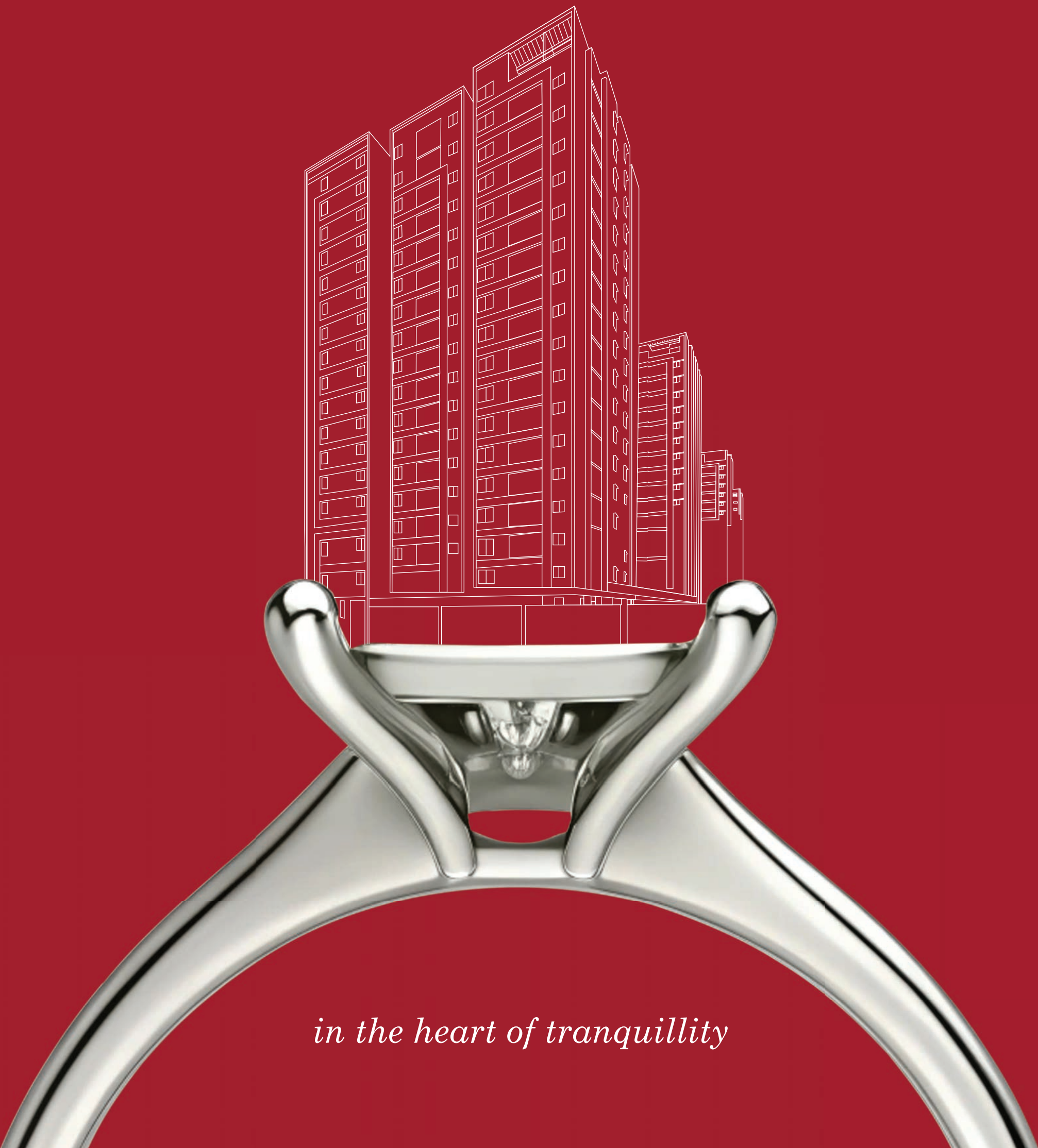


THE ART OF PRECIOUS LUXURY

RADIANCE

SOLITAIRE



in the heart of tranquillity



THE RAREST OF THEM ALL....

Come home to a brilliant embodiment of luxury that's rare to find. Ensclosed in the rapidly growing Madhavaram, here's a home that surpasses all expectations and is a treasure in a city inundated with expensive mediocrity. This precious property is a symbol of exclusivity where every detail is meticulously crafted to give you a lifestyle beyond compare. Just like the precious gem, Radiance Solitaire is a timeless legacy to be passed on to your generations.



