

RADIANCE
FLOURISH
THIRUVOTTIYUR

RICH IN
UPSCALE LIVING

THIRUVOTTIYUR

RADIANCE REALTY

RADIANCE PROMISE

- Prime Locations
- In-house Construction
- Superior Quality
- On-time Delivery
- Affordable Price
- Top Class Amenities

With 70+ years of engineering excellence, Radiance Family has created its legacy in the real estate industry. Driven by sheer passion and perseverance, Radiance Realty is committed to delivering unparalleled quality homes on time.

Radiance Realty believes in building relationships, and the ever-growing clientele list with over 5000 happy families is a testament to the same. With 25+ esteemed completed projects across cities and 15+ ongoing projects, Radiance Realty focuses on providing a luxurious living experience that will upscale the quality of living.



RADIANCE FLOURISH THIRUVOTTIYUR

FLOURISH WITH THE **BUILDER OF TRUST**

To flourish, thrive, and grow - that is the essence of life. Radiance Realty proudly presents Flourish at Thiruvottiyur, a minute away from Thiruvottiyur metro station, bus depot and railway station, an uber-rich gated community that ensures your wealth and wellness grow together. Lavishly spread across 5 acres, Flourish offers you 395 luxury apartments ranging from 608 sqft. to 1935 sqft.

TNRERA Registration No. : TN/29/Building/355/2022 dated 19.09.2022 | *T&C Apply





SEEK
FLOURISH
BLOOM

At Flourish, a fortune of wealth located just a look away from Thiruvottiyur metro station, you can now bid goodbye to connectivity issues. This holistic wellness-themed gated community is well-connected to major educational institutions, hospitals & busy industrial hubs via road and rail.



FLOURISH WHERE LIFE UNFOLDS LEISURELY

Set in a picturesque, serene setting amidst the idyllic surrounding featuring beautiful coastal landscape, Flourish is where you live life King size. Located at the heart of North Chennai, Thiruvottiyur, you can live a grand luxurious life at a pristine location.

Well-connected by road, rail and metro, Flourish is where your dream of living an uncompromised world-class lifestyle comes true here. Privacy, style and elegance are what Flourish is all about.


Aerial View

Swimming Pool Deck



RADIANCE FLOURISH THIRUVOTTIYUR

AMENITIES



OUTDOOR AMENITIES IN OSR

1 Reflexology Pathway
2 Open Multipurpose Court
3 Half Basketball Court
4 Open Gym
5 Cricket Net
6 Golf Putting
7 Jogging Track
8 Cycling Track
9 Senior Citizen Nook
10 Seating Benches
11 Landscaping with Bushy Trees
12 Gazebo

CENTRAL COURTYARD

13 Swimming Pool
14 Toddlers Pool
15 Open Shower Area with Changing Room
16 Amphitheatre On Top of Ramp
17 Children Play Area
18 Swing
19 Slide
20 Tot Lot
21 Merry Go Round
22 Sand Pit
23 Hop Scotch
24 Seating Area with Wifi
25 Walking Track
26 Landscaping with Bushy Trees

INDOOR AMENITIES IN THE CLUBHOUSE

GROUND FLOOR

Meditation Room
Association Room
Reading / Waiting Lounge

FIRST FLOOR

Indoor Games / Gathering Space
TV Room
Games Room / Discussion Room

SECOND FLOOR

Yoga / Zumba Room
Gym Room

THIRD FLOOR

Kids Kindergarten Learning & Lego Room
Kids Ball Pen
Creche
Sensory Floor Games

FOURTH FLOOR

VR Games Room
Video Games Room
Table Tennis
Foosball
Mini Bowling
Snooker Table
Air Hockey
Ludo
Chess
Carrom
Boxing Simulator



