

SUPREME
LUXURY
FOR A
SELECT
FEW





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.



One of the most premium residential projects in Madhavaram, Radiance Suprema is the home that is all about comfort and luxury. Located at the heart of the city and surrounded by educational institutions, hospitals, shopping areas, etc., Suprema brings you closer to the best of the world. With hand-picked amenities and luxurious fittings, these homes are designed to refresh and rejuvenate the senses.



SALIENT FEATURES

- Secured community living of 523 luxury apartments spread across 4.11 acres
- Two level basement + stilt + 18 floors
- Contemporary architecture with maximum open space and abundant ventilation
- Premium 35+ amenities for a healthier life
- The apartments are vastu compliant
- Located bang on NH5 main road, 5 mins from Metro, 1 min from Mofussil Bus Terminus and 10 mins from Anna Nagar
- Surrounded by well-known institutions, hospitals & retail outlets

Gym



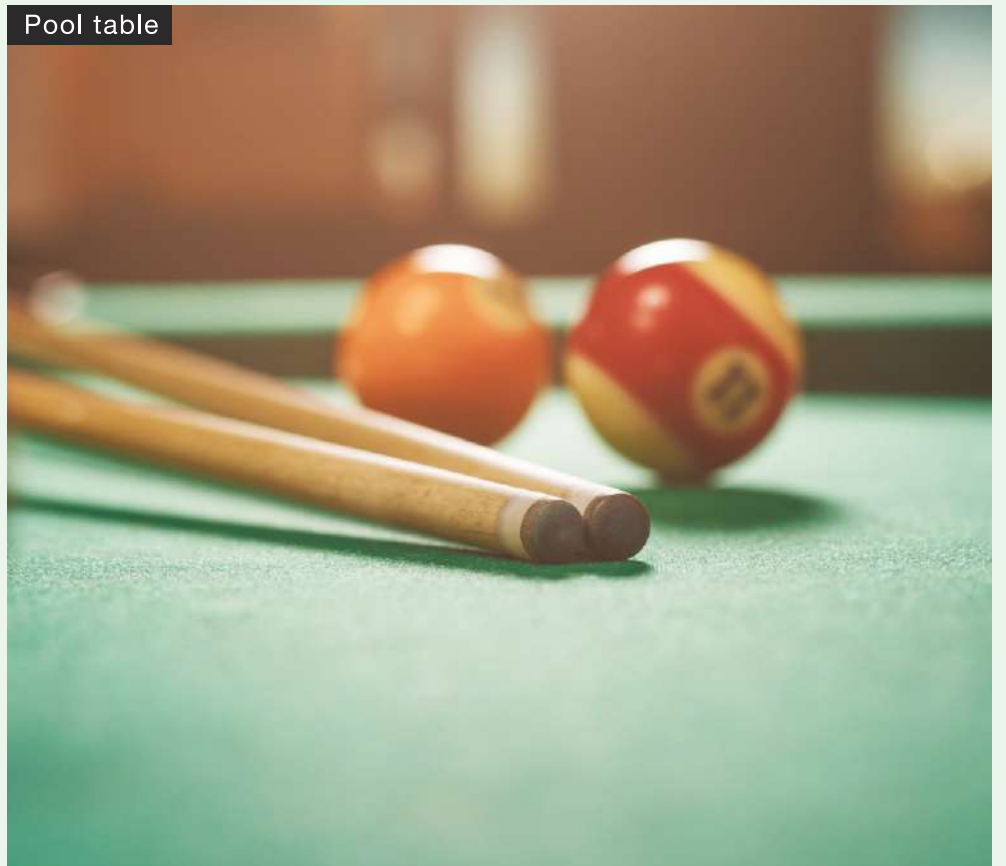
Futsal



Swimming pool



Pool table



- Clubhouse • Gym • Swimming Pool • Toddlers' Pool • Library • Kids' library • Multipurpose Hall • Association Room • Indoor Games Room • Table Tennis
- Pool Table • Dart Board • Chess • Carrom • Pucket • Traditional Games • Video Games Room • Golf Simulator • VR Games • Kindergarten Room • Kids' Play Area • Cricket Net • Basketball Hoop • Sandpit • Hopscotch • Tot Lot • Futsal • Multipurpose Court • Yoga Deck • Jogging Track • Reflexology Pathway
- Wi-Fi Zone with Seating • Senior Citizens' Nook • Pergola with Seating • Lawn & Gazebo • Rooftop Party Area • Barbeque Counter • Convenience Store
- Electric Charging Point (Two Wheeler & Four Wheeler) • CCTV

