





70 Years
of experience in infrastructure



4 Million sq.ft
developed



6 Million sq.ft
in the pipeline



5000 +
happy customers



Quality homes delivered
On time



In-house
construction



Spread across
Chennai, Coimbatore, Bengaluru
and Dubai





Radiance Realty, a leading real estate player based in Chennai, is built on tradition and is 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.

Every project of Radiance Realty is designed and built on a strong foundation of customer centric innovation and perfection. Featuring the latest amenities and the most modern designs, it focuses on delivering luxurious lifestyle options that are suited to the discerning homeowner.



Kovai will soon have a new luxury landmark. Radiance Splendour located in the heart of the city with 63 elite opulent 3BHK and 3BHK + Study villas, ranging from 2105 to 3105 sq.ft. is spread over 4.2 acres of land lapped by sprawling greenery. Every villa is artfully designed and intricately crafted using premium materials and fitted with lavish comforts - all making it a perfect home for the discerning.



Note: Colour schemes may change as per Architect's approval

Salient Features

- 63 uber-luxury villas in 4.2 acres of land - contemporary design with optimal space planning
- 100% vaasthu compliant and spacious 3BHK & 3BHK + Study villas, ranging from 2105 - 3105 sq.ft.
- Over 60% open space adorned with greenery, ensuring abundant ventilation with cross lighting
- Secure gated community with 24x7 CCTV surveillance in common areas
- Superior construction quality with premium branded fittings





- Undivided share on entire extent of land
- Pneumatic water supply system and sump, sewage treatment plant, waste water re-cycling, rain harvesting provision
- Exclusive clubhouse with 20+ lifestyle amenities like fully equipped gym, multipurpose hall, swimming pool & more
- Strategically located, easy and quick access to -town bus stand, railway station, airport, reputed educational institutes, hospitals, entertainment zones etc



Gym



Swimming Pool

Radiance Splendour

These premium homes have been designed to improve the quality of community living. As a perfect blend of a villa and an apartment, they are a good option for individuals who are looking for the experience of a gated community with the advantages of a villa. Comprising a jogging track, party lawn and areas for outdoor sports like cricket and badminton, the complex provides ample opportunities for social and community interaction without compromising on privacy and independence.

Some of the highlights of Radiance Splendour

- Premium gated community of 63 stunning villas and exclusive state-of-the-art club house
- Private terrace in every house provides ample open space to the owners to enjoy privacy and comfort
- Party lawns and amphitheatre encourage conducting group events and activities
- The OSR converted into a large green buffer helps in maintaining privacy by nestling the villas away from the road. At the same time, it also acts as a private landscaped space, stretching from the entry to the activity zones and the club house
- The common pathways have a visible connectivity with the balconies of the houses
- The club house overlooks the pool and the lush green zone beyond offers a beautiful view from the club house.



Highlights & Amenities



VAASTHU COMPLIANCE

- All the units have the Master Bedroom in the South West
- No units have West facing doors
- Toilets are oriented North - South to avoid facing East
- Kitchens are in the South East and North West



OPEN SPACES

- Every unit has a private landscaped porch and a private terrace on top floor for intimate gatherings
- Most of the windows are placed on South and East sides which allow maximum wind movement and help create a nice ambience in the living space

All balconies open out into the connecting landscaped passages leading to individual porches and thus provide visual connectivity to all pathways. This gives the owners privacy in their homes and also enables them to remain visually connected with the surroundings.



INTERIOR PLANNING

- All Living rooms secluded from any crossover spaces.
- Bedrooms designed so that no visitor in the Living spaces can have direct view in to the Bedrooms.
- Open to sky spaces next to Dining creates extra space during parties for seating or open buffets etc.
- Master Bedroom has a large Dressing room which can be turned into a luxurious wardrobe or kids' zone.
- Private terraces do not face each other
- Common Wash near Dining provided in all units



KITCHEN

- All Kitchens have drain board provision in the Utility as well, to maintain wet and dry areas.
- Kitchen and Dining areas have been segregated to prevent the problem of odour in the Living areas.



INTERNAL SPACE DESIGN

- Internal spaces have been designed to prevent any dead spaces.
- Also, the plan allows for ample customisation to meet specific lifestyle demands



Note: Shape of the swimming pool is only indicative and is subject to change. Colour schemes may change as per Architect's approval.

Not to scale



63 units with state-of-the-art club house

1. Block A and B	- 6 units each	5. Block G	- 3 units
2. Block C and D	- 5 units each	6. Block H	- 11 units
3. Block E	- 8 units	7. Block J	- 9 units
4. Block F	- 9 units	8. Block K	- 1unit

BEST OF THE AMENITIES

CLUB HOUSE

- CCTV & SECURITY INTERCOM ROOM
- GYM
- OPEN YOGA DECK
- SWIMMING POOL
- MULTIPURPOSE HALL WITH WIFI ZONE
- INDOOR GAMES
 - TABLE TENNIS
 - POOL TABLE
 - DART BOARD
 - CHESS
 - CARROM
 - TRADITIONAL GAMES
- LIBRARY
- KIDS LIBRARY
- ROOF TOP PARTY AREA
- BARBECUE COUNTER

IN OSR

- JOGGING / WALKING TRACK
- CHILDREN'S PLAY AREA
- SAND PIT
- OPEN AIR THEATRE
- MULTIPURPOSE COURT
- PARTY LAWN
- CRICKET NET
- SENIOR CITIZENS' NOOK
- HOPSCOTCH
- GAZEBO
- REFLEXOLOGY PATHWAY

