

KEY PLANS



Futuristic Construction

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Developers:
Ruchi Infrastructure
 Site: Ruchi Boulevard, 40 Mtr Kalali Road,
 Before Samanvay Santorini, Kalali, Vadodra

Corporate Office: Corporate Office
 Ruchi Group, 1st Floor, G J House, Above Canara
 Bank, Opp Express Hotel, R.C Dutt Road,
 Alkapuri, Baroda-390007

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SCAN QR
 FOR
 LOCATION



Architect:
Chirag Shah & Associates

Structural consultants:
ZARNA ASSOCIATES

Electrical consultants:
J.P. Electrical Consultants

Plumbing Consultant:
Vraj Sanitation Consultancy



Please Note • Actual possession of the Unit shall be handed over to the Member within 30 days of the settling of all the accounts and dues. Sale Deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, GST Charges, Electric charges or deposit of GEB, Water and drainage Deposit or any charges laved by VUDA or Corporation etc. will be Extra be borne by the Buyers • Payment Schedule must be followed strictly, any delay in payment shall incur Interest penalty at the rate of 15% P.A. on outstanding amount. Two Installment Continuous default in payment shall lead to total cancellation of the Unit. • Total Amount of the Extra Work must be deposited in full in advance then only work shall be executed. • Sale Deed (Dastavej) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before 1 month of possession of the unit • In case of cancellation of any Unit, an amount of Rs. 50,000/- + Amount of Extra Work, (if any) will be deducted towards Administrative Charges from the Refund Amount. • The Refund shall be paid only after the New Booking of the booked Unit. • Actual Dimensions may vary as per the site conditions • Developers/Architect reserves all the right to change/alter/raise scheme related measurement, design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally. • Buyer's are not allowed to do any external change in elevation of the Bungalow. • Water & Drainage to be provided by VUDA • This brochure is not a legal document, this is only for presentation of the project.

DISCLAIMER: Ruchi Infra, reserves the right to change or alter the brand or any other specifications, whatsoever it need as and when needed without prior intimation.



WELCOME TO
ABUNDANT LUXURY!



LAYOUT PLAN (PHASE-II)

TYPE A TYPE B





A HABITAT TO ENJOY, AN INVESTMENT TO CHERISH.

An ideal home to suit your lifestyle needs, Ruchi Boulevard is set to become one of the city's most desirable address. Located at Kalali, surrounded by upmarket residential projects, it offers a mix of calm surroundings yet close connectivity to most parts of the city.

Unparalleled opulence and comfort greet you everywhere you turn within the premises. Enjoy the leisurely indulges in the clubhouse or the multiple landscaped gardens, or the lifestyle pleasures in the confines of your villa. Ruchi Boulevard is indeed an avant garde offering from the well known conglomerate...The Ruchi Group.





VALUE ADDITIONS

Campus Amenities:

- An inviting Entrance Gate with Security Cabin
- Compound Wall surrounding the community with heightened security
- Internal Roads with Street Lights and Decorative Paving
- Rain water Recharge System
- Tree Plantation all around the campus
- Exotic Landscaped gardens
- Provision for corporation water
- Underground cablings for electrical and non electrical
- Common under ground water tank and pressurise system for water supply in all bungalows

THE BOULEVARD CLUB
WHERE JOYFUL LIVING CONVERGES





THE BOULEVARD CLUB... PHASE-2

With state-of-the-art recreational and communal facilities that allow you to rest and relax, the "Boulevard Club" shall be 'your escape in the city'. A place where all members of family can enjoy their leisure moments as per their preferences and interests. Where new relationships are made, and old one's strengthened, where urban stresses disappear and smiles appear!

- Swimming Pool & Wooden Deck
- Party lawn
- Banquet/Yoga/Aerobics Hall
- Lounge/ Card Room
- Gymnasium
- Library
- Mini Theater
- Indoor Game Room
- Children's Play Area
- Senior Citizen Park
- Jogging Track
- Gazebo
- Multipurpose Court



YOUR GARDEN OF EDEN,
SOOTHING TO THE EYE,
FUN FOR THE KIDS!

