



A HOME AS ELITE
AS YOURSELF







Radiance Realty, a leading real estate player based in Chennai, is built on tradition and driven by innovation. A formidable force in the Indian real estate industry, Radiance Realty is dedicated to providing premium housing solutions, with ultra-luxurious amenities showcased in stunning designs. With over 70 years of experience in infrastructure, Radiance Realty has tailored many new beginnings to perfection, with hopes and plans to create more.

THE RADIANCE PROMISE



Affordable price



On-time & quality delivery



In-house construction



Delivering only the best



Top-class amenities



Eco-friendly

ELEVATION VIEW





Radiance Elite is the perfect answer for a home buyer who wants the best of both worlds - the advantages of a prime location and the elegance of serenity. An amalgamation of contemporary architecture, modern layout, elegant facade, superior construction and deluxe fittings, these apartments, ranging from 1440 to 3178 sqft, exude grace and luxury. With only 10 exclusive apartments in a large expanse of nearly four and a half grounds, Radiance Elite is ideal for those looking for an exclusive luxury apartment in a premium location with an irresistible old-world charm.

SALIENT FEATURES

- 10 exclusive elite residences
- Contemporary architectural design with exclusive 3BHK+3T+1 balcony of 1440 sft to 3178 sft
- Designed for abundant ventilation and zero dead space
- Designed for total vastu compliance
- Exclusive branded fittings and features
- Proximity to shopping areas, schools, hospitals and the metro

BIG REASONS TO BUY



Prime location, closer to shopping, metro, etc.



Exclusive and secured community



No apartments face each other which ensures more privacy



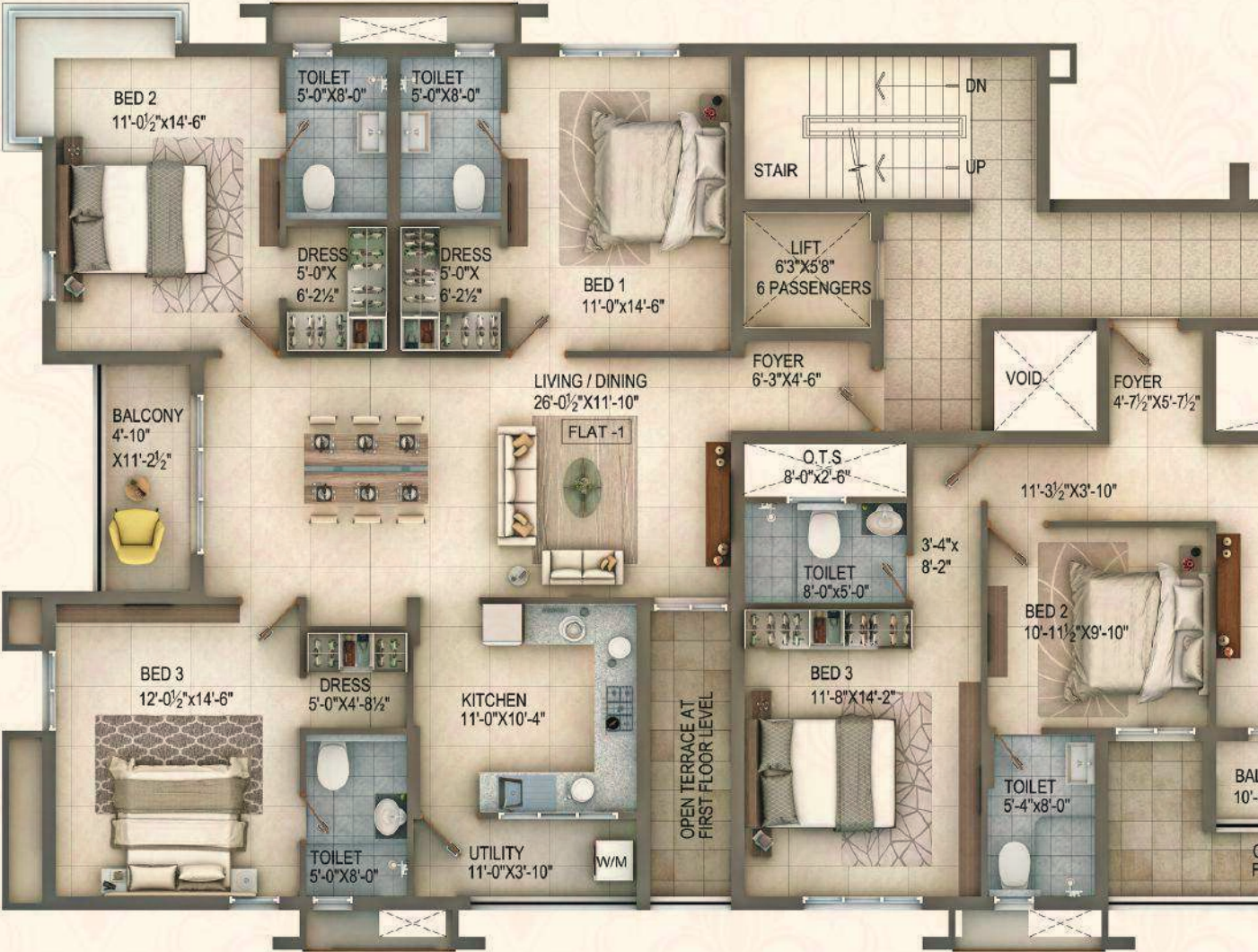
LOCATION



Site Address:

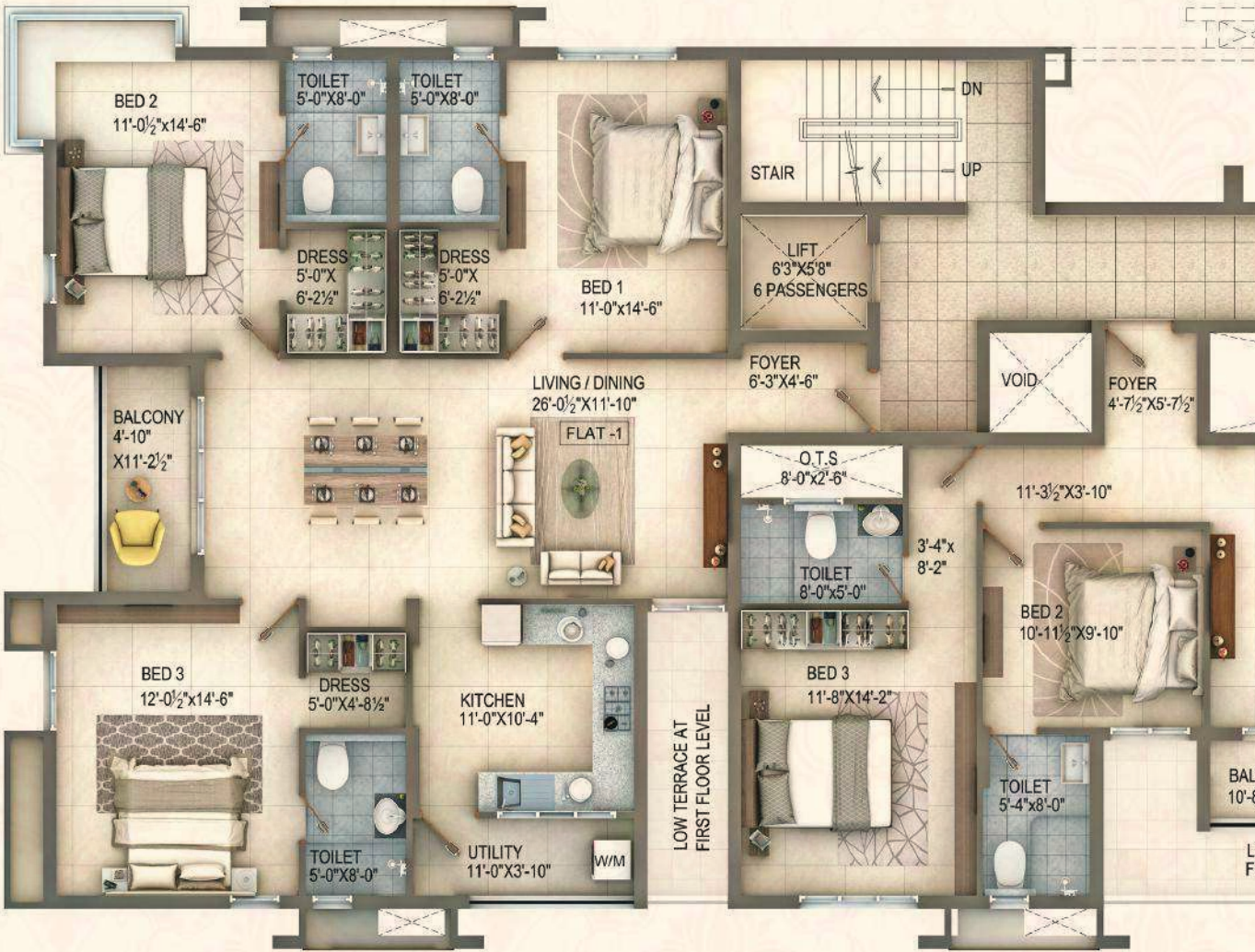
Old no: 12, New no: 23, 1st Street, Ganesapuram, Rathna Nagar, Teynampet, Chennai - 18.