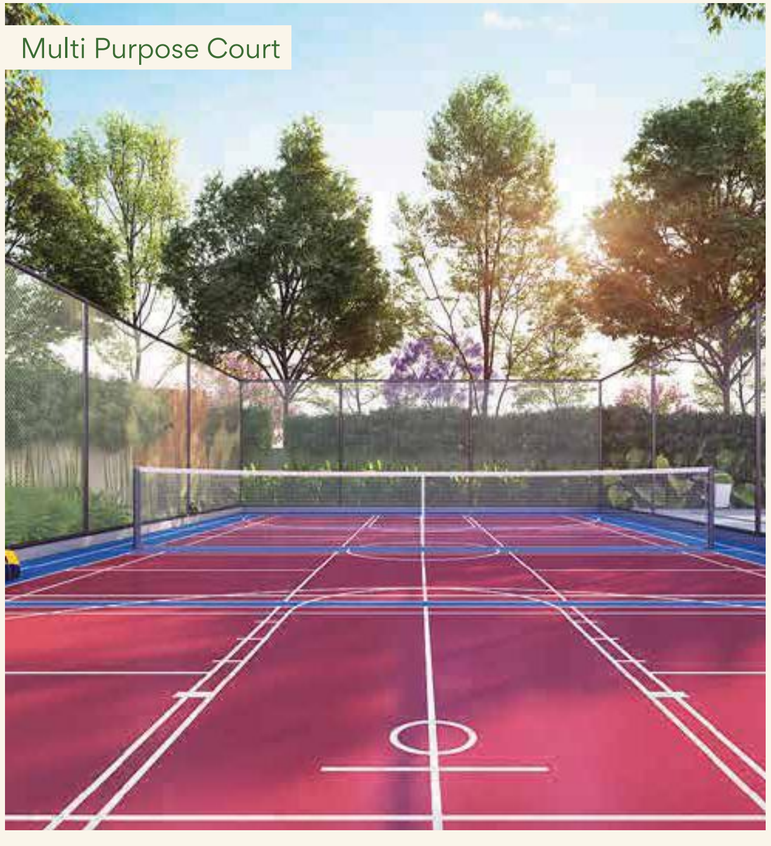


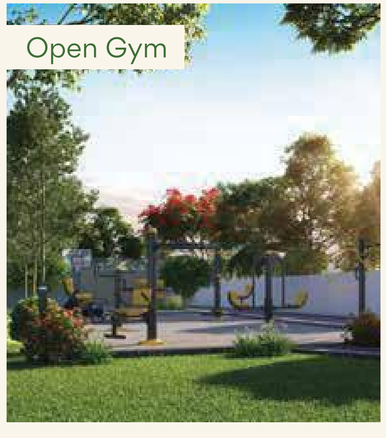

Gazebo


Golf Putting


Half Basketball Court

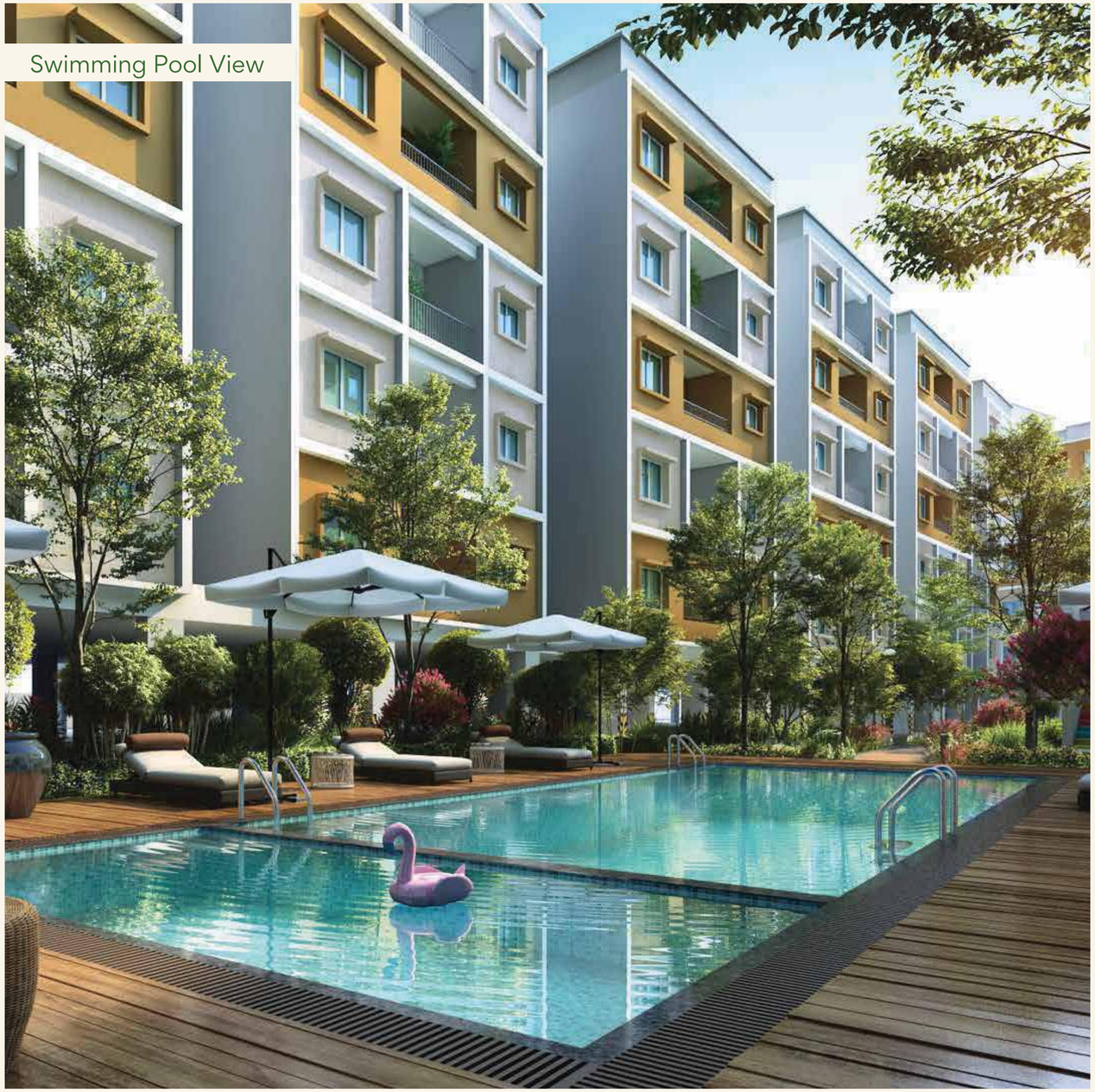

Reflexology Pathway


Multi Purpose Court


Open Gym


Apartment View

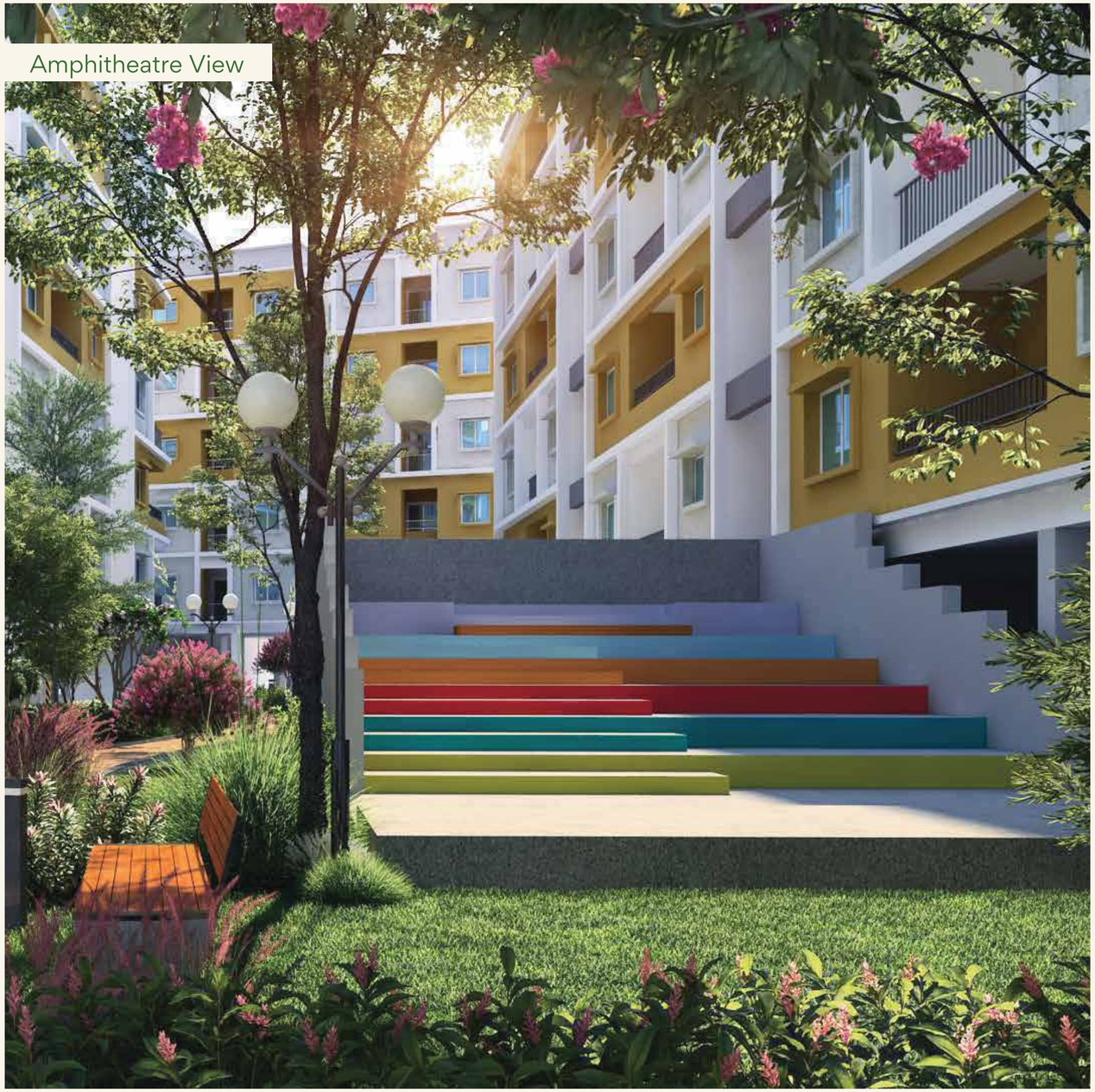

Typical Lobby


Swimming Pool View

Seating Area



Amphitheatre View





RADIANCE FLOURISH THIRUVOTTIYUR

SITE PLAN



