A CROWN JEWEL AMONG LUXURY VILLAS

RADIANCE REALTY

CRAFTING EXCLUSIVE LIFESTYLES, DELIVERING EXCELLENCE

Radiance Imperia emerges from Radiance Realty, Chennai's most trusted luxury developer with an illustrious portfolio setting high standards in quality and value, our legacy extends across Chennai, Coimbatore and Bengaluru.

INNOVATIVE, CUSTOMER - CENTRIC LIVING

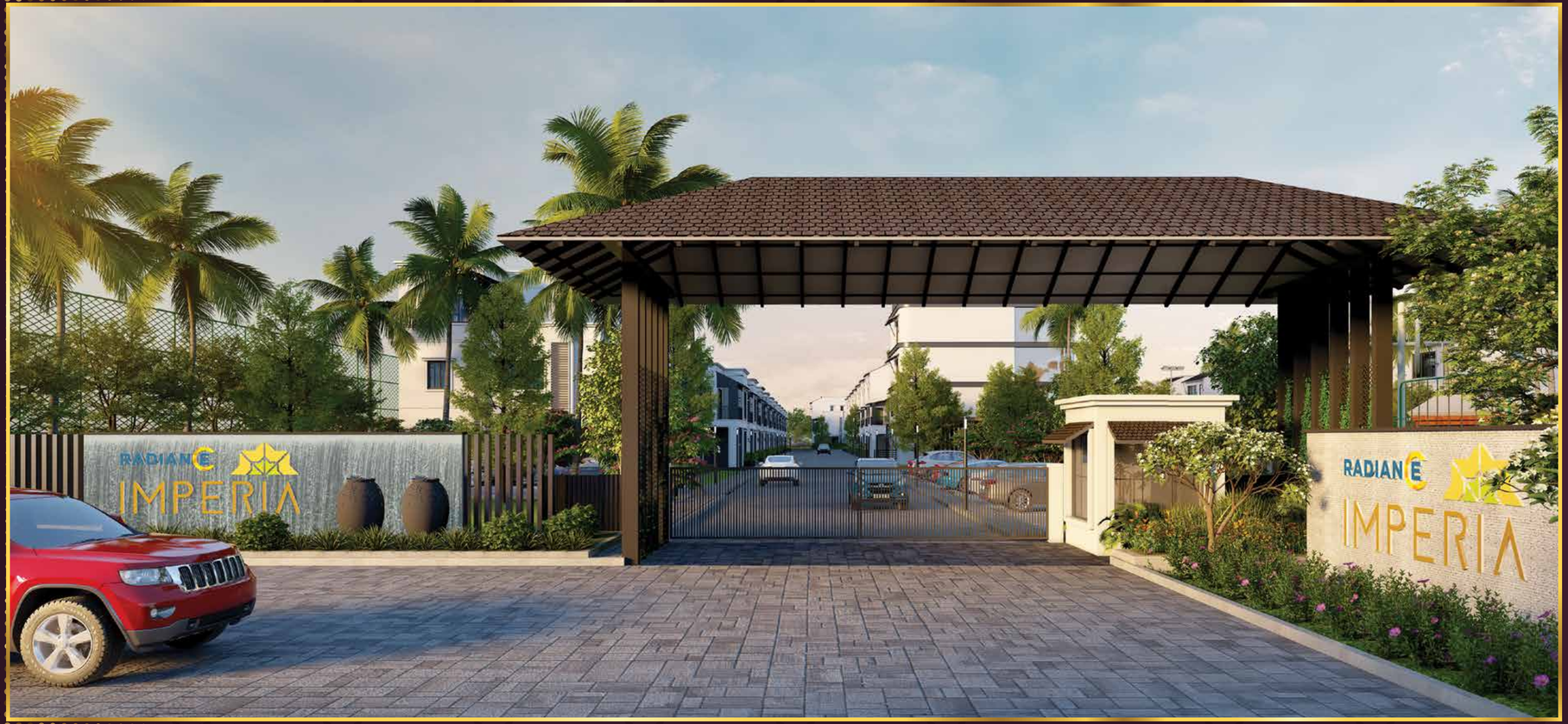
Every project reflects our commitment to innovation, perfection, and customer-centricity, offering modern designs and the latest amenities for a truly luxurious lifestyle.

