 7 POWER

Dual power source proposed for uninterrupted supply from Tata Power

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Space provision for backup generators

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100% back-up for common area services



## SEPARATE ENTRY

Separate access ramp for passenger cars

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Separate access for staff & visitors through escalators from Senapati Bapat Marg



## TELECOM INFRASTRUCTURE

Connectivity from telecom companies available on site

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Private VPN Services available



## BUILDING MANAGEMENT SYSTEMS

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



## INFORMATION TECHNOLOGY

High strength areas available to install IT infrastructure

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Internal data center available

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24x7 chilled water connection available to cool Server Rooms

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4 Low Voltage Risers per floor for efficient distribution of voice and data networks



## ELEVATORS

High-speed passenger & service elevators

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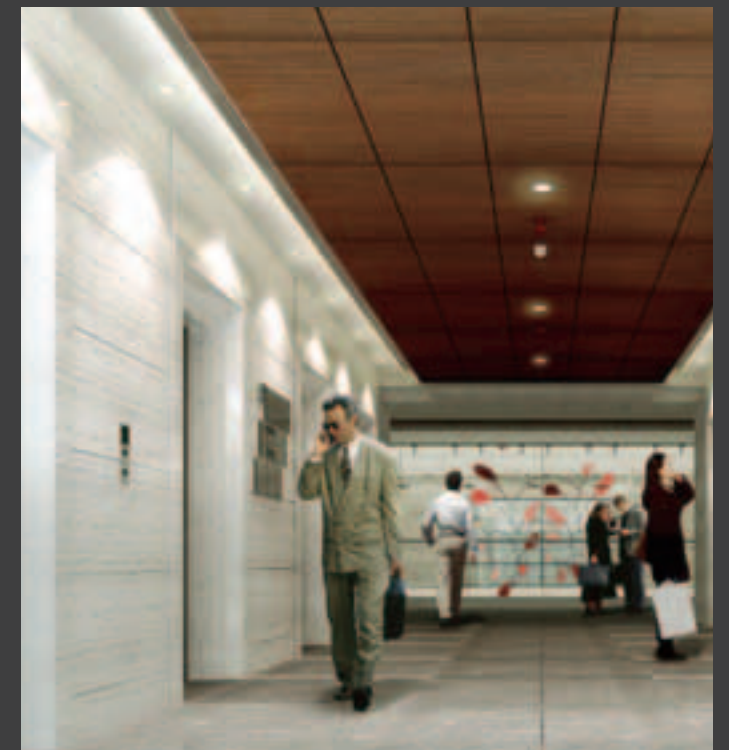
Car elevators



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.



FOR A DESIGN TO INSPIRE, IT HAS TO GO BEYOND THE ORDINARY AND INNOVATE. WE'VE APPLIED INNOVATIVE IDEAS IN ABUNDANCE AT THE RUBY. THE PURPOSE OF EXPERIENTIAL DESIGNS AT THE RUBY IS TO BREAK THE MONOTONY AND OFFER A REFRESHING CHANGE EVERY TIME SOMEONE STEPS INTO THE BUILDING. THESE STRUCTURES ARE SELF EVOLVING AND USE MINIMUM RESOURCE TO RUN.







*The Ruby Mills Ltd.*

## THE RUBY LEGACY

Founded by Mr. Manubhai C. Shah, The Ruby Mills Ltd., witnessed the growth of Mumbai from a humble town to the financial capital of the country. It was synonymous with dependability and became a benchmark of quality, solidity and values.

Driven by the same high standards of quality, The Ruby Mills Ltd. is venturing into the real estate industry by developing a part of the mill land. The fact that it's the only functional mill in Mumbai, says a lot about its commitment and value based business philosophy. Soon, The Ruby Mills will celebrate 100 years of delivering promises.



## ROHAN LIFESCAPES

Founded by Mr. Harresh N. Mehta, The Rohan Group has evolved from a family managed company to a highly professional organization in just over a decade. Their expertise in efficient project planning combined with innovative business practices has resulted in on time deliveries of their projects and complete customer satisfaction.

The Ruby commercial complex is their flagship commercial project covering over 1 million sq. ft. With over 50 proposed redevelopments in South Mumbai and ongoing delivery of over 2.5 million sq. ft. of residential apartments in the city, Rohan Lifescapes is fast changing the skyline of Mumbai.

# THE RUBY TEAM

OWNERS  
THE RUBY MILLS LTD.

DEVELOPERS  
MINDSET ESTATES PVT. LTD.  
(A ROHAN LIFESCAPES ENTITY)

ARCHITECTS  
ACCESS ARCHITECTS, MUMBAI  
FX FOWLE, NY

STRUCTURAL  
PRAVIN GALA CONSULTING, MUMBAI  
PEER REVIEW BY  
LESLIE E. ROBERTSON ASSOCIATES, R.L.L.P. (LERA), NY

INTERIORS ARCHITECT  
DSP DESIGN ASSOCIATES PVT LTD, MUMBAI

LIGHTING  
THE LIGHTBOX PTE. LTD., SINGAPORE

FACADE  
ALT CLADDING, PHILLIPINES (DESIGN)  
ILJIN, KOREA (EXECUTION)

LANDSCAPE  
RAJOO PRADHAN - LANDSCAPE DESIGN & DEVELOPMENT, MUMBAI

SERVICES  
ESKAYEM CONSULTANTS PVT. LTD., MUMBAI  
PEER REVIEW BY  
BURO HAPPOLD

CIVIL  
VASCON ENGINEERS LTD., PUNE

SERVICE PARTNERS  
HVAC - VOLTAS LIMITED  
ELECTRICAL - ANTELEC  
PLUMBING - PHIROZE KARAKA & CO.  
CCTV, BMS, FIRE ALARM - VIJAY TRANSTECH  
FIRE FIGHTING - RAHUL FIRE PROTECTION  
ELEVATORS - MITSUBISHI & SCHINDLER

SECURITY SYSTEMS  
JLL

SIGNAGE AND EXPERIENTIAL DESIGN  
XOX DESIGN, MUMBAI

