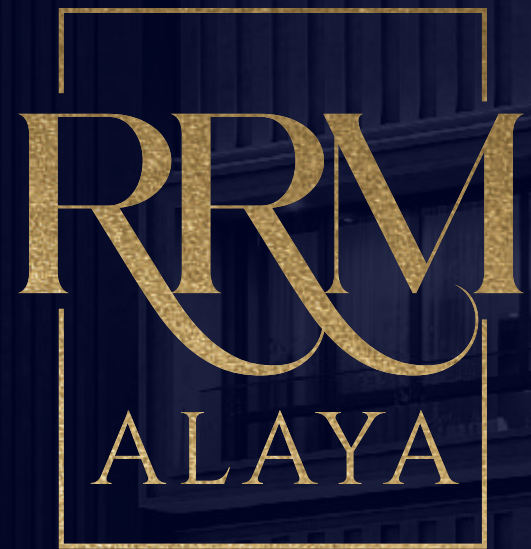




THE PRIVATE COLLECTION  
By JMB

LIVE THE LEGACY



THE PRIVATE COLLECTION BY JMB  
OFF HABIBULLAH ROAD, T. NAGAR

Instantly evoking admiration, RRM Alaya is not just an address by JMB.  
It is a legacy held in architecture, a timeless investment,  
poised to deliver enduring value for generations.



EMINENCE  
COMES HOME



# CENTER OF LUXURY

A sophisticated interpretation of coveted city living in a most prestigious and central location, RRM Alaya by JMB Construction and Infrastructure brings together captivatingly an exclusive selection of ten ultra luxurious residences at Sivasailam Street, off Habibullah Road, T.Nagar, Chennai.

Enveloped in elegant surroundings and replete with thoughtful details, this spectacular lifestyle masterpiece has been crafted opulently to exemplify your lifestyle and reflect your refined sensibilities.



# RRM



BOUTIQUE  
IN SCALE

OPULENT  
IN DETAIL

EXCLUSIVE  
IN DESIGN



STILT PLUS FIVE LEVELS

TWO RESIDENCES ON EACH LEVEL

TWO COVERED CAR PARKS FOR EVERY RESIDENCE

3 BHK HOMES IN TWO IMPRESSIVE FORMATS

FROM 1645 SQ.FT. TO 1754 SQ.FT.



## AN EXALTED EXPRESSION OF GRANDEUR

RRM Alaya immerses you in all the contemporary glamour you desire, complete with a surge of inviting serenity which is truly rare when you are living right in the city's center.

A harmonious blend of expansive living spaces, top-notch finishes, stylish features, designer fixtures and charming views further accentuates the majestic qualities of these prized homes.

