

**RADIANCE**  
REALTY

THE PRIDE  
OF  
PALLAVARAM







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.



It's time you said yes to the 452 luxury apartments that are all set to arrive on a sprawling 5.57 acres with 30+ amenities to feed your senses. Well-connected and surrounded by life's best, these homes are designed to please. Incredibly close to the airport, connected by buses and trains, surrounded by educational institutions, hospitals, offices, etc., this locality is perfect for families to flourish in. Come and experience The Pride of Pallavaram.

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## THE RADIANCE EDGE

- 70 years of experience in infrastructure · Evolved from NAPC Ltd.
- 4 million sqft developed · 6 million sqft in the pipeline
- 5000+ happy customers · Quality homes delivered on time
- Spread across Chennai, Coimbatore, Bengaluru and Dubai







AERIAL VIEW



A LIFE OF  
PERFECT  
HARMONY  
AWAITS

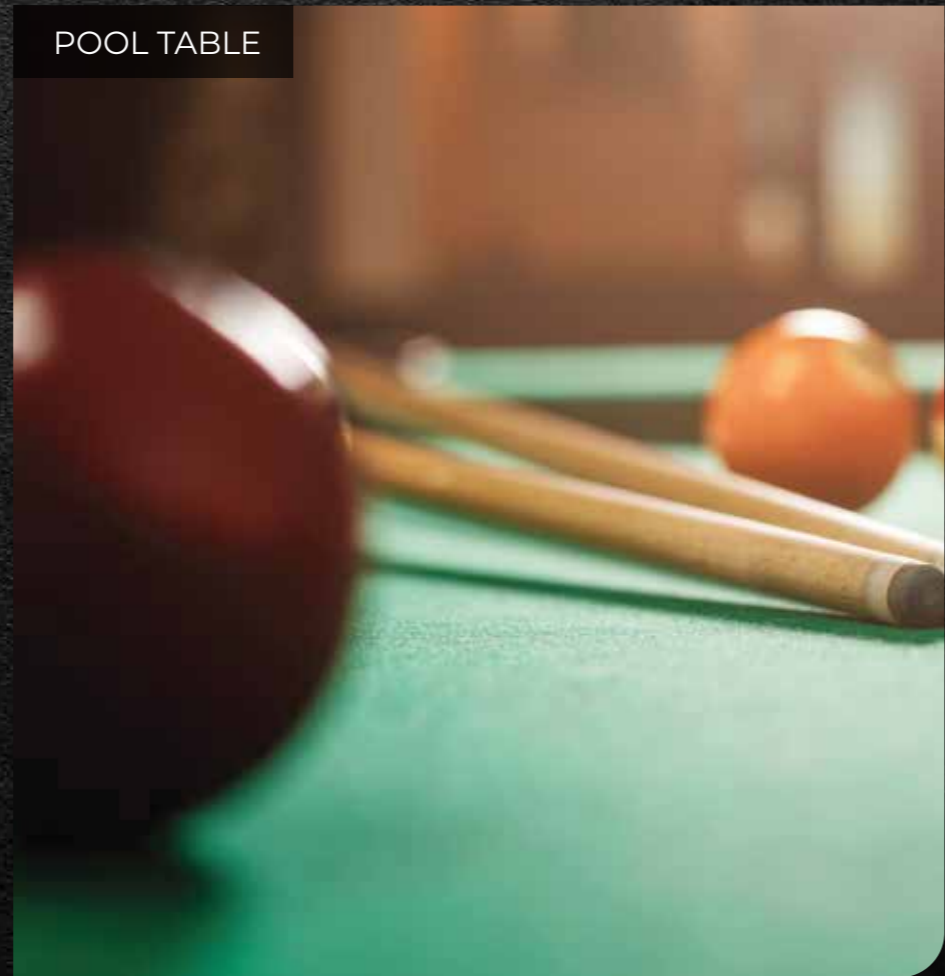
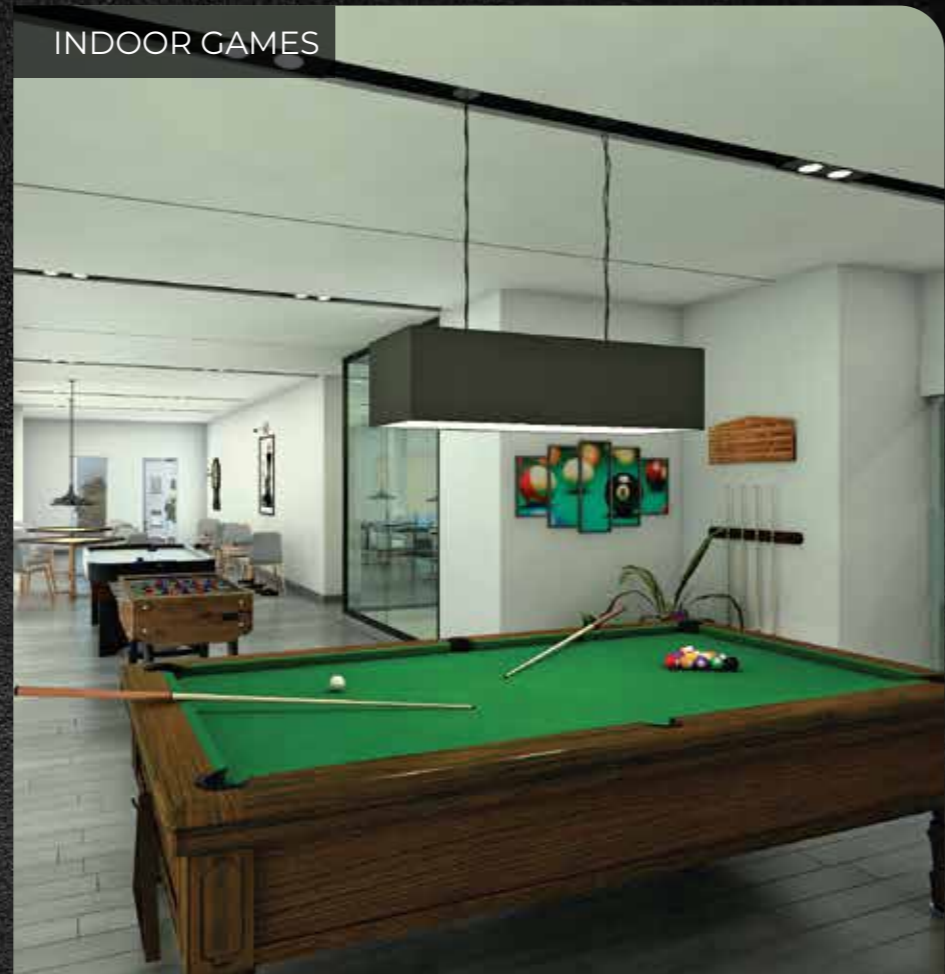




