



RUBY
Landmark
D Y N A M I C L I V I N G



BUILDING HAPPINESS

MJF Ln. Dr. Ruby Manoharan, The Founder and Managing Director Ruby Builders and Promoters

Hardness, Durability Luster and Rarity are the 4 characteristics which define a Ruby.

Hardness - Our stringent quality!

Durability - 1+ decades of success... and still counting!

Luster - The trust of our customers!

Rarity - We are a gem apart!

RUBY Builders - the jewel that gives you joy!

Team Ruby: The diligent Team Ruby includes highly qualified professionals who have contributed their best to all the 156 projects we achieved within a span of 1.5 decades. Spread across South Chennai, Ruby has made its mark in East Tambaram, West Tambaram, Chrompet, Pallavaram, Selaiyur, Rajkilpakkam, Irumbuliyur, Perungalathur, Mannivakkam and Pallikaranai.

We received the ISO 9001 : 2008 certificate for the high quality standards we maintain in our design, development and construction of residential buildings. We were conferred with the award "Excellence in Affordable Housing", by His Excellency Dr. K. Rosaiah, the then Governor of Tamil Nadu, in the year 2012.

Our Chairman and Managing Director Mr. 'Ruby' Manoharan is the inspiration for our every success. His sincerity, undeterred dedication and hard work have always been the impetus behind our every endeavor. He is the rightful receiver of several awards for excellence, like,

BEST FLAT PROMOTERS AWARD (2008-2009) | **BEST BUSINESS ENTREPRENEUR** (2009)
SEVA RATNA, an award instituted for Corporate Social Responsibility.

Dr. Manoharan believes in inclusive co-existential enterprising, that saw him elected as the President of Flat Promoters Association, Chennai South Suburb for the period from 2007 to 2009. He formulates his vision to be effectively customer-centric.

The Inter-American University of Humanistic Studies conferred on him 'Doctor in Philosophy' in the year 2009 in recognition of his commendable contribution to Civil Accommodations.





// THE CITY THAT JUST **DOESN'T STOP GROWING**

Chennai, the buzzing capital city of Tamil Nadu, recently made it to the coveted Forbes list of the world's fastest Growing Cities of the Next Decade. The emerging powerhouse now joins the elite club of the world's most established global centers like New York, London, Paris, Hong Kong, Tokyo, Mumbai and others.

The urban city has an estimated population of over 8.2 million people. And is India's second largest exporter of software, Information Technology (IT) and Information-Technology-Enable Services (ITES). The city is the base for around 30% of the country's automobile industry, and 35% of its auto components industry and 15% of the country's IT space. CII has predicted the metropolitan city to grow to a \$100-billion economy, 2.5 times its present size, by the year 2025. The recently constituted Chennai Metropolitan Area is the 4th largest in the country and 34th in the world. Chennai generated over 1 million job opportunity last year. Bottom line: Chennai is where all the action is. The world's big names are landing in droves to grab a chunk of this treasure trove. What's stopping you?



// LIVE THE JOY!

Finding the joy you want to live for makes life all the more interesting. Owning a home is one of them.

