



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.





YOUR JOURNEY TO A  
PROSPEROUS LIFE  
BEGINS HERE



## 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
- 🏠 931 -1379 sq.ft.
- 🏠 Land extant: 2.60 acres
- 🏠 Zero dead space
- 🏠 Vaastu compliant
- 🏠 Less wall sharing



## 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

# LOCATION MAP



# LOCATION ADVANTAGE

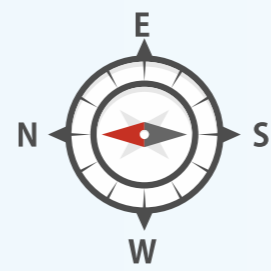
Ruby Courtyard is located bang on Vandalur - Orgadam Road, close to the new Kilambakkam Bus Terminus. This location has seen unbelievable growth in the recent years in terms of quality infrastructure, well-networked transport systems, MNC/Industrial/IT investments, rise of friendly residential neighbourhoods 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 min
- Velammal Vidyashram 3 min
- TMG College of Arts and Science 5 min
- Dhanalakshmi College of Engineering 5 min
- Peri College of Arts and Science 5 min
- Shri Natesan School 5 min
- Shree Niketan Patasala 5 min
- Narayana E-Techno School 5 min

## IT SECTORS & FACTORIES

- Alnfac India Pvt. Ltd. 3 min
- GST & Vandalur Railway Station 9 min
- Kalaignar Centenary Bus Terminus (KCBT) 10 min
- Shriram IT Gateway 10 min
- Tambaram MEPZ IT Park 11 min
- Mahindra World City 11 min
- Tambaram Mepz 15 min