RADIANCE LEGACY

- 74+ YEARS OF EXPERTISE
- 6K+ HAPPY FAMILIES
- 6M SQ.FT OF SPACES IN THE PIPELINE
- 25+ COMPLETED PROJECTS
- 5M+ SQ.FT OF SPACES DELIVERED
- 10+ ONGOING PROJECTS

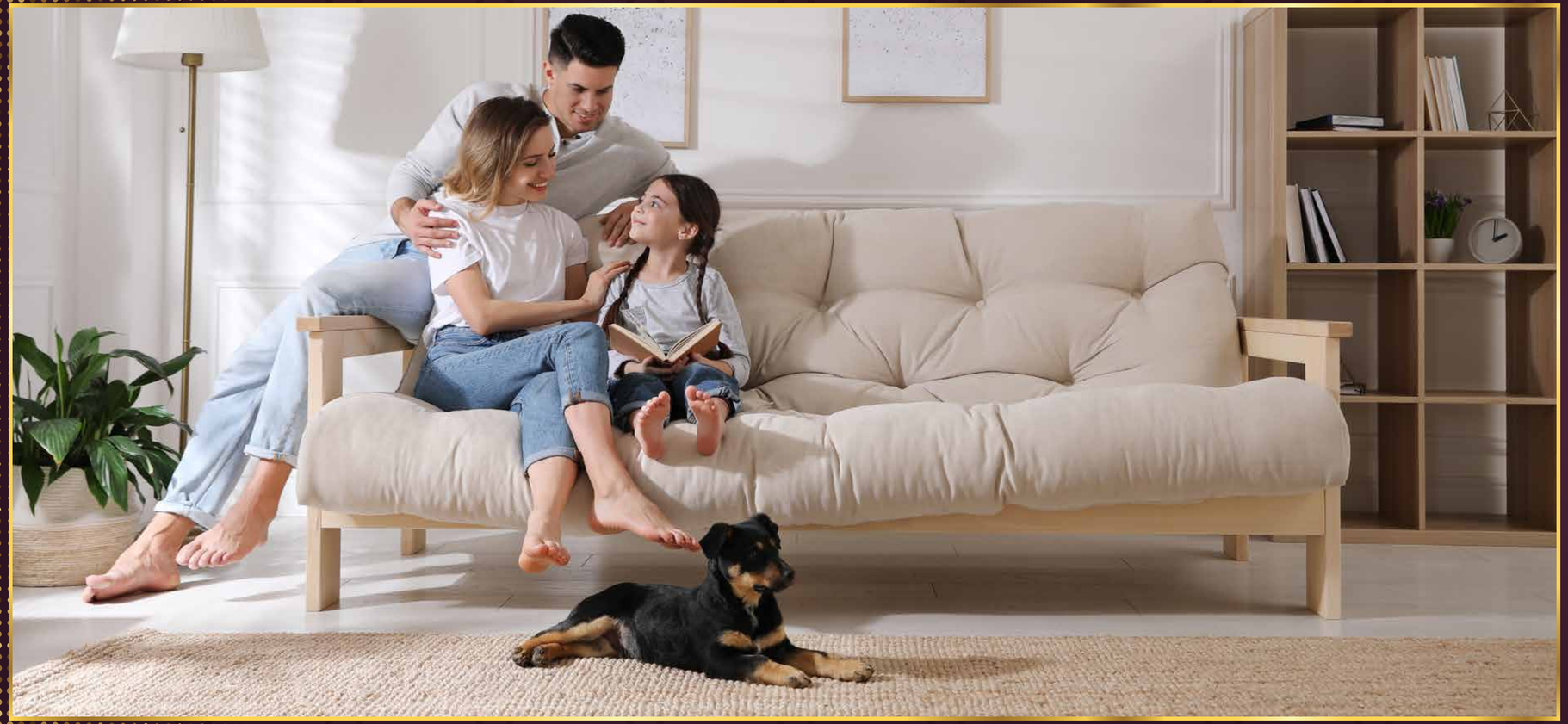
RADIANCE IMPERIA

A Latin word meaning 'Empire' or the 'Supreme Power', Imperia is a name that symbolizes royalty, power and high status. The name resonates with grandeur and opulence which is reflected in every corner of Radiance Imperia. The name has an aristocratic feel and conjures up images of a royal lifestyle in architecturally supreme masterpiece homes with lavish amenities. It reflects the grand aspirations, global lifestyles, exclusive experiences and refined tastes of the urban elite.