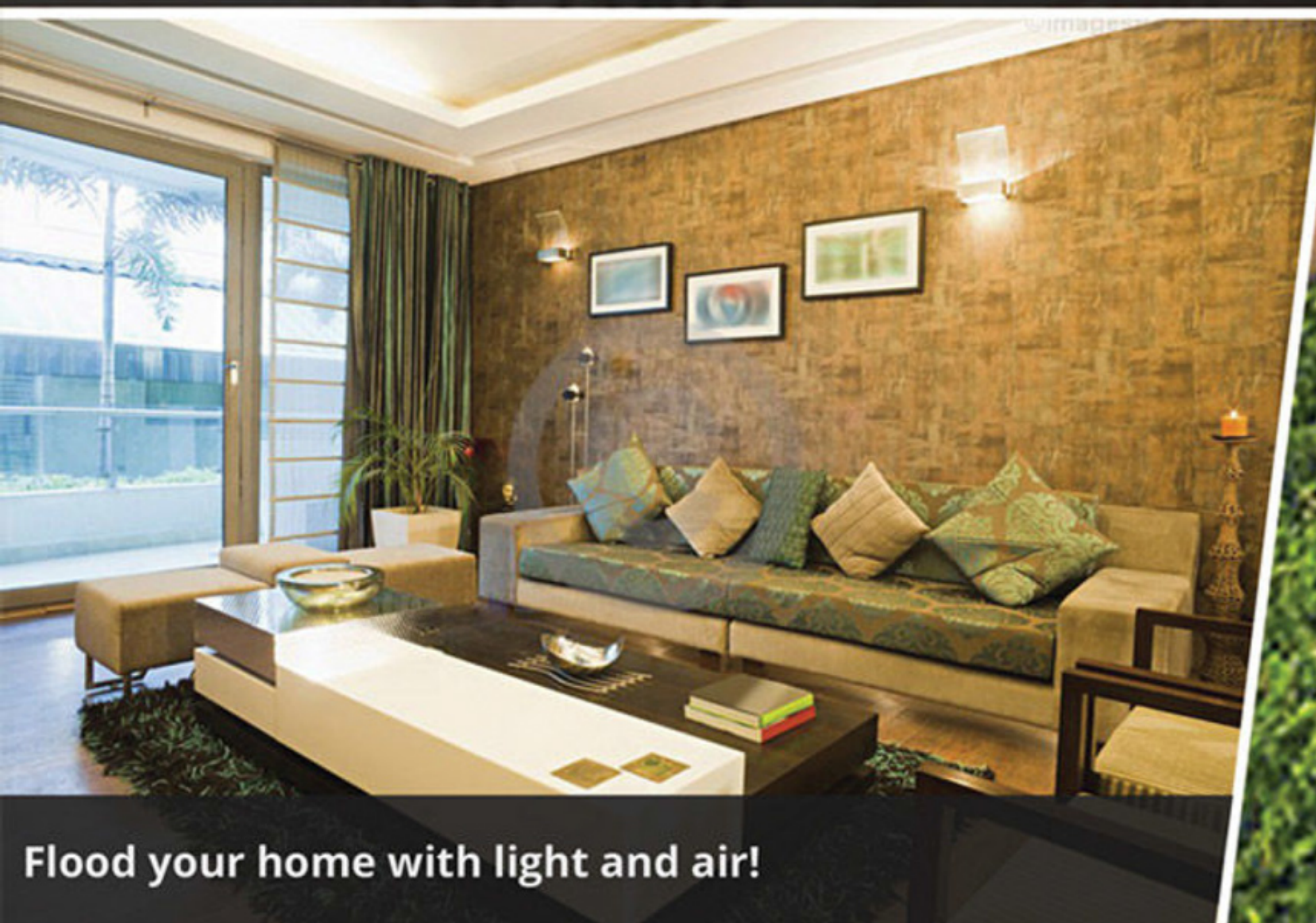
Happiness prevails, when, what we think, say and do, are in harmony. We, at Ruby, think, say and do everything to give you this joy, in terms of comfortable living. We have given our best to delight you, at Ruby's Landmark.

It is important to find your joy. It becomes a beautiful reason to live for! Come, Live the joy!



**REAP THE
BEST RETURNS!**

Every paisa counts! Reap the best returns for your money.



Flood your home with light and air!



An address to flaunt! Commute comfortably!



Feel the Elements connect with the one within you!