AMENITIES AND FEATURES

- 35+ amenities to be enjoyed
- Club facility is divided into two halves overlooking the central pool in the podium and facilities include a fully equipped gym, indoor games, VR games, library, kids' library, kindergarten room, open yoga deck, etc.
- The swimming pool for adults and toddlers' pool form the focal point
- Lush, green OSR (open space reservation) accommodates a wide range of recreational & sports activities for all age groups such as jogging / walking track, kids' play area, tot lot, sandpit, multipurpose court, basketball hoop, a cricket net, senior citizens' corners for relaxing, hopscotch, lawn, gazebo and park benches
- Designated green area tucked at the end of the plot provides additional play areas such as futsal & reflexology pathway
- Multipurpose hall which includes an exclusive association room and a convenience store
- The rooftop party terrace is equipped with a barbeque counter in the 18th floor of Tower 1
- Wi-Fi zone with seating

FEATURES

- The stunningly planned softscape fills the open area throughout the site between parking, driveways and the towers
- Electric charging points are provided for two & four wheelers
- Well-planned car parking
- The pool side pergolas are an ideal evening gathering place with an overview of the lush greenery

- The recliners near the swimming pool ensure that one sees the lit residential towers, a view which is relaxing at the end of a long day
- Power back-up of 500W for 2 BHK & 800W for 3 BHK apartments
- Sump of required capacity for metro water and raw water will be provided; sewage treatment plant, water softening plant, rainwater harvesting will be provided
- Passenger and service lifts of Johnson or equivalent make
- The entrance pathway to the apartment lobbies at stilt floor will be paved with pavers or granites

SAFETY

- Provision for intercom facility, telephone lines, internet and security systems with 24x7 security CCTV surveillance at pivotal points across the site extent and lobbies of lower, upper basements and in stilt floor lobbies which makes it a secure gated community
- Firefighting systems inside flats and common areas as per the fire norms

Living room



Dining



Bedroom



Kitchen



SITE WITH STILT FLOOR PLAN

LEGEND

1. CONVENIENCE STORE
2. MULTIPURPOSE HALL
3. ELECTRIC CHARGING POINT (4 WHEELER / 2 WHEELER)
4. TRANSFORMER YARD
5. ELECTRICAL ROOM
6. ASSOCIATION ROOM
7. DRIVERS' / MAIDS' ROOM
8. CCTV & SECURITY INTERCOM

OSR / AMENITIES

- SANDPIT
- CHILDREN'S PLAY AREA
- TOT LOT
- SENIOR CITIZENS' NOOK
- MULTIPURPOSE COURT
- BASKETBALL HOOP
- CRICKET NET
- GAZEBO
- HOPSCOTCH
- JOGGING TRACK

