



IN THE REALM OF LUXURY,
A GREAT LIFE AWAITS...



Bang on Vandalur - Oragadam Road, Near Vandalur



LIVE IN STYLE.
DELIGHT IN COMFORT.

Ruby brings you yet another masterpiece project that brings together comfort, lifestyle and luxury like no other. Welcome to Ruby Courtyard – the perfect home of your dreams.

Ruby Courtyard takes urban living to new levels combining the best of aesthetics, ambience, amenities and accessibility. It is crafted to suit your modern sensibilities and comes with lifestyle amenities and features that make your everyday life here a true delight.



HEIGHTS OF EXCELLENCE

Standing tall at 11 floors, Ruby Courtyard comprises of 2 towers of 2 & 3 BHK homes that are built with superior specifications, finest materials and products. From the spacious layouts, effective air and light ventilation planning, practical design to the thoughtfully curated lifestyle amenities, every element of these high-rise homes is designed to elevate your living experience.

- 🏠 2 & 3 BHKs
- 🏠 B + Stilt+11 floors
- 🏠 286 Units
- 🏠 940 -1345 sq.ft.
- 🏠 Land extant: 2.60 acres
- 🏠 Zero dead space
- 🏠 Vaastu compliant
- 🏠 Less wall sharing



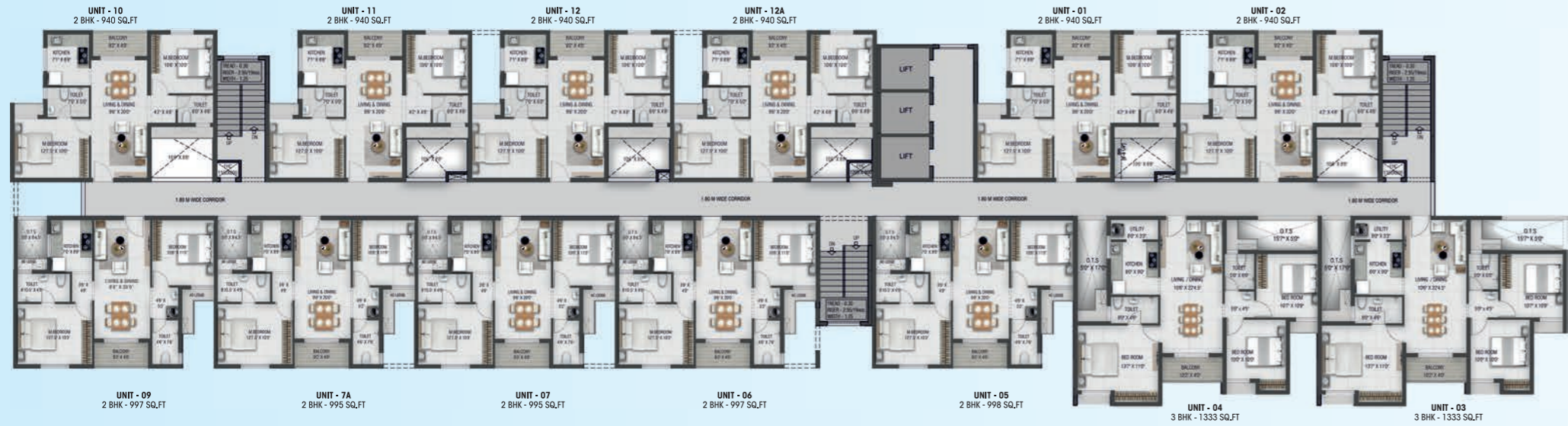
YOUR JOURNEY TO A
PROSPEROUS LIFE
BEGINS HERE



UNRIVALED LOCATION WITH UNMATCHED CONNECTIVITY

Ruby Courtyard is located in the heart of all buzz and day-to-day conveniences bang on Vandalur – Oragadam Main Road. It is well-connected to major areas and prominent schools, colleges and hospitals are within easy reach. The transport network and infrastructure facilities are quite good giving you seamless, time-saving commute from work, school and practically anywhere.

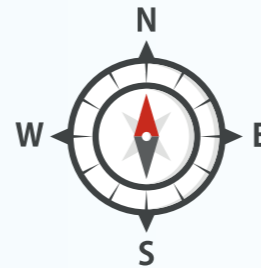
- 📍 **10 mins** to GST Road & Vandalur Railway Station
- 📍 **15 mins** to Tambaram
- 📍 **10 mins** to Kilambakkam Bus Terminus
- 📍 **25 mins** to Chennai International Airport
- 📍 Close to Schools, Colleges, Hospitals & MNCs