## SALIENT FEATURES

- 452 luxury apartments on a sprawling 5.57 acres
- Contemporary architectural design structure with Stilt + 5 Floors
- Optimal space planning with vastu compliance
- Designed to ensure abundant ventilation with 30+ amenities
- Undivided share of the entire extent of land for buyers
- Lush OSR with a wide range of recreational & sports activities
- A secure, gated community with 24x7 CCTV surveillance
- Proximity to schools, colleges, hospitals, railway station & airport





## AMENITIES AND FEATURES

### GROUND FLOOR

- SWIMMING POOL
- TODDLERS' POOL
- CCTV & SECURITY INTERCOM
- ELECTRIC CHARGING POINT

### CLUBHOUSE

#### FIRST FLOOR

- MULTIPURPOSE HALL
- READING LOUNGE
- KIDS' LIBRARY
- KINDERGARTEN ROOM
- VR GAMES ROOM
- VIDEO GAMES ROOM
- MINI THEATRE / AV ROOM

#### SECOND FLOOR

- GYM
- AEROBICS
- **INDOOR GAMES**
  - TABLE TENNIS
  - POOL TABLE

- DARTBOARD
- CHESS
- CARROM
- FOOSBALL
- AIR HOCKEY
- YOGA & MEDITATION

### IN OSR

- JOGGING / WALKING TRACK
- KIDS' PLAY ZONE (2 SEE-SAWS + 2 SWINGS + 1 SLIDE + 1 MERRY-GO-ROUND + 1 MULTIPLAY ACTIVITY)
- SANDPIT
- MULTIPURPOSE COURT (VOLLEYBALL & BADMINTON)
- BASKETBALL HOOP
- CRICKET NET
- SENIOR CITIZENS' NOOK
- MAZE GARDEN
- HOPSCOTCH
- OUTDOOR PARTY LAWN
- BARBEQUE COUNTER
- GAZEBO
- REFLEXOLOGY PATHWAY
- AMPHITHEATRE WITH WI-FI ZONE



BEDROOM



LIVING & DINING ROOM



KITCHEN





# SITE WITH STILT FLOOR PLAN

## Legend

1. Entrance Lobby
2. Meter Room
3. Transformer Yard
4. DG
5. Laundromat
6. CCTV Room
7. Pump Room
8. Swimming Pool
9. Changing Rooms
10. Drivers' Toilet
11. Club Entrance
12. Electrical Charging Point  
(4 Wheeler / 2 Wheeler)









CLUBHOUSE

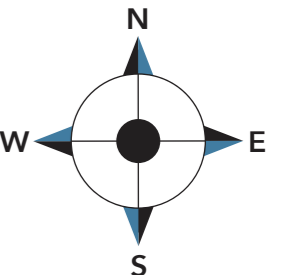


CLUBHOUSE

FIRST FLOOR PLAN



SECOND FLOOR PLAN

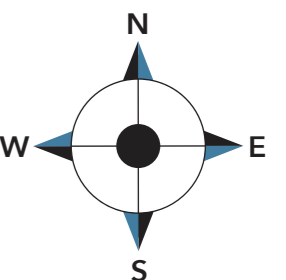






Flat No.	Type	Super Built-up Area	Plinth Area	RERA Carpet Area	UDS Area
101-501	3B + 3T	1460	1205	1042	637
102-502	3B + 3T	1401	1157	991	612
103-503	2B+2T	1064	878	730	464
104-504	2B+2T	1068	882	730	466
105-505	2B+2T	1068	882	730	466
106-506	2B+2T+ST	1210	999	848	528
107-507	3B + 3T	1564	1291	1117	683
108-508	2B+2T	1024	845	690	447
109-509	2B+2T	1068	881	729	466
110-510	3B + 3T	1526	1260	1094	666
111-511	3B + 3T	1400	1155	992	611
112-512	2B+2T	1064	878	730	464
113-513	2B+2T	1068	882	730	466
114-514	2B+2T	1068	882	730	466
115-515	2B+2T+ST	1214	1002	854	530
116-516	3B + 3T	1541	1272	1101	673
117-517	2B+2T	1068	882	729	466
118-518	2B+2T	1024	845	690	447

BLOCK A & D

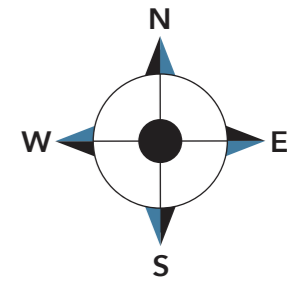




# BLOCK B & C



Flat No.	Type	Super Built-up Area	Plinth Area	RERA Carpet Area	UDS Area
101-501	3B + 3T	1460	1205	1042	637
102-502	3B + 3T	1401	1157	991	612
103-503	2B+2T	1064	878	730	464
104-504	2B+2T	1068	882	730	466
105-505	2B+2T	1068	882	730	466
106-506	2B+2T+ST	1210	999	848	528
107-507	3B + 3T	1564	1291	1117	683
108-508	2B+2T	1024	845	690	447
109-509	2B+2T	1068	881	729	466
110-510	3B + 3T	1526	1260	1094	666
111-511	3B + 3T	1400	1155	992	611
112-512	2B+2T	1064	878	730	464
113-513	2B+2T	1068	882	730	466
114-514	2B+2T	1068	882	730	466
115-515	2B+2T+ST	1214	1002	854	530
116-516	3B + 3T	1541	1272	1101	673
117-517	2B+2T	1068	882	729	466
118-518	2B+2T	1024	845	690	447





