

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.



10+ AMENITIES

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 10+ premium amenities to elevate your living experience:

01. Snooker Table

02. Table Tennis

03. Board Games

04. CrossFit Area

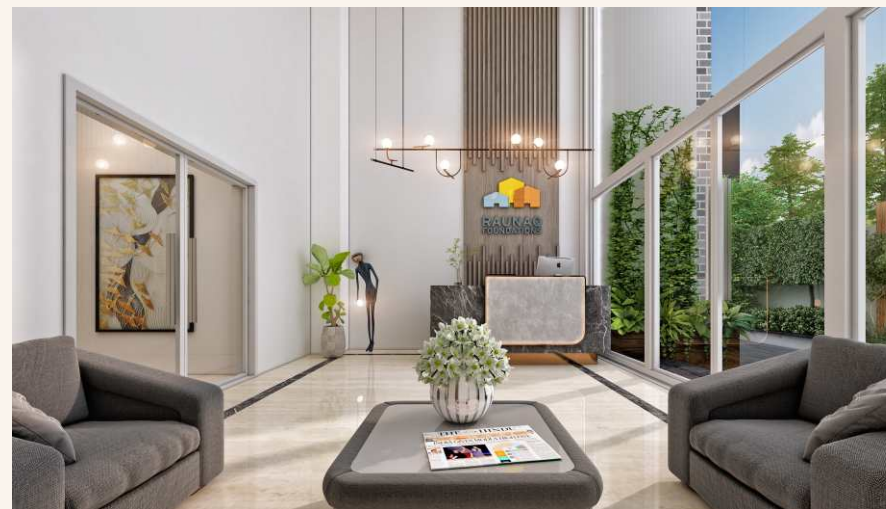
05. Cardio Workout Area

06. Air Hockey

07. Kids Play Area

08. Landscaped Walkway

09. Outdoor Seating Area





# Silent 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

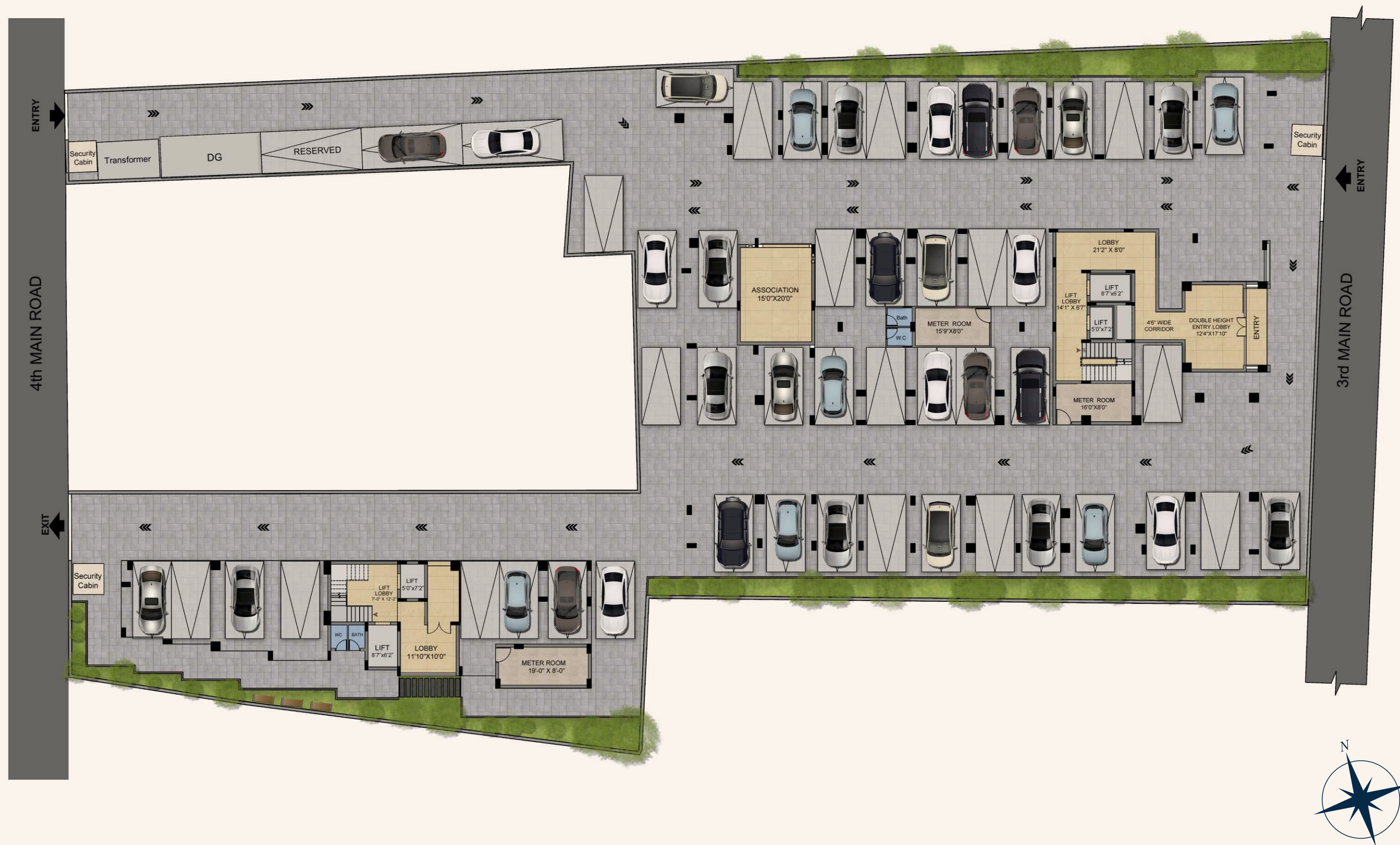


