

ruby



ORCHID

R E S I D E N C E

(Off-GST- URAPAKKAM)



Experience
**PREMIUM
LIVING IN
A PRIME
LOCATION**

Unfold
**MODERN ELEGANCE
AND SERENITY**
in every corner

Welcome to Ruby Orchid, a premium community in Urapakkam that flaunts a harmonious fusion of new-age infrastructure, sophisticated home designs and thoughtfully curated amenities to promise a lifestyle that caters to the demands of contemporary living. Strategically located for optimal accessibility, this project offers unparalleled connectivity to key destinations, ensuring you stay effortlessly linked to the pulse of the city. Nestled amidst lush greenery, One can immerse themselves in the beauty of nature with meticulously landscaped green spaces that provide a serene backdrop to your daily life.

At Orchid, you get more than just a home; it's a sanctuary of convenience where connectivity, comfort, and nature harmonize to offer a lifestyle that reflects the aspirations of the modern residents. So move into a home where every element is meticulously crafted to elevate your living experience to new heights.



KALAINAR CENTENARY BUS TERMINUS (KCBT) FUELLING REAL ESTATE GROWTH

The newly opened Kilambakkam bus terminus (KCBT) has paved the way for tremendous growth opportunities in the region. The real estate prices will see a steady rise and any investment in this location will give you ample returns in the future.

Ruby Orchid is located just **500 metres from the Kilambakkam bus terminus (KCBT)** and **300Mtrs from GST Road**. The ease of connectivity to the city's prime destinations is one of Ruby Orchid's biggest advantages. The surrounding localities are bound to witness a surge in economic growth and development. More businesses and shopping centres will come up in the region and it is expected to flourish giving you excellent appreciation for your investment. The area is also home to eminent schools, colleges and healthcare facilities. The social scene is also quite vibrant making it a highly sought-after investment and living hub.

Experience smooth commute, faster reach and a seamless life.