BLOCK 2



BLOCK 1



TYPICAL
FLOOR PLAN
 BLOCK 1 & 2

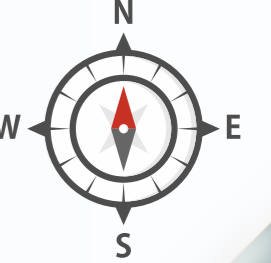
FLOOR PLAN

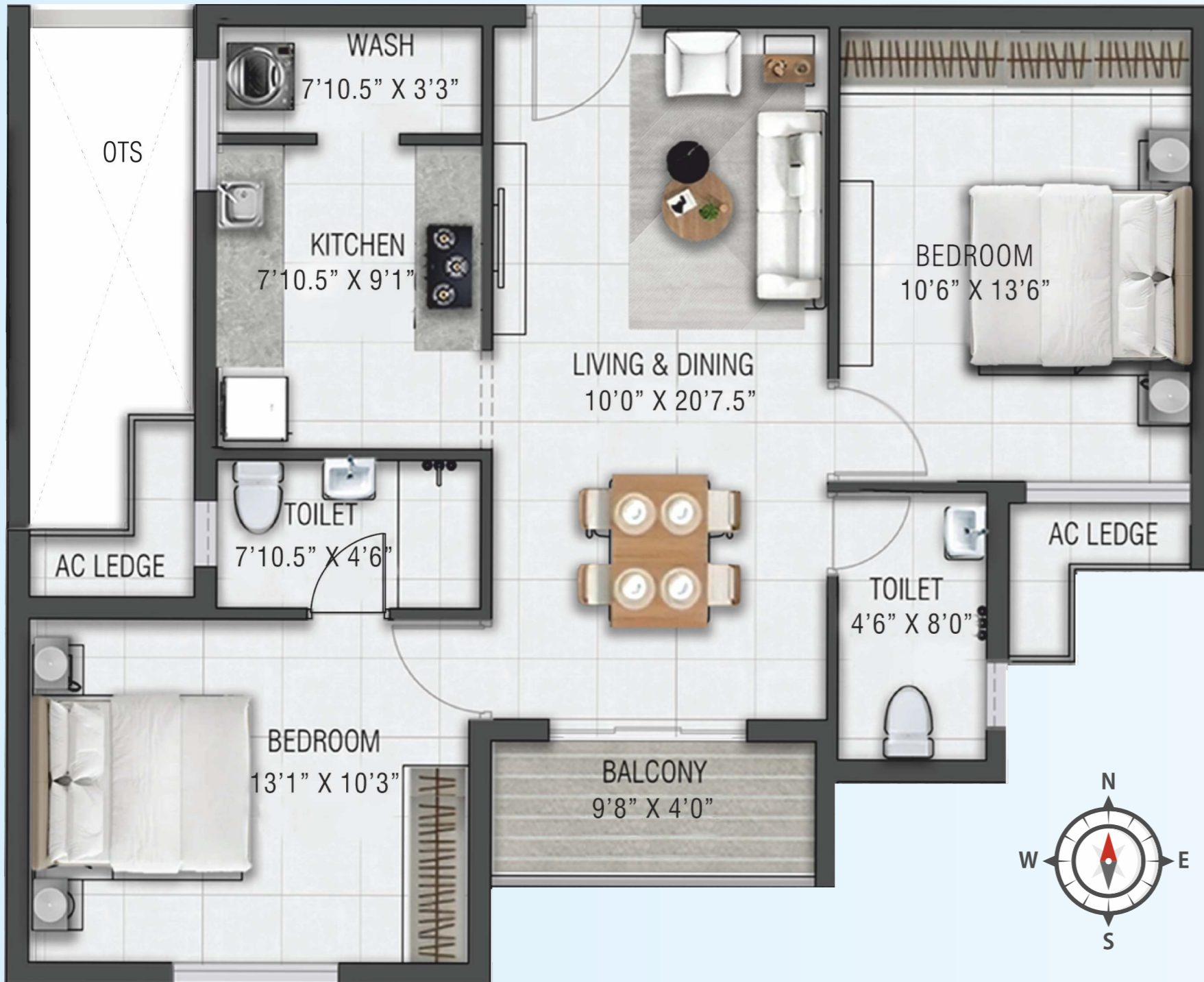
BLOCK 1



FLOOR PLAN

BLOCK 2





KEY PLAN



BLOCK - 1
FLAT NO: 4, 5
1060 SQ.FT. (2 BHK)