EXQUISITELY CRAFTED FOR A TIMELESS APPEAL

Just like the jewel it's named after, Solitaire comprises of flawlessly designed homes that captivate you from the moment you see it. Be it the classy exteriors or the cozy well-defined interiors, every corner is a reflection of inimitable artistry and build quality.

The contemporary architecture, clean lines, minimalistic designs, smart interplay of textures and colours, intelligent use of space and natural light, superior products, all create a visual harmony that's classy, modern and inspiring.

5.37 ACRES

660 HOMES

2 BASEMENT + STILT +17 FLOORS

30+ AMENITIES



SALIENT FEATURES

The Biggest Project in Madhavaram

3 Independent towers with Minimum Wall Sharing

19,000 sq.ft Exclusive Clubhouse

Half-Olympic Size Swimming Pool

Ventilation & Privacy with 70% Open Space

850 Meters from Metro Station

Proximity to the Proposed 150 Acres IT Development in Madhavaram

Proposed Mall within 1.8 Kms

MASTER PLAN



LEGENDS

Ground Level - Setback Area

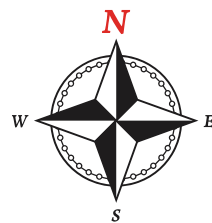
- 1. Entry & Exit
- 2. Mirror With Pool Cascade
- 3. Seating With Planter Box
- 4. Lawn
- 5. Transformer Yard-1
- 6. Transformer Yard - 2
- 7. Transformer Yard-3
- 8. Organic Waste Converter
- 9. Substation

Ground Level Osr Area

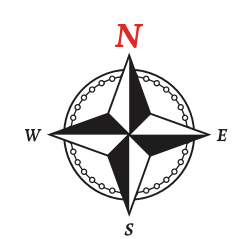
- 10. Senior Citizen Pavilion
- 11. Yoga/Meditation Garden
- 12. Trampoline
- 13. Cricket Practice Pitch
- 14. Outdoor Fitness Garden
- 15. Kids Play Area - Sand Pit
- 16. Kids Play Area - EPDM
- 17. Multi-purpose Play Court
- 18. Seating Gallery
- 19. Pavement
- 20. Open Air Theatre

Third Level - Clubhouse Terrace

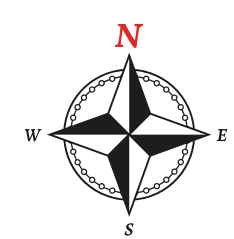
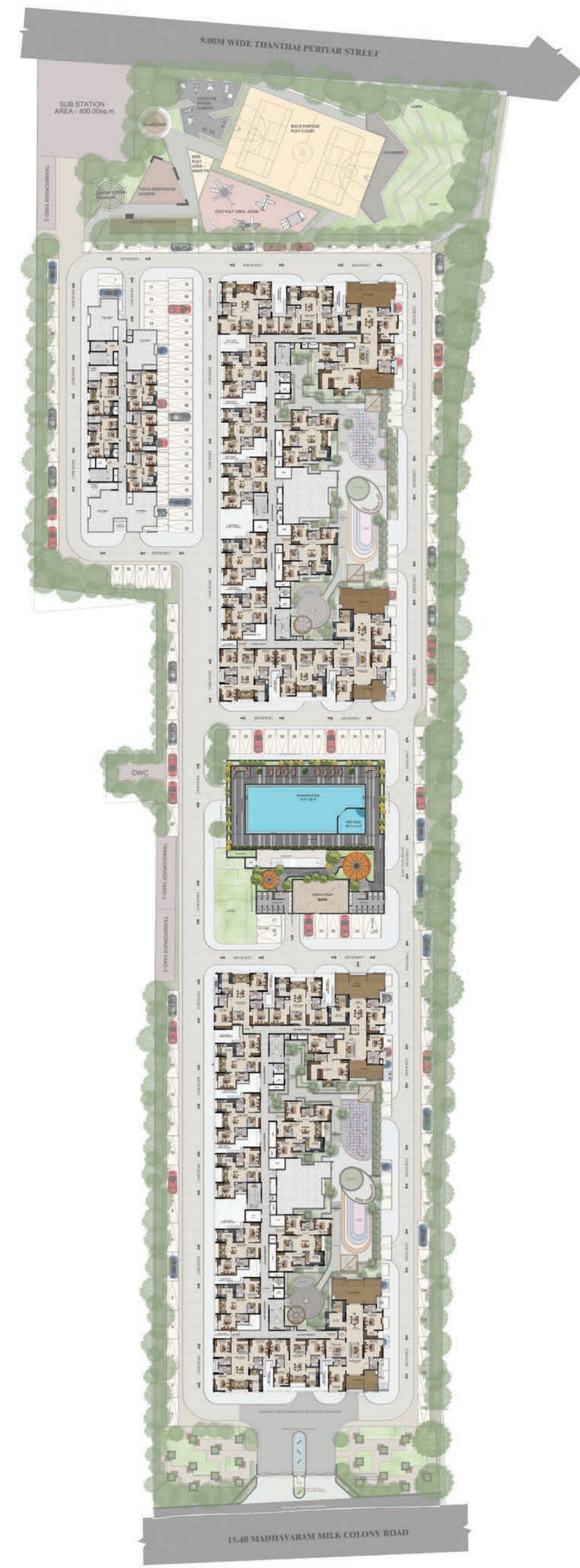
- 21. Swimming Pool
- 22. Kids Pool
- 23. FRP Planter
- 24. Cabanav
- 25. Pool Lounge
- 26. Designer Paved Walk
- 27. Stepping Stone With Crazy Pattern
- 28. MS Pergola With Seating
- 29. Grating
- 30. Gravel Bed