LANDSCAPE  
GARDENING



# MASTER PLANS

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# FLOOR PLANS | BLOCK A | First Floor





# FLOOR PLANS | BLOCK A | Second Floor





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

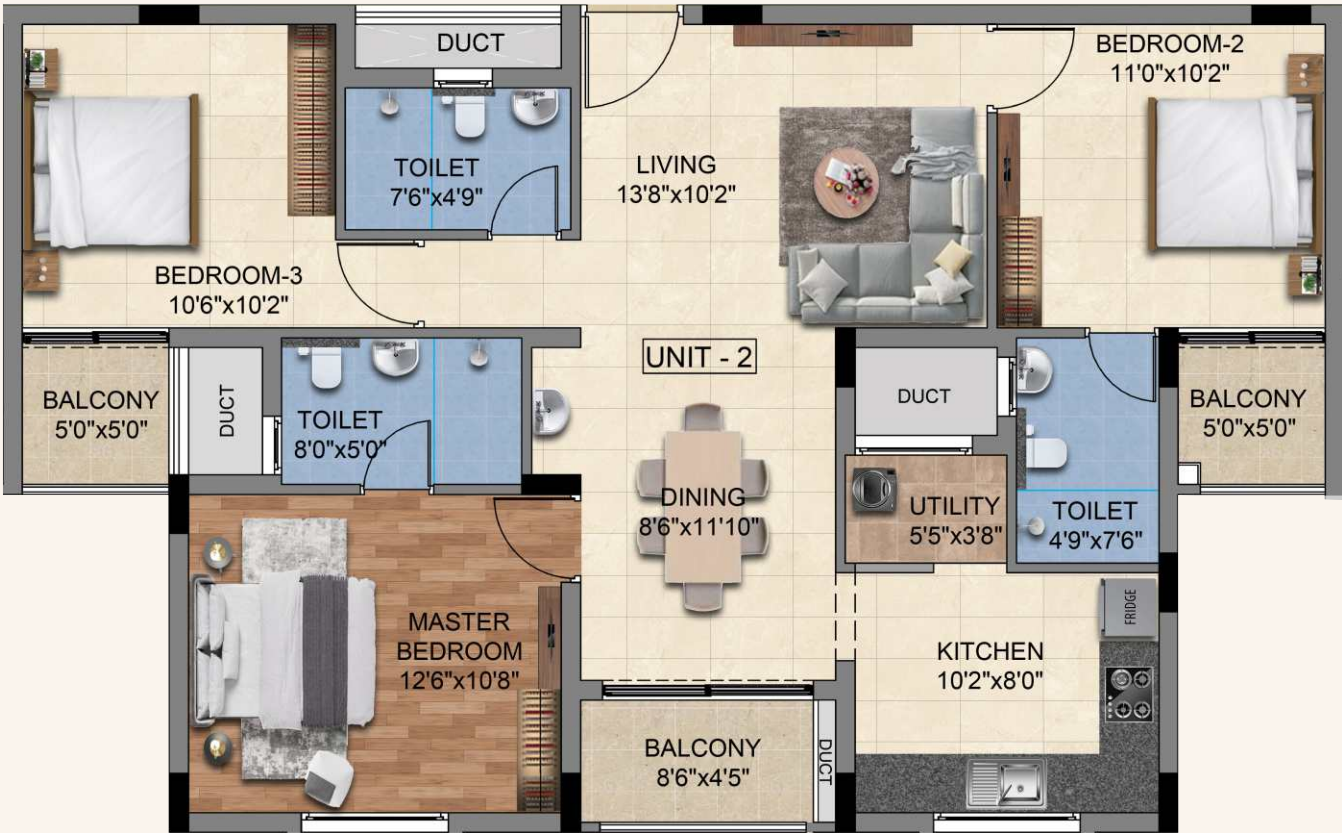




UNIT PLANS | BLOCK A



BLOCK - A (101 TO 501)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	NORTH	874	76.64	950.64	1355	514.42



