



Koyambedu







RADIANCE  
icon

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





IN-HOUSE  
CONSTRUCTION



ECO FRIENDLY



TOP CLASS  
AMENITIES



DELIVERING  
ONLY THE BEST



ON TIME  
DELIVERY



AFFORDABLE  
PRICE





Radiance Realty, a leading real estate player based in Chennai, is built on a legacy of tradition and is driven by the verve and vigour of youth. A formidable force in the Indian real estate industry with a nationwide presence, Radiance Realty is dedicated to providing premium housing solutions designed for the 21<sup>st</sup> century and is committed to exceed customers' expectations.

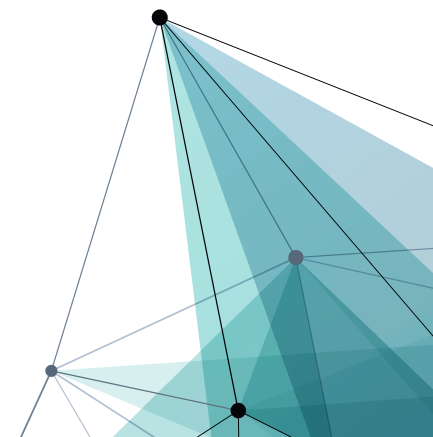
Every project of Radiance Realty is designed and built on a strong foundation of customer centric innovation and perfection. Featuring the latest amenities and the most modern designs, it focusses on delivering luxurious lifestyle options that are suited to the discerning homeowner. With over 70 years of experience in construction, Radiance Realty has been a welcome part of many new beginnings and hopes to be a part of yours as well.

The Manian family, founders of NAPC, are at the heart of Radiance Realty. Established in 1949 in Mumbai, NAPC emerged over the years as a leading construction company with a dominant presence in India and the Middle East. In 2007, its property wing NAPC Properties acquired the name Radiance Realty Developers India Ltd.

The Managing Director, Varun Manian, represents a perfect amalgam of the energy and tenacity of youth and the solid dependability of the old. His focus and vision drive Radiance Realty to consistently push the bar to elevate the company to a leading position among the best property developers in India.

Its six decade intensive experience including working with highly demanding MNCs has helped Radiance develop and adhere to a core philosophy where integrity, safety and quality are efficiently orchestrated to deliver the highest possible standards to its customers. By having its own construction team Radiance Realty has time and again proven its capability to make timely deliveries without compromising on safety and quality.

Radiance Realty does not stop with just building a house. The Radiance Home Interior Design and Execution Team ensures that your home is furnished to your choice. The teams from Radiance Total Care and Radiance Facility Force offer the complete gamut of home services and property management services. The Radiance Address Team will coordinate and handle your property rental and sales if you require. In essence Radiance Realty is committed to deliver the life style that you so richly deserve.







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



ABOUT

*Icon*

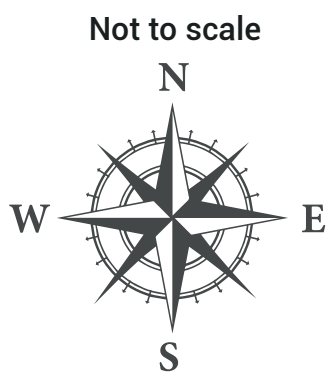
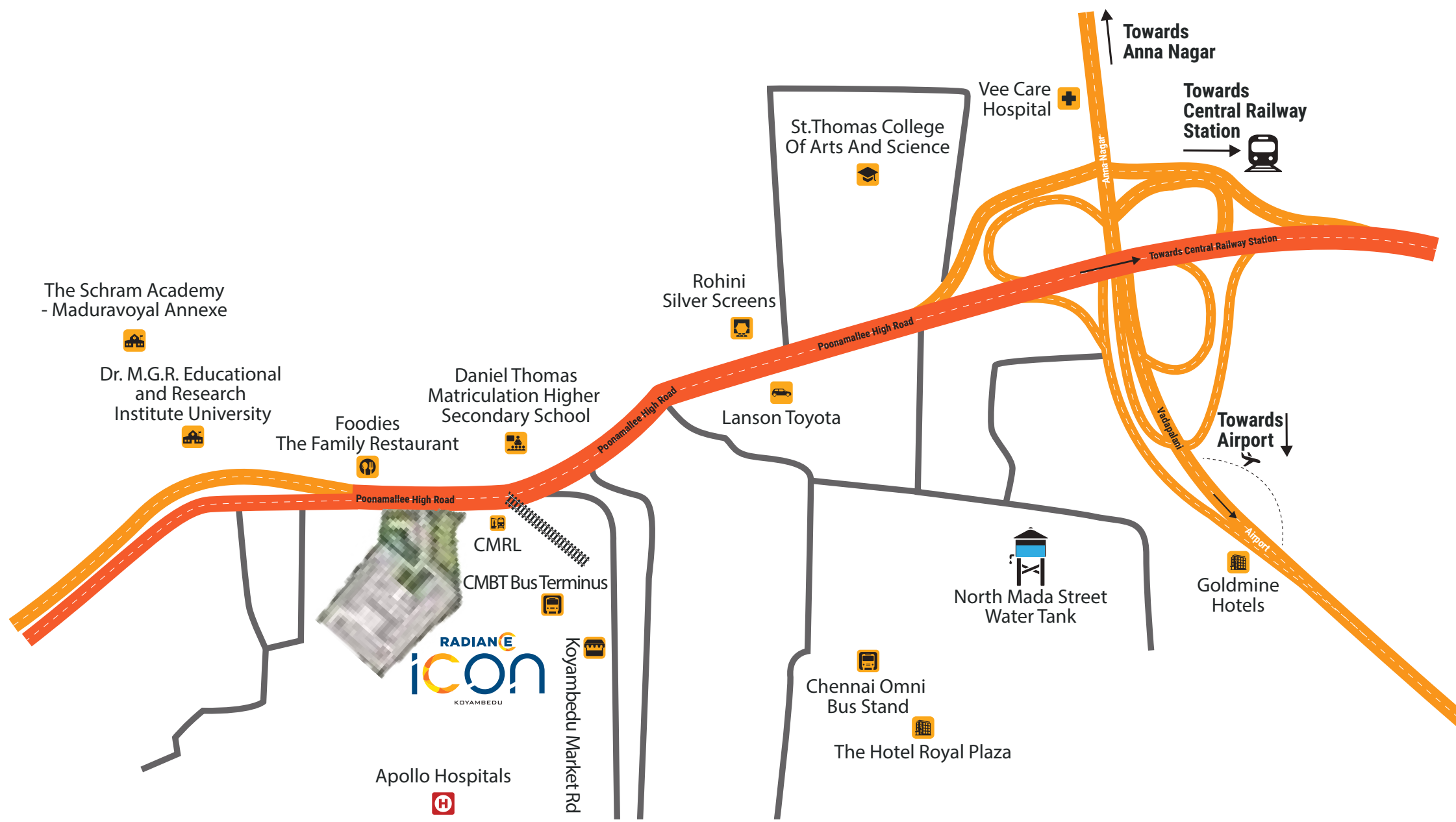
Icon, truly an inviting destination for all those who want the locational advantage of Koyambedu and at the same time their own cocoon of peace and quiet.

Spread over 3 acres, Icon is a contemporarily designed project encompassing Two Towers - the First Tower has Basement + Stilt + 18 Floors and the Second Tower has Stilt + 8 Floors. Icon houses 322 well designed units with an exclusive clubhouse that bring together extraordinary features which seamlessly unfold the life you had always dreamt of.

The spacious homes include Compact Cozy 2BHK, Regular 2BHK, 2.5BHK, 3BHK and Penthouses (380 - 1328 sq.ft. carpet area). From lifestyle features to best-in-class amenities, all the elements work in tandem to give you a heightened pleasure of living. Pieced together with care and thought every aspect of Icon adds value in making it the ultimate destination of comfort and luxury.

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

# LOCATION MAP







### Leading Hospitals

Vee Care Hospital	- 3.1 Km / 7 Mins
Apollo Speciality Hospitals	- 4.0 Km / 10 Mins
Sundaram Medical Foundation	- 2.9 Km / 6 Mins
SIMS Hospital	- 4 Km / 10 Mins
Vijaya Hospital	- 4.8 Km / 14 Mins
Ramachandra Hospital	- 8.2 Km / 19 Mins



### Leading Entertainment Spots

Rohini Silver Screens	- 650 Mts / 2 Mins
VR Chennai	- 2.2 Km / 6 Mins
Ampa Skywalk	- 3.5 Km / 10 Mins
Vijaya Forum Mall	- 4.5 Km / 13 Mins
Anna Nagar Tower Park	- 4.5 Km / 10 Mins



### Places of Worship

Koyambedu Sivan Temple	- 4.0 Km / 10 Mins
Anna Nagar Iyyappan Temple	- 5.1 Km / 11 Mins
Mosque / Church	- 2.0 Km / 6 Mins
Jesus Calls Prayer Hall	- 4.0 Km / 8 Mins
Thiruverkadu Temple	- 8.6 Km / 21 Mins



### Colleges

St. Thomas college of Arts & Science	- 2.5 Km / 6 Mins
DG Vaishnav College	- 4.7 Km / 11 Mins
Dr. MGR Research Institute & Engineering College	- 2.1 Km / 5 Mins
Meenakshi Ammal Dental College and Hospital	- 4.4 Km / 11 Mins
SRM College of Arts & Science	- 6.8 Km / 17 Mins



### LOCATION ADVANTAGES



### Schools

Daniel Thomas Mat. Hr. School	- 300 M/ 5 Mins
Anna Adarsh Mat. Hr. School	- 4.5 Km / 11 Mins
SBOA School & Junior College	- 5.0 Km / 12 Mins
DAV Mat. Hr. School	- 2.8 Km / 9 Mins
Chennai Public School	- 4.3 Km / 14 Mins
Dayasadan Agarwal Vidyalaya	- 1.3 Km / 3 Mins
Schram Academy	- 8.1 Km / 23 Mins



### Hotels

Shan Royal	- 850 m / 2 Mins
The Vijay Park	- 5.1 Km / 13 Mins
Green Park	- 5.3 Km / 19 Mins
Hilton	- 12 Km / 32 Mins
Le Royal Meridien	- 15 Km / 39 Mins



### Neighbourhood Areas

Anna Nagar	- 5.3 Km / 13 Mins
Ambathur	- 7 Km / 14 Mins
CMBT	- 1.9 Km / 5 Mins
Central Station	- 10 Km / 25 Mins
Airport	- 14.5 Km / 30 Mins



# BLOCK B – Typical Floor Plan (1<sup>st</sup> to 17<sup>th</sup>)



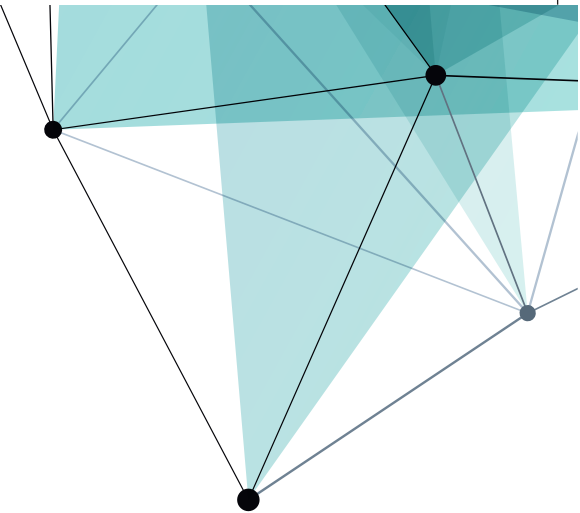
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Note: In all plans, furniture shown are only indicative and do not form part of the contract.



ISOMETRIC VIEWS



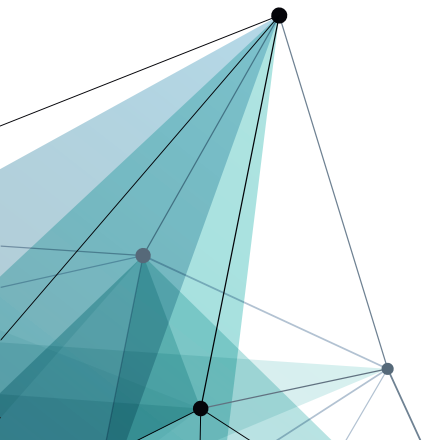
2BHK + 2T

Note : In all plans furniture's, wall papers, kitchen appliances and other accessories shown are only indicative and do not form part of the contract.  
Colour scheme may change based on Architect's approval.



**3BHK + 2T**

Note : In all plans furniture's, wall papers, kitchen appliances and other accessories shown are only indicative and do not form part of the contract.  
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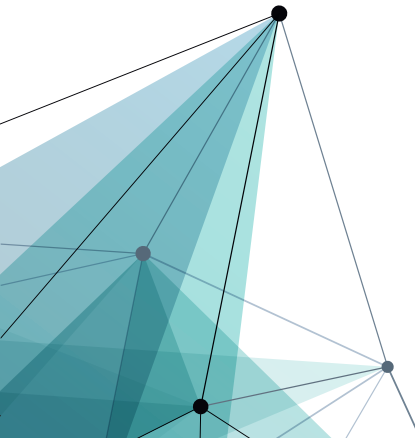
**3BHK + 3T**

Note : In all plans furniture's, wall papers, kitchen appliances and other accessories shown are only indicative and do not form part of the contract.  
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**3BHK + 3T**

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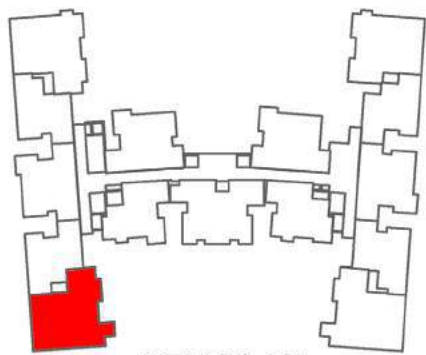
**3BHK + 3T**

Note : In all plans furniture's, wall papers, kitchen appliances and other accessories shown are only indicative and do not form part of the contract.  
Colour scheme may change based on Architect's approval.



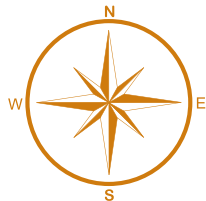
# BLOCK B - Unit Plans

3BHK + 3T  
APT No: B101 – B1701  
Carpet Area : 1008 Sq.Ft.  
Plinth Area : 1212 Sq.Ft.  
Super Built-up Area : 1529 Sq.Ft.



