



AVIGHNA ABODE

@ Madipakkam



RUCONS

**UPGRADE TO PREMIUM SMART HOMES  
@AFFORDABLE PRICE**

We at Rucons truly believe that comfort is the ultimate necessity in a place we call "home". We are happy to launch our boutique Smart Flats

# WHY AVIGHNA ABODE ?

- Smart Location
- Smart Pricing
- Sturdy Construction
- Smart Specifications
- Smart Space Planning
- High quality
- No Deviation
- Perfect Title deeds
- Full Stilt Parking
- Only Four Flats per Floor ensuring maximum Ventilation
- TNRERA Registered

## SPECIFICATIONS |

|                                |   |
|--------------------------------|---|
| <b>Structure</b>               | : Pile Foundation with RCC Frame with 9 in AAC block external wall 4 in AAC block partition wall, Earth Quake resistant Structure and designed as per vaasthu.  |
| <b>Plastering</b>              | : Inner wall gypsum plastering & Outer wall plastering in cement with neat finish   |
| <b>Flooring</b>                | : 4' x 2' Glazed vitrified tiles with 4" skirting   |
| <b>Doors</b>                   | : Main doors Teak wood with Varnish Finish with Teak frame, Room - Teak Frame with Flush doors, Toilet -Water Proof WPC frame with Designer WPC door  |
| <b>Window</b>                  | : UPVC profile windows with sliding glass shutters  |
| <b>Plumbing &amp; Sanitary</b> | : Branded Concealed PVC pipe line in bathrooms, PVC Rain Water, Sanitary Waste Line in Ducts, Sewage Line for Under Ground Septic Tank  |
| <b>Kitchen</b>                 | : 20mm black granite counter with stainless steel sink with drain board<br>Concrete Loft (if feasible) Glazed tiles upto 2 feet from counter  |
| <b>Toilet</b>                  | : Concealed EWC white color (KOHLER or Equivalent) Washing point / geyser point / Kohler or equivalent CP fittings / glazed upto 8" height KOHLER or Equivalent White Wash basin Acrylic / Grid False ceiling |
| <b>Painting</b>                | : Interior & exterior Wall painted with emulsion paints.<br>Grill and- Zink with enamel paint.  |
| <b>Electrical</b>              | : 3 Phase power supply with concealed wiring with ISI standard<br>White Modular switches, Earth leak circuit breaker.<br>The electrical points as per architects drawings                                     |
| <b>Lofts</b>                   | : Concrete lofts will be provided in kitchen and bedroom (wherever feasible)  |
| <b>Finishes</b>                | : Internal surface shall be finished with a coat of primer with acrylic emulsion paint.<br>Exterior surface shall be finished with ace acrylic emulsion.  |
| <b>Staircase</b>               | : Ms designer railings  |
| <b>Railing Staircase</b>       | : Granite / Sadarahalli Marble flooring with raiser in all steps and Landings   |
| <b>Flooring Rain water</b>     | : As per CMDA Norms   |
| <b>Pest Control</b>            | : Pre construction / anti termite treatment   |

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**F1/S1/T1 - 909 Sq.ft**



**F2/S2/T2 - 905 Sq.ft**



**F3/S3/T3 - 926 Sq.ft**



**F4/S4/T4 - 865 Sq.ft**

## SPECIAL FEATURES

- Reduced Room temperature due to AAC Blocks & gypsum plastering
- DG backup for Lift/ common amenities and dedicated supply of 1 Kv per unit
- Premium KOHLER sanitaryware & CP fittings
- Smart water meters
- Voice enabled Smart home features
- 8 Passenger Fujitec SS Auto Lift
- False Ceiling
- Cool Roof Tiles in Terrace to reduce the Heat

# RELAX!

## STRESS FREE HOMES



ALL THE UNITS ARE DESIGNED WITH MAXIMUM SPACE UTILISATION... SO NO WORRIES OF STORAGE PROBLEMS.  
THE PROJECT IS TNRRERA COMPLIANT ...SO NO QUESTION OF VIOLATION  
LOCATED AT THE HEART OF THE CITY ... SO NO QUESTION OF SECURITY CONCERN  
AAC BLOCKS CONSTRUCTION COMBINED WITH SMART FEATURES ....SO REDUCED EB BILLS



### Contact Us

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