PRECIOUSLY CRAFTED TIMELESS VILLAS

Radiance Imperia is a crown jewel among ultra-luxury villas, shining radiantly with its peerless grandeur and incomparable living experience. Crafted with supreme products, adorned with the best fixtures and lavish features, Imperia brings together regal finesse and modern luxury flawlessly.



A GRAND CELEBRATION OF LIFE

Radiance Imperia is not just a home but a lifestyle experience that sparkles brilliantly with its thoughtful amenities and joyful moments. Smartly planned with 40+ amenities, beautiful breathing spaces, refreshing gardens and a top-tier security system, life at Imperia is one grand celebration filled with happiness and laughter.

40+ Amenities | 4-tier Security | Landscaped Gardens | Elite Gated Community

SALIENT FEATURES

80 villas spread across 8.17 acres

20,900 sq.ft exclusive clubhouse including Swimming pool

Sports amenities like covered badminton court, tennis court & large size swimming pool

Minimum 3 & maximum 6 car parkings according to the villa size

3, 3.5, 4 & 5 BHK villas thoughtfully designed with home theatre room

Ranging from 2888 to 6493 sq.ft

High-end specifications and branded fittings, 8 ft luxury doors

VILLA TYPOLOGY

	Clubhouse
	Type 1 Villa - North Facing Saleable Area - 3189 sq.ft
	Type 1 Villa - South Facing Saleable Area - 3260 sq.ft
	Type 1B Villa - South Facing Saleable Area - 2888 sq.ft
	Type 2 Villa - North Facing Saleable Area - 3628 sq.ft
	Type 2 Villa - South Facing Saleable Area - 3691 sq.ft

	Type 3 Villa - North Facing Saleable Area - 4174 sq.ft
	Type 3 Villa - South Facing Saleable Area - 4671 sq.ft
	Type 4A Villa - North Facing Saleable Area 4651 sq.ft
	Type 4B Villa - North Facing Saleable Area - 4661 sq.ft
	Type 5 Villa - North Facing Saleable Area - 6493 sq.ft
	Type 5 Villa - South Facing Saleable Area - 6478 sq.ft

Note: Furniture shown are indicative only and do not form a part of the contract. Dimensions are wall to wall and exclusive of finishes.

MASTER PLAN

Note: Furniture shown are indicative only and do not form a part of the contract. Dimensions are wall to wall and exclusive of finishes.

LEGEND

01. Entrance Gate
02. Water Body
03. Security Cabin
04. Walking Track
05. Tennis Court
06. Skating Rink
07. Futsal Court
08. Outdoor Gym
09. Open Party Lawn
10. BBQ Counter
11. Open Generator
12. Pavilion
13. Hammock
14. Sand Pit
15. Kids Play Area
16. Trampoline
17. Open Amphitheatre
18. Tree Seating Court
19. Wall Climbing
20. Reflexology Pathway
21. Cricket Net Practice
22. OWC Converter
23. Solid Waste Storage
24. Electrical Room
25. Open Transformer Yard
26. Communication Room
27. Drivers' Toilet

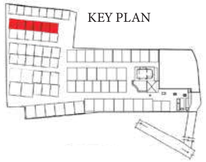
Type - 01 North Facing Villa

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

KEY PLAN



Unit Type	Type 1 Villas (06 Nos): 3 BHK+HT
Villa Number	81, 82, 83, 84, 86 & 87
Total Saleable Area	3189 sq.ft
RERA Carpet Area	2408 sq.ft
UDS Area	3088 sq.ft

Note: Furniture shown are indicative only and do not form a part of the contract.
Dimensions are wall to wall and exclusive of finishes.

