

RUBY

# Landmark

On Vandalur - Padappai Main Rd

**MANNIVAKKAM**

**ruby**  
Building future

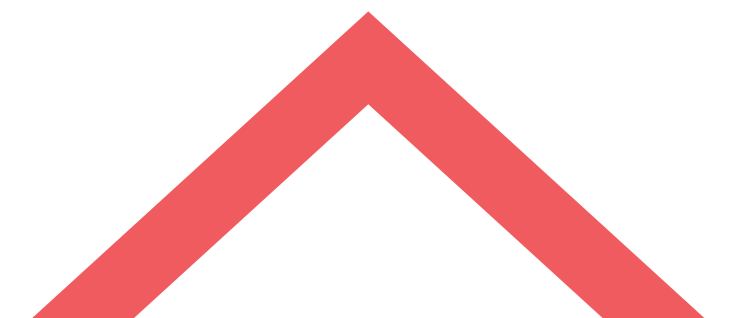


**MOVE IN.  
MOVE UP.**



## Elevate to a better lifestyle.

Experience the pride of living in a high-rise community of professionals, businessmen and achievers. All of whom have chosen to live on the 6 lane highway that connects Tambaram with the bustling Oragadam business hub. A modern community with all the amenities and features of a metro lifestyle.



## Envisioned for the future.

Located on the main road that connects Tambaram and Oragadam, Ruby Landmark is the most premium project within a 3 km radius. Every amenity at Ruby Landmark has been specially crafted to ensure that you get a premium home, in a high-appreciation location.

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READY TO MOVE IN | 2.05 Acres Land | 298 LUXURY APARTMENTS | 2 BHK - 208 Nos. & 3 BHK - 90 Nos. | 1101 to 1518 sq.ft. | 12 & 15 FLOORS

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Connected  
 to everything.  
 Yet away from  
 it all.

**Schools**

- Shree Niketan CBSE
- Narayana E Techno School
- Alwin International Public School
- Velammal Vidhyashram
- Shankara Vidyalaya
- Anandavalli School

**Colleges**

- Dhaanish Ahamed Eng. College
- Peri Institute of Technology
- Rrase Eng. College
- BS Abdur Rahman University

**Industries**

- Royal Enfield
- Apollo Tyres
- Renault Nissan
- Daimler India

**5 Mins from**

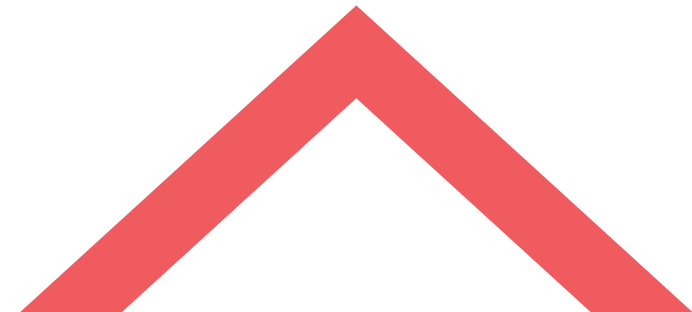
- 400 Ft Outer Ring Road
- GST Road
- Vandalur Railway Station

**10 Mins from**

- Shriram Gateway IT Park
- Vandalur Zoo
- Perungalathur Railway Station
- Oragadam - SIPCOT

**20 Mins from**

- Tambaram Railway Station / Bus Stand
- Poonamalle
- Chennai International Airport



## Contemporary and Classical.

- Ready to move in
- Project on the 6 lane main road
- CMDA Approved
- Vaastu Compliant
- High-end Specification
- Well Ventilated
- Spacious homes with less wall sharing
- Complete gated community with 70% open space



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# Landmark

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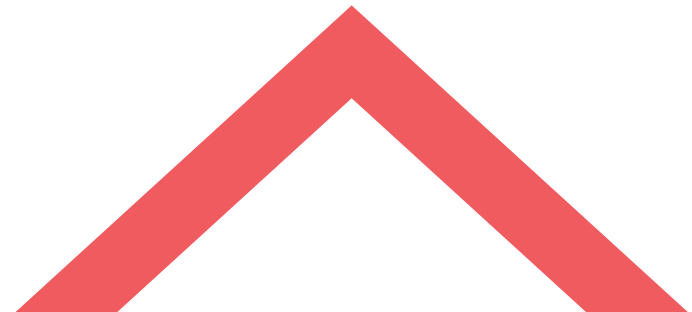


Experience nature and  
**abundant space,**  
at home.

Designed to make the most of natural light and ample ventilation, the contemporary homes at Ruby Landmark are always fresh and invigorating. With endless views of open green spaces and no other high rise building in its immediate surrounding, these homes are truly one of a kind.

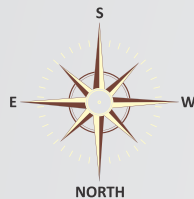
## Relax. Rejuvenate. Refresh.

- Gym
- Podium garden with swimming pool
- French windows with cross ventilation
- 24x7 security with CCTV
- High speed elevators,
- Firefighting system
- Power backup
- Indoor games
- Premium fittings & fixtures
- Park, Children's play area
- Multi purpose hall



# FLOOR PLANS A & B BLOCK

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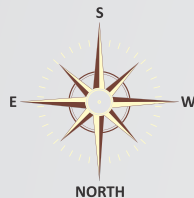
**BLOCK A**

**BLOCK B**

Block - A	Block - B
1 - 1116 sq.ft.	1 - 1116 sq.ft.
2 - 1518 sq.ft.	2 - 1378 sq.ft.
3 - 1114 sq.ft.	3 - 1448 sq.ft.
4 - 1116 sq.ft.	4 - 1121 sq.ft.
5 - 1121 sq.ft.	5 - 1101 sq.ft.
6 - 1448 sq.ft.	6 - 1114 sq.ft.
7 - 1360 sq.ft.	7 - 1518 sq.ft.
7A - 1116 sq.ft.	7A - 1116 sq.ft.



# FLOOR PLANS C BLOCK

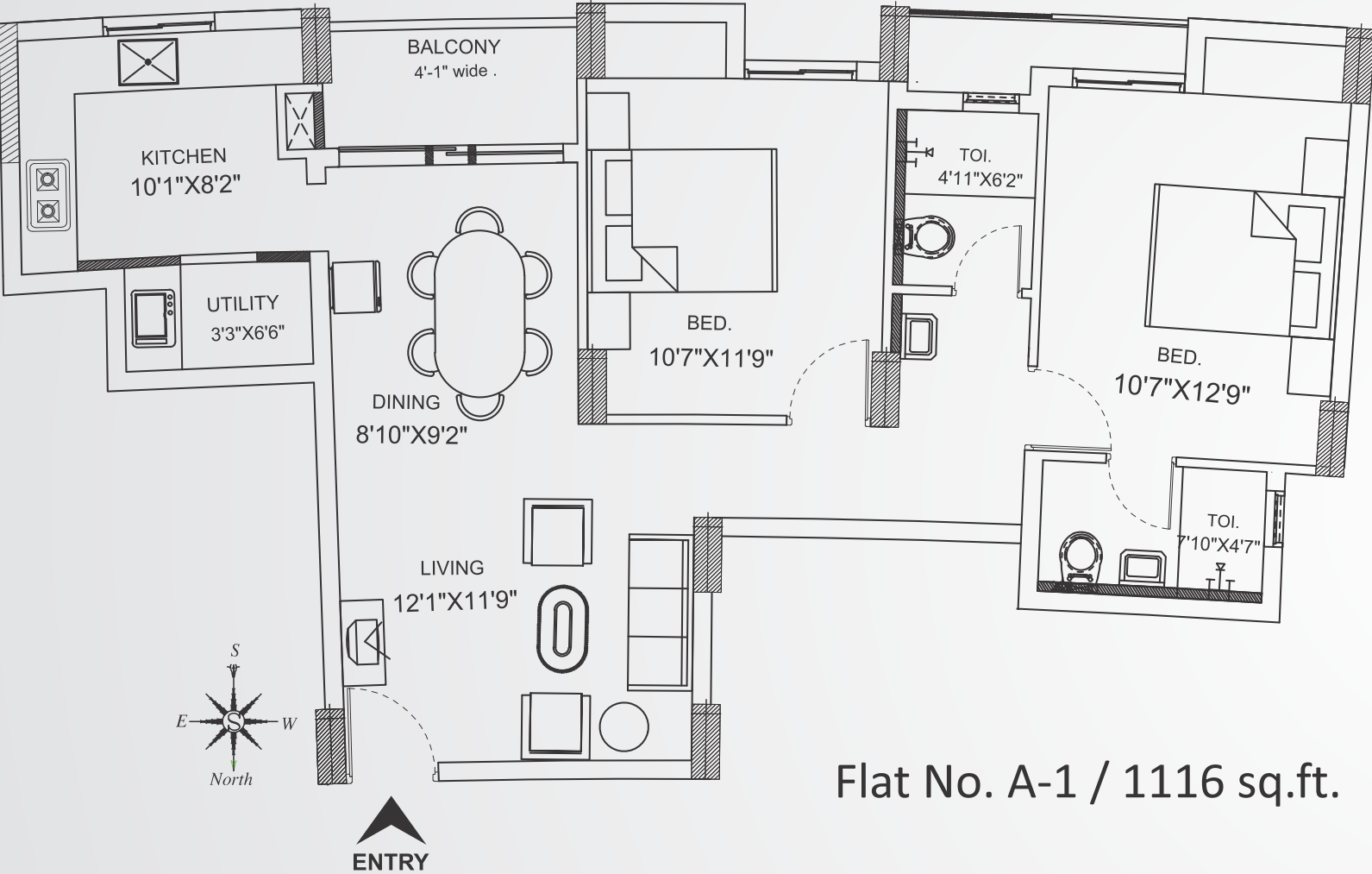


## BLOCK C

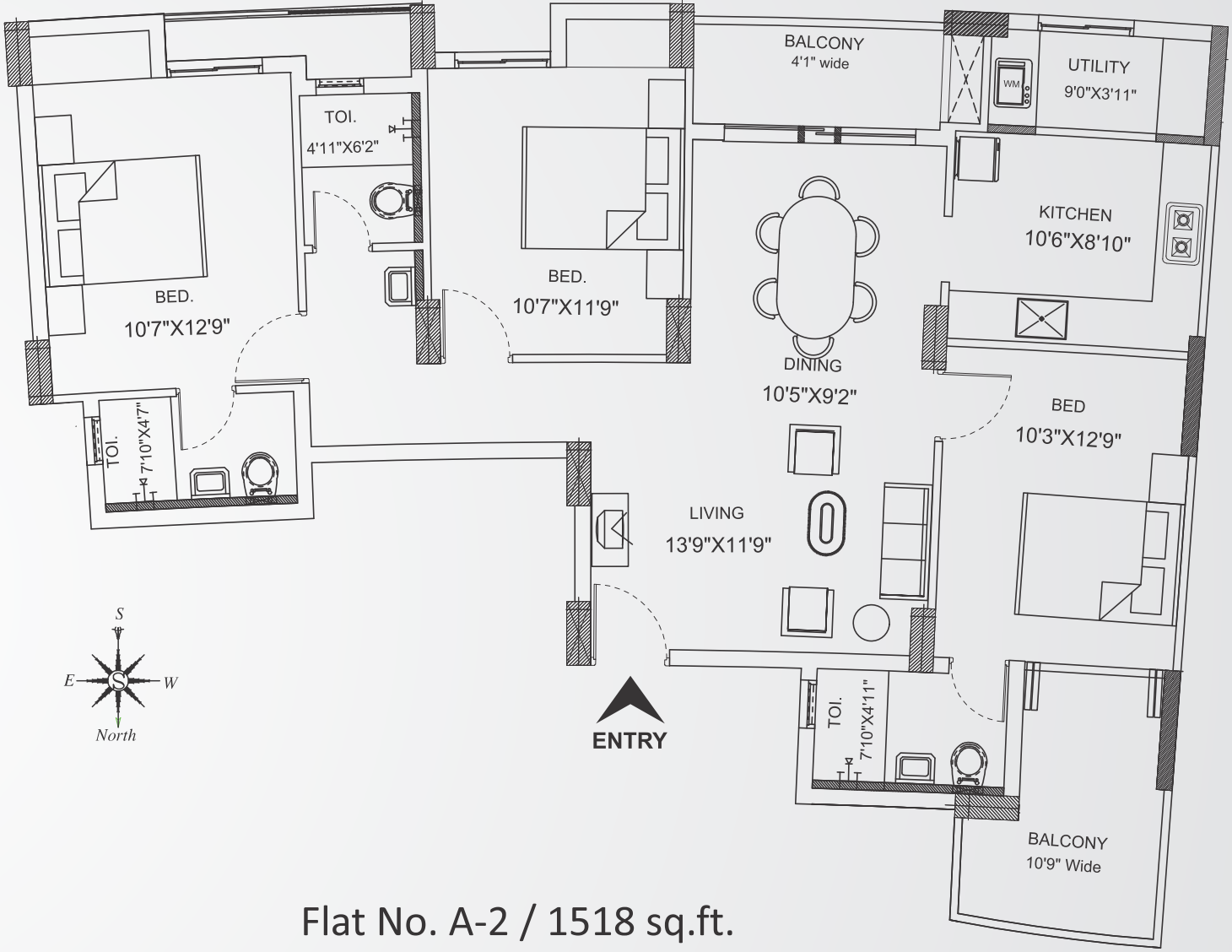
- Block - C**
- 1 - 1126 sq.ft.
  - 2 - 1141 sq.ft.
  - 3 - 1126 sq.ft.
  - 4 - 1116 sq.ft.
  - 5 - 1126 sq.ft.



