

Elevate Your Living

AVINYA

BY RAUNAQ FOUNDATIONS

A Masterpiece of Elegance and Convenience



49 UNITS



2&3 BHK



STILT+5



1063 SQ.FT.
TO 1484 SQ.FT.

Welcome to Avinya, the epitome of luxury living in Chrompet, Chennai. Designed to offer a seamless blend of comfort, style, and convenience, Avinya brings you an exclusive Stilt + 5 floor development featuring 49 premium 2 & 3 BHK residences. Crafted with precision, Avinya stands out with its stunning design, offering an unmatched aesthetic

Why Choose Avinya?





Prime Location Advantage

- *A Perfect Address*

Situated in the heart of Chrompet, Avinya provides seamless connectivity to major hubs, educational institutions, healthcare facilities, and shopping destinations. Enjoy the convenience of city life while nestled in a peaceful neighborhood.



Exquisite Design & Architecture

- *A Timeless Marvel*

The unique design enhances the project's façade, making Avinya a true landmark in Chrompet. Every detail, from elegant finishes to thoughtfully designed spaces, reflects our commitment to luxury and functionality.



The Central Courtyard

– *A Tranquil Retreat*

At the heart of Avinya lies a beautifully designed central courtyard, fostering a serene and refreshing ambiance. Whether it's morning yoga, a peaceful evening stroll, or a gathering with loved ones, this space is crafted to enhance your lifestyle.



Smart and Hassle-Free Parking

-A Worry-Free Zone

Parking is a major city-living concern—but not at Avinya. With dedicated stilt-level parking and dual road access, entry and exit are always smooth and hassle-free.



Luxurious Amenities

- *A Grand Lifestyle*

Avinya offers a curated selection of premium amenities to elevate your living experience:

01. Snooker Table

02. Table Tennis

03. Board Games

04. CrossFit Area

05. Cardio Workout Area

06. Air Hockey

07. Kids Play Area

08. Landscaped Walkway

09. Outdoor Seating Area



Salient Features



2 PASSENGER LIFT
2 STRETCHER LIFT



DOUBLE-HEIGHT
LOBBY



CENTRAL
COURTYARD



MY GATE
APP SUPPORT



ACCESS
CONTROL



24/7 SECURITY WITH
CCTV SURVEILLANCE



24X7 WATER
SUPPLY



DRIVERS AND
SERVENTS TOILET



RAINWATER
HARVESTING



COMMON DG
POWER BACK UP



SOLAR
ENERGY



VAASTU
COMPLIANT



TERMITE
TREATMENT



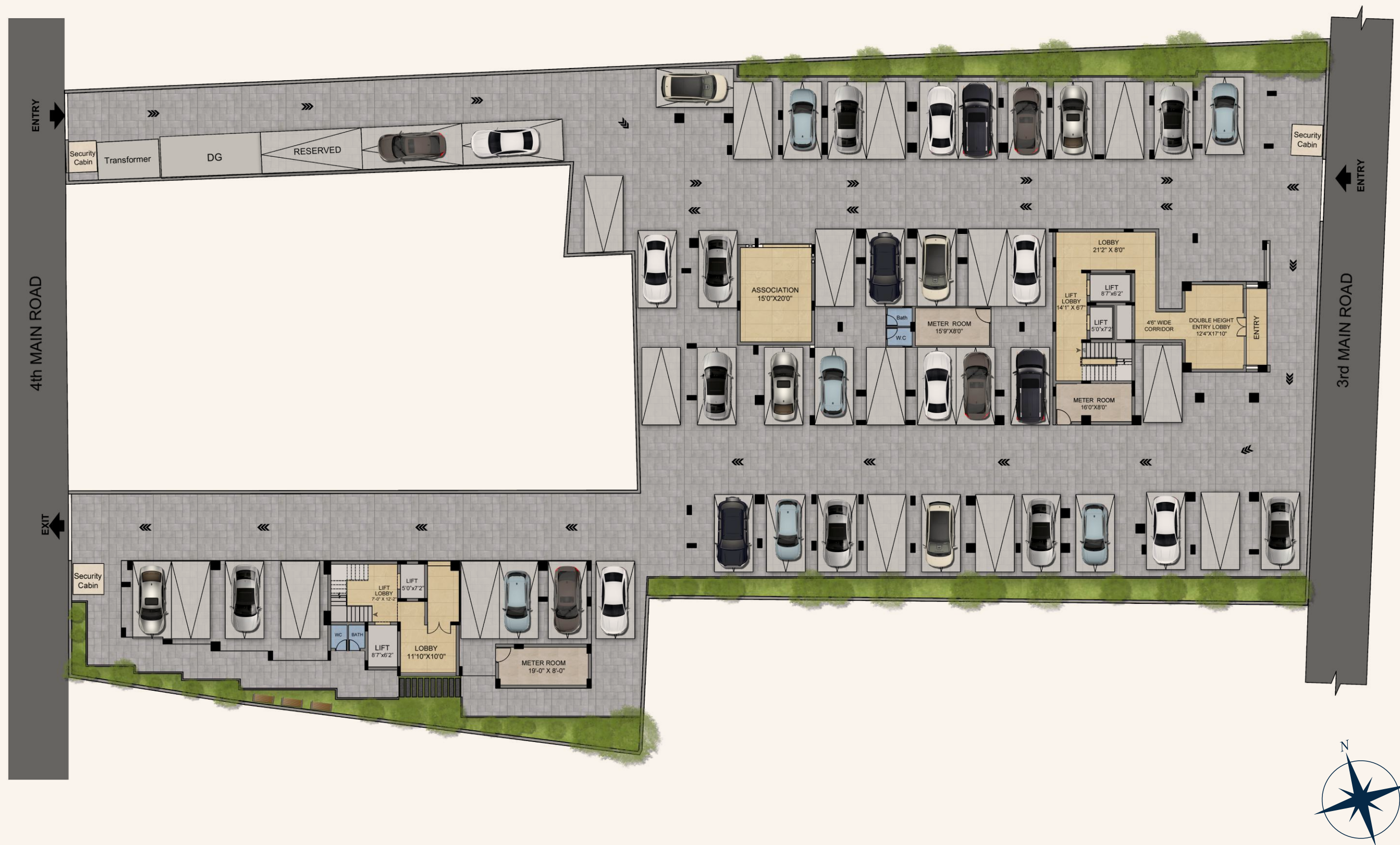
DIGITAL
LOCK



LANDSCAPE
GARDENING

MASTER PLANS

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FLOOR PLANS | BLOCK A | First Floor