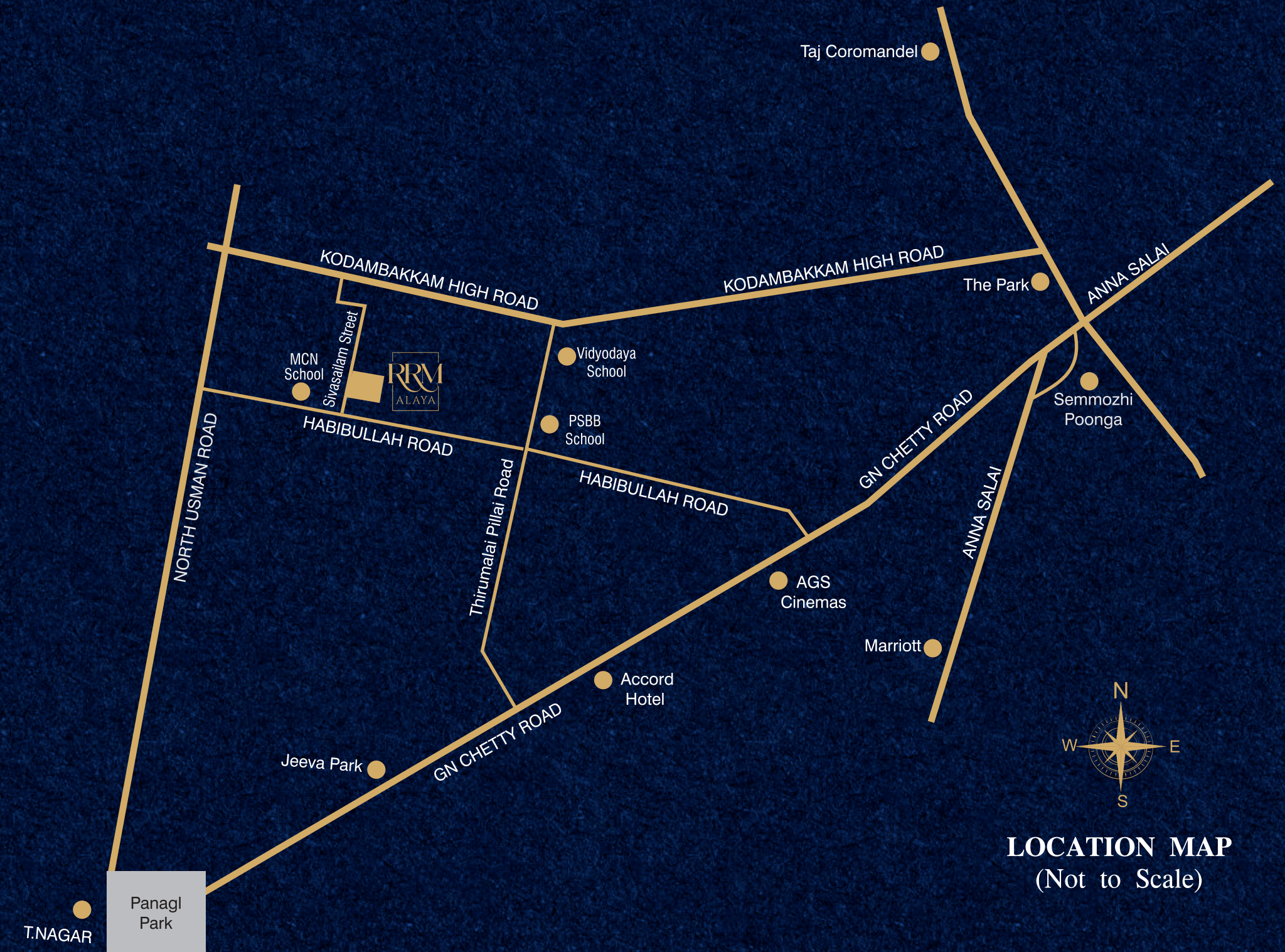
# RRM

# WHERE PRIVACY MEETS PROMINENCE & PRESTIGE

An esteemed, fast-appreciating asset in T.Nagar, one of Chennai's most sought-after neighborhoods, RRM Alaya is where exceptional living meets enduring value.

The central & iconic location of this impressive residence will keep its residents enviably close to an array of celebrated retail destinations, acclaimed restaurants, renowned educational institutions, business hubs and cultural landmarks.

Every essential for an enriching life is within easy reach and the city's finest experiences unfold just minutes from your doorstep. Furthermore, excellent connectivity to Metro Stations and major arterial roads offers seamless access to key destinations, making RRM Alaya not only a prestigious address to call home but also an investment of remarkable promise.