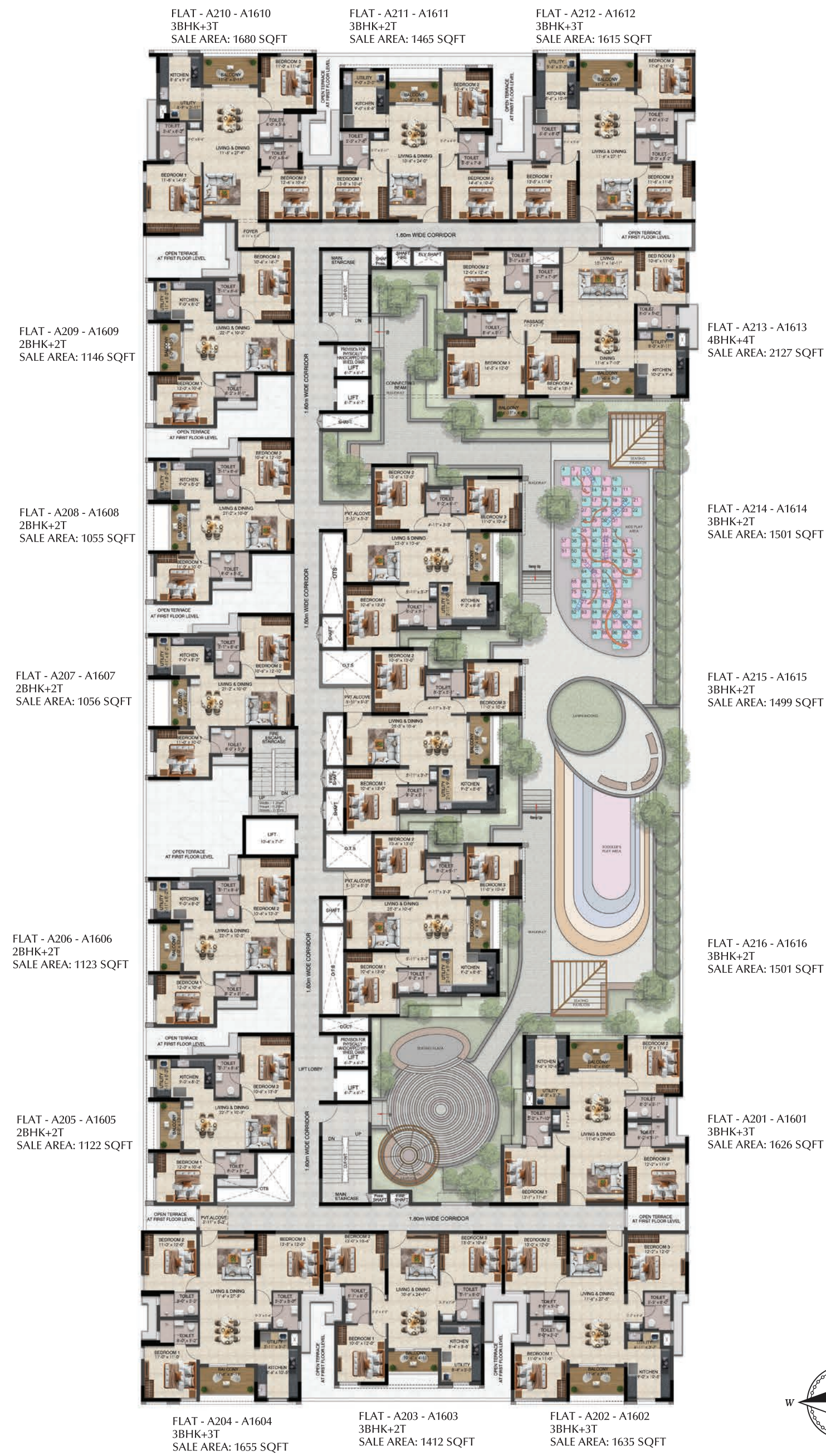
FIRST FLOOR



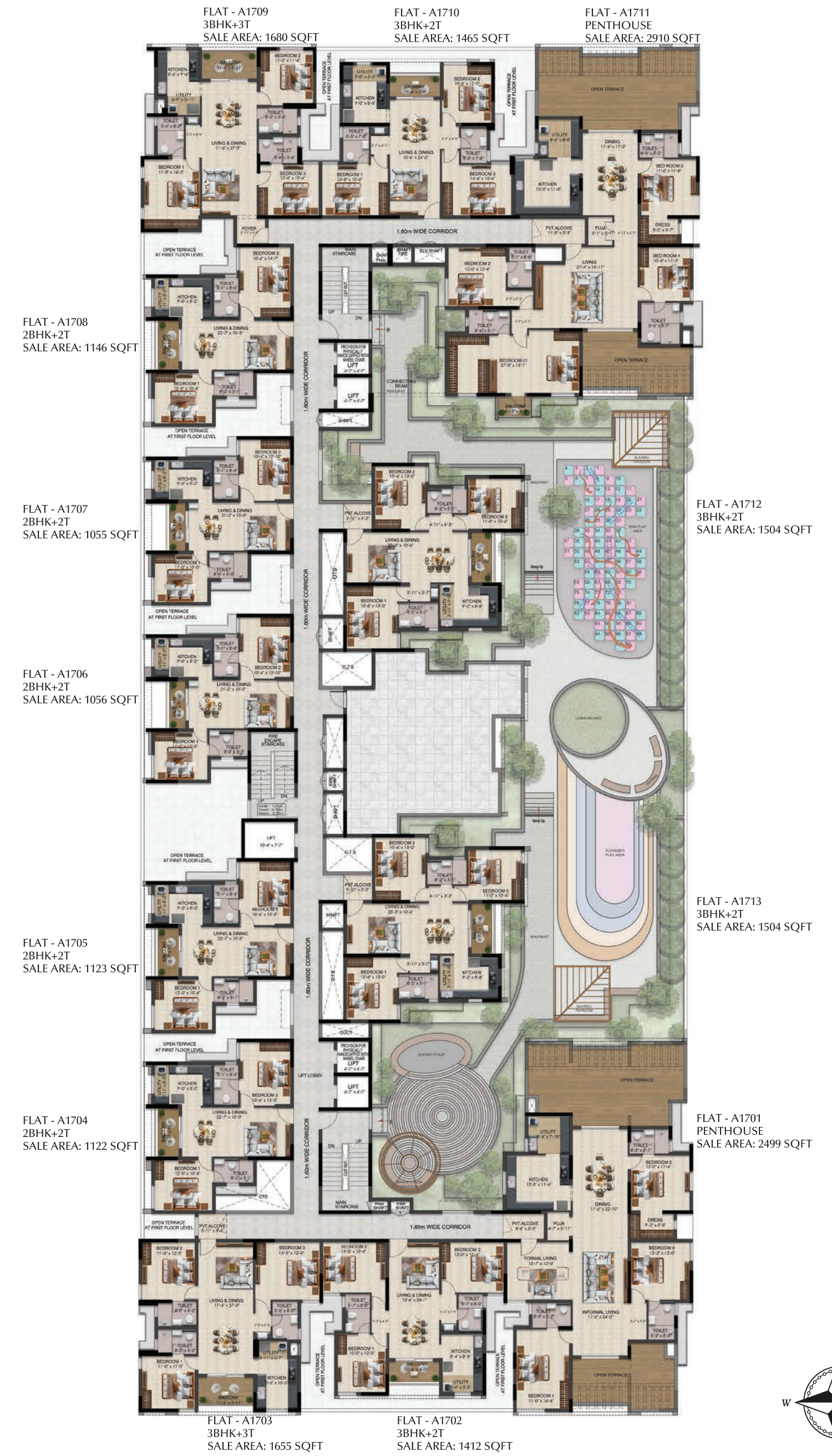
14TH & 17TH FLOOR



BLOCK A - TYPICAL FLOOR

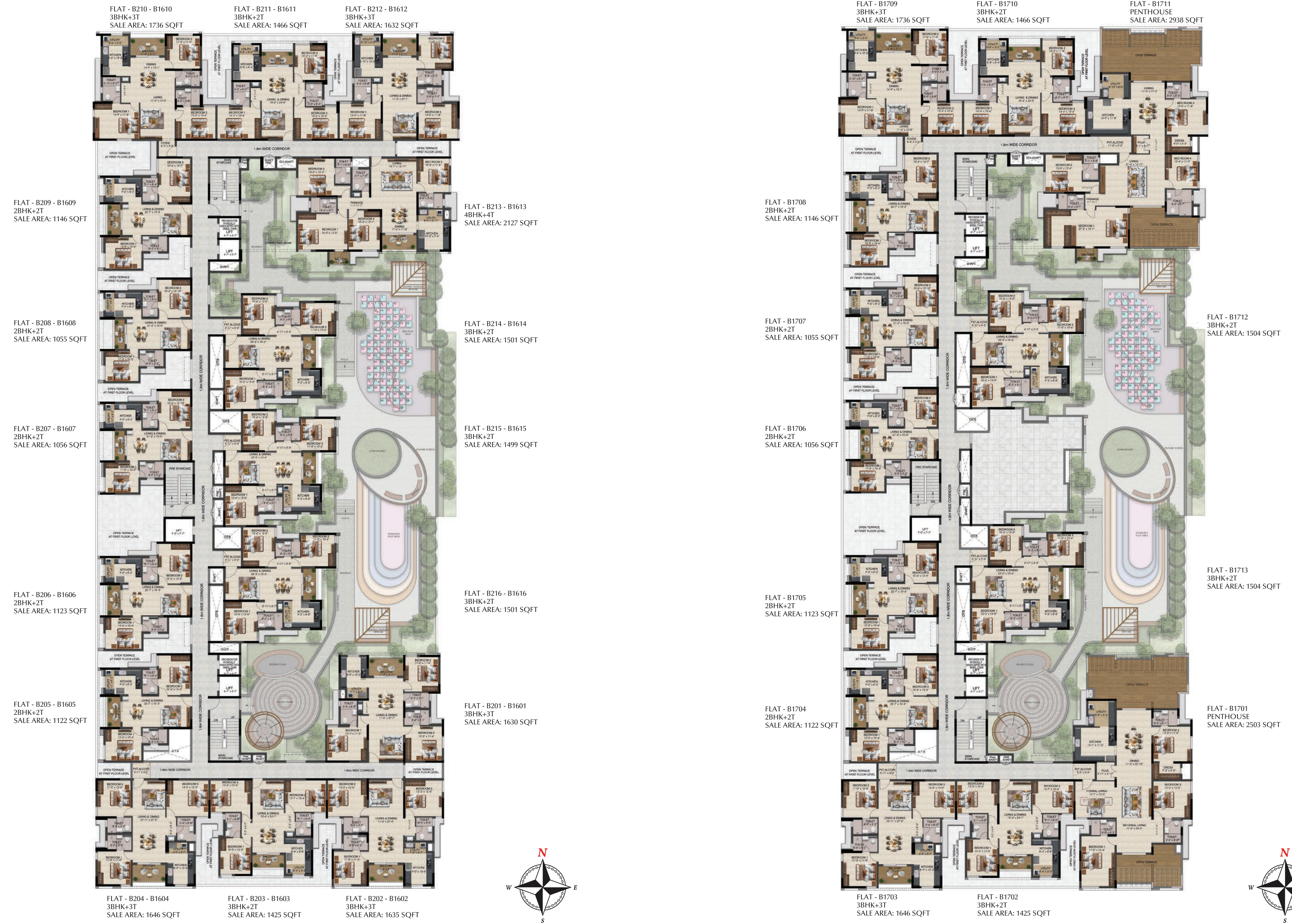


BLOCK A - 17TH FLOOR

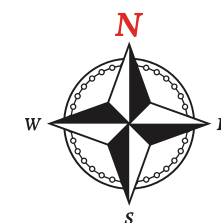


BLOCK B - TYPICAL FLOOR

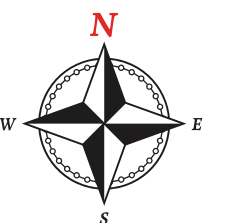
BLOCK B - 17TH FLOOR



BLOCK C - TYPICAL FLOOR



BLOCK C - 14TH FLOOR



AMENITIES

OUTDOOR AMENITIES

1. Senior citizen pavilion
2. Yoga / Meditation garden
3. Trampoline
4. Seaters on walkway
5. Kids play area
6. Outdoor fitness garden
7. Seating gallery
8. Open air theatre
9. Cricket practice net

BLOCK A & B 1ST FLOOR PODIUM

10. Seating pavilion
11. Kids play area - Snakes & Ladders
12. Open seating area
13. Toddlers play area
14. Senior citizen seating

TERRACE FLOOR (CLUBHOUSE)

15. Swimming pool / Kids pool
16. Pool lounge
17. Seating with MS pergola

INDOOR AMENITIES

GROUND FLOOR

1. Grand entry lobby
2. Room for grocery store
3. Room for ATM
4. Room for cafe