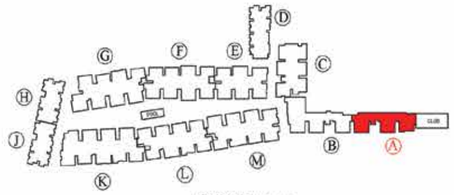
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TYPICAL FLOOR MASTER PLAN



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BASEMENT FLOOR PLAN



KEY PLAN



3BHK+3T-1630 SQ FT

3BHK+3T-1624 SQ FT

3BHK+3T-1651 SQ FT

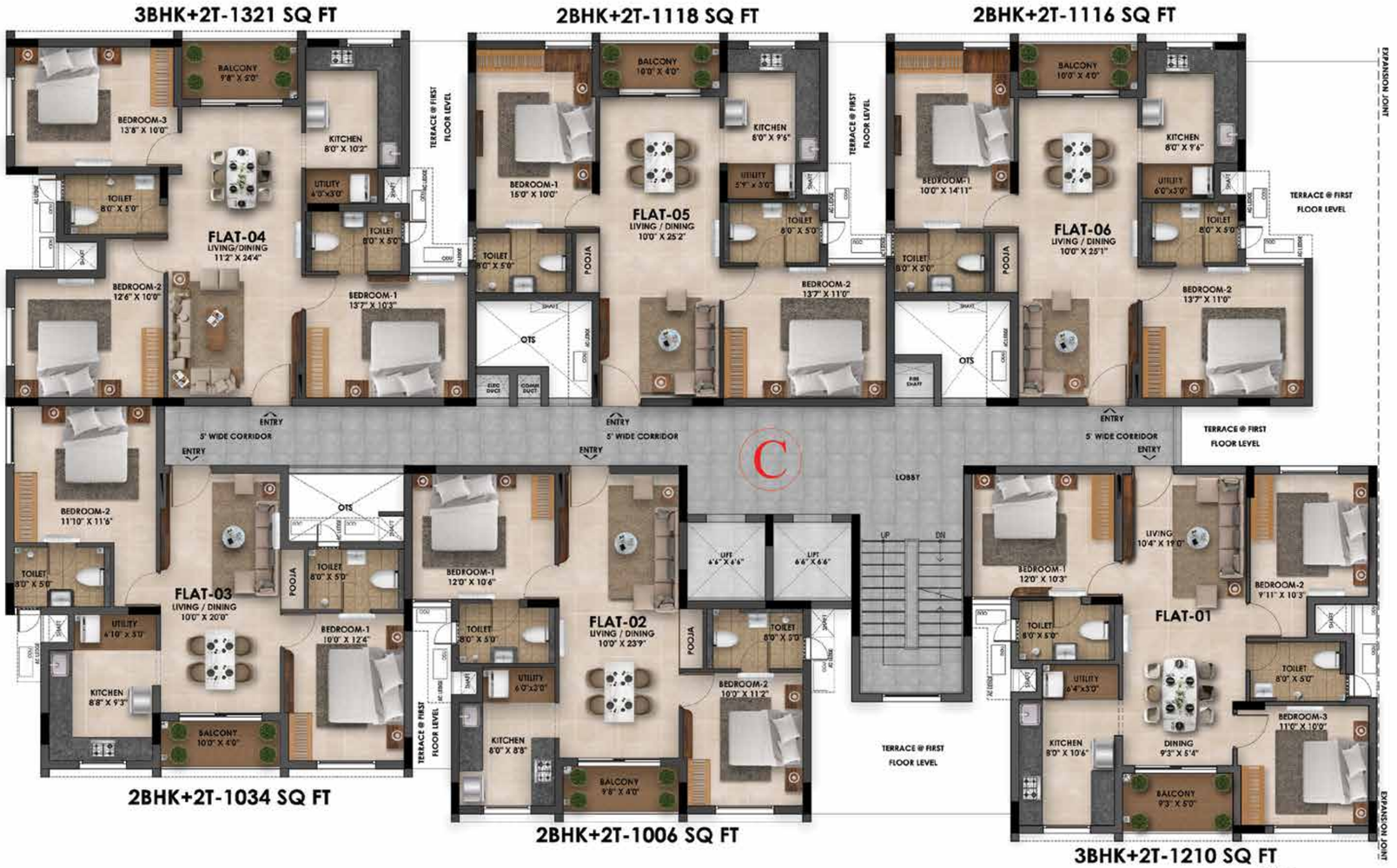
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BLOCK - A (Tower 1)
TYPICAL FLOOR PLAN