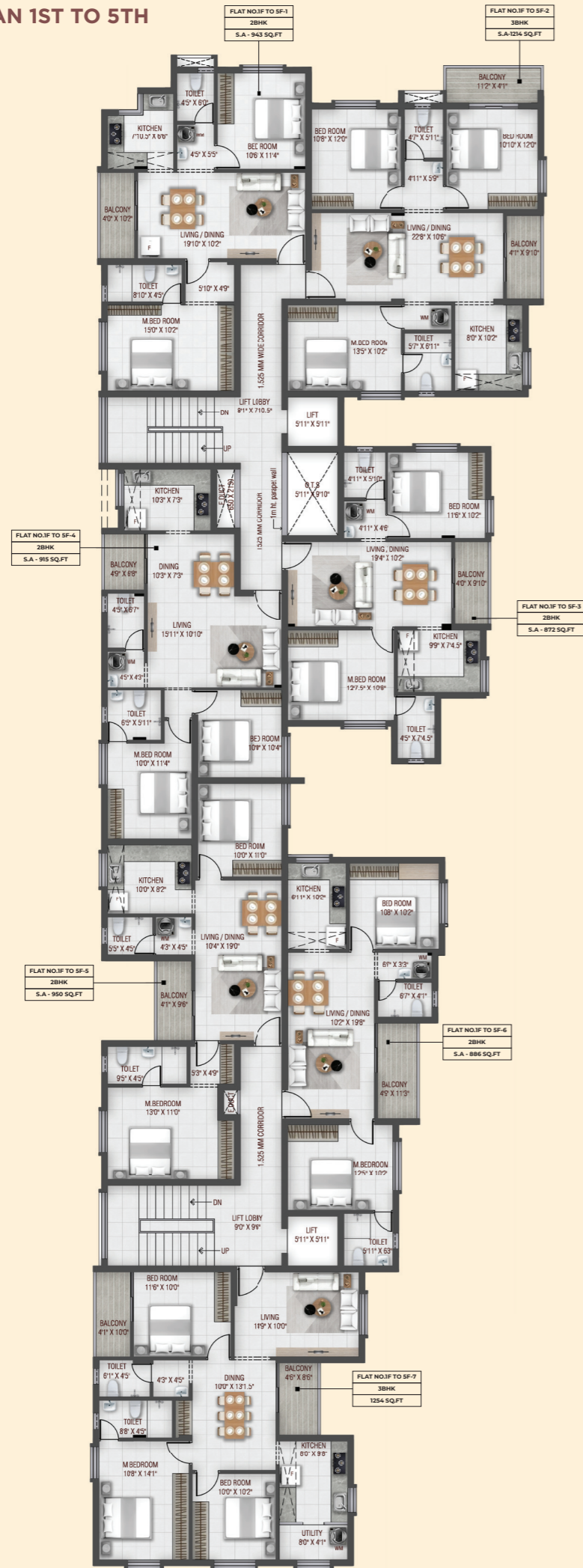
PROJECT OVERVIEW

- Premium 2 & 3 BHK apts
- 300 metres from GST Road
- 500 metres from the Kilambakkam bus terminus (KCBT)
- Total Units - 35 units
- Land area - 15,791 sq.ft
- Structure - Stilt + 5 Floors
- 24/7 Security with CCTV
- Power backup for common area and flats

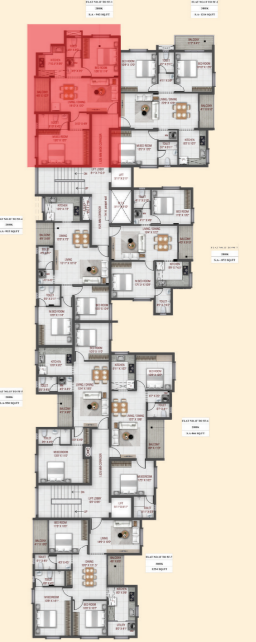
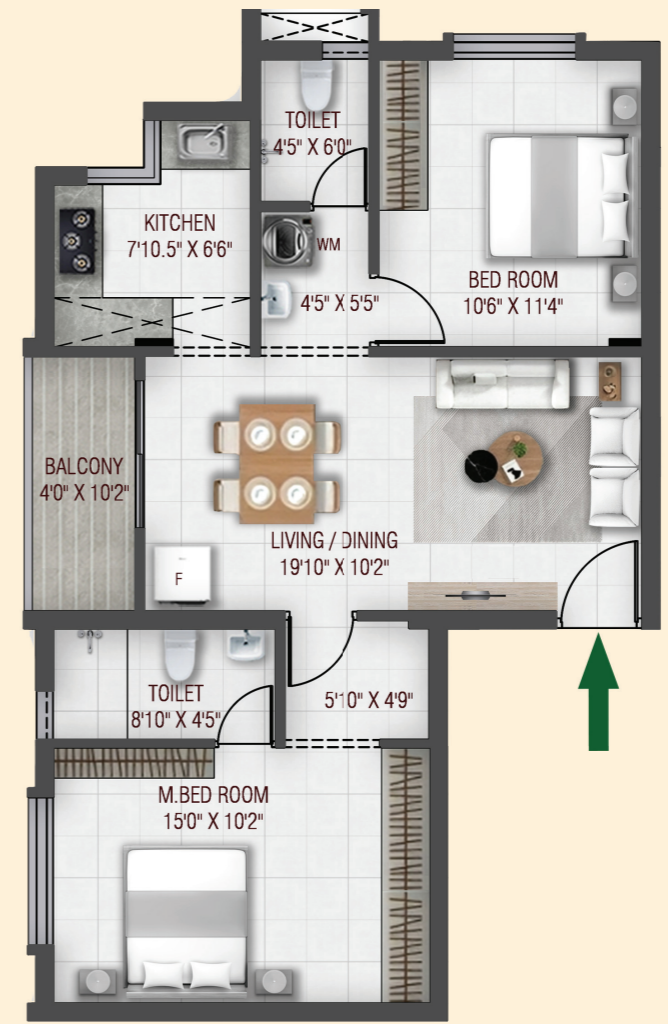
SITE CUM STILT FLOOR PLAN