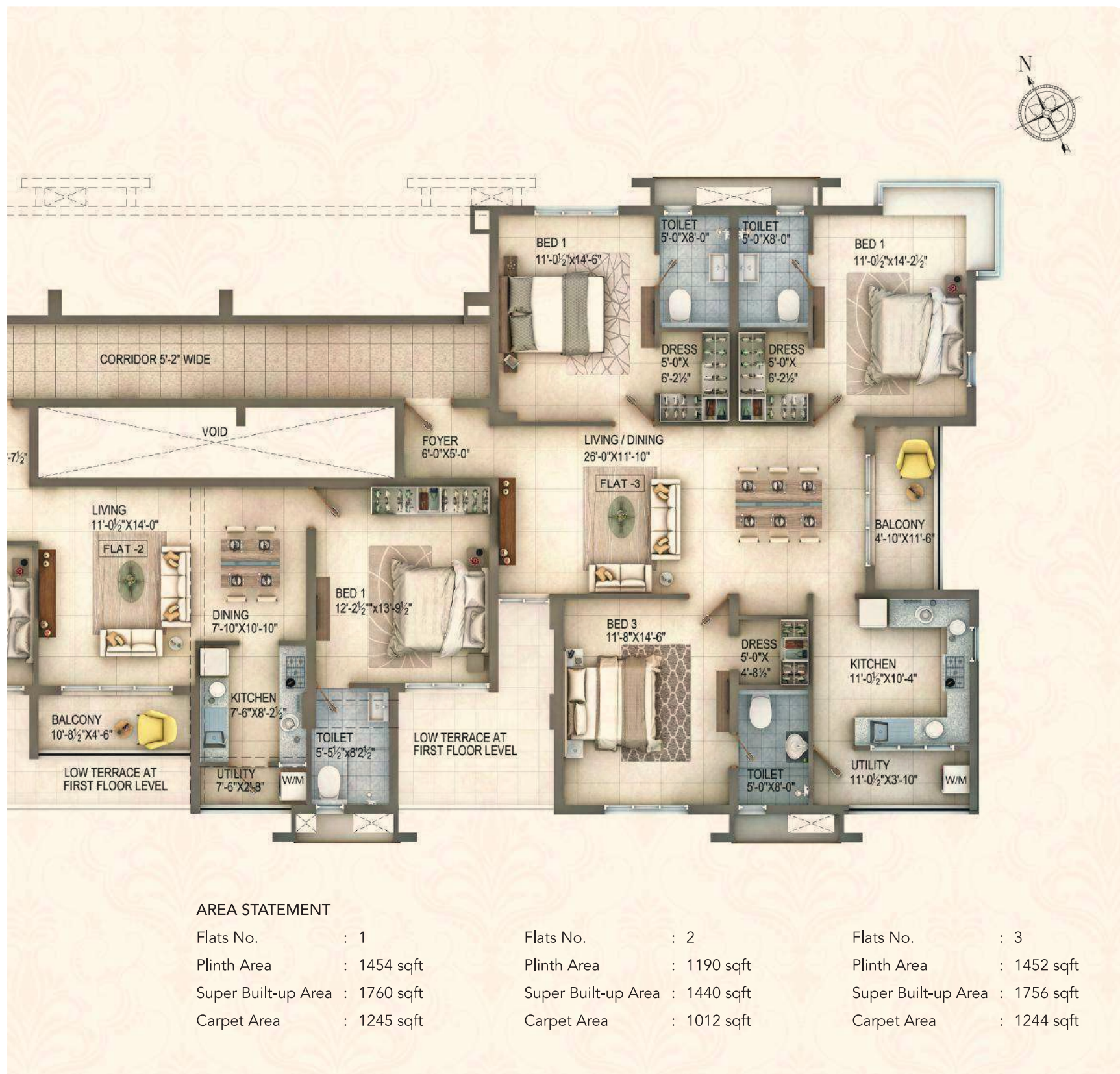
FIRST FLOOR PLAN



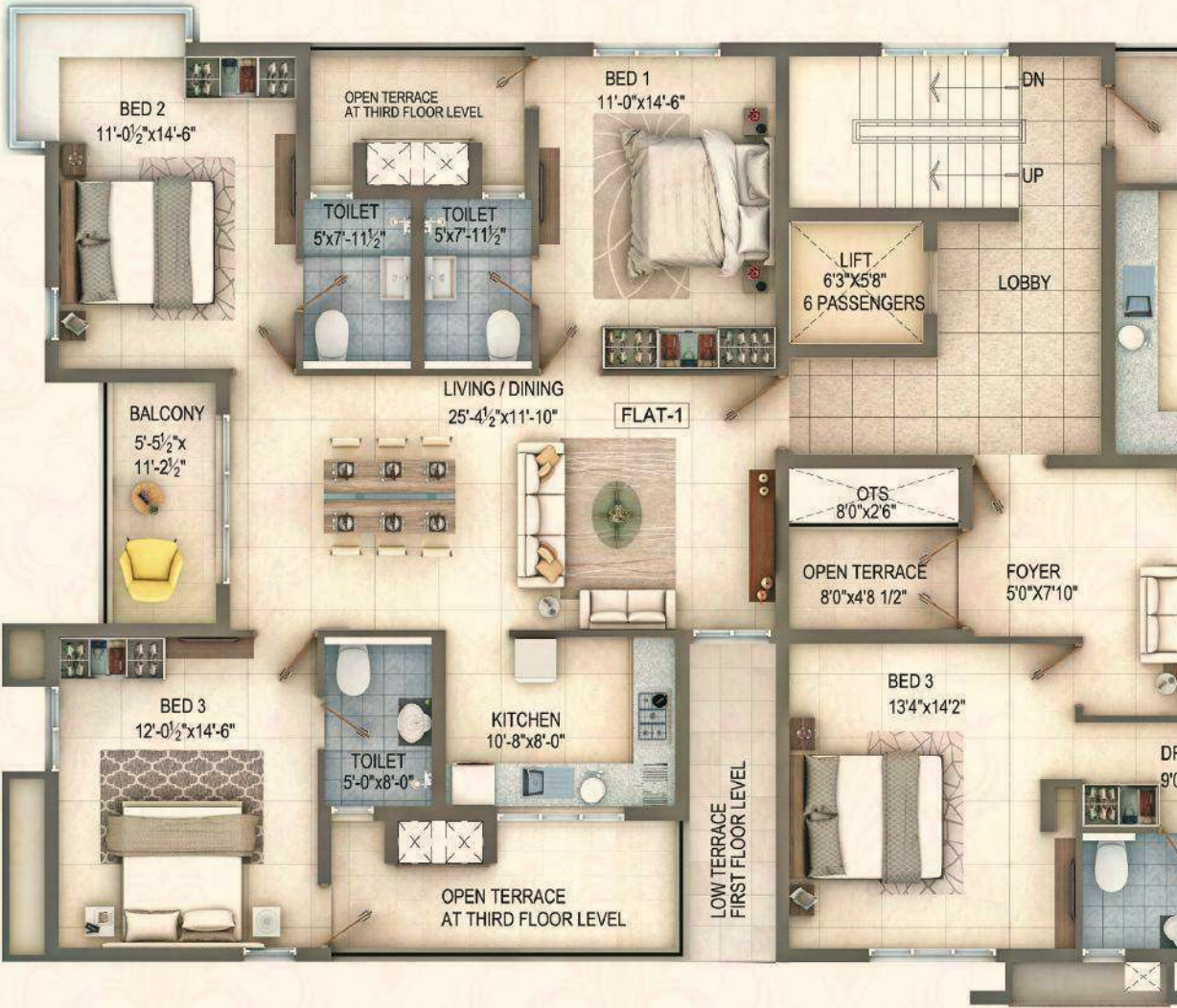


SECOND FLOOR PLAN





THIRD FLOOR PLAN





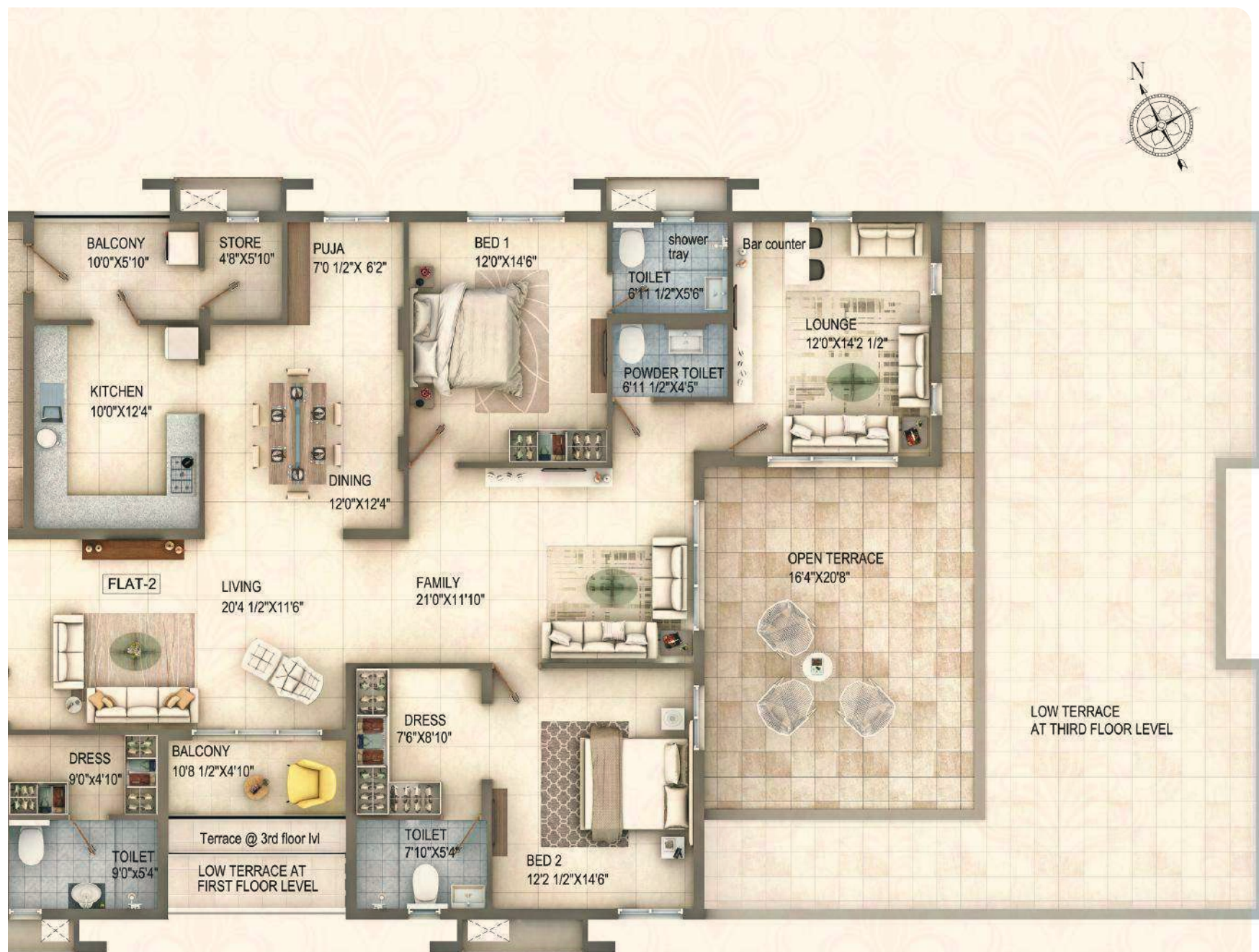
AREA STATEMENT

Flats No. : 1
Plinth Area : 1243 sqft
Super Built-up Area : 1503 sqft
Carpet Area : 1023 sqft
Open Terrace : 151 sqft

Flats No. : 2
Plinth Area : 2627 sqft
Super Built-up Area : 3178 sqft
Carpet Area : 1932 sqft
Open Terrace : 832 sqft

FOURTH FLOOR PLAN





AREA STATEMENT

Flats No. : 1
 Plinth Area : 1243 sqft
 Super Built-up Area : 1503 sqft
 Carpet Area : 1023 sqft

Flats No. : 2
 Plinth Area : 2225 sqft
 Super Built-up Area : 2692 sqft
 Carpet Area : 1932 sqft
 Open Terrace : 402 sqft