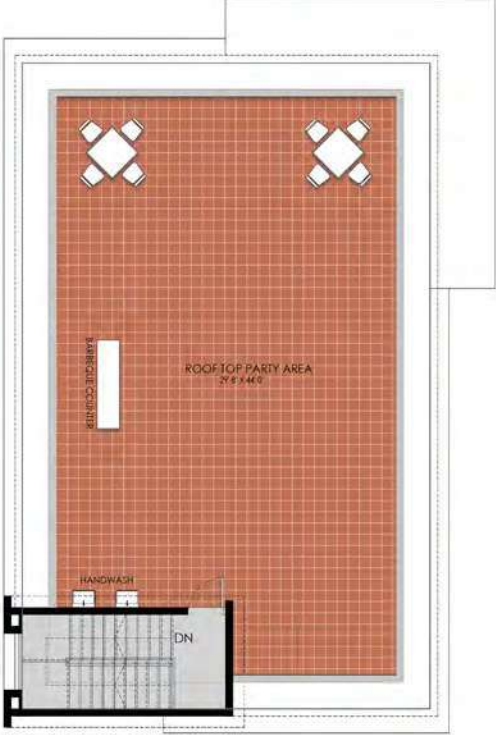
Club House Master Plan



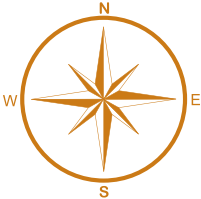
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



Note: In all plans, furniture, wallpaper, kitchen appliances and other accessories shown are only indicative and do not form part of the contract.
Colour scheme may be changed based on Architect's approval.
Dimensions are wall-to-wall, exclusive of finishes, plastering and rendering. Carpet area calculated as per RERA.

Not to scale

Prestigious Club House



Note: Colour schemes may change as per Architect's approval

BLOCK A, C, G - UNIT A1

Saleable Area : 3067 Sq.Ft
RERA Carpet Area : 2102 Sq.Ft
Plinth Area : 2875 Sq.Ft
UDS Area : 3002 Sq.Ft

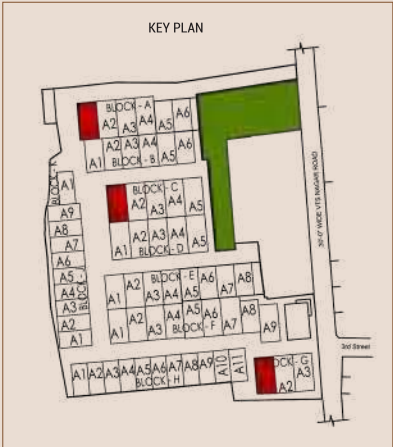
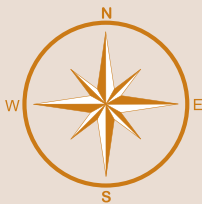


GROUND FLOOR PLAN



FIRST FLOOR PLAN

NORTH FACING VILLA



BLOCK A, C - UNIT A2, A3, A4
& BLOCK G - A2

Saleable Area	: 3040 Sq.Ft
RERA Carpet Area	: 2102 Sq.Ft
Plinth Area	: 2856 Sq.Ft
UDS Area	: 2976 Sq.Ft

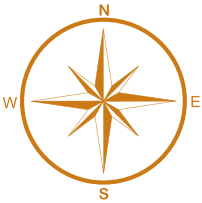
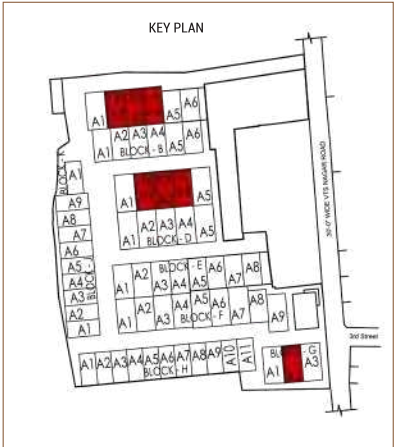


GROUND FLOOR PLAN



FIRST FLOOR PLAN

NORTH FACING VILLA



BLOCK A - UNIT A5
& BLOCK E - A5, A6, A7

Saleable Area : 2593 Sq.Ft
RERA Carpet Area : 1726 Sq.Ft
Plinth Area : 2433 Sq.Ft
UDS Area : 2538 Sq.Ft

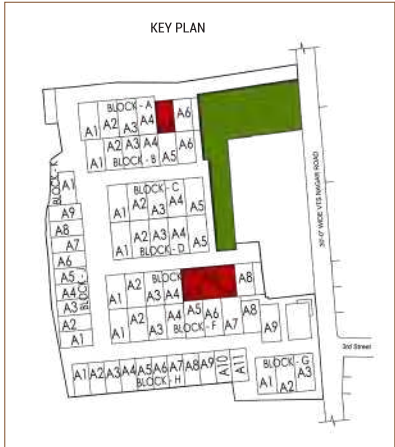
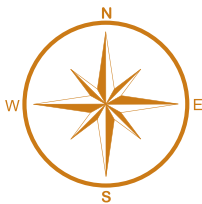