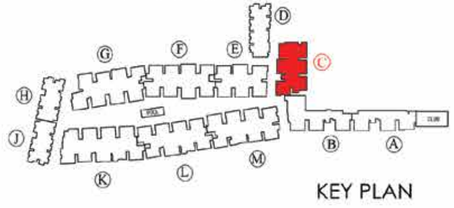
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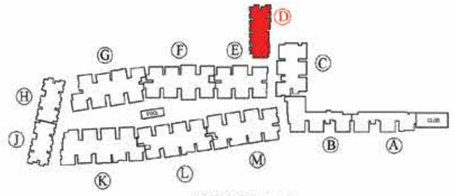
BLOCK - B (Tower 1)
TYPICAL FLOOR PLAN



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BLOCK - C (Tower 1)
TYPICAL FLOOR PLAN



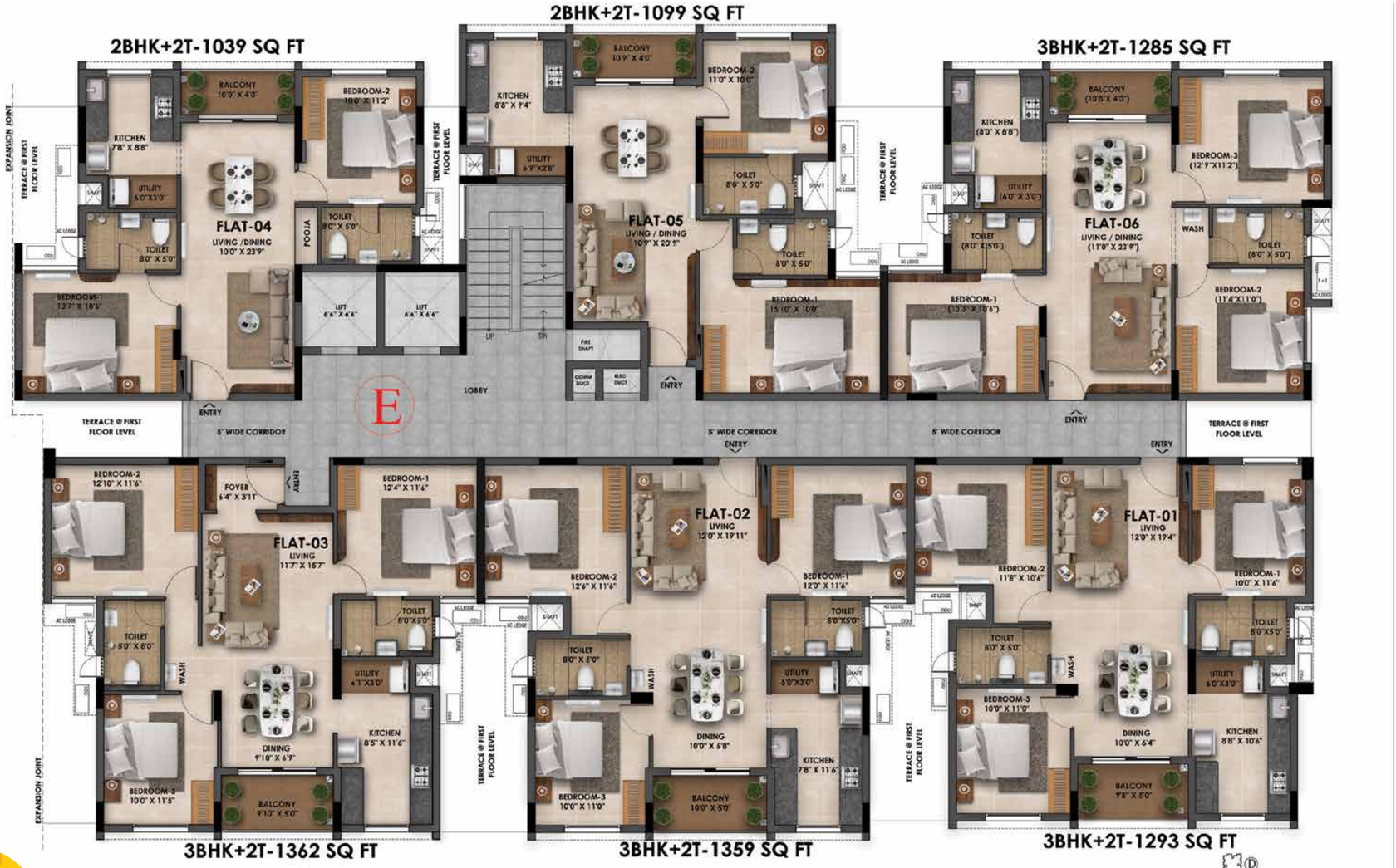


KEY PLAN



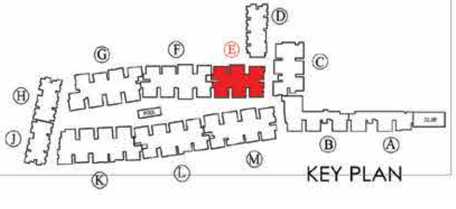
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BLOCK - D (Tower 2)
TYPICAL FLOOR PLAN



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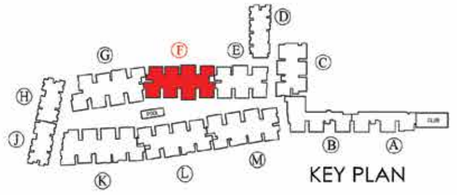
BLOCK - E (Tower 3)
TYPICAL FLOOR PLAN

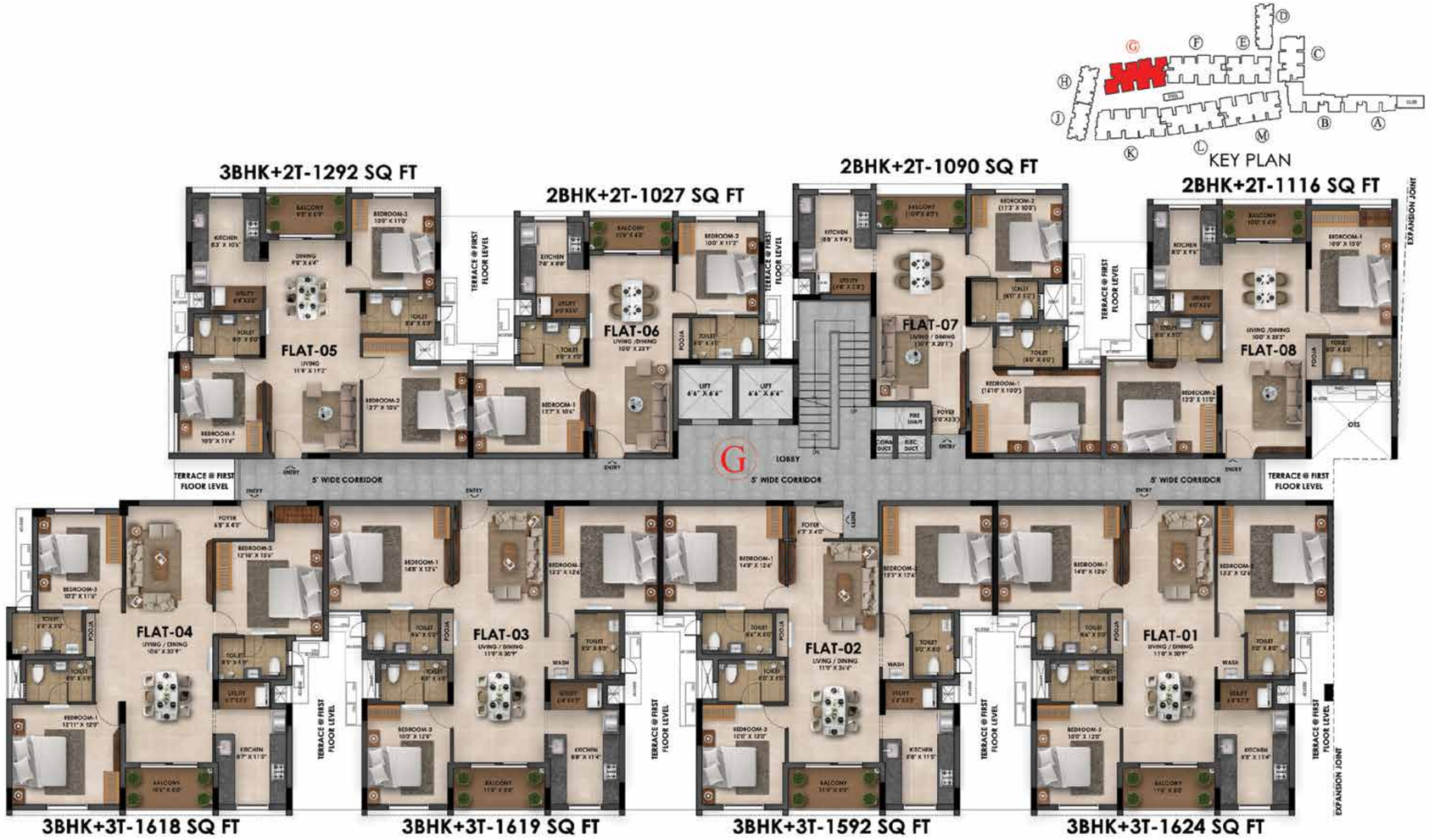




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BLOCK - F (Tower 3)
TYPICAL FLOOR PLAN