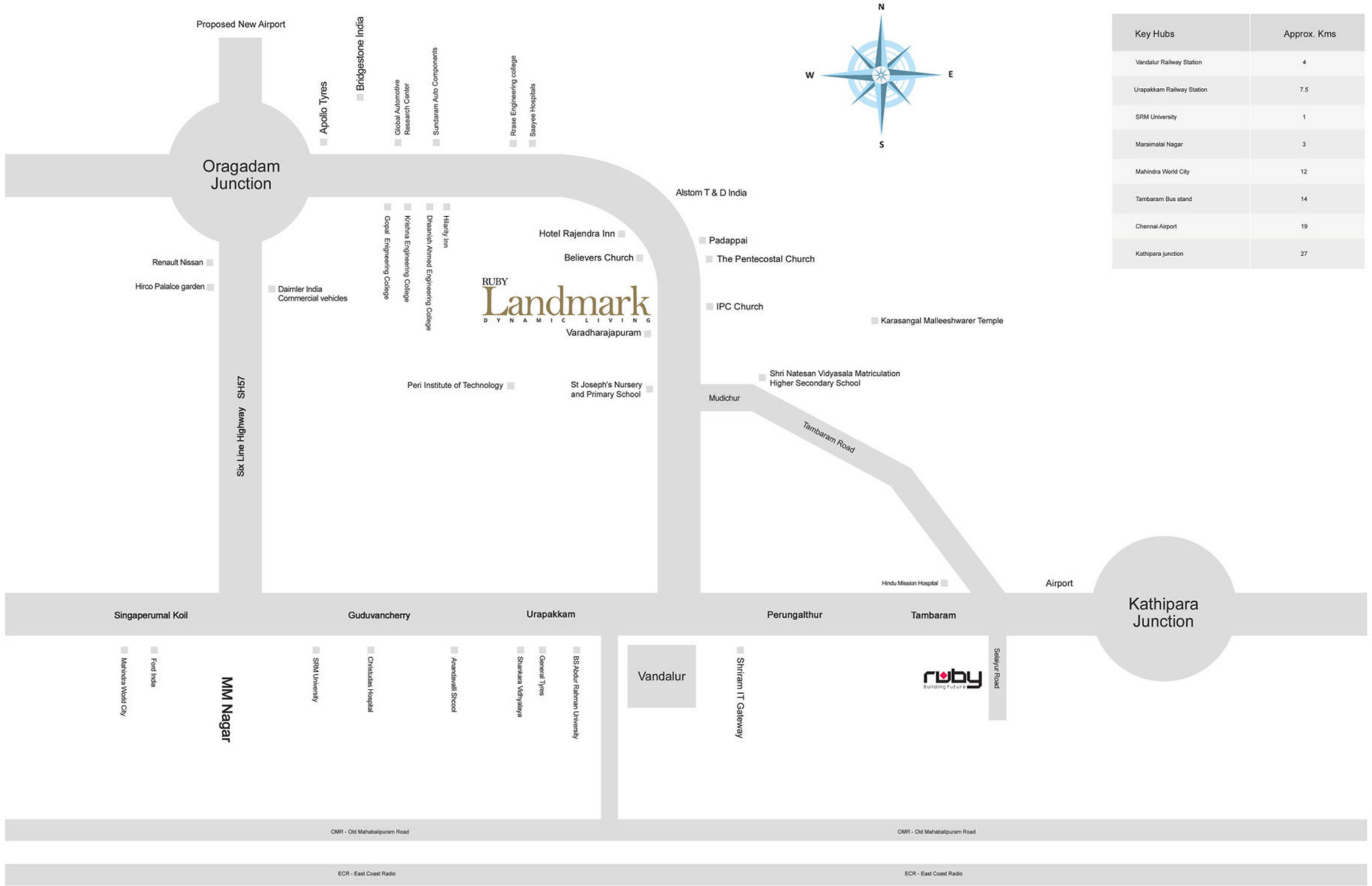


Relish the results of realizing your dreams!



The safety of your loved ones - ensured!

Location Map



Key Hubs	Approx. Kms
Vandalur Railway Station	4
Urapakkam Railway Station	7.5
SRM University	1
Maraimalai Nagar	3
Mahindra World City	12
Tambaram Bus stand	14
Chennai Airport	19
Kathipara Junction	27



AMENITIES

- 1 Sewage Treatment Plant:**
Waste water doesn't go waste!
We recycle!
- 2 French Windows:**
Flood your home with light and
air!
- 3 Vaastu compliant:**
Connect well with your home!
- 4 Indoor games:**
Play with every member of your
family, indoors!
- 5 Gym:**
Step in our well-equipped gym and
step-up your healthy lifestyle!



Swimming Pool:
Cool by the pool,
after a tiring day!

AMENITIES

- 6 **High Speed Elevators:**
Save time! Zoom past in our high speed elevators!
- 7 **Round the Clock Security:**
We assure the safety of your loved ones!
- 8 **Security Barrier:**
Entry to visitors, on authentication!
- 9 **Power Back Up:**
Let there be light...24/7!
- 10 **Firefighting System:**
Fight the fire! Revert accidents!



Water:
Enjoy the gush of water from our free flowing faucets.



