

A wide-angle photograph of a large body of water, likely a lake, during the golden hour of sunset. The sun is low on the horizon to the left, casting a bright, shimmering reflection across the water's surface. The sky is a deep blue with scattered white and grey clouds. In the distance, a city skyline is visible, featuring several multi-story buildings and construction cranes. The foreground on the left shows a grassy bank with some low-lying vegetation and a small, bare tree branch reaching towards the water.

RADIANCE

LAKE FRONT

Your own **oasis of serenity**
right in the middle of OMR



A room with a view
gets a whole new definition with
Radiance LakeFront

Recharge. Revitalise
All in the comfort of your own home
PRESENTING

RADIANCE

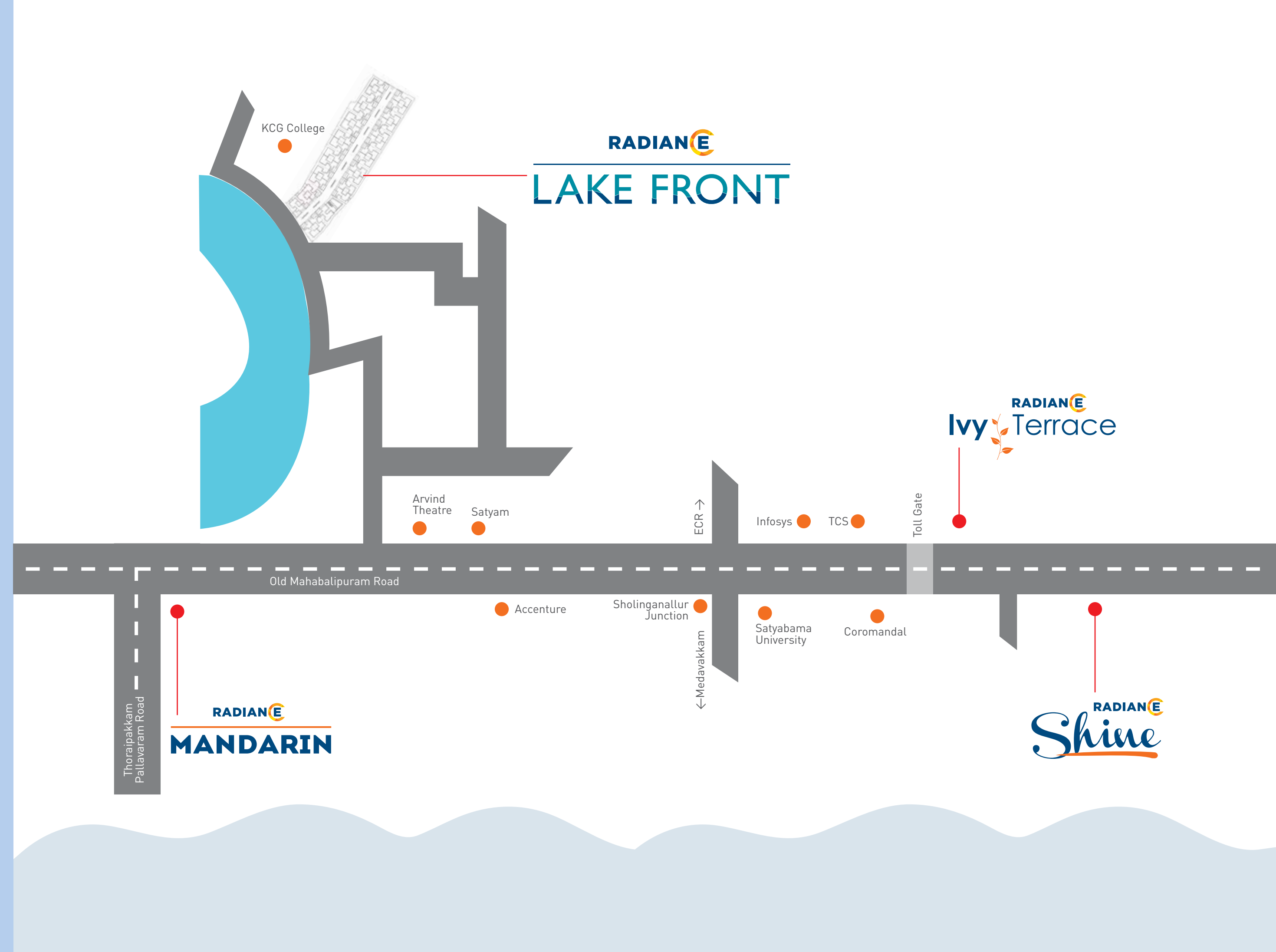
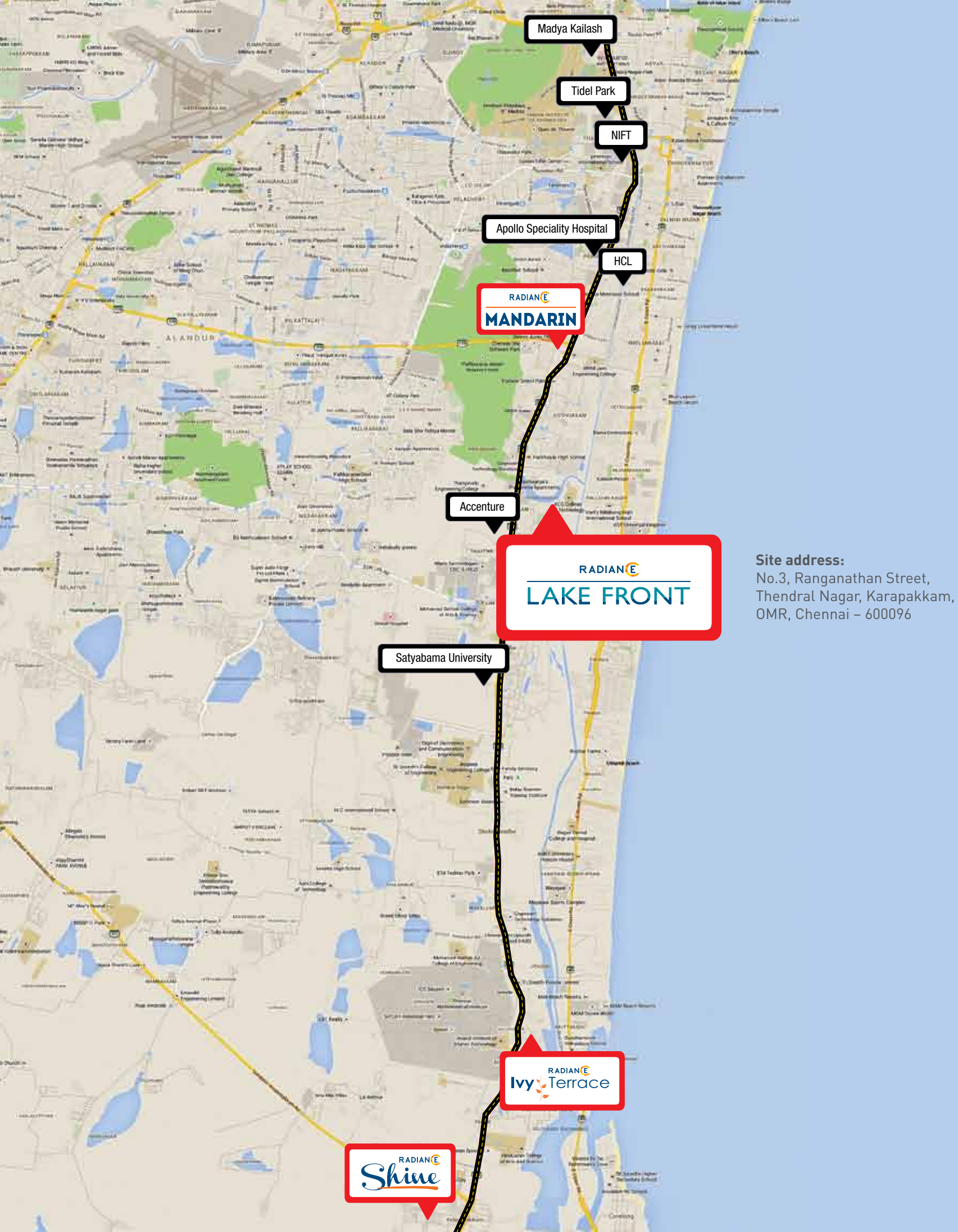
LAKE FRONT
premium townhouses by the lake

Radiance LakeFront is built for serene, elegant living. A picturesque lake view, crisp breeze and extremely aesthetic architecture make up the ingredients of a perfect home. To add to this LakeFront offers the convenience of a great location within the city limits perfectly situated at Karapakkam - a peaceful but integral corner of the fast developing OMR - everything from shopping malls to banks to corporate offices to educational institutions are just a stone's throw away. **Your dream house has never been more possible!**



A naturally beautiful landscape
augmented with high-class design

Radiance LakeFront is a gated community spread over 1.4 acres of spectacular natural landscape. The project offers 30 premium townhouses with your own piece of land and exclusive clubhouse emblematic of luxurious community living.





**A pause without end,
a moment in time suspends**

TOWNHOUSE PLANS
DESIGNED FOR LUXURY. OPTIMISED FOR COMFORT

.....
Note: In all plans, furniture shown is indicative only and does not form part of the contract. Dimensions are wall-to-wall, exclusive of finishes, plastering and rendering.