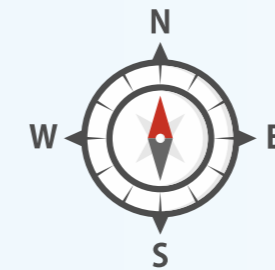


# STILT FLOOR PLAN

## BLOCK 2



## BLOCK 1



# TYPICAL FLOOR PLAN BLOCK 1 & 2

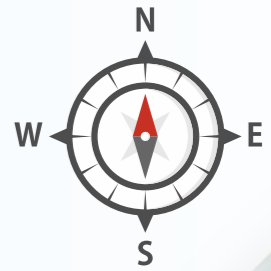
# FLOOR PLAN

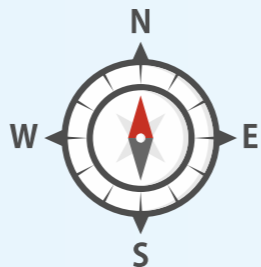
## BLOCK 1



# FLOOR PLAN

## BLOCK 2





**KEY PLAN**

Block 2



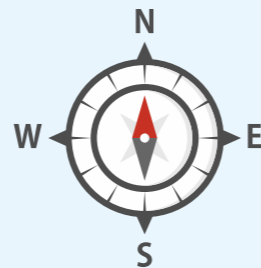
Block 1



BLOCK - 1

**FLAT NO: 4 & 5**

**1050 SQ.FT. (2 BHK)**



**KEY PLAN**

Block 2



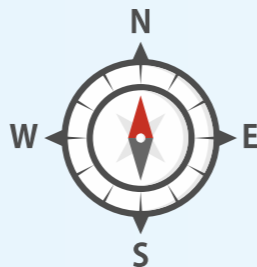
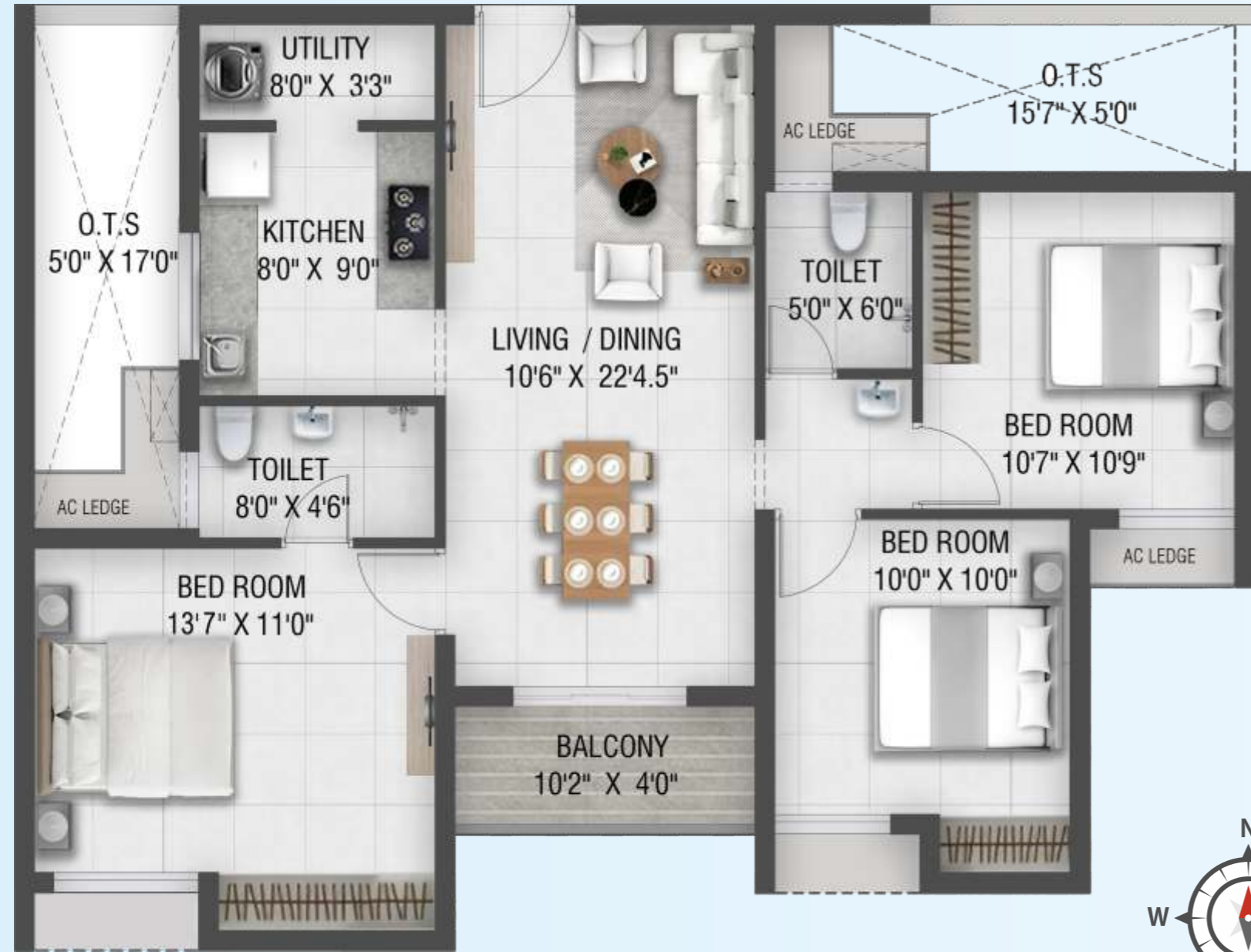
Block 1