GROUND FLOOR PLAN



FIRST FLOOR PLAN

NORTH FACING VILLA



BLOCK A - UNIT A6
& BLOCK E - UNIT A8

Saleable Area : 2599 Sq.Ft
RERA Carpet Area : 1726 Sq.Ft
Plinth Area : 2439 Sq.Ft
UDS Area : 2544 Sq.Ft

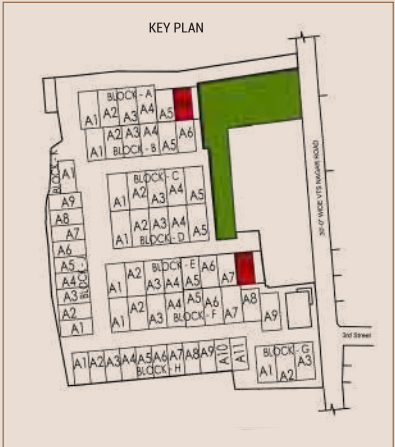


GROUND FLOOR PLAN



FIRST FLOOR PLAN

NORTH FACING VILLA



BLOCK B - UNIT A1

Saleable Area : 2639 Sq.Ft
RERA Carpet Area : 1707 Sq.Ft
Plinth Area : 2466 Sq.Ft
UDS Area : 2583 Sq.Ft

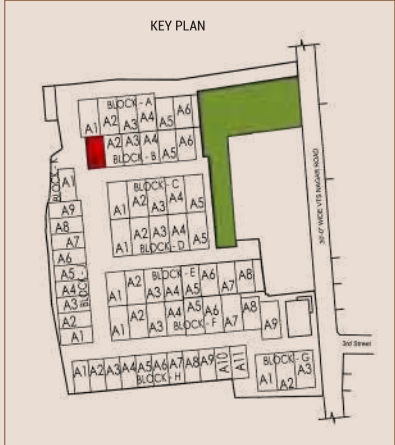


GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH FACING VILLA



BLOCK B - UNIT A2, A3,
A4, A5 & BLOCK F - A8

Saleable Area	: 2633 Sq.Ft
RERA Carpet Area	: 1707 Sq.Ft
Plinth Area	: 2460 Sq.Ft
UDS Area	: 2577 Sq.Ft



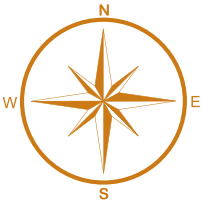
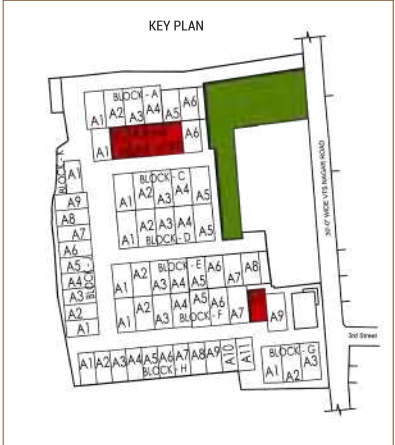
CAR PORCH
16'-7" X 16'-10"

GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH FACING VILLA



BLOCK B - UNIT A6

Saleable Area : 2661 Sq.Ft
RERA Carpet Area : 1707 Sq.Ft
Plinth Area : 2481 Sq.Ft
UDS Area : 2605 Sq.Ft



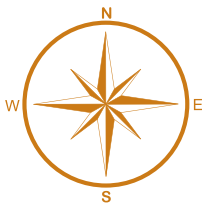
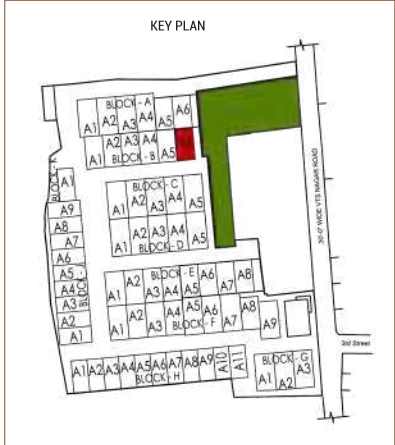
CAR PORCH
16'-7" X 16'-10"

GROUND FLOOR PLAN



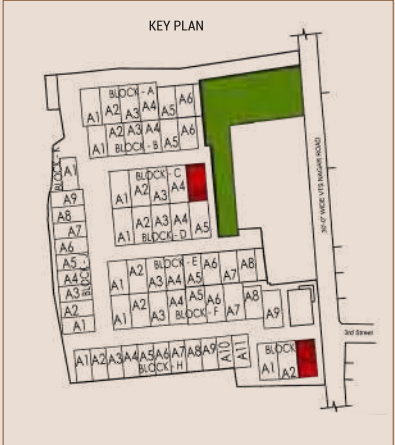
FIRST FLOOR PLAN

SOUTH FACING VILLA



BLOCK C - UNIT A5
& BLOCK G - UNIT A3

Saleable Area	: 3049 Sq.Ft
RERA Carpet Area	: 2102 Sq.Ft
Plinth Area	: 2863 Sq.Ft
UDS Area	: 2984 Sq.Ft



GROUND FLOOR PLAN

FIRST FLOOR PLAN

NORTH FACING VILLA



BLOCK D - UNIT A1

Saleable Area : 3081 Sq.Ft
RERA Carpet Area : 2080 Sq.Ft
Plinth Area : 2889 Sq.Ft
UDS Area : 3016 Sq.Ft