KEY PLAN

Unit-1 & 2

Unit 1 : Plot area : 1659 sq.ft
Saleable area : 2205 sq.ft
Unit 2 : Plot area : 1383 sq.ft
Saleable area : 2138 sq.ft



UNIT 1

UNIT 2

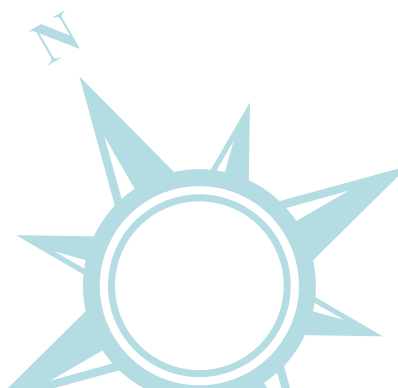
Ground floor plan



UNIT 1

UNIT 2

First floor plan



KEY PLAN

Unit- 3

Plot area : 1765 sq.ft
Saleable area : 2198 sq.ft



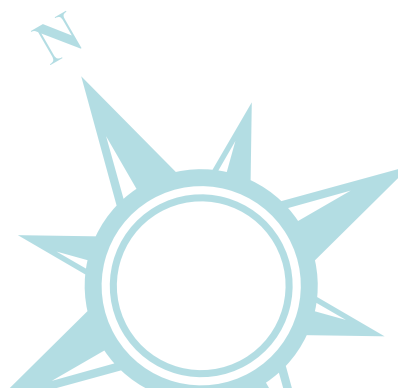
UNIT 3

Ground floor plan



UNIT 3

First floor plan

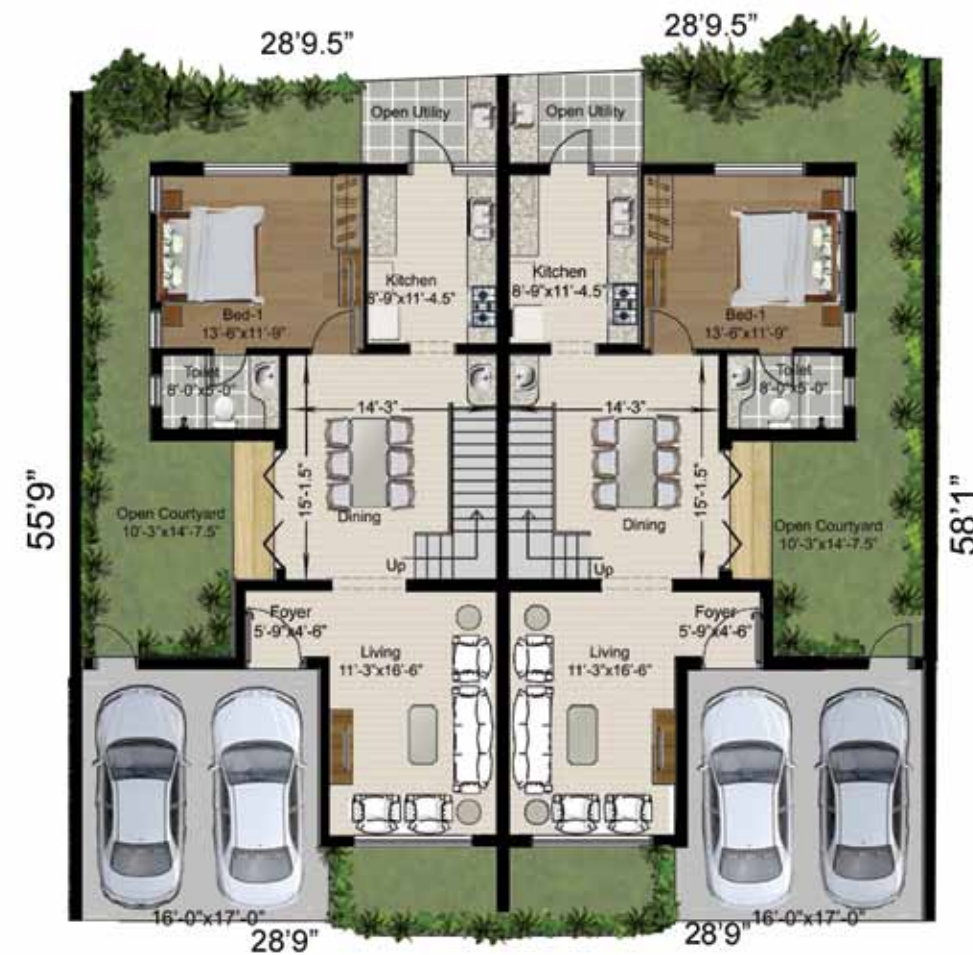


KEY PLAN

Unit- 4 & 5

Unit 4 : Plot area : 1620 sq.ft
Saleable area : 2358 sq.ft

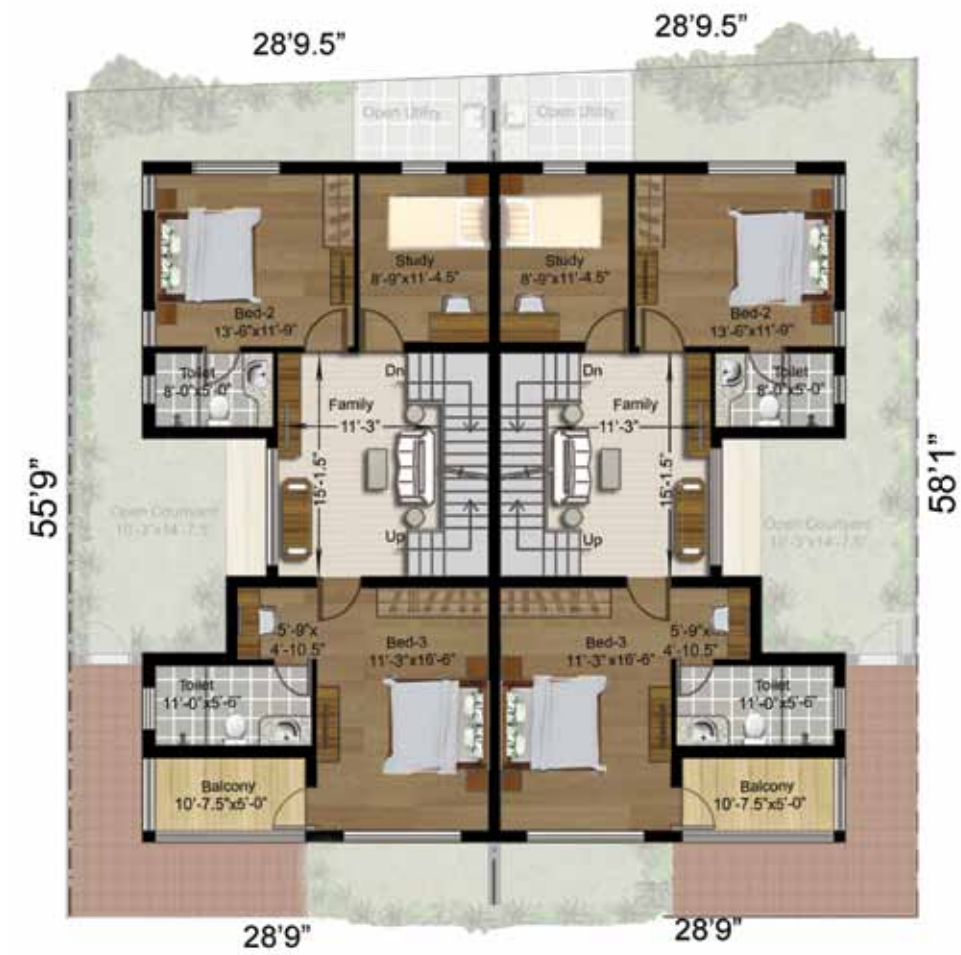
Unit 5 : Plot area : 1653 sq.ft
Saleable area : 2358 sq.ft



