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A WHOLE NEW WORLD

At Radiance, we believe in delivering excellence and building homes that fulfill your every desire. And when you live life to the fullest, it shows. So go ahead and let the light of your life shine brightly on all those around you.





COME HOME TO SHINE

At Radiance Shine, each home is designed to make life better and special for you. Spread over 3.08 acres, Shine has 336 apartments. They are available in options of 2BHK, 2BHK + Study and 3BHK ranging from 1041 sq.ft. to 1523 sq.ft. Studio Apartments are available in sizes ranging from 458 sq.ft. to 501 sq.ft. In all, you will find that Radiance Shine is a great place to come home to.



A PERFECT BLEND OF PEACE AND MODERNITY

Shine is located at Kazhipattur on Old Mahabalipuram Road - far removed from rampant commercialization, but in close proximity to a number of IT Parks, educational institutions and commercial establishments, ensuring that work and recreational facilities are just a short hop away.

While the immediate neighborhood is green and peaceful, Shine is just 10 minutes away from Sholinganallur, thus offering the best of both worlds.

LOCATION MAP





A LIFE OF COMFORT AND JOY

The apartments at Shine are thoughtfully designed to give you a life of complete comfort. With the best of modern amenities you can be rest assured that life at Shine will never be short of joy.

Key Amenities

Clubhouse Facilities with Fully Equipped Gym

Swimming Pool

Adequate Landscaped Area

Children's Play Area

Multipurpose Hall

Indoor Games Room

Power backup



MODEL APARTMENT





TYPICAL AND INDIVIDUAL FLOOR PLANS

Note - In all plans, Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes.

BLOCK A, B, C - TYPICAL FLOOR PLAN (1ST - 11TH)



TYPICAL UNIT PLAN

APT NO: 101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101

CARPET AREA - 918 SQ.FT.
PLINTH AREA - 1035 SQ.FT.
SALEABLE AREA - 1298 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102

CARPET AREA - 729 SQ.FT.
PLINTH AREA - 830 SQ.FT.
SALEABLE AREA - 1041 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103

CARPET AREA - 731 SQ.FT.
PLINTH AREA - 830 SQ.FT.
SALEABLE AREA - 1041 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104

CARPET AREA - 922 SQ.FT.
PLINTH AREA - 1034 SQ.FT.
SALEABLE AREA - 1298 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105

CARPET AREA - 1071 SQ.FT.
PLINTH AREA - 1206 SQ.FT.
SALEABLE AREA - 1510 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 106, 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106

CARPET AREA - 1035 SQ.FT.
PLINTH AREA - 1169 SQ.FT.
SALEABLE AREA - 1464 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 107, 207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107

CARPET AREA - 1035 SQ.FT.

PLINTH AREA - 1169 SQ.FT.

SALEABLE AREA - 1464 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 108, 208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108

CARPET AREA - 1085 SQ.FT.

PLINTH AREA - 1217 SQ.FT.

SALEABLE AREA - 1523 SQ.FT.



Key Plan



BLOCK D- TYPICAL FLOOR PLAN (1ST - 4TH)



TYPICAL UNIT PLAN

APT NO: 101, 201, 301, 401

CARPET AREA - 314 SQ.FT.

PLINTH AREA - 392 SQ.FT.

SALEABLE AREA - 492 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 102, , 202, 302, 402

CARPET AREA - 314 SQ.FT.

PLINTH AREA - 365 SQ.FT.

SALEABLE AREA - 458 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 103, 203, 303, 403,

CARPET AREA - 314 SQ.FT.

PLINTH AREA - 365 SQ.FT.

SALEABLE AREA - 458 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 104, 204, 304, 404,

CARPET AREA - 314 SQ.FT.

PLINTH AREA - 372 SQ.FT.