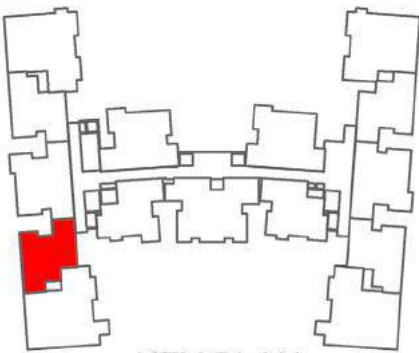
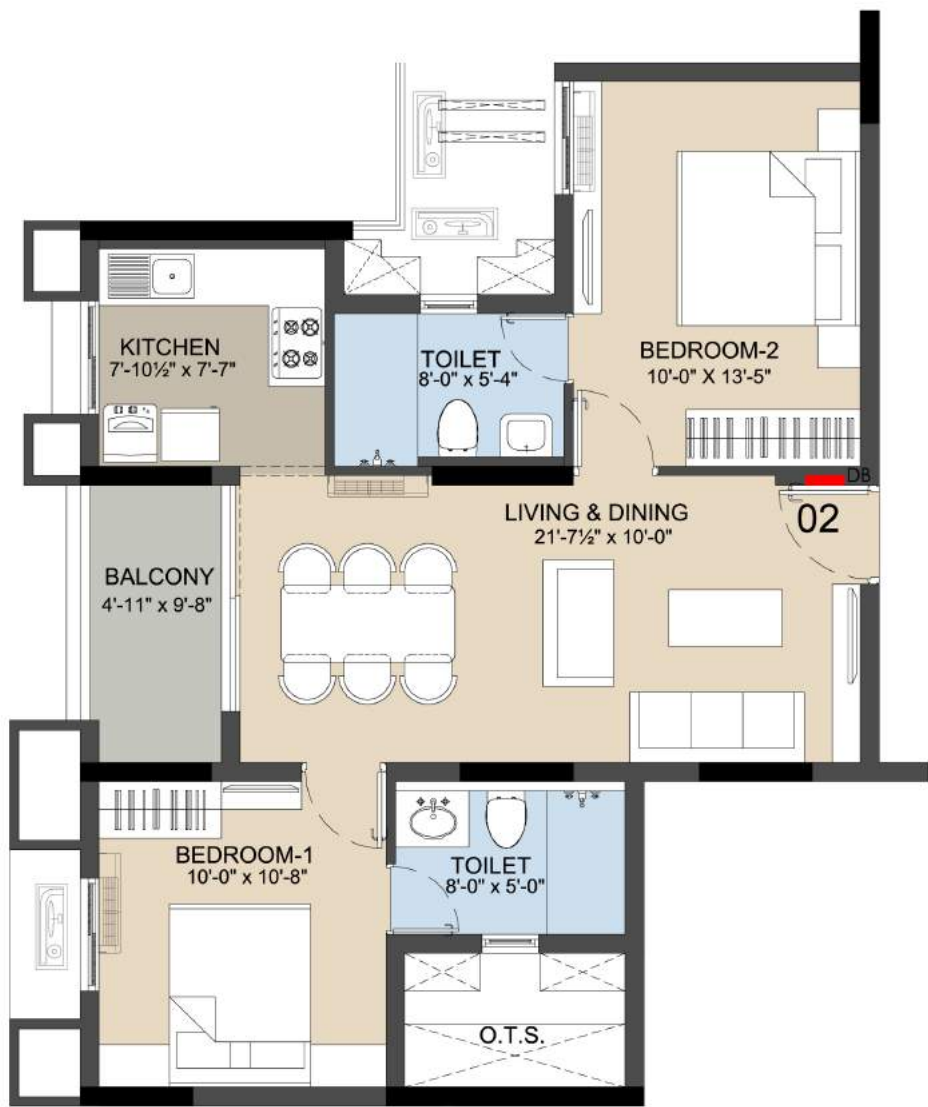
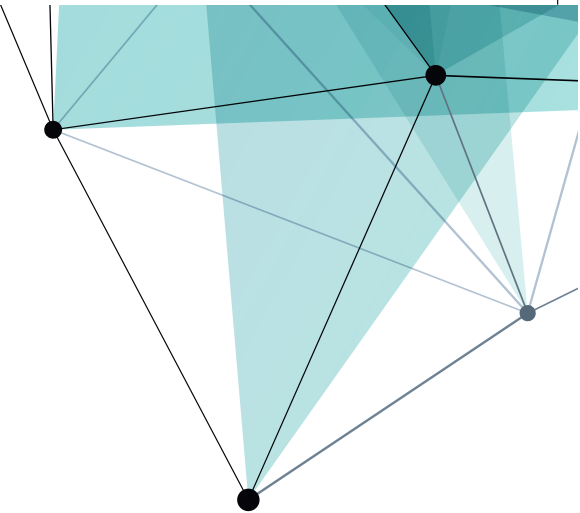
KEY PLAN

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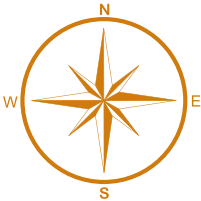
Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

2BHK + 2T  
APT No: B102 – B 1702  
Carpet Area : 616 Sq.Ft.  
Plinth Area : 754 Sq.Ft.  
Super Built-up Area : 951 Sq.Ft.



KEY PLAN

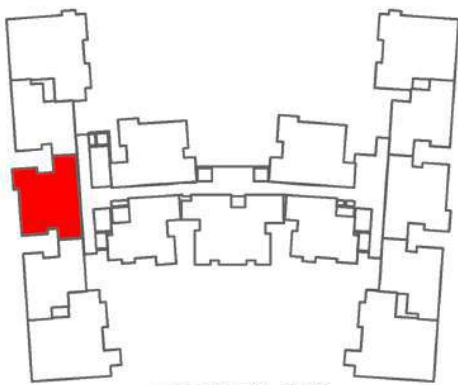
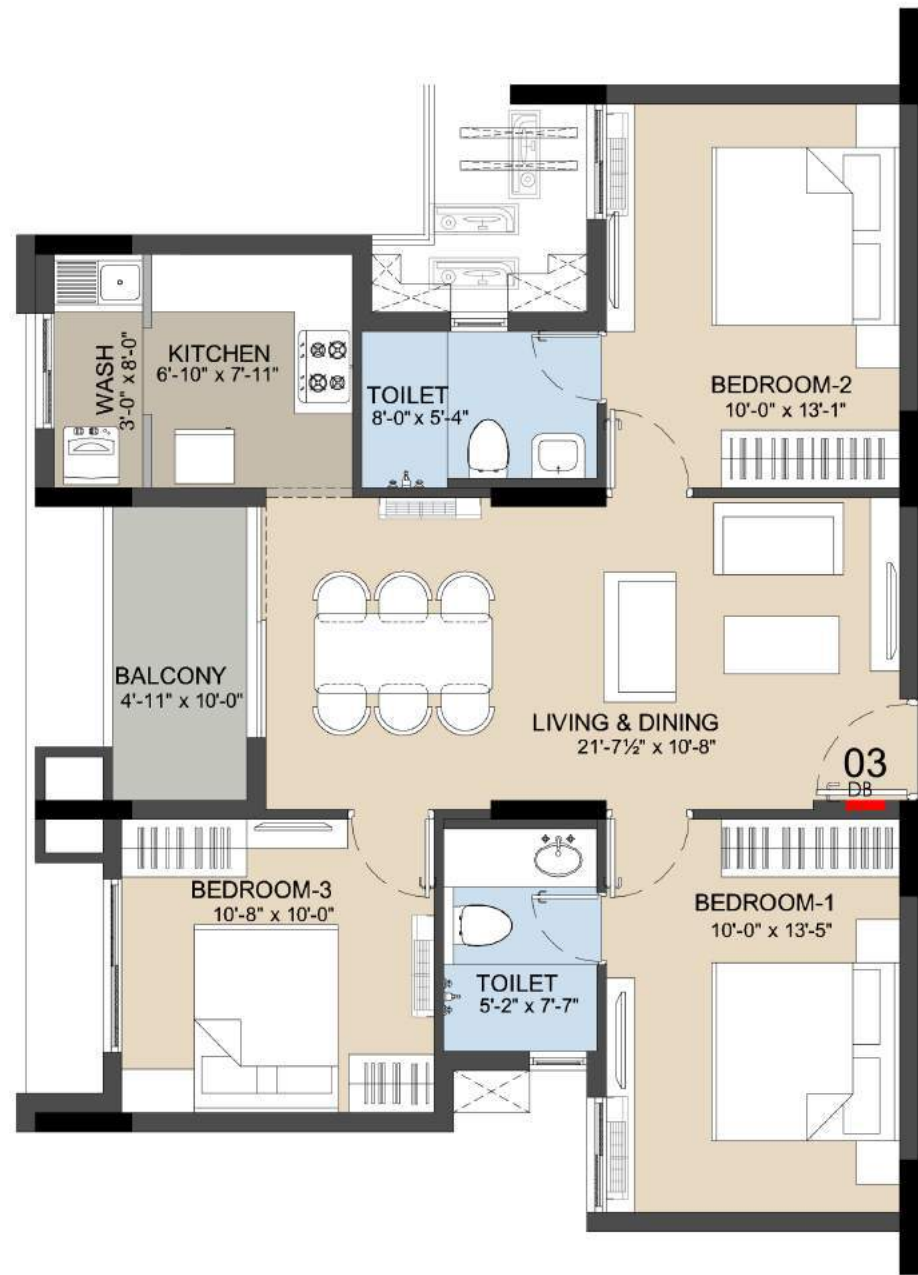
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Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

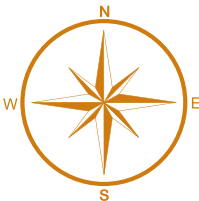


3BHK + 2T  
APT No: B103 – B 1803  
Carpet Area : 778 Sq.Ft.  
Plinth Area : 934 Sq.Ft.  
Super Built-up Area : 1178 Sq.Ft.



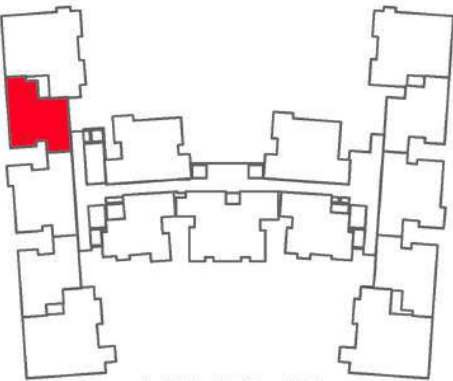
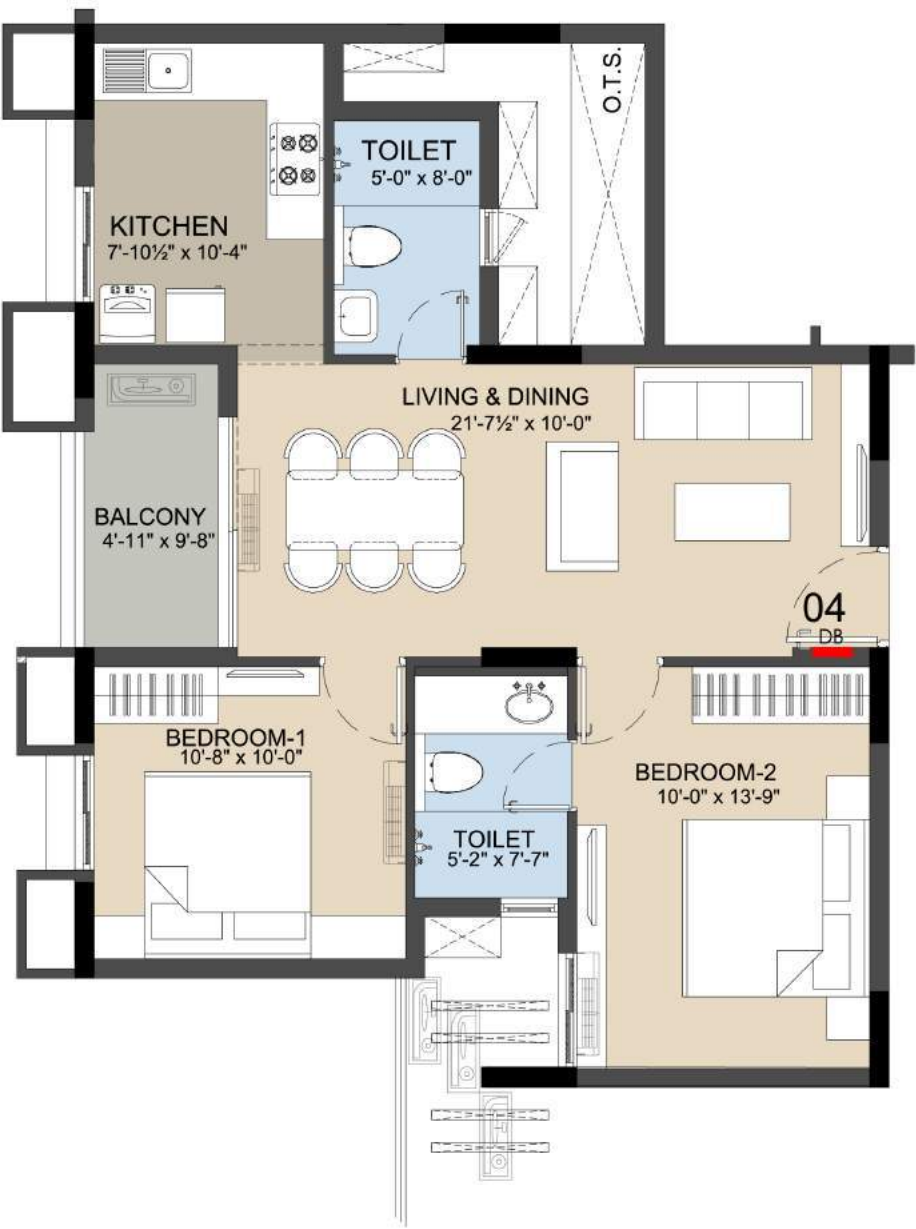
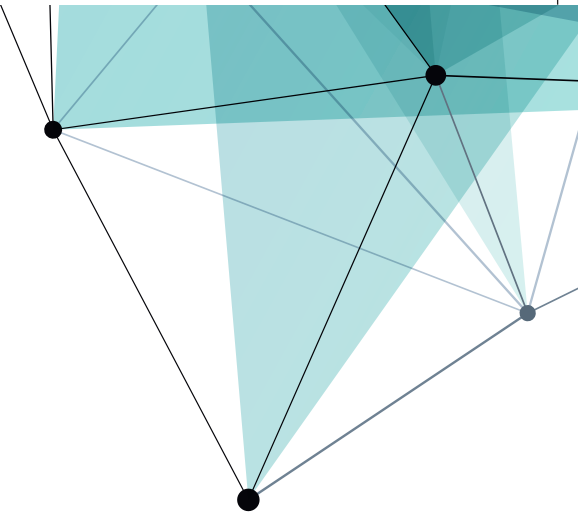
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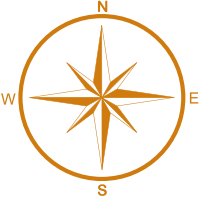
Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

2BHK + 2T  
APT No: B104 – B1704  
Carpet Area : 633 Sq.Ft.  
Plinth Area : 772 Sq.Ft.  
Super Built-up Area : 974 Sq.Ft.



KEY PLAN

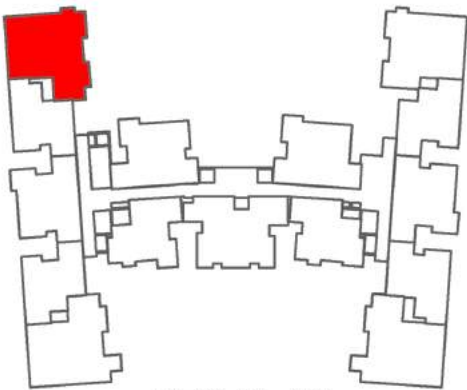
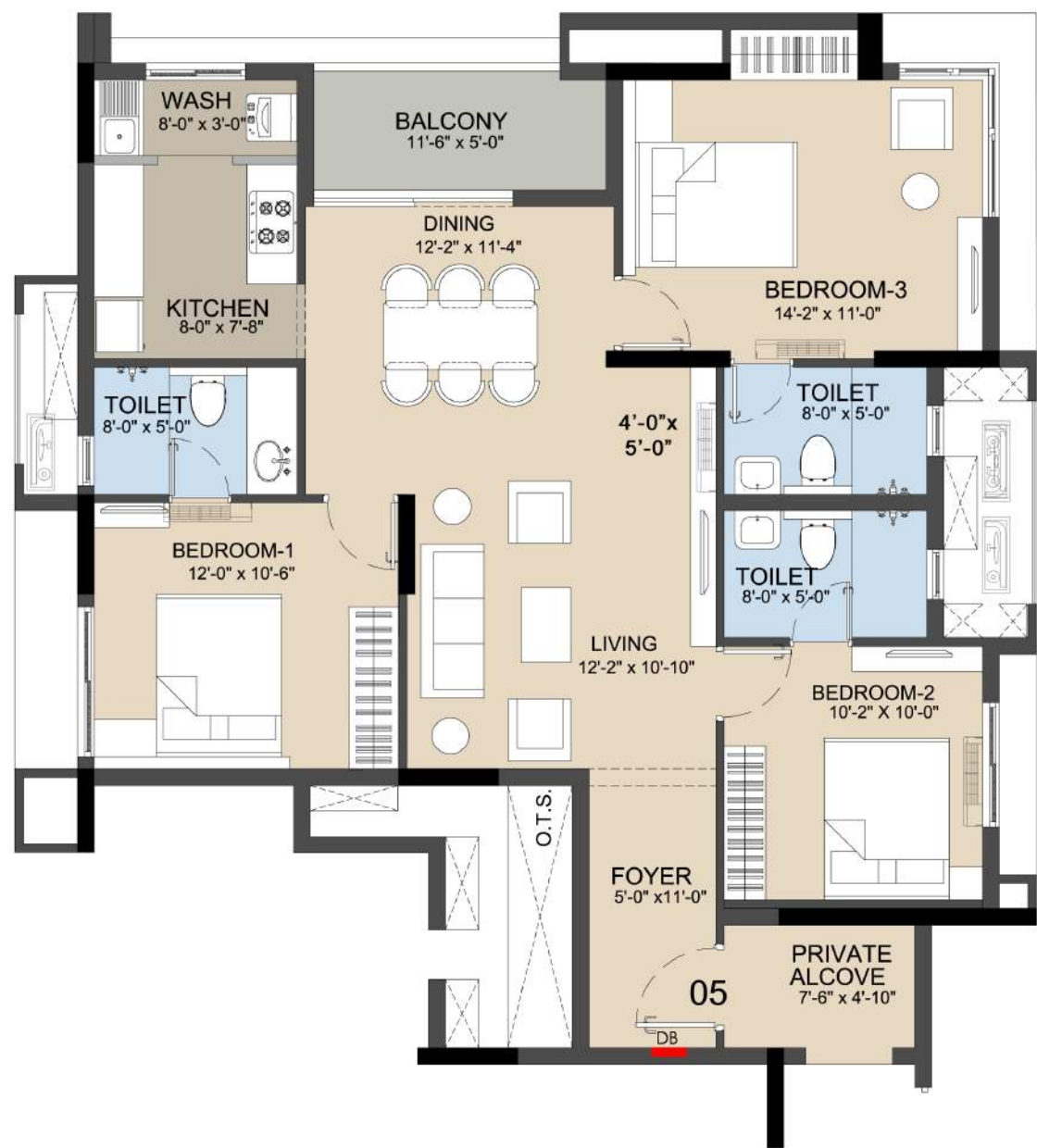
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Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

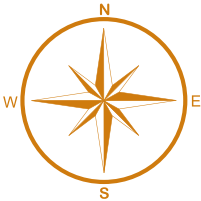


3BHK + 3T  
APT No: B105 – B1705  
Carpet Area : 1019 Sq.Ft.  
Plinth Area : 1189 Sq.Ft.  
Super Built-up Area : 1500 Sq.Ft.