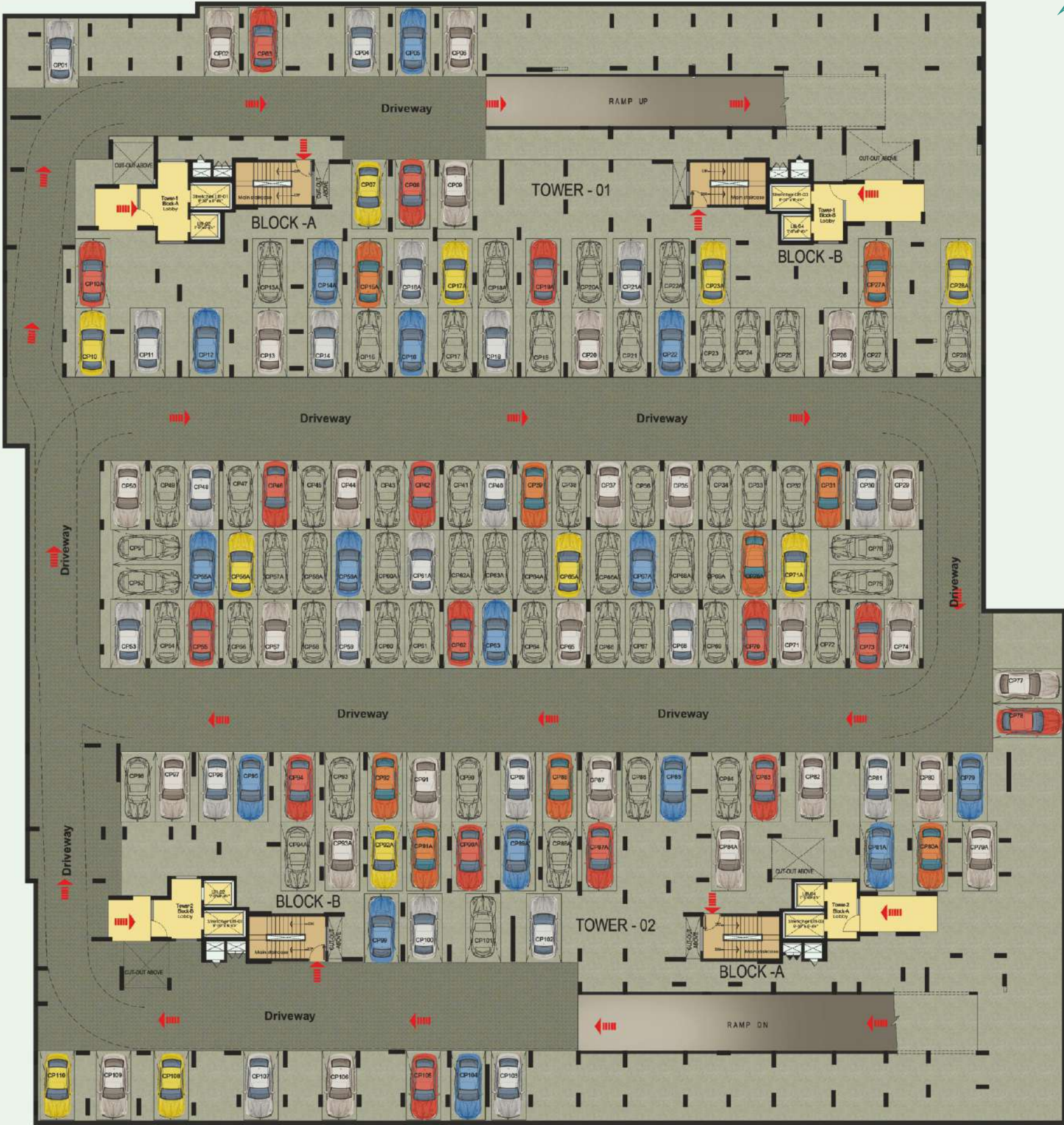
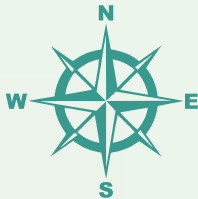
GREEN AREA