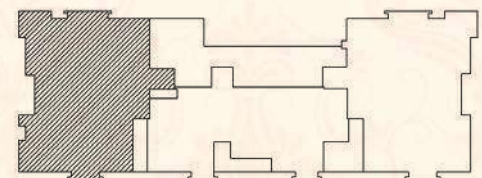
FLAT 01 FIRST FLOOR PLAN



AREA STATEMENT

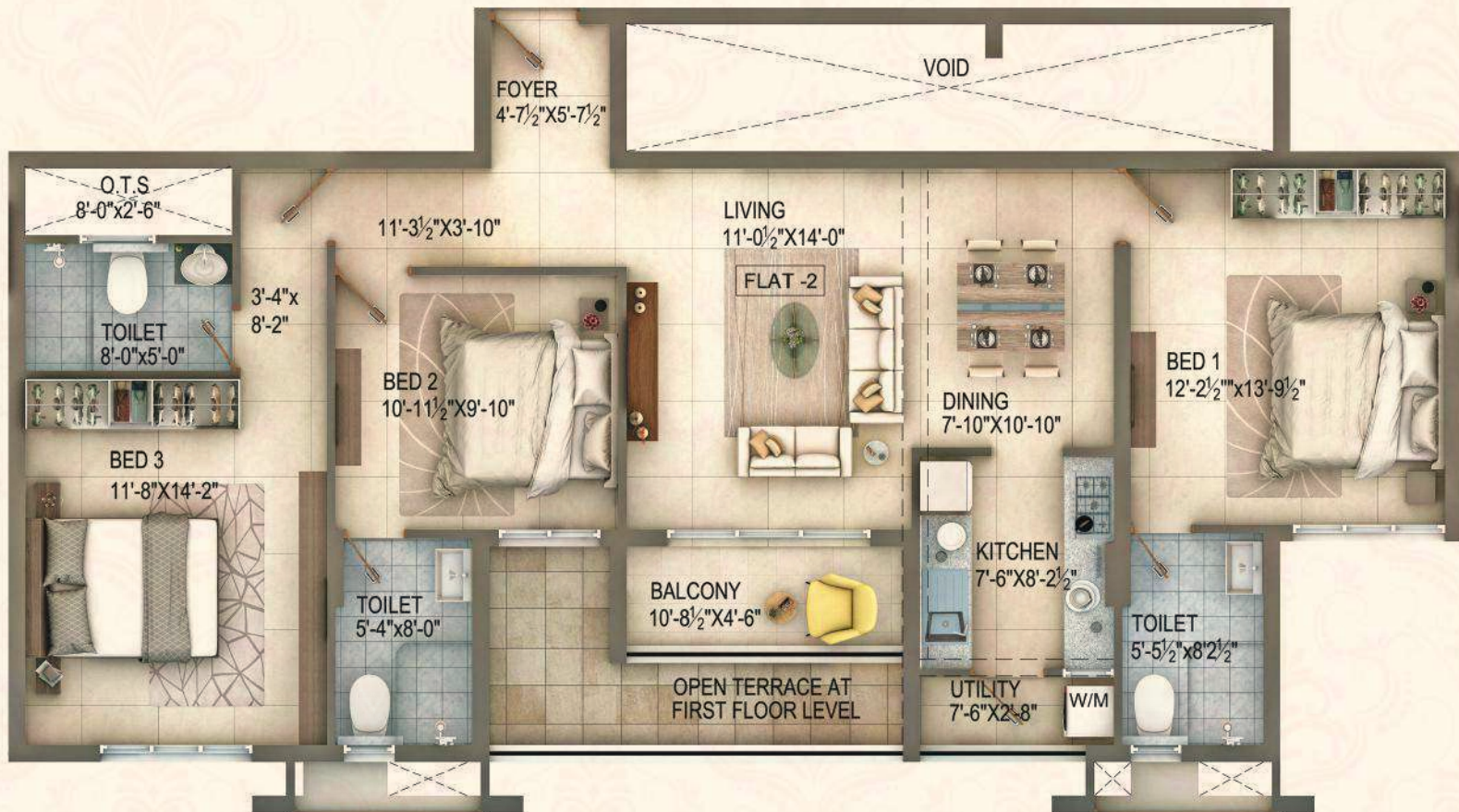
Plinth Area	: 1454 sqft
Super Built-up Area	: 1760 sqft
Carpet Area	: 1245 sqft

Note: All dimensions are taken between unfinished walls (without plastering).



KEY PLAN

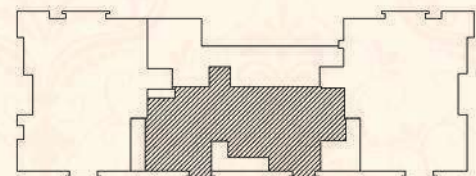
FLAT 02 FIRST FLOOR PLAN



AREA STATEMENT

Plinth Area	: 1190 sqft
Super Built-up Area	: 1440 sqft
Carpet Area	: 1012 sqft

Note: All dimensions are taken between unfinished walls (without plastering).