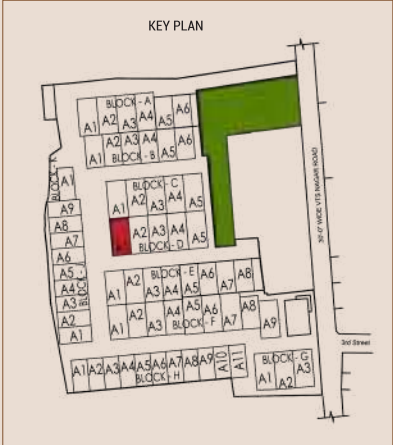
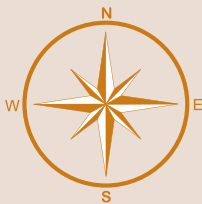


GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH FACING VILLA



BLOCK D - UNIT A2, A3, A4 & BLOCK F - UNIT A5, A6, A7

Saleable Area	: 3074 Sq.Ft
RERA Carpet Area	: 2080 Sq.Ft
Plinth Area	: 2882 Sq.Ft
UDS Area	: 3009 Sq.Ft

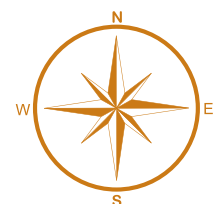
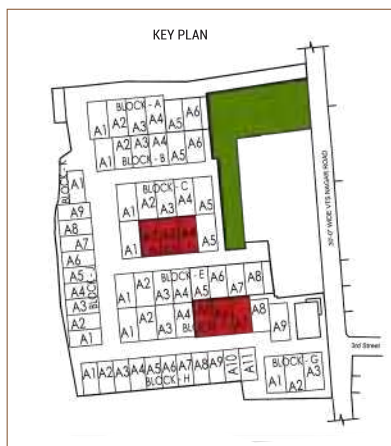


GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH FACING VILLA



BLOCK D - UNIT A5
& BLOCK F - UNIT A9

Saleable Area : 3105 Sq.Ft
RERA Carpet Area : 2080 Sq.Ft
Plinth Area : 2905 Sq.Ft
UDS Area : 3039 Sq.Ft

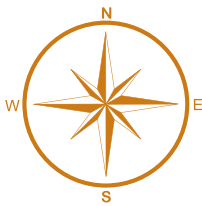
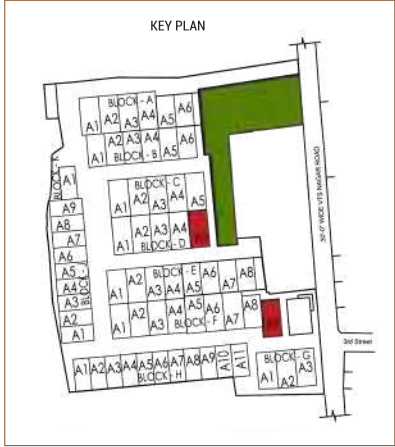


GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH FACING VILLA



BLOCK E - UNIT A1

Saleable Area : 2841 Sq.Ft
RERA Carpet Area : 1888 Sq.Ft
Plinth Area : 2661 Sq.Ft
UDS Area : 2781 Sq.Ft

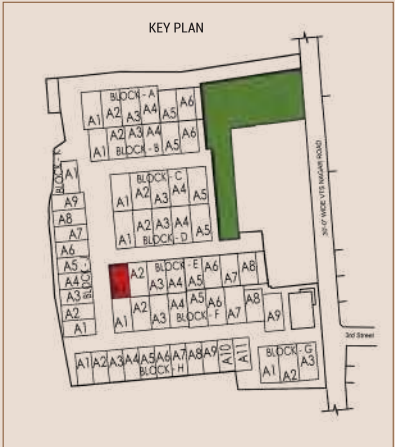


GROUND FLOOR PLAN



FIRST FLOOR PLAN

NORTH FACING VILLA



BLOCK E - UNIT A2, A3, A4

Saleable Area : 2813 Sq.Ft
RERA Carpet Area : 1888 Sq.Ft
Plinth Area : 2640 Sq.Ft
UDS Area : 2754 Sq.Ft

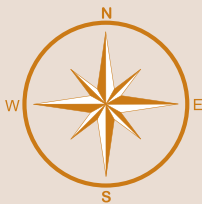


GROUND FLOOR PLAN



FIRST FLOOR PLAN

NORTH FACING VILLA



BLOCK F - UNIT A1

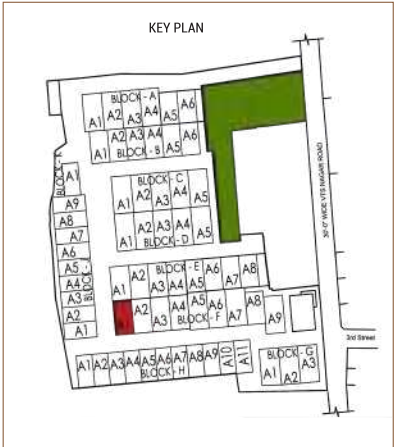
Saleable Area : 2839 Sq.Ft
RERA Carpet Area : 1847 Sq.Ft
Plinth Area : 2652 Sq.Ft
UDS Area : 2779 Sq.Ft



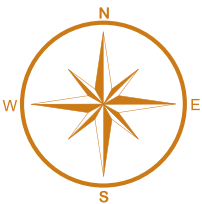
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SOUTH FACING VILLA