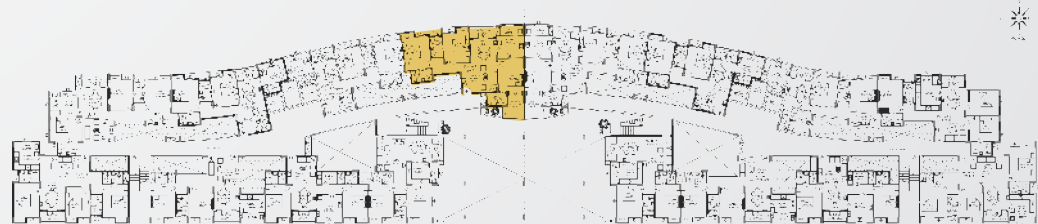
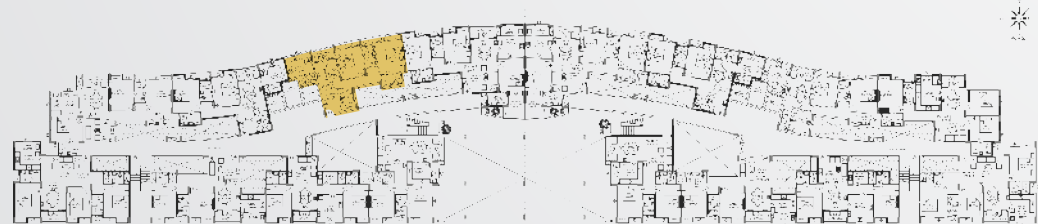
# BLOCK A TYPICAL FLOOR PLAN



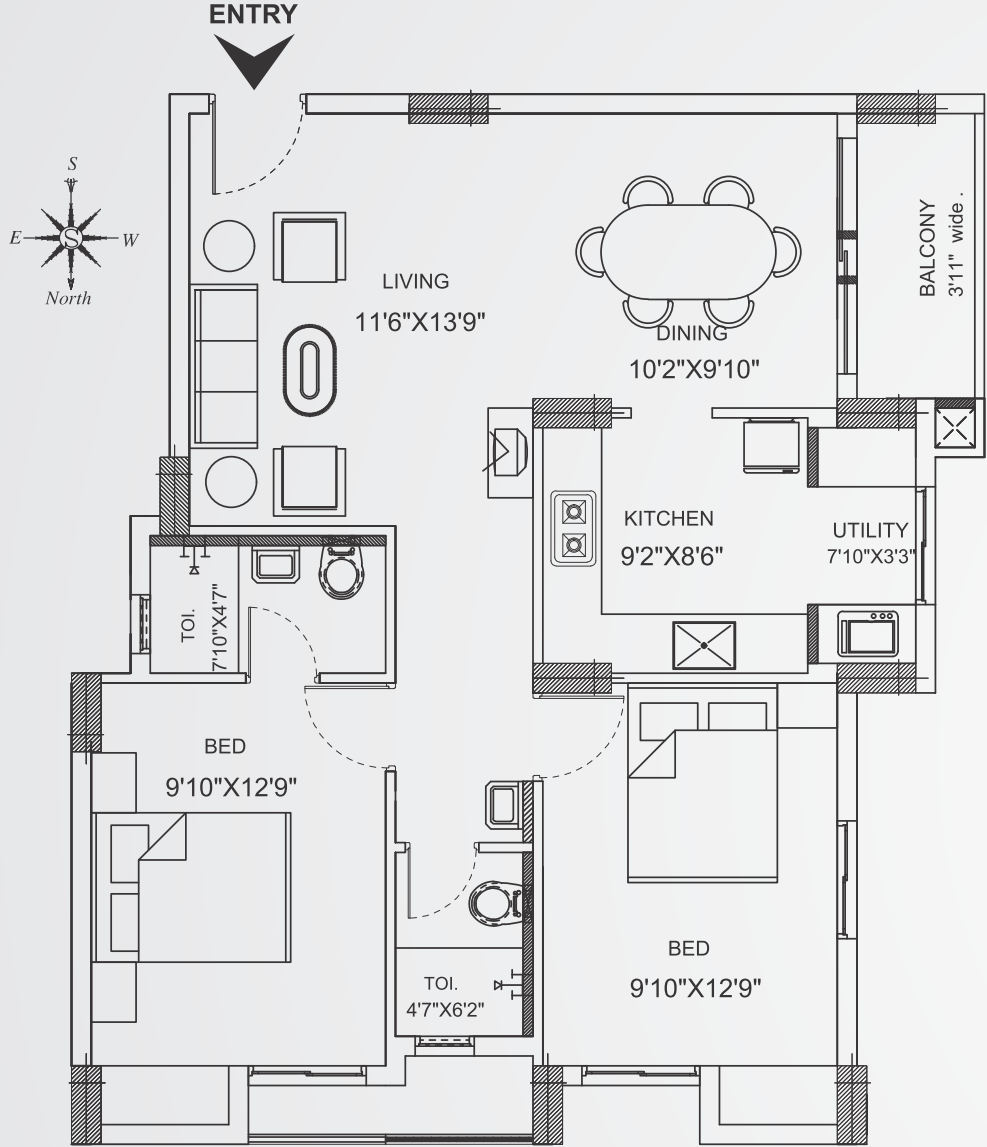
Flat No. A-1 / 1116 sq.ft.



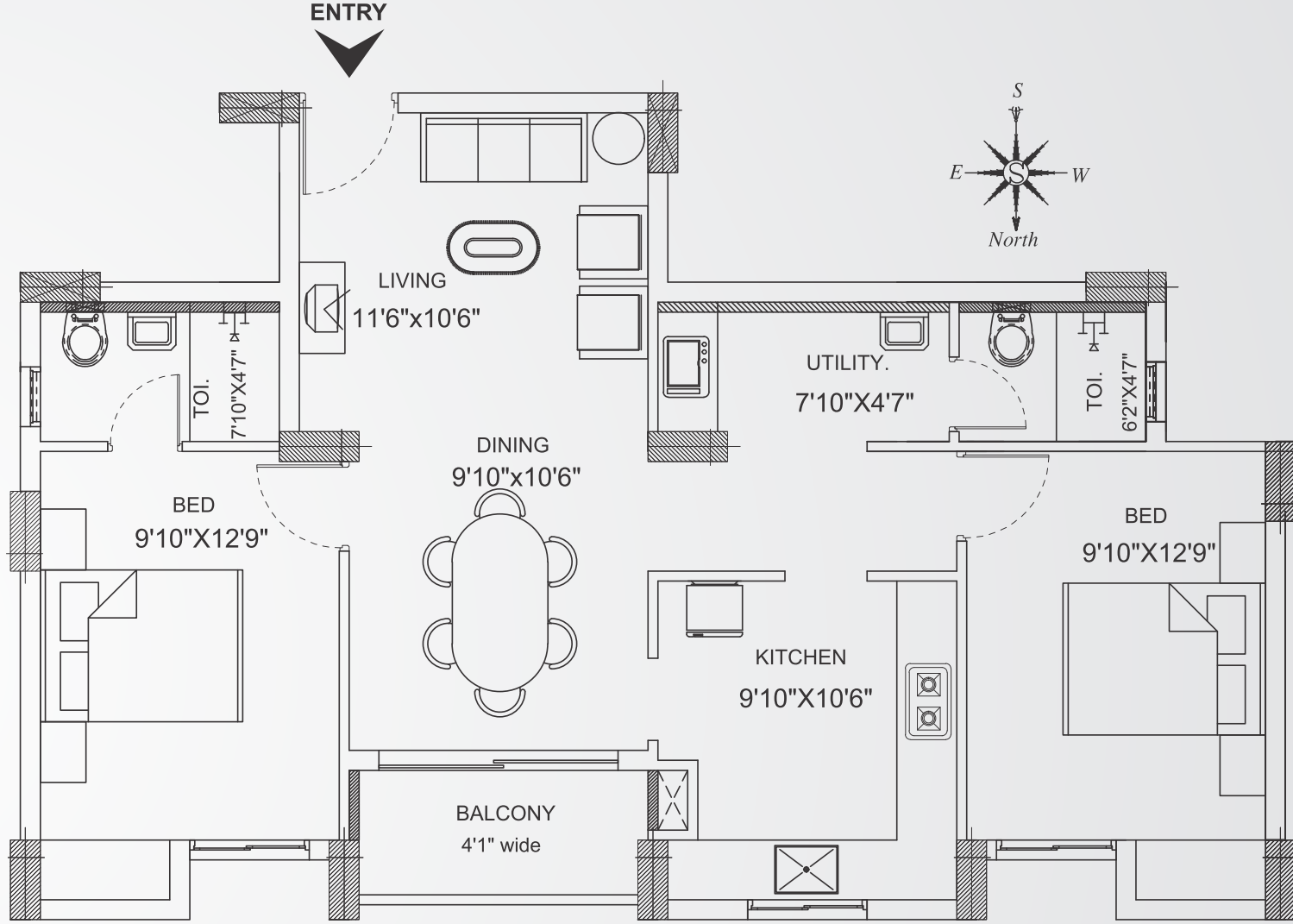
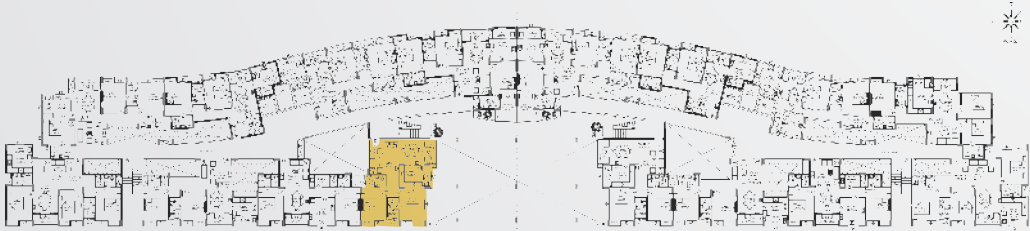
Flat No. A-2 / 1518 sq.ft.



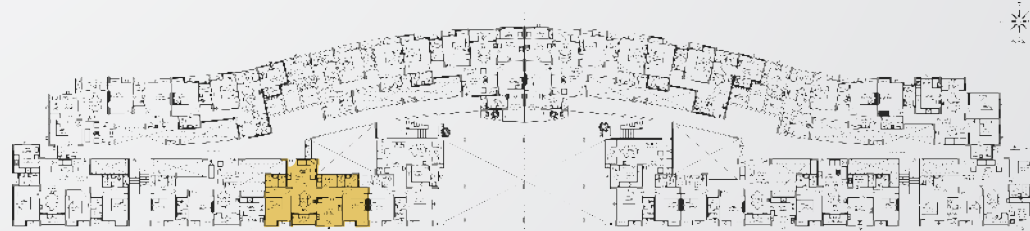
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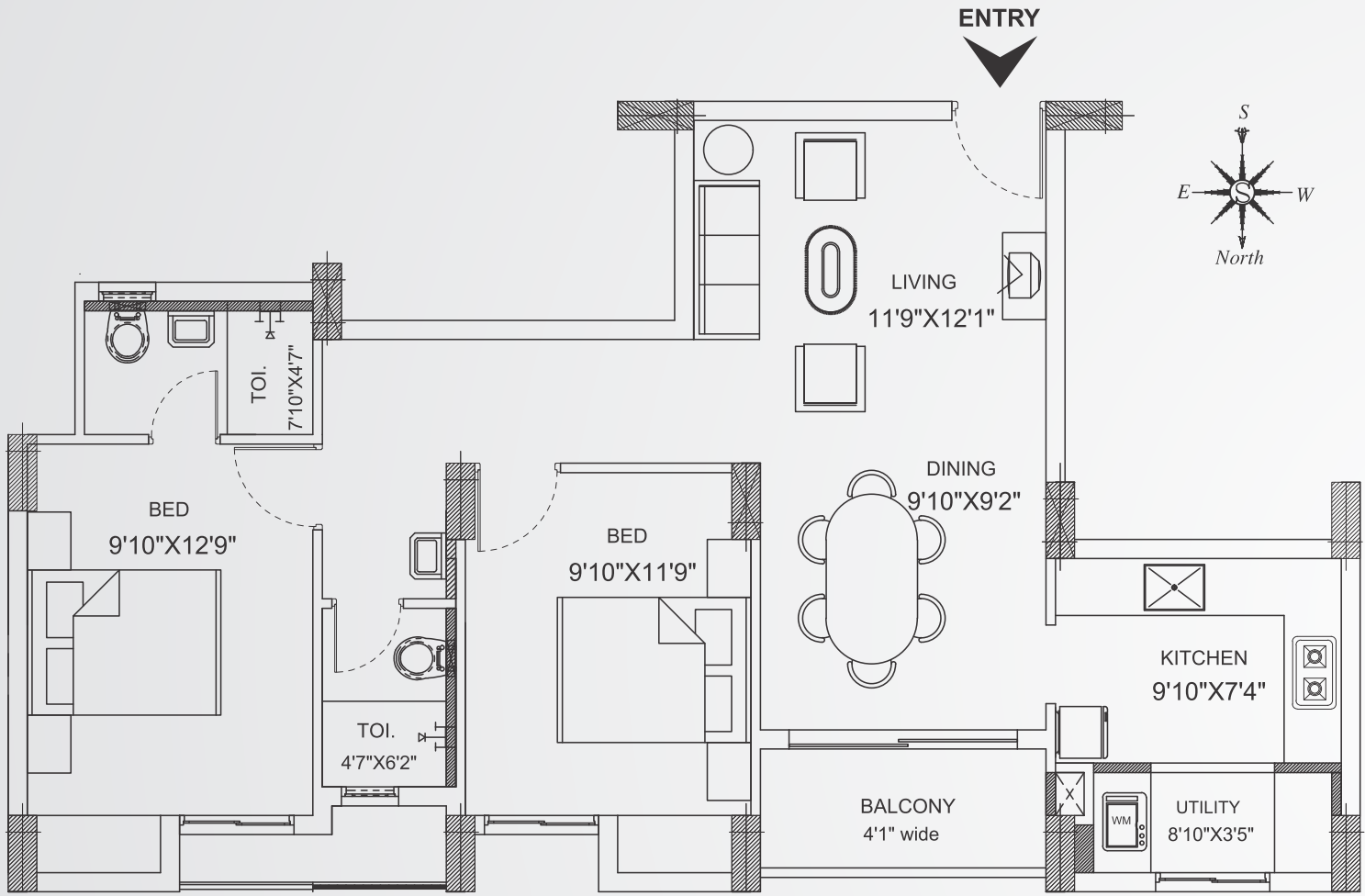
Flat No. A-3 / 1114 sq.ft.