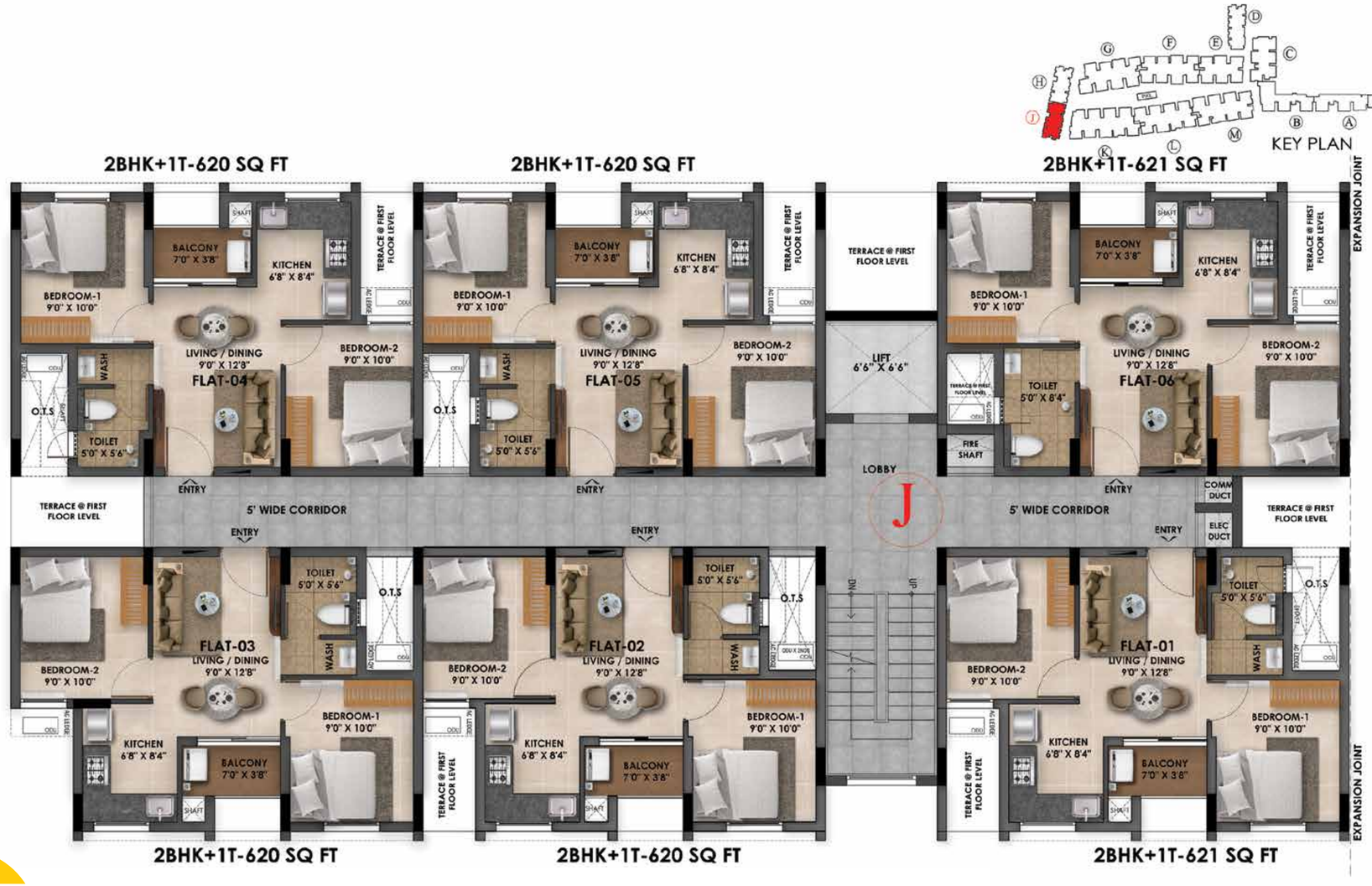
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BLOCK - G (Tower 3)
TYPICAL FLOOR PLAN



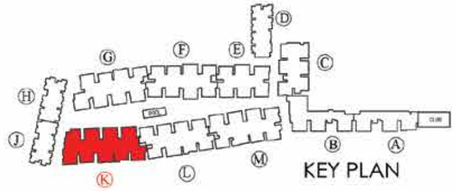
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BLOCK - H (Tower 4)
TYPICAL FLOOR PLAN