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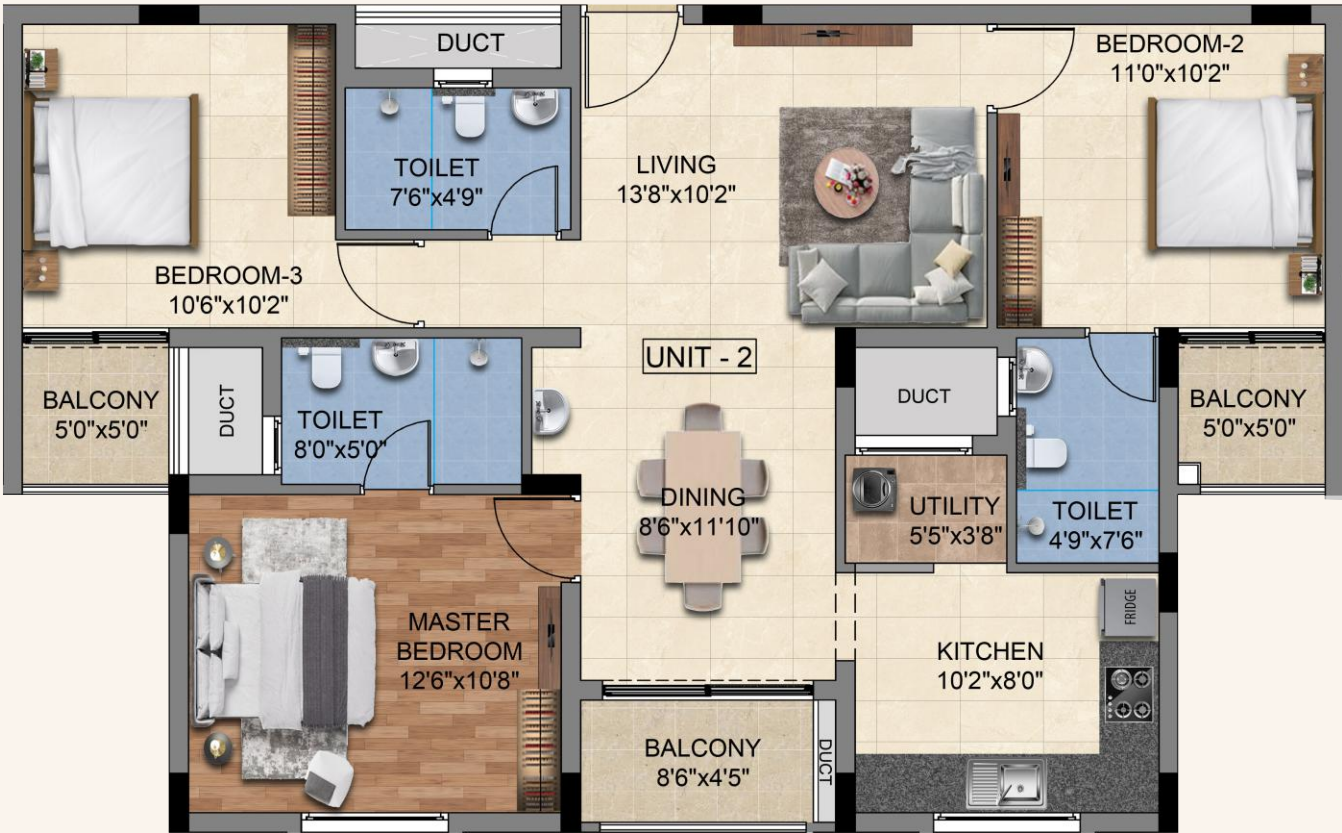
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FLOOR PLANS | BLOCK A | Typical 3,4,5



UNIT PLANS | BLOCK A



BLOCK - A (101 TO 501)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	NORTH	874	78	952	1355	514.42



BLOCK - A (102 TO 502)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	NORTH	879	88	967	1364	517.83

UNIT PLANS | BLOCK A



BLOCK - A (103 TO 503)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	EAST	1027	39	1066	1484	563.39



BLOCK - A (104 TO 504)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
2 BHK	EAST	709	51	760	1063	403.56

UNIT PLANS | BLOCK A



BLOCK - A (105 TO 505)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	EAST	999	36	1035	1461	554.66