2 BHK + 1T - 588 SQFT

2 BHK + 1T - 587 SQFT

2 BHK + 1T - 587 SQFT

2 BHK + 1T - 588 SQFT



5'-0" Wide Corridor

5'-0" Wide Corridor



2 BHK + 1T - 588 SQFT

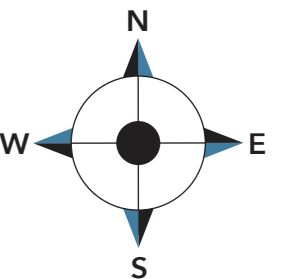
2 BHK + 1T - 587 SQFT

2 BHK + 1T - 587 SQFT

2 BHK + 1T - 588 SQFT

Flat No.	Type	Super Built-up Area	Plinth Area	RERA Carpet Area	UDS Area
101-501	2B+1T	588	486	391	257
102-502	2B+1T	587	485	391	256
103-503	2B+1T	587	485	391	256
104-504	2B+1T	588	486	391	257
105-505	2B+1T	588	486	391	257
106-506	2B+1T	587	485	391	256
107-507	2B+1T	587	485	391	256
108-508	2B+1T	588	486	391	257

BLOCK E & F

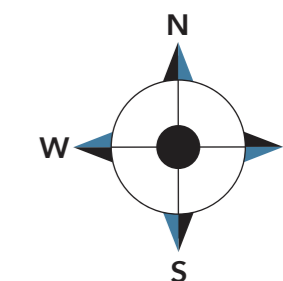




# BLOCK G



Flat No.	Type	Super Built-up Area	Plinth Area	RERA Carpet Area	UDS Area
301-501	2B+2T	1063	877	726	464
302-502	2B+2T	1031	851	701	450
303-503	2B+2T	1085	896	748	474
304-504	2B+2T	1021	843	691	446









OSR VIEW





# GENERAL SPECIFICATIONS

## 1. 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

## 2. TILING

### 2.1 FLOORING

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

### 2.2 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

## 3. KITCHEN

- Stainless steel sink with drainboard – Nirali / Franke / Diamond or equivalent make
- Anti-skid ceramic tile flooring
- Two water points - for metro and domestic water

## 4. DOORS / WINDOWS / VENTILATORS

- Main door of 7 feet height with a frame made of good quality seasoned and chemically treated wood, shutter of 35 mm thickness both sides Teak veneered flush door stained and PU lacquer polished, and designer hardware of Godrej / Yale or equivalent make
- Bedroom door of 7 feet height with a frame made of good quality seasoned and chemically treated wood, with skin moulded paneled door shutter of 32 mm thickness and designer hardware of Godrej / Yale or equivalent make
- Toilet door of 7 feet height with a frame made of good quality seasoned and chemically treated wood, skin moulded paneled door shutter of 30 mm 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 openable / sliding shutters for all windows will be provided
- UPVC ventilators with pin-headed glass will be provided