RESERVED  
FOR DISTINCTION

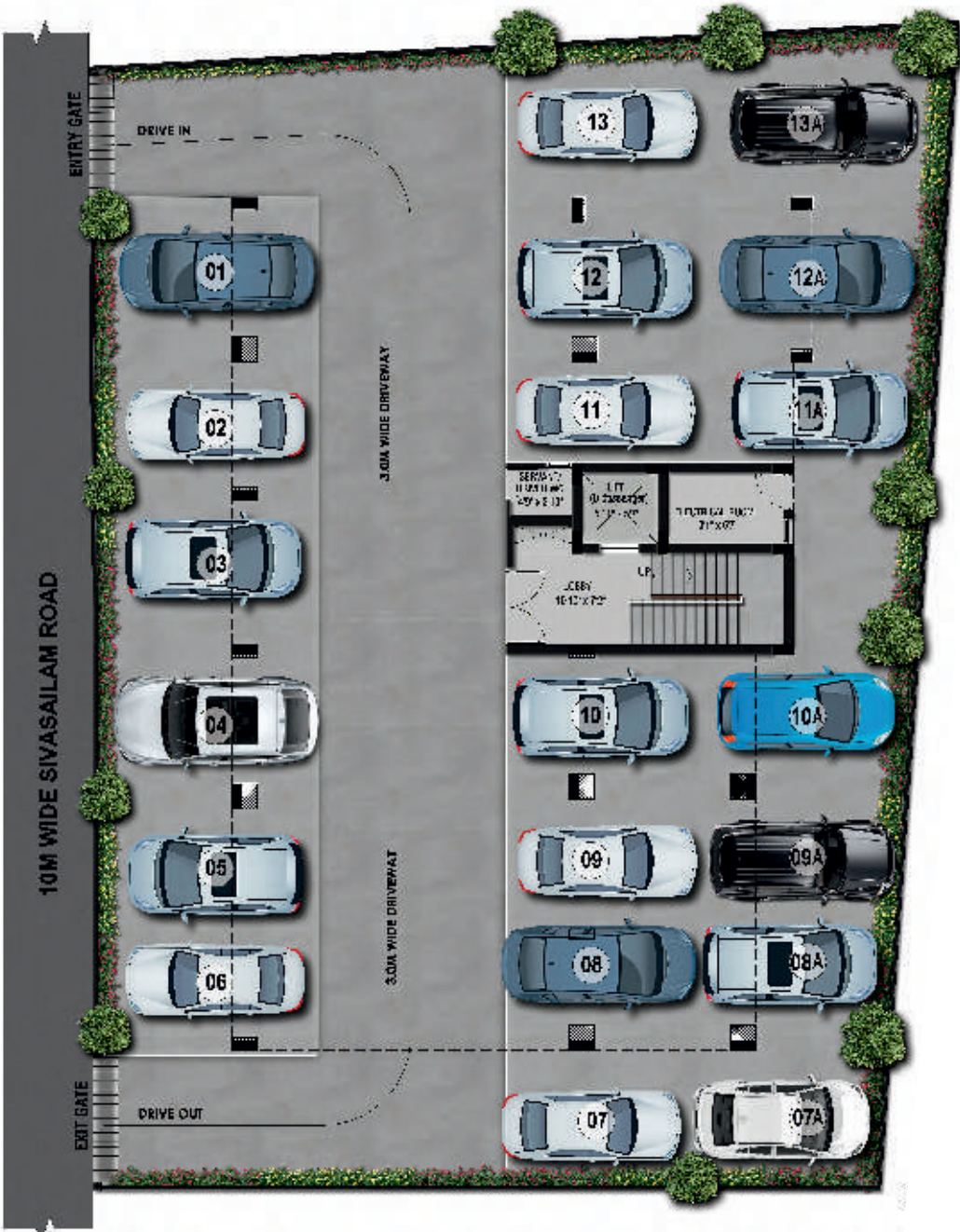


GARDEN TERRACE

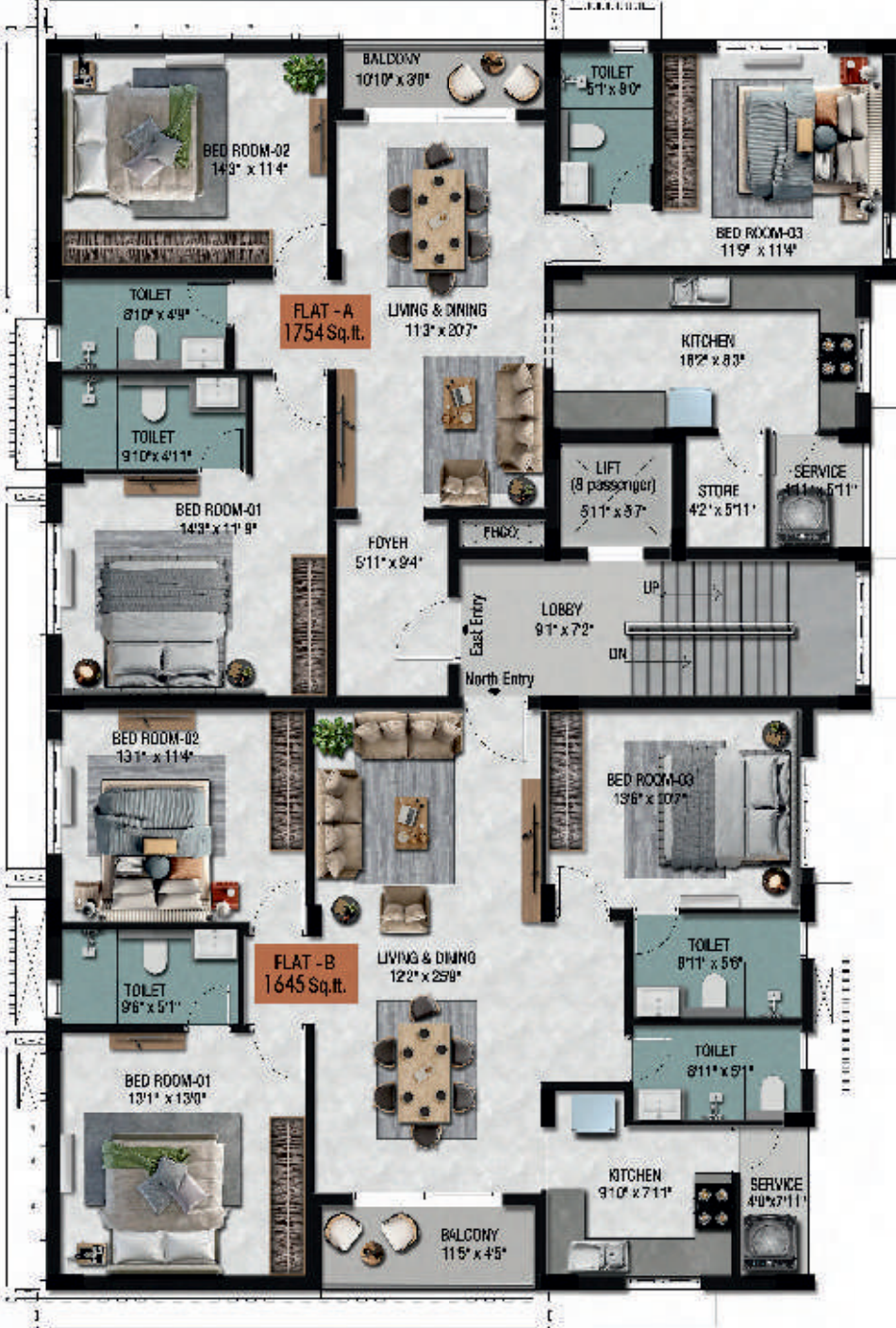


MASTER SUITE

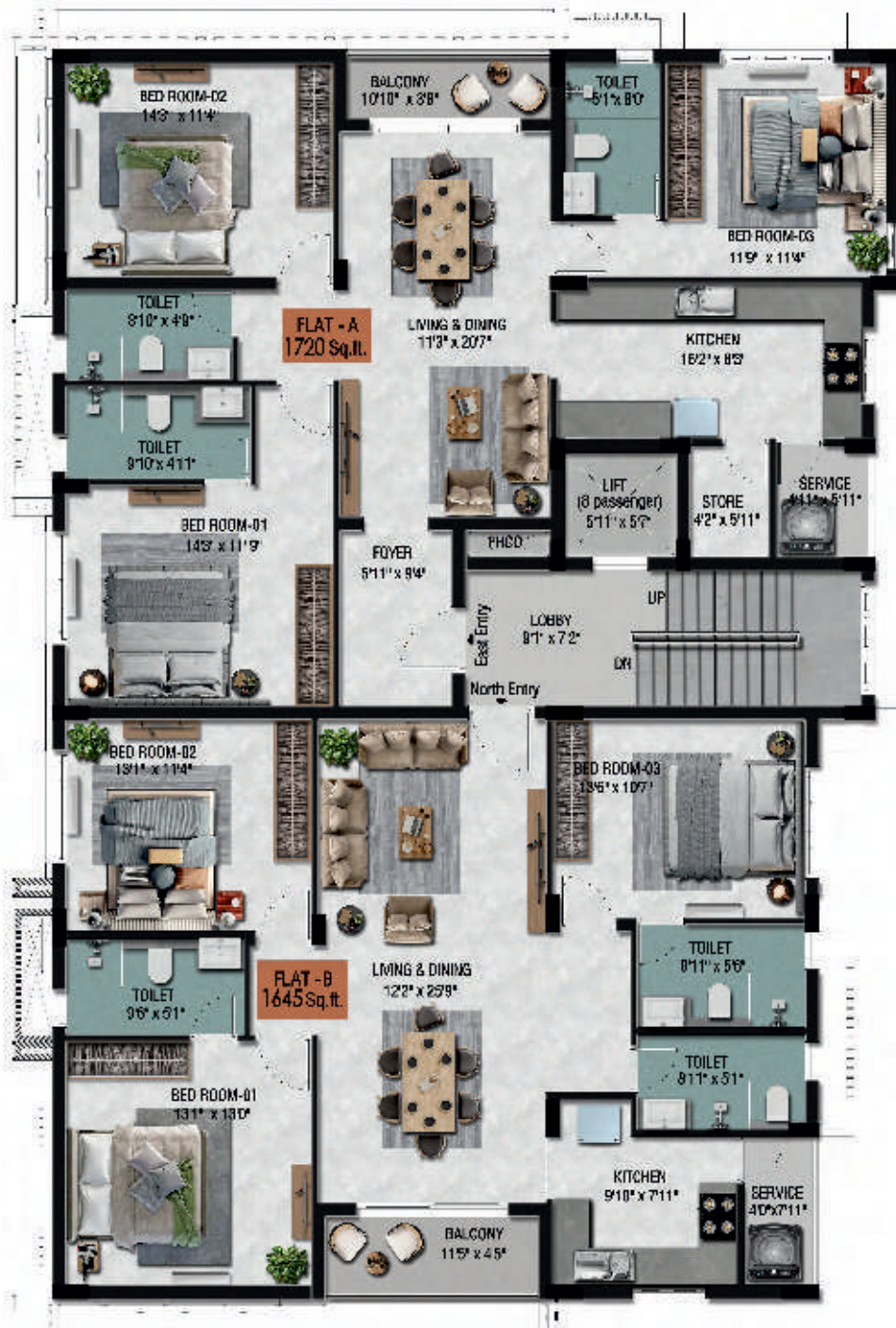
STILT FLOOR PLAN



1ST, 3RD & 5TH FLOOR PLAN



2ND & 4TH FLOOR PLAN



# ARTISTICALLY CRAFTED FOR LUXURIOUS PERFECTION



Every fixture. Every finish. Every feature.  
And every detail is thoughtfully chosen and  
meticulously curated to reflect  
uncompromising style & sophistication.



## TIMELESS SURFACES

### FLOORING

- The living, dining and kitchen areas will be finished with Italian marble.
- Bedrooms will feature 4' x 2' vitrified tiles, while the master bedroom will be finished with wooden flooring.