SALEABLE AREA - 466 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 105, 205, 305, 405

CARPET AREA - 317 SQ.FT.
PLINTH AREA - 400 SQ.FT.
SALEABLE AREA - 501 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 106, 206, 306, 406

CARPET AREA - 314 SQ.FT.
PLINTH AREA - 375 SQ.FT.
SALEABLE AREA - 470 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 107, 207, 307, 407
108, 208, 308, 408
109, 209, 309, 409

CARPET AREA - 314 SQ.FT.
PLINTH AREA - 365 SQ.FT.
SALEABLE AREA - 458 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 110, 210, 310, 410

CARPET AREA - 314 SQ.FT.
PLINTH AREA - 365 SQ.FT.
SALEABLE AREA - 458 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 111, 211, 311, 411

CARPET AREA - 314 SQ.FT.
PLINTH AREA - 392 SQ.FT.
SALEABLE AREA - 492 SQ.FT.



Key Plan

CLUB HOUSE PLAN - AERIAL VIEW



BLOCK E - TYPICAL FLOOR PLAN (1ST - 4TH)



TYPICAL UNIT PLAN

APT NO: 101, 201, 301, 401

CARPET AREA - 314 SQ.FT.
PLINTH AREA - 392 SQ.FT.
SALEABLE AREA - 492 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 102, 202, 302, 402

CARPET AREA - 314 SQ.FT.
PLINTH AREA - 372 SQ.FT.
SALEABLE AREA - 466 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 103, 203, 303, 403.

CARPET AREA - 316 SQ.FT.
PLINTH AREA - 400 SQ.FT.
SALEABLE AREA - 501 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 104, 204, 304, 404.

CARPET AREA - 318 SQ.FT.
PLINTH AREA - 375 SQ.FT.
SALEABLE AREA - 470 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 105, 205, 305, 405,
106, 206, 306, 406

CARPET AREA - 314 SQ.FT.
PLINTH AREA - 365 SQ.FT.
SALEABLE AREA - 458 SQ.FT.



Key Plan



TYPICAL UNIT PLAN

APT NO: 107, 207, 307, 407,

CARPET AREA - 314 SQ.FT.
PLINTH AREA - 392 SQ.FT.
SALEABLE AREA - 492 SQ.FT.



Key Plan



ABOUT SHINE

- Strategic location, in close proximity to schools, colleges, hospitals, IT firms, upcoming shopping malls & theatres
- Undivided share on entire extent of land to buyers
- Efficient Space Utilization (Common Area Ratio is 20% Approx)
- Earthquake-resistant structure to adhere to Seismic Zone III
- 1 Car Park Per 2 BHK, 2BHK + Study and 3 BHK. Additional Car Parking Space shall be allotted on First-come-first-serve basis, ample two-wheeler parking
- Clubhouse Facilities with Swimming Pool, Fully Equipped Gym, Multipurpose Hall & Indoor Games Room
- Children's Play Area, Walking & Jogging Track within setback area
- Rest Room and Waiting Area for Drivers in Basement or Stilt Floor, Security Cabin(s) at required spots
- 1 Charging Point Per Tower for Car, Car Wash Provision in Basement or Stilt Floor Area
- Elevators with 100% Power Back Up
- Power Back Up for Common Areas and up to 600 Watts for each apartment
- Integrated Solution / Provision for Telephone Lines, DTH Lines, Internet and Security Systems, Intercom
- Pre-filtration of Primary Water Source (Bore-well) with 3 Days Back Up Supply – 2 Days in Sump and 1 Day in Over Head Tank
- Adequate Landscaped Areas
- Anti-termite treatment wherever applicable during construction stage
- Sewage Treatment Plant, Waste Water Re-cycling, Rain Water Harvesting
- A/C Drain Water Collection to re-charge Ground Water

APARTMENT SELECTION GUIDE - BLOCKS A, B, & C

Floors	Apt Number	Carpet Area	Plinth Area	Saleable Area	UDS
1st Floor	101	918	1035	1298	407
	102	729	830	1041	326
	103	731	830	1041	326
	104	922	1034	1298	407
	105	1071	1206	1510	473
	106	1035	1169	1464	459
	107	1035	1169	1464	459
	108	1085	1217	1523	477
2nd Floor	201	918	1035	1298	407
	202	729	830	1041	326
	203	731	830	1041	326
	204	922	1034	1298	407
	205	1071	1206	1510	473
	206	1035	1169	1464	459
	207	1035	1169	1464	459
	208	1085	1217	1523	477
3rd Floor	301	918	1035	1298	407
	302	729	830	1041	326
	303	731	830	1041	326
	304	922	1034	1298	407
	305	1071	1206	1510	473
	306	1035	1169	1464	459
	307	1035	1169	1464	459
	308	1085	1217	1523	477
4th Floor	401	918	1035	1298	407
	402	729	830	1041	326
	403	731	830	1041	326
	404	922	1034	1298	407
	405	1071	1206	1510	473
	406	1035	1169	1464	459
	407	1035	1169	1464	459
	408	1085	1217	1523	477