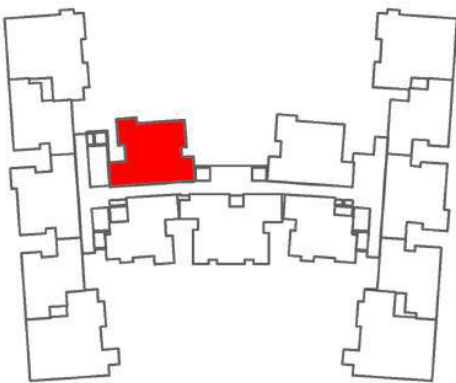
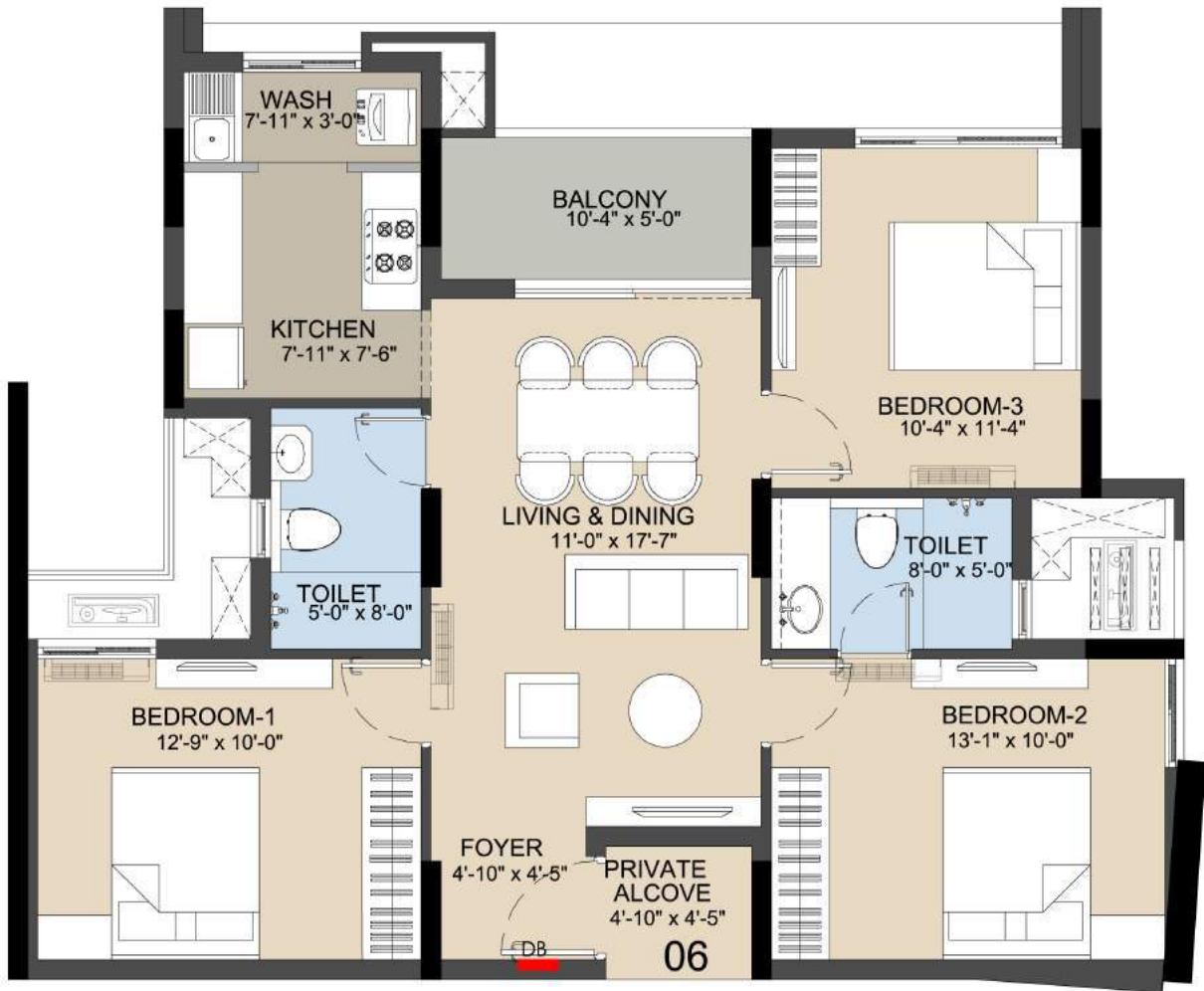
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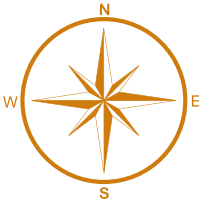
Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

3BHK + 2T  
APT No: B106 – B1806  
Carpet Area : 798 Sq.Ft.  
Plinth Area : 965 Sq.Ft.  
Super Built-up Area : 1217 Sq.Ft.



KEY PLAN

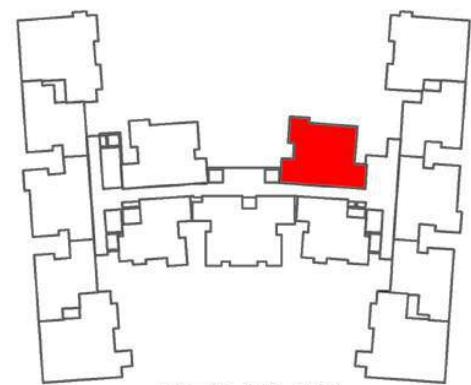
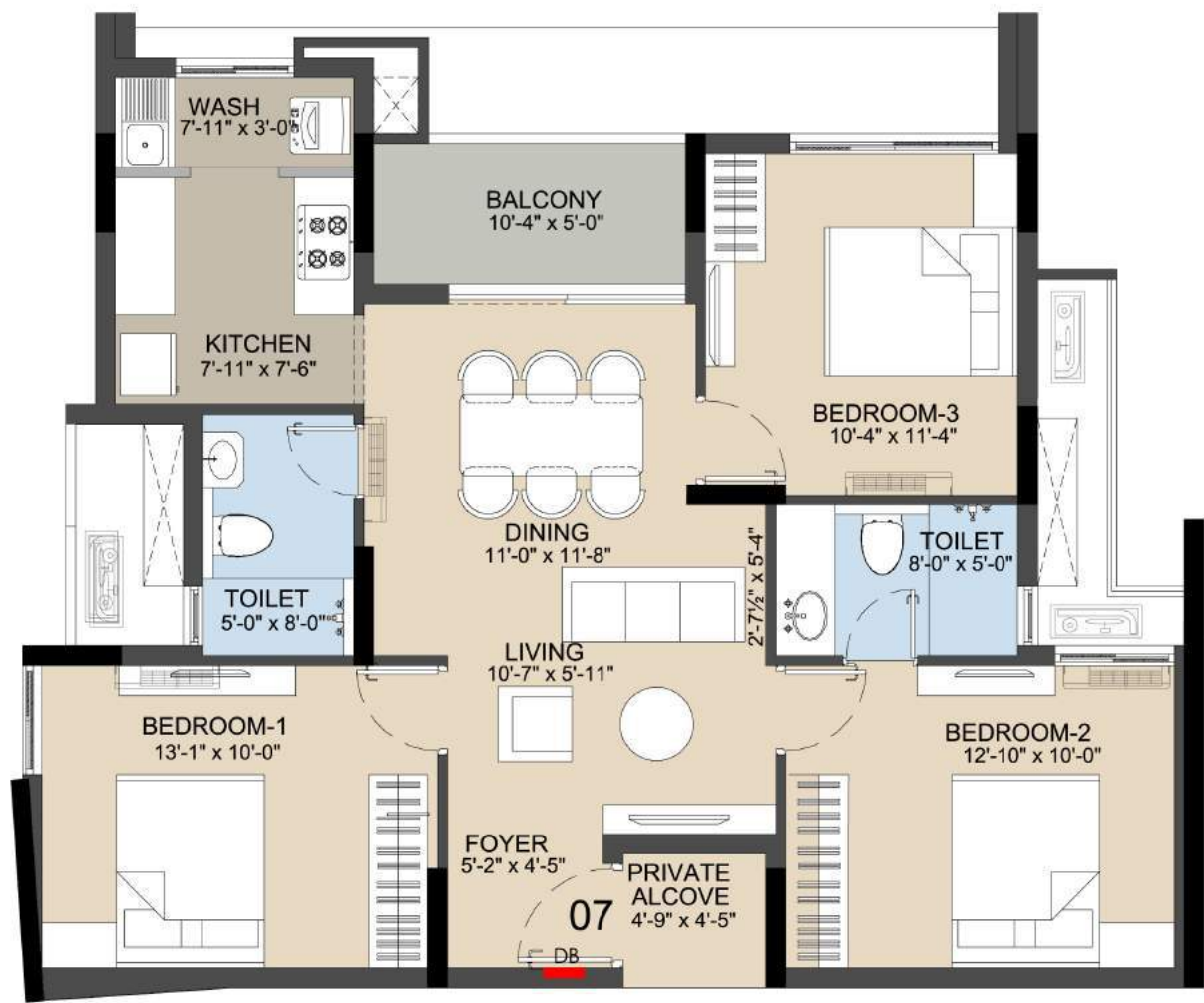
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Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

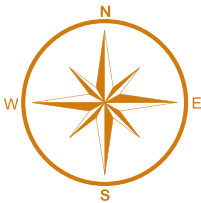


3BHK + 2T  
APT No: B107 – B1807  
Carpet Area : 812 Sq.Ft.  
Plinth Area : 975 Sq.Ft.  
Super Built-up Area : 1230 Sq.Ft.



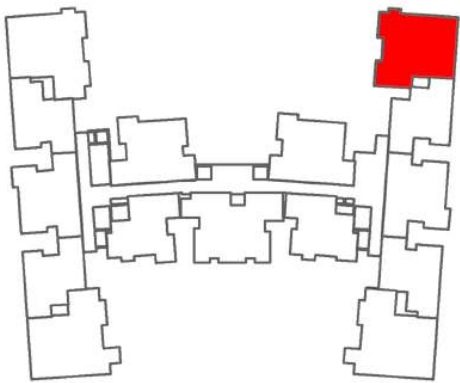
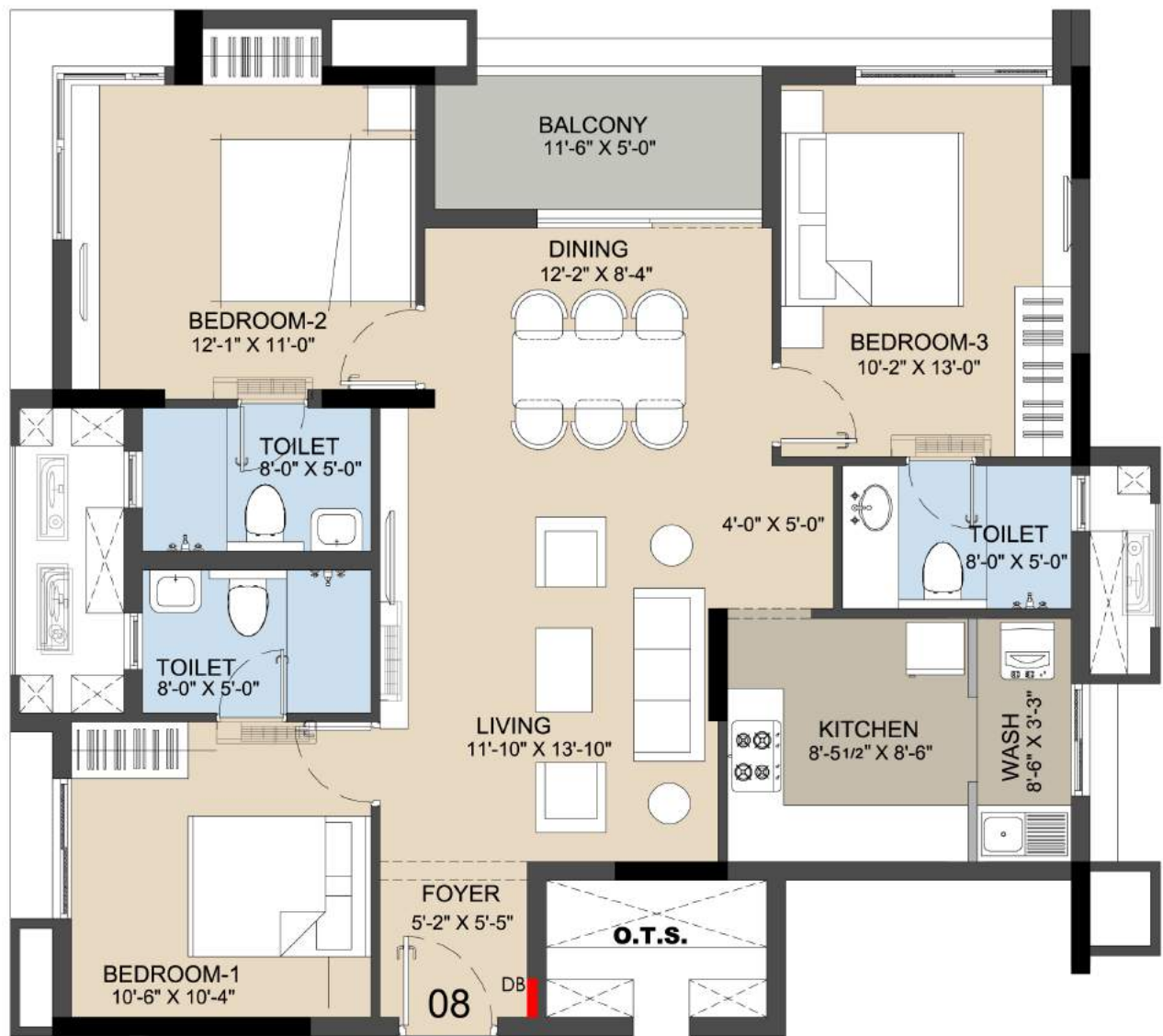
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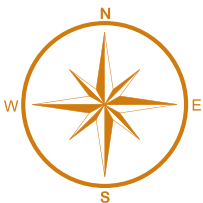
Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

3BHK + 3T  
APT No: B108 – B1708  
Carpet Area : 945 Sq.Ft.  
Plinth Area : 1111 Sq.Ft.  
Super Built-up Area : 1402 Sq.Ft.