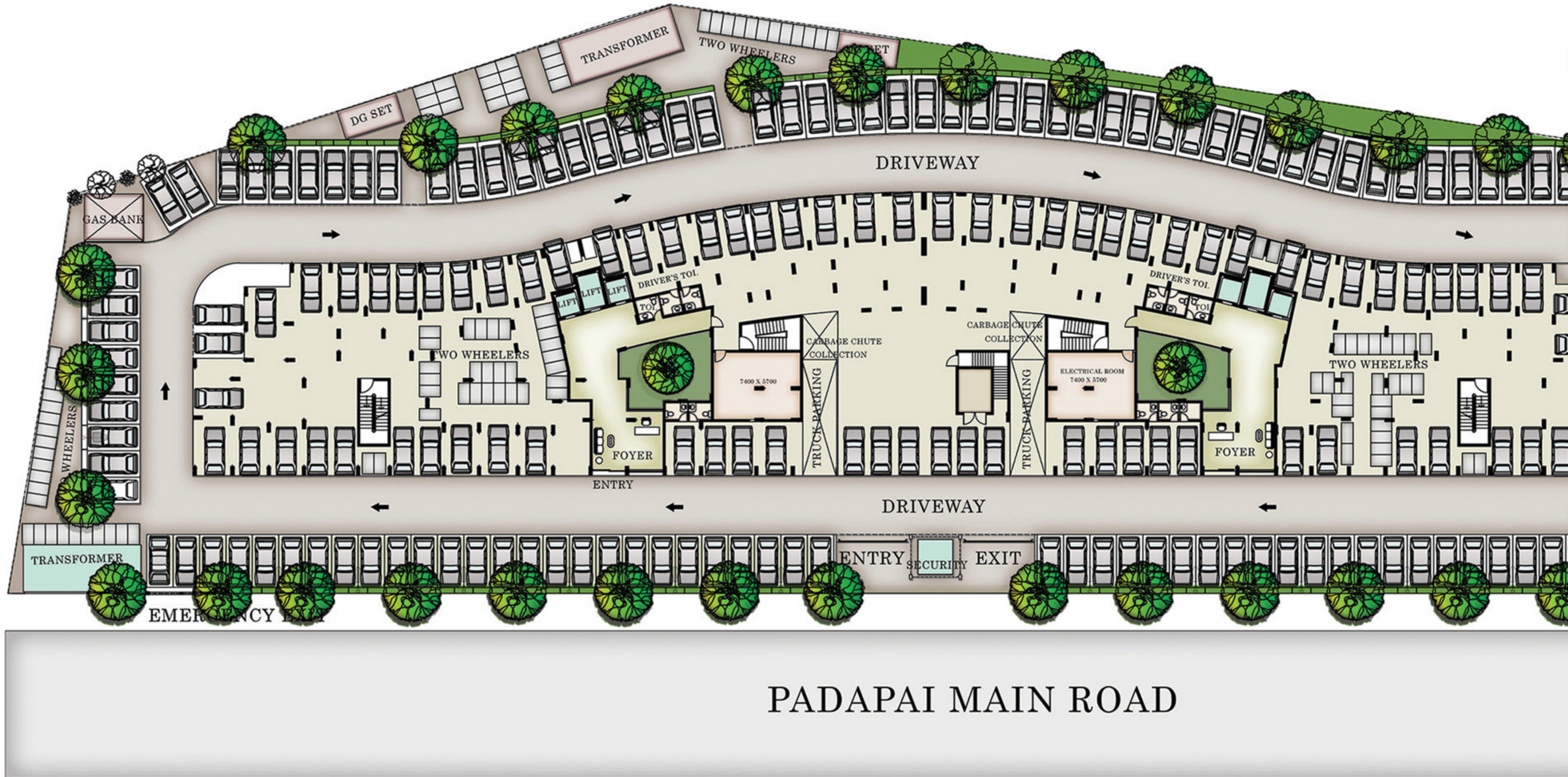
Specifications

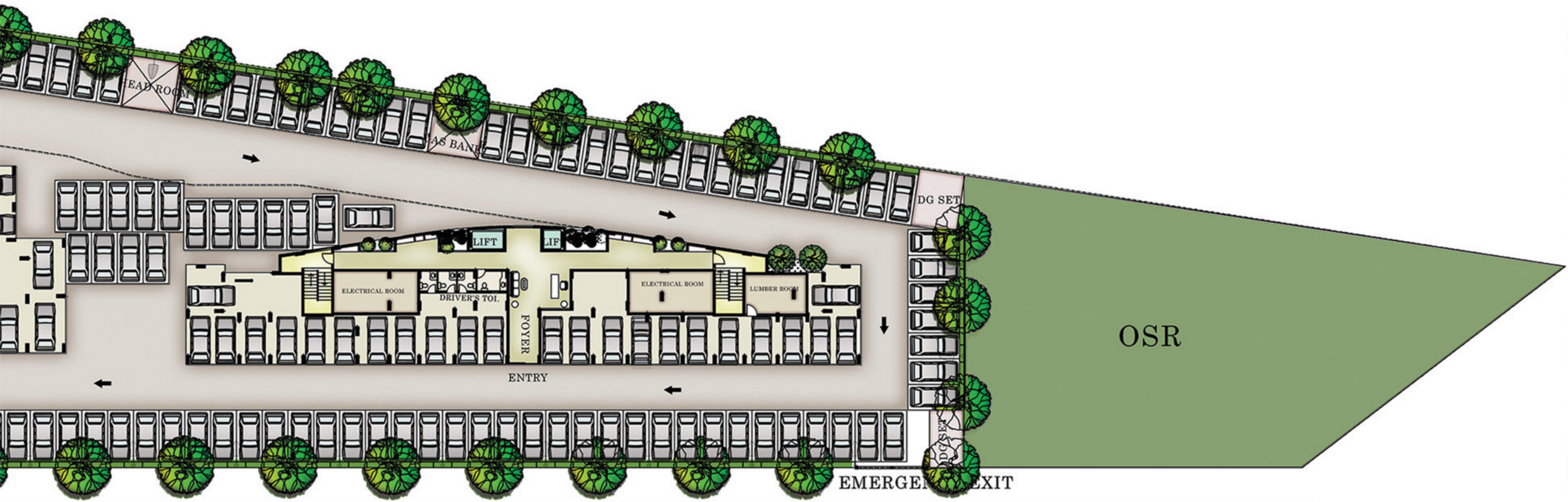
FOUNDATION	Open Raft foundation with R.C.C Beams and slab
STRUCTURE	RCC framed structure from the Basement floor up to Terrace floor designed for Seismic condition (Earth quake Resistant). The Infill walls finished with Fly Ash Bricks/ Brick work /Concrete block Masonry Plastered on both sides.
DOORS	Pre Hung Factory made doors frames and Solid core Door Shutters with Stainless steel accessories.
WINDOWS	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.
FLOOR FINISH	Living, Dining, passages, and all Bed rooms finished with 2'0 x 2'0 Vitrified tiles flooring. 12" x 12" ceramic tiles for Toilets, Kitchen and service and balconies.
WALL TILES	8" x 12" Ceramic tiles for Toilets, above Kitchen counters and Services area.
KITCHEN	2'0" Pre Polished granite counter will be provided. Kitchen sink RO will be provided. Reticulated Gas supply from the Common Gas Bank maintained by the Govt. approved Gas Companies.
ELECTRICAL	Three Phase Electrical Main supply with ISI copper wiring and Modular Range of Electrial switches: Generator Backup Power supply to all Common area such as Lifts, Pumps, Common area lighting, yard lighting, and up to 500 watts lighting load in each apartment.
PLUMBING & SANITARY FITTINGS	Water lines are connected and distributed by CPVC water pipes and the Waste water, Soil lines are conveyed through PVC pipes. Parryware / Hindware / Equivalent range of Washroom and Sanitary fittings.
PAINTING	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 Cement paint.
LIFT	4 no. Auto door 8 passenger lift and 2 no. 13 persons compatible to Bed lift during emergency shall be provided with automatic door. The lift will service from Basement floor + Stilt + all upper floors.
WATER SUPPLY & DRAINAGE	Adequate tube well's will be provided and pumped to Under Ground Sump 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 chamber are inter linked with PVC pipes to the main head manhole chamber to the Sewerage Treatment Plant.
FIRE FIGHTING SYSTEM	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 fighting system will be provided. Smoke sensors and Public address system in the common Areas
STP	The STP is located in below the Ground level and shall be collected, processed, Aerated, and treated water shall be used for gardening & Flushing toilets purpose.