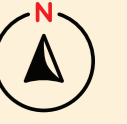
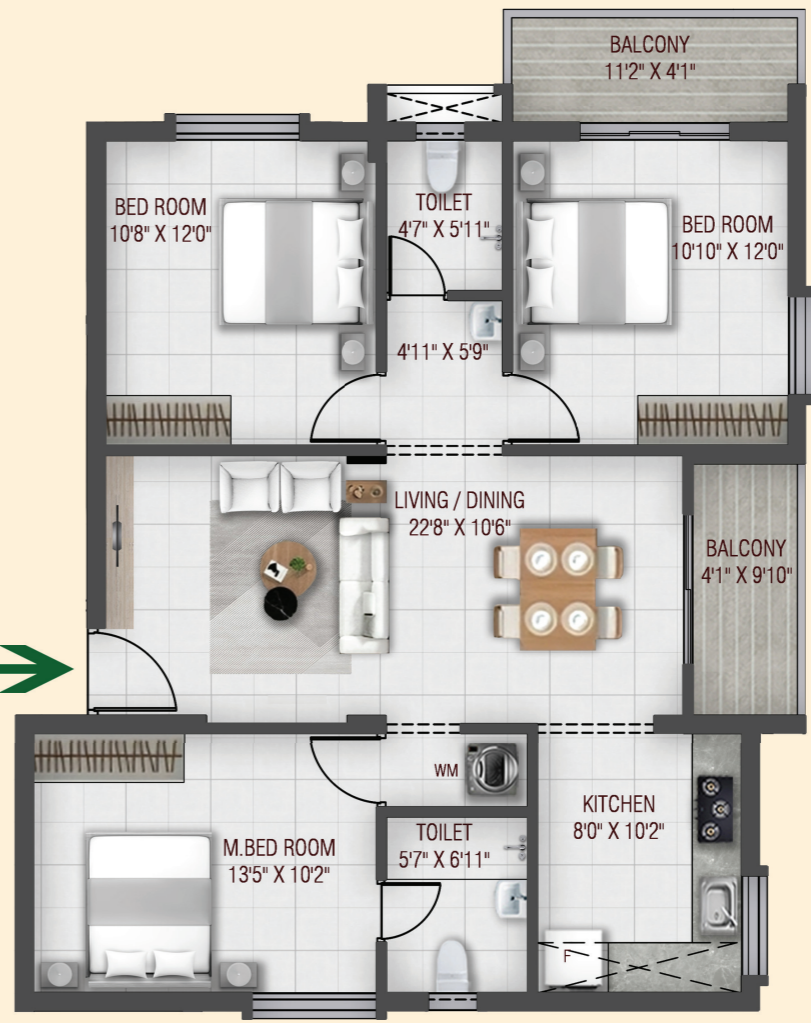
TYPICAL FLOOR PLAN 1ST TO 5TH