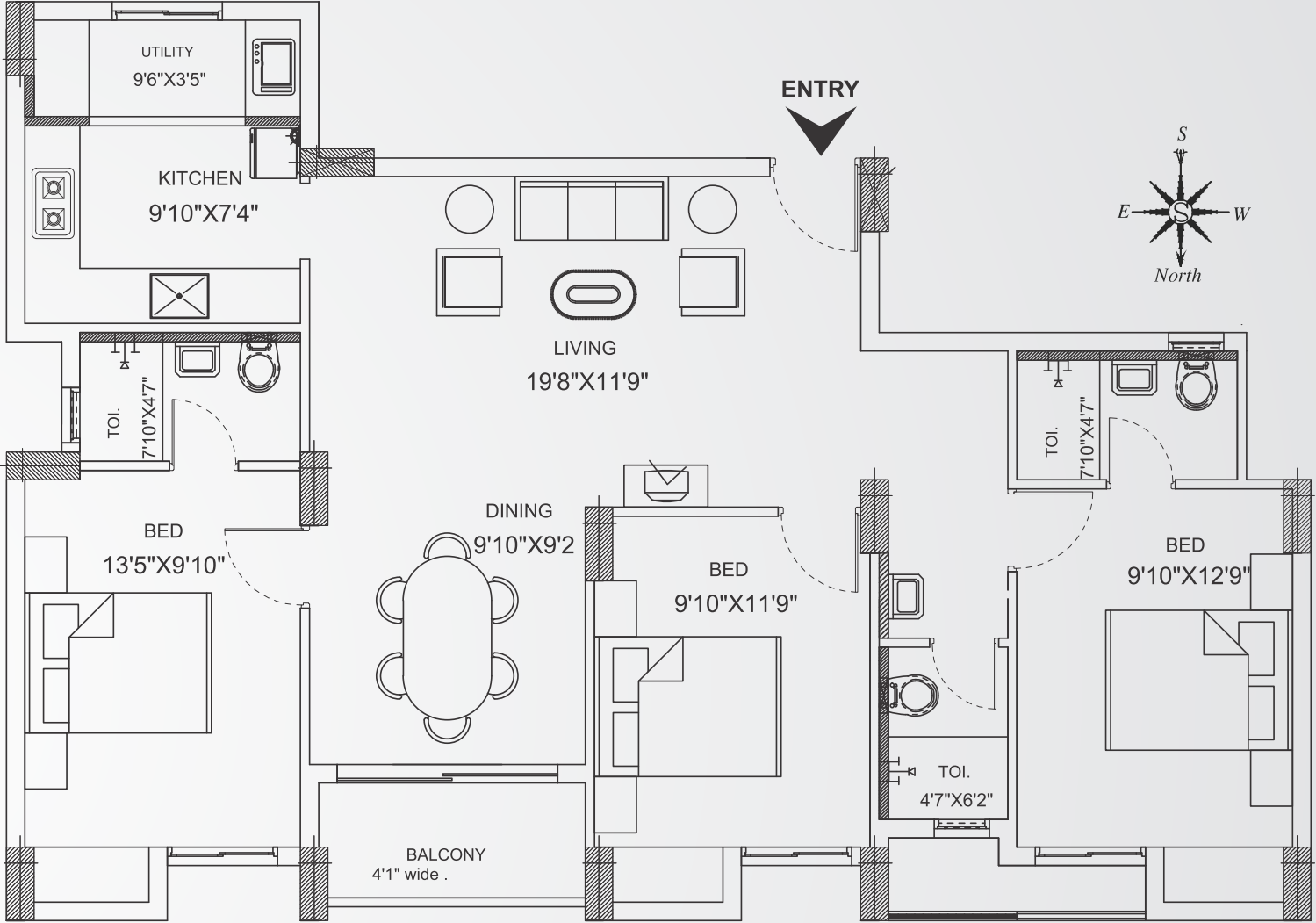
Flat No. A-4 / 1116 sq.ft.



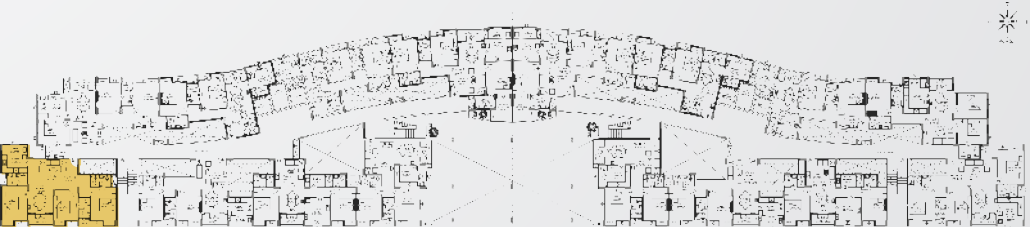
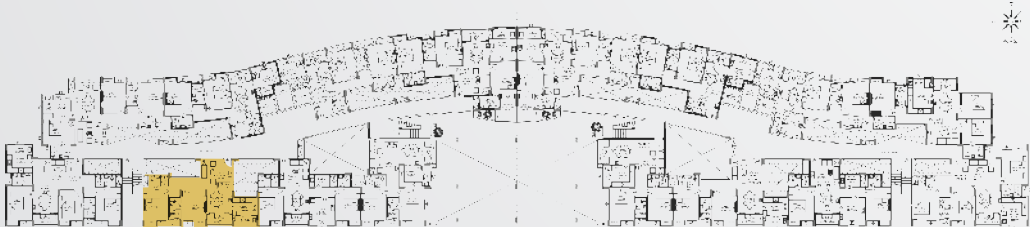
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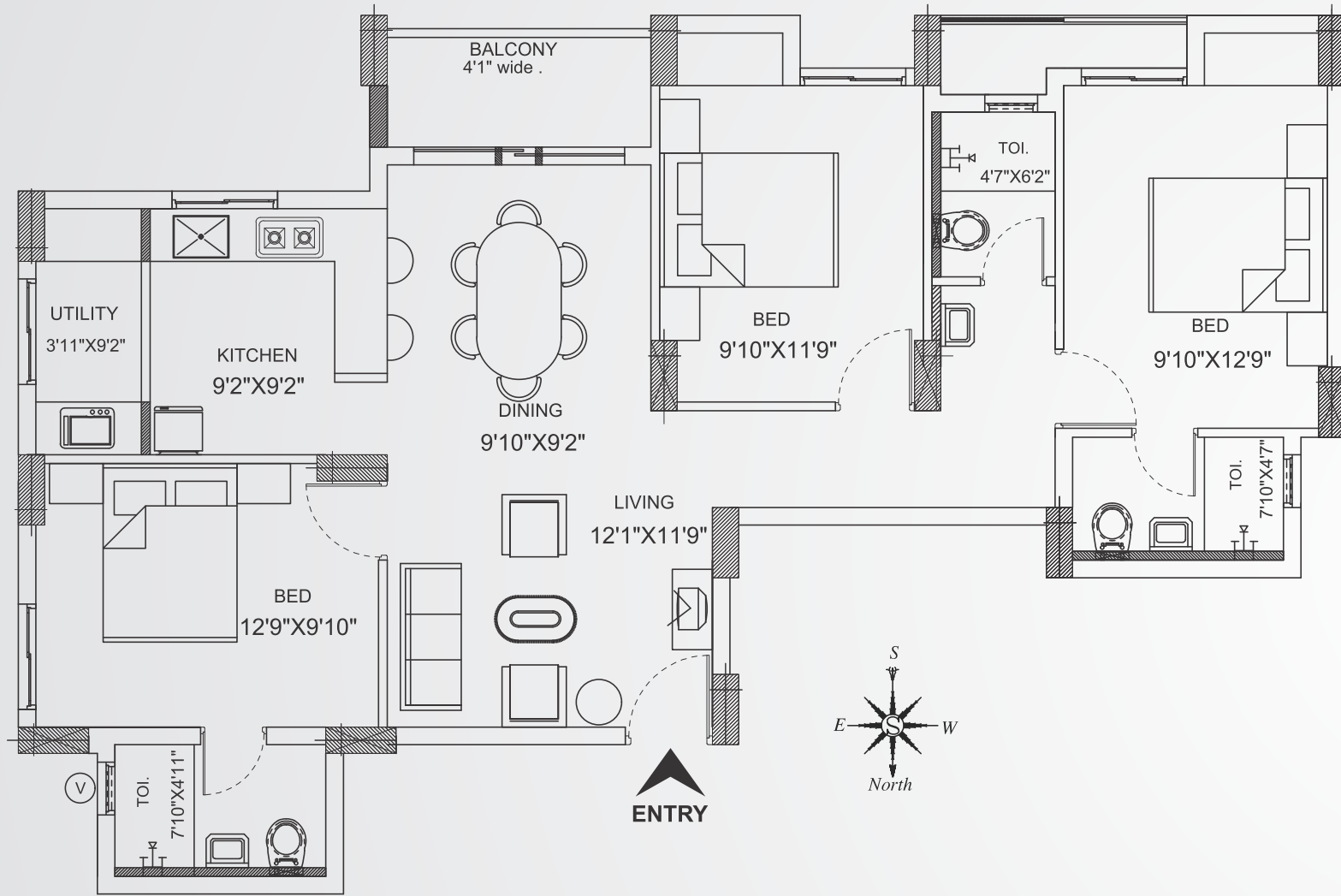
Flat No. A-5 / 1121 sq.ft.



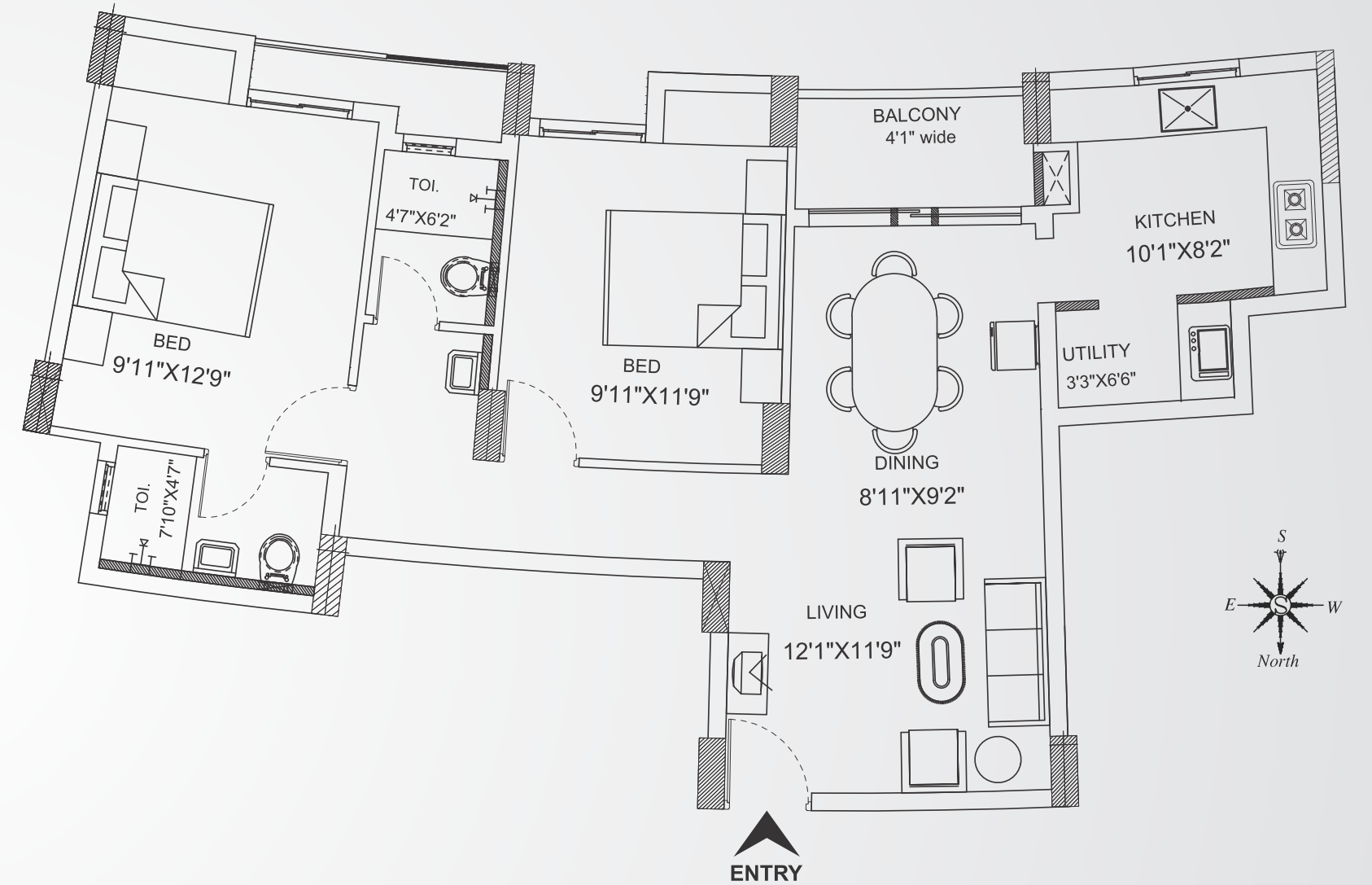
Flat No. A-6 / 1448 sq.ft.