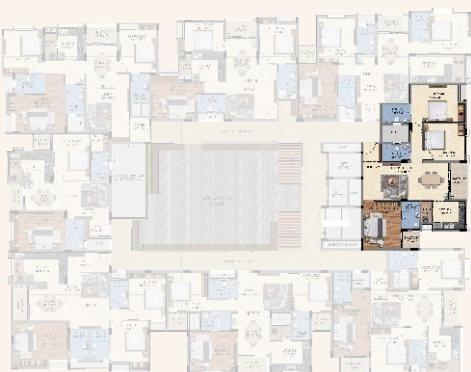
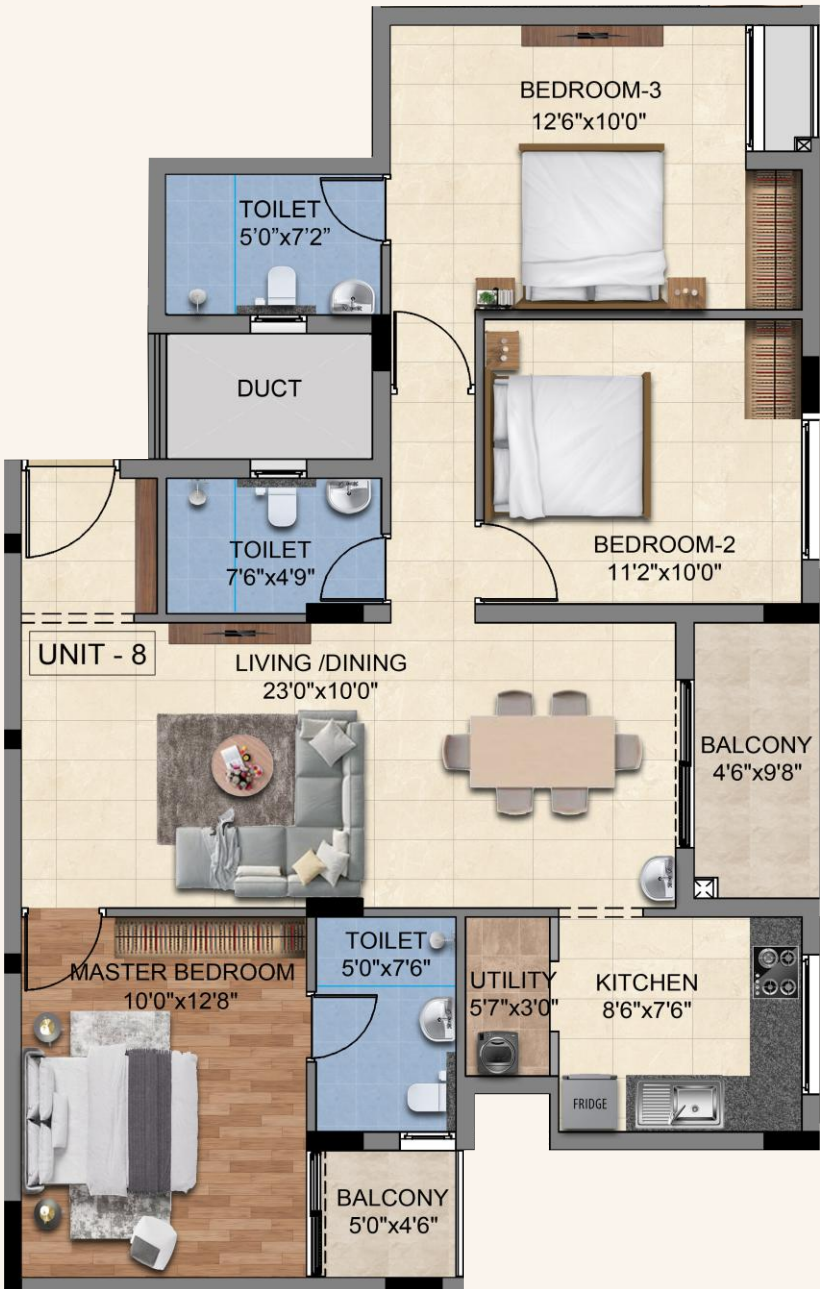


BLOCK - A (106 TO 506)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	EAST	804	36	840	1185	449.88

UNIT PLANS | BLOCK A



BLOCK - A (107 TO 507)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	SOUTH	938	57	995	1400	531.5



BLOCK - A (108 TO 508)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	NORTH	883	68	951	1346	511