KEY PLAN

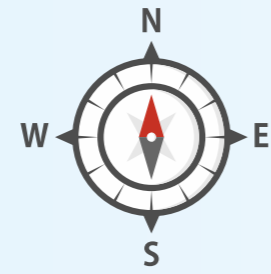
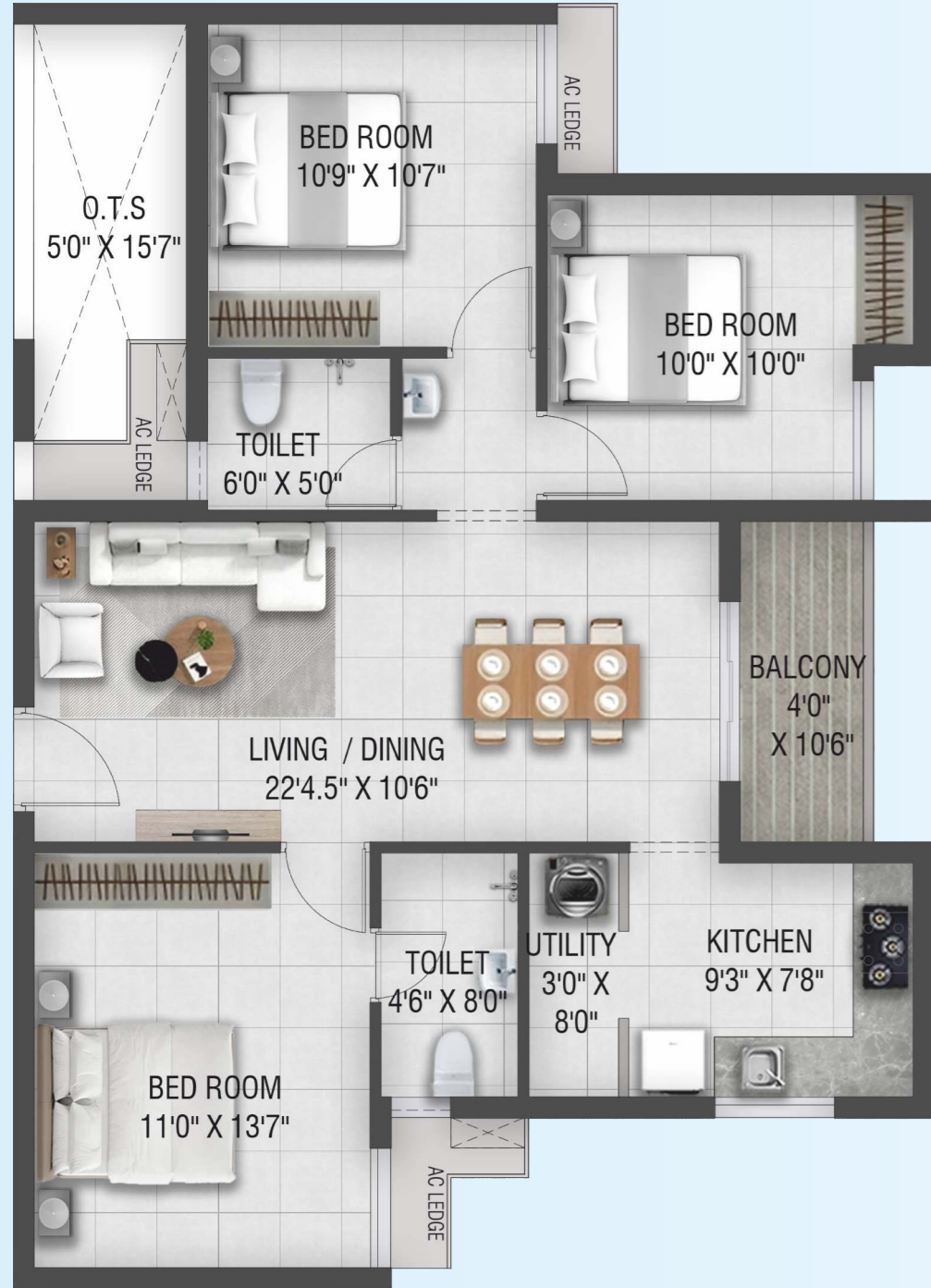


BLOCK - 1

FLAT NO: 3, 6 & 7
1333 SQ.FT. (3 BHK)

BLOCK - 2

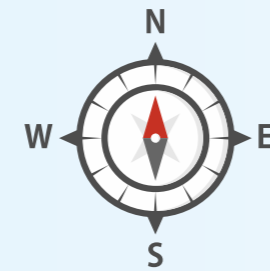
FLAT NO: 3 & 4
1333 SQ.FT. (3 BHK)



KEY PLAN



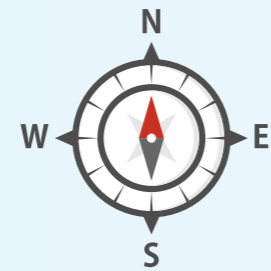
BLOCK - 1
FLAT NO: 11
1294 SQ.FT. (3 BHK)



KEY PLAN



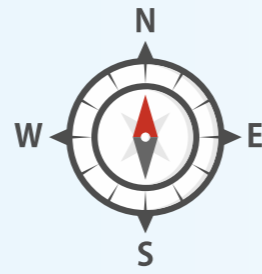
BLOCK - 1
FLAT NO: 9
1393 SQ.FT. (3 BHK)



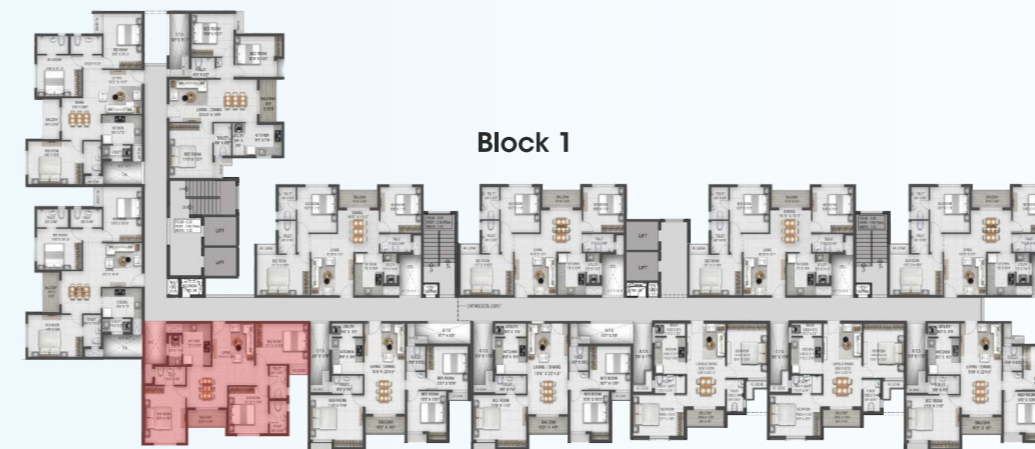
KEY PLAN



BLOCK - 1
FLAT NO: 10
1393 SQ.FT. (3 BHK)