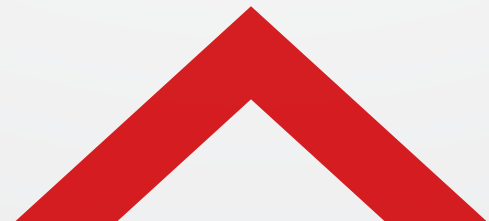
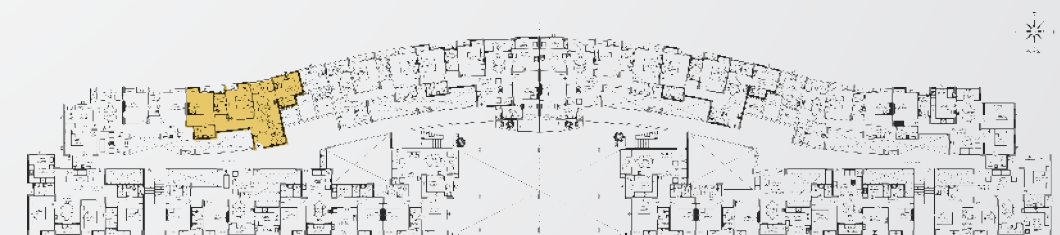
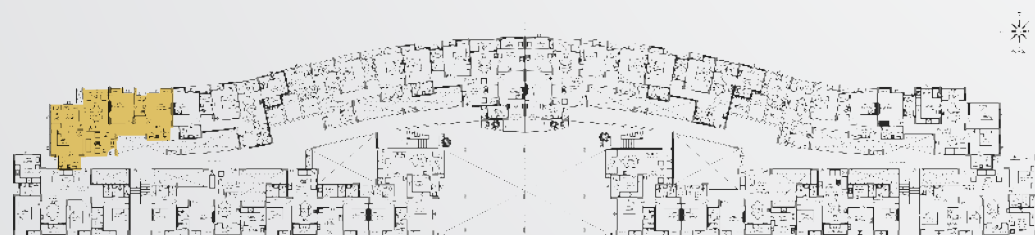
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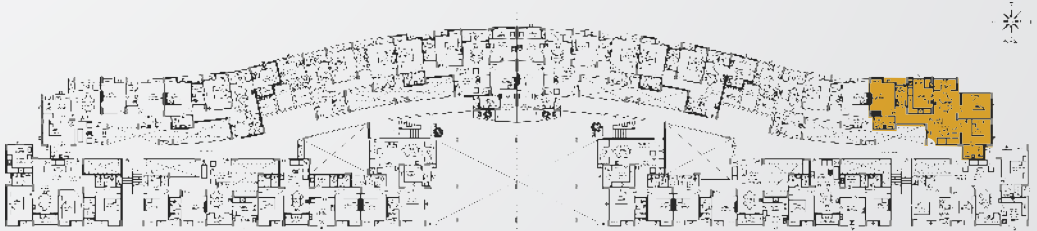
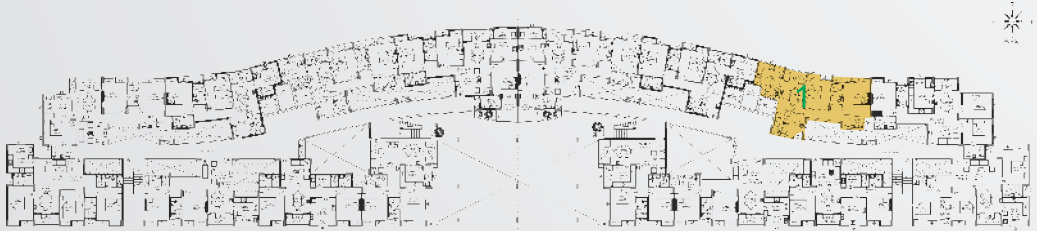
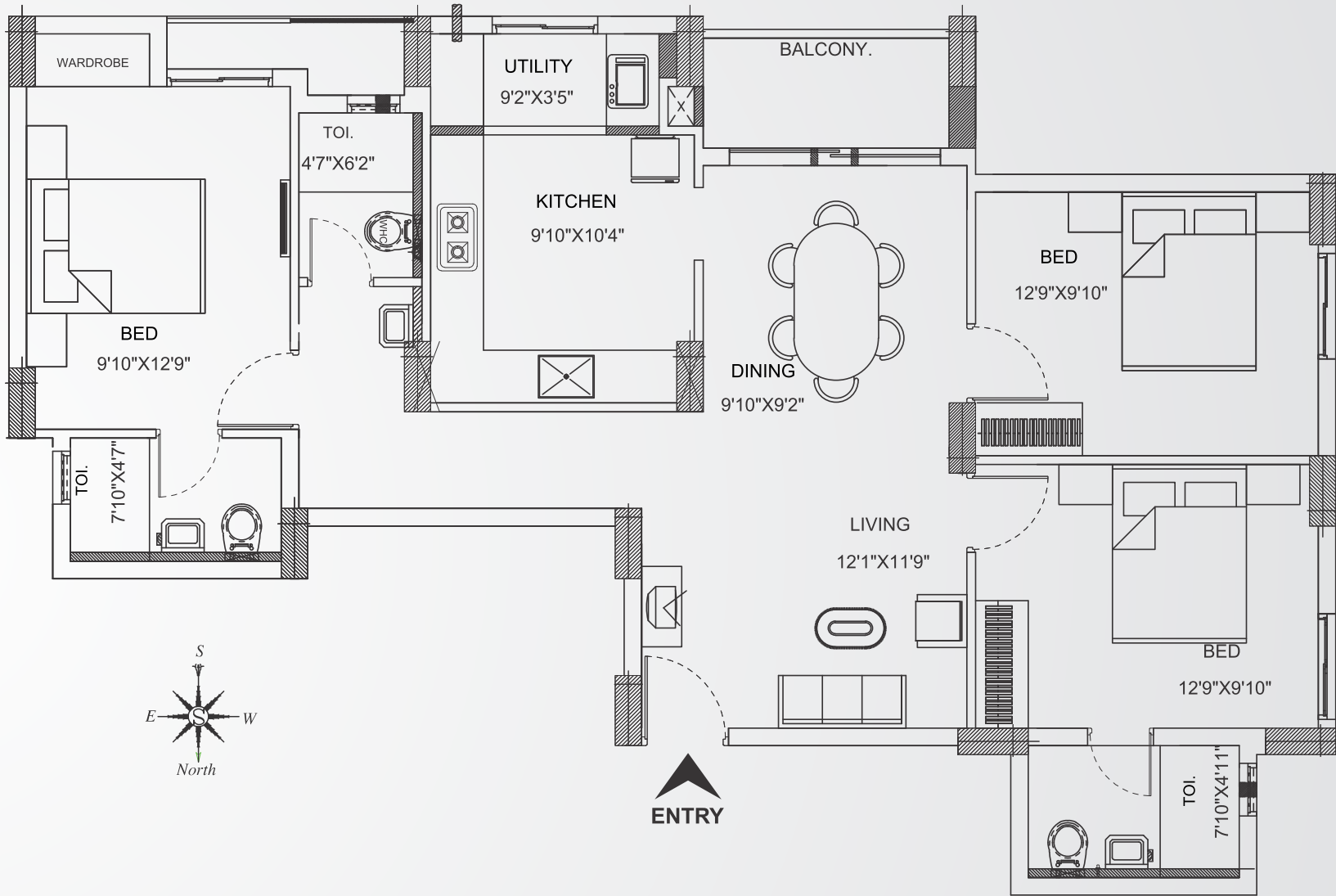
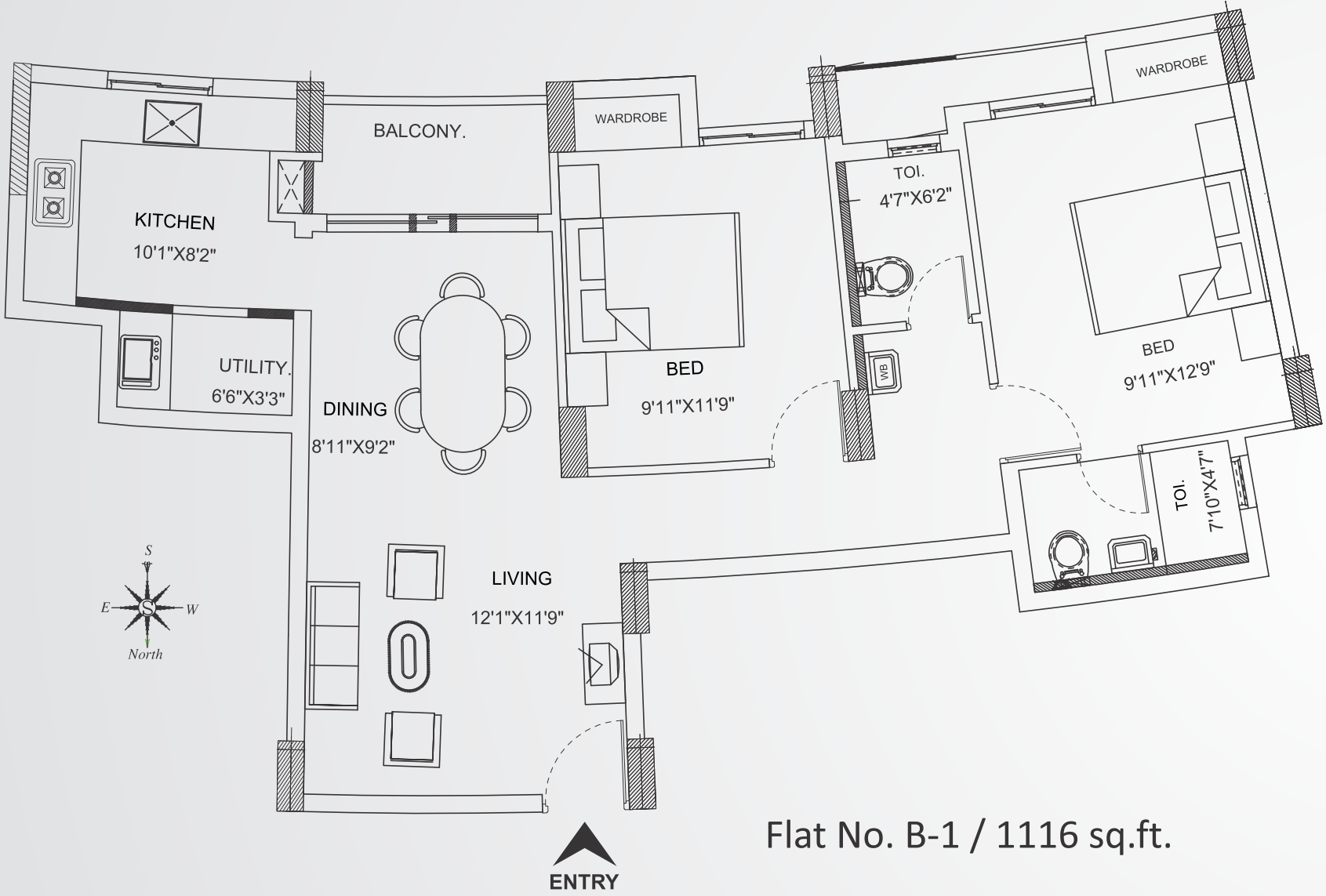
Flat No. A-7 / 1360 sq.ft.