## 5. 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 and fixed to the wall

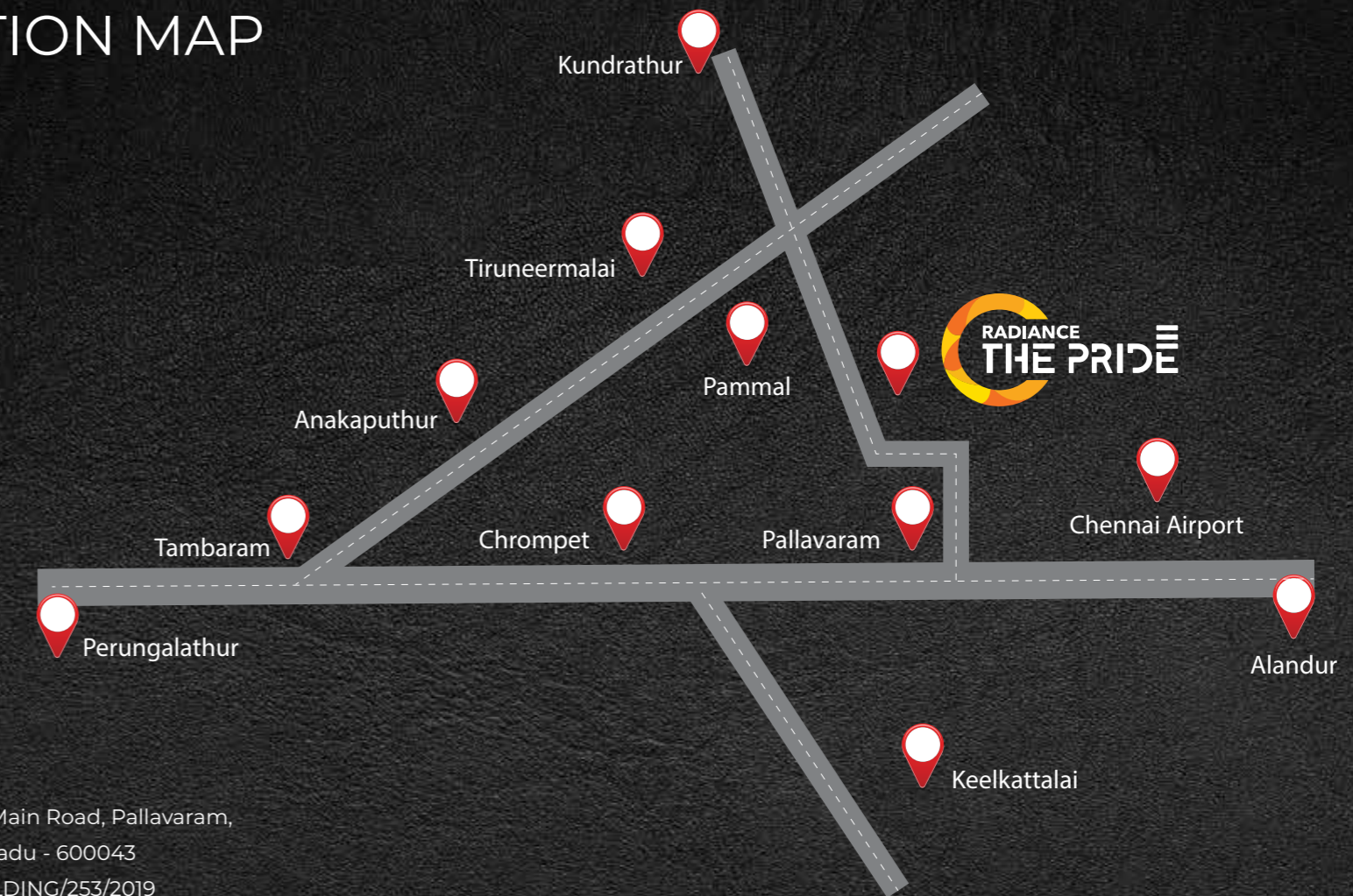
## 6. ELECTRICAL FIXTURES / FITTINGS

- 3-phase power supply with concealed wiring will be provided
- All switches will be of Schneider / MK / Anchor Roma or equivalent make
- Cables and 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 toilet of bedroom 1
- 5A socket for chimney will be provided in the kitchen and exhaust fan point in all toilets
- Power backup of 500W for 2BHK and 800W for 3BHK apartments and 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

## 7. PLUMBING & SANITARY

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

# LOCATION MAP



## SITE ADDRESS

77/6A1, Pammal Main Road, Pallavaram,  
Chennai, Tamil Nadu - 600043  
RERA: TN/01/BUILDING/253/2019