KEY PLAN



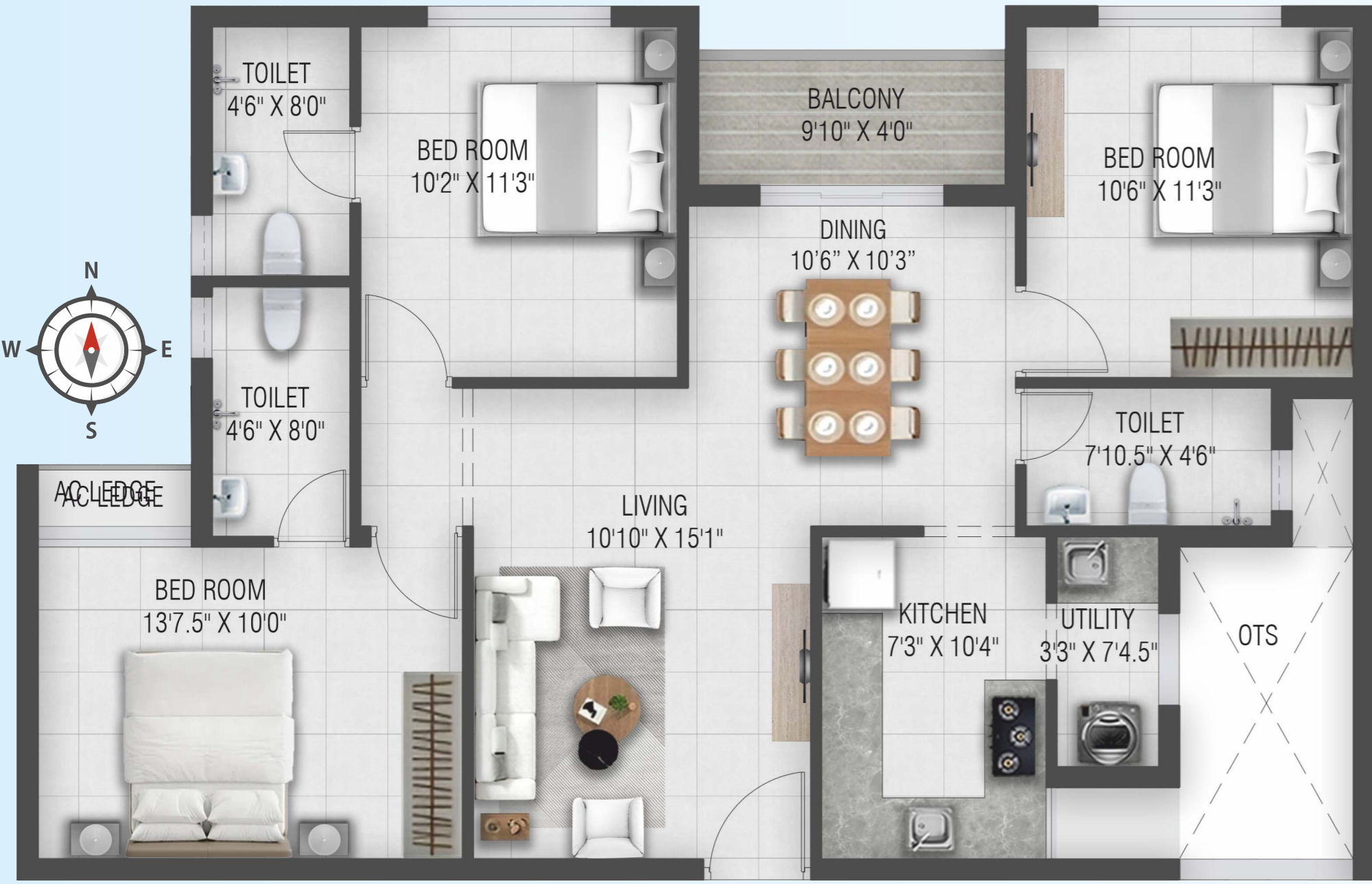
BLOCK - 1
FLAT NO: 7A
1393 SQ.FT. (3 BHK)