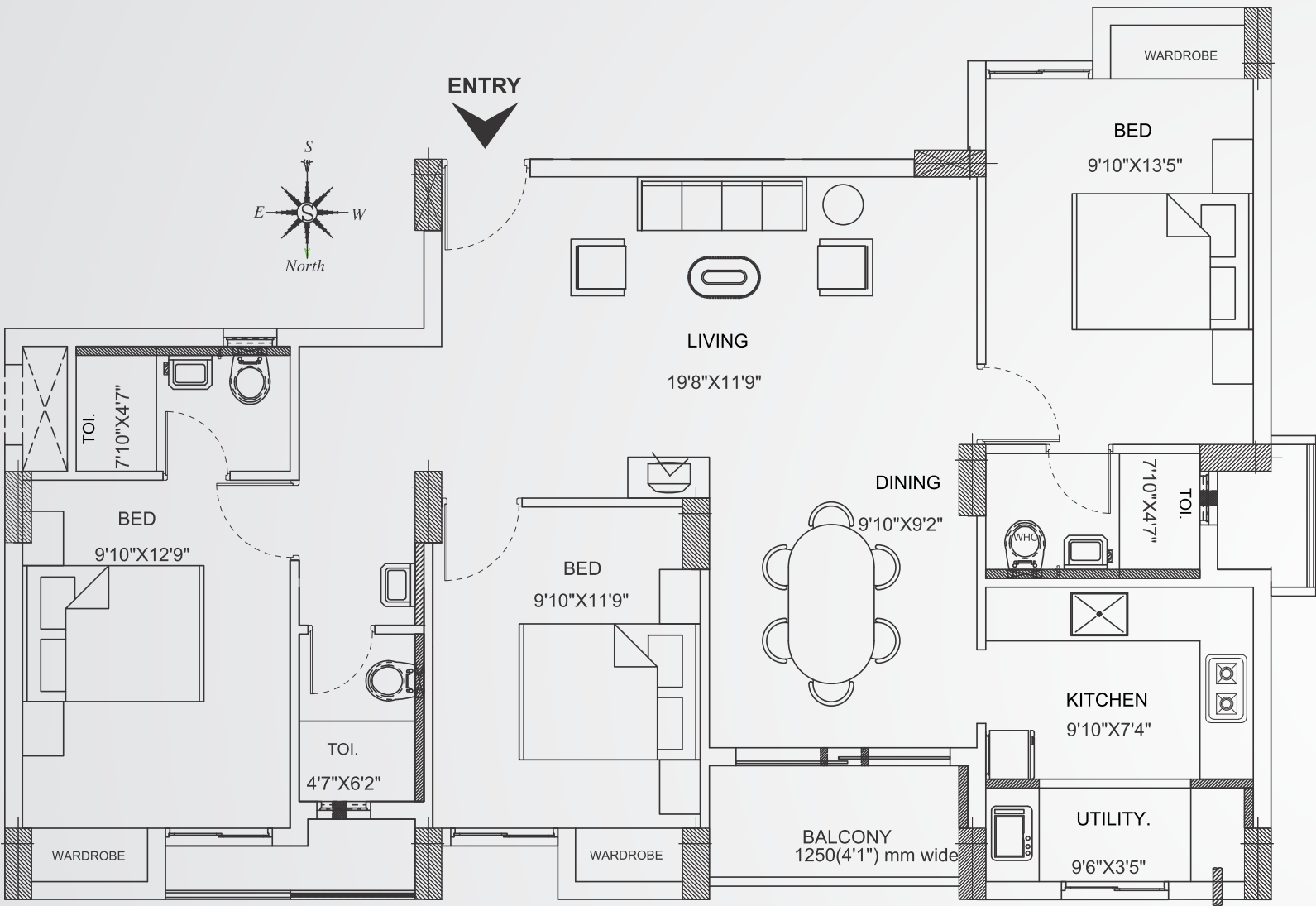
Flat No. A-7A / 1116 sq.ft.



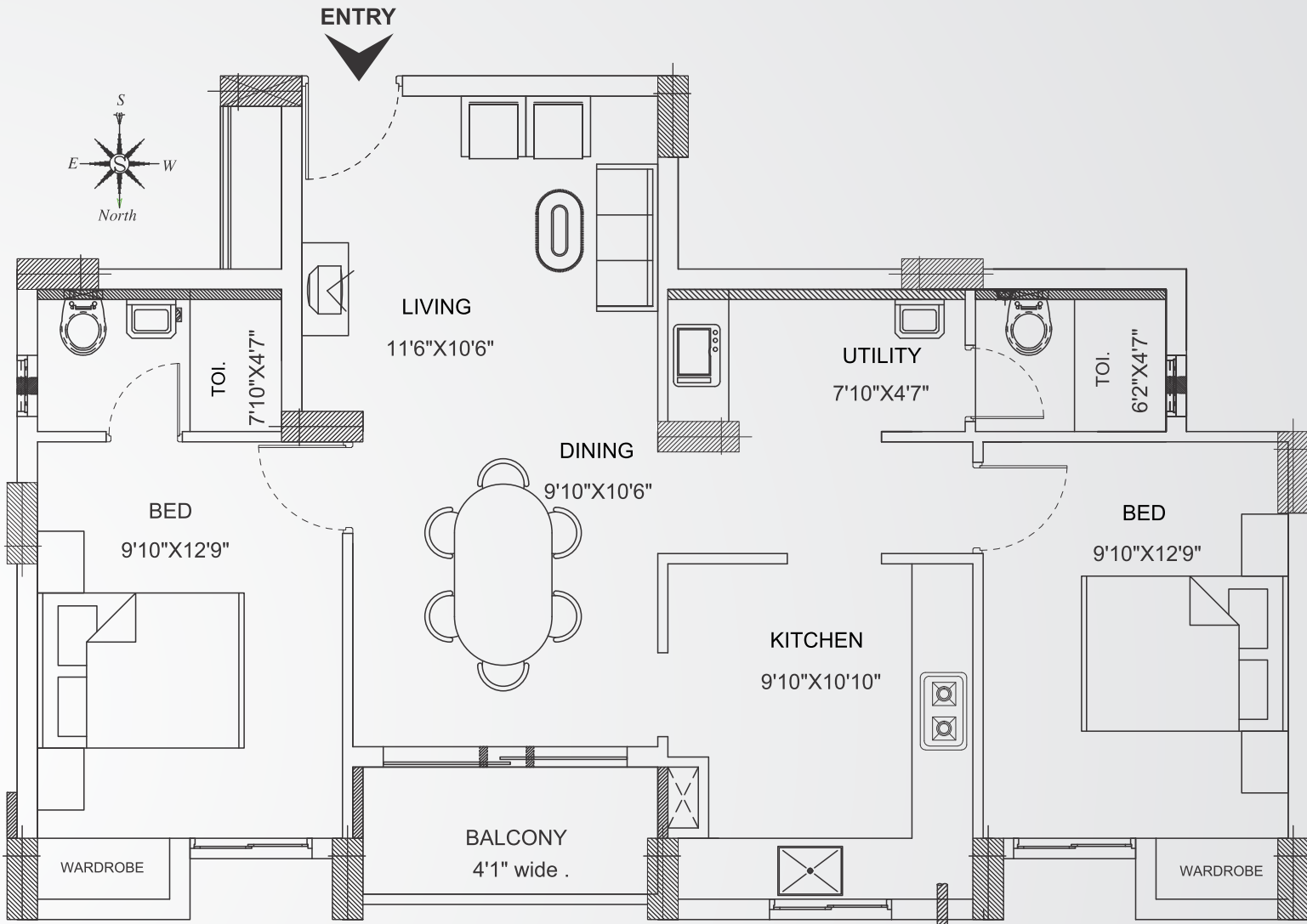
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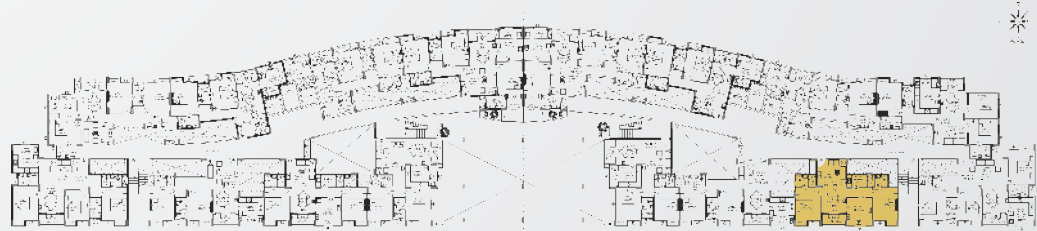
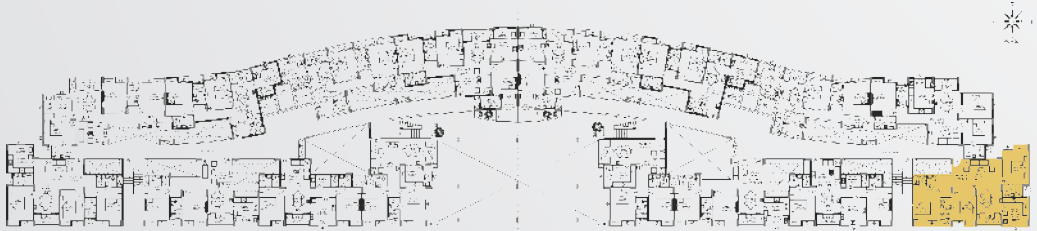
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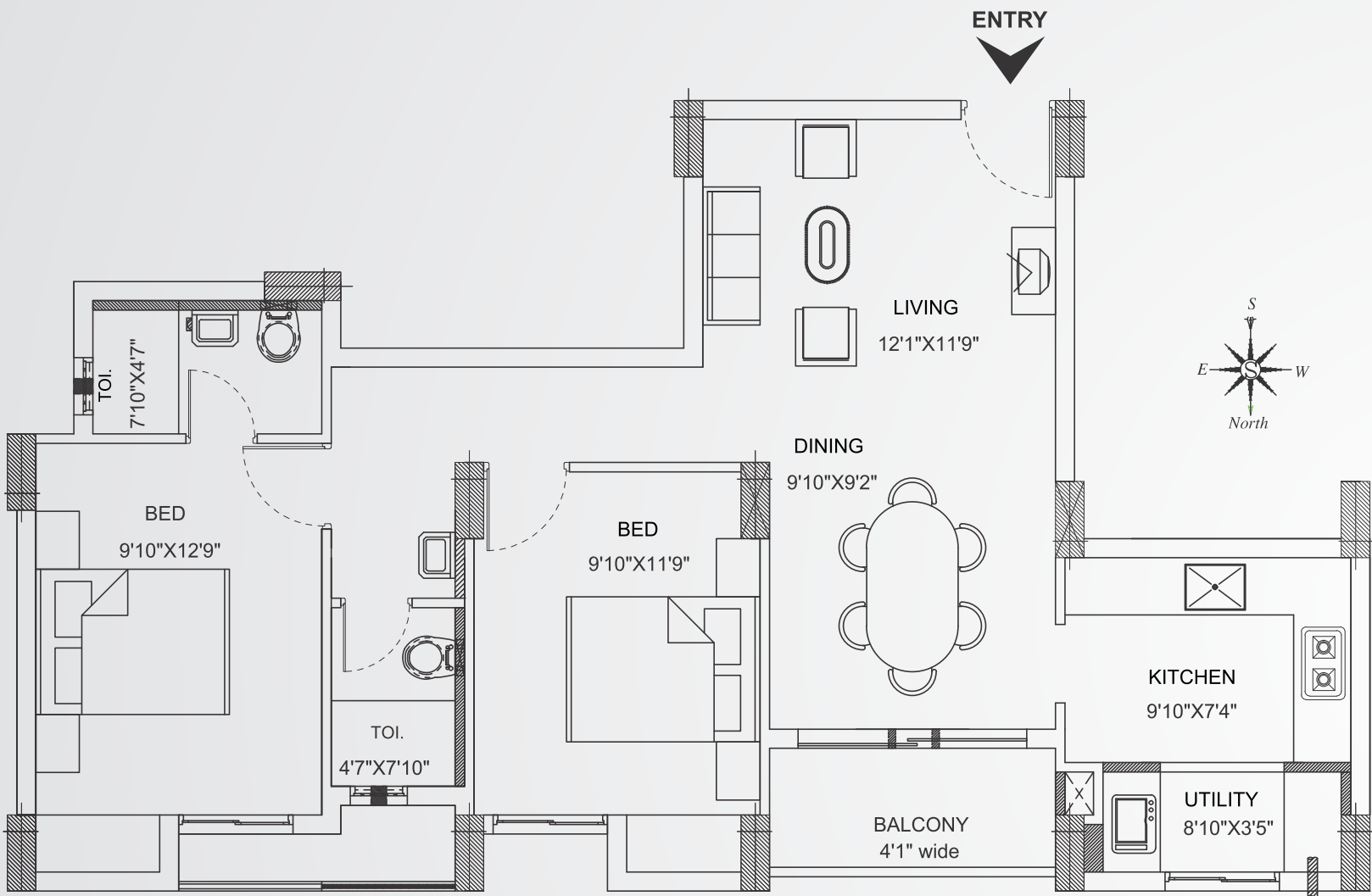
Flat No. B-3 / 1448 sq.ft.