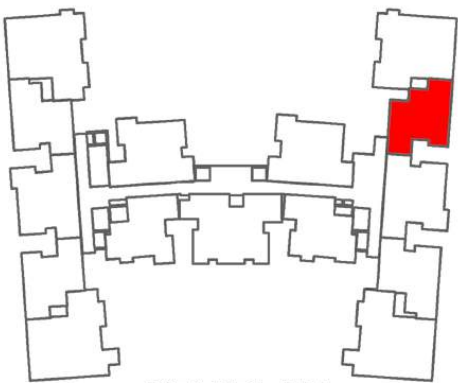
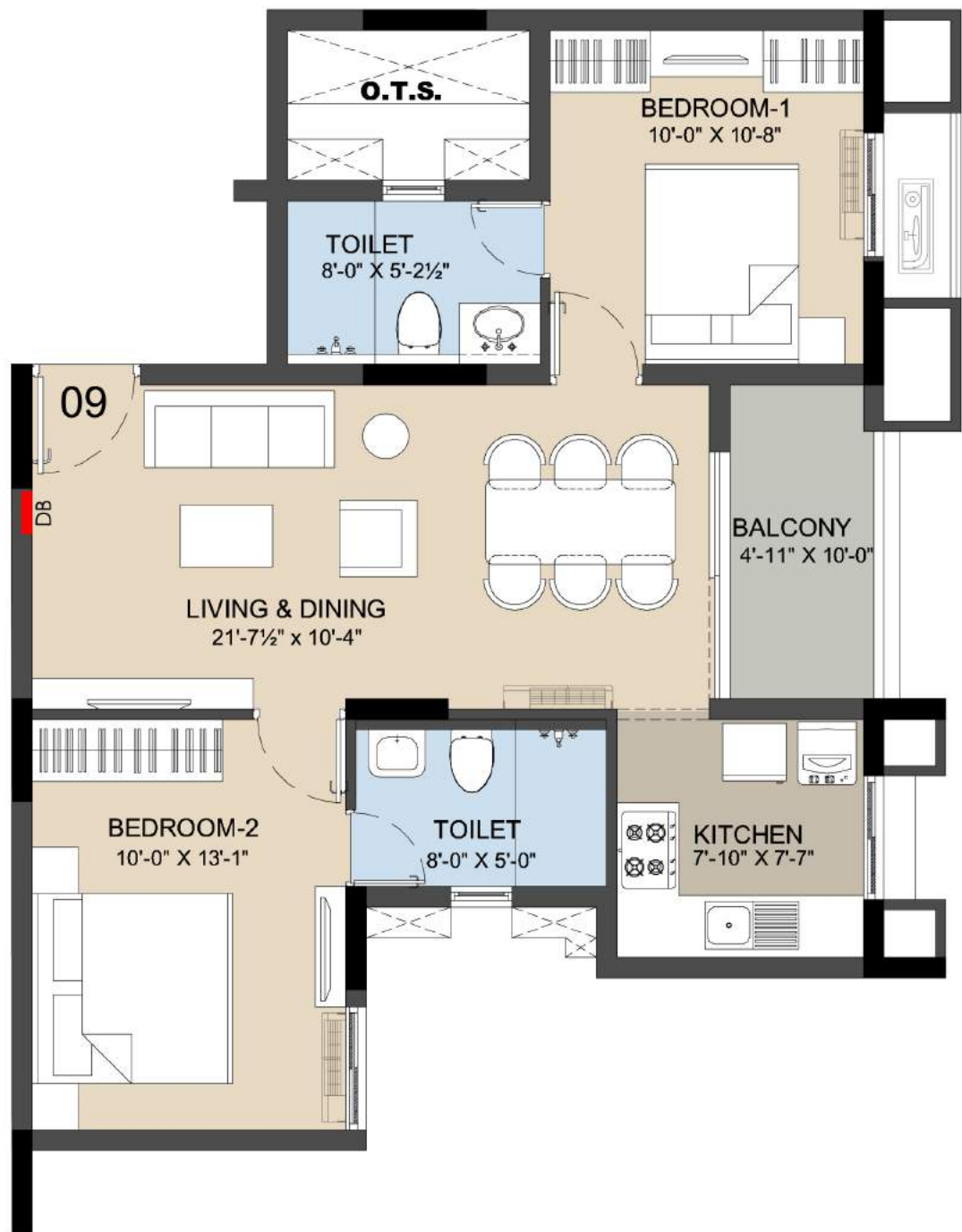
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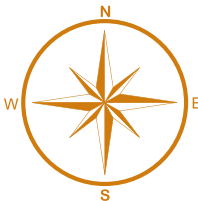
Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

2BHK + 2T  
APT No: B109 – B1709  
Carpet Area : 619 Sq.Ft.  
Plinth Area : 760 Sq.Ft.  
Super Built-up Area : 959 Sq.Ft.



KEY PLAN

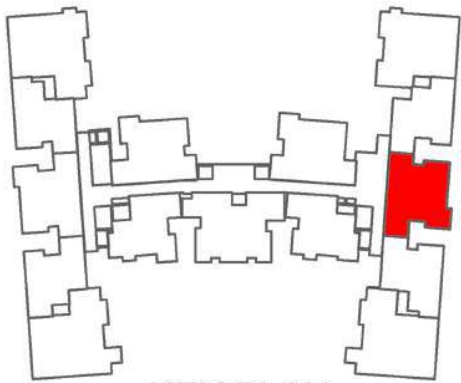
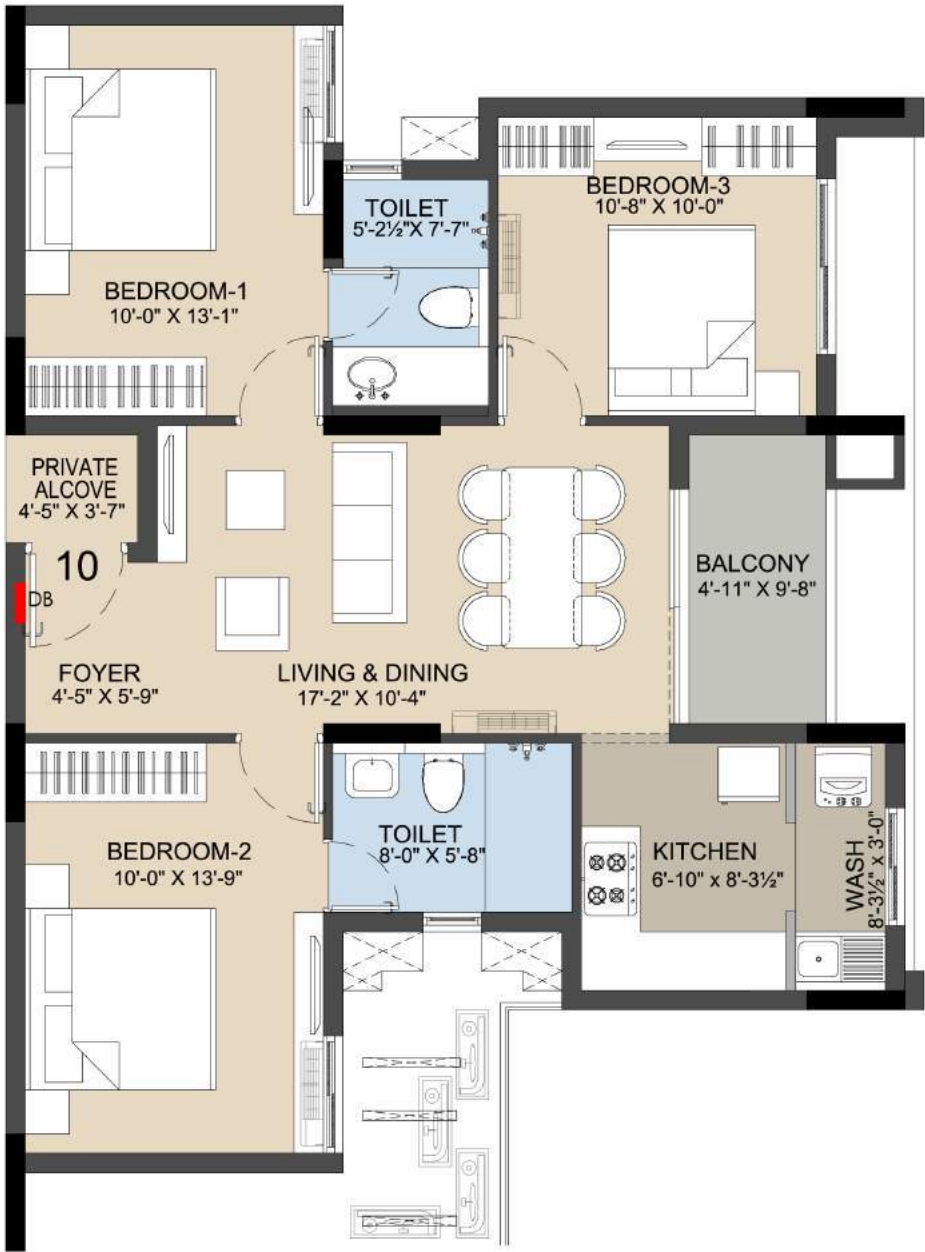
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Carpet Area calculated as per RERA

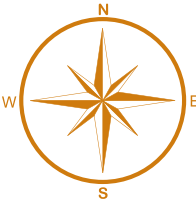


3BHK + 2T  
APT No: B110 – B1810  
Carpet Area : 781 Sq.Ft.  
Plinth Area : 935 Sq.Ft.  
Super Built-up Area : 1179 Sq.Ft.



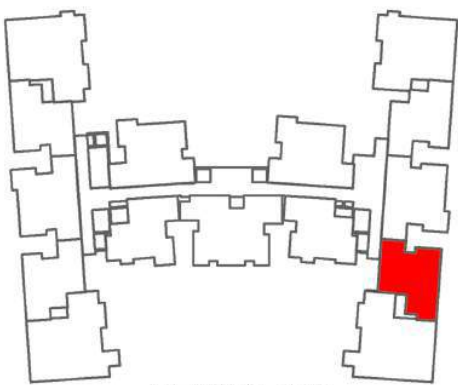
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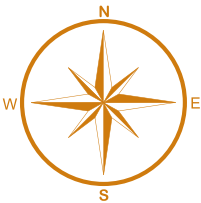
Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

2BHK + 2T  
APT No: B111 – B1711  
Carpet Area : 634 Sq.Ft.  
Plinth Area : 781 Sq.Ft.  
Super Built-up Area : 986 Sq.Ft.



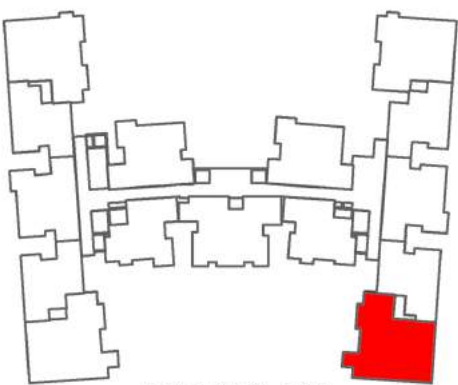
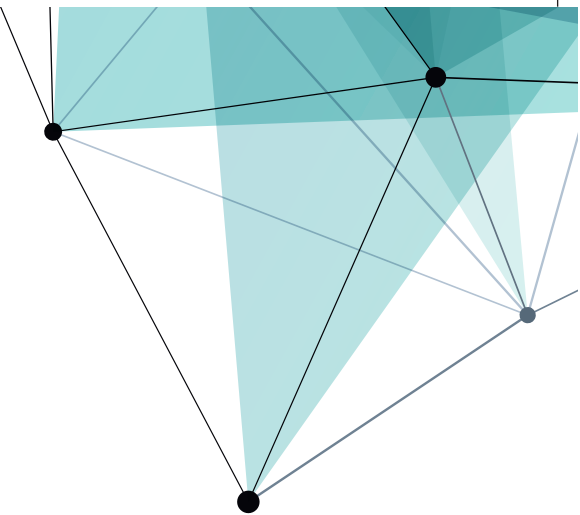
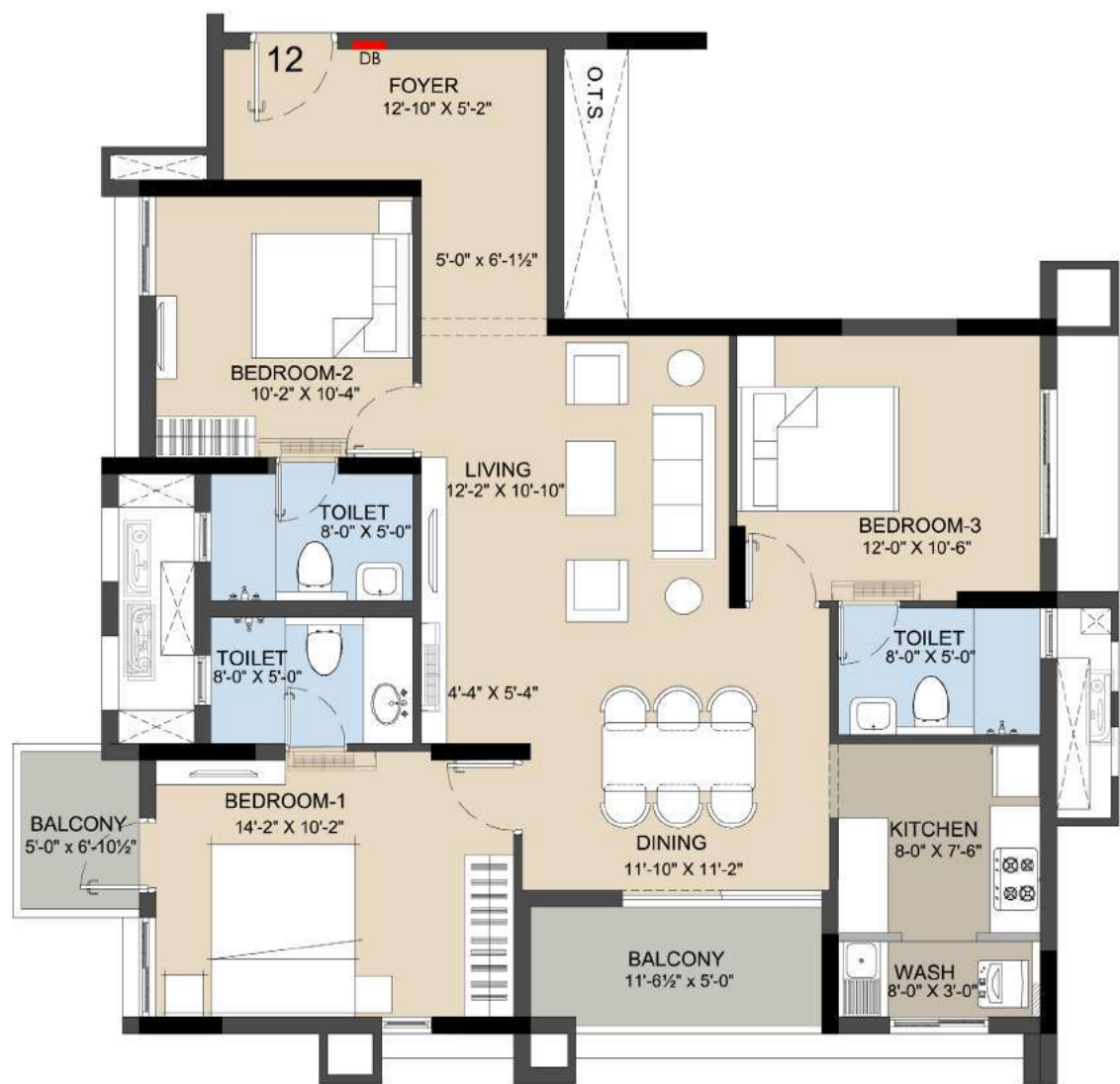
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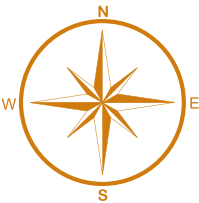
Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

3BHK + 3T  
APT No: B112 – B1712  
Carpet Area : 1003 Sq.Ft.  
Plinth Area : 1209 Sq.Ft.  
Super Built-up Area : 1525 Sq.Ft.