- REFLEXOLOGY PATHWAY
- WI-FI SEATING
- FUTSAL



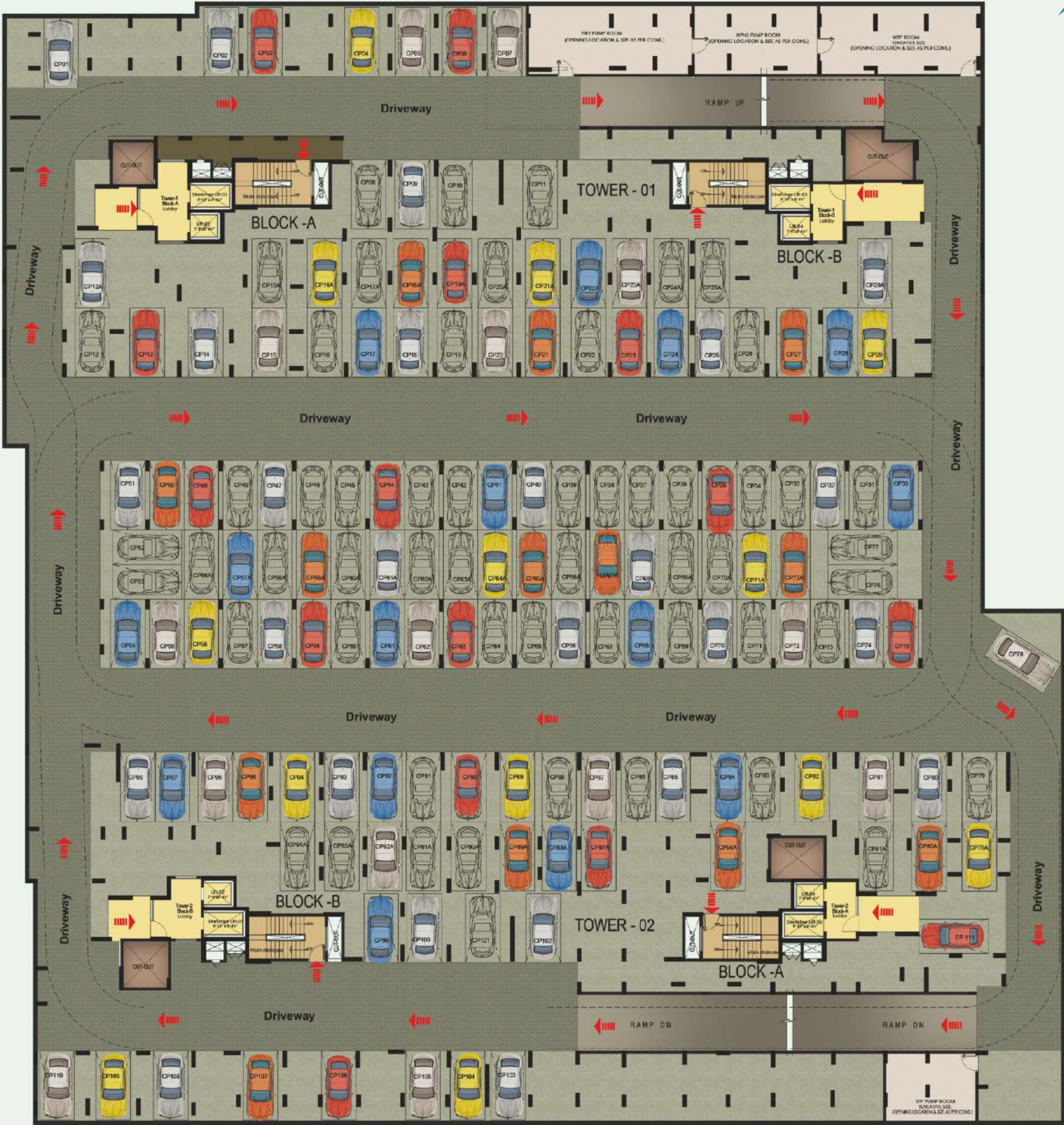
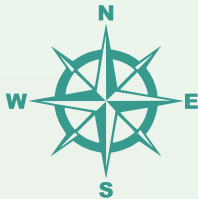


LOWER BASEMENT FLOOR PLAN



Car parking is only indicative

UPPER BASEMENT FLOOR PLAN



Car parking is only indicative

TOWER 1 & 2 - COMBINED FIRST FLOOR PLAN

LEGEND

1. SWIMMING POOL & TODDLERS' POOL
2. DECK AREA
3. CLUBHOUSE

CLUBHOUSE – AMENITIES

- GYM
- LIBRARY
- KIDS' LIBRARY
- KINDERGARTEN ROOM
- GOLF SIMULATOR & VR GAMES
- OPEN YOGA DECK
- INDOOR GAMES ROOM
- VIDEO GAMES ROOM