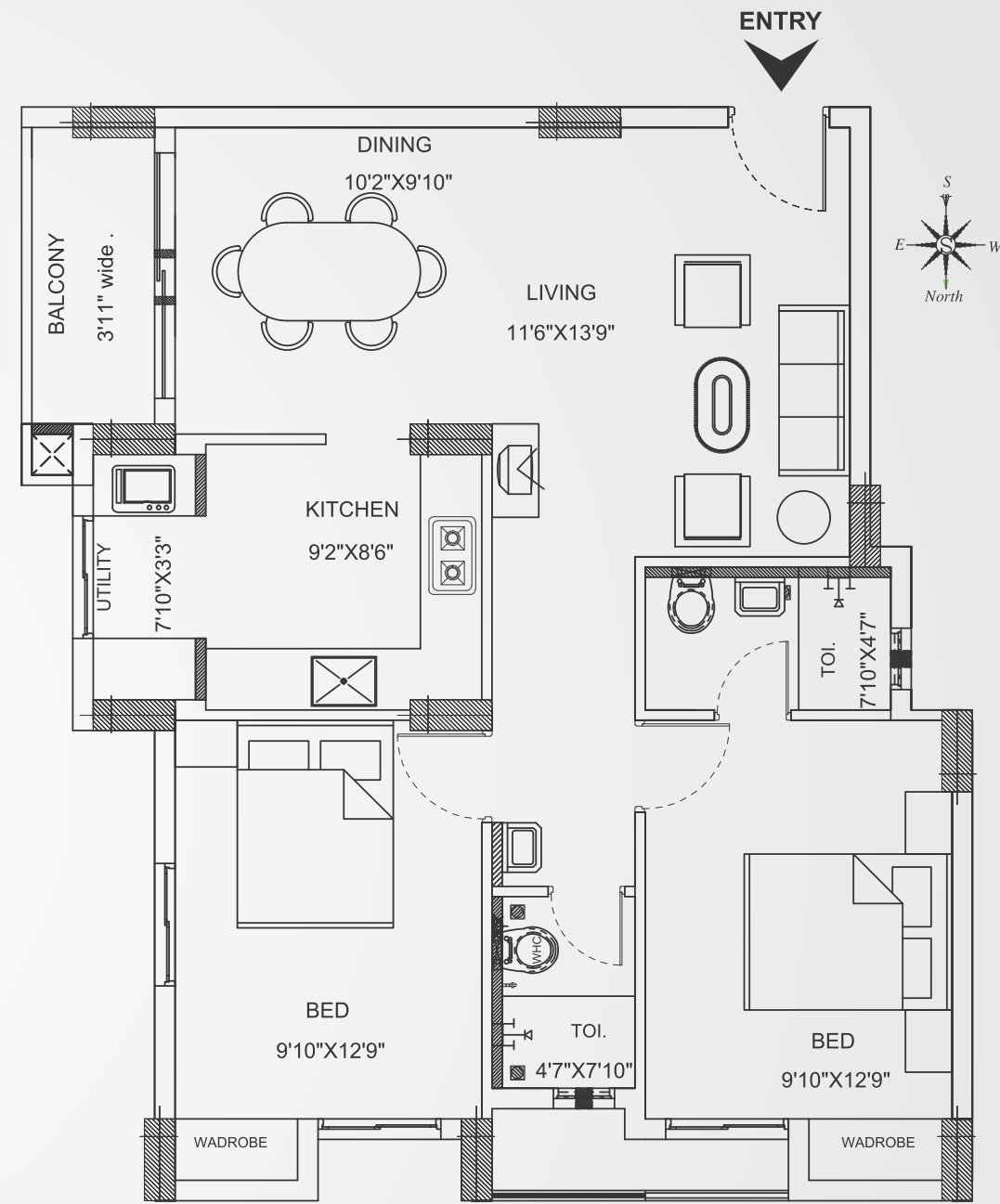
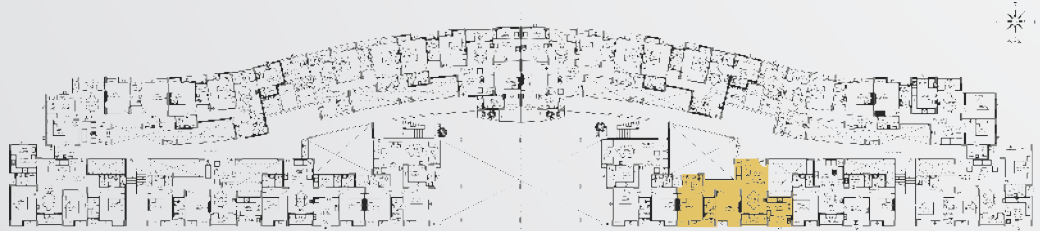
Flat No. B-4 / 1121 sq.ft.



# BLOCK B TYPICAL FLOOR PLAN



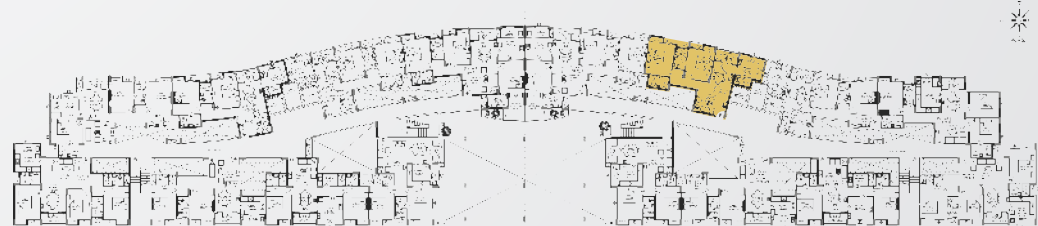
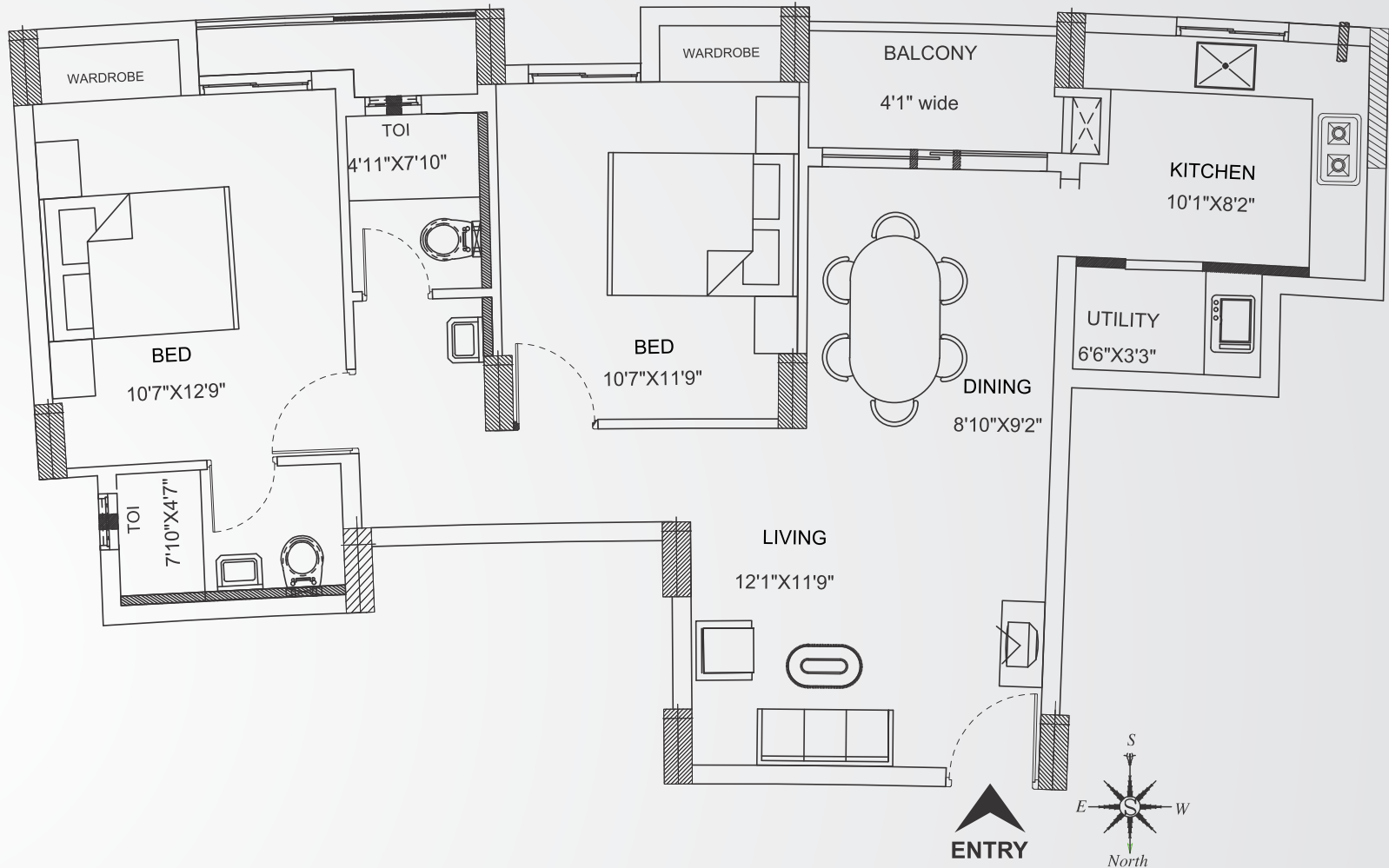
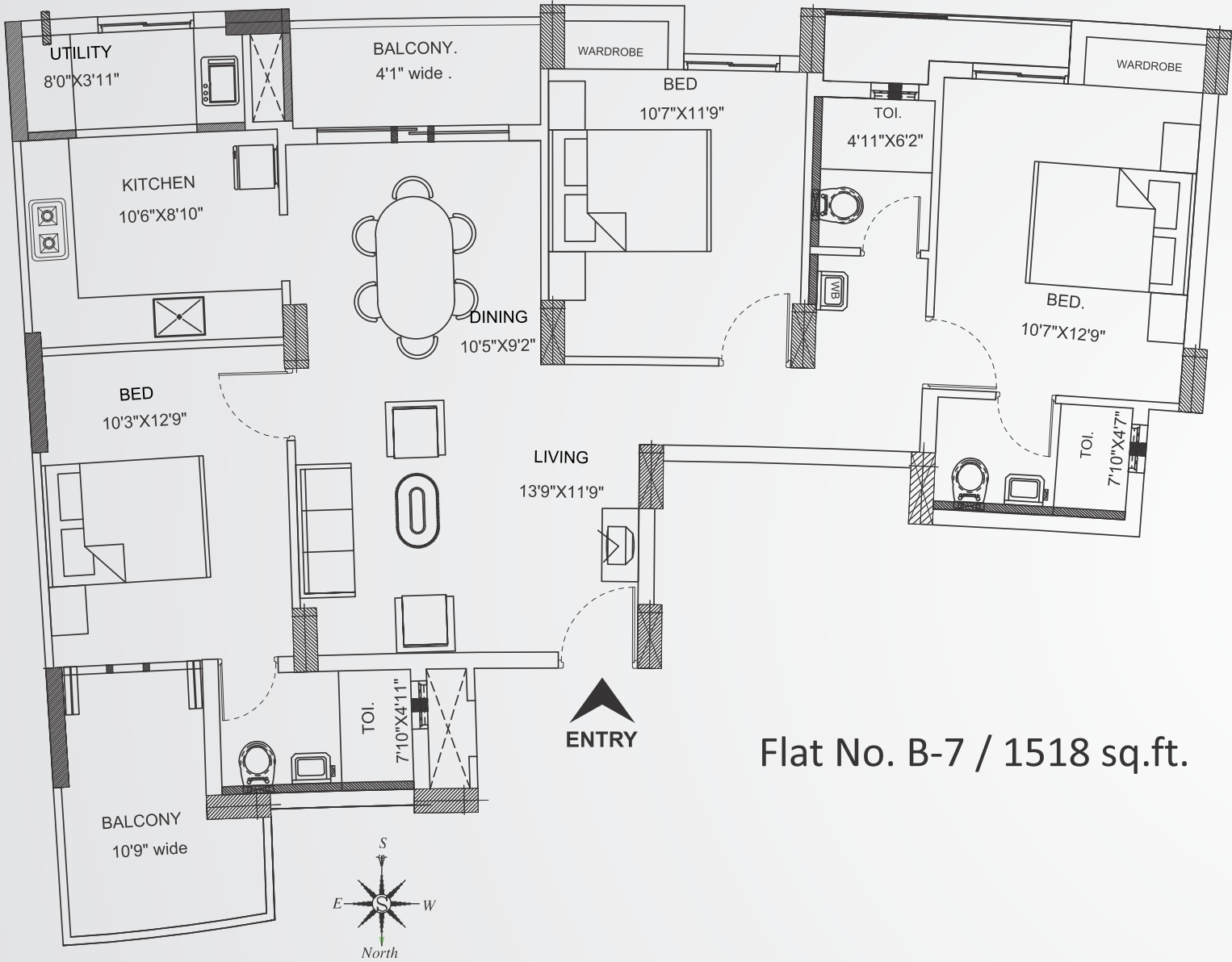
Flat No. B-5 / 1101 sq.ft.