KEY PLAN

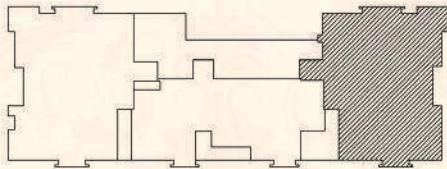
FLAT 03
FIRST FLOOR PLAN



AREA STATEMENT

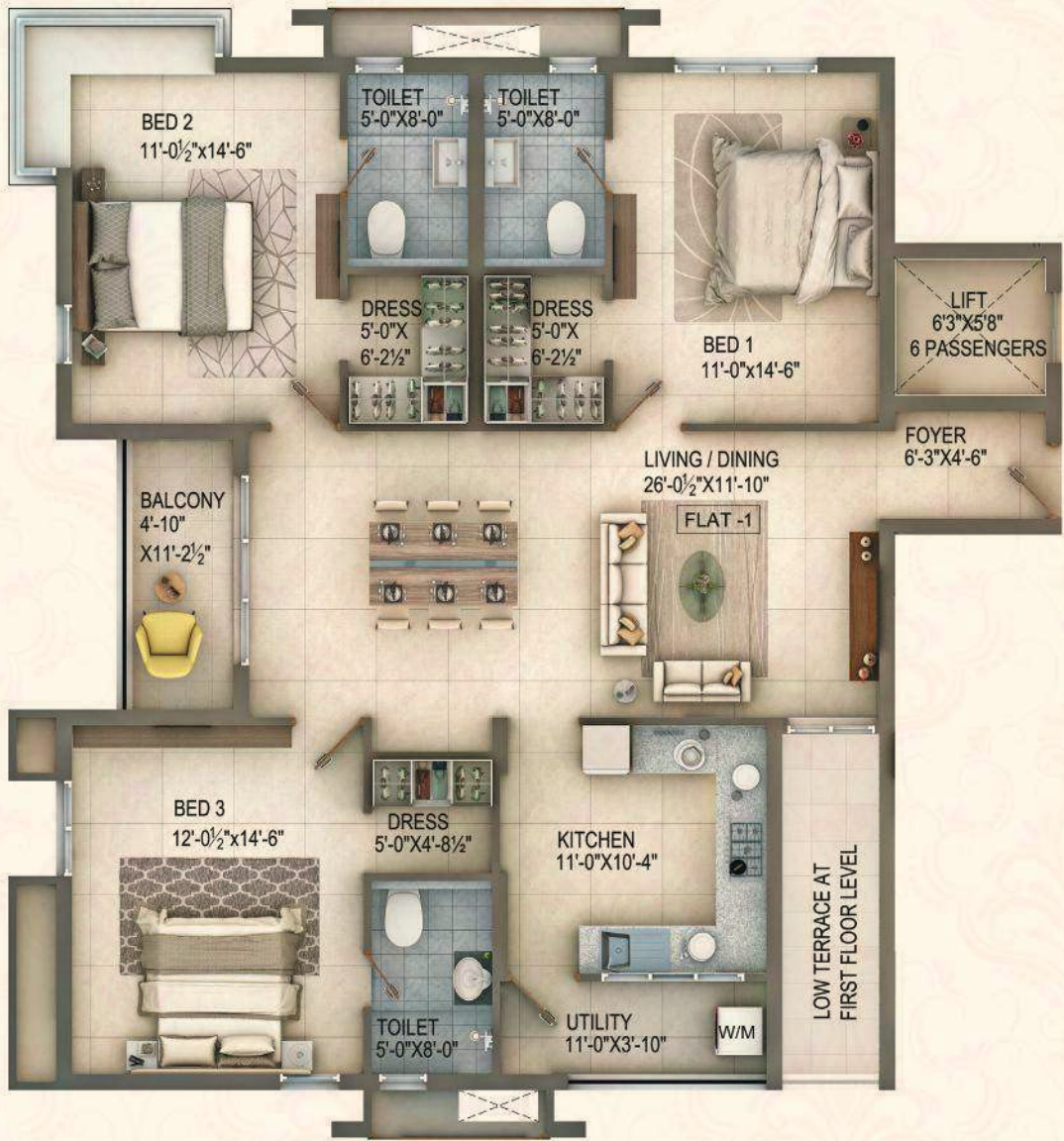
Plinth Area	: 1452 sqft
Super Built-up Area	: 1756 sqft
Carpet Area	: 1244 sqft

Note: All dimensions are taken between unfinished walls (without plastering).



KEY PLAN

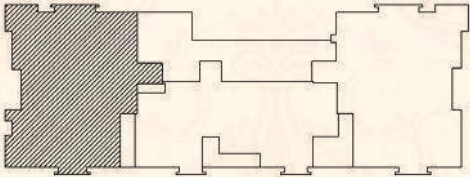
FLAT 01
SECOND FLOOR PLAN



AREA STATEMENT

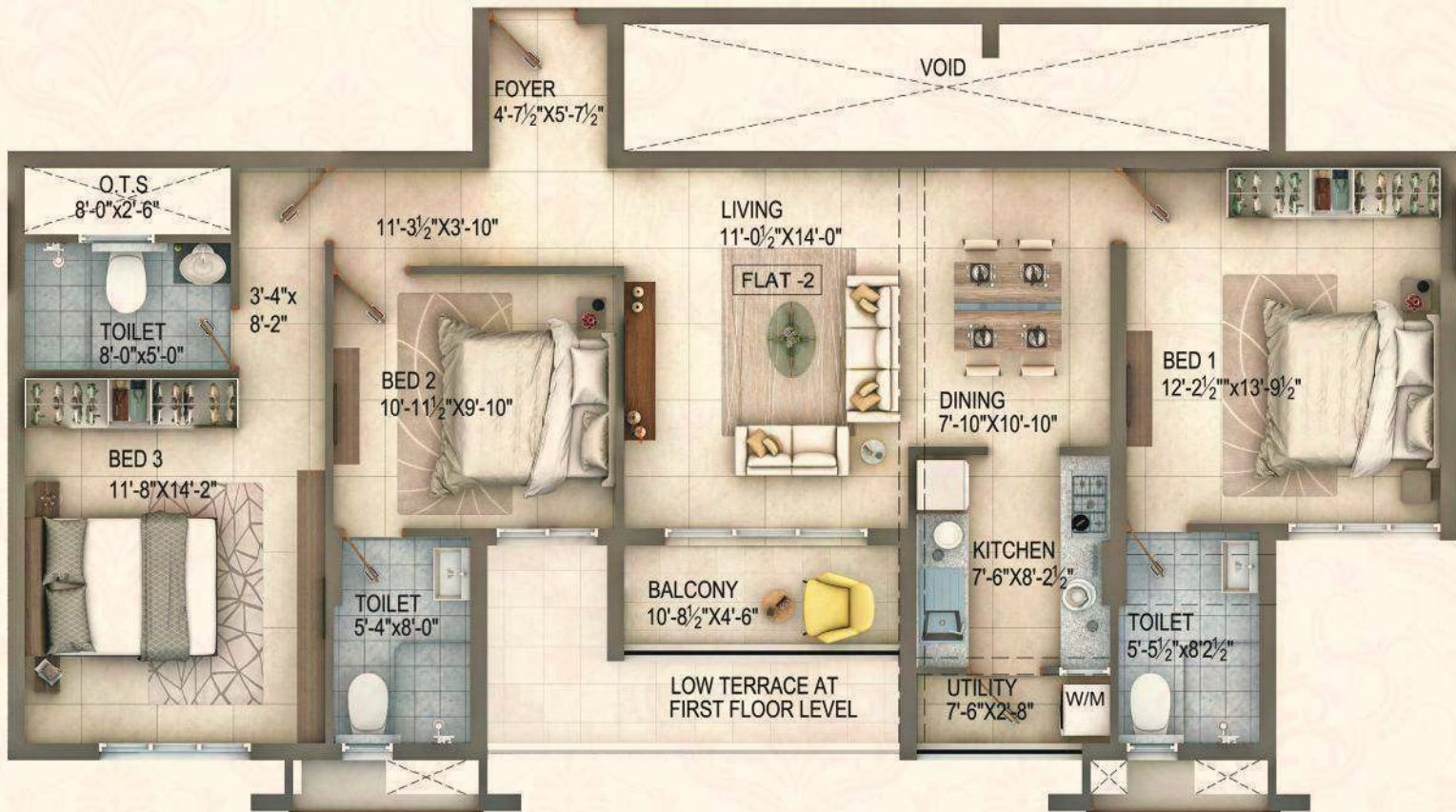
Plinth Area	: 1454 sqft
Super Built-up Area	: 1760 sqft
Carpet Area	: 1245 sqft