- Balconies, toilets and wash areas will be laid with first-quality anti-skid tiles of 2' x 2' size.
- Car parking and driveway areas will be finished with pavers / anti-skid tiles.

Note: Size, colour and brand will be selected by the builder, subject to availability.

### WALL DADO

- The kitchen will be finished with first-quality wall tiles up to 2 feet above the platform.
- Toilets will have first-quality 4' x 2' wall tiles up to full height.
- Service areas will be finished with ceramic tiles up to full height.

Note: Size, colour and brand will be selected by the builder, subject to bulk availability.

## IN A CLASS OF ITS OWN

### KITCHEN PLATFORM & SINK

- A granite / slab tile kitchen platform, valued at ₹300 per sq.ft., will be provided after completion of modular kitchen work.
- Modular kitchen work is not included in the builder's scope.
- A single-bowl sink with drain board from Grohe / Kohler / Carysil / Jaquar or equivalent make will be provided.
- Provision for Aquaguard plumbing line will be made.

## AN IMPRESSION THAT LASTS

### DOORS, WINDOWS & VENTILATORS

- The main door will have a teak wood frame and teak wood shutter.
- Bedroom doors will have teak wood frames with veneer-finished flush shutters, finished with polish.
- Toilet doors will have teak wood frames with WPC shutters matching the bedroom doors.
- French doors will be made of UPVC with glass shutters of suitable size.
- Windows and ventilators will be made of UPVC or equivalent material.