5. Room for laundry

FIRST FLOOR

6. Kindergarden learning with ballpit & lego room
7. Multipurpose hall
8. AV room
9. Co-working space
10. Association room

SECOND FLOOR

11. Indoor / Video / Board games
 - a) Video games
 - b) Pool table
 - c) Carrom board / Chess
 - d) Table tennis
 - e) Foosball / Air hockey
12. Gym
13. Aerobics / Zumba
14. Squash court





PAYMENT SCHEDULE

S No	BLOCK A	%
01	Booking advance	10%
02	Within 30 days from the date of booking	20%
03	On completion of basement 1	7.5%
04	On completion of 1st Floor	7.5%
05	On completion of 3rd floor	7.5%
06	On completion of 5th floor	7.5%
07	On completion of 10th floor	7.5%
08	On completion of 13th floor	7.5%
09	On completion of 16th floor	5%
10	On completion of block work	5%
11	On completion of plastering	5%
12	On completion of flooring	5%
13	On intimation of handing over	5%

S No	BLOCK B	%
01	Booking advance	10%
02	Within 30 days from the date of booking	20%
03	On completion of piling	7.5%
04	On completion of basement 1	7.5%
05	On completion of 2nd floor	7.5%
06	On completion of 5th floor	7.5%
07	On completion of 10th floor	7.5%
08	On completion of 13th floor	7.5%
09	On completion of 16th floor	5%
10	On completion of block work	5%
11	On completion of plastering	5%
12	On completion of flooring	5%
13	On intimation of handing over	5%

S No	BLOCK C	%
01	Booking advance	10%
02	Within 30 days from the date of booking	22.5%
03	On completion of piling	7.5%
04	On completion of stilt floor	7.5%
05	On completion of 4th floor	5%
06	On completion of 8th floor	7.5%
07	On completion of 10th floor	7.5%
08	On completion of 12th floor	7.5%
09	On completion of 14th floor	7.5%
10	On completion of block work	7.5%
11	On completion of flooring	5%
12	On intimation of handing over	5%



SPECIFICATIONS

STRUCTURE:	
● Masonry	- RCC framed concrete structure
	- Earthquake resistant structure to adhere to seismic zone-III
	- Anti-Termite Treatment during stage-wise construction
	- AAC light-weight blocks for internal and external masonry
	- Solid concrete block for first course of internal and external masonry

FLOOR FINISHES:	
● Living, Dining , Bedrooms, Kitchen	- 800 X 800 mm vitrified tiles
● Balcony, Utility & Toilets	- Ceramic Tiles – Anti-skid ceramic tiles of suitable size for balcony & toilets, for utility wherever possible
● Terrace	- Concrete / claytile of suitable size
● Staircase	- Granite
● Corridor & Typical Floor Lobby	- Vitrified tiles as per architect design
● External Driveway	- Interlocking concrete pavers
● Stilt and Basement Car Park	- Granolithic concrete flooring

WALL TILES:	
● Kitchen	- Glazed ceramic tiles to the height of 2 ft from the platform
● Toilet	- Glazed ceramic tiles up to the false ceiling level
● Utility	- Glazed ceramic tiles up to height matching the kitchen wall tile level wherever possible
● Dining Wash Basin	- Glazed ceramic tiles to the height of 2 ft from the wash basin in dining area
● Lift Wall	- Granite for lift wall jambs and rest of the area will be painted