KEY PLAN



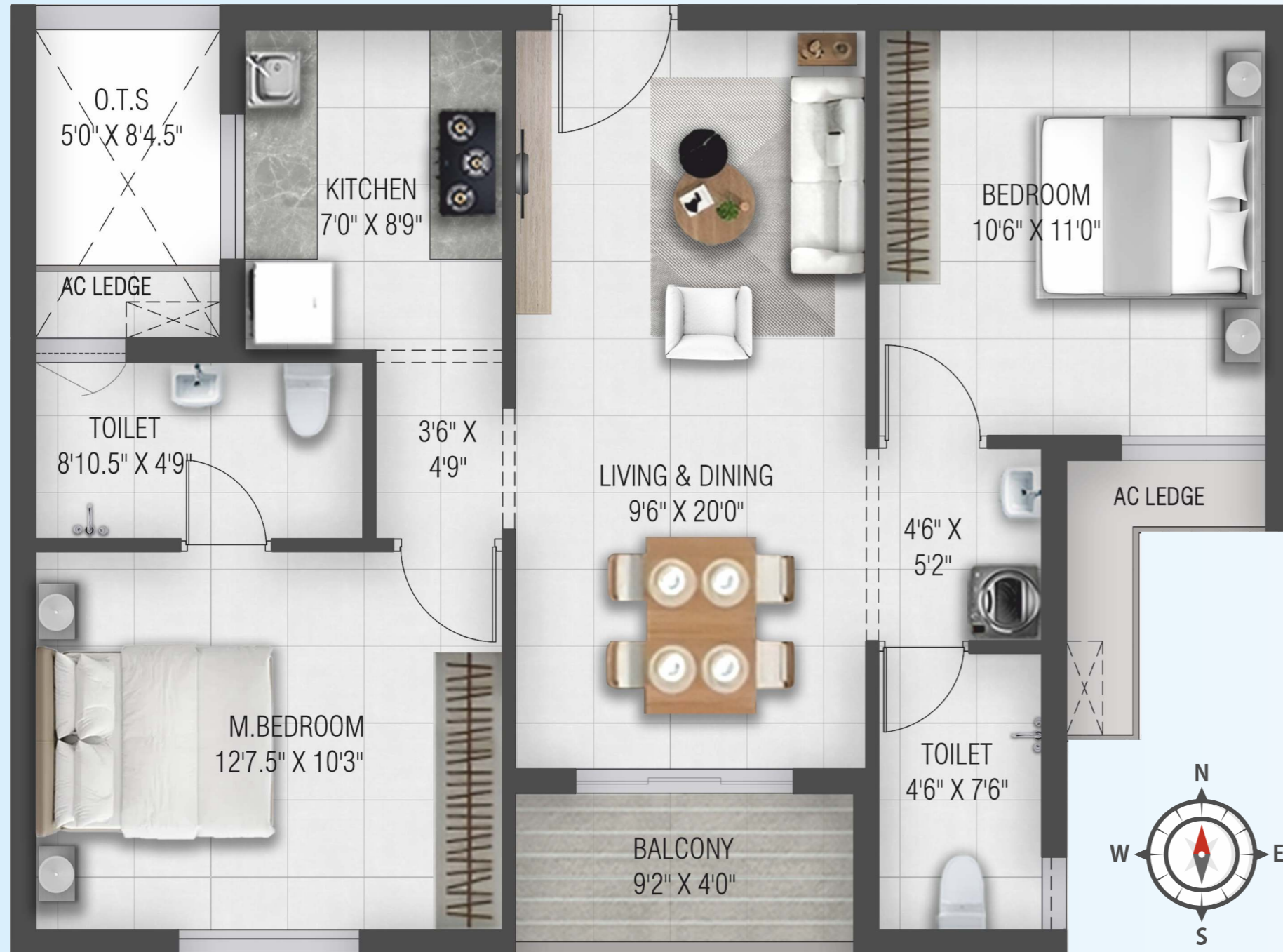
BLOCK - 1
FLAT NO: 2, 12A
1345 SQ.FT. (3 BHK)



KEY PLAN



BLOCK - 1
FLAT NO: 1, 12
1345 SQ.FT. (3 BHK)



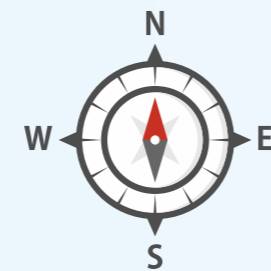
KEY PLAN



BLOCK - 2

FLAT NO: 6

997 SQ.FT. (2 BHK)



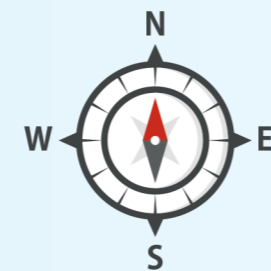
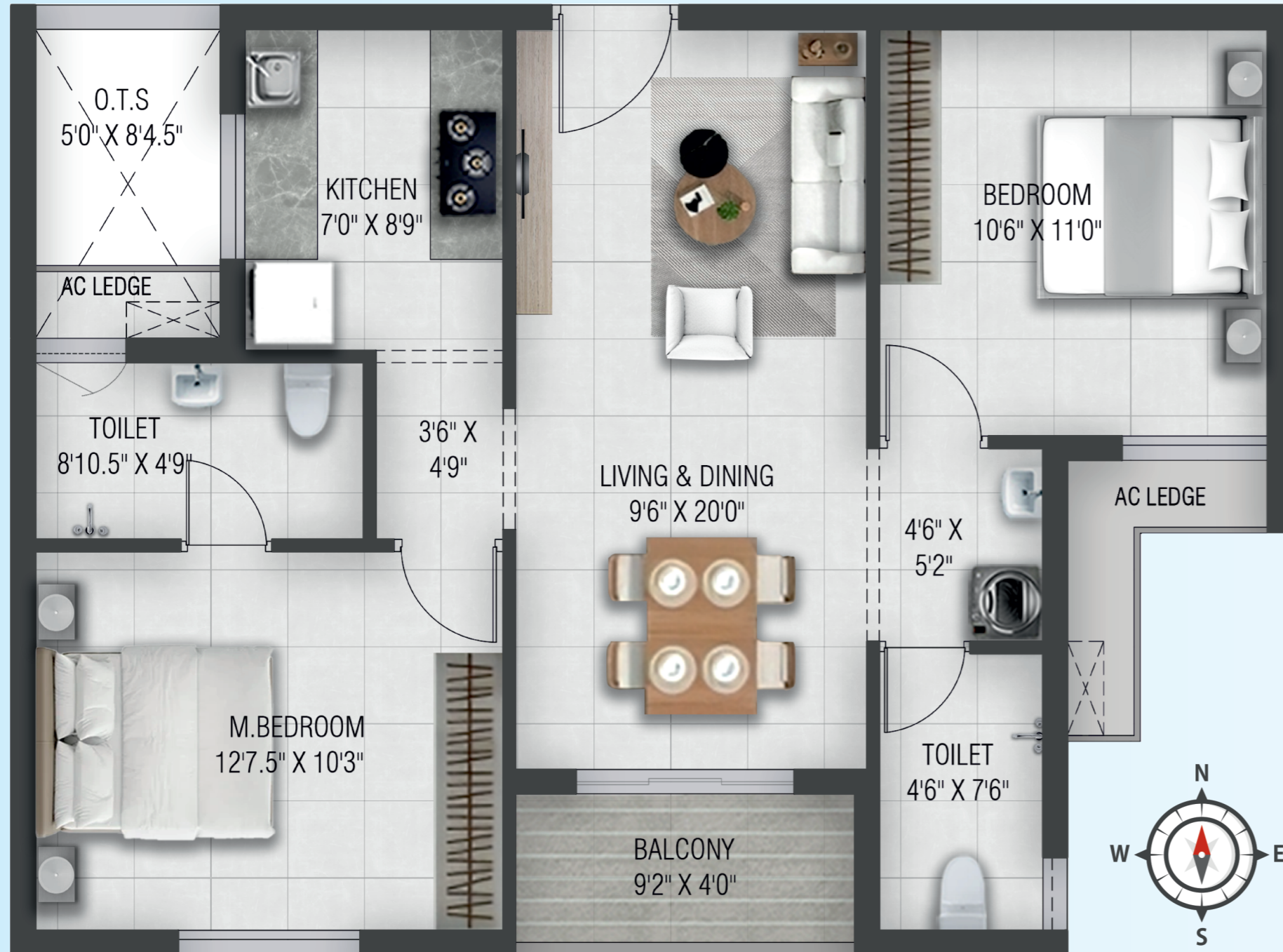
KEY PLAN