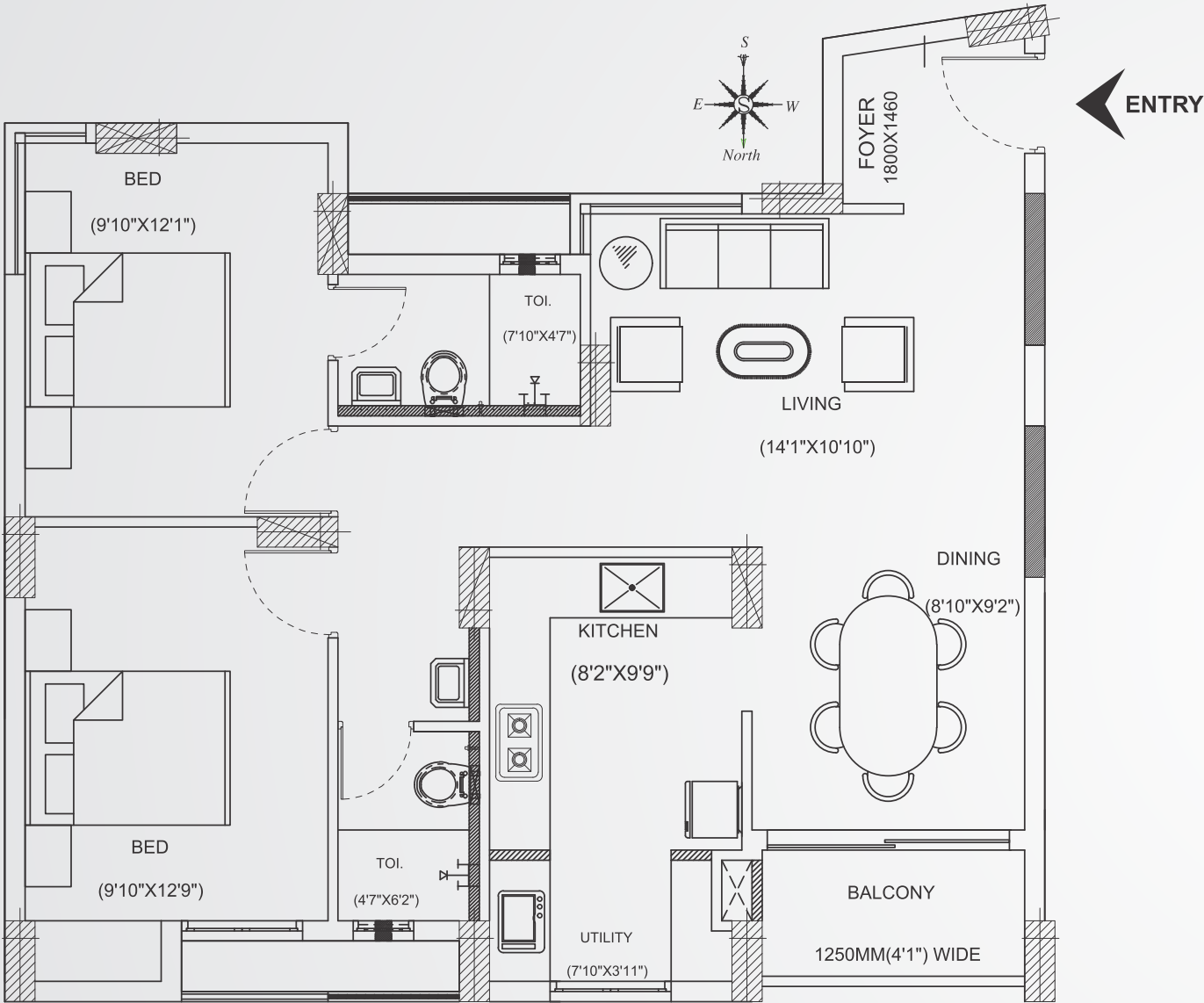
Flat No. B-6 / 1114 sq.ft.



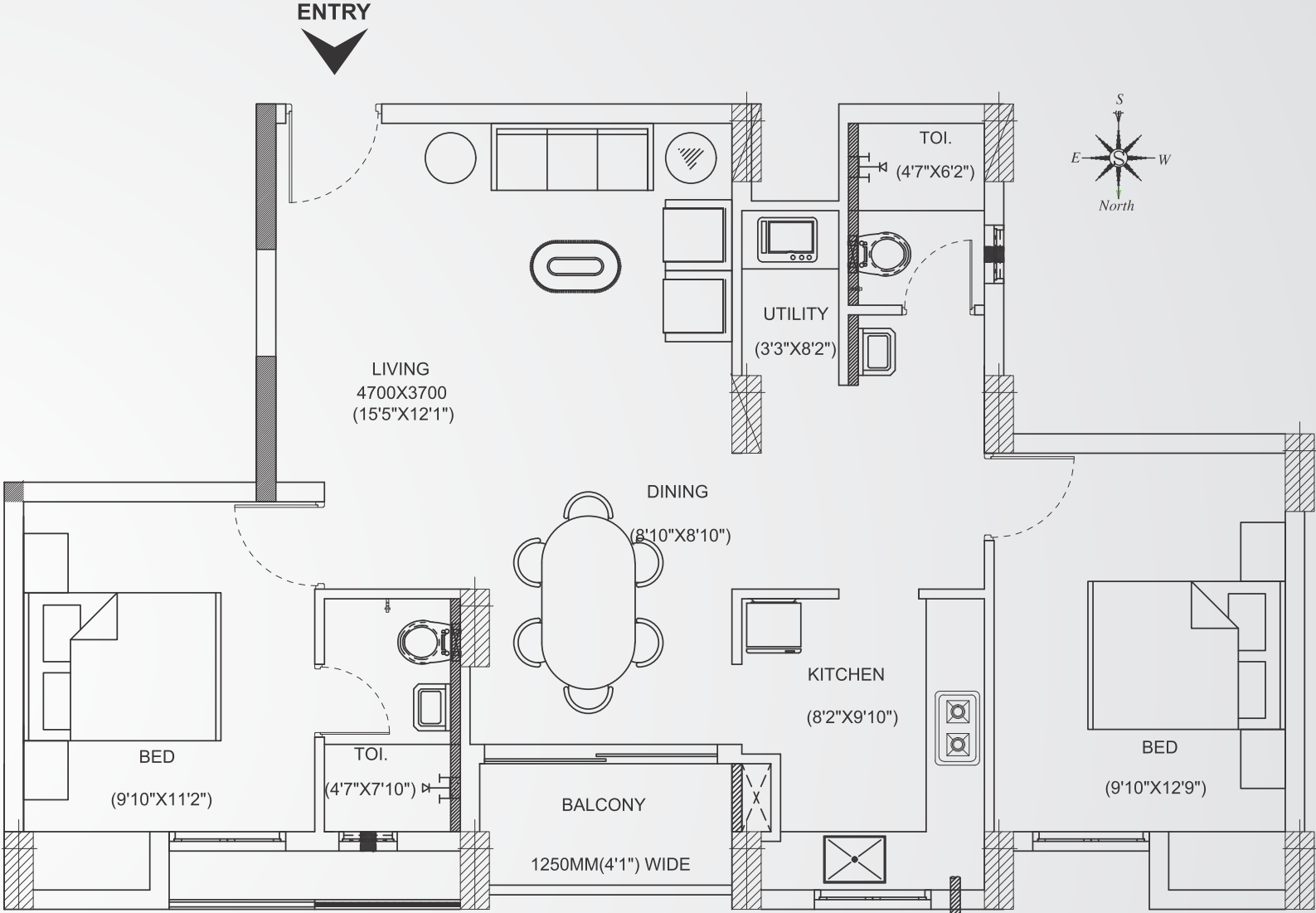
# BLOCK B TYPICAL FLOOR PLAN



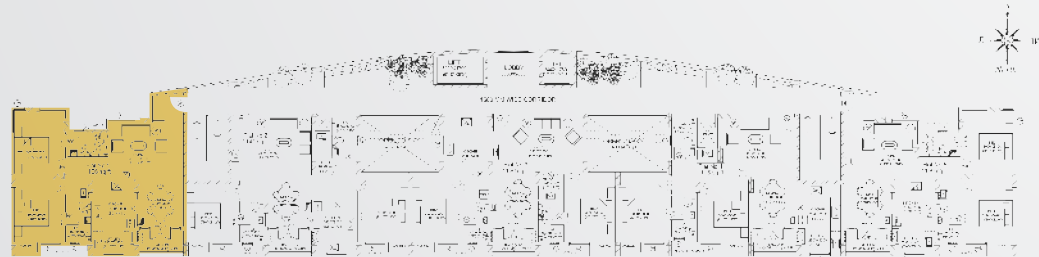
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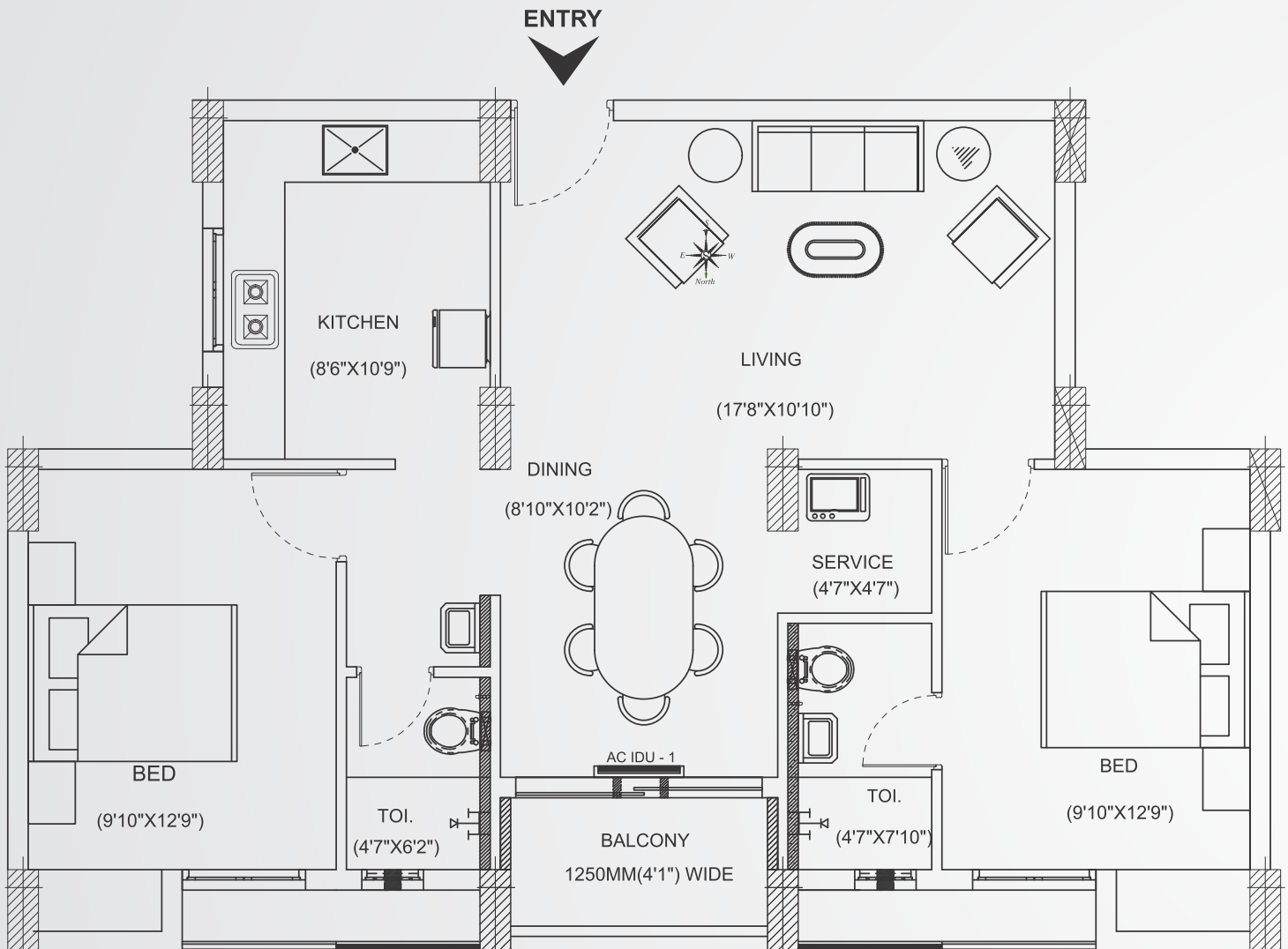
Flat No. C-1 / 1126 sq.ft.