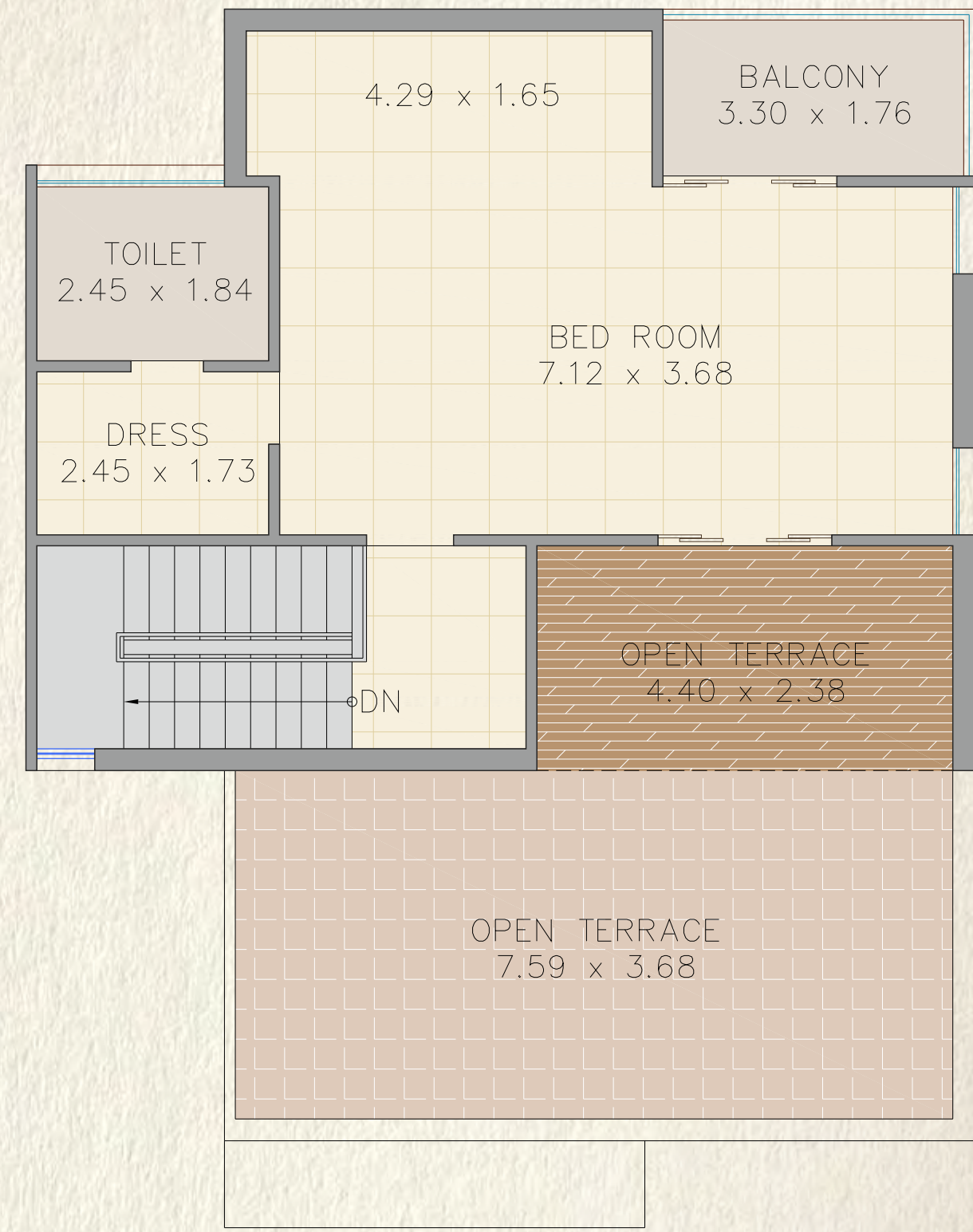
TYPE A/A1



GROUND FLOOR

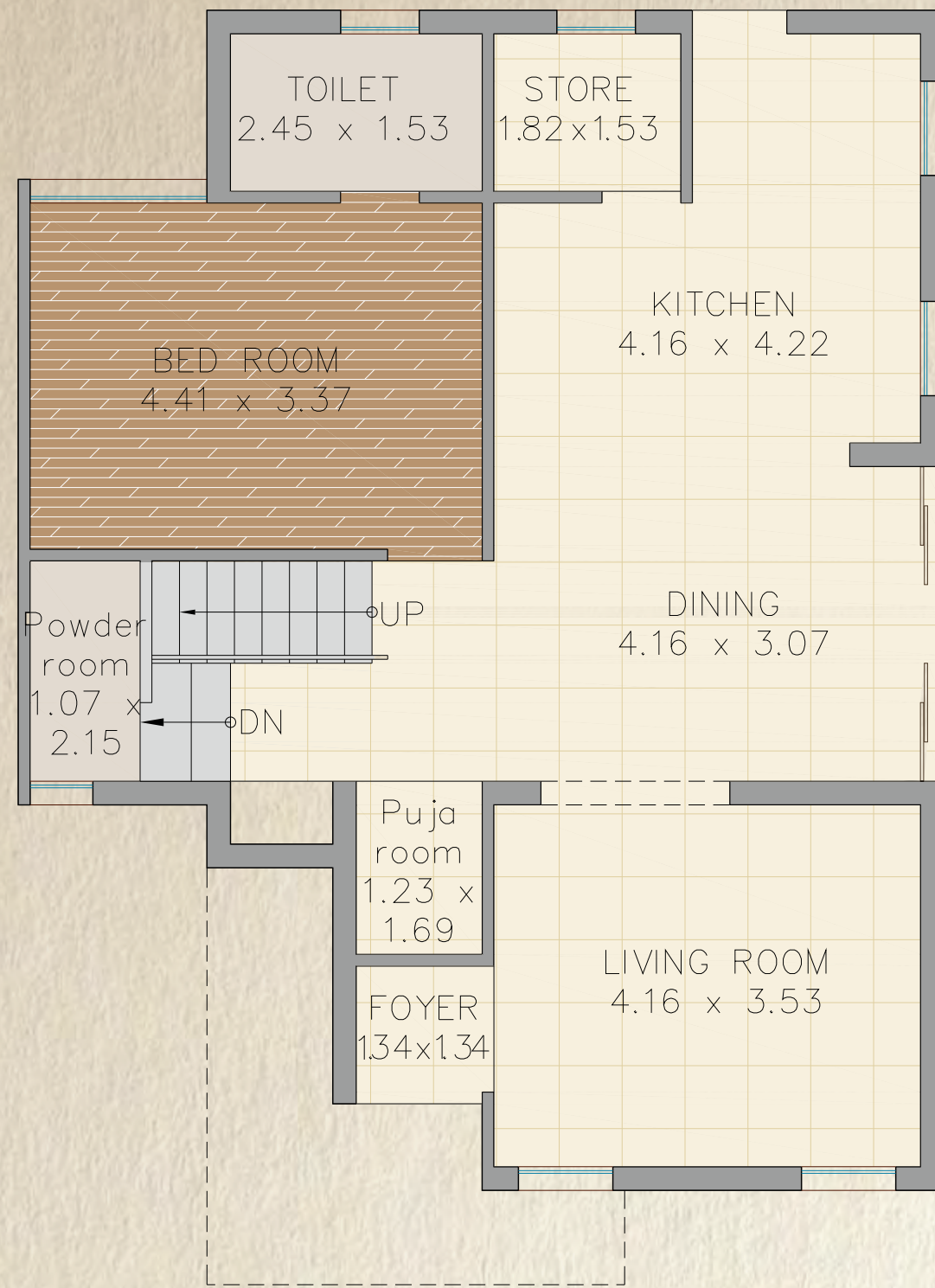


FIRST FLOOR



SECOND FLOOR

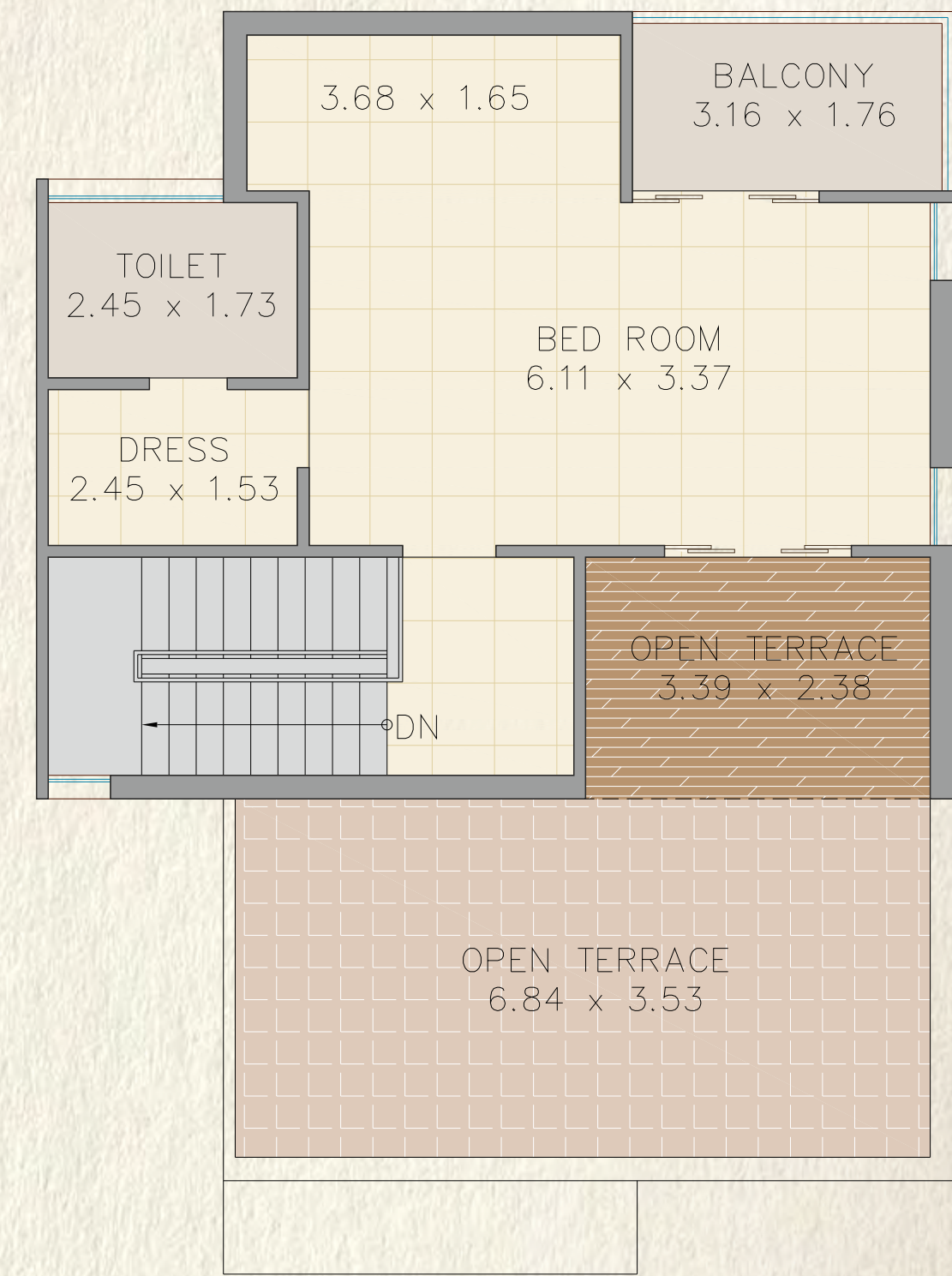
TYPE B/B1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

VILLA SPECIFICATIONS



DESIGN & STRUCTURE :

" A Futuristic Design And Habitat To Enjoy "

A very unique futuristic and eye soothing design with **RCC Frame Structure as per IS** for Earthquake Resistance.

Premium High Quality Masonry using high strength bricks with Double Coat Roller plaster and quality weather resistant paint of AMBUJA KAWACH for external walls.