**BLOCK - 1**

**FLAT NO: 11**

**1281 SQ.FT. (3 BHK)**



**KEY PLAN**

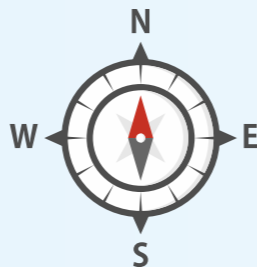
Block 2



Block 1



**BLOCK - 1 & 2**  
**FLAT NO: 3, 7 & 4**  
**1320 SQ.FT. (3 BHK)**



**KEY PLAN**

Block 2



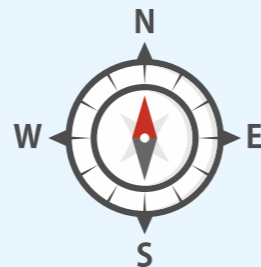
Block 1



BLOCK - 1

FLAT NO: 6

1320 SQ.FT. (3 BHK)



**KEY PLAN**

Block 2



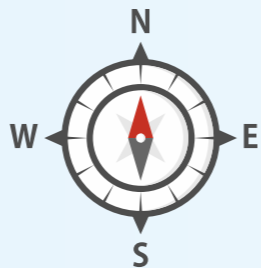
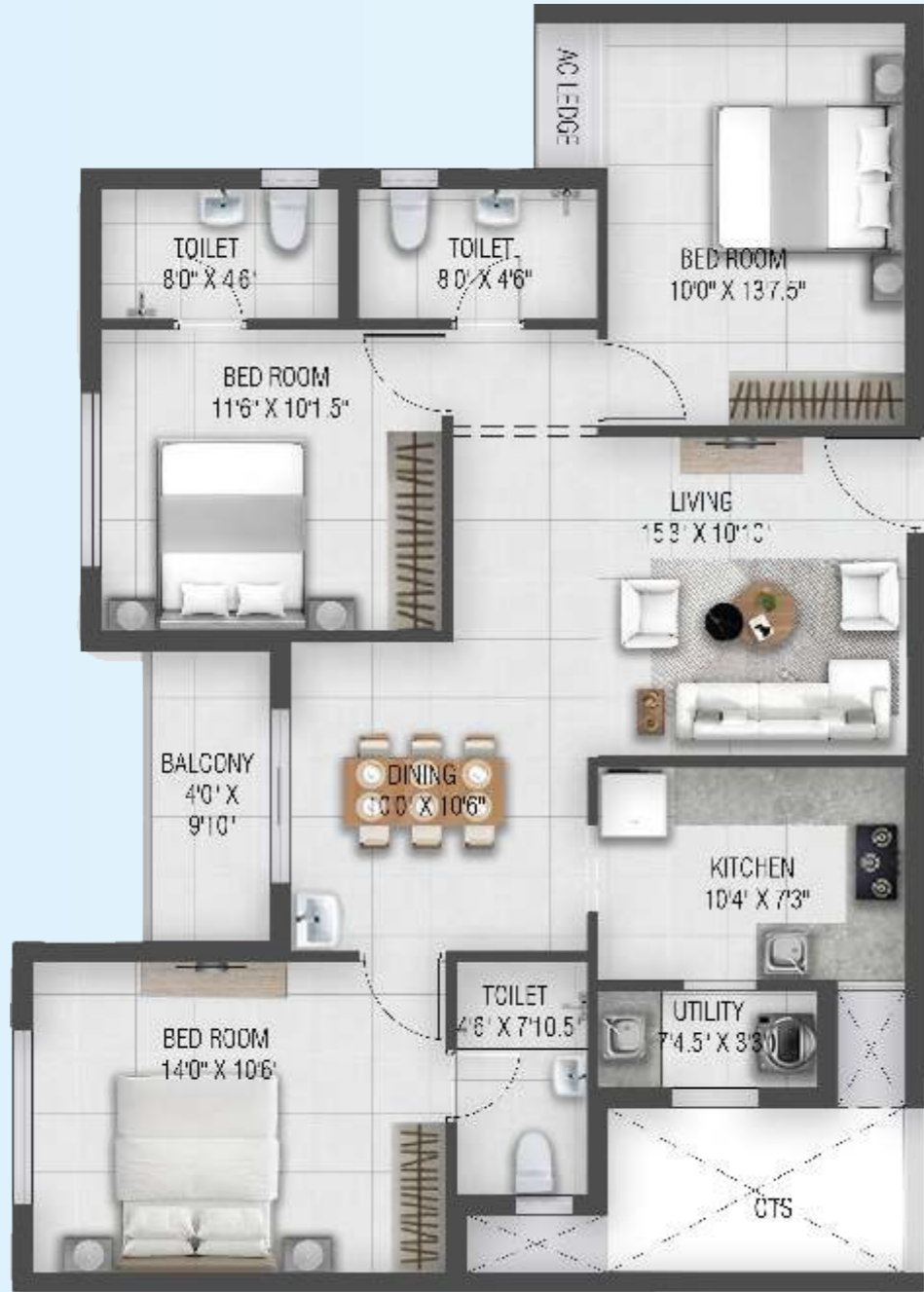
Block 1