3 BHK + 3T - 1559 sq.ft. + 192 OT

2 BHK + 2T - 1101 sq.ft.

3 BHK + 2T - 1324 sq.ft.

3 BHK + 2T - 1310 sq.ft.

2 BHK + 2T - 1082 sq.ft.

3 BHK + 3T - 1714 sq.ft.



3 BHK + 3T - 1607 sq.ft.

2 BHK + 2T - 1109 sq.ft. + 344 OT

2 BHK + 2T - 1098 sq.ft. + 459 OT

3 BHK + 3T - 1456 sq.ft. + 142 OT

3 BHK + 3T - 1495 sq.ft. + 168 OT

2 BHK + 2T - 1102 sq.ft. + 375 OT

2 BHK + 2T - 1110 sq.ft. + 332 OT

3 BHK + 3T - 1577 sq.ft.



3 BHK + 3T - 1712 sq.ft.

2 BHK + 2T - 1081 sq.ft.

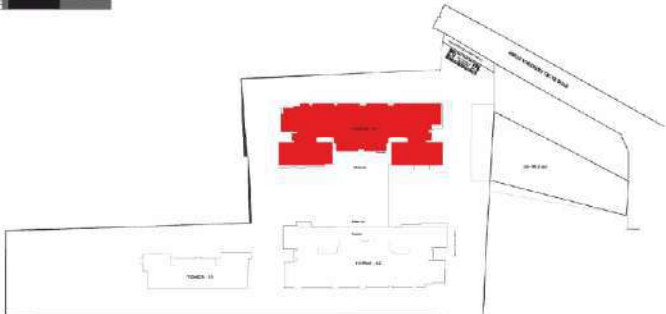
3 BHK + 2T - 1308 sq.ft.

3 BHK + 2T - 1331 sq.ft.

2 BHK + 2T - 1093 sq.ft.

3 BHK + 3T - 1591 sq.ft. + 83 OT

TOWER-1
2ND FLOOR

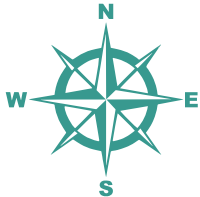


KEY PLAN

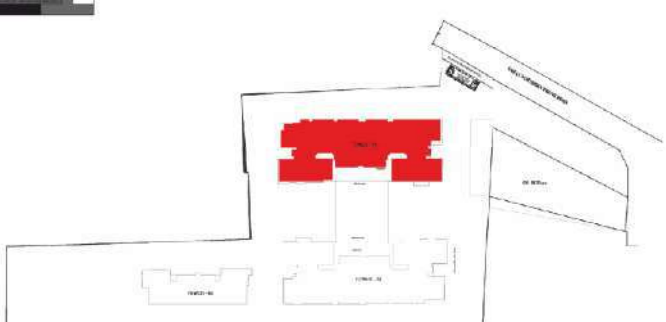
3 BHK + 2T - 1310 sq.ft.