Note: All dimensions are taken between unfinished walls (without plastering).



KEY PLAN

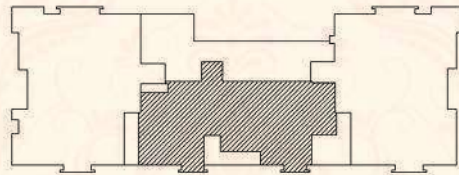
FLAT 02 SECOND FLOOR PLAN



AREA STATEMENT

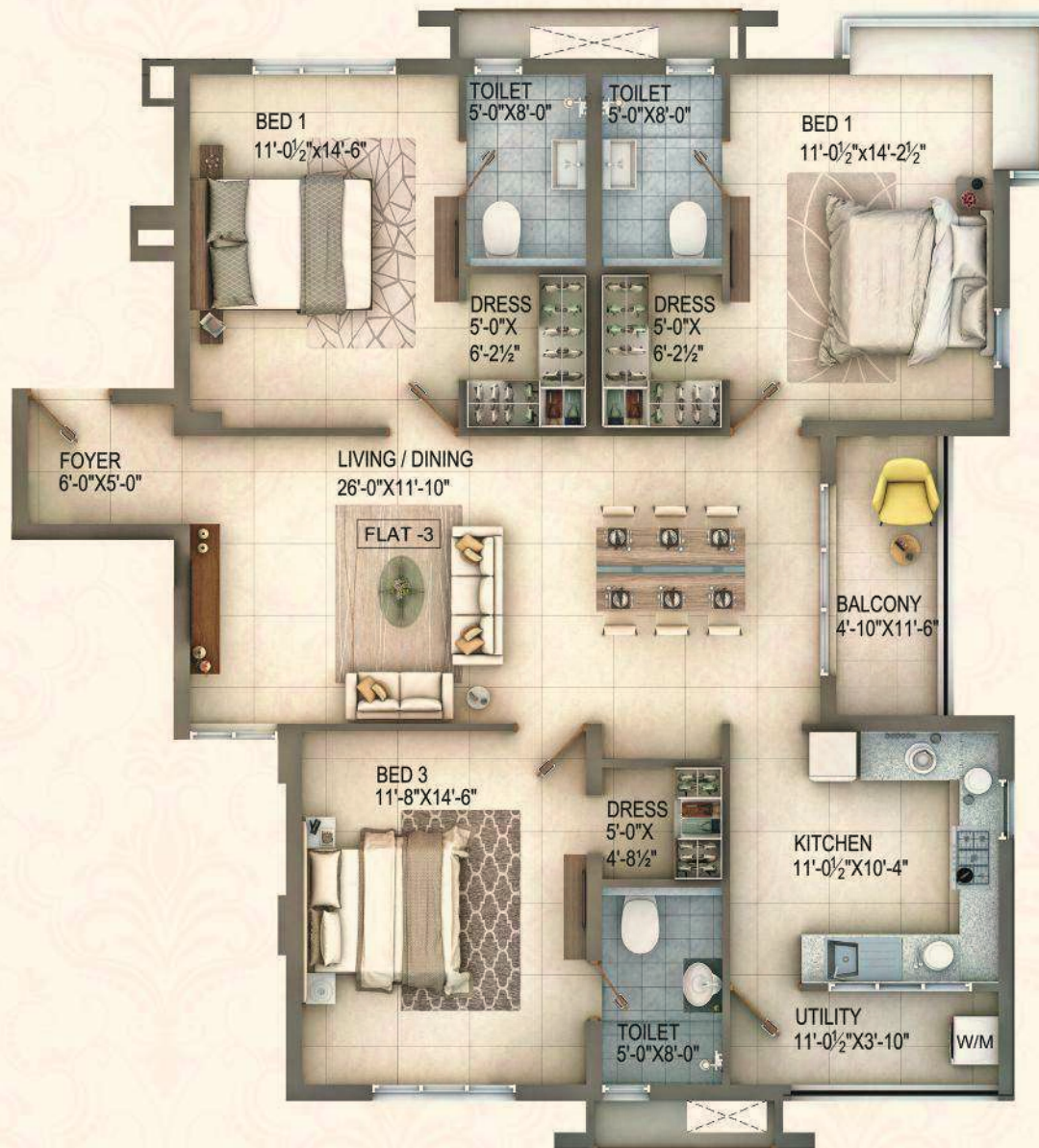
Plinth Area	: 1190 sqft
Super Built-up Area	: 1440 sqft
Carpet Area	: 1012 sqft

Note: All dimensions are taken between unfinished walls (without plastering).