APARTMENT SELECTION GUIDE - BLOCKS A, B, & C

Floors	Apt Number	Carpet Area	Plinth Area	Saleable Area	UDS
5th Floor	501	918	1035	1298	407
	502	729	830	1041	326
	503	731	830	1041	326
	504	922	1034	1298	407
	505	1071	1206	1510	473
	506	1035	1169	1464	459
	507	1035	1169	1464	459
	508	1085	1217	1523	477
6th Floor	601	918	1035	1298	407
	602	729	830	1041	326
	603	731	830	1041	326
	604	922	1034	1298	407
	605	1071	1206	1510	473
	606	1035	1169	1464	459
	607	1035	1169	1464	459
	608	1085	1217	1523	477
7th Floor	701	918	1035	1298	407
	702	729	830	1041	326
	703	731	830	1041	326
	704	922	1034	1298	407
	705	1071	1206	1510	473
	706	1035	1169	1464	459
	707	1035	1169	1464	459
	708	1085	1217	1523	477
8th Floor	801	918	1035	1298	407
	802	729	830	1041	326
	803	731	830	1041	326
	804	922	1034	1298	407
	805	1071	1206	1510	473
	806	1035	1169	1464	459
	807	1035	1169	1464	459
	808	1085	1217	1523	477

APARTMENT SELECTION GUIDE - BLOCKS A, B, & C

Floors	Apt Number	Carpet Area	Plinth Area	Saleable Area	UDS
9th Floor	901	918	1035	1298	407
	902	729	830	1041	326
	903	731	830	1041	326
	904	922	1034	1298	407
	905	1071	1206	1510	473
	906	1035	1169	1464	459
	907	1035	1169	1464	459
	908	1085	1217	1523	477
10th Floor	1001	918	1035	1298	407
	1002	729	830	1041	326
	1003	731	830	1041	326
	1004	922	1034	1298	407
	1005	1071	1206	1510	473
	1006	1035	1169	1464	459
	1007	1035	1169	1464	459
	1008	1085	1217	1523	477
11th Floor	1101	918	1035	1298	407
	1102	729	830	1041	326
	1103	731	830	1041	326
	1104	922	1034	1298	407
	1105	1071	1206	1510	473
	1106	1035	1169	1464	459
	1107	1035	1169	1464	459
	1108	1085	1217	1523	477

APARTMENT SELECTION GUIDE - BLOCK D

Floors	Apt Number	Carpet Area	Plinth Area	Saleable Area	UDS
1st Floor	101	314	392	492	154
	102	314	365	458	143
	103	314	365	458	143
	104	314	372	466	146
	105	317	400	501	157
	106	314	375	470	147
	107	314	365	458	143
	108	314	365	458	143
	109	314	365	458	143
	110	314	365	458	143
	111	314	392	492	154
2nd Floor	201	314	392	492	154
	202	314	365	458	143
	203	314	365	458	143
	204	314	372	466	146
	205	317	400	501	157
	206	314	375	470	147
	207	314	365	458	143
	208	314	365	458	143
	209	314	365	458	143
	210	314	365	458	143
	211	314	392	492	154
3rd Floor	301	314	392	492	154
	302	314	365	458	143
	303	314	365	458	143
	304	314	372	466	146
	305	317	400	501	157
	306	314	375	470	147
	307	314	365	458	143
	308	314	365	458	143
	309	314	365	458	143
	310	314	365	458	143
	311	314	392	492	154
4th Floor	401	314	392	492	154
	402	314	365	458	143
	403	314	365	458	143
	404	314	372	466	146
	405	317	400	501	157