BLOCK - 1

FLAT NO: 9

1379 SQ.FT. (3 BHK)



**KEY PLAN**

Block 2



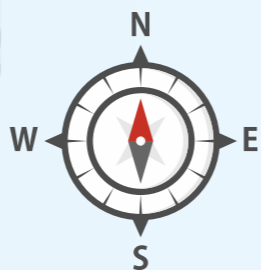
Block 1



BLOCK - 1

FLAT NO: 10

1379 SQ.FT. (3 BHK)



**KEY PLAN**

Block 2



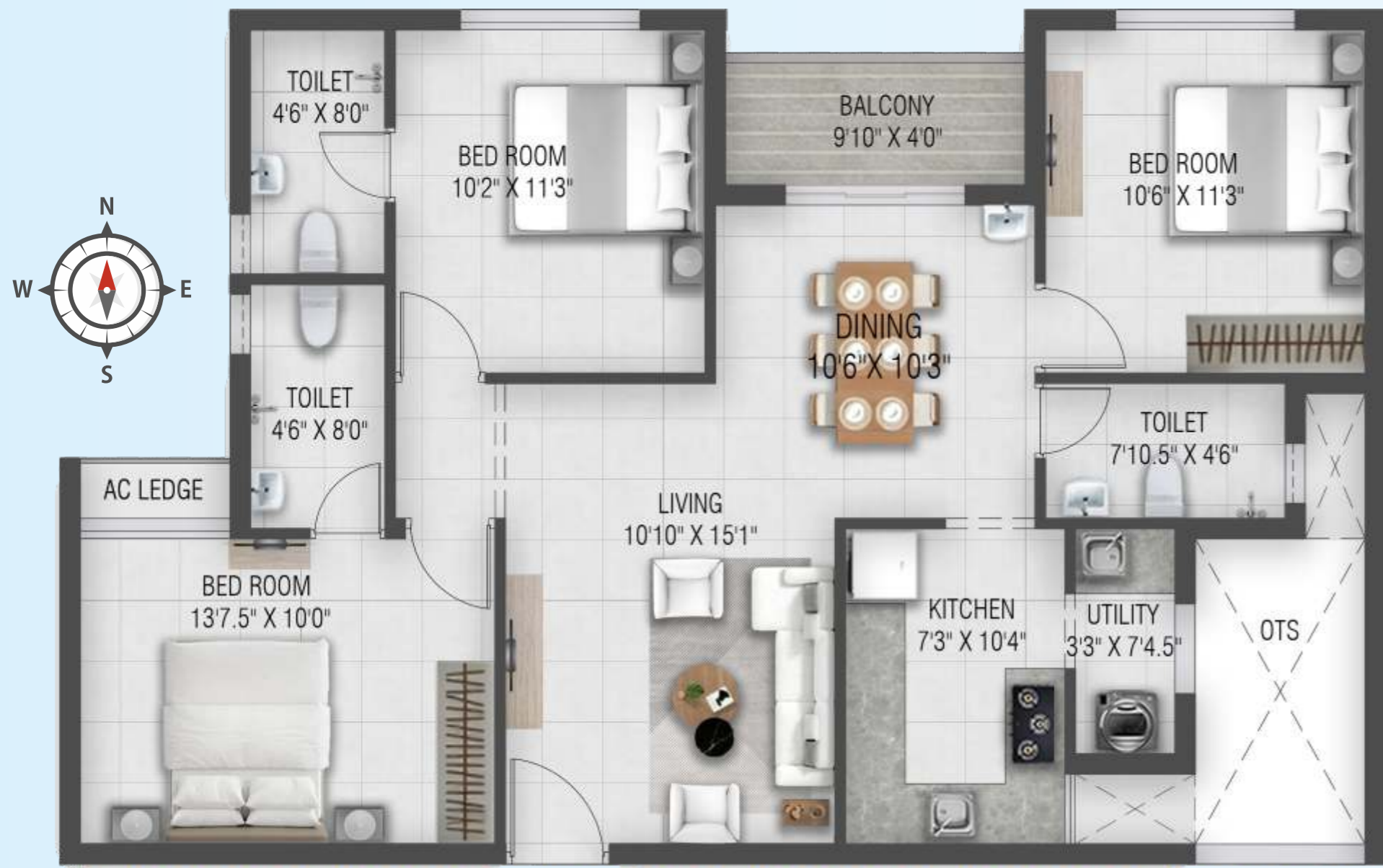
Block 1



BLOCK - 1

FLAT NO: 7A

1379 SQ.FT. (3 BHK)



**KEY PLAN**

Block 2



Block 1



BLOCK - 1

**FLAT NO: 2 & 12A**

**1332 SQ.FT. (3 BHK)**



**KEY PLAN**

Block 2