KEY PLAN

FLAT 03
SECOND FLOOR PLAN



AREA STATEMENT

Plinth Area	: 1452 sqft
Super Built-up Area	: 1756 sqft
Carpet Area	: 1244 sqft

Note: All dimensions are taken between unfinished walls (without plastering).



KEY PLAN

GENERAL SPECIFICATIONS



TILING

- Living and dining - a choice between 800 x 800 mm or 600 x 600 mm vitrified tiles with spacers
- Bedrooms - 600 x 600 mm vitrified tiles with spacers
- Balconies and utility area - anti-skid ceramic tiles
- Terrace - weatherproof tiles
- Toilets, kitchen - anti-skid ceramic tiles
- Lift lobby, lift wall facia and staircase - granite
- Car park - PCC / Granolithic flooring
- Kitchen - first quality ceramic wall tiles up to 2 feet above the platform
- Toilet - first quality ceramic wall tiles up to ceiling / full height from the floor level
- Utility areas - first quality ceramic tiles up to 5 feet height from floor level



DOORS / WINDOWS / VENTILATORS

- Main door, 7 feet high, frame made of engineered steam beech wood, with bottom threshold. Shutter of 35 mm thickness on both sides teak veneered flush door, spruce wood rails & stiles, 6 nos. of 4 mm horizontal "V" grooves on both the sides and 1 no. of vertical groove. Stained and PU lacquer polished and designer hardware of reputed make shall be done
- Bedroom door, 7 feet high, frame made of good quality seasoned and chemically treated wood, with moulded paneled skin door shutter of 32 mm thickness and designer hardware of reputed make shall be done
- Toilet door, 7 feet high, frame made of good quality seasoned and chemically treated wood; flush shutters of 30 mm thickness with one side flat skin and the other side laminated, and designer hardware of reputed make shall be done
- UPVC French doors with sliding shutters will be provided
- UPVC windows with sliding shutters for all windows & MS grills wherever applicable
- UPVC ventilators & MS grills, wherever applicable, will be provided



KITCHEN

- 18 mm thick black granite, of size as per drawing, for kitchen platform will be handed over to the customer
- Stainless steel sinks with drain boards - NIRALI / FRANKIE / DIAMOND / JAYANA make



PAINTING FINISHES

- All internal walls and ceiling will be coated with smooth putty and finished with Asian / Dulux or equivalent emulsion paint
- All external walls will be finished with weatherproof Asian / Dulux or equivalent emulsion paint
- MS grills and railings with enamel paint aesthetically designed & fixed to wall



ELECTRICAL FIXTURES / FITTINGS

- Three-phase supply with concealed wiring will be provided; the services connection shall be from TNEB based on the rules and regulations at the time of energizing the complex
- Separate meter will be provided for each apartment, and the main board will be located outside the apartment at a suitable place suggested by architects
- All switches will be of SIEMENS / HAVELLS / LEGRAND / PANASONIC / MK or equivalent make
- Split A/C conduiting with electrification will be provided in all bedrooms & living room
- 15A plug points will be provided for refrigerator, washing machine, chimney in kitchen & geysers in toilet
- 5A socket for exhaust fan will be provided in kitchen and toilets
- The wiring for 5A points will be of 1.5 sq mm rating adequate for equipment of a capacity of 750W and 15A points will be of 2.5 sq mm rating adequate for equipment of a capacity of 1500W. A/C wiring will be of 4 sq mm which can take up a capacity of 2 tons
- Power backup for 1000W in apartment & 100% in common areas and changeover (EB / DG) will be provided
- Concealed TV and telephone points will be provided in the living and all bedrooms
- The cables for TV and telephone will be provided from a common junction point
- USB charging port in switchboards will be provided in the living and all the bedrooms



6. PLUMBING & SANITARY

- All sanitaryware in ceramic of superior brands like ROCA / KOHLER or equivalent will be provided
- All plumbing CP fittings of superior brands like ROCA / KOHLER or equivalent will be provided
- Single lever HI – FLOW diverter of ROCA / KOHLER makes of hot & cold mixer with overhead shower will be provided in the toilets
- High quality concealed flush cistern of GEBRIT make for WCs
- Concealed CPVC pipelines / UPVC soil waste lines / sewage pipelines & rainwater lines of superior brands like AASHIRWAD / ASTRAL / SUPREME / FINOLEX / PRINCE or equivalent ISI certified will be provided
- Frosted glass partition for shower area in master bedroom toilet and fittings of superior brands like DORMA / KOHLER or equivalent will be provided



Chennai | Bengaluru | Coimbatore | Mumbai | Dubai

RADIANCE REALTY DEVELOPERS INDIA LTD.,

Khivraj Complex II, 6th Floor, No. 480, Anna Salai, Nandanam, Chennai - 600 035

T: +91 44 43470970 | realty@radiancerealty.in

Disclaimer: The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves the right to change any or all of these in the interest of the development. All brands may be replaced by an equivalent or better brand, as decided by the project architect. This material does not constitute an offer and / or contract of any type between the Developer / Owner and the recipient. Any purchaser / lessee of this development shall be governed by the terms and conditions of the Agreement for Sale / Lease entered into between the parties, and no details mentioned in this printed material shall in any way govern such transactions. This work is copyright of Radiance Realty and cannot be reproduced in any form whatsoever. All illustrations are artists impression used solely for the use for visualization.