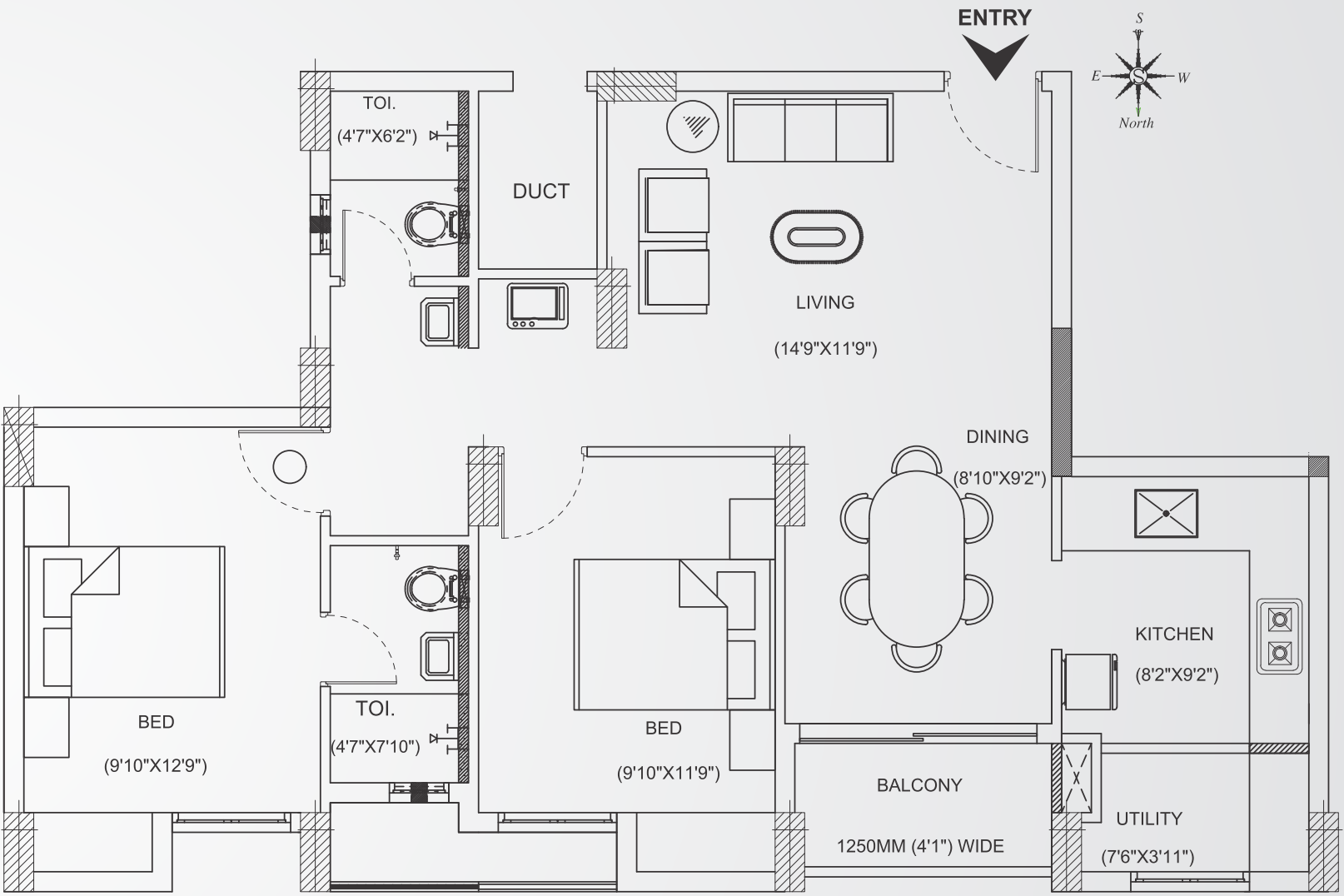
Flat No. C-2 / 1141 sq.ft.



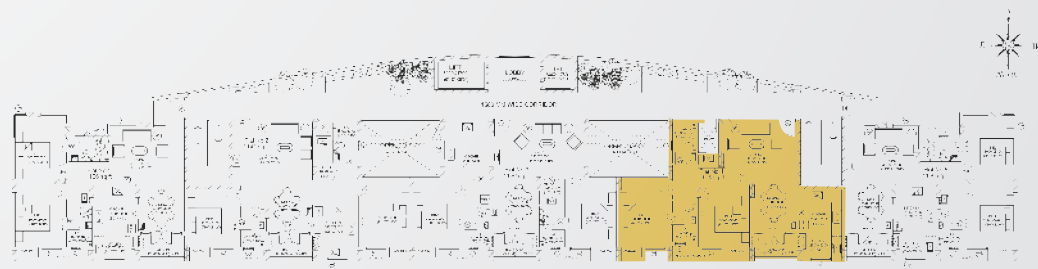
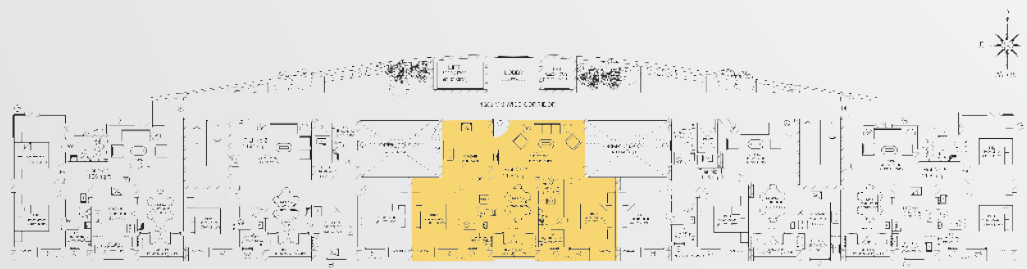
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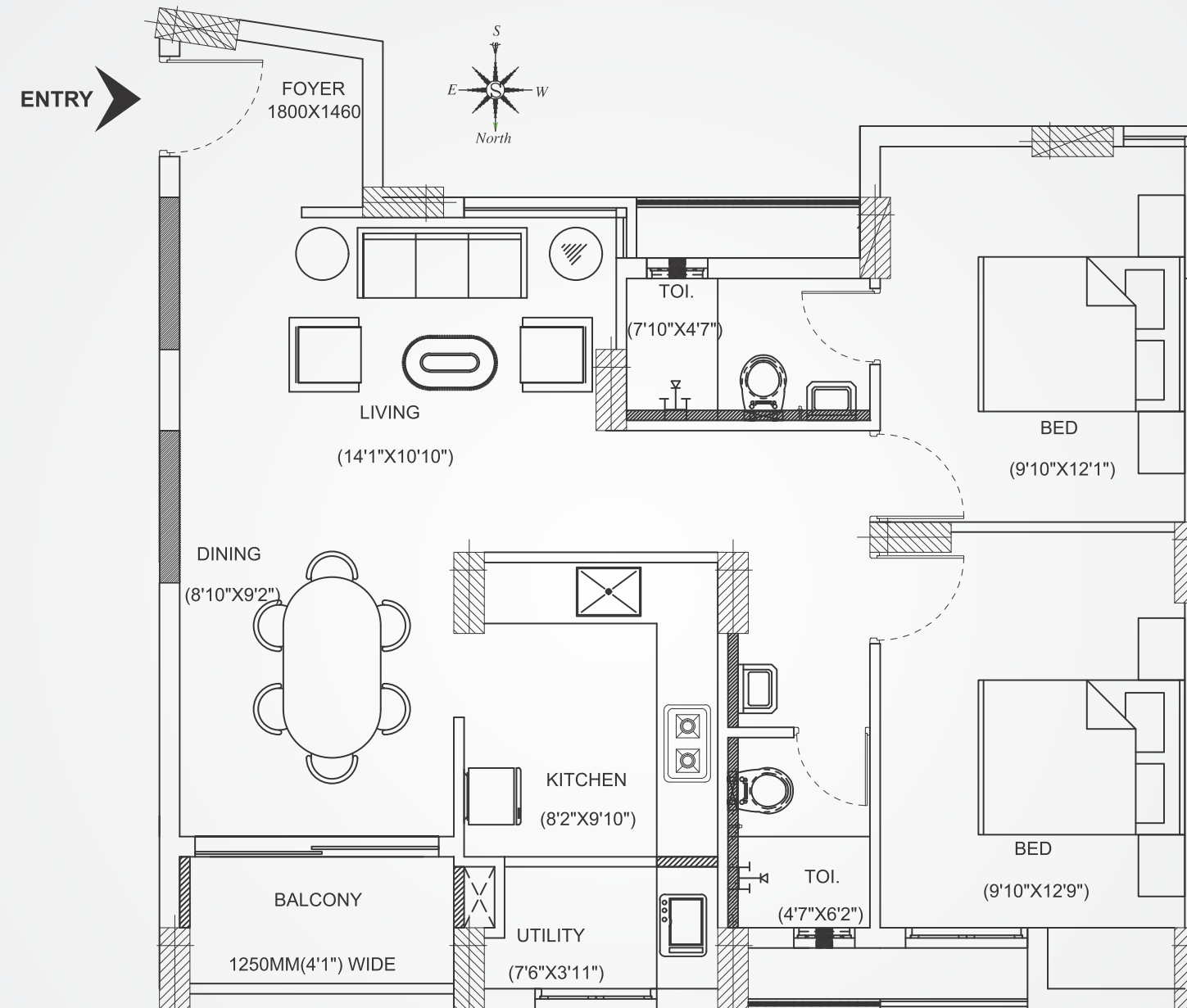
Flat No. C-3 / 1126 sq.ft.



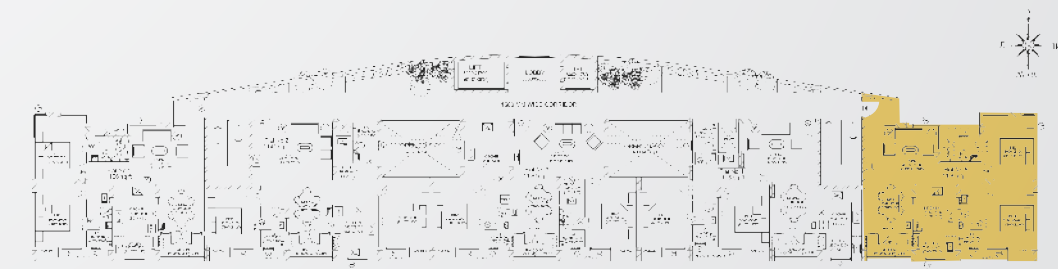
Flat No. C-4 / 1116 sq.ft.



# BLOCK C TYPICAL FLOOR PLAN



Flat No. C-5 / 1126 sq.ft.



## SPECIFICATIONS

<b>FOUNDATION</b>	-	Pile foundation with raft slab & RCC beams.
<b>STRUCTURE</b>	-	RCC framed structure from the Basement floor up to Terrace floor designed for Seismic condition ( Earth quake Resistant). The Infill walls finished with Fly Ash Bricks/ Brick work /Concrete block Masonry Plastered on both sides.
<b>DOORS</b>	-	Pre Hung Factory made doors frames and Solid core Door Shutters with Stainless steel accessories.
<b>WINDOWS</b>	-	Windows and French doors are finished with UPVC Polymer Openable / Sliding Fixed single glazed window shutters with 4mm to 5mm clear glass with EPDM gasket for water tightness and quality Hardware fixtures. UPVC top hung ventilators with 4mm glass.
<b>FLOOR FINISH</b>	-	Living, Dining, passages, and all Bed rooms finished with 2'0 x 2'0 Vitrified tiles flooring. 2'0 x 2'0 ceramic tiles for Toilets, Kitchen, service and balconies.
<b>WALL TILES</b>	-	18" x 12" Ceramic tiles for Toilets, above Kitchen counters and Services area.
<b>KITCHEN</b>	-	2'0" Pre Polished granite counter will be provided. Kitchen sink RO will be provided.
<b>ELECTRICAL</b>	-	Three Phase Electrical Main supply with ISI copper wiring and Modular Range of Electrical switches. Generator Backup Power supply to all Common areas such as Lifts, Pumps, Common area lighting, yard lighting, and up to 500 watts lighting load in each apartment. AC Points provided in living and dining area.
<b>PLUMBING &amp; SANITARY FITTINGS</b>	-	Water lines are connected and distributed by CPVC water pipes and the Waste water, Soil lines are conveyed through PVC pipes. Johnson's / Parryware / Hindware / Equivalent range of Washroom and Sanitary fittings.
<b>PAINTING</b>	-	Interior Walls, ceiling are finished with Synthetic emulsion paint, Common Area finished with Textured paint/synthetic emulsion paint, The exterior is painted with Weather shiel paint. The car parking is painted with Apex exterior emulsion paint.
<b>LIFT</b>	-	5 No's. Auto door 8 passenger lift and 3 No's. 13 persons lift compatible to Bed lift during emergency shall be provided with automatic door. The lift will service from Stilt+ all floors.
<b>WATER SUPPLY &amp; DRAINAGE</b>	-	Adequate tube well's will be provided and pumped to Under Ground Sump (Raw & Filter water) 2,95,000 ltrs tank with a capacity of about 2,25,000 ltrs Gravity / Pneumatic flow water supply shall be provided. The external soil lines and waste water lines are connected by PVC pipes to Gully chambers and to inspection chambers. The inspection chambers are inter linked with PVC pipes to the main head manhole chamber to the Sewerage Treatment Plant.
<b>FIRE FIGHTING SYSTEM</b>	-	Automatic wet riser with yard hydrant system. The car parking area and all apartment shall be protected with Sprinklers system. Exclusive Underground storage tank with Sprinklers system. Exclusive Underground storage tank with a capacity of about 75,000 ltrs for fire fighting system will be provided. Smoke sensors and Public address system in the common Areas
<b>STP</b>	-	The STP is located below the Ground level and shall be collected, processed, aerated, and treated water shall be used for gardening & Flushing toilets purpose.
<b>DTH</b>	-	Internet and Intercom

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