2 BHK + 2T - 1082 sq.ft.

3 BHK + 3T - 1714 sq.ft.



TOWER-1
3RD - 17TH FLOOR

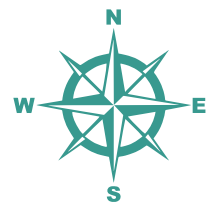


KEY PLAN

3 BHK + 2T - 1310 sq.ft.

2 BHK + 2T - 1082 sq.ft.

3 BHK + 3T - 1714 sq.ft.



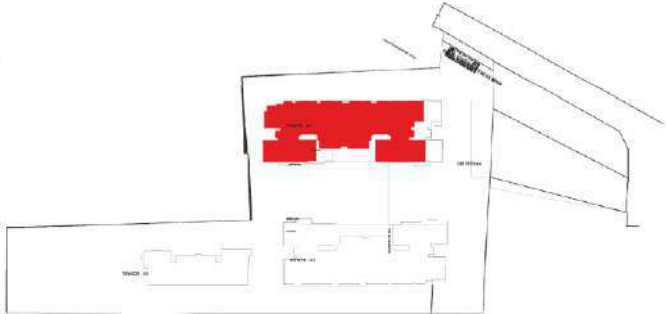
TOWER-1
18TH FLOOR - PENTHOUSE

2 BHK + 2T - 1106 sq.ft.

3 BHK + 3T - 1655 sq.ft. + 863 OT



4 BHK + 4T - 2466 sq.ft. + 429 OT



KEY PLAN

3 BHK + 3T - 1672 sq.ft. + 857 OT

2 BHK + 2T - 1091 sq.ft.



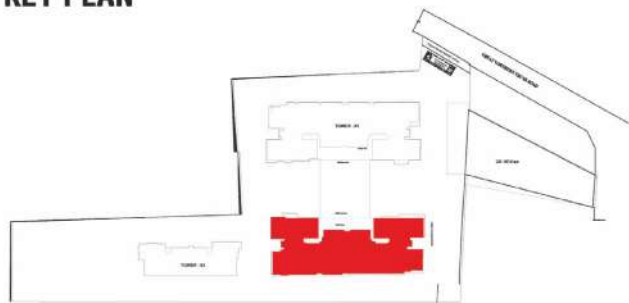
3 BHK + S + 4T - 2304 sq.ft. + 265 OT



TOWER-2
2ND FLOOR



KEY PLAN



2 BHK + 2T - 1110 sq.ft.

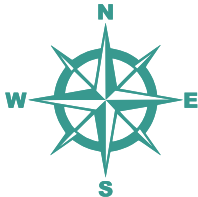
3 BHK + 3T - 1577 sq.ft.



3 BHK + 2T - 1331 sq.ft.

2 BHK + 2T - 1093 sq.ft.

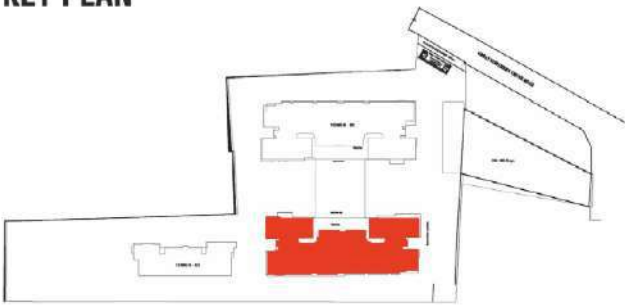
3 BHK + 3T - 1591 sq.ft.



TOWER-2
3RD - 17TH FLOOR



KEY PLAN



3 BHK + 3T - 1577 sq.ft.

2 BHK + 2T - 1110 sq.ft.

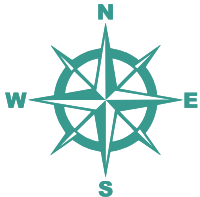
3 BHK + 2T - 1314 sq.ft.



3 BHK + 2T - 1331 sq.ft.

2 BHK + 2T - 1093 sq.ft.

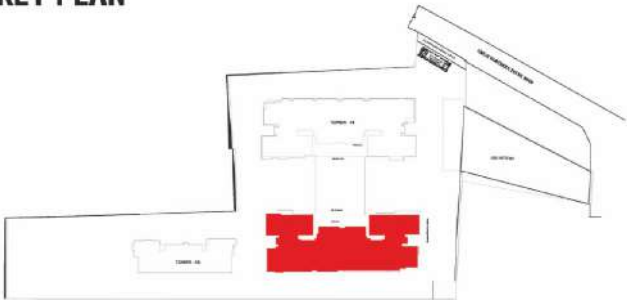
3 BHK + 3T - 1591 sq.ft.



TOWER-2
18TH FLOOR - PENTHOUSE



KEY PLAN

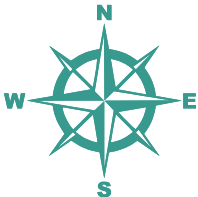


4 BHK + 4T - 2516 sq.ft. + 408 OT

3 BHK + 3T - 1653 sq.ft. + 871 OT



2 BHK + 2T - 1098 sq.ft.



TOWER-3
TYPICAL FLOOR PLAN
1ST - 17TH FLOOR

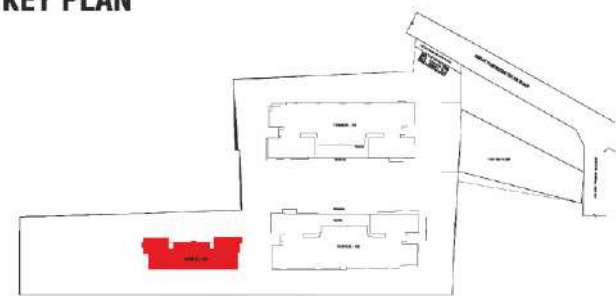
2 BHK + 2T - 1071 sq.ft.