BLOCK F - UNIT A2, A3, A4

Saleable Area : 2833 Sq.Ft
RERA Carpet Area : 1847 Sq.Ft
Plinth Area : 2646 Sq.Ft
UDS Area : 2772 Sq.Ft

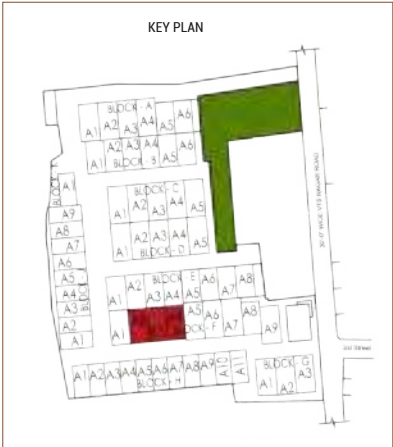
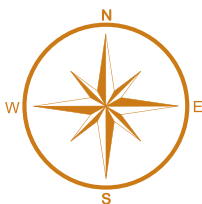


GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH FACING VILLA



BLOCK H - UNIT A1

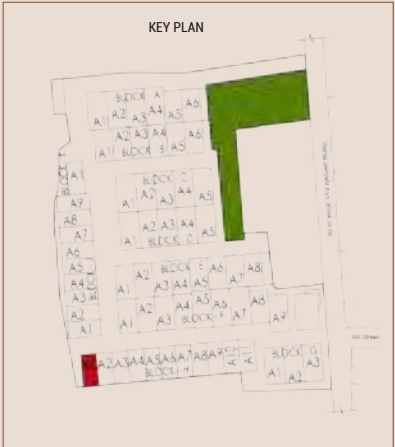
Saleable Area	: 2148 Sq.Ft
RERA Carpet Area	: 1495 Sq.Ft
Plinth Area	: 2081 Sq.Ft
UDS Area	: 2103 Sq.Ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



NORTH FACING VILLA



BLOCK H - UNIT A2, A3, A4,
A5, A6, A7, A8, A9, A10

Saleable Area	: 2105 Sq.Ft
RERA Carpet Area	: 1465 Sq.Ft
Plinth Area	: 2039 Sq.Ft
UDS Area	: 2060 Sq.Ft

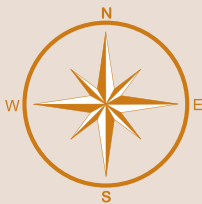


GROUND FLOOR PLAN



FIRST FLOOR PLAN

NORTH FACING VILLA



BLOCK H - UNIT A11

Saleable Area	: 2125 Sq.Ft
RERA Carpet Area	: 1465 Sq.Ft
Plinth Area	: 2058 Sq.Ft
UDS Area	: 2079 Sq.Ft



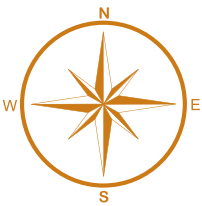
GROUND FLOOR PLAN



FIRST FLOOR PLAN



NORTH FACING VILLA



BLOCK J - UNIT A1

Saleable Area : 2148 Sq.Ft
RERA Carpet Area : 1495 Sq.Ft
Plinth Area : 2081 Sq.Ft
UDS Area : 2103 Sq.Ft

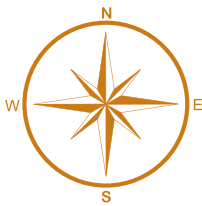
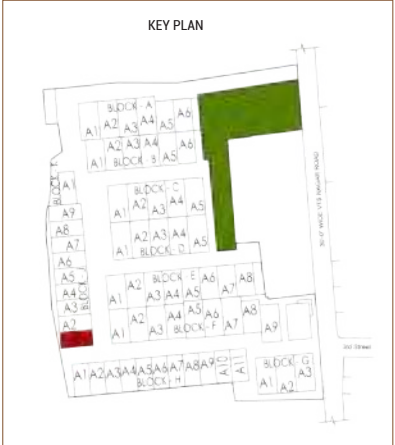


FIRST FLOOR PLAN



GROUND FLOOR PLAN

EAST FACING VILLA



BLOCK J - UNIT A2, A3,
A4, A5, A6, A7, A8

Saleable Area	: 2105 Sq.Ft
RERA Carpet Area	: 1465 Sq.Ft
Plinth Area	: 2039 Sq.Ft
UDS Area	: 2060 Sq.Ft

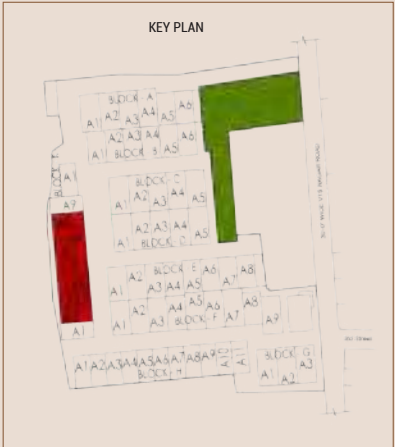


FIRST FLOOR PLAN



GROUND FLOOR PLAN

EAST FACING VILLA



BLOCK J - UNIT A9

Saleable Area : 2125 Sq.Ft
RERA Carpet Area : 1465 Sq.Ft
Plinth Area : 2058 Sq.Ft
UDS Area : 2079 Sq.Ft