KEY PLAN

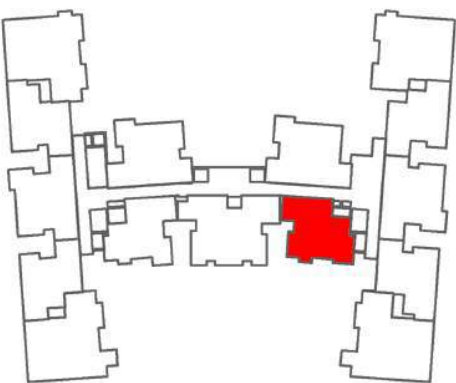
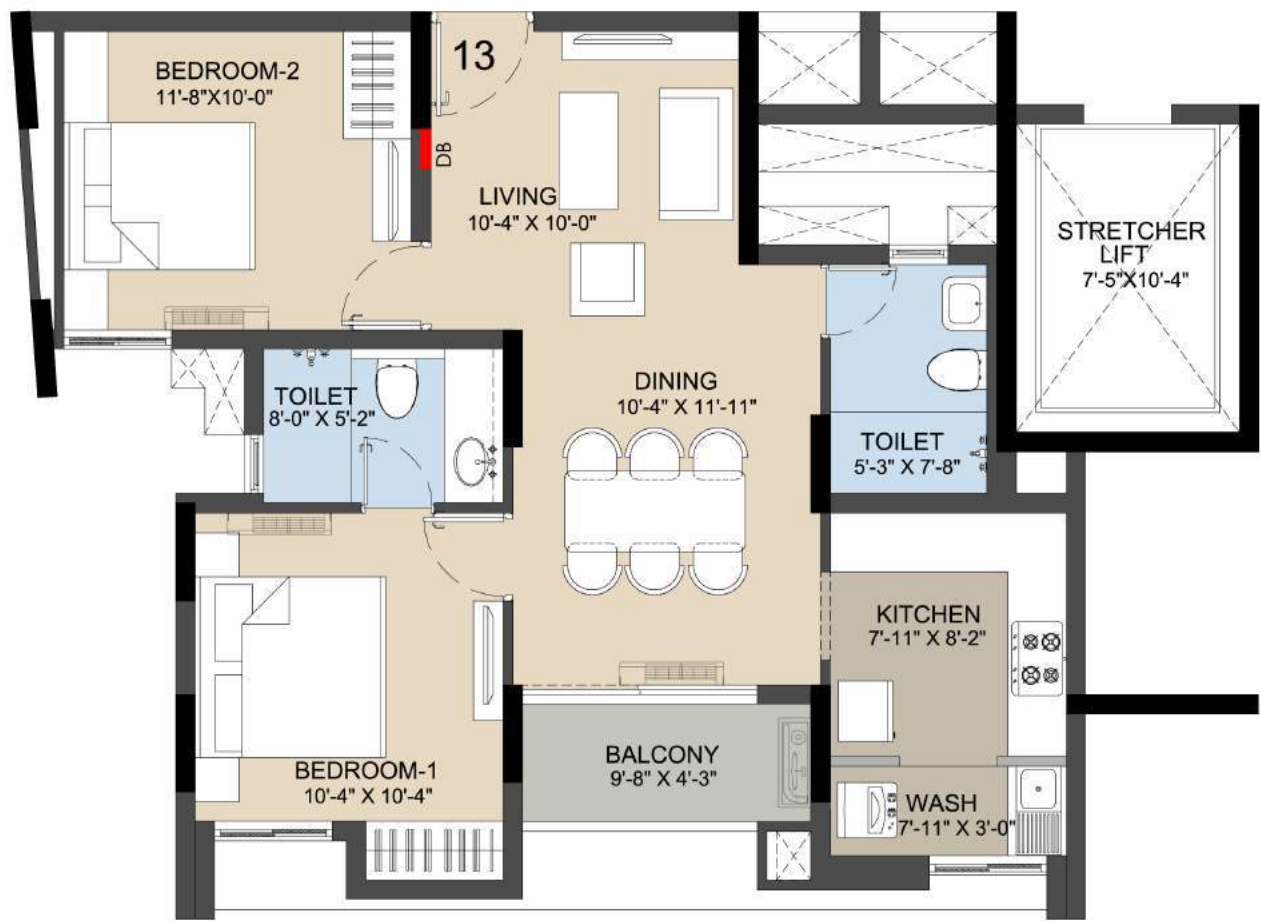
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Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

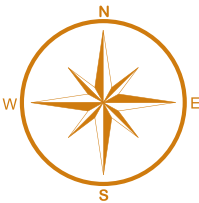


2BHK + 2T  
APT No: B113 – B1813  
Carpet Area : 654 Sq.Ft.  
Plinth Area : 794 Sq.Ft.  
Super Built-up Area : 1002 Sq.Ft.



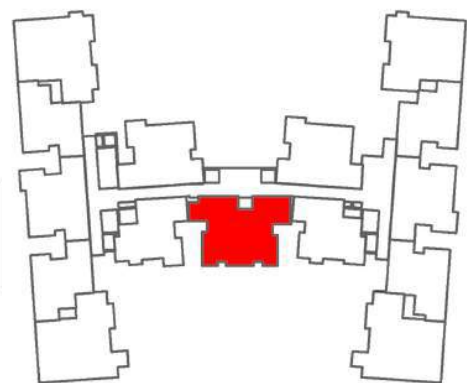
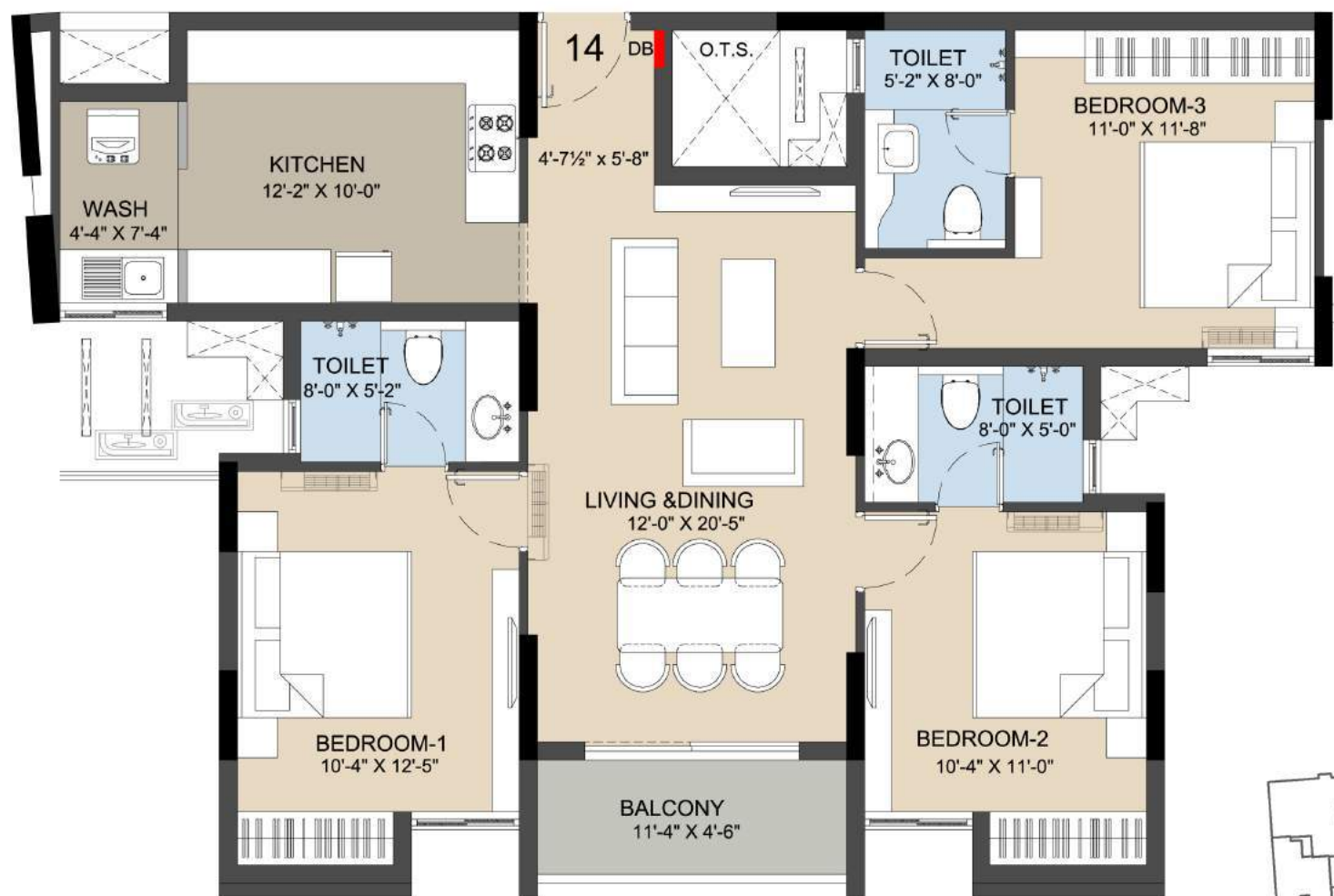
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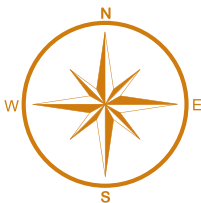
Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

3BHK + 3T  
APT No: B114 – B1814  
Carpet Area : 987 Sq.Ft.  
Plinth Area : 1165 Sq.Ft.  
Super Built-up Area : 1470 Sq.Ft.



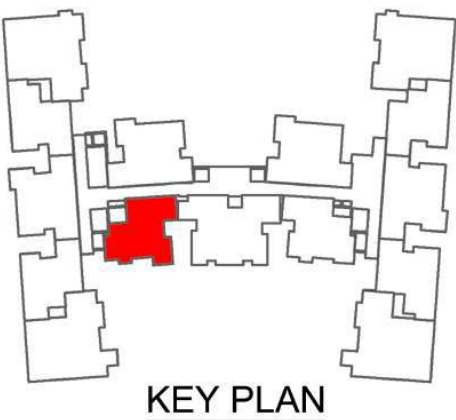
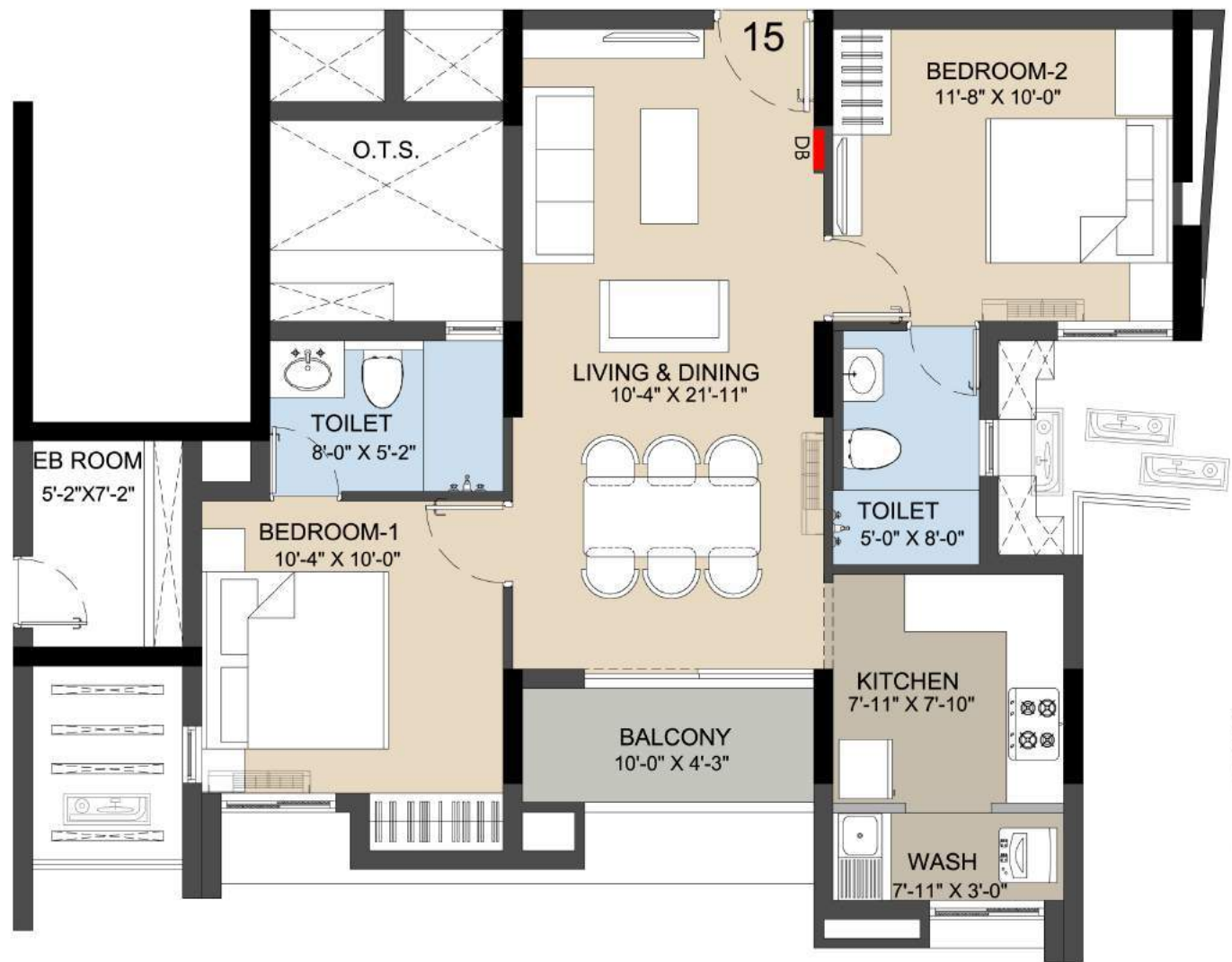
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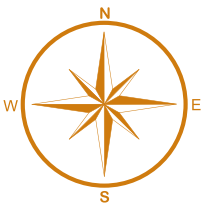


Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

2BHK + 2T  
APT No: B115 – B1815  
Carpet Area : 640 Sq.Ft.  
Plinth Area : 781 Sq.Ft.  
Super Built-up Area : 985 Sq.Ft.



Not to scale



Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA





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

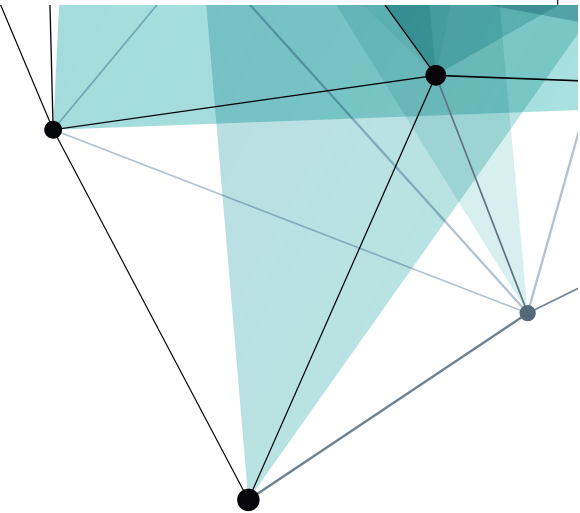


BLOCK B - Penthouse Plan  
(18<sup>th</sup> Floor)



Note: In all plans, furniture shown are only indicative and do not form part of the contract.

ISOMETRIC VIEW



PENTHOUSE - 3BHK + 3T

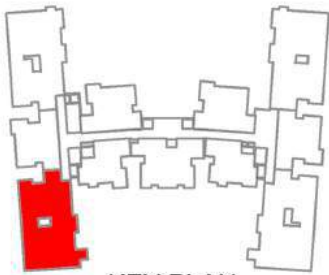
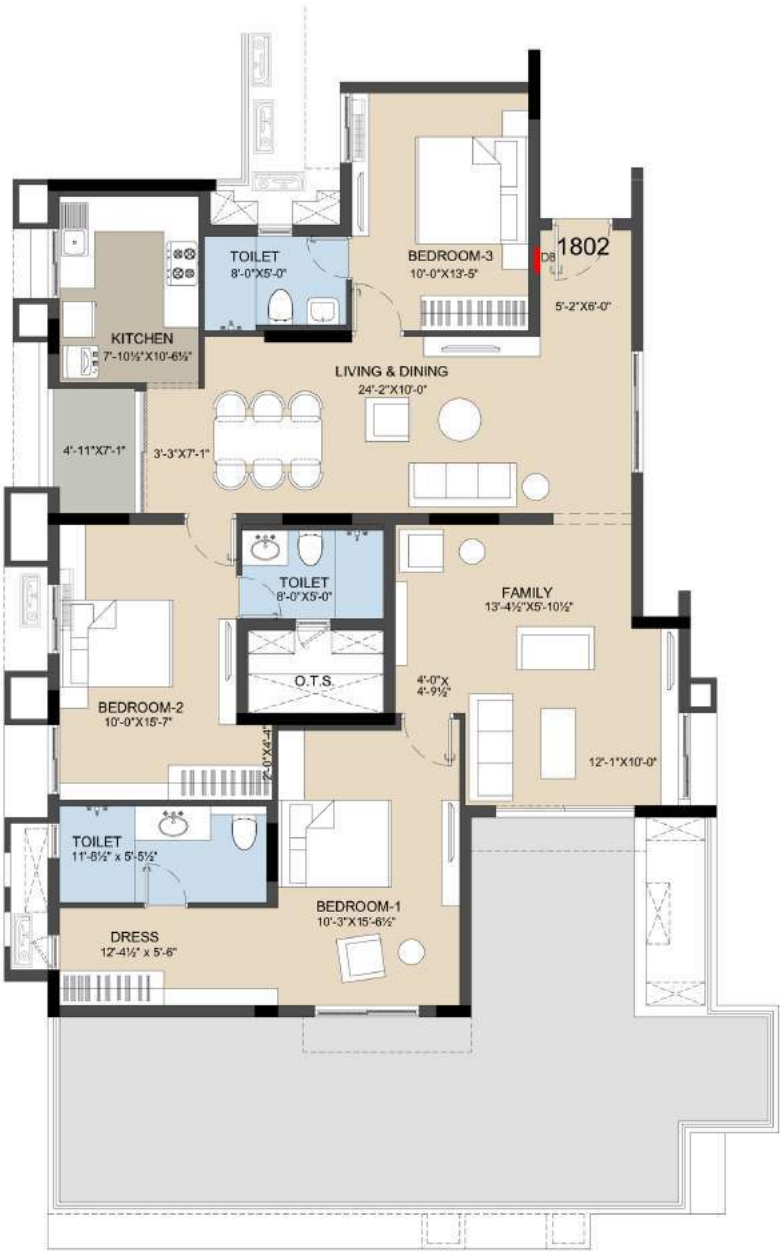
Note : In all plans furniture's, wall papers, kitchen appliances and other accessories shown are only indicative and do not form part of the contract.  
Colour scheme may change based on Architect's approval.