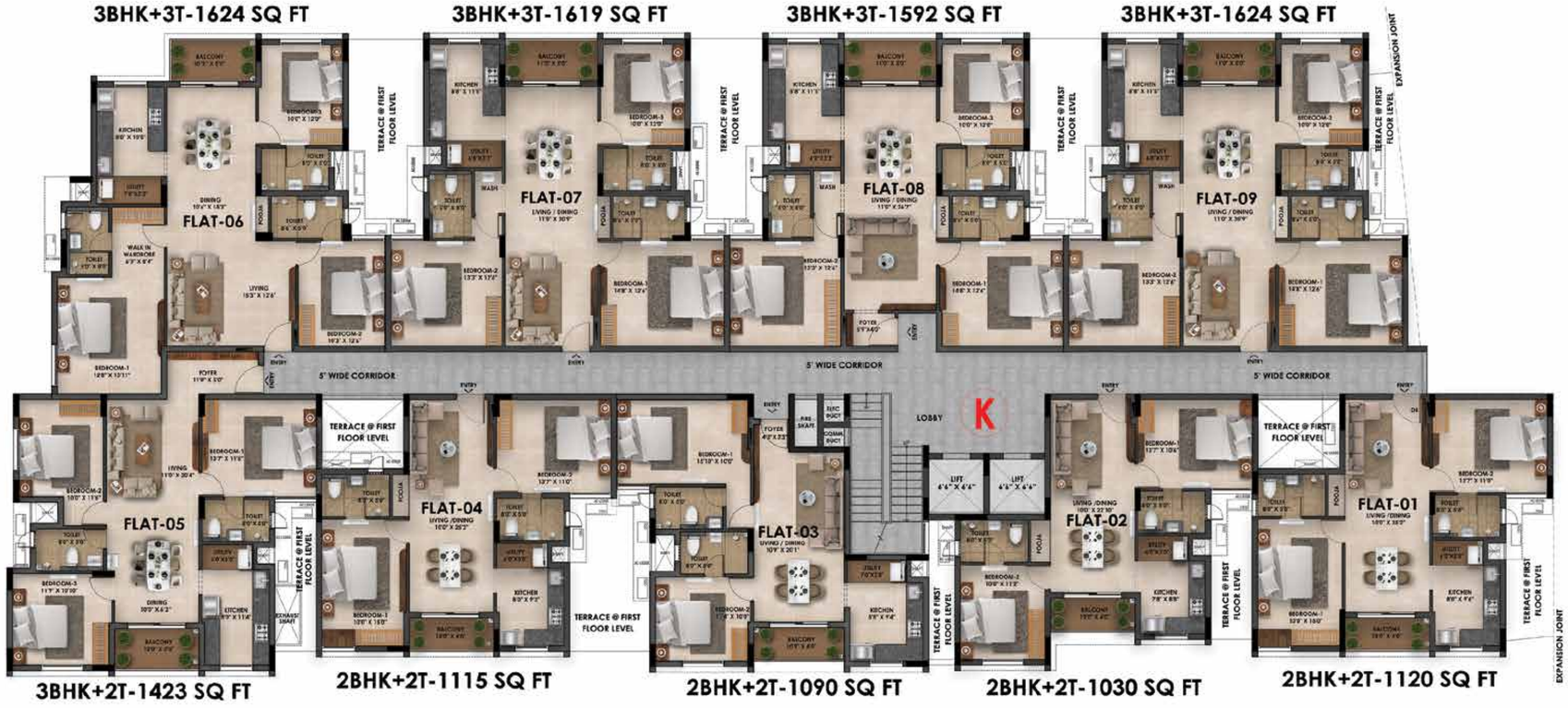


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BLOCK - J (Tower 4)
TYPICAL FLOOR PLAN