APARTMENT SELECTION GUIDE - BLOCK D

Floors	Apt Number	Carpet Area	Plinth Area	Saleable Area	UDS
4th Floor	406	314	375	470	147
	407	314	365	458	143
	408	314	365	458	143
	409	314	365	458	143
	410	314	365	458	143
	411	314	392	492	154

APARTMENT SELECTION GUIDE - BLOCK E

Floors	Apt Number	Carpet Area	Plinth Area	Saleable Area	UDS
1st Floor	101	314	392	492	154
	102	314	372	466	146
	103	316	400	501	157
	104	318	375	470	147
	105	314	365	458	143
	106	314	365	458	144
	107	314	392	492	154
	107	314	392	492	154
2nd Floor	201	314	392	492	154
	202	314	372	466	146
	203	316	400	501	157
	204	318	375	470	147
	205	314	365	458	143
	206	314	365	458	144
	207	314	392	492	154
3rd Floor	301	314	392	492	154
	302	314	372	466	146
	303	316	400	501	157
	304	318	375	470	147
	305	314	365	458	143
	306	314	365	458	144
	307	314	392	492	154
4th Floor	401	314	392	492	154
	402	314	372	466	146
	403	316	400	501	157
	404	318	375	470	147
	405	314	365	458	143
	406	314	365	458	144
	407	314	392	492	154

SPECIFICATIONS:

STRUCTURE

- RCC Framed Structure
- Ultralite block / Siporex block work and Plastering

JOINERIES

- Doors Door frames are made of good quality seasoned and chemically treated with 32mm thick Flush /Skin Doors and Godrej Cylindrical lock or equivalent.
- Main Door 35 mm thick Heavy Duty Flush door with Godrej Ultra lock.
- Toilet Doors Waterproof Flush Doors
- Window Powder Coated Aluminium / UPVC Sliding Shutters with Single Glazing No Grills.
- Ventilators Powder Coated Aluminium / UPVC Frame with Louvers, with Mosquito Mesh. No Grills
- French Doors Powder Coated Aluminium / UPVC Sliding / openable . No Grills.

FLOORING

- Living, Dining & Bed Rooms Vitrified Tiles (2' 0" x 2' 0")
- Kitchen & Toilet Imported Spanish Ceramic Tiles of suitable size.
- Common Area & Staircase Granite for Staircase and Matt finished Vitrified Flooring for Lobby.
- Balcony & Utility / Service Matt Finished Tiles
- Car Park PCC / Granolithic flooring
- Kitchen, Utility & Toilet Dado Imported Spanish Ceramic Tiles of suitable size up to 2', 5' & 7' height respectively.
- Trims & Profiles in PVC will be used to protect the edges of the Ceramic tiles.

RAILING

- M.S Railing with Handrail for Staircase, Balcony Area as per Architect Design

SPECIFICATIONS:

KITCHEN

- Black Granite slab for Kitchen Counter
- Stainless Steel Sink with Drain Board in Kitchen Area

ELECTRICAL

- Concealed Wiring Polycab / Power Flex / RR Cables or equivalent (ISI Certified)
- Switches Siemens / MK or Equivalent. Adequate Light, Fan and Power points. Provision for Air Conditioner in all the Bedrooms.

PLUMBING & SANITARY

- Shower partition using "Dorma" fittings or equivalent in the Master Bedroom Toilet.
- 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 certified for underground drainage

- CP Fixtures Jaquar or equivalent CP Fixtures
- Sanitary Fittings Parryware or equivalent White fittings
- WC Wall Mounted only

PAINTING & FINISHING

- Ceiling Oil bound distemper of colour chosen by architect
- Living, Dining & Bedrooms Tractor Emulsion of colour chosen by architect
- Steel Grills & Other Wood Areas Enamel Paint
- Exterior Weather Proof Exterior Paint equivalent to ACE exterior from Asian

EXTERNAL

- Landscaping, as per Architect Designs



ABOUT RADIANCE

Radiance Realty Developers India Ltd. has set high benchmarks in the infrastructure and construction industry, offering cost-effective and top-quality services while ensuring scheduled delivery. Radiance uses cutting-edge technology to deliver the most modern residences that bring the concept of happy living, alive.