BLOCK - A (102 TO 502)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	NORTH	879	79	958	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	34	1061	1484	563.39



BLOCK - A (104 TO 504)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
2 BHK	EAST	709	48	757	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	1002	54	1056	1461	554.66



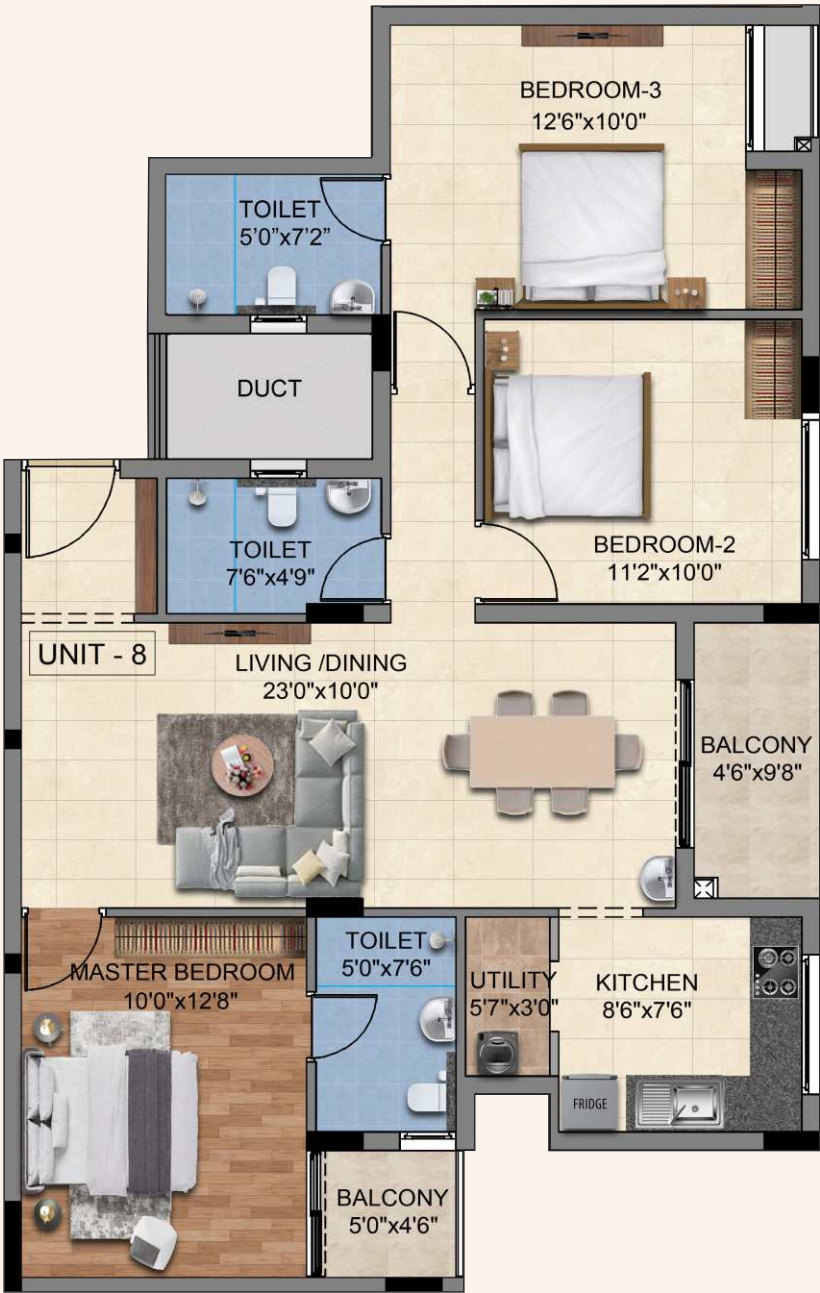
BLOCK - A (106 TO 506)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	EAST	807	28	835	1185	449.88



UNIT PLANS | BLOCK A



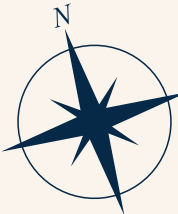
BLOCK - A (107 TO 507)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	SOUTH	937	64	1001	1400	531.5



BLOCK - A (208 TO 508)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	NORTH	883	60	943	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	945	54	999	1461	554.66



BLOCK - B (102 TO 502)						
TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	TOTAL SALEABLE AREA	UDS
3 BHK	NORTH	977	37	1014	1402	532.26



# LOCATION MAP

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SCHOOLS	PROXIMITY
D. Shikshaa 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.



## SPECIAL AMENITIES

- Pest control treatment at various stages of construction.
- Project name in metal letters
- Elevation as per design
- Basic Vaastu Compliant
- Waterproofing will be done in Toilets, Service areas & Balconies.



## 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

BY RAUNAQ FOUNDATIONS

SITE ADDRESS

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