# BLOCK B - Penthouse Unit Plans

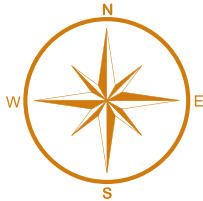
3BHK + 3T  
PENTHOUSE - 1802

Carpet Area	: 1322 Sq.Ft.
Plinth Area	: 1508 Sq.Ft.
Super Built-up Area	: 1902 Sq.Ft.
Private Terrace Area	: 555 Sq.Ft.



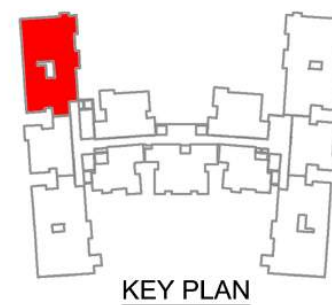
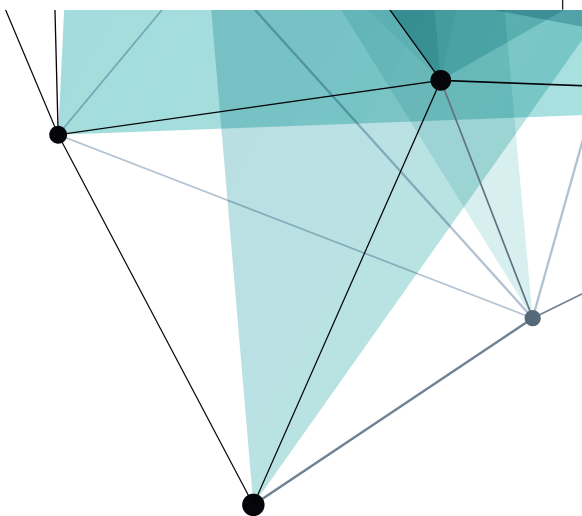
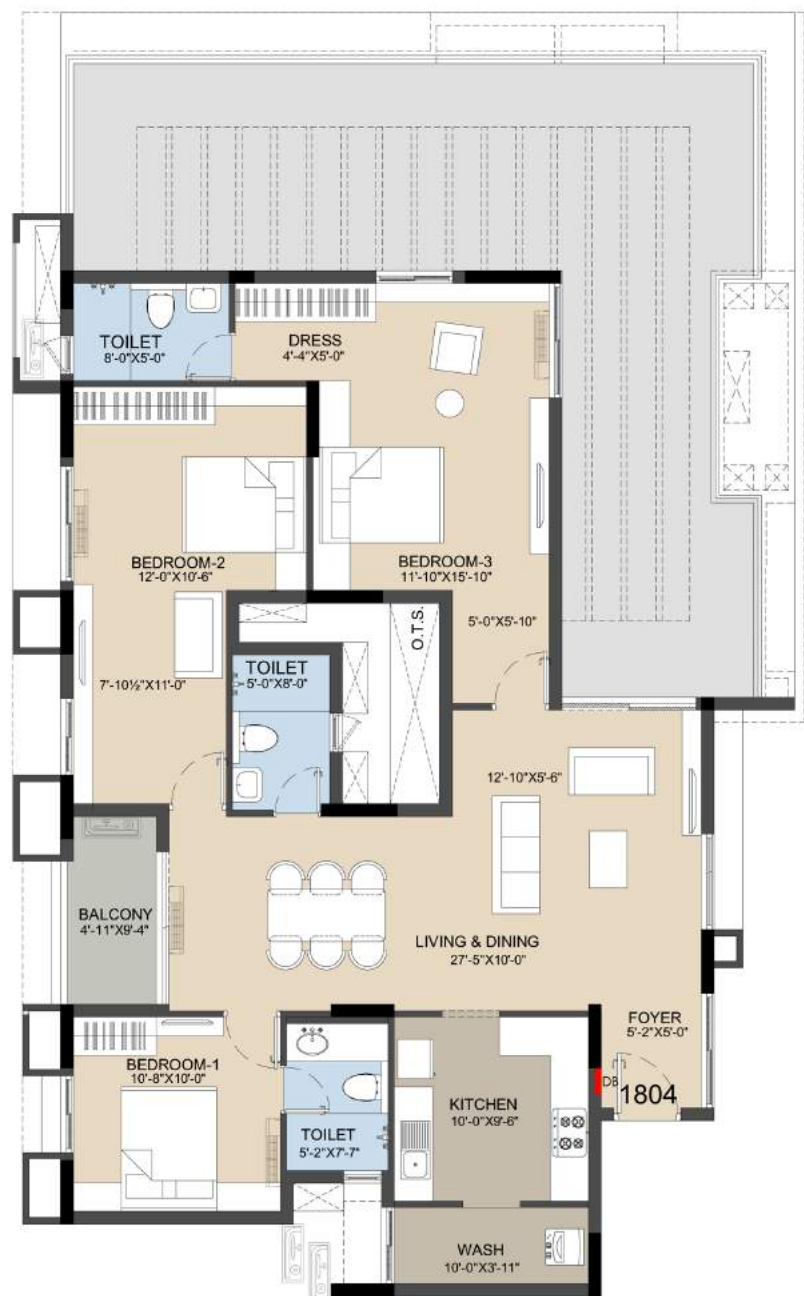
KEY PLAN

Not to scale



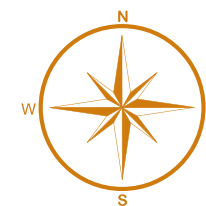
Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

**3BHK + 3T**  
**PENTHOUSE - 1804**  
**Carpet Area** : 1228 Sq.Ft.  
**Plinth Area** : 1426 Sq.Ft.  
**Super Built-up Area** : 1799 Sq.Ft.  
**Private Terrace Area** : 621 Sq.Ft.



KEY PLAN

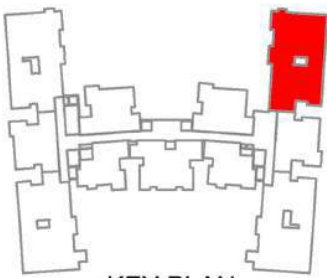
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Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

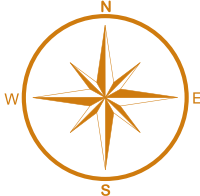
3BHK + 3T  
PENTHOUSE - 1809

Carpet Area : 1328 Sq.Ft.  
Plinth Area : 1514 Sq.Ft.  
Super Built-up Area : 1910 Sq.Ft.  
Private Terrace Area : 532 Sq.Ft.



KEY PLAN

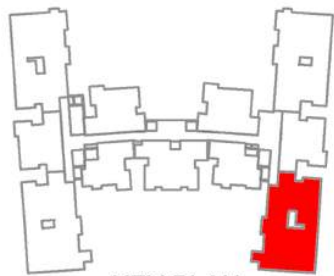
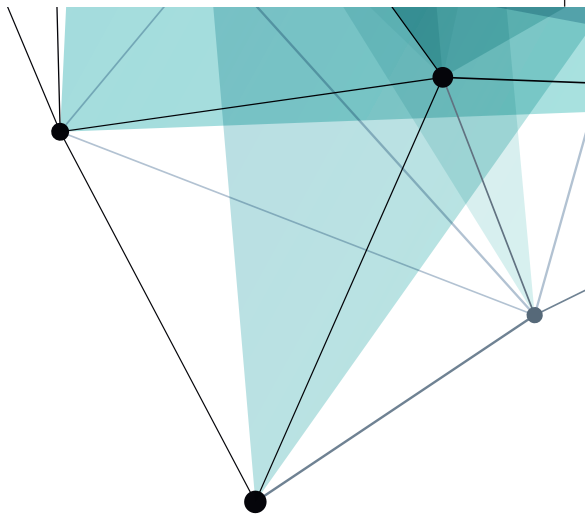
Not to scale



Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

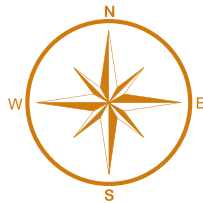


**3BHK + 3T**  
**PENTHOUSE - 1811**  
**Carpet Area** : 1226 Sq.Ft.  
**Plinth Area** : 1431 Sq.Ft.  
**Super Built-up Area** : 1806 Sq.Ft.  
**Private Terrace Area** : 657 Sq.Ft.



KEY PLAN

Not to scale



Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA



# BLOCK C - Cozy Typical Floor Plan (1<sup>st</sup> To 8<sup>th</sup>)

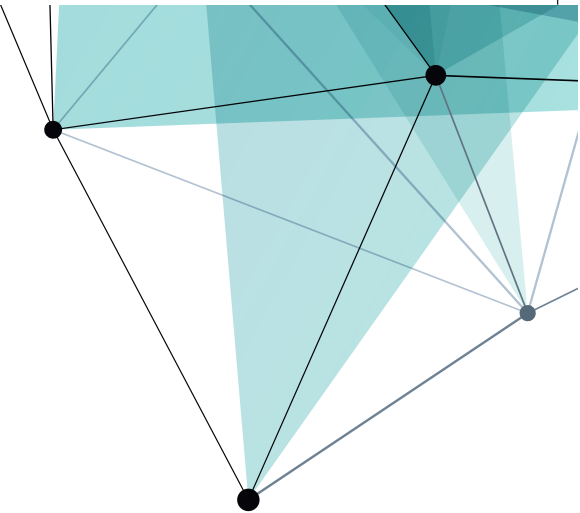


Not to scale



Note: In all plans, furniture shown are only indicative and do not form part of the contract.

ISOMETRIC VIEW



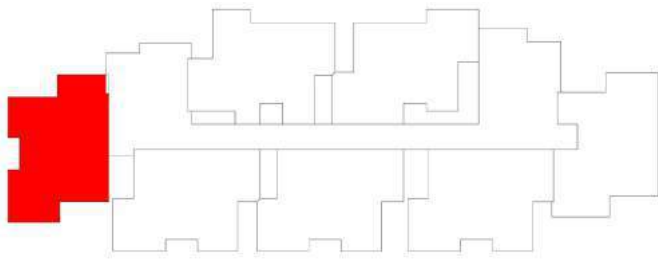
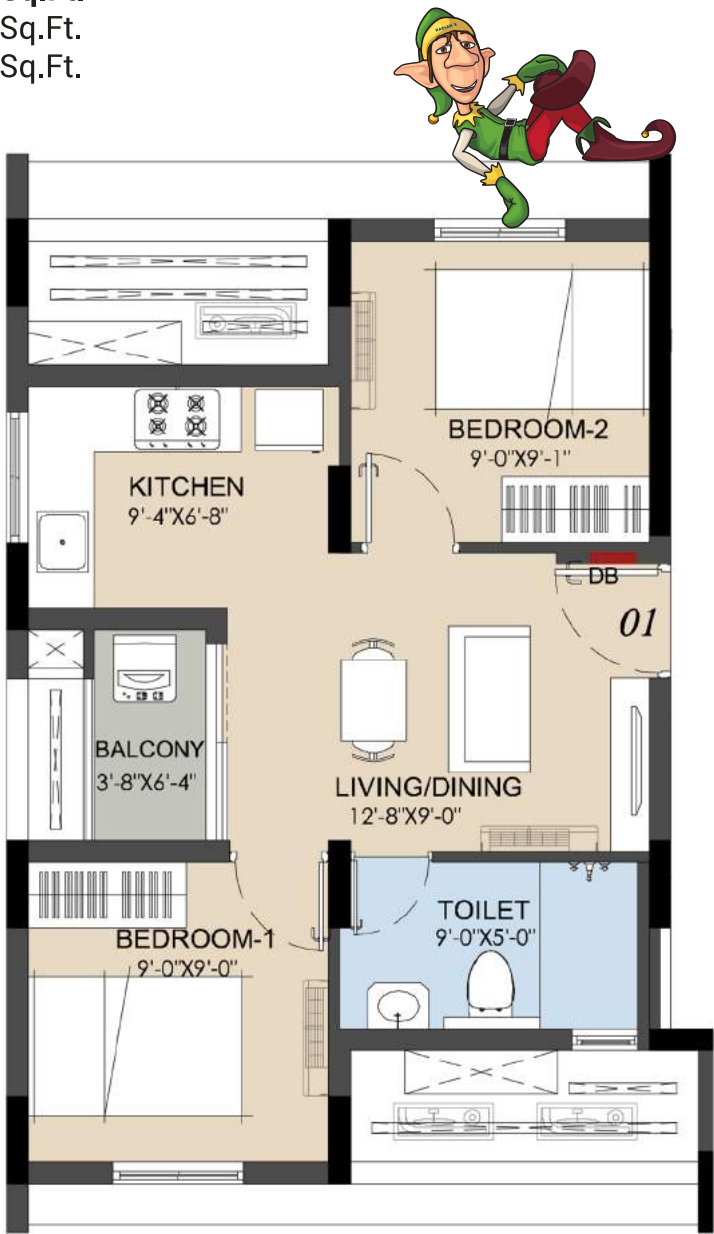
COZY - 2BHK + 1T

Note : In all plans furniture's, wall papers, kitchen appliances and other accessories shown are only indicative and do not form part of the contract.  
Colour scheme may change based on Architect's approval.

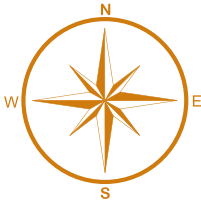


# BLOCK C - Cozy Unit Plans

2BHK + 1T  
APT No: C101 – C801  
Carpet Area : 385 Sq.Ft.  
Plinth Area : 475 Sq.Ft.  
Super Built-up Area : 599 Sq.Ft.