FLOOR PLANS | BLOCK B | Typical



UNIT PLANS | BLOCK B



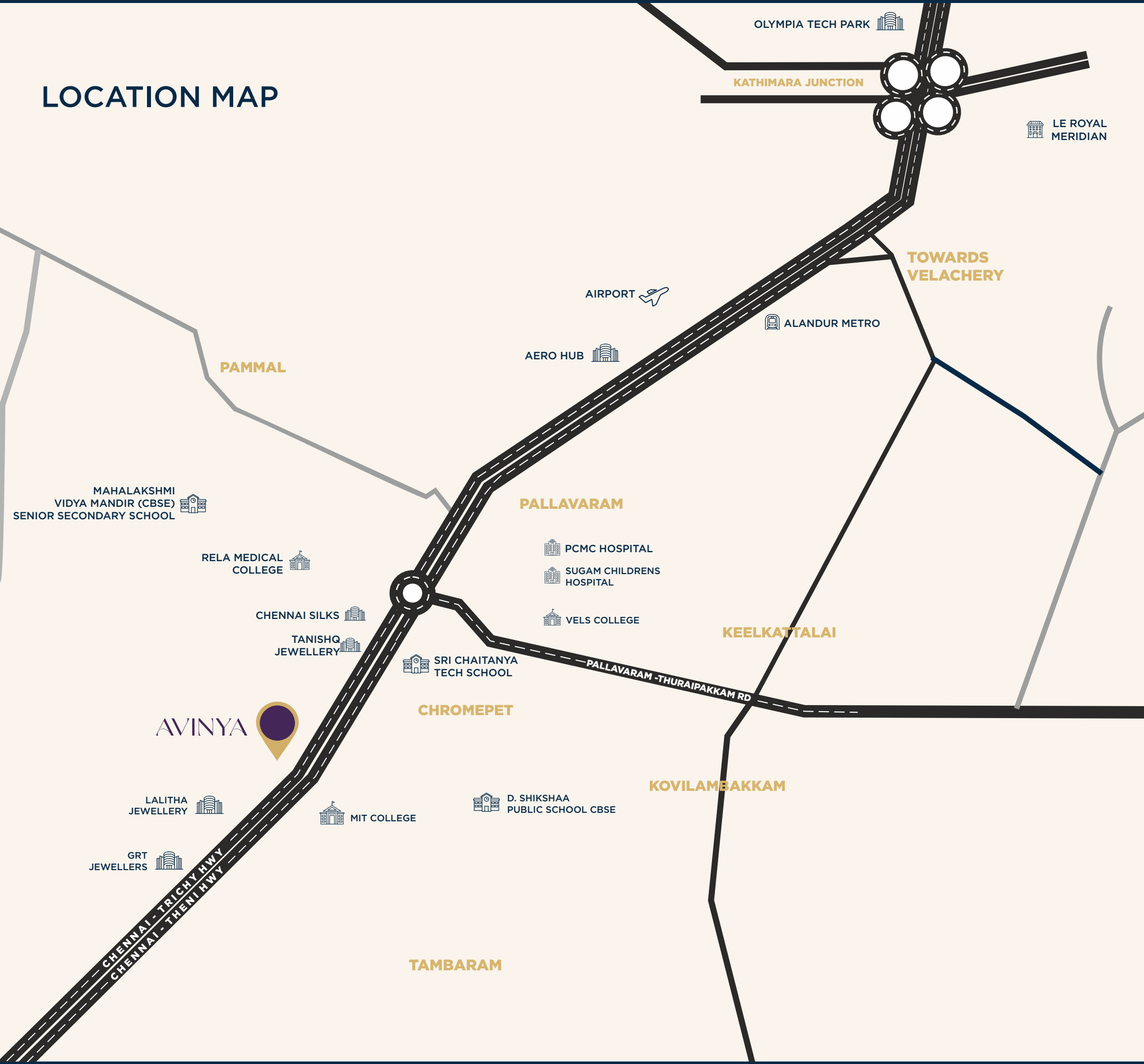
BLOCK - B (101 TO 501)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	NORTH	958	66	1024	1461	554.66



BLOCK - B (101 TO 501)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	NORTH	949	43	992	1402	532.26

LOCATION MAP

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SCHOOLS	PROXIMITY
D. Shiksha Public School CBSE	3.3 Kms
Olive Public School.	3.8 Kms
Sri Chaitanya tech school	3.8 Kms
Grace interenational school	03 Kms

Sri Sankara Global Cambridge International School	3.5 Kms
Mahalakshmi Vidya Mandir (CBSE)senior secondary school	2.9 Kms

COLLEGES	
Vels College	3.7 Kms
Sree Balaji Medical college	3.7 Kms
Rela medical college	0.3 Kms
MIT College	1.8 Kms
Tagore College Of Arts & Science	0.6 Kms