## A PALETTE OF ELEGANCE

### PAINTING FINISHES

- Living and dining walls will be finished with putty and Royal Emulsion.
- All other internal walls, except toilet walls, will be finished with putty and Royal Emulsion or equivalent paint.
- Ceilings will be finished with putty and Royal Emulsion or equivalent paint.
- All external walls will be finished with texture paint and Asian Paints Ultima Emulsion or equivalent.
- All frames and doors will be finished with melamine polish.
- Gates and grills will be finished with enamel paint.

Note: Colour selection will be as per the builder's choice. Paint brand will be Asian Paints or equivalent.



## INTELLIGENTLY CONNECTED

### ELECTRICAL

- Three-phase power supply with concealed wiring will be provided.
- A separate EB meter will be provided for each residence.
- Split air-conditioning provision will be provided in all bedrooms, living and dining areas.
- 15A plug points will be provided for the refrigerator and washing machine at appropriate locations.
- All toilets will have 15A geyser provision.
- 5A point wiring will be of 1.0 sq.mm rating, suitable for equipment up to 500W.
- 15A point wiring will be of 2.5 sq.mm rating, suitable for equipment up to 1500W.
- AC wiring will be of 4 sq.mm rating, suitable for air-conditioners up to 2 tons.
- TV and data points will be provided in the living area and all bedrooms.
- Switches will be Anchor / Legrand / Norisys or equivalent make.



## LUXURY IN EVERY DETAIL

### PLUMBING & SANITARY

- All toilets will be provided with white EWC and washbasin from Artize / TOTO / Kohler or equivalent make.
- The dining area will be provided with a washbasin from Jaquar Artize / Kohler or equivalent make.
- High-quality chromium-plated fittings from Jaquar Artize / Kohler or **equivalent make will be provided.**

### HANDRAIL

- Stainless steel handrails will be provided for the staircase.



## SECURITY, REIMAGINED

### Smart Home & Security

- A state-of-the-art biometric security system from Yale will be provided for the main door.
- Video door phone / smart locking system provision will be included.
- CCTV cameras will be provided in common areas.



## SUSTAINABILITY WITH PURPOSE

### SOLAR POWER

- Solar panels will be provided on the terrace.



## COMFORT WITHOUT INTERRUPTION

### POWER BACKUP

- A backup generator will be provided for common areas and essential points inside each residence.



## ENGINEERED FOR EVERYDAY CONVENIENCE

### OTHER FACILITIES

- An overhead tank of required capacity will be provided for borewell and sump water.
- A borewell of adequate depth will be provided.
- One lift from Johnson or equivalent make will be provided.
- A sump of required capacity will be provided.

# THE SIGNATURE BEHIND THE CREATION.

A distinguished address carries more than architecture.

It reflects the values upon which it is built.

In 1988, Shri R. Rajendra Mehta began his journey in real estate, guided by a belief that never wavered: every home must be founded on trust, shaped by quality, and delivered with integrity.

That belief became the foundation of JMB.

Through the years, JMB's journey has been guided by a long view of creating value. Not merely in what is built, but in what endures. Not merely in the structure, but in the trust it carries. Not merely in the address, but in the name behind it.

RRM Alaya is JMB's tribute to its founder, Shri R. Rajendra Mehta, whose vision continues to shape JMB.

For JMB, this is not another addition to its portfolio.

It is a creation of personal significance.

A tribute composed with restraint.

A legacy honoured through permanence.

A residence defined by the values that continue to guide JMB.

Trust. Discipline. Precision.

And the conviction to create only what will be remembered.

Legacy Built.  
LIVING  
REDEFINED.



37 Years of  
Lineage

80 Lifestyle  
Projects

3 Million Sq.Ft.  
Completed



Call +91 893 932 1000 | [enquiry@jmbconstructions.com](mailto:enquiry@jmbconstructions.com) | [www.jmbconstructions.com](http://www.jmbconstructions.com)

Disclaimer: The information and images contained herein are subject to change and do not constitute an offer or contract. While reasonable care has been taken in providing the information, the company cannot be held responsible for any inaccuracies. The company reserves the right to make alterations and amendments as may be necessary from time to time without prior notice.