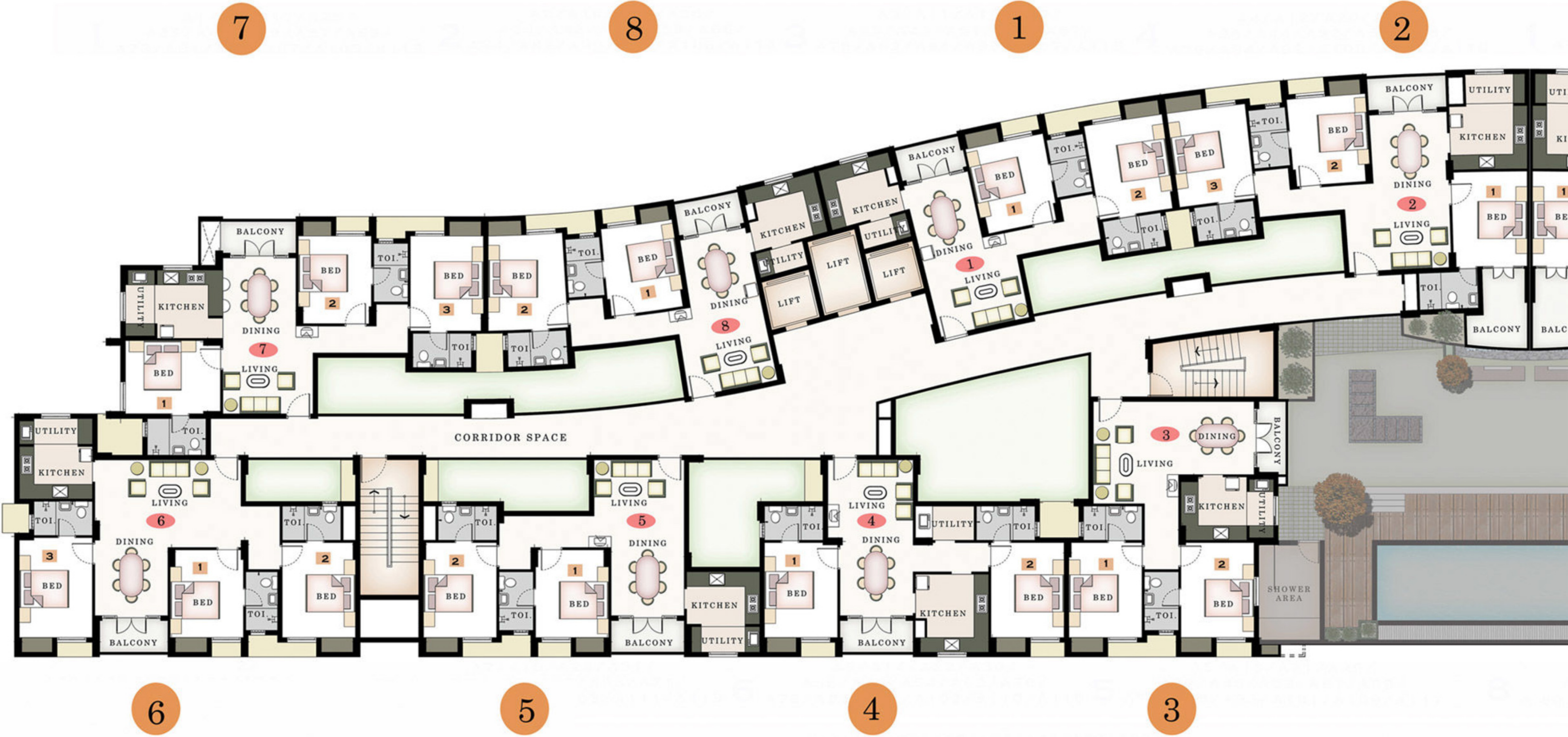
CHANGE ROOM

Site Plan





Typical Floor Plan Block A



Typical Floor Plan Block A



Typical Floor Plan Block B



Typical Floor Plan Block B