BLOCK - 2

FLAT NO: 9

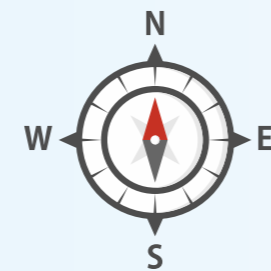
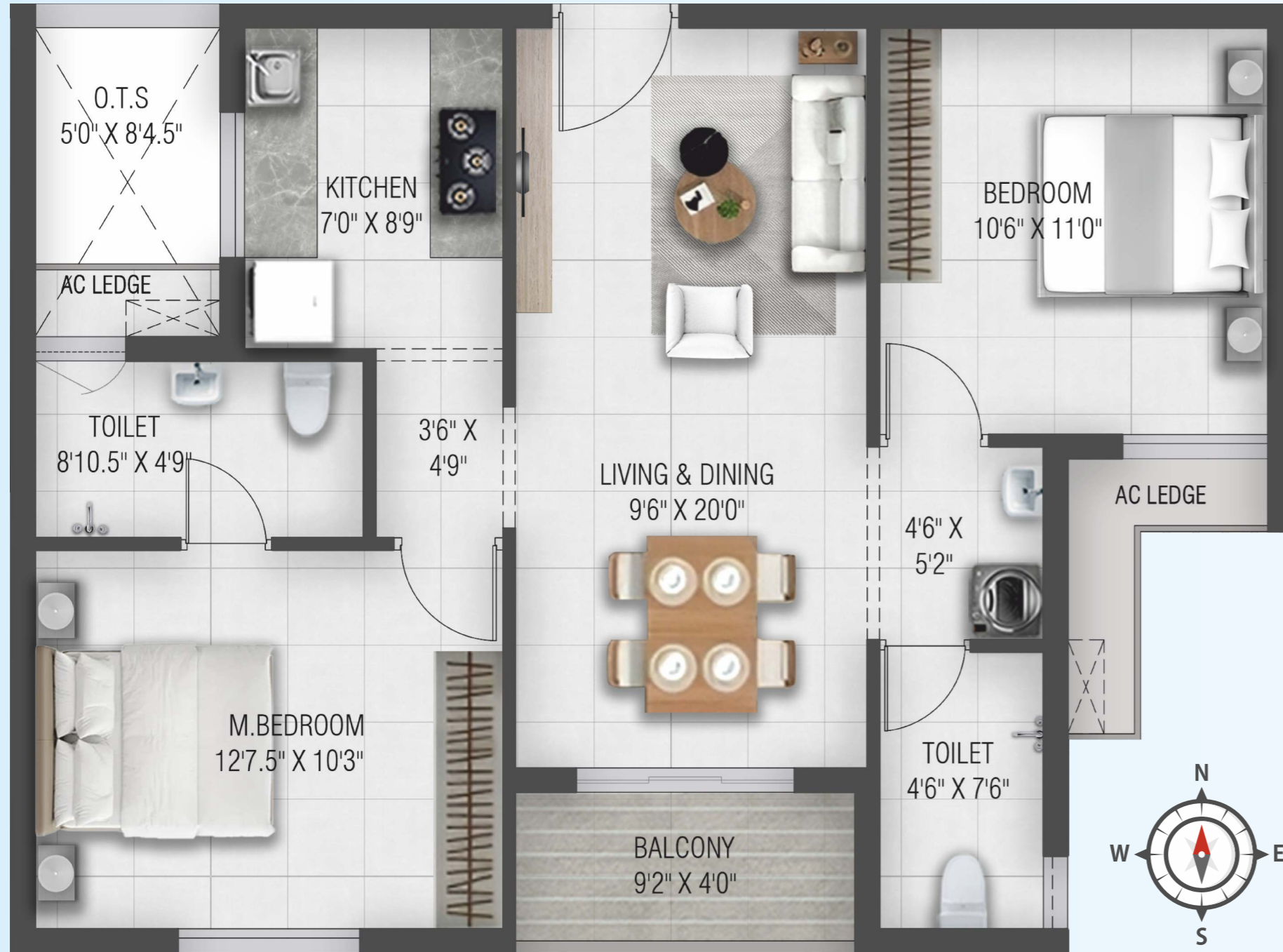
997 SQ.FT. (2 BHK)