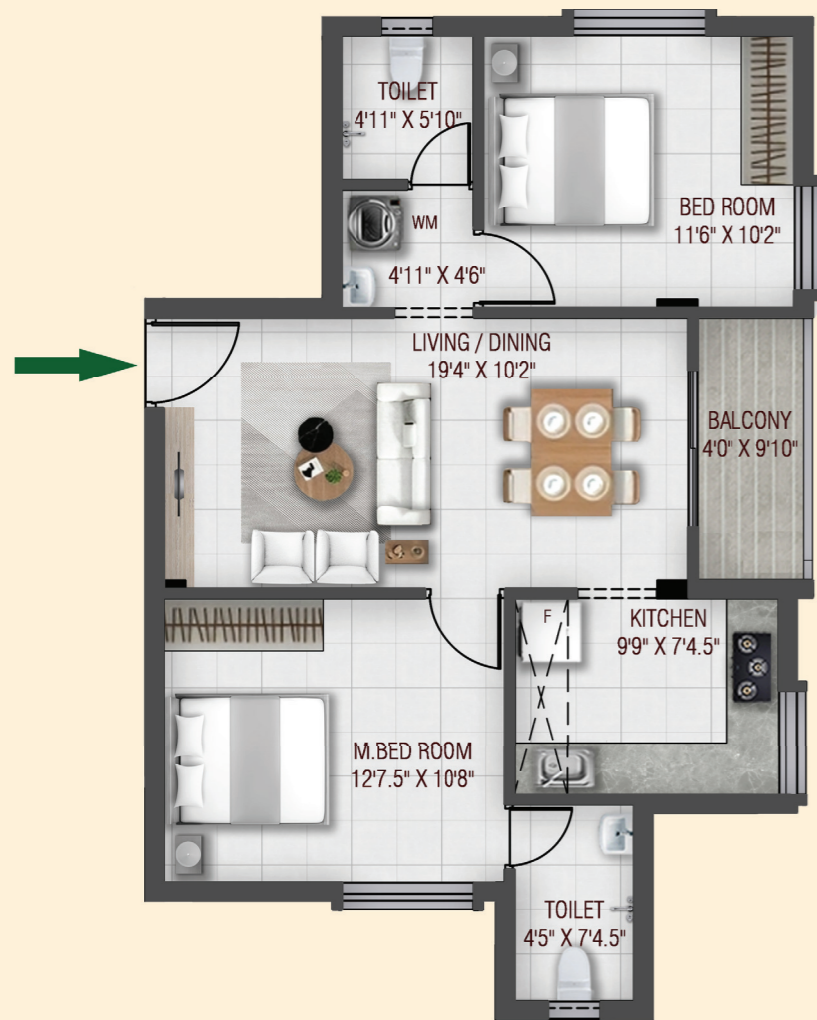


FLAT 1F-1 TO 5F-1 - 943 SQ.FT
2BHK

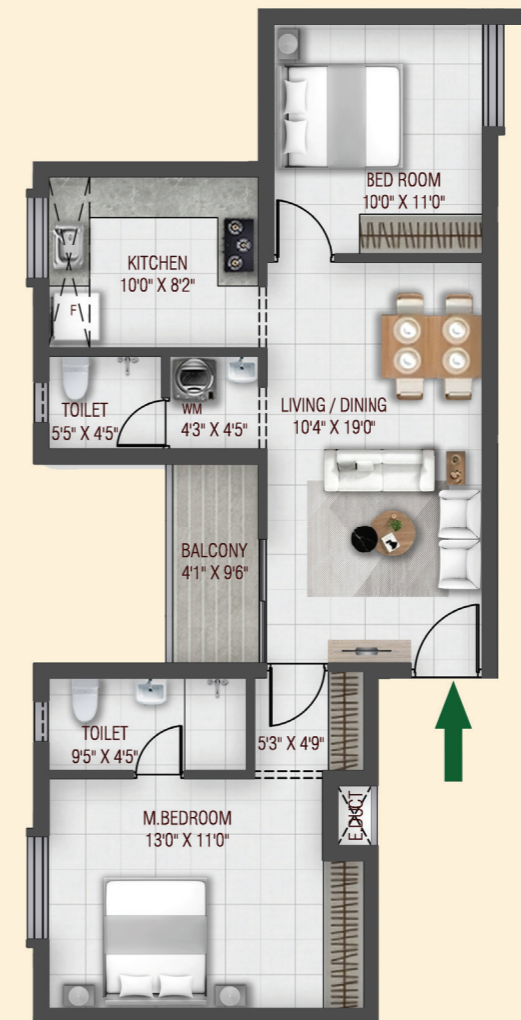