All villas will have - 11'00" Slab to Slab height, which will give you a BIG space height.

KITCHEN:

"the Fondest Memories Are Made When Gathered Around The Table"

Exclusive Granite / Quartz Marble with high quality Stainless Steel sink shall be provided for the ease of daily cooking experience.

Premium brand tiles up to Door height.
Separate Drinking water line of Corporation water.

24 x 7 HOT & COLD treated water supply.

Provisional points for Washing Machine and Dish washer shall be provided in utility area.

WINDOWS & DOORS:

"The DOORS will be opened to Those who are BOLD enough to Knock."

Main Door : Wooden Veneer Polish Decorative main door.

Internal Doors: Well-designed Laminated Flush doors with wooden frame.

Windows: UPVC windows with TOUGHENED GLASS for extra safety shall be provided.

Video Door Phone : Superior Quality Video door phone shall be provided.

Locks: **GODREJ** or Equivalent brand locks for your safety and comfort.

BATHROOM & SANITARY:

" A Private Place To Re-juvenate "

Premium Quality **QUTONE** brand or equivalent Italian finish wall tiles.

Premium Quality **GROHE** brand or equivalent bath fittings.

Superior Quality plumbing fixtures of **VIEGA** (internal) and **ASHIRVAD** (external) or equivalent brand shall be provided with corrosion free and leak proof CPVC / UPVC pipes and fittings.

Eye catching Vitrified Italian finish floor tiles of **QUTONE** brand or equivalent Porcelain wash basin of **GROHE** or equivalent shall be provided in all bathrooms.

Glass cubical in shower area for your personal shower experience shall be provided.
THERMOSTAT in 2 master bedroom shall be provided.

FLOORING:

" To ENRICH your looks of VILLA "

All Rooms : **QUTONE** – brand or equivalent Vitrified Italian finish tiles shall be provided.

Toilets: **QUTONE** – brand or equivalent Vitrified Italian finish tiles on wall & floor with Anti-slip tiles.

Wash Area : Kota flooring with ceramic tiles dado on wall.

Car Parking : PAVIT/KOTA - Parking tiles shall be provided.

Suit Room : Wooden Flooring in Suit Room.

ELECTRICAL :

Concealed copper wiring of PREMIUM QUALITY.

Premium modular **Schneider** or equivalent switches with sufficient plug points.

Provision for Solar heaters, Solar Panels, DTH, Telephone, Internet, AC, Electric Vehicle charging in parking area and Inverter shall be provided.

Universal 5 Amp and 15 Amp sufficient power plugs shall be provided of superior quality.

3 Phase electric connection. Adequate MCB & ELCB also shall be provided.

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ELEVATOR OPTIONAL:

Premium Quality Elevator shall be provided for ease to move in between of your Villas floors.

Modern Glass Door Elevator with style, safety and security.

WALL FINISHING:

Exterior walls with Double Coat Roller plaster and quality weather resistant paint.

Internal mala finish plaster with putty finish and **Gypsum POP** Punning.

Exterior stone wall cladding as per the elevation.

SECURITY :

Intercom facility for each bungalow with the main security gate.
24 X 7 security guards.
CCTV surveillance in common areas.

Your GARDEN of EDEN :

Professionally Well Designed Exotic HUGE landscaped garden by landscape architect for soothing and relaxing view to alter your mood while ensuring health and prosperity, to feel close to nature, giving the luxury to enjoy the serenity and calmness affected by the abundance of flora.

WATER BODY :

An attractive WATER BODY to enhance the real beauty of your VILLA, for a peaceful soothing Ambiance for positivity, to make you more relaxed and enjoy natures soothing sound of flowing water shall be provided as per Architect Design.

PEST CONTROL:

Anti-termite treatment in all VILLAs shall be provided for better and peaceful living.

STAIRCASE AND BALCONY RAILING:

All villas shall be provided with Stainless Steel 304 with Toughened Glass.

FENCING – FOR YOUR ADDITIONAL SECURITY:

For the safety and security of your loved ones strong heightened compound wall with electric fencing shall be provided in your gated community.