KEY PLAN



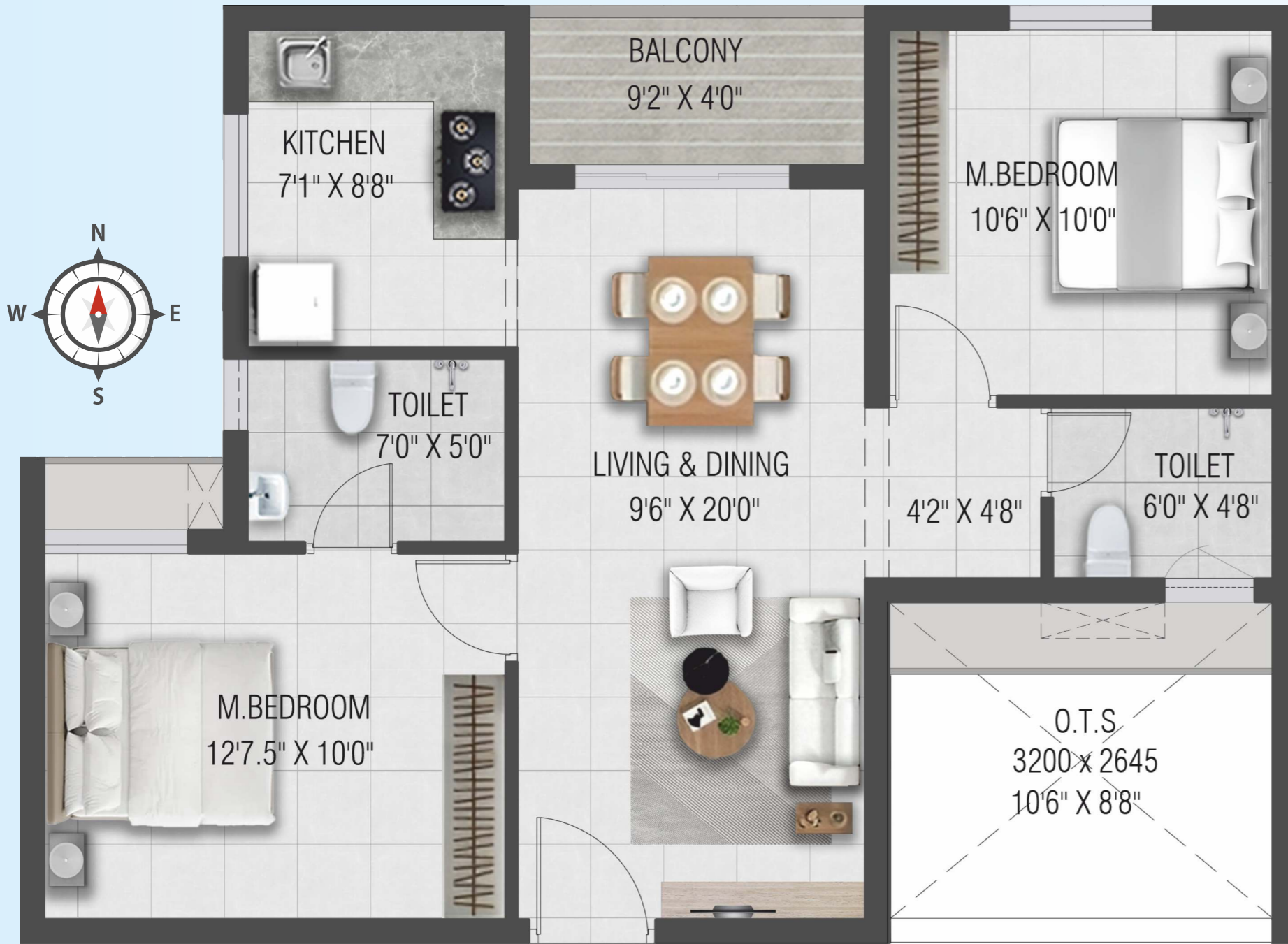
BLOCK - 2
FLAT NO: 7, 7A
995 SQ.FT. (2 BHK)



KEY PLAN



BLOCK - 2
FLAT NO: 5
998 SQ.FT. (2 BHK)



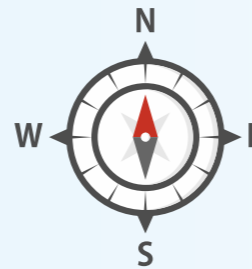
KEY PLAN



BLOCK - 2

FLAT NO: 1, 2, 10, 11, 12, 12A

940 SQ.FT. (2 BHK)



KEY PLAN



BLOCK - 2

FLAT NO: 3, 7 & 3, 4
1333 SQ.FT. (3 BHK)



AMENITIES APLENTY LEISURE REIMAGINED

Not another home but a melting pot of joyful living experiences for every single day. That's the vision Ruby Courtyard was built upon. Designed and built with lifestyle and leisure amenities that take happiness to new zones. A clubhouse of 5032 sq.ft. takes the spotlight and is equipped with modern facilities and top-notch entertainment add-ons. Few of the amenities at Courtyard are:

-  Park - 11500 sq.ft.
-  Multipurpose Hall
-  Club House - 5032 sq.ft.
-  Business Centre
-  Terrace Garden
-  Toddlers Play Area
-  24/7 Security with CCTV & Security Intercom
-  Open Yoga Terrace
-  Fire Fitting System
-  24/7 Power Backup
-  Indoor Games
-  State-of-the-art Gym

many more.....