3 BHK + 2T - 1200 sq.ft.

2 BHK + 2T - 1018 sq.ft.

KEY PLAN

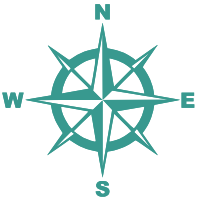


2 BHK + 2T - 1033 sq.ft.



2 BHK + 2T - 1019 sq.ft.

2 BHK + 2T - 1016 sq.ft.



TOWER-3
18TH FLOOR

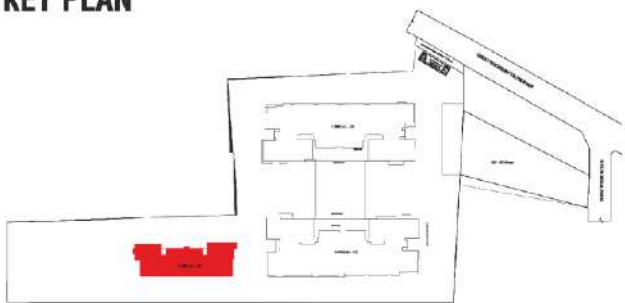
2 BHK + 2T - 1071 sq.ft.



3 BHK + 2T - 1200 sq.ft.

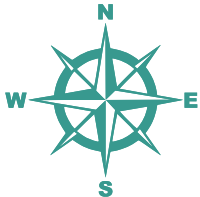
2 BHK + 2T - 1018 sq.ft.