UNIT 4

UNIT 5

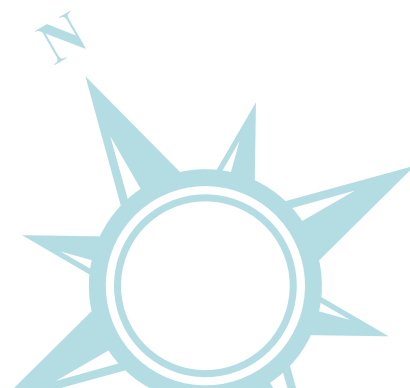
Ground floor plan



UNIT 4

UNIT 5

First floor plan

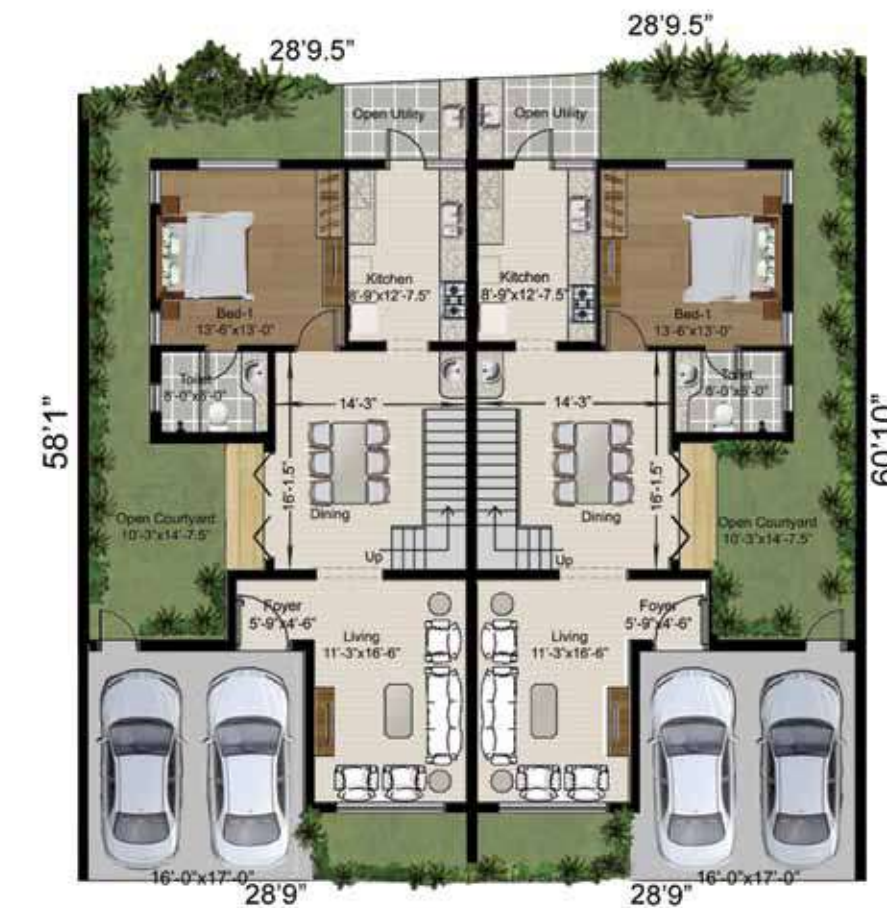


KEY PLAN

Unit- 6 & 7

Unit 6 : Plot area : 1686 sq.ft
Saleable area : 2479 sq.ft

Unit 7 : Plot area : 1726 sq.ft
Saleable area : 2479 sq.ft



UNIT 6

UNIT 7

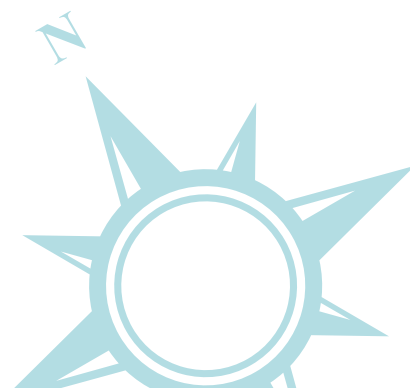
Ground floor plan



UNIT 6

UNIT 7

First floor plan

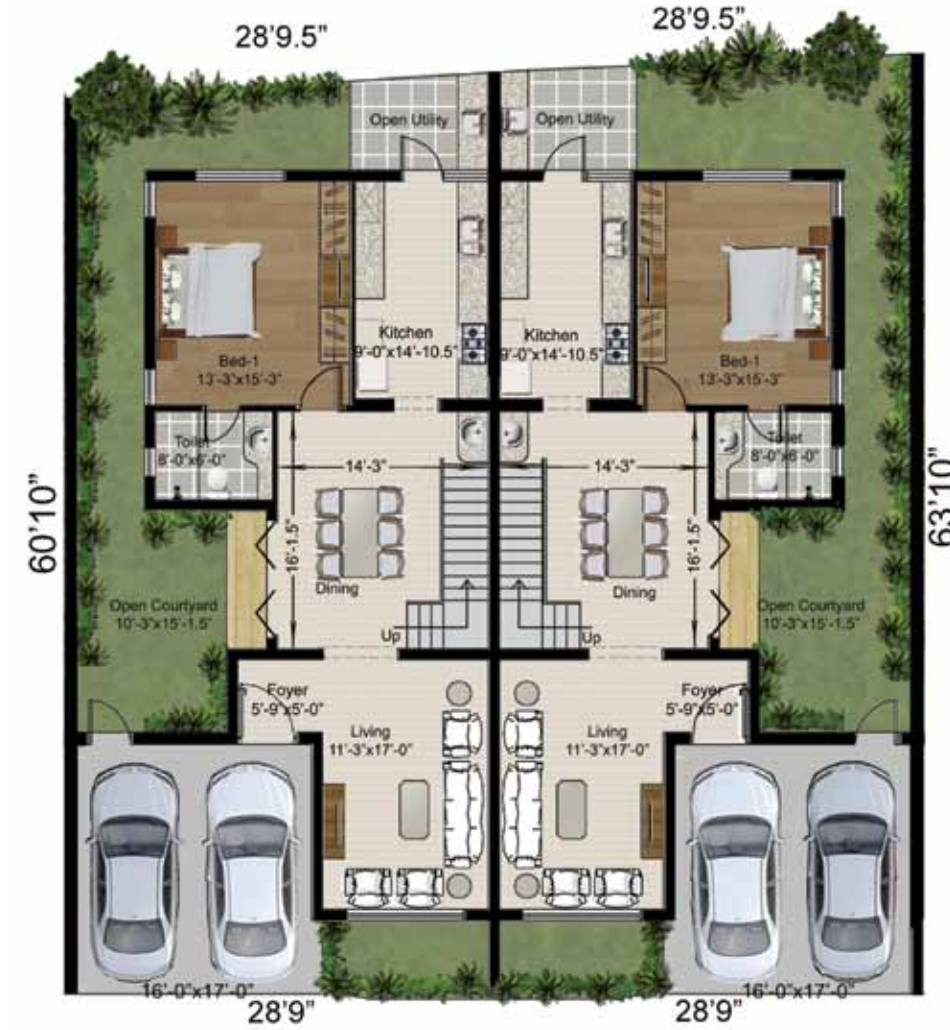
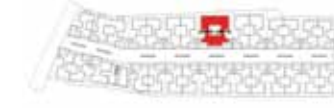


KEY PLAN

Unit- 8 & 9

Unit 8 : Plot area : 1775 sq.ft
Saleable area : 2608 sq.ft

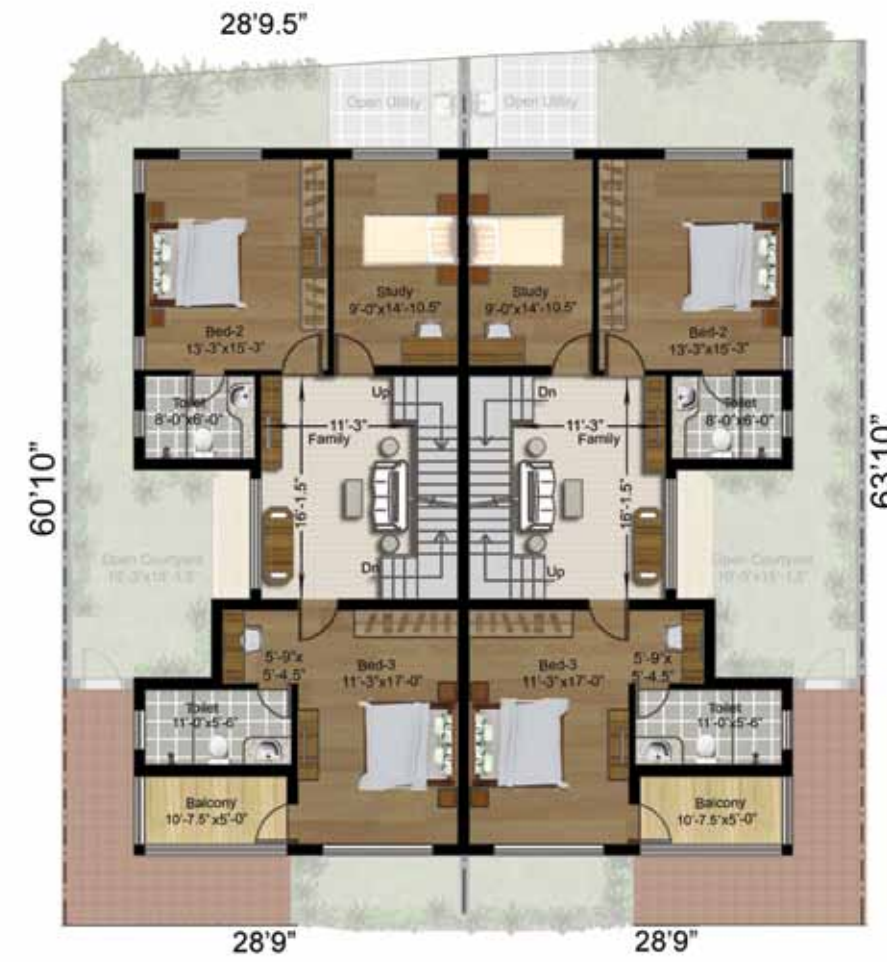
Unit 9 : Plot area : 1818 sq.ft
Saleable area : 2608 sq.ft