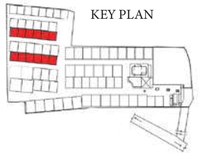
TYPE - 01 (A) - EAST FACING VILLA

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

KEY PLAN



Unit Type	Type 1 (A) Villas (12 Nos): 3 BHK + HT
Villa Number	45, 46, 47, 48, 50, 51, 73, 74, 75, 77, 78 & 79
Total Saleable Area	3260 sq.ft
RERA Carpet Area	2452 sq.ft
UDS Area	3116 sq.ft

Note: Furniture shown are indicative only and do not form a part of the contract.
Dimensions are wall to wall and exclusive of finishes.

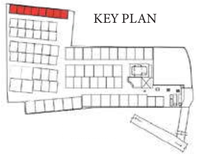
Type - 01 (B) - East Facing Villa

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

KEY PLAN



Unit Type	Type 1 (B) Villas (8 Nos): 3 BHK + HT
Villa Number	88, 90, 91, 92, 93, 95, 96 & 97
Total Saleable Area	2888 sq.ft
RERA Carpet Area	2137 sq.ft
UDS Area	2781 sq.ft

Note: Furniture shown are indicative only and do not form a part of the contract.
Dimensions are wall to wall and exclusive of finishes.

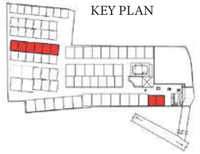
Type - 02 North Facing Villa

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

KEY PLAN



Unit Type	Type 2 Villas (8 Nos): 3 BHK + HT
Villa Number	01, 02, 65, 66, 68, 69, 70 & 72
Total Saleable Area	3628 sq.ft
RERA Carpet Area	2757 sq.ft
UDS Area	3617 sq.ft

Note: Furniture shown are indicative only and do not form a part of the contract.
Dimensions are wall to wall and exclusive of finishes.

Type - 02 East Facing Villa

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

KEY PLAN

Unit Type	Type 2 Villas (10 Nos): 3.5 BHK + HT
Villa Number	21, 22, 23, 24, 25, 27, 28, 29, 30 & 31
Total Saleable Area	3691 sq.ft
RERA Carpet Area	2716 sq.ft
UDS Area	3737 sq.ft

Note: Furniture shown are indicative only and do not form a part of the contract.
Dimensions are wall to wall and exclusive of finishes.

N

Type - 03 North Facing Villa

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

KEY PLAN

Unit Type	Type 3 Villas (3 Nos): 3 BHK + HT
Villa Number	39, 40 & 41
Total Saleable Area	4174 sq.ft
RERA Carpet Area	3217 sq.ft
UDS Area	4106 sq.ft

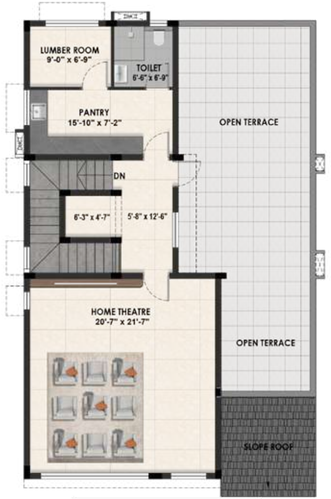
Note: Furniture shown are indicative only and do not form a part of the contract.
Dimensions are wall to wall and exclusive of finishes.

Type - 03 East Facing Villa

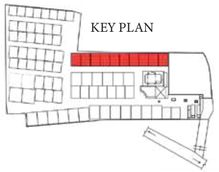
GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



KEY PLAN



Unit Type	Type 3 Villas (10 Nos): 3.5 BHK + HT
Villa Number	52, 54, 55, 56, 57, 59, 60, 61, 63 & 64
Total Saleable Area	4671 sq.ft
RERA Carpet Area	3445 sq.ft
UDS Area	4470 sq.ft

Note: Furniture shown are indicative only and do not form a part of the contract.
Dimensions are wall to wall and exclusive of finishes.

N

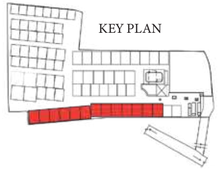
Type - 04 (A) East Facing Villa

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

KEY PLAN



Unit Type	Type 4 (A) Villas (13 Nos): 4 BHK + HT
Villa Number	3, 4, 5, 6, 7, 9, 10, 11, 12, 14, 15, 16 & 18
Total Saleable Area	4651 sq.ft
RERA Carpet Area	3448 sq.ft
UDS Area	4708 sq.ft

Note: Furniture shown are indicative only and do not form a part of the contract.
Dimensions are wall to wall and exclusive of finishes.