SPECIFICATIONS

Structure

- ↓ RCC framed structure.
- ↓ Environment friendly walls with fly ash / Solid blocks.
- ↓ Pre constructional anti termite treatment under foundation and along external perimeter of the building.

Flooring & Dado

- ↓ 2'x2' vitrified tile for living, dining, bedrooms, kitchen & Balconies. (Johnson or equivalent)
- ↓ Anti-skid ceramic tiles for toilet floors.
- ↓ 4 inch high skirting matching the floor tiles as per design.
- ↓ Wall dados – Ceramic tiles 7' ht. for toilets.

Kitchen/Utility

- ↓ Ceramic tiles in kitchen for a height of 2' above platform.
- ↓ Single bowl stainless steel sinks in kitchen (Franke or equivalent)
- ↓ Sufficient 15 amp & 5 amp socket provision for chimney & other kitchen appliances.
- ↓ Provision for connecting individual RO System in Kitchen - near sink area.

Water Supply/Plumbing & Sanitary

- ↓ ISI Certified pipes: CPVC for concealed / UPVC for water supply, PVC for Drainage & sewer lines.
- ↓ Superior quality wall mounted EWC in all toilets. (Cera or equivalent)
- ↓ Superior quality wash basins in all bathrooms (Cera or equivalent)
- ↓ Superior quality CP fittings in all toilets. (Jaquar or equivalent)
- ↓ Single lever concealed diverter unit in all toilets for hot & cold water. (Jaquar or equivalent)
- ↓ Provision for connecting washing machine in one location.

Firefighting system

- ↓ Yard hydrants & Sprinklers system as per norms.

Painting

- ↓ Exterior faces of the building including balconies will be finished with cement plaster & weather shield paint. (Asian or equivalent)

- ↓ Interior: Smooth finish with putty (Birla or equivalent) & Acrylic emulsion. (Asian or equivalent).

- ↓ Common area will be finished with cement plaster & Acrylic emulsion. (Asian or equivalent)

Electrical

- ↓ ISI Branded copper cable wiring in PVC concealed conduits.
- ↓ Modular plate & switches. (Panasonic or equivalent)
- ↓ Ready to use AC power point in all bedrooms and dining hall.
- ↓ Electrical Points – Detailed in Annexure.

Doors & Windows

- ↓ Main Door: Paneled OR Flush Doors with standard hardware's.
- ↓ Interior Door: Paneled OR Flush Doors with standard hardware's.
- ↓ Locks: SS Satin finished Godrej or equivalent.
- ↓ Hardware's: Branded - Brass - SS Satin finished.
- ↓ Windows: UPVC Sliding shutters with toughened clear glass.
- ↓ French Doors: UPVC sliding shutters with plain clear glass.

Other Amenities

- ↓ Rain water Harvesting.
- ↓ Sewage Treatment plant.
- ↓ GYM.
- ↓ Multipurpose hall.
- ↓ Lumber room in still floor.
- ↓ DTH service.
- ↓ D.G. 100% power backup for common amenities. (i.e. water Pumps, lift, lights in common area, security system, treatment plants.)
- ↓ Restricted D.G. Power backup Up to 500 Watts to each Apartment.

vators

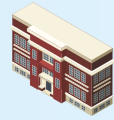
- ↓ Kone / Johnson or equivalent with ARD power backup.

curity System

- ↓ CCTV Surveillance.
- ↓ Boom barrier.

LOCATION MAP

Dhanalakshmi College



TMG College of Arts & Science



Annai Arul Hospital

MANIMANGALAM ROAD

TAMBARAM

CHROME PET

Tambaram Railway Terminal

MUDICHUR ROAD

Hindu Mission Hospital



MCC College & School



Upcoming Vandalur Metro



Shriram IT Gateway



Padappai Bus Terminus



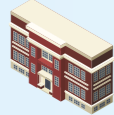
MANNIVAKKAM ROAD

VANDALUR - ORAGADAM ROAD

AG Hospital



Alwin International School



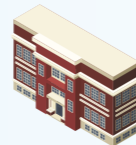
Infac India Pvt. Ltd



PERI Institute of Technology



Thirumagal Polytechnic College



VANDALUR



Vandalur Zoo

LOCATION ADVANTAGE

Ruby Courtyard is located bang on Vandalur – Orgadam Road, close to the new Kilambakkam Bus Terminus. This location has seen unbelievable growth in the recent years in terms of quality infrastructure, well-networked transport systems, MNC/Industrial/IT investments, rise of friendly residential neighbourhoods etc. More and more people wisely choose this destination for their dream home and for future investment because of its enormous growth potential in the coming years.

DISTANCE FROM NEAREST EDUCATIONAL INSTITUTIONS

- Alwin International School 0 min
- Global Aero Kidz International Pre School 2 mins
- TMG College of Arts and Science 5 mins
- Dhanalakshmi College of Engineering 5 mins
- Peri College of Arts and Science 5 mins
- Shri Natesan School 5 mins

IT SECTORS & FACTORIES

- Infac India Pvt. Ltd 3 mins
- Shriram IT gateway 6 mins
- Tambaram MEPZ IT Park 11 mins
- Mahindra World City 11 mins



5800+ HAPPY
families

190+ COMPLETED
projects

25+ years of
EXPERIENCE

ONE name that has always stood for
consistent quality - Ruby Builders & Promoters



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