UNIT 8

UNIT 9

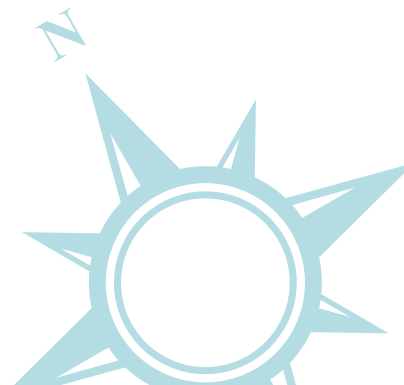
Ground floor plan



UNIT 8

UNIT 9

First floor plan

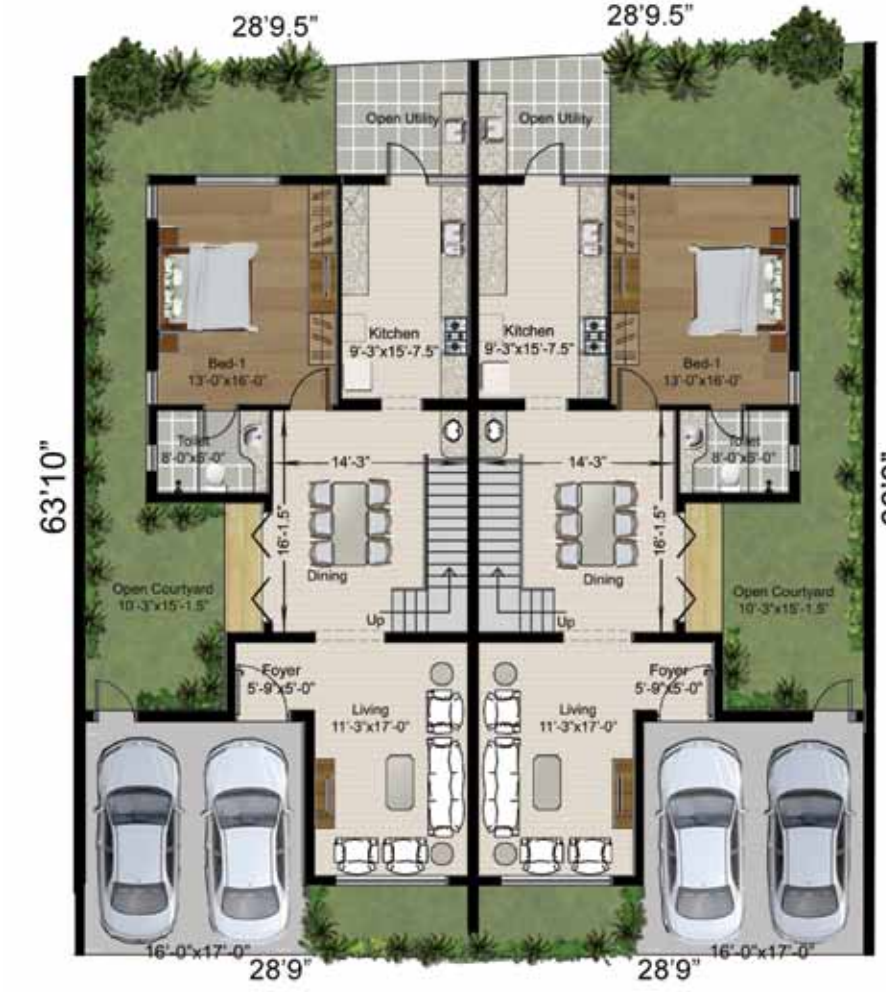


KEY PLAN

Unit- 10 & 11

Unit 10 : Plot area : 1853 sq.ft
Saleable area : 2645 sq.ft

Unit 11 : Plot area : 1888 sq.ft
Saleable area : 2645 sq.ft



UNIT 10

UNIT 11

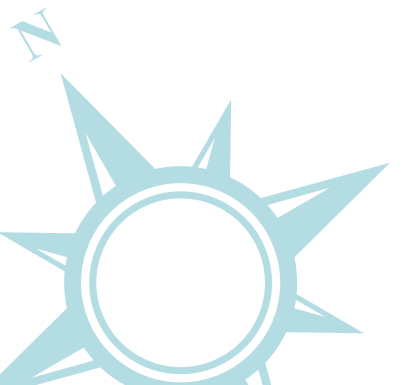
Ground floor plan



UNIT 10

UNIT 11

First floor plan

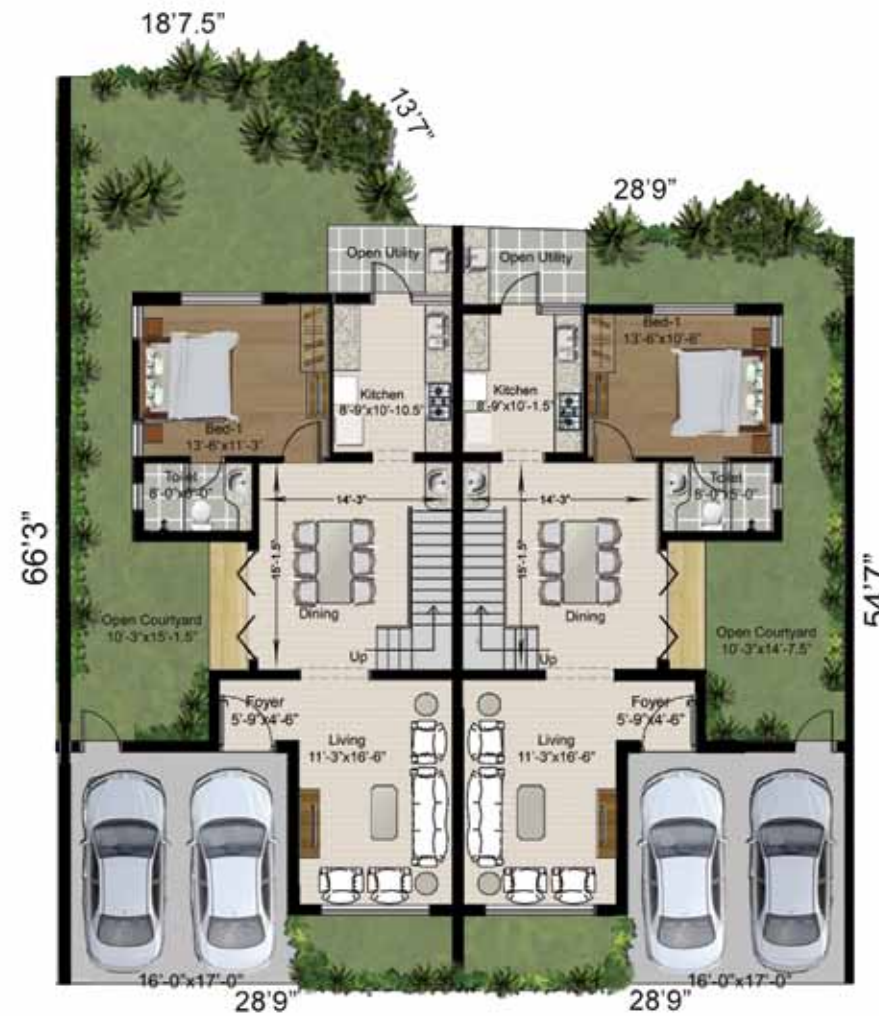


KEY PLAN

Unit- 12 & 13

Unit 12 : Plot area : 1845 sq.ft
Saleable area : 2334 sq.ft

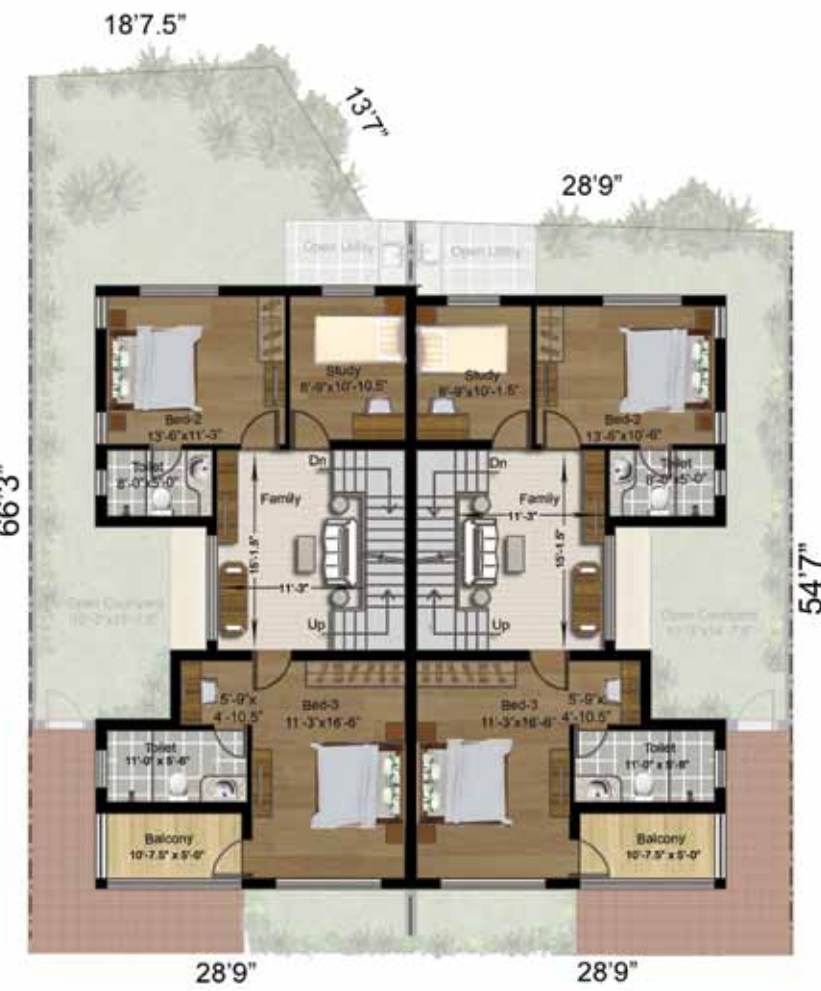
Unit 13 : Plot area : 1581 sq.ft
Saleable area : 2297 sq.ft



UNIT 12

UNIT 13

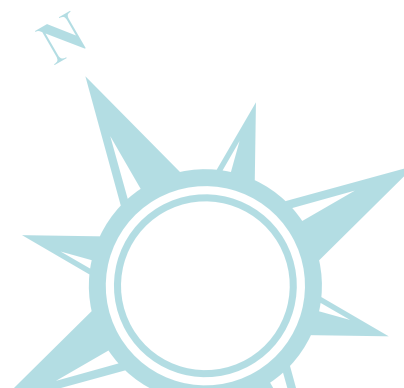
Ground floor plan



UNIT 12

UNIT 13

First floor plan

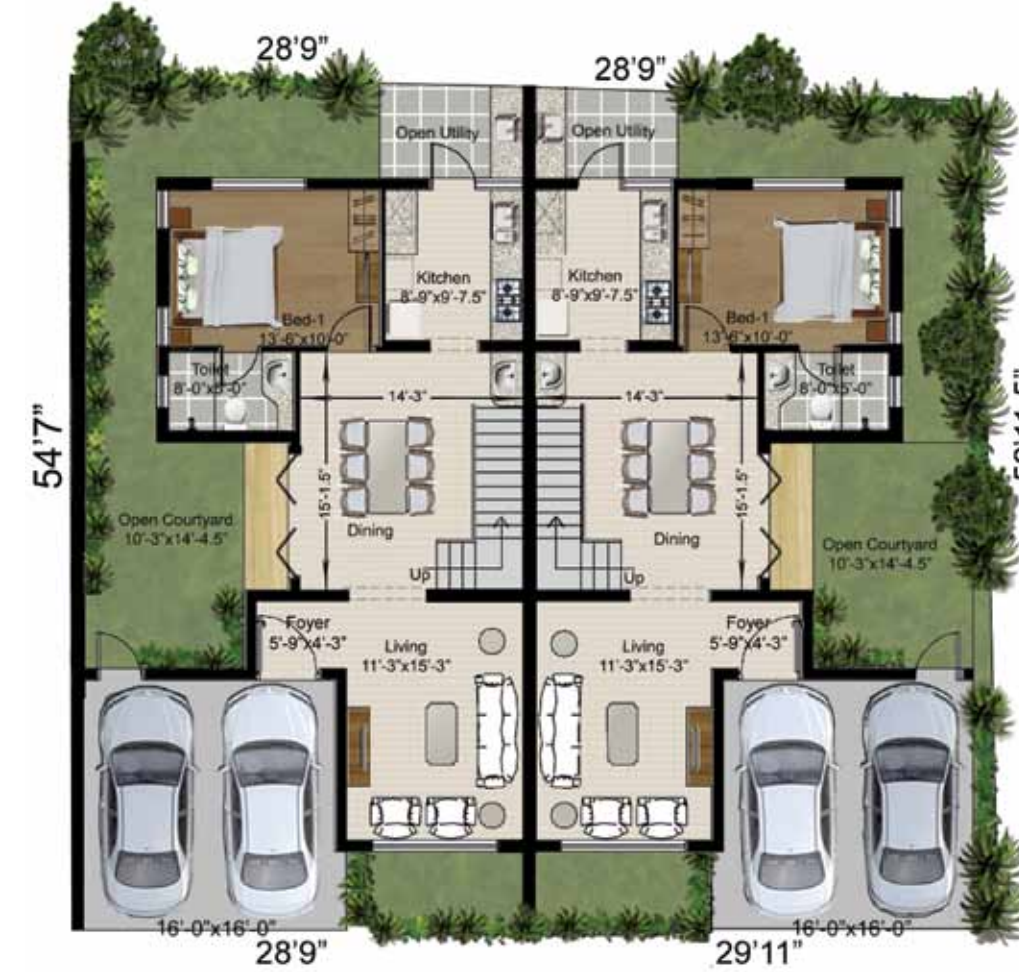
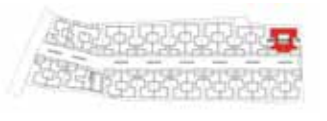