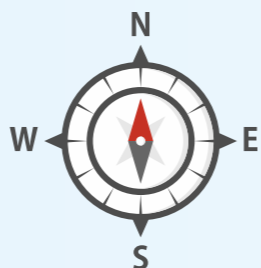
Block 1



**BLOCK - 1**

**FLAT NO: 1 & 12**

**1332 SQ.FT. (3 BHK)**



**KEY PLAN**

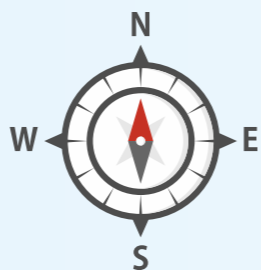
Block 2



Block 1



**BLOCK - 2**  
**FLAT NO: 6**  
**987 SQ.FT. (2 BHK)**



#### KEY PLAN

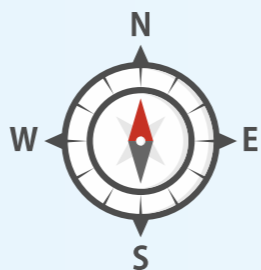
Block 2



Block 1



BLOCK - 2  
**FLAT NO: 9**  
**987 SQ.FT. (2 BHK)**



**KEY PLAN**

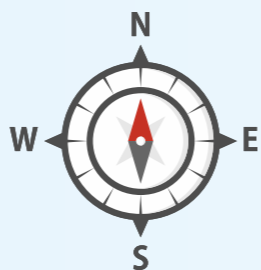
Block 2



Block 1



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



#### KEY PLAN

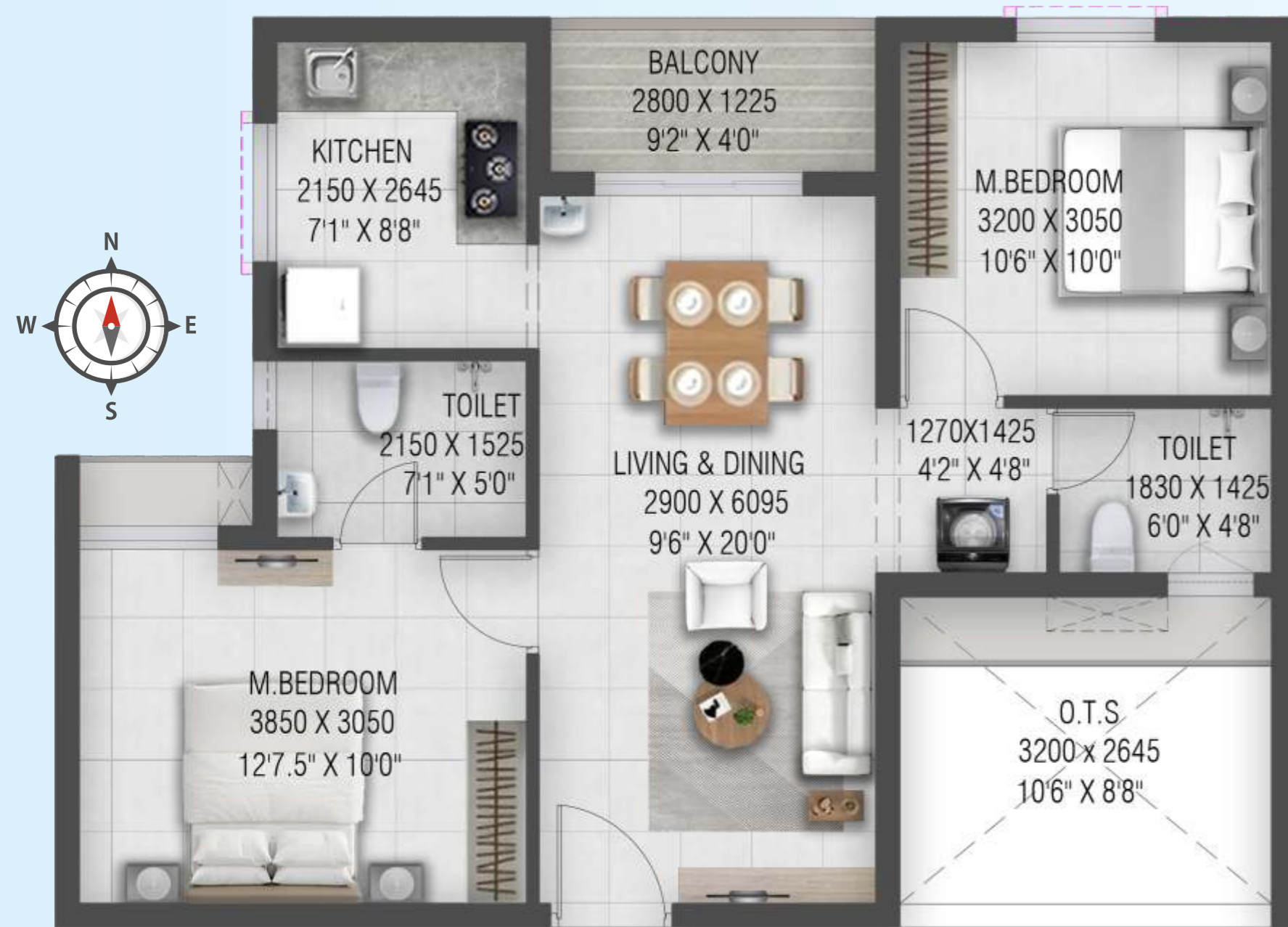
Block 2



Block 1



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



**KEY PLAN**

Block 2



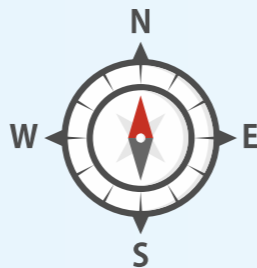
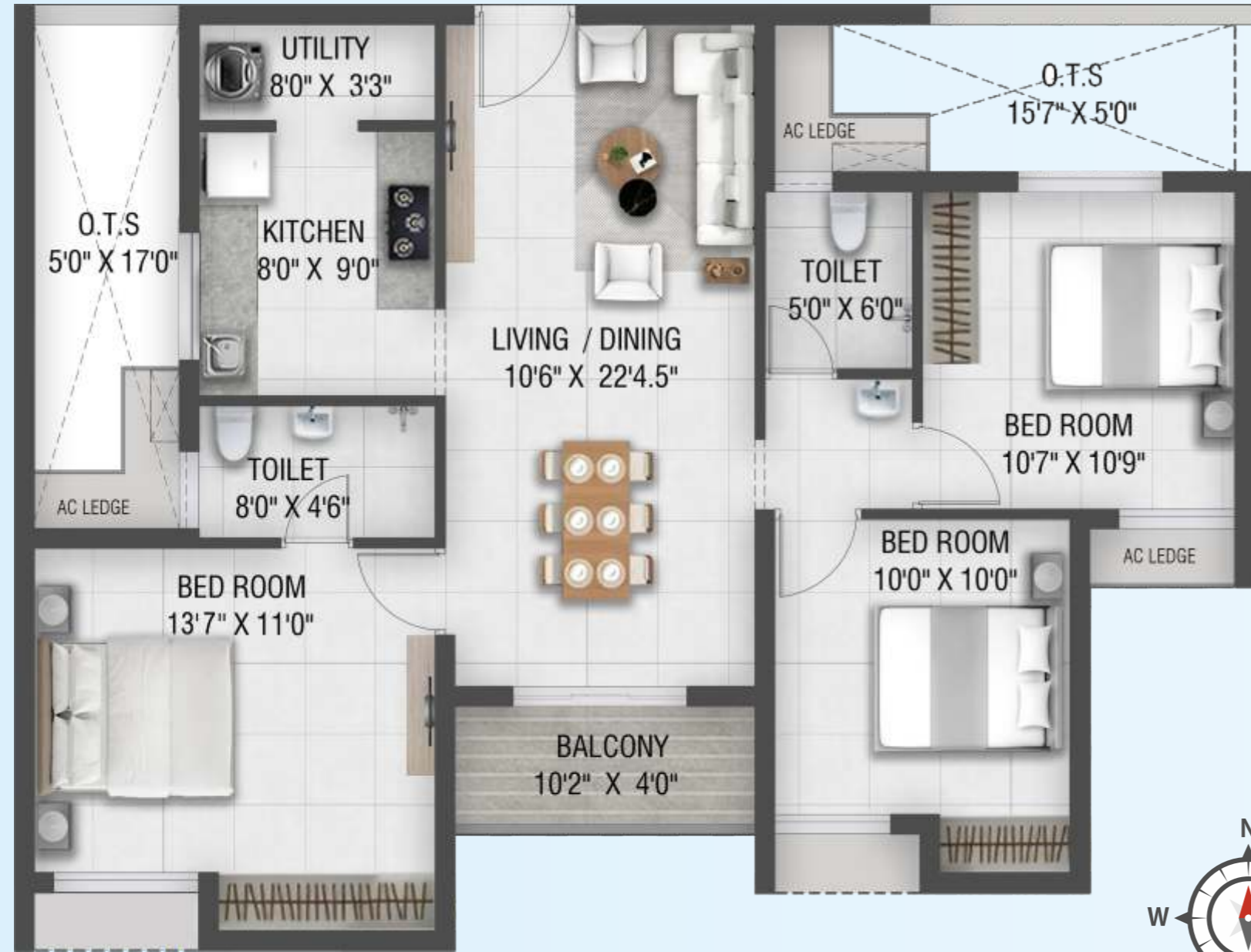
Block 1