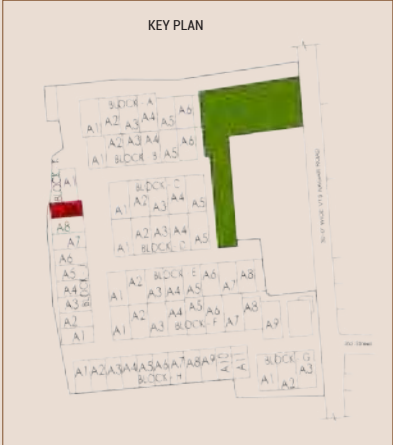
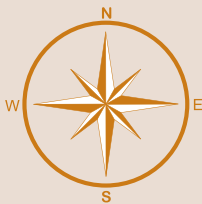


FIRST FLOOR PLAN



GROUND FLOOR PLAN

EAST FACING VILLA



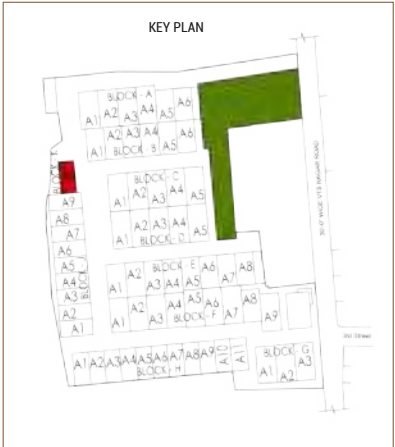
BLOCK K - UNIT A1

Saleable Area	: 2168 Sq.Ft
RERA Carpet Area	: 1495 Sq.Ft
Plinth Area	: 2100 Sq.Ft
UDS Area	: 2122 Sq.Ft

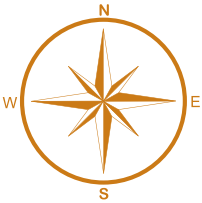


GROUND FLOOR PLAN

FIRST FLOOR PLAN



NORTH FACING VILLA



VILLA SELECTION GUIDE										
SI.NO.	BLOCK	FLOOR	UNIT NO.	TYPE	Saleable Area (Sq.Ft)	RERA Carpet Area (Sq.Ft)	Plinth Area (Sq.Ft)	Plot Area (Sq.Ft)	UDS (Sq.Ft)	Total Land (Area in Cent)
1	A	GROUND & FIRST	A1	3BHK + Study	3067	2102	2875	1861	1141	6.891
2	A	GROUND & FIRST	A2	3BHK + Study	3040	2102	2856	1842	1134	6.832
3	A	GROUND & FIRST	A3	3BHK + Study	3040	2102	2856	1842	1134	6.832
4	A	GROUND & FIRST	A4	3BHK + Study	3040	2102	2856	1842	1134	6.832
5	A	GROUND & FIRST	A5	3BHK + Study	2593	1726	2433	1596	942	5.826
6	A	GROUND & FIRST	A6	3BHK + Study	2599	1726	2439	1614	930	5.840
7	B	GROUND & FIRST	A1	3BHK + Study	2639	1707	2466	1527	1056	5.929
8	B	GROUND & FIRST	A2	3BHK + Study	2633	1707	2460	1510	1067	5.915
9	B	GROUND & FIRST	A3	3BHK + Study	2633	1707	2460	1510	1067	5.915
10	B	GROUND & FIRST	A4	3BHK + Study	2633	1707	2460	1510	1067	5.915
11	B	GROUND & FIRST	A5	3BHK + Study	2633	1707	2460	1510	1067	5.915
12	B	GROUND & FIRST	A6	3BHK + Study	2661	1707	2481	1527	1078	5.980
13	C	GROUND & FIRST	A1	3BHK + Study	3067	2102	2875	1861	1141	6.891
14	C	GROUND & FIRST	A2	3BHK + Study	3040	2102	2856	1842	1134	6.832
15	C	GROUND & FIRST	A3	3BHK + Study	3040	2102	2856	1842	1134	6.832
16	C	GROUND & FIRST	A4	3BHK + Study	3040	2102	2856	1842	1134	6.832
17	C	GROUND & FIRST	A5	3BHK + Study	3049	2102	2863	1861	1123	6.850
18	D	GROUND & FIRST	A1	3BHK + Study	3081	2080	2889	1861	1155	6.924
19	D	GROUND & FIRST	A2	3BHK + Study	3074	2080	2882	1842	1167	6.908
20	D	GROUND & FIRST	A3	3BHK + Study	3074	2080	2882	1842	1167	6.908
21	D	GROUND & FIRST	A4	3BHK + Study	3074	2080	2882	1842	1167	6.908
22	D	GROUND & FIRST	A5	3BHK + Study	3105	2080	2905	1861	1178	6.977
23	E	GROUND & FIRST	A1	3BHK + Study	2841	1888	2661	1668	1113	6.384
24	E	GROUND & FIRST	A2	3BHK + Study	2813	1888	2640	1650	1104	6.322
25	E	GROUND & FIRST	A3	3BHK + Study	2813	1888	2640	1650	1104	6.322
26	E	GROUND & FIRST	A4	3BHK + Study	2813	1888	2640	1650	1104	6.322
27	E	GROUND & FIRST	A5	3BHK + Study	2593	1726	2433	1510	1028	5.826
28	E	GROUND & FIRST	A6	3BHK + Study	2593	1726	2433	1510	1028	5.826
29	E	GROUND & FIRST	A7	3BHK + Study	2593	1726	2433	1510	1028	5.826
30	E	GROUND & FIRST	A8	3BHK + Study	2599	1726	2439	1527	1017	5.840
31	F	GROUND & FIRST	A1	3BHK + Study	2839	1847	2652	1668	1111	6.379