KEY PLAN

Unit- 14 & 15

Unit 14 : Plot area : 1557 sq.ft
Saleable area : 2209 sq.ft

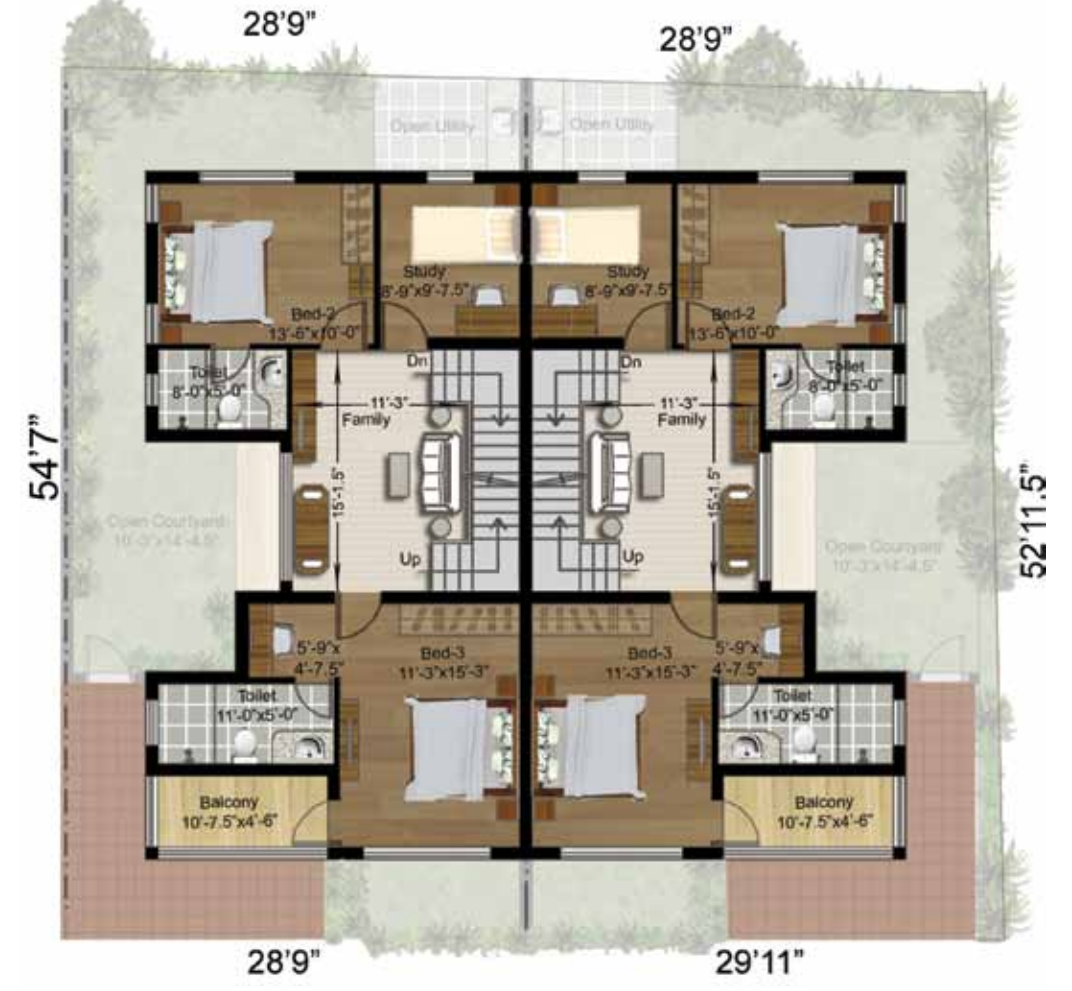
Unit 15 : Plot area : 1565 sq.ft
Saleable area : 2202 sq.ft



UNIT 14

UNIT 15

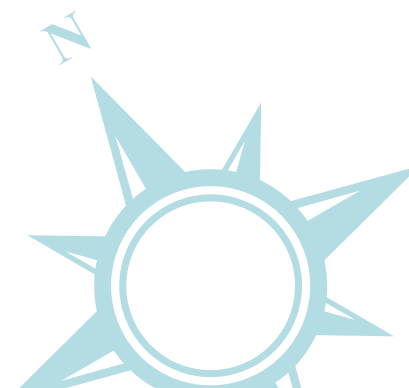
Ground floor plan



UNIT 14

UNIT 15

First floor plan

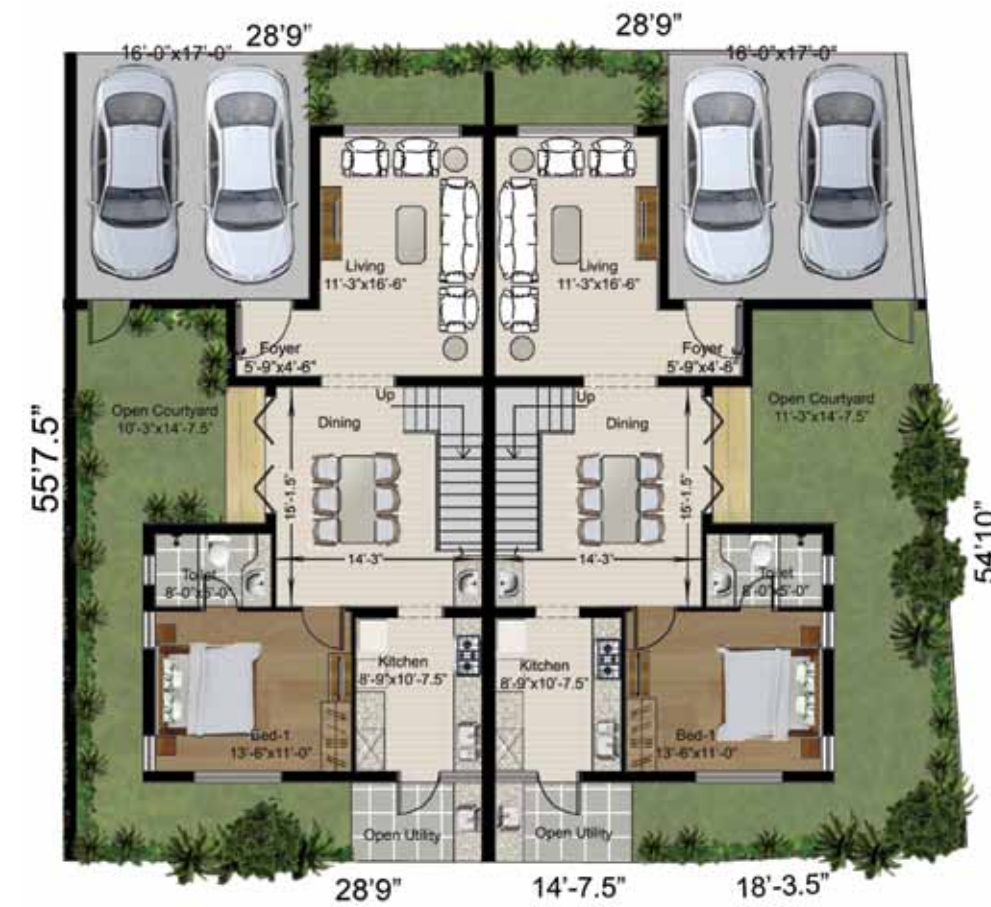


KEY PLAN

Unit- 16 & 17

Unit 16 : Plot area : 1711 sq.ft
Saleable area : 2334 sq.ft

Unit 17 : Plot area : 1601 sq.ft
Saleable area : 2321 sq.ft



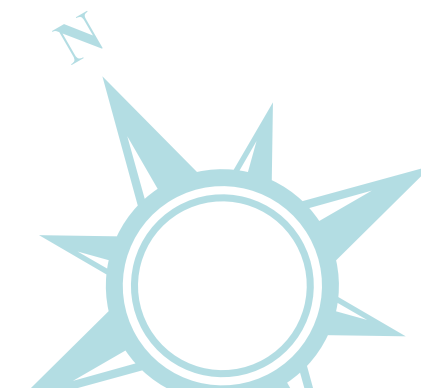
UNIT 17

Ground floor plan



UNIT 16

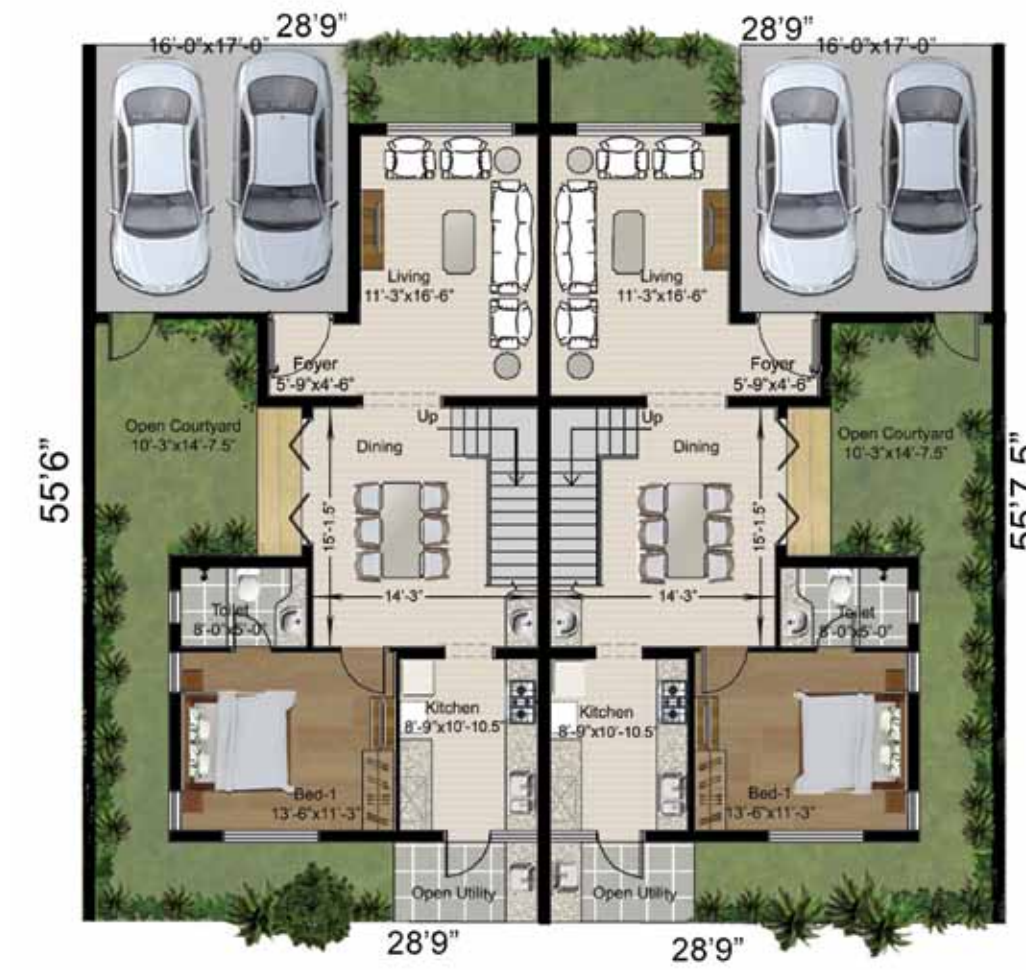
First floor plan



KEY PLAN

Unit- 18, 19, 20, 21, 22 & 23

Plot area : 1599, 1597, 1595, 1596, 1593, 1586 sq.ft respectively
Saleable area : 2333 sq.ft