N

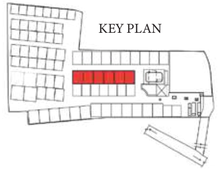
Type - 04 (B) East Facing Villa

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

KEY PLAN



Unit Type	Type 4 (B) Villas (6 Nos): 4 BHK + HT
Villa Number	32, 33, 34, 36, 37 & 38
Total Saleable Area	4661 sq.ft
RERA Carpet Area	3432 sq.ft
UDS Area	4732 sq.ft

Note: Furniture shown are indicative only and do not form a part of the contract.
Dimensions are wall to wall and exclusive of finishes.

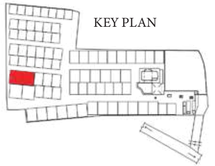
Type - 05 (A) East Facing Villa

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

KEY PLAN



Unit Type	Type 5 (A) Villas (2 Nos): 5 BHK + HT
Villa Number	42 & 43
Total Saleable Area	6493 sq.ft
RERA Carpet Area	4925 sq.ft
UDS Area	6329 sq.ft

Note: Furniture shown are indicative only and do not form a part of the contract.
Dimensions are wall to wall and exclusive of finishes.

N

Type - 05 (B) East Facing Villa

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

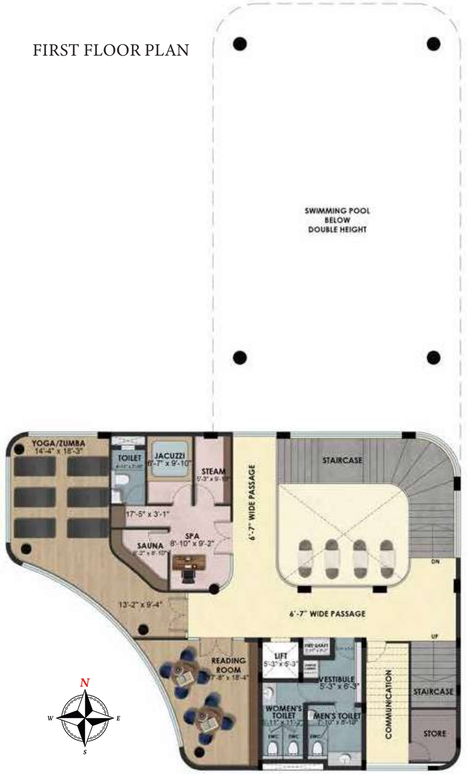
KEY PLAN

Unit Type	Type 5 (B) Villas (2 Nos): 5 BHK + HT
Villa Number	19 & 20
Total Saleable Area	6478 sq.ft
RERA Carpet Area	4962 sq.ft
UDS Area	6344 sq.ft

Note: Furniture shown are indicative only and do not form a part of the contract.
Dimensions are wall to wall and exclusive of finishes.

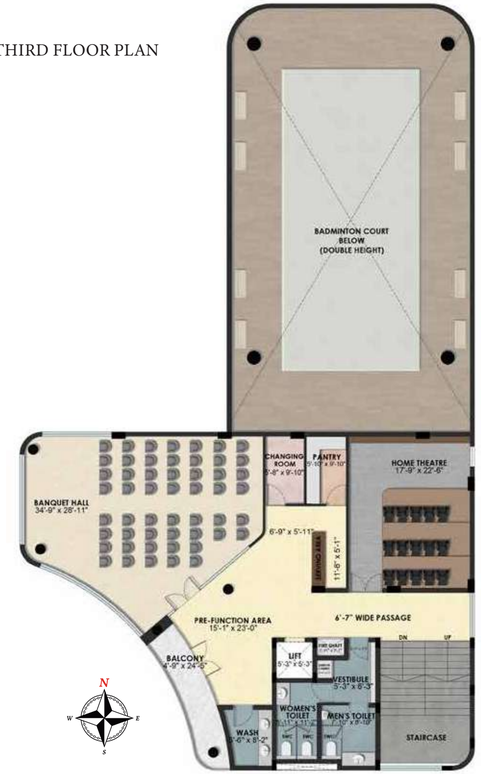
GROUND FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN

THIRD FLOOR PLAN



TERRACE FLOOR PLAN

AMENITIES

OUTDOOR AMENITIES IN OSR

01 Kid's Play Area
02 Sand Pit
03. Trampoline
04. Futsal Court
05. Cricket Net Practice
06. Tennis Court
07. Open Party Lawn
08. Pavilion
09. Open Amphitheatre
10. Wall Climbing
11. Reflexology Pathway
12. Tree Seating Court
13. Skating Rink
14. Walking Track
15. Outdoor Gym
16. Hammock
17. Barbeque Counter

CLUBHOUSE AMENITIES

18. Gym
19. Room for Grocery Store
20. Coffee Bar
21. Association Room
22. Yoga/Zumba
23. Spa
24. Steam
25. Sauna
26. Jacuzzi
27. Reading Room
28. Chess
29. Carrom
30. Foosball
31. Table Tennis
32. Billiards Table
33. Dart Board
34. Co-working Space
35. Children's Play area
36. Ball Pit
37. Virtual Golf/ Video games
38. Art Room
39. Badminton Court
40. Banquet Hall
41. Home Theatre
42. BBQ Counter
43. Gazebo
44. Swimming Pool with Kids Pool

SPECIFICATIONS

Structure:

- Masonry - RCC framed concrete structure
  - Earthquake-resistant structure adhering to Seismic Zone III
  - Anti-termite treatment during stage-wise construction
  - AAC lightweight block for internal and external masonry walls

Floor Finishes:

- Foyer, living, dining, family living, all bedrooms, kitchen - Vitrified Tiles of size 800 x 1600mm
- Balcony, utilities & toilets - Anti-skid ceramic tiles of suitable size
- Private terrace - Outdoor ceramic tiles of suitable size
- Terrace - Pressed clay tiles / cement tiles of suitable size
- Car park floor - Antiskid tiles of suitable size
- Internal staircase - villa - Granite flooring
- External driveway - Interlocking concrete pavers as per architect's design

Wall Finishes:

- Kitchen - Glazed ceramic tiles up to a height of 2 ft from the platform
- Toilet - Glazed ceramic tiles up to ceiling level
- Utility - Glazed ceramic tiles with height matching the kitchen wall tile level wherever applicable

Kitchen & Utility:

- Water point with tap in kitchen - Will provide separate taps for municipal and domestic water at the kitchen sink location
- Water point with tap in utility - Will provide tap for domestic water in the utility sink location
- Washing machine point - Will be provided in utility
- Dishwasher point - Will be provided in the kitchen
- Granite countertop with sink - Black granite platform with a single bowl SS sink without a drainboard in the kitchen and a single bowl SS sink with a drainboard in the utility shall be provided wherever applicable
- Water purifier point - Will be provided in the kitchen

Doors:

- Main door - 8-feet-high factory-made door without a bottom threshold, 35mm thick flush shutter with both sides veneer finish, designer hardware & digital lock system of GODREJ or equivalent make
- Bedroom door - 8-feet-high factory-made door, 32mm thick flush shutter with both sides pre-laminated finish, designer hardware of GODREJ / equivalent make
- Toilet & utility / kitchen external door - 8-feet-high factory-made door, 32mm thick flush shutter with both sides pre-laminated finish, designer hardware of GODREJ / equivalent make

Windows:

- Windows / French doors - Aluminium frame with sliding shutter, clear glass and mosquito mesh
- Slit Window - Openable shutter
- Ventilators - Aluminium frame ventilators with swing open/fixed shutters, frosted glass

Handrail Finishes:

- Balcony railing - MS railing as per the architect's design
- Internal staircase railing - MS railing with a wooden top rail as per the architect's design in whichever villa applicable
- Common staircase railing in clubhouse - MS railing as per the architect's design

Painting:

- Internal walls - 2 coats of Asian / Berger / Dulux or equivalent emulsion paint over a base primer and putty (roller finish acrylic emulsion paint with POP)
- Exterior walls - 2 coats of Asian / Berger / Dulux or equivalent weather-proof emulsion paint over texture
- Ceiling - 2 coats of Asian / Berger / Dulux or equivalent emulsion paint over a base primer and putty
- MS railing - 2 coats of satin enamel paint of Asian / Berger / Dulux or equivalent over primer

Electrical:

- Power supply - Three-phase power supply with concealed wiring and ACCL (Automatic Changeover with Current Limiter)
- Switches and sockets - Anchor by Panasonic / Legrand / Schneider or equivalent
- Wiring - Fire Retardant Low Smoke (FRLS) copper wire of quality ISI brand POLYCAB / KEI / equivalent
- Split AC point - Provision with electrification in living, dining, family living rooms , all bedrooms & HT room
- TV & data point - Provision with electrification in living, family living , all bedrooms & HT room
- Two-way control switch - For light and fan point in all bedrooms & HT room
- Power backup - 2000 watts for saleable area of 5000 and above , and 1500 watts for those units less than 5000 sq.ft saleable area

● 15 Amps point	-	For geyser in all toilets except powder & Servant toilet
● 15 Amps point	-	For refrigerator, dishwasher, microwave, hob in kitchen, for washing machine in utility & one additional in terrace & HT room pantry (7 Nos.)
● 5 Amps point	-	For chimney, water purifier, mixer / grinder in kitchen (3 Nos.)

Plumbing:

● Sanitaryware	-	White colour premium range TOTO / KOHLER / American Standard or equivalent
● CP fittings	-	Premium range TOTO / KOHLER / American Standard or equivalent
● Closet	-	Wall-mounted European water closet (EWC) with a concealed cistern
● Shower	-	Single lever concealed diverter with over head shower and spout in all toilets
	-	Rain shower head with hand shower for master bedroom toilet and only normal shower head for other bedroom toilets
● Shower partition	-	Glass partition for only master toilet
● Washbasin	-	Counter wash basin with polished black granite in master bedroom toilet and dining room, wall hung wash basin in all other toilets
● Tap water point	-	One in car porch, one in back yard & one in terrace
● Water supply	-	All water supply will be done through hydro pneumatic system (HNS)
● Pipelines	-	UPVC & CPVC water pipe lines, PVC soil, waste and rainwater pipe lines shall be of ISI-certified brands like Aashirwad / Astral / Supreme or equivalent

External / Salient Features:

● Common area power backup	-	DG power backup for 100% common area
	-	Sewage treatment plant, water softening plant, HNS and rainwater harvesting pit
● Safety & security	-	CCTV camera surveillance system, entry portal, and security cabin with boom barriers. Project outer boundary compound wall is 6 feet from the driveway level
	-	Video door phone for each villa not integrated
● Landscape	-	Suitable landscape & hardscape as per the architect's design
● EV charger infrastructure	-	15 Amps point will be provided for one car park of each villa excluding the charging kit
● Water meter	-	Analog metre will be provided for domestic water line

VEERAKERALAM A HIGHLY COVETED LOCATION

Radiance Imperia is located in Veerakeralam, a fast growing residential and investment hotspot with great ROI. Just 10 minutes away from RS Puram, Radiance Imperia is at the heart of a bustling city giving you unhindered access to a world of convenience and comfort.

PAYMENT SCHEDULE

S. No	TERM	%
01	Booking advance	10%
02	Within 30 days from the date of booking	30%
03	On completion of foundation	10%
04	On completion of 1st floor	10%
05	On completion of 2nd floor	10%
06	On completion of block work	10%
07	On completion of external plastering	10%
08	On completion of flooring	5%
09	On intimation of handing over	5%