HOSPITALS	
Dr.Rela institute & medical center	0.3 Kms
Sree Balaji Medical college and Hospitals	0.2 Kms
Sugam Children s Hospital	3.7 Kms
PCMC HOSPITAL (The MultiSpeciality Hospital)	4.2 Kms

TRANSPORT	
Airport	05 Kms
Alandur Metro	10 Kms

ENTERTAINMENTS & SHOPPING	
Chennai silks	3.0 Kms
Grand Galada Centre Mall	4.5 Kms
Tanishq Jewellery	2.2 kms
GRT Jewellers	2.5 kms

HOTEL	
Radisson Blu Hotel	8.8 Kms
Le Royal Meridian	11.4 Kms

TECK PARK	
Olympia Tech Park	12.7 Kms

Why Raunaq Foundations?



SPECIFICATIONS



STRUCTURE

- R.C.C framed structure
- Brick/AAC/ Solid Blocks/ Porotherm Blocks blocks 8” for exterior walls & 4” for interior walls
- Inner and outer plastering



DOORS

- Pre-Hung doors with fittings and branded locks.

WINDOWS

- Sliding UPVC windows.

VENTILATORS

- UPVC louvers with exhaust fan provision



FLOORING

- Living, Dining, Bedrooms, Kitchen will be provided with 4’0” x2’0” vitrified tiles.
- Balcony and Service will be provided with 2’0”x2’0”/ 1’0”x1’0” Anti-skid tiles



TOILETS

- Floor – Anti skid ceramic tiles.
- Wall – glossy / matt ceramic tiles up to ceiling.



KITCHEN

- 2’0” width Kitchen platform with granite
- Wall – ceramic tiles - 2’0” ht above kitchen platform.
- Stainless steel sink .



ELECTRICAL

PROVISIONS FOR ELECTRICAL POINTS

- FR Concealed wiring
- All sockets and switches are Great white/ Legrand / Anchor or Eq... brand.
- **FOYER / Entrance** – one bell point, one light point(2way)
- **LIVING HALL** – one TV point, two wall point, One fan point, One chandelier point, two 6Amp, one 16Amp socket at suitable location.
- **MASTER BED ROOM** –two wall point, one fan point, two 6Amp, one AC, one 2way point for light and fan.
- **OTHER BED ROOM** –two wall point, one fan point, one 6Amp, one AC point
- **KITCHEN** – two wall point, one fan provision, exhaust fan point, two 6Amp point, two 16Amp points
- **TOILETS** – one light point, one 16Amp, one exhaust fan point.
- **UTILITY AREA** – one wall point, one 16amp



PLUMBING & SANITARY WARES

- Health faucet & Angle Cock for closet line.
- Wash basin tap point.
- All internal pipelines are CPVC and externals are PVC and UPVC.
- All plumbing CP fittings and sanitary are Hindware/Roca/ Jaquar.
- One wash basin near dining area.
- Rain-water Harvesting as per design and requirement.



PAINTING

CEILING

- Primer 1 coat with 2 coat paint

INNER WALL

- Putty with roller finish - 2 coats

OUTER WALL

- Exterior Emulsion paint 2 coats

MS GRILL

- Enamel paint 2 coats



CAR PARKING

- Flooring as per design
- Electrical Box for EB main meter board
- Landscaping as per design



STAIR CASE

FLOORING

- Steps and Landing with granite / tiles / Kota Stone.

HANDRAIL

- Handrails as per design.



OPEN TERRACE

- Parapet wall for 3'ht.

OUR BANKING PARTNERS



Scan for location



Scan for 3D walkthrough

Disclaimer: The representation of the information and visuals displayed here are for indicative purposes only. Though utmost care has been taken to provide the most accurate information possible, the promoters and their consultants cannot be held responsible for any modifications, inaccuracies or omissions from the indicative representation of information and visual displayed. Amendments, modifications or alterations can be made without notice as per necessity, as the promoters and/or their consultants reserve the rights to make necessary changes.

AVINYA

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celebrating life

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