FLAT NO 1F-2 TO 5F-2 - 1214 SQ.FT
3BHK

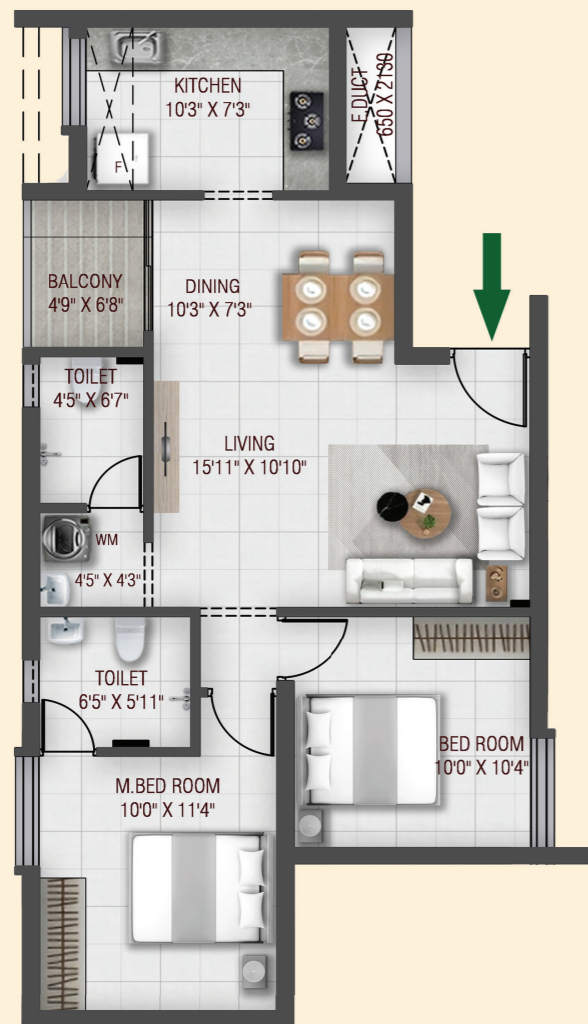
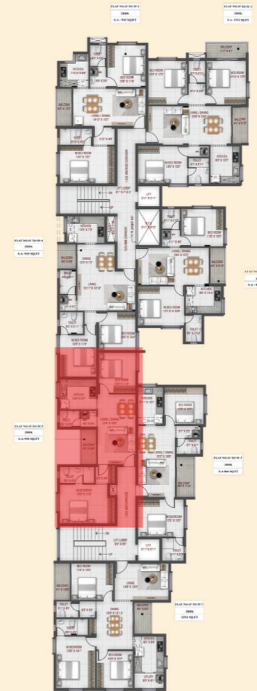