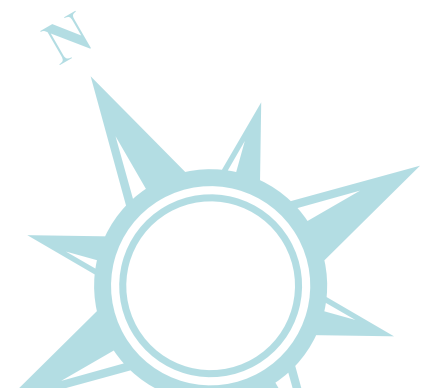
UNIT 19, 21, 23

Ground floor plan



UNIT 19, 21, 23

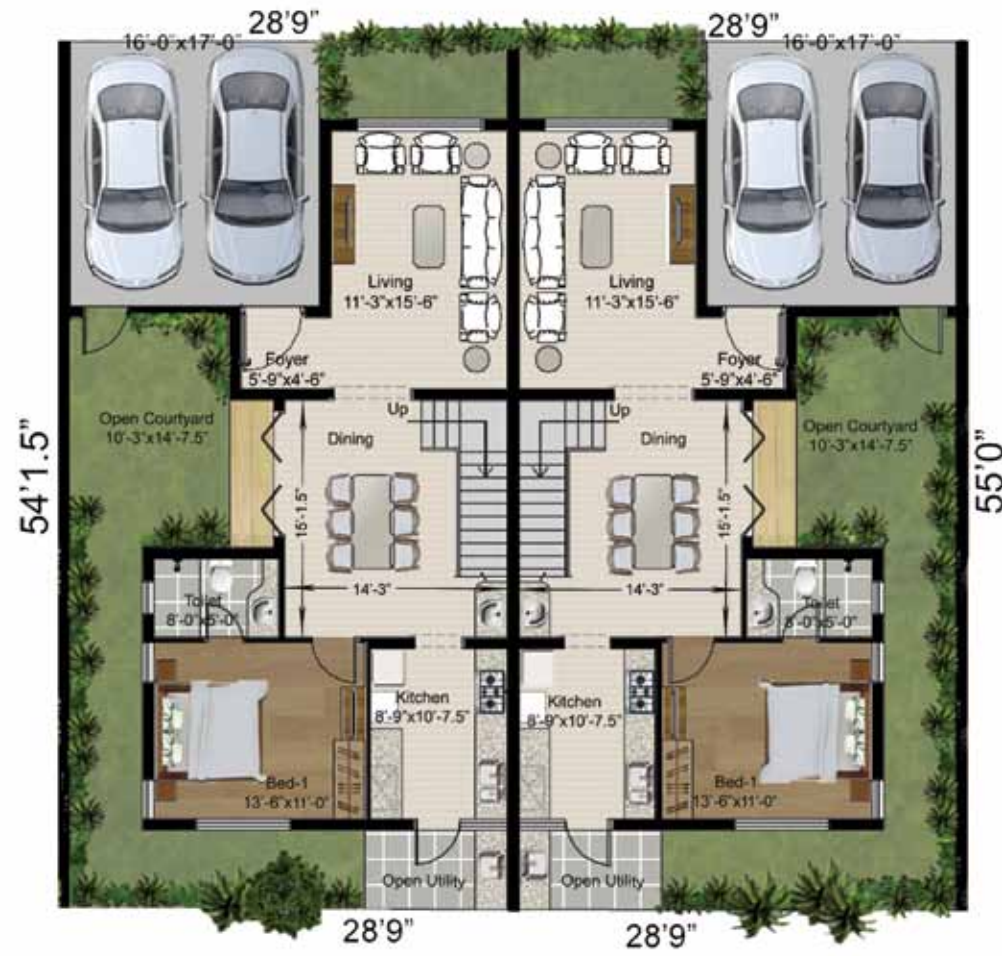
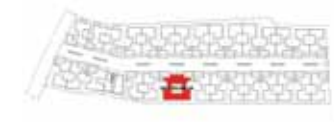
First floor plan



KEY PLAN

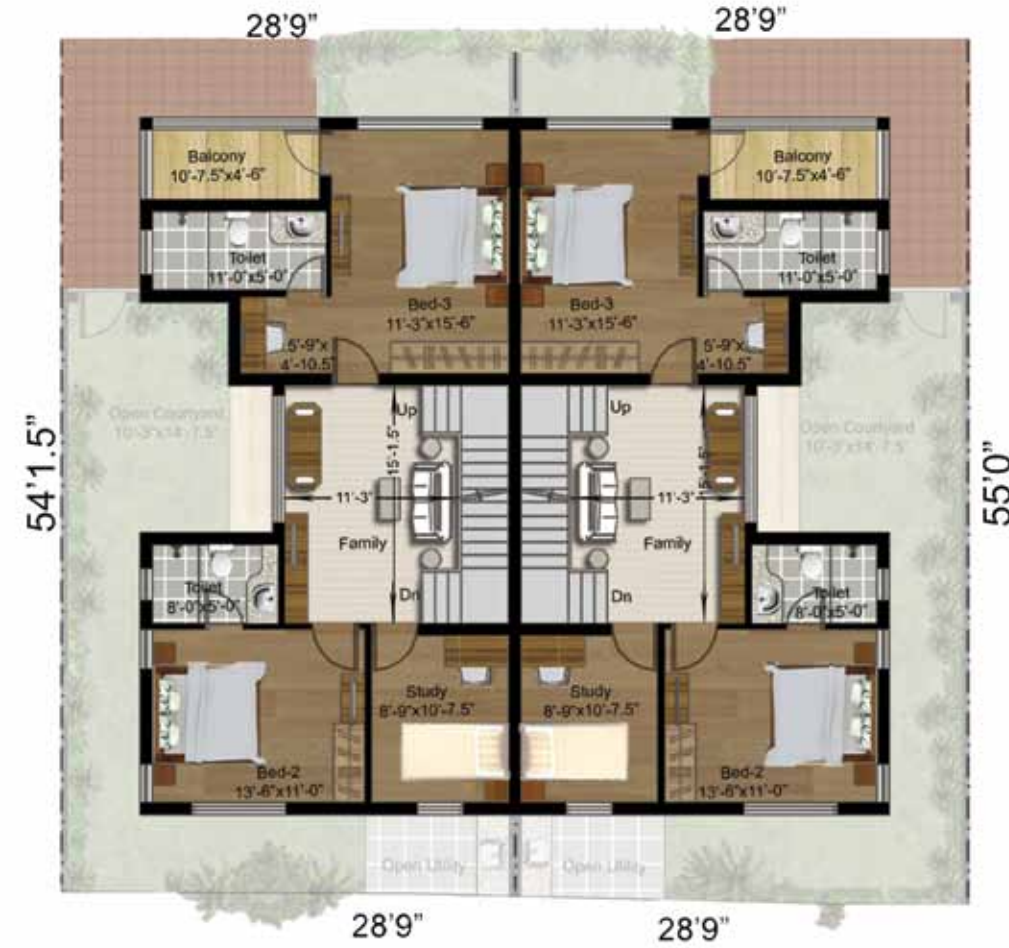
Unit- 24 & 25

Unit 24 : Plot area : 1573 sq.ft
Saleable area : 2267 sq.ft
Unit 25 : Plot area : 1560 sq.ft
Saleable area : 2267 sq.ft