# LOCATION ADVANTAGES

## Hospitals

Shadithya Hospital	: 400 m
Subhiksha Hospital	: 650 m
Devibala Maternity Hospital	: 750 m
BP Jain Hospital	: 1.3 km
JIP Diabetic Multi Speciality Hospital	: 1.9 km
Sugam Hospital	: 2 km

## Schools

Sri Sankara Matriculation Higher Secondary	: 900 m
Nadar Sanga Matriculation School	: 1 km
Cantonment Higher Secondary School	: 1.1 km
C.S.I. St. Stephen's Matriculation School	: 1.4 km
Holy Queen Matriculation School	: 1.6 km
Srimathi Sundaravalli Memorial School	: 3 km
KV School	: 6.5 km

## Colleges

Tagore College of Arts and Science	: 2.9 km
SDNB Vaishnav College for Women	: 3.1 km
Sree Balaji Medical College and Hospital	: 3.4 km
Vels Institute of Science, Technology & Advanced Studies	: 3.5 km
Sri Venkateswara College	: 3.7 km

## Shopping Malls & Entertainment

PVR Grand Galada	: 2.4 km
Velco Cinemas	: 2.7 km
Super Saravana Stores	: 2.8 km
Vettri Theatres	: 3.9 km
Phoenix Market City	: 11.9 km
Grand Square	: 13.6 km

## Transportation

Pallavaram Bus Stop	: 900 m
Pallavaram Railway Station	: 1.6 km
Airport Metro	: 2.5 km
International Airport	: 2.6 km

## IT Parks

Embassy Splendid Tech Zone	: 4 km
Madras Export Processing Zone	: 5.8 km
Olympia Technology Park	: 9 km
Sriram Gateway Office Parks	: 11 km



## OUR ONGOING PROJECTS

**RADIANCE**  
**icon**

KOYAMBEDU  
RERA: TN/29/BUILDING/0065/2017

**RADIANCE**  
**Residencia**

THAIYUR  
RERA: TN/01/LAYOUT/0115/2019

**RADIANCE**  
**SAPPHIRE**

SHOLINGANALLUR  
RERA: TN/29/BUILDING/0154/2019

**RADIANCE**  
**RAJSHRI**

T NAGAR  
RERA: TN/29/BUILDING/0356/2018

**RADIANCE**  
**SPLENDOR**

VEDAPATTI, COIMBATORE  
RERA: TN/11/BUILDING/0307/2018

**RADIANCE**  
**SUPREMA**

MADHAVARAM  
RERA: TN/02/BUILDING/0150/2019

**RADIANCE**  
**MERCURY**

PERUMBAKKAM  
RERA: TN/1/BUILDING/0004/2017

  
**Radiance Iris**

SAMPIGEHALI, BENGALURU  
PRM/KA/RERA/1251/309/PR/171014/000542

**RADIANCE**  
**ELITE**

TEYNAMPET  
RERA: TN/29/BUILDING/003/2019

**RADIANCE**  
**MARAIKAYAR  
MANOR**

NUNGAMBAKKAM  
RERA: TN/29/BUILDING/038/2019

## RADIANCE GROUP OF COMPANIES

**MY  
HOME  
SPACE**

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

**RADIANCE**  
**Facility Force**  
FACILITY MANAGEMENT SERVICES

Radiance Facility Force provides property and landscape maintenance services that keep homes beautiful, inside and outside.





## REFER AND EARN UP TO ₹5 L

Referring Radiance homes to loved ones is incredibly rewarding.

Radiance offers exciting rewards ranging from ₹30,000 to ₹5,00,000 for those who refer Radiance homes to their friends and family. To refer and earn with Radiance, call 78240 00080.

# RADIANCE

R E A L T Y

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**CHENNAI | BENGALURU | COIMBATORE | DUBAI**

[www.radiancerealty.in](http://www.radiancerealty.in)



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