KITCHEN:	
● Stainless Steel Single Bowl Sink	- Franke / Niralı / Futura or equivalent to be handed over
● Kitchen Counter	- Concrete platform with granite counter top for EWS units. Regular units do not come with counter in the kitchen.
● Water Taps	- Water point with separate taps for drinking & domestic water

DOORS / WINDOWS / VENTILATORS / RAILING / FALSE CEILING:	
● Main Door	- 7 ft height factory-made door, 35 mm thickness flush shutter with both sides veneered finish. Designer hardwares of Godrej or Dorset or Yale or equivalent make. Digital lock system for the main door.
● Bedroom Doors	- 7 ft height factory-made door, 32 mm thickness flush shutter with both sides laminated finish. Designer hardwares of Godrej or Dorset or Yale or equivalent make.
● Bathroom Doors	- 7 ft height factory-made door, 32 mm thickness flush shutter with both sides laminated finish. Designer hardwares of Godrej or Dorset or Yale or equivalent make.
● Balcony/French Doors	- White UPVC sliding french doors with clear glass/UPVC swing open door with door closer
● Windows	- White UPVC swing openable with clear glass/sliding windows with clear glass
● Ventilators	- White UPVC with swing open shutters for shaft access area & fixed shutter for other areas with frosted/pinhead glass
● Staircase Railing/Balcony Railing	- Aesthetically designed MS railings
● Bathroom False Ceiling	- Grid-type ceiling in all bathrooms

PAINTING:	
● Internal Walls	- 2 coats of Asian/Berger/Dulux or equivalent emulsion paint over base primer & putty
● 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 over base primer & putty
● MS Railing	- 2 coat of satin enamel paint of Asian/Berger/Dulux or equivalent over primer

ELECTRICAL POINTS:	
● Power Supply	- Three-phase power supply with concealed wiring and ACCL (Automatic Change over with Current Limiter)
● Switches & Sockets	- Crabtree by Havells/Anchor Roma Plus or equivalent
● Wiring	- Fire Retardant Low Smoke (FRLS) copper wire of quality IS brand Polycab/Kei or equivalent
● AC Point	- Provision with electrification in all bedrooms & living room / dining room
● TV & Data Point	- Provision with electrification in master bedroom / bedroom 1 and living room and conduit provision in all other bedrooms
● 2-way Control Switch	- For light and fan point at all bedrooms
● DG Power Backup	- 500W for 2BHK & 2BHK Compact, 800W for 2.5BHK & 3BHK, 1000W for 4BHK & Penthouses
● Geyser Point	- Provision with electrification in all bathrooms
● 16 Amps Point	- Refrigerator, washing machine & microwave oven in kitchen / utility
● 6 Amps Point	- Chimney, water purifier, mixer/grinder provision in kitchen and exhaust fan point in all bathrooms

PLUMBING:	
● Sanitary Fixtures	- Jaguar/American Standard or equivalent
● CP Fittings	- Jaguar/American Standard or equivalent
● European Water Closet	- Jaguar/American Standard or equivalent, wall-mounted type wall-concealed tanks with health faucet (Wall concealaed tank of brand Geberit / equivalent)
● Shower - CP Diverter	- Rainshower head for bathroom of master bed/bedroom 1 and normal shower head for other bathrooms
	- Single lever high flow concealed diverter with overhead shower and spout at all bathrooms
● Counter Washbasin	- Counter-top wash basin with polished granite counter slab in dining area for 2.5 BHK, 3BHK, 4BHK & Penthouses
● Wall-hung Washbasin	- Wall-hung wash basins in 2BHK dining and wall-hung basin for all bathrooms
● Pipe Lines	- CPVC water pipe lines, PVC soil and waste sewage pipe lines, rain water drain pipe lines, shall be of ISI certified brands like Aashirwad / Astral / Supreme / Prince or equivalent

EXTERNAL/SALIENT FEATURES:	
● Solar Power	- 100% for common area lighting
● Water Meter	- Water meter for the domestic water line in each apartment
	- Sewage treatment plant, water softener plant
	- CCTV camera surveillance system, entry portal with security cabin, compound wall
	- Electrical vehicle charging station - 15 slots for four wheelers and 15 slots for two wheelers for the overall community
● Lift	- Passenger lift of adequate capacity
● Backup Power	- 100% DG backup for common area

LOCATION MAP



ONE-OF-A-KIND LOCATION

Nestled in the ever-evolving and much sought-after Madhavaram, here is a gem that brings together proximity and connectivity effortlessly. Surrounded by a quiet neighbourhood but still close to all the essential hubs like top-tier schools, colleges, renowned hospitals and bustling shopping centres, Solitaire offers you a vibrant lifestyle in a fast-appreciating growth location. Besides offering a great living experience, Solitaire also doubles as a trustworthy investment option with abundant returns.