UNIT 25

Ground floor plan



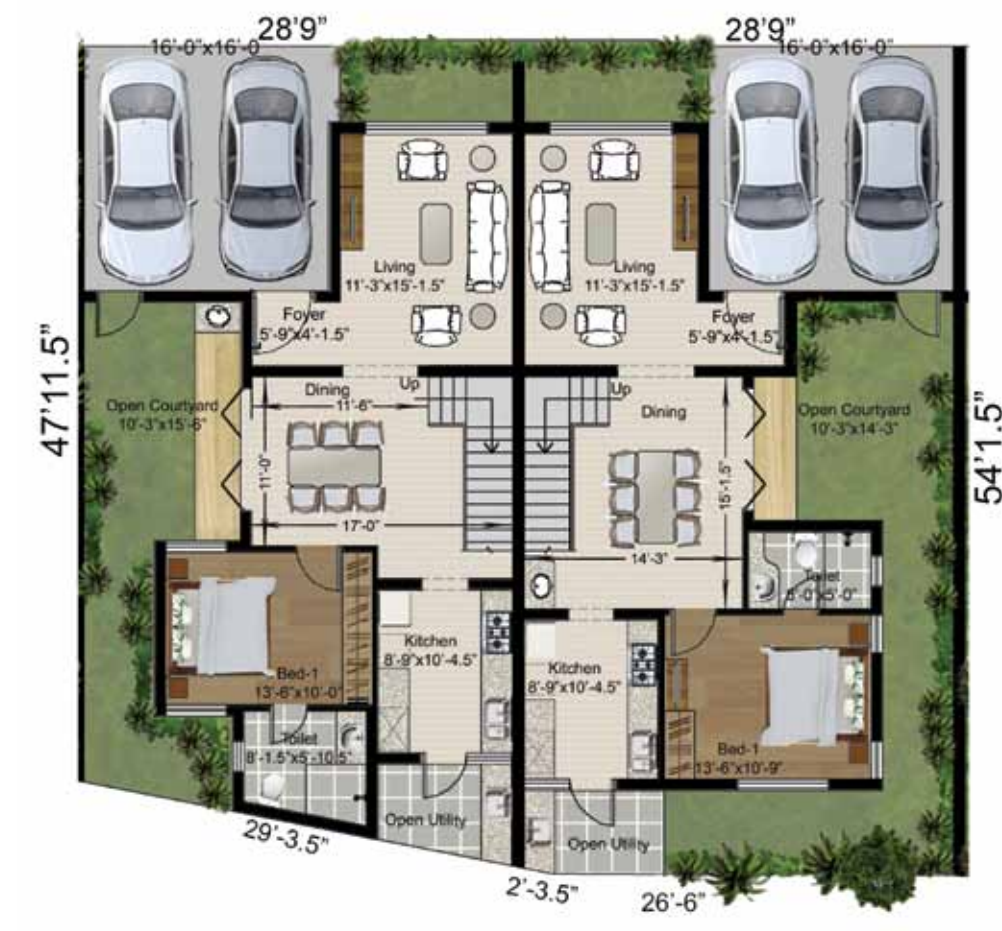
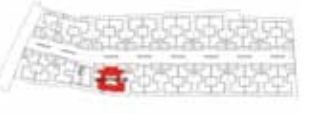
UNIT 25

First floor plan

KEY PLAN

Unit- 26 & 27

Unit 26 : Plot area : 1554 sq.ft
Saleable area : 2243 sq.ft
Unit 27 : Plot area : 1459 sq.ft
Saleable area : 2198 sq.ft



UNIT 27

Ground floor plan



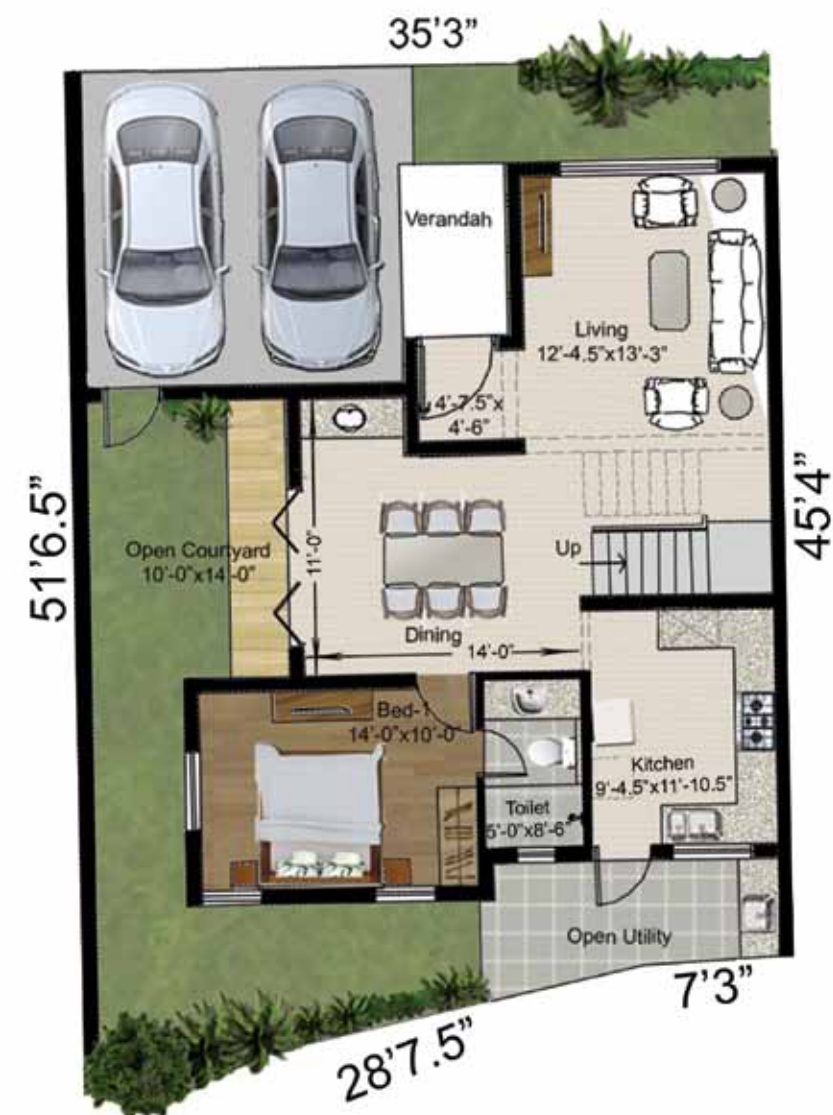
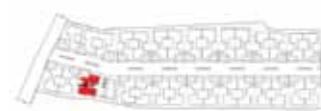
UNIT 27

First floor plan

KEY PLAN

Unit-28

Plot area : 1776 sq.ft
Saleable area : 2439 sq.ft



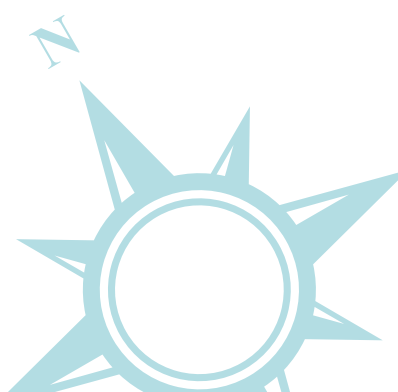
UNIT 28

Ground floor plan



UNIT 28

First floor plan

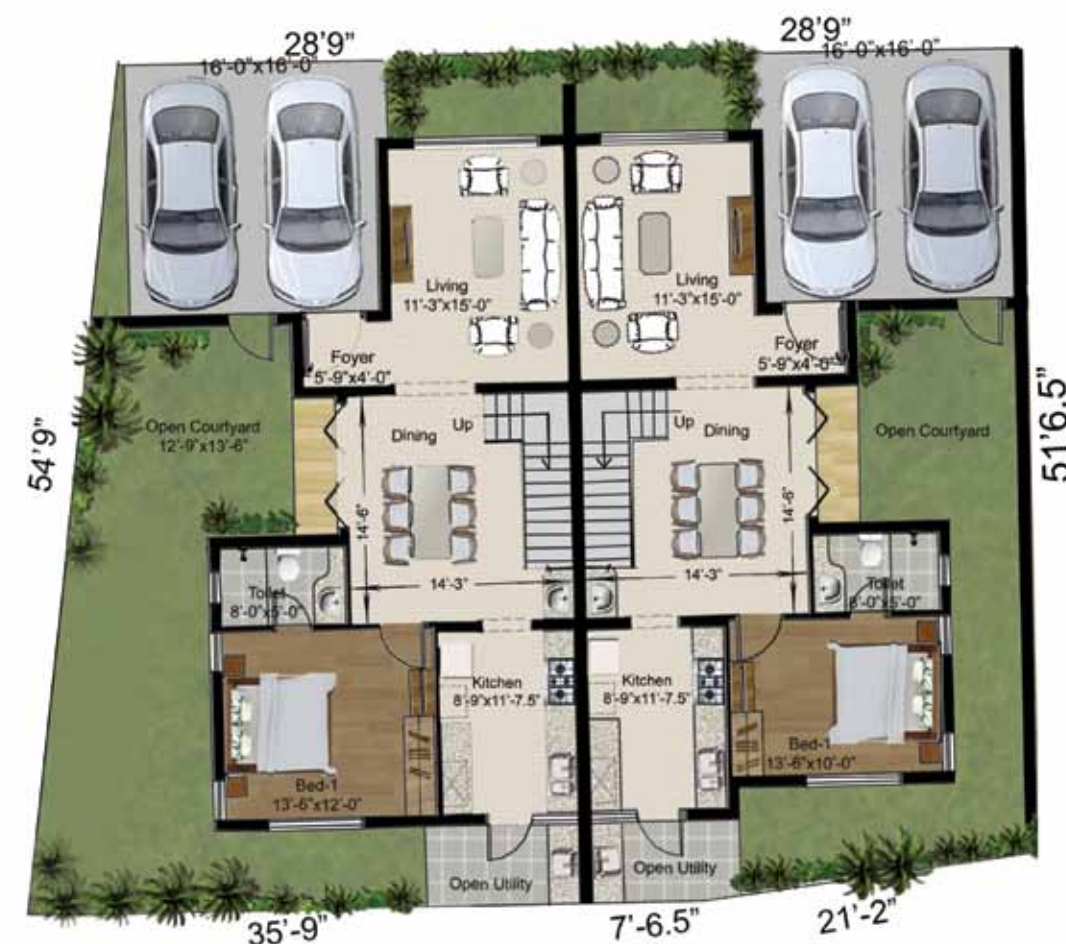
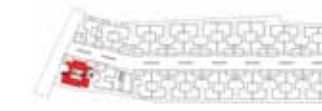