VILLA SELECTION GUIDE										
SI.NO.	BLOCK	FLOOR	UNIT NO.	TYPE	Saleable Area (Sq.Ft)	RERA Carpet Area (Sq.Ft)	Plinth Area (Sq.Ft)	Plot Area (Sq.Ft)	UDS (Sq.Ft)	TOTAL LAND (Area in Cent)
32	F	GROUND & FIRST	A2	3BHK + Study	2833	1847	2646	1650	1122	6.365
33	F	GROUND & FIRST	A3	3BHK + Study	2833	1847	2646	1650	1122	6.365
34	F	GROUND & FIRST	A4	3BHK + Study	2833	1847	2646	1650	1122	6.365
35	F	GROUND & FIRST	A5	3BHK + Study	3074	2080	2882	1842	1167	6.908
36	F	GROUND & FIRST	A6	3BHK + Study	3074	2080	2882	1842	1167	6.908
37	F	GROUND & FIRST	A7	3BHK + Study	3074	2080	2882	1842	1167	6.908
38	F	GROUND & FIRST	A8	3BHK + Study	2633	1707	2460	1510	1067	5.915
39	F	GROUND & FIRST	A9	3BHK + Study	3105	2080	2905	1861	1178	6.977
40	G	GROUND & FIRST	A1	3BHK + Study	3067	2102	2875	1861	1141	6.891
41	G	GROUND & FIRST	A2	3BHK + Study	3040	2102	2856	1842	1134	6.832
42	G	GROUND & FIRST	A3	3BHK + Study	3049	2102	2863	1861	1123	6.850
43	H	GROUND & FIRST	A1	3BHK	2148	1495	2081	1339	764	4.827
44	H	GROUND & FIRST	A2	3BHK	2105	1465	2039	1322	738	4.730
45	H	GROUND & FIRST	A3	3BHK	2105	1465	2039	1322	738	4.730
46	H	GROUND & FIRST	A4	3BHK	2105	1465	2039	1322	738	4.730
47	H	GROUND & FIRST	A5	3BHK	2105	1465	2039	1322	738	4.730
48	H	GROUND & FIRST	A6	3BHK	2105	1465	2039	1322	738	4.730
49	H	GROUND & FIRST	A7	3BHK	2105	1465	2039	1322	738	4.730
50	H	GROUND & FIRST	A8	3BHK	2105	1465	2039	1322	738	4.730
51	H	GROUND & FIRST	A9	3BHK	2105	1465	2039	1322	738	4.730
52	H	GROUND & FIRST	A10	3BHK	2105	1465	2039	1322	738	4.730
53	H	GROUND & FIRST	A11	3BHK	2125	1465	2058	1339	740	4.774
54	J	GROUND & FIRST	A1	3BHK	2148	1495	2081	1339	764	4.827
55	J	GROUND & FIRST	A2	3BHK	2105	1465	2039	1322	738	4.730
56	J	GROUND & FIRST	A3	3BHK	2105	1465	2039	1322	738	4.730
57	J	GROUND & FIRST	A4	3BHK	2105	1465	2039	1322	738	4.730
58	J	GROUND & FIRST	A5	3BHK	2105	1465	2039	1322	738	4.730
59	J	GROUND & FIRST	A6	3BHK	2105	1465	2039	1322	738	4.730
60	J	GROUND & FIRST	A7	3BHK	2105	1465	2039	1322	738	4.730
61	J	GROUND & FIRST	A8	3BHK	2105	1465	2039	1322	738	4.730
62	J	GROUND & FIRST	A9	3BHK	2125	1465	2058	1339	740	4.774
63	K	GROUND & FIRST	A1	3BHK	2168	1495	2100	1369	753	4.871

General Specifications

STRUCTURE

- RCC Framed Structure and AAC blocks used for External / Internal walls.
- Earth Quake Resistant Structure to adhere to Seismic Zone III.
- Anti-Termite Treatments wherever applicable during Construction Stage.

TILING

a. FLOORING

- Living, dining and bedrooms - 2' x 2' vitrified tiles.
- Toilets, balconies & utility area - antiskid ceramic tiles.
- Terrace - weather proof tiles.
- Entrance verandah and staircase - granite.
- Car park - parking tiles / antiskid ceramic tiles.
- Driveway (external) - good quality interlocking paver.

b. DADO

- Kitchen - first quality ceramic wall tiles up to 2 feet above the platform.
- Toilet - first quality ceramic wall tiles up to 7 feet height from the floor level.
- Utility areas - first quality ceramic tiles, height to match the kitchen wall tile level.

KITCHEN

- 600mm wide 18mm thick polished black granite of size as per drawing for kitchen platform will be handed over to the customer.
- Stainless steel sink with drain board - NIRALI / FRANKE / DIAMOND or equivalent make.
- Antiskid ceramic tile flooring.
- Two water points - for corporation and domestic water.