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LOCATION ADVANTAGES

SCHOOLS		
Velammal New Gen School	–	200 Mtrs
St. Ann's School	–	400 Mtrs
Bosco Academy School	–	800 Mtrs
Sri Chaitanya School	–	1 Km
TAAC CBSE School	–	2 Kms
Narayana e-Techno School	–	2.3 Kms
Greenfield International School	–	3.6 Kms

HOSPITALS		
K M Multi-specialty	–	300 Mtrs
St. Antony's Hospital	–	500 Mtrs
Murari Hospital	–	800 Mtrs
N.M Fertility Center	–	1 Km
KVT Hospital	–	3.4 Kms
Nalamm Hospital	–	4.3 Kms
Meridian Hospital	–	5.3 Kms

CONNECTIVITY		
Proposed Metro Station	–	850 Mtrs
Madhavaram New Bus Stand	–	850 Mtrs
Madhavaram Mofussil Bus Terminus	–	4 Kms
Perambur Railway Station	–	5 Kms
Central Railway Station	–	9 Kms
Airport	–	26 Kms

PRESTIGIOUS ONGOING PROJECTS

CHENNAI



RADIANCE MAJESTIC
VALASARAVAKKAM

2, 3 & 4 BHK
LUXURY APARTMENTS

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



RADIANCE FLOURISH
THIRUVOTTIYUR

2, 2.5, 3 & 4 BHK
LUXURY APARTMENTS

Project Completion Timeline:
Launch Date: Oct 2022
Committed Date: Oct 2024
Delivery Date: Oct 2024

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



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 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

COIMBATORE



RADIANCE Gardenia
HENNUR

3, 3.5, 4 & 5 BHK
ROW HOUSE,
VILLAMENTS &
PENTHOUSE

RERA: PRM/KA/RERA/1251/446/PR/091022/005430



RADIANCE Floresta
HENNUR

3.5 BHK
VILLAMENTS &
PENTHOUSE

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

BENGALURU



RADIANCE Platinum

3 & 4 BHK
ULTRA-LUXURY
APARTMENTS

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

PRESTIGIOUS COMPLETED PROJECTS

CHENNAI



RADIANCE icon
KOYAMBEDU

2, 2.5, 3 BHK &
PENT HOUSE

Project Completion Timeline:
Launch Date: Jan 2018
Committed Date: March 2021
Delivery Date: Dec 2020

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



RADIANCE SUPREMA
Madhavaram

2, 3 & 4 BHK
APARTMENTS

Project Completion Timeline:
Launch Date: Jan 2020
Committed Date: June 2023
Delivery Date: March 2023

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



RADIANCE SAPPHIRE
SHOLINGANALLUR

2 & 3 BHK
APARTMENTS

Project Completion Timeline:
Launch Date: Oct 2019
Committed Date: Dec 2021
Delivery Date: 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:
Launch Date: Jan 2020
Committed Date: June 2022
Delivery Date: May 2022

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

PLOTS:

RADIANCE
marina
MUGAIYUR - ECR



RADIANCE Garnet

PERUMBAKKAM



RADIANCE Paradise

INJAMBAKKAM



RADIANCE ELITE

TEYNAMPET



RADIANCE SMARTVILLE

PADAPPAL- NEAR MANNIVAKKAM



RADIANCE Residencia

THAIYUR



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



RADIANCE GREEN SPRINGS

MUTTUKADU, ECR

COIMBATORE



RADIANCE SPLENDOR

VEDAPATTI

RERA: TN/11/Building/0307/2018 | www.rera.tn.gov.in

MADURAI



RADIANCE Jasmine Court

MADURAI

RERA: TN/20/LAYOUT/1852/2023 | www.rera.tn.gov.in

BENGALURU



RADIANCE Blossom
INDEPENDENT VILLAS

BOMMENAHALLI

PRM/KA/RERA: 1521/446/PR/200908/003599



RADIANCE Iris

SAMPIGEHALI

PRM/KA/RERA: 1251/309/PR/171014/000542



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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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