KEY PLAN

Unit- 29 & 30

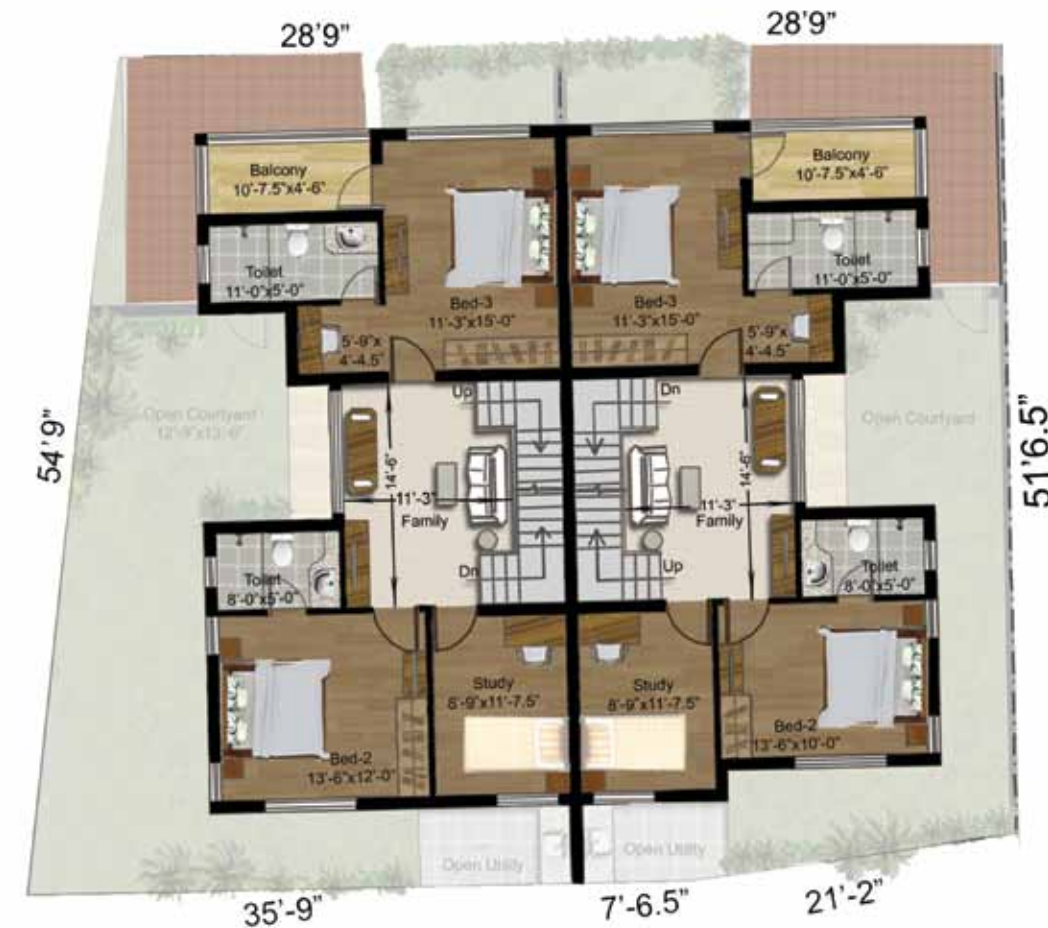
Unit 29 : Plot area : 1530 sq.ft
Saleable area : 2210 sq.ft

Unit 30 : Plot area : 1748 sq.ft
Saleable area : 2290 sq.ft



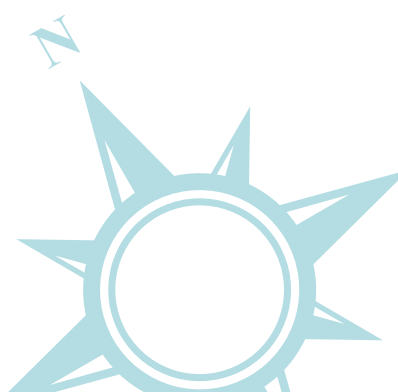
UNIT 30

Ground floor plan



UNIT 30

First floor plan



TOWNHOUSE SELECTION GUIDE

Unit #	Plot Area (Sq.f	Carpet Area (Sq.ft.)	Plinth Area (Sq.ft.)	Saleable Area (Sq.ft.)
1	1659	1430	2149	2205
2	1383	1393	2065	2138
3	1765	1392	2129	2198
4	1620	1566	2283	2358
5	1653	1566	2283	2358
6	1686	1664	2400	2479
7	1726	1666	2400	2479
8	1775	1782	2525	2608
9	1818	1782	2525	2608
10	1853	1814	2561	2645
11	1888	1814	2561	2645
12	1845	1543	2260	2334
13	1581	1509	2224	2297
14	1557	1445	2138	2209
15	1565	1445	2132	2202
16	1711	1532	2260	2334
17	1601	1532	2247	2321
18	1599	1543	2259	2333
19	1597	1543	2259	2333
20	1595	1543	2259	2333
21	1596	1543	2259	2333
22	1593	1543	2259	2333
23	1586	1543	2259	2333
24	1573	1499	2195	2267
25	1560	1499	2195	2267
26	1554	1473	2172	2243
27	1459	1438	2128	2198
28	1776	1613	2362	2439
29	1530	1455	2140	2210
30	1748	1510	2217	2290

CLUBHOUSE
PRIDE IS ONLY NATURAL



Fully equipped
clubhouse right at
your doorstep





New benchmarks in luxurious living
at Radiance LakeFront

AMENITIES

Exclusive Clubhouse

Gymnasium

Lounge

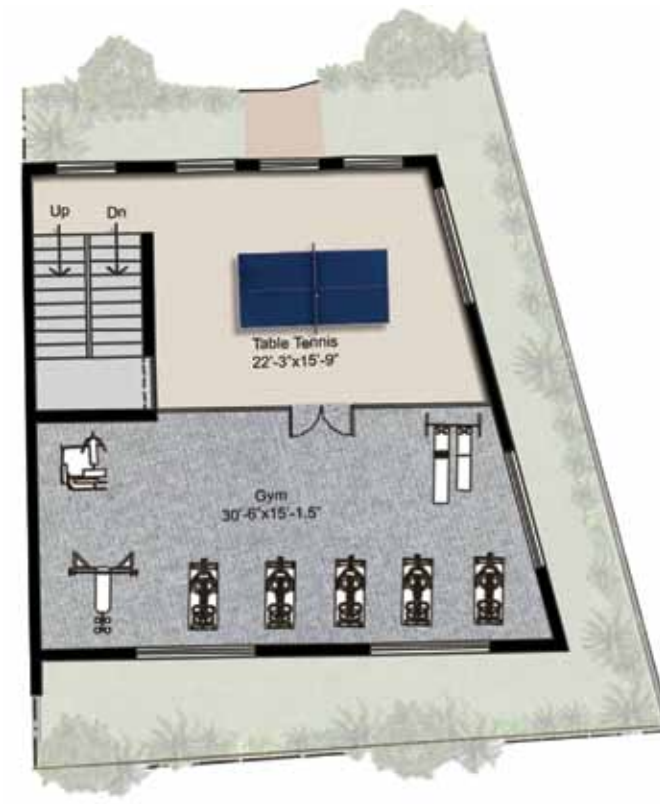
Swimming Pool

Indoor Games Room

CLUBHOUSE PLANS



Ground floor



First floor



Terrace

BUILT WITH LOVE
BUILT TO LAST

- Radiance LakeFront entitles one to exclusive ownership of the land
- Strategic location, in close proximity to educational institutions, hospitals, IT firms, upcoming shopping malls and theatres
- Earthquake resistant structure adhering to seismic zone III
- Clubhouse with fully equipped gym, swimming pool and indoor games room
- Power back up for common areas and up to 1KW for each townhouse
- Conduits for telephone lines, DTH lines and Data
- Pre-filtering of primary water source (Borewell)
- Green cover wherever possible
- Anti-termite treatment wherever applicable during construction stage
- Sewage treatment plant, waste water re-cycling and rain water harvesting

SPECIFICATIONS

STRUCTURE

- RCC framed structure
- Brick work/fly ash and plastering

JOINERIES

- **Frames** - Engineered steam Beech wood/any other equivalent wood
- **Main Door Shutter** - 35mm thick flush door with natural teak veneer on both sides filled with solid timber aesthetically finished
- **Internal Door Shutter** - 32mm thick masonite moulded panel door filled with imported engineered wood particle and uniform thickness on both sides
- **Toilet Door Shutter** - 32mm thick masonite moulded panel on one side, filled with imported engineered wood particle and water-proof ply with PU sealer coat on other sides
- **WINDOW** – Powder coated aluminium sliding/casement shutters with single glazing as per the architect’s design
- **Ventilators** – Powder coated aluminium frame with louvers
- **French Doors** – Sliding powder coated aluminium with three tracks

FLOORING

- **Living & Dining** – Vitrified RAK/equivalent tiles of suitable size
- **Bedroom** – Vitrified RAK/equivalent tiles of suitable size
- **Kitchen** - Anti skid ceramic tiles - Kajaria/equivalent
- **Toilet** – Ceramic tiles of suitable size
- **Balcony & Utility/Service** – Matt finished tiles
- **Internal Staircase** – Granite flooring
- **Car Park** – Cement based glazed paving tiles
- **Kitchen, Toilet Dado** – Imported ceramic tiles of suitable size up to 2 ft. & up to ceiling height respectively
- Trims & profiles in PVC will used to protect the edges of the ceramic tiles

SPECIFICATIONS

RAILING

- M.S railing in staircase
- SS railing with glass as per the architect’s design in balcony

KITCHEN

- **Kitchen** – Black granite slab for the kitchen counter
- Stainless steel sink with a drain board in the kitchen area

ELECTRICAL

- **Concealed Wiring** – Polycab/Power flex/RR cables/KEI/ General cables or equivalent (ISI certified)
- **Sockets/Switches** – MK/Legrand/Panasonic or equivalent. Adequate light, fan and power points. Provision for air conditioners in living/ dining and all the bedrooms

PLUMBING AND SANITARY

- **Concealed CPVC pipeline in bathrooms** – Aashirwad/Astral/ Prince/equivalent (ISI certified)
- Supreme/Astral/Finolex/ equivalent UPVC soil, waste and rain water line in open ducts. Sewage pipeline of ISI certification for underground drainage
- **CP Fixtures** – Jaquar or equivalent
- **Sanitary Fittings** – Kohler or equivalent, white in colour

PAINTING & FINISHING

- **Ceiling** – Tractor emulsion of colour chosen by architect
- **Living, Dining & Bedrooms** – Plastic emulsion of colour chosen by architect
- **Railing & Other Wood Areas** (wherever applicable) - Enamel Paint (Matt finish)
- **Exterior** – Weatherproof exterior paint equivalent to Apex Ultima from Asian Paints, plus texture wherever applicable



At Radiance we are focused on creating quality residential spaces for you to live and enjoy every moment of life with your family. Each of the residential complexes are specifically designed to give you a five star experience. Our objective is to meticulously plan using the best techniques adopt latest technologies and deliver the most modern luxurious spaces to make living joyful and comfortable.

MASTER PLAN

RADIANCE

LAKE FRONT

RADIANCE

LAKE FRONT

Site address:
No.3, Ranganathan Street,
Thendral Nagar, Karapakkam,
OMR, Chennai – 600096

RADIANCE

REALTY

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marketing@radiancerealty.in | www.radiancerealty.in

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