DOORS / WINDOWS / VENTILATORS

- MAIN DOOR 7 FEET HEIGHT, frame is made of good quality seasoned and chemically treated wood. Shutter of 35mm thick both sides teak veneered flush door stained and PU lacquer polished and designer hardware's of GODREJ / YALE or equivalent make.
- BEDROOM DOOR 7 FEET HEIGHT, frame is made of good quality seasoned and chemically treated wood with skin moulded paneled door shutter of 32mm thickness and designer hardware's of GODREJ / YALE or equivalent make.
- TOILET DOOR 7 FEET HEIGHT, frame is made of good quality seasoned and chemically treated wood. Skinmoulded paneled door shutter of 30mm thickness with one side skin and other side laminated. Designer hardware's of GODREJ / YALE or equivalent make.
- UPVC French doors with sliding shutter will be provided.
- UPVC Windows with sliding shutters for all windows and MS grill wherever applicable will be provided.
- UPVC Ventilators with pin headed glass will be provided.



Flooring



Painting



Electrical

PAINTING FINISHES

- All internal walls will be coated with smooth putty, 1 coat of primer and 2 coats of emulsion paint of Asian / Dulux or equivalent make.
- All external walls will be finished with 2 coats of weather proof emulsion paint of Asian / Dulux or equivalent make.
- Ceilings will be finished with smooth putty, 1 coat of primer and 2 coats of emulsion paint of Asian / Dulux or equivalent make.
- MS Grills and MS Railing finished with enamel paint aesthetically designed & fixed to wall.

ELECTRICAL FIXTURES/FITTINGS

- Three-phase power supply with concealed wiring will be provided.
- All switches will be of SCHNEIDER / MK / ANCHOR ROMA or equivalent make.
- Cables & wiring will be of KUNDAN / ANCHOR / POLY CAB or equivalent make.
- SPLIT A/C provision with electrification will be provided in Living room and in all bedrooms.
- 15A plug points will be provided for refrigerator, washing machine, micro oven and for geyser in all toilets.
- 5A socket for chimney will be provided in kitchen and exhaust fan point in all toilets.
- Provision for inverter in each villa.
- Power back up for the essential points in common areas.
- TV and telephone points will be provided in living, master bedroom and bedroom2.
- USB charging port in switchboards will be provided in Living and in all bedrooms.

PLUMBING & SANITARY

- All sanitary wares in ceramic of superior brands like ROCA / HINDWARE / KOHLER or equivalent will be provided
- EWC (wall mounted closet) with health faucet of superior brand like ROCA / HINDWARE / KOHLER or equivalent will be provided.
- Below counter washbasin of superior brand like ROCA / KOHLER or equivalent will be provided with granite for counter in all toilets.
- CP fittings of superior brand like ROCA / KOHLER or equivalent will be provided.
- Single lever HI - FLOW concealed diverter of ROCA / KOHLER makes of hot & cold mixer with overhead shower will be provided in the toilets.
- CPVC pipelines / UPVC soil waste lines / sewage pipelines & Rainwater lines of superior brands like AASHIRWAD / ASTRAL / SUPREME / PRINCE or Equivalent will be provided.



Plumbing

Other Projects

ONGOING

CHENNAI

RADIANE
icon
KOYAMBEDU

RADIANE
MERCURY
PERUMBAKKAM

RADIANE
SAPPHIRE
SHOLINGANALLUR

RADIANE
SUPREMA
MADHAVARAM

RADIANE
ELITE
TEYNAMPET

RADIANE
RAJSHRI
T. NAGAR

RADIANE
MARAIKAYAR
MANOR
NUNGAMBAKKAM

COMPLETED

CHENNAI

RADIANE
Royale
POONAMALLEE

RADIANE
EMPIRE
PERAMBUR

RADIANE
MANDARIN
THORAIPAKKAM, OMR

RADIANE
LAKE FRONT
KARAPAKKAM, OMR

RADIANE
aikya
ANNA NAGAR

RADIANE
Shine
KAZHIPATTUR, OMR

RADIANE
GREEN SPRINGS
MUTTUKADU, ECR

RADIANE
marina
MUGAIYUR, ECR

RADIANE
Ivy Terrace
NAVALLUR, ECR

BENGALURU

Radiance Iris
BENGALURU

DUBAI

RADIANE
RIAH TOWERS
DUBAI

COMING SOON

Coming Soon
Projects in Chennai,
Coimbatore, Bengaluru,
Mumbai and Coonoor

Radiance Group Companies



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Radiance Facility Force provides property and landscape maintenance services that keep your home beautiful inside out.



My Home Space offers complete interior and home decor solutions, that include modular kitchens, wardrobes, movable furniture, wallpapers and more.



Location Map



Site Office: SF NO. 308/1A, 309/1, 310, Nambialaganpalayam, Thondamuthur Road,
Vedapatti, Coimbatore - 641007 | realty@radiancrealty.in



CHENNAI

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

COIMBATORE

RADIANCE REALTY DEVELOPERS INDIA LTD.,
Vetri Towers, 1st Floor, Above Audi Coimbatore,
1020 Avinashi Road, Coimbatore - 641018.
T: +91 422 4950949, coimbatore@radiancerealty.in

BENGALURU

RADIANCE REALTY DEVELOPERS INDIA LTD.,
Empire Infantry, Ground Floor,
#29, Infantry Road, Bengaluru 560 001.
T: +91 91 0800 1015, srj@radiancerealty.in

DUBAI

RADIANCE REAL ESTATE CONSULTANCY FZE
Amenity Center, Office No. 7/F, 9th Floor,
Al Jaeera, Al Hamra, Ras Al Khaimah,
Post Box : 6569, United Arab Emirates.
T: +971502801984, dubai@radiancerealty.in

 **044 - 6694 9103**
www.radiancerealty.in

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