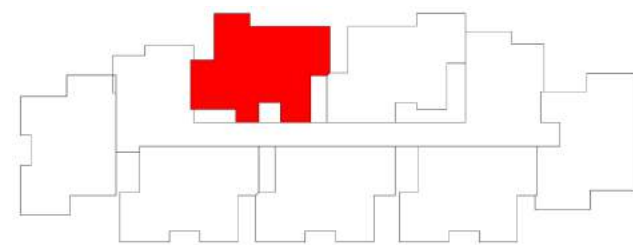
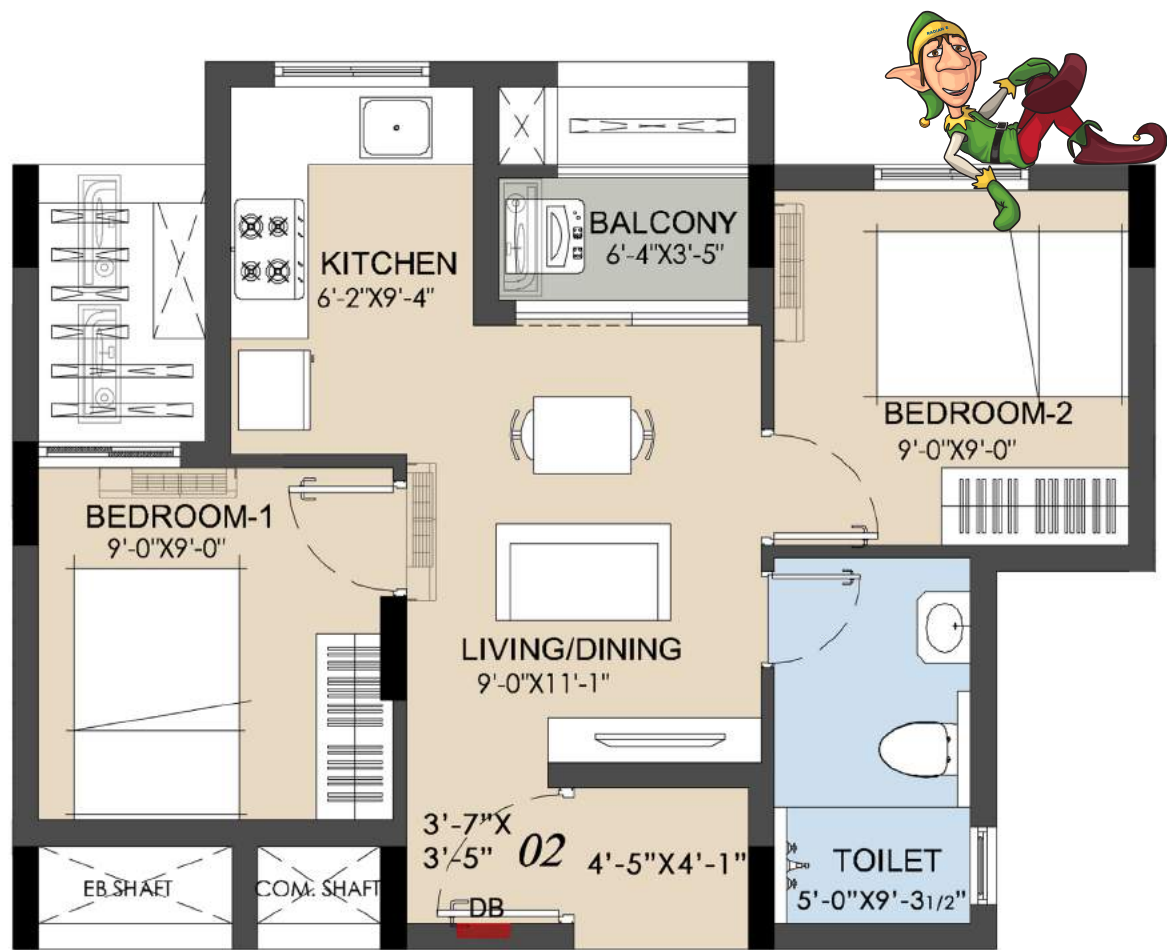
KEY PLAN  
Not to scale



Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

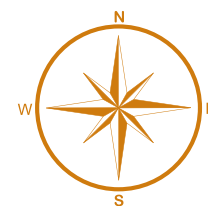


2BHK + 1T  
APT No: C102 – C802  
Carpet Area : 380 Sq.Ft.  
Plinth Area : 483 Sq.Ft.  
Super Built-up Area : 609 Sq.Ft.



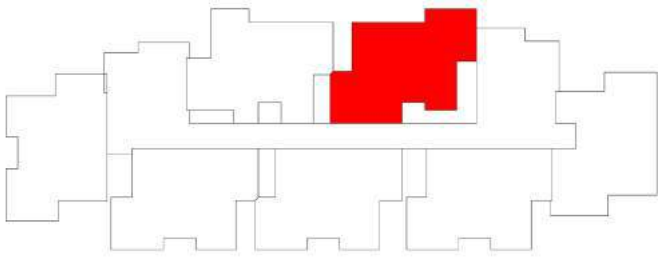
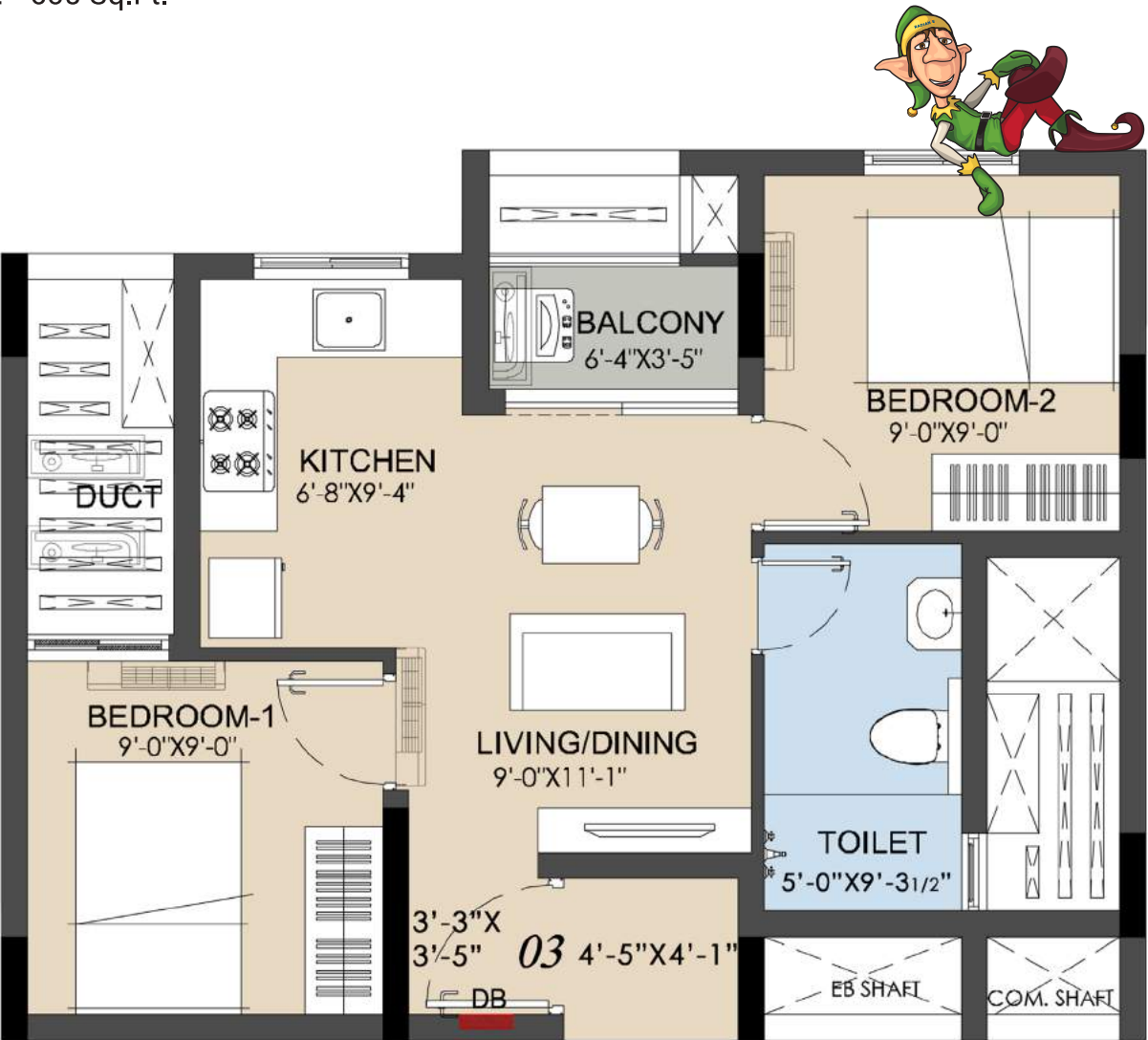
KEY PLAN

Not to scale



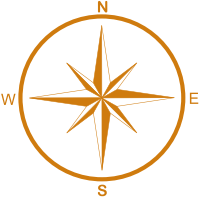
Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

2BHK + 1T  
APT No: C103 – C803  
Carpet Area : 381 Sq.Ft.  
Plinth Area : 480 Sq.Ft.  
Super Built-up Area : 605 Sq.Ft.



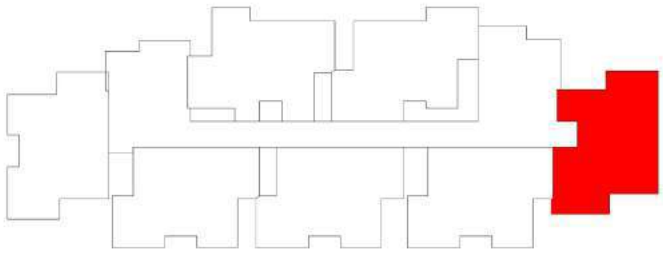
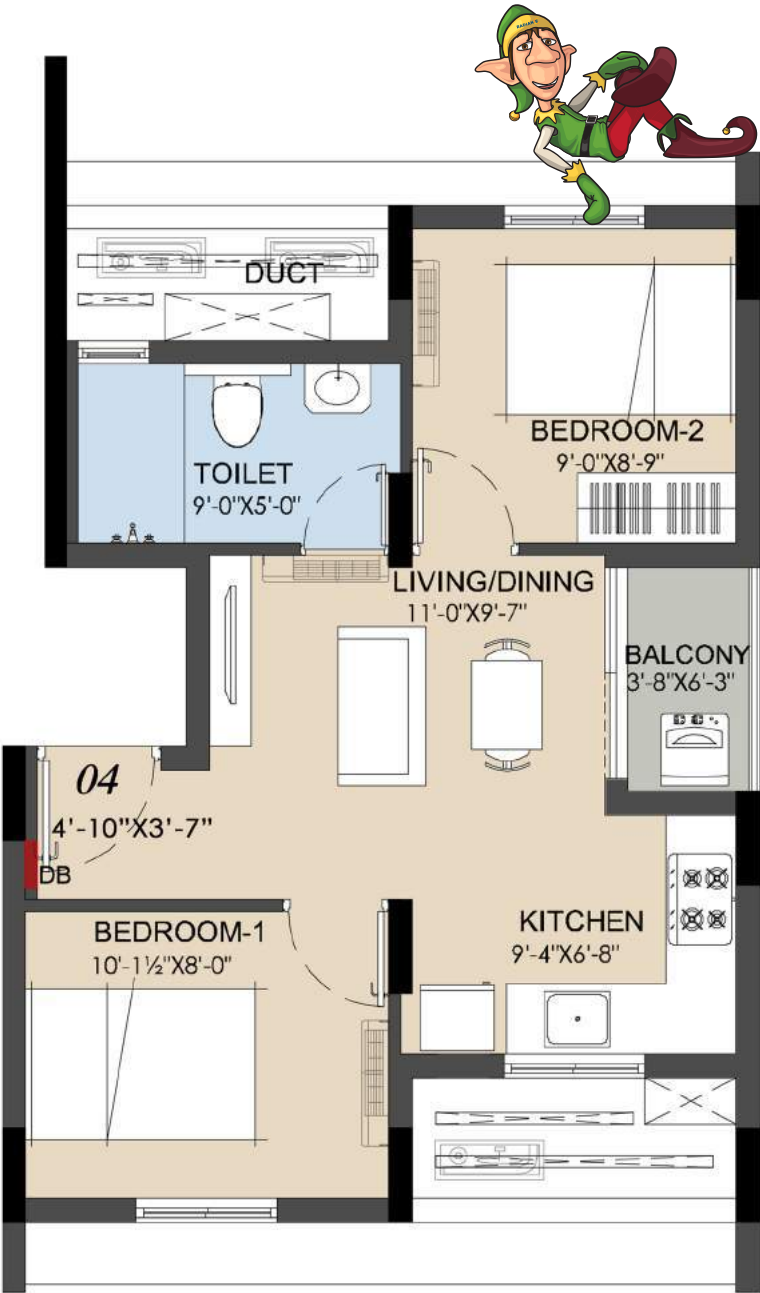
KEY PLAN

Not to scale



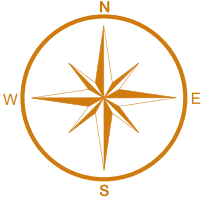
Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

2BHK + 1T  
APT No: C104 – C804  
Carpet Area : 384 Sq.Ft.  
Plinth Area : 482 Sq.Ft.  
Super Built-up Area : 608 Sq.Ft.



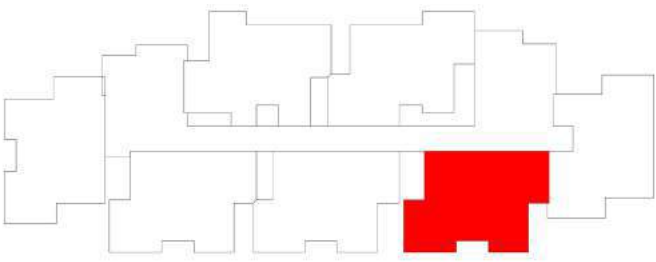
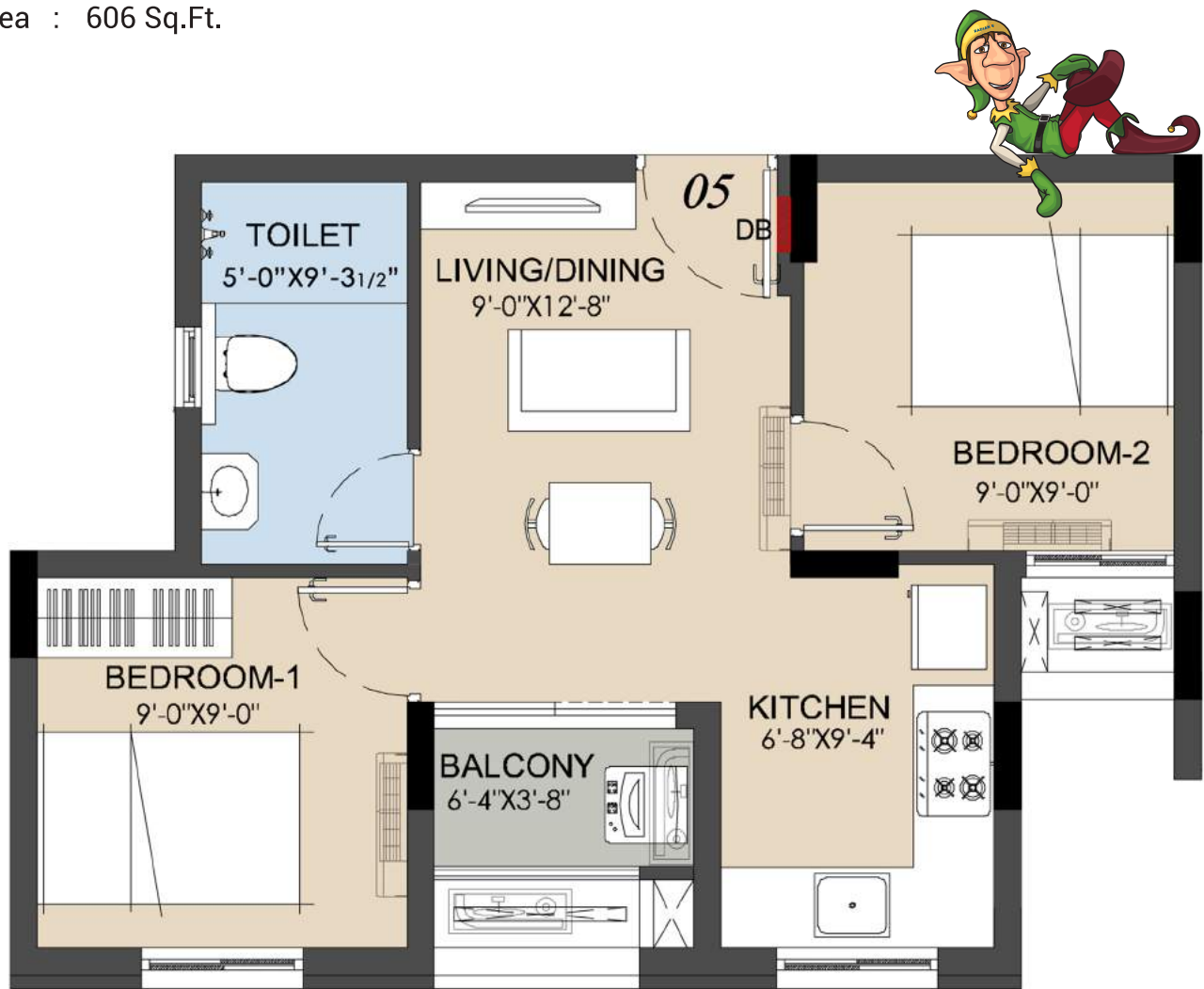
KEY PLAN

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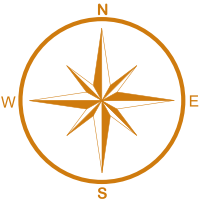
Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

2BHK + 1T  
APT No: C105 – C805  
Carpet Area : 385 Sq.Ft.  
Plinth Area : 480 Sq.Ft.  
Super Built-up Area : 606 Sq.Ft.