KEY PLAN



2 BHK + 2T - 1019 sq.ft.

2 BHK + 2T - 1022 sq.ft.

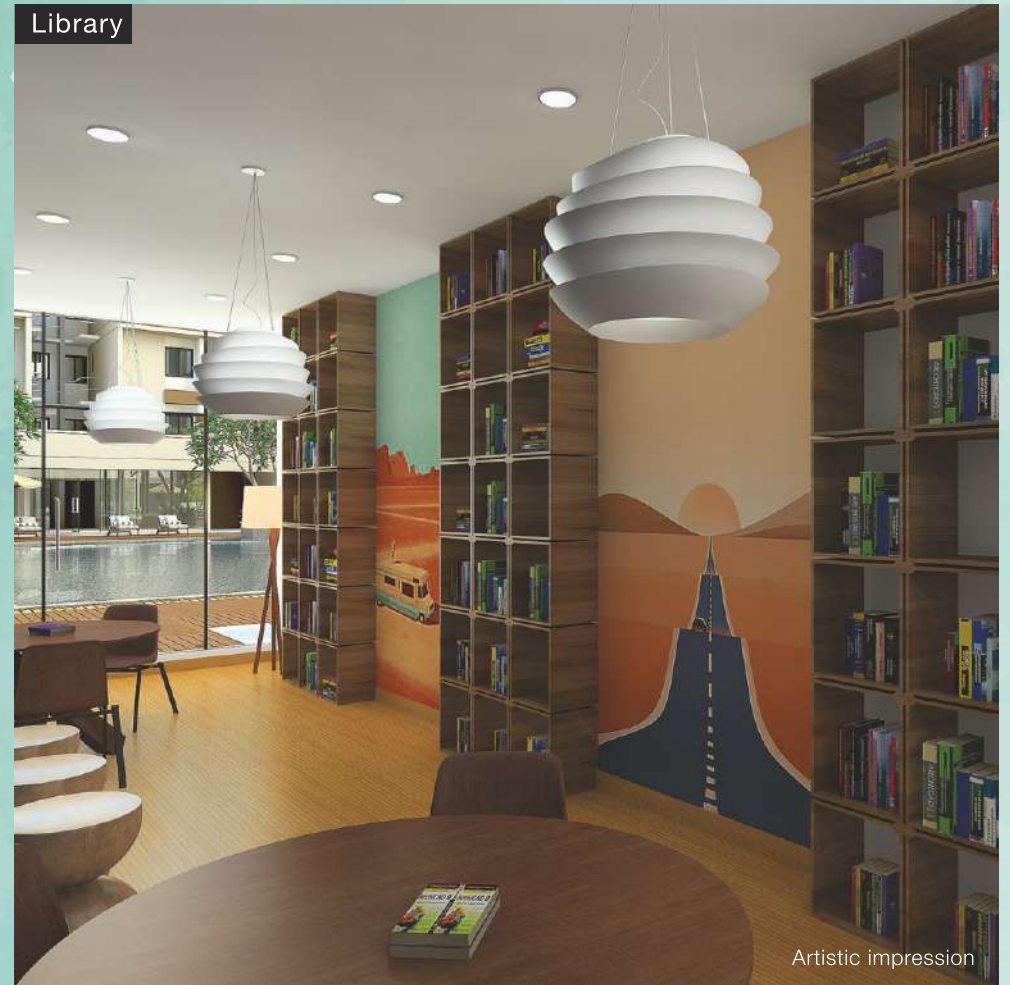


OSR view



Artistic impression

Library



Artistic impression

Kindergarten room



Artistic impression

Indoor games room



Artistic impression

GENERAL SPECIFICATIONS

STRUCTURE

- RCC framed structure and AAC blocks used for external / internal walls
- Earthquake resistant structure to adhere to Seismic Zone III
- Anti-termite treatments wherever applicable during construction stage

TILING

FLOORING

- Living, dining, kitchen and bedrooms - 2' x 2' vitrified tiles
- Toilets, balconies & utility area - anti-skid ceramic tiles
- Terrace – weatherproof tiles
- Staircase - granite
- Corridors & typical floor lobby – vitrified tiles
- Driveway (external) - good quality interlocking paver

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

- Stainless steel skin with drainboard will be supplied - Nirali / Franke / Diamond or equivalent make
- Two water points - for metro 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 of Godrej / Yale or equivalent make
- Bedroom door 7 feet height, frame is made of good quality seasoned and chemically treated wood, skin moulded paneled door shutter of 32mm thickness and designer hardware of Godrej / Yale or equivalent make
- Toilet door 7 feet height, frame is made of good quality seasoned and chemically treated wood with skin moulded paneled door shutter of 30mm thickness with one side skin and other side laminated and designer hardware of Godrej / Yale or equivalent make
- UPVC French doors with sliding shutter will be provided
- UPVC windows with sliding shutters for all windows will be provided
- UPVC ventilators with pin-headed glass will be provided

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 weatherproof emulsion paint of Asian / Dulux or equivalent make
- Ceilings will be finished with smooth putty, 1 coat of primer and 2 coats of oil bound distemper
- MS railing (balcony & staircase) 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 / Polycab or equivalent make
- Split A/C provision with electrification will be provided in the living room and in bedroom 1
- 15A plug points will be provided for refrigerator, washing machine and micro oven
- Geyser provision with electrification will be provided in the toilet of bedroom 1
- 5A socket for chimney will be provided in kitchen and exhaust fan point in all toilets
- Power back-up of 500W for 2 BHK & 800W for 3 BHK apartments & the essential points in common areas
- Automatic phase changeover (EB/DG) will be provided
- TV and telephone points will be provided in the living and in bedroom 1
- USB charging port in switchboards will be provided in the living and in all bedrooms

PLUMBING & SANITARY

- All sanitaryware in ceramic of a superior brand like Roca / Hindware / Kohler or equivalent will be provided
- EWC (floor mounted closet) with health faucet of a superior brand like Roca / Hindware / Kohler or equivalent will be provided
- Granite countertop washbasin of a superior brand like Roca / Kohler or equivalent will be provided in the toilet of bedroom 1
- CP fittings of a 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 a superior brand like Aashirwad / Astral / Supreme / Prince or equivalent will be provided

LOCATION
MAP



SITE ADDRESS
131, Grand Northern Trunk Road,
Madhavaram, Chennai – 600060.
RERA No.: TN/02/Building/0150/2019



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**Project approved and financed by
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