PRESTIGIOUS ONGOING PROJECTS

COIMBATORE

RADIANCE Regalia VEERAKERALAM

3, 3.5 & 4 BHK Villas

RERA: TN/11/Building/205/2023 | www.rera.tn.gov.in

RADIANCE RIVERWOODS

1, 2, 2.5 & 3 BHK Premium Apartments

RERA: TN/11/Building/0544/2024 | www.rera.tn.gov.in

CHENNAI

RADIANCE SOLITAIRE

Luxury 2, 3 & 4 BHK Apartments

RERA: TN/29/Building/0028/2025 | www.rera.tn.gov.in

RADIANCE MAJESTIC VALASARAVAKKAM

2, 3 & 4 BHK Luxury Apartments

RERA: TN/29/Building/0386/2022 | www.rera.tn.gov.in

CHENNAI

RADIANCE THE PRIME PAMMAL

2 BHK Compact, 2, 3 & 4 BHK Premium Apartments

RERA: TN/29/Building/036/2024 | www.rera.tn.gov.in

RADIANCE FLOURISH THIRUVOTTIYUR

2, 2.5, 3 & 4 BHK Luxury Apartments

RERA: TN/29/Building/355/2022 | www.rera.tn.gov.in

BENGALURU

RADIANCE Gardenia HENNUR

3, 3.5 & 4 BHK Row villas & Villaments

RERA: PRM/KR/RERA/1251/446/PR/091122/005430

RADIANCE Platinum

3 & 4 BHK Ultra-Luxury Apartments

RERA: PRM/KR/RERA/1251/310/PR/060824/006962

RADIANCE Floresta HENNUR

3.5 BHK Villaments

RERA: PRM/KR/RERA/1251/446/PR/060424/006781

PRESTIGIOUS COMPLETED PROJECTS

CHENNAI

RADIANCE iCON KOYAMBEDU

2, 2.5, 3 BHK & PENT HOUSE

Project Completion Timeline:
Launched: Jan 2018
Committed: March 2021
Handed over: Dec 2020

Rera - TN/029/Building/0065/2017 | www.rera.tn.gov.in

RADIANCE SUPREMA Madhavaram

2, 3 & 4 BHK APARTMENTS

Project Completion Timeline:
Launched: Jan 2020
Committed: June 2023
Handed over: March 2023

RERA - TN/02/Building/0150/2019 | www.rera.tn.gov.in

RADIANCE SAPPHIRE SHOLINGANALLUR

2 & 3 BHK APARTMENTS

Project Completion Timeline:
Launched: Oct 2019
Committed: Dec 2021
Handed over: Dec 2021

RERA - TN/29/BUILDING/0154/2019 | www.rera.tn.gov.in

RADIANCE THE PRIDE PALLAVARAM

2, 2.5 & 3 BHK APARTMENTS

Project Completion Timeline:
Launched: Jan 2020
Committed: June 2022
Handed over: May 2022

RERA - TN/01/BUILDING/253/2019 | www.rera.tn.gov.in

RADIANCE ELITE — TEYNAMPET

RADIANCE GREEN SPRINGS — MUTTUKADU, ECR

RADIANCE MARAIKAYAR MANOR — NUNGAMBAKKAM

RADIANCE RAJSHRI — T. NAGAR

RADIANCE MERCURY — PERUMBAKKAM

RADIANCE Ivy Terrace — NAVALUR, ECR

RADIANCE EMPIRE — PERAMBUR

RADIANCE Royale — POONAMALLEE

RADIANCE MANDARIN — THORAIPAKKAM, OMR

RADIANCE LAKE FRONT — KARAPAKKAM, OMR

RADIANCE aikya — ANNA NAGAR

RADIANCE Shine — KAZHIPATTUR, OMR

PLOTS

RADIANCE SMARTVILLE — PADAPPAI- NEAR MANNIVAKKAM

RADIANCE marina — MUGAIYUR - ECR

RADIANCE Garnet — PERUMBAKKAM

RADIANCE Paradise — INJAMBAKKAM

RADIANCE Residencia — THAIYUR

RADIANCE Jasmine Court — MADURAI

COIMBATORE

RADIANCE SPLENDOUR — VEDAPATTI

BENGALURU

RADIANCE Blossom INDEPENDENT VILLAS — BOMMENAHALLI

Radiance Iris — SAMPIGEHALLI

RADIANCE
REALTY

RADIANCE REALTY DEVELOPERS INDIA LTD
Radiance Towers, 1st Floor, Old No. 110, New No. 111,
33 Feet Road, Anna Salai, Guindy, Chennai - 600 032
78240 00054
E-mail: chennai@radiancerealty.in | www.radiancerealty.in

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