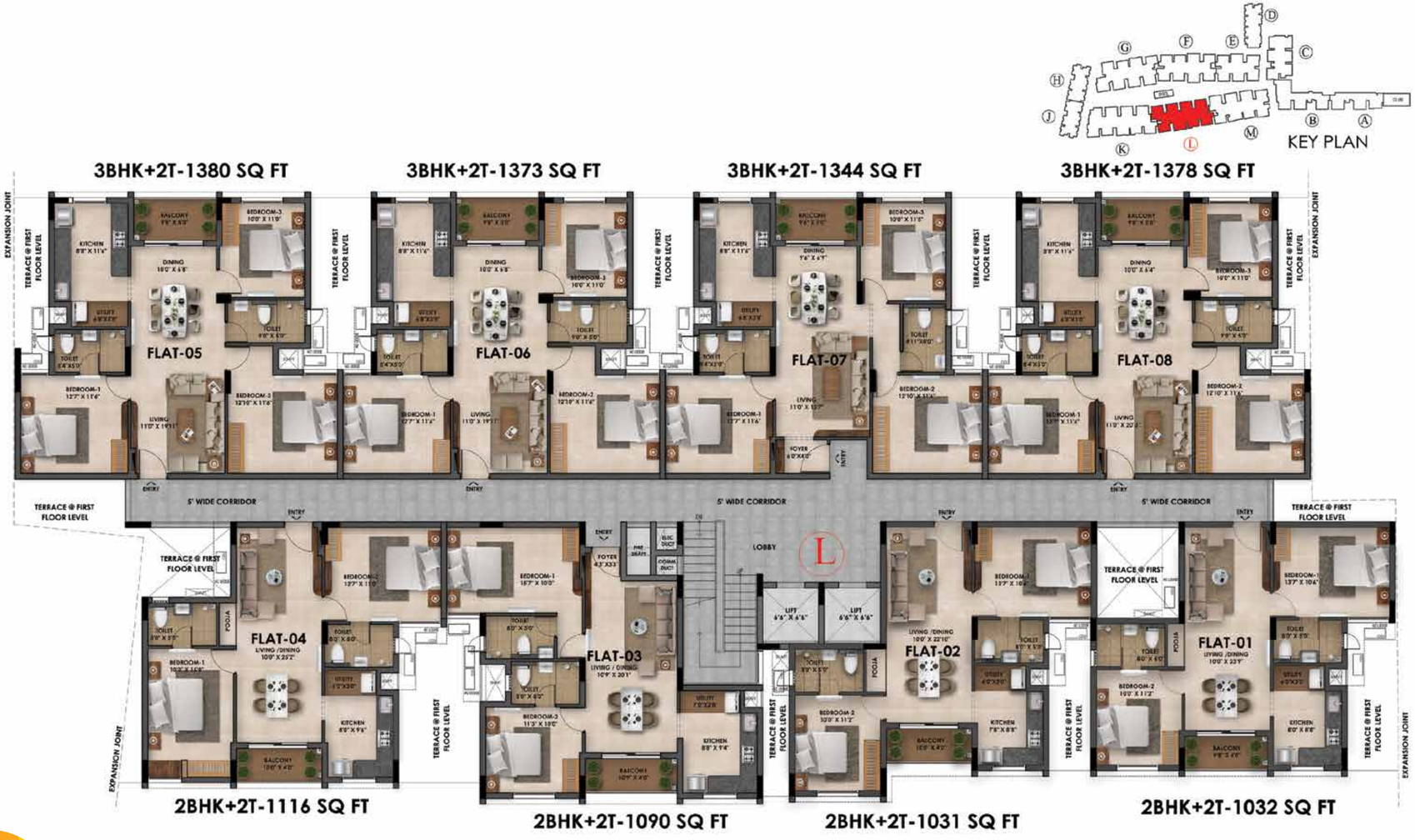


KEY PLAN



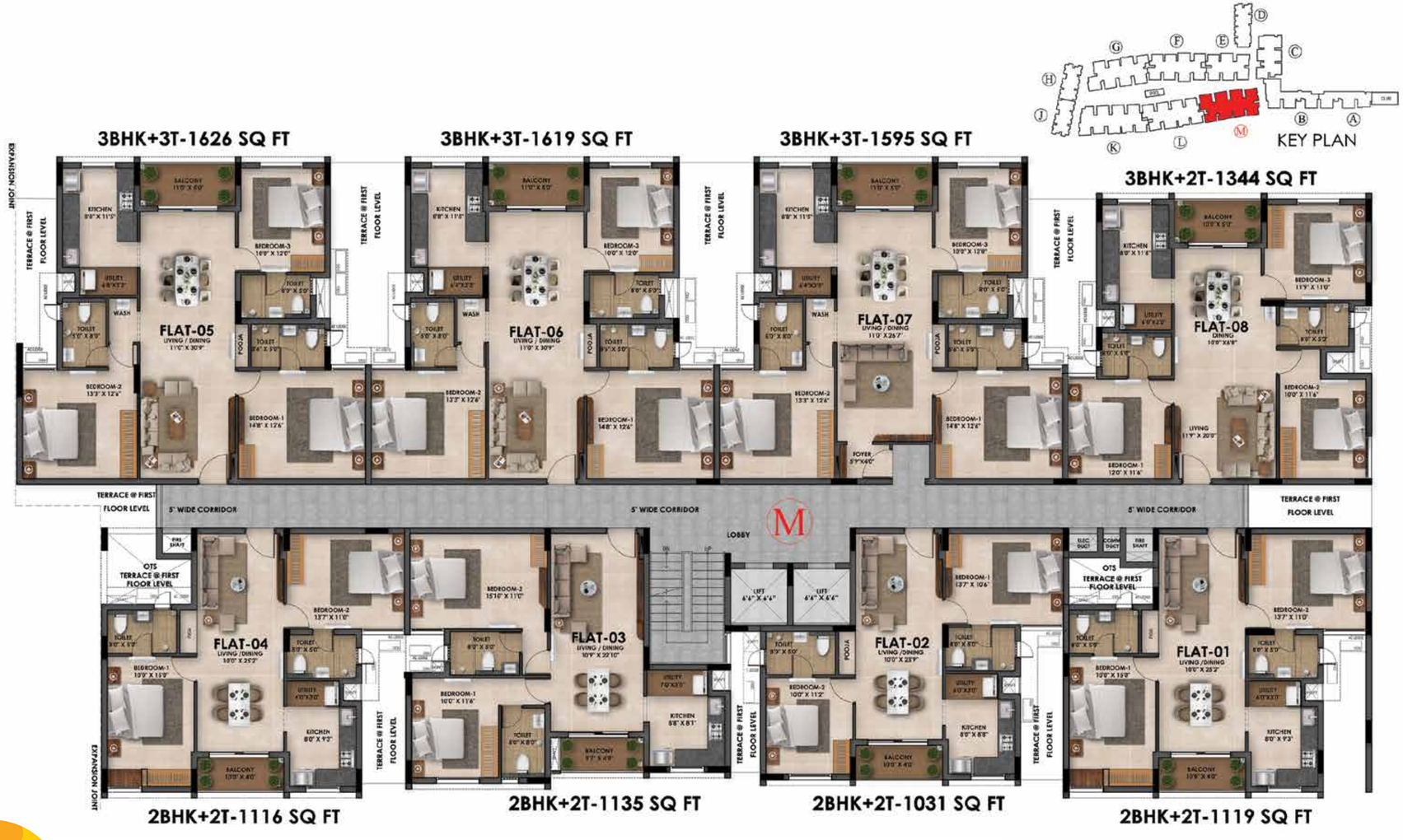
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BLOCK - K (Tower 5)
TYPICAL FLOOR PLAN



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BLOCK - L (Tower 5)
TYPICAL FLOOR PLAN



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BLOCK - M (Tower 5)
TYPICAL FLOOR PLAN

GENERAL SPECIFICATIONS

STRUCTURE	Masonry	: RCC framed concrete structure : Earthquake resistance structure to adhere to seizmic zone III : Anti-termite treatment during stage wise construction : AAC light weight blocks for internal and external masonry : Solid blockwork in stilt
TILE WORKS	Living, Dining, Bedrooms, Kitchen	: 600 x 600 mm vitrified tiles
	Balcony, Utilities & Toilets	: Ceramic tiles - antiskid flooring of suitable size
	Terrace	: Weather-proof tiles
	Staircase	: Granite
	Corridor & Typical Floor Lobby	: Vitrified tiles as per architect design
	External Driveway	: Interlocking concrete ravers
	Stilt and Basement Car Park	: Granolithic concrete flooring
WALL TILES	Kitchen	: Glazed Ceramic tiles to the height of 2ft from the platform level
	Toilet	: Glazed Ceramic tiles upto the false ceiling level
	Utility	: Glazed Ceramic tiles with a height matching the kitchen wall tile level
	Lift Wall	: Granite for lift wall jambs and rest of the area will be painted
KITCHEN	Stainless Steel Single Bowl Sink	: Nirali/Futura or equivalent
	Kitchen Platform	: Concrete platform with granite top with fascia
	Water Taps	: Water point with seperate taps provision
DOORS/WINDOWS/ VENTILATORS/ RAILING/FALSE CEILING	Main Door	: 7ft height factory made door, 35 mm thickness flush shutter with both sides veneered finish. Designer hardwares of DORSET or YALE or equivalent make. Digital lock system for main door
	Internal Doors	: 7ft height factory made door, 32mm thickness flush shutter with both sides skin molded. Designer hardwares of DORSET or YALE or equivalent make
	Bathroom Doors	: 7ft height factory made door, 30mm thickness flush shutter with both sides decorative composite foil. Designer hardware of DORSET or YALE or equivalent make
	Windows/Balcony/French Doors	: White UPVC sliding windows and sliding french doors with clear glass
	Ventilators