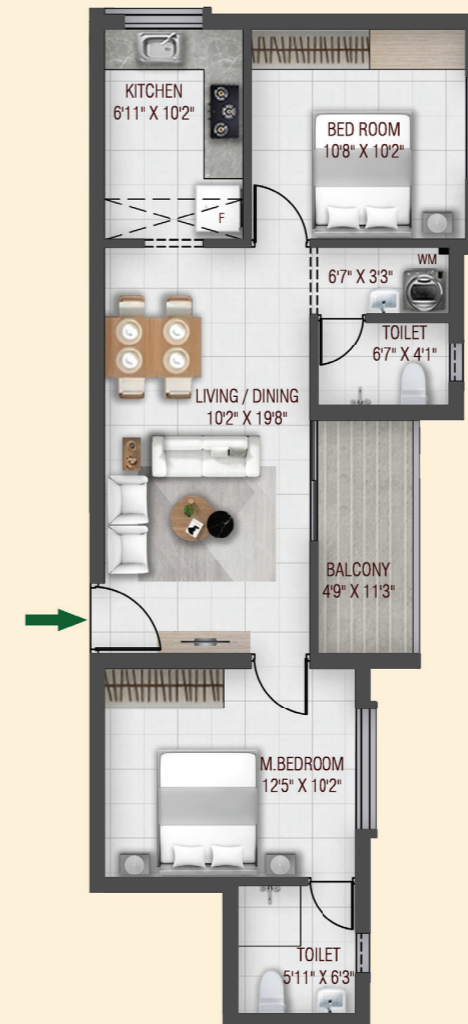
**FLAT 1F-3 TO 5F-3 - 872 SQ.FT
2BHK**



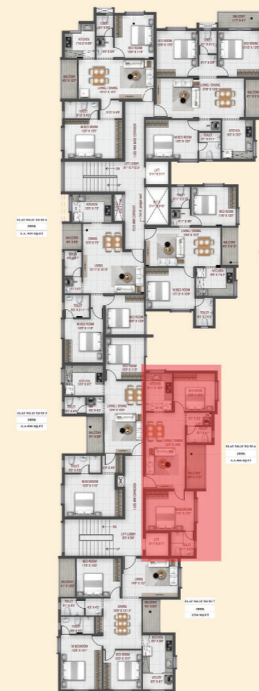
**FLAT -1F-5 TO 5F-5 - 950 SQ.FT
2BHK**



**FLAT NO 1F-4 TO 5F-4 - 915 SQ.FT
2BHK**



**FLAT 1F-6 TO 5F-6 - 886 SQ.FT
2BHK**



SPECIFICATIONS

Structure

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

Flooring & Dados

- 2'x2' Branded vitrified tile for living, dining, bedrooms, kitchen & Balconies.
- Anti-skid Branded ceramic tiles for toilet floors.
- 4 inch high skirting matching the floor tiles as per design.
- Wall dados: Glossy / Matt finished Branded ceramic tiles up to 7' ht. for toilets.

Kitchen/Utility

- Glossy / Matt finished Branded ceramic tiles up to 2' ht. above kitchen platform.
- Single bowl Branded stainless steel sink in kitchen.
- Sufficient 15 Amp & 5 Amp socket provision for kitchen appliances.
- Provision for connecting individual RO System in Kitchen.

Water Supply / Plumbing & Sanitary

- ISI Certified pipes: CPVC for concealed supply lines, uPVC for open supply lines and PVC for Drainage & sewer lines.
- Branded wall mounted EWC in all toilets.
- Branded Hand wash basins in all bathrooms.
- Branded CP fittings.
- Branded Single lever concealed diverter unit in all toilets for hot & cold water.
- Provision for connecting washing machine.

Painting over cement plaster

- Exterior faces of the building including balconies will be finished with branded weather shield paints.

FLAT - 1F-7 TO 5F-7 - 1254 SQ.FT
3BHK



- Interior faces: Smoothly finished with Branded putty & Acrylic emulsion paints.
- Common area will be finished with Branded Acrylic emulsion Paints.

Electrical

- Concealed Wiring with ISI Branded copper cable in PVC conduits with metal box.
- Branded Modular plates & switches.
- Ready to use AC power point in all bedrooms and either in Hall or in Dining.

Doors & Windows

- Main Door: Factory made Flush Doors with standard hardware's.
- Interior Doors: Factory made Flush / Paneled doors with standard hardware's.
- Hardware Fittings: Branded – Brass - Satin Steel finish.
- Locks: Branded – glossy / Satin Steel Finish.
- Windows: uPVC Sliding shutters with plain glass.
- MS grill for all windows as per design finished with enamel paint.

Elevators

- Branded Elevator(s) fitted with ARD.

Other Amenities

- Rain water Harvesting.
- 100% D.G. power backup for common amenities and limited power backup for flats.

Security System

- CCTV Surveillance Camera in common areas.
- Door Lenses.



LOCATION MAP



LOCATION ADVANTAGES

- Next to Urapakkam Railway Station
- 300 mtrs from GST Road
- 500 metres from the Kilambakkam bus terminus (KCBT)

Nearby Schools

- Sri Sankara Global Academy
- Sri Sankara Matriculation School
- Anantha Valli Matriculation Higher Secondary School
- Sri Sankara Vidyashram
- PSBB Millennium School
- Deva Annai Higher Secondary School
- CK Innovative Public School

Nearby Colleges

- Crescent Engineering College
- Peri Engineering College
- SRM University
- Tagore Engineering College
- Annai Vailankanni Engineering College
- VIT University

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experience

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consistent quality - Ruby Builders

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