KEY PLAN

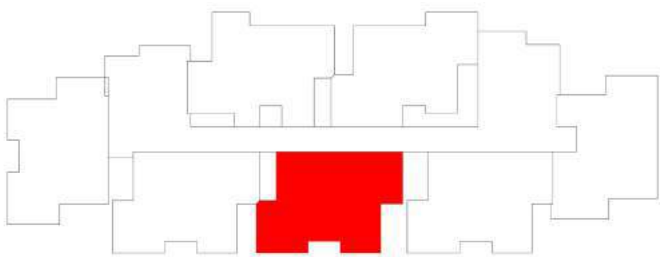
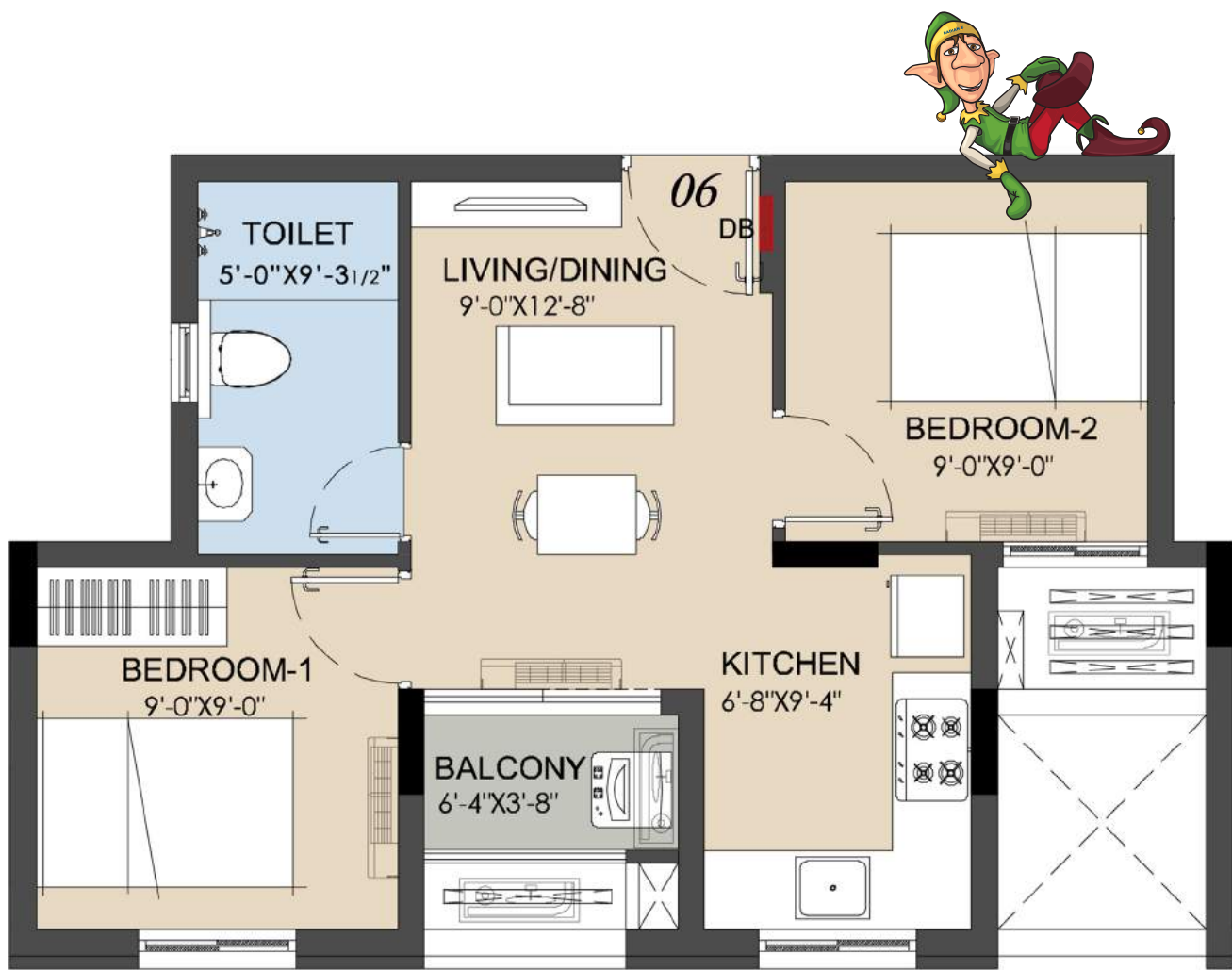
Not to scale



Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

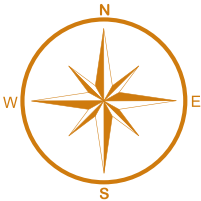


2BHK + 1T  
APT No: C106 – C806  
Carpet Area : 385 Sq.Ft.  
Plinth Area : 484 Sq.Ft.  
Super Built-up Area : 610 Sq.Ft.



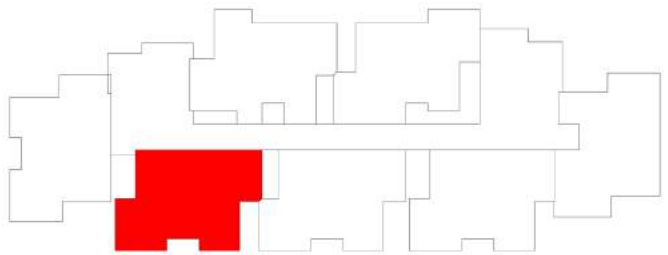
KEY PLAN

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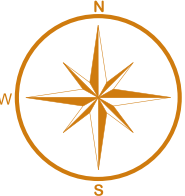
Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA

2BHK + 1T  
APT No: C107 – C807  
Carpet Area : 385 Sq.Ft.  
Plinth Area : 484 Sq.Ft.  
Super Built-up Area : 610 Sq.Ft.



KEY PLAN

Not to scale



Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA



BLOCK A - Club House



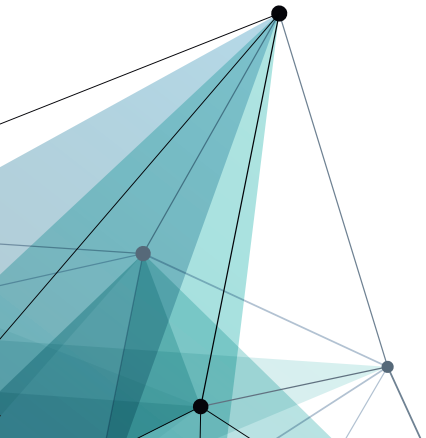
Note: Shape of the swimming pool is only indicative and could be subject to change  
Colour schemes may change as per Architect's approval  
In all plans, furniture shown are only indicative and do not form part of the contract.



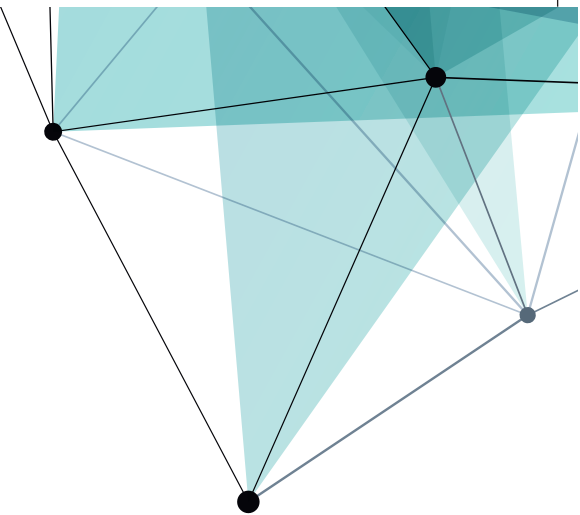
# CLUB HOUSE - Ground Floor Plan



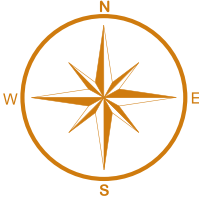
Note: Shape of the swimming pool is only indicative and could be subject to change  
Colour schemes may change as per Architect's approval



CLUB HOUSE - First Floor Plan



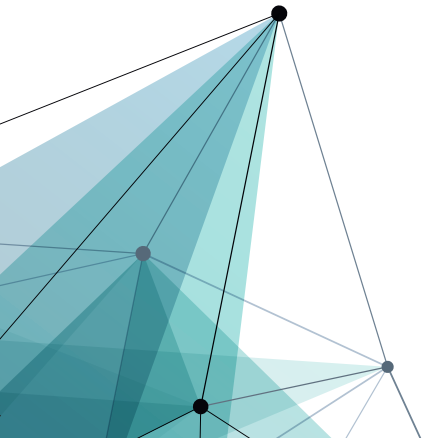
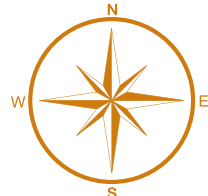
Not to scale



CLUB HOUSE - Terrace Floor Plan



Not to scale







#### PROJECT HIGHLIGHTS:

- Strategic Location, proximity to Schools, Colleges, Hospitals, CMBT and Metro Railway station, Market. It comes under Chennai city limit.
- Undivided Share on Entire Extent of Land to Buyers.
- Exclusive Club House with Fully Equipped GYM, Swimming Pool, Multipurpose Hall, Indoor Games Room, Yoga Deck, Space for Convenience store and ATM

RADIANCE ICON - APARTMENT SELECTION GUIDE						
Type	Flat No	Type	Carpet Area	Super Built-up Area	UDS Area	Open Terrace
Block B Typical Floor	B 101 To B 1701	3 Bed + 3T	1008	1529	500	
	B 102 To B 1702	2 Bed + 2T	616	951	311	
	B 103 To B 1803	3 Bed + 2T	778	1178	385	
	B 104 To B 1704	2 Bed + 2T	633	974	318	
	B 105 To B 1705	3 Bed + 3T	1019	1500	490	
	B 106 To B 1806	3 Bed + 2T	798	1217	398	
	B 107 To B 1807	3 Bed + 2T	812	1230	402	
	B 108 To B 1708	3 Bed + 3T	945	1402	458	
	B 109 To B 1709	2 Bed + 2T	619	959	314	
	B 110 To B 1810	3 Bed + 2T	781	1179	386	
	B 111 To B 1711	2 Bed + 2T	634	986	322	
	B 112 To B 1712	3 Bed + 3T	1003	1525	499	
	B 113 To B 1813	2 Bed + 2T	654	1002	328	
	B 114 To B 1814	3 Bed + 3T	987	1470	481	
	B 115 To B 1815	2 Bed + 2T	640	985	322	

Note : Carpet Area calculated as per RERA

RADIANCE ICON - APARTMENT SELECTION GUIDE						
Type	Flat No	Type	Carpet Area	Super Built-up Area	UDS Area	Open Terrace
Penthouse	B 1802	3 Bed + 3T	1322	1902	622	555
	B 1804	3 Bed + 3T	1228	1799	588	621
	B 1809	3 Bed + 3T	1328	1910	624	532
	B 1811	3 Bed + 3T	1226	1806	590	657
Block C Typical floor	C 101 To 801	2 Bed + 1T	385	599	196	
	C 102 To 802	2 Bed + 1T	380	609	199	
	C 103 To 803	2 Bed + 1T	381	605	198	
	C 104 To 804	2 Bed + 1T	384	608	199	
	C 105 To 805	2 Bed + 1T	385	606	198	
	C 106 To 806	2 Bed + 1T	385	610	199	
	C 107 To 807	2 Bed + 1T	385	610	199	

Note : Carpet Area calculated as per RERA





Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA  
Colour schemes may change as per Architect's approval



# SPECIFICATIONS

## STRUCTURE



- RCC Framed Structure
- Earthquake Resistant Structure in compliance with Seismic Zone III
- Aerated Auto Claved Block Work and Plastering

## JOINERIES & LOCKS



- Main Door: Door frame made of good quality seasoned and chemically treated wood with 35mm thick flush shutter with Veneer on both sides. Good quality lock will be provided.
- Bedroom Doors: Door frame made of good quality seasoned and chemically treated wood with moulded paneled skin door shutter of 32mm thickness with good quality lock.
- Toilet Doors: Door frame made of good quality seasoned and chemically treated wood with one side flat skin and other side laminated flush shutter.
- Window - Powder Coated Aluminium / UPVC, Sliding Shutters.
- Ventilators - Powder Coated Aluminium / UPVC Frame with Louvers or openable shutters
- Balcony - French Doors - Powder Coated Aluminum / UPVC Sliding door

## FLOORING & OTHER FINISHES



- Living, Dining & Bed Rooms - Vitrified Tiles of suitable size and skirting
- Kitchen, Toilet, Balcony & Utility / Service - Antiskid Ceramic Tiles of suitable size
- Common Area & Staircase – Granite for staircase, Vitrified tiles of suitable size for Lobby / Corridors.
- Car Park – PCC / Granolithic flooring / Paver
- Kitchen Dado, Utility and Toilet Cladding – Ceramic Tiles of suitable size up to 2', 5' & 7' Height respectively will be provided.
- 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
- Common Area & Staircase – Granite for staircase, Vitrified tiles of suitable size for Lobby

## ELECTRICAL



- Concealed Wiring – Polycab / Power Flex / RR Cables or equivalent (ISI Certified)
- Switches – MK/Philips / Crabtree or Equivalent. Adequate Light, Fan and Power Points. Electrical provision for Air Conditioners in Living and all the Bedrooms
- Telephone & T.V Point in Living & Master Bedroom
- High Speed Lifts by Johnson or equivalent
- Elevators & Common area with 100% Power Backup.
- Power Backup upto 600 Watts for each Apartment.

## PLUMBING AND SANITARY



- 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 make for underground drainage
- CP Fixtures – Kohler / Jaquar / Parryware or equivalent CP Fixtures
- Sanitary Fittings – Kohler / Hindware / Parryware / Jaquar or equivalent. All sanitarywares will be of white colour
- EWC – Wall Mounted in all the Toilets
- One Stainless Steel Single Bowl Sink with Drain Board will be provided in Kitchen or Utility
- Sewage Treatment Plant, Waste Water Re-cycling, Rain Water Harvesting.

## PAINTING & FINISHING



- Ceiling – Oil-bound Distemper
- Living, Dining & Bedrooms – Tractor Emulsion of colour chosen by Architect
- Wooden Doors / Frames (wherever applicable) - Enamel Paint
- Exterior – Weather Proof Exterior Paint from Asian or equivalent

Ongoing Projects

CHENNAI

**RADIANCE**  
**MERCURY**  
PERUMBAKKAM

BENGALURU

**RADIANCE**  
**EMERALD**  
Bommenahalli

COIMBATORE

**RADIANCE**  
**SPLENDOUR**  
VEDAPATTI

DUBAI

**RADIANCE**  
**RIAH TOWERS**  
DUBAI

Completed Projects

CHENNAI

**RADIANCE**  
*Royale*  
Poonamallee

**RADIANCE**  
**EMPIRE**  
Near Perambur

**RADIANCE**  
**MANDARIN**  
THORAIPAKKAM, OMR

**RADIANCE**  
**LAKE FRONT**  
KARAPAKKAM, OMR

**RADIANCE**  
*aikya*  
ANNA NAGAR

**RADIANCE**  
*Shine*  
KAZHIPATTUR, OMR

**RADIANCE**  
**GREEN SPRINGS**  
MUTTUKADU, ECR

**RADIANCE**  
*marina*  
MUGAIYUR, ECR

**RADIANCE**  
**Ivy Terrace**  
NAVALLUR, OMR

BENGALURU

  
**Radiance Iris**  
BENGALURU

Coming Soon

Projects in Chennai,  
Coimbatore, Bengaluru,  
Mumbai and Coonoor



## Radiance Group Companies



MOVABLE FURNITURE | ACCESSORIES

The Gallery at Radiance Mandarin in Thoraipakkam, Chennai is a movable furniture and accessories store, showcasing elegant living, dining and bedroom furniture.



The Radiance Home Interior Solutions offers complete interior and home decor solutions, that include modular kitchens, wardrobes, movable furniture, wallpapers and more.



Radiance Address is a property management service that offers end-to-end services in rentals and resale, covering prospect profiling, documentation etc.



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



False Ceilings | Wardrobes | Modular Kitchen | Wallpaper | Lighting | Loose Furniture | Curtains & Blinds | Electrical Appliances | Home Automation | Accessories

# 360° HOME SOLUTIONS

We at Radiance Realty believe that Our Association with you is for a life time. Hence our services are not limited to just selling you Real Estate in Chennai. We think of you as a lifelong guest and want to be available to assist you in any way possible.

What we can do for you is not limited to providing residential spaces alone but, we understand your needs and offer you a suite of services designed to maximise the Radiance Realty Home owning experience.







Note: In all plans, furniture shown are only indicative and do not form part of the contract.  
Carpet Area calculated as per RERA









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



THIS PROJECT IS FUNDED BY





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Chennai - 600 035 | Ph: +91 44 4347 0970  
Email: [realty@radiancerealty.in](mailto:realty@radiancerealty.in)

Call: **044-66205594**  
[www.radiancerealty.in](http://www.radiancerealty.in)

CHENNAI • BENGALURU • COIMBATORE • DUBAI • MUMBAI

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Site Address: No. 1167 , Poonamallee High Road, Koyambedu, Chennai - 600 107

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