**BLOCK - 2**

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

**931 SQ.FT. (2 BHK)**



**KEY PLAN**

Block 2



Block 1



**BLOCK - 2**








**FLAT NO: 3**

**1320 SQ.FT. (3 BHK)**



## AMENITIES APLENTY LEISURE REIMAGINED

### CLUB HOUSE - 5032 sq.ft.

-  Library
-  Yoga
-  Gym
-  Mini Theater Or Av Room
-  Multipurpose Hall
-  Indoor Play Area For Kids
-  Toddlers Play Area




### PARK - 11500 sq.ft.

-  Amphitheater
-  Infinity Loop Pebble Walkway
-  Kids Play Area

### LANDSCAPE

-  Cricket Turf
-  Relaxation Area
-  Landscape Garden With Water Bodies
-  Outdoor Gym
-  Pergola
-  Kids Play Area
-  Infinity loop pebble walkway

### COMMON AMENITIES

-  24/7 Security with CCTV
-  Fire Fitting System
-  24/7 Power Backup

# SPECIFICATIONS

## Structure

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

## Flooring & Dados

- 🏗️ 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 the 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 the kitchen platform
- 🏗️ Single bowl branded stainless steel sink in the 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: Branded CPVC for concealed supply lines, uPVC for open supply lines and PVC for drainage & sewer lines
- 🏗️ Branded wall-mounted EWC in all the toilets
- 🏗️ Branded 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
- 🏗️ Interior faces: Smoothly finished with branded putty & acrylic emulsion paints
- 🏗️ The 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 dining
- 🏗️ For details of electrical points – refer to the annexure

## Doors & Windows

- 🏗️ Main Door: Solid teak wood frame / Solid teak wood doors with standard hardware
- 🏗️ Interior Doors: Wooden frame/factory-made flush doors with standard hardware
- 🏗️ Locks: Branded – Glossy/Satin steel finish
- 🏗️ Hardware fitting: Branded – Brass – Satin steel finish
- 🏗️ Windows: uPVC sliding shutters with plain glass

## Elevators

- 🏗️ Branded elevator(s) fitted with ARD

## Firefighting System

- 🏗️ As per fire norms

## Other Amenities

- 🏗️ Rainwater harvesting
- 🏗️ 100% DG power backup for common areas and limited power backup for flats
- 🏗️ Sewage treatment plant

## Security System

- 🏗️ CCTV surveillance in common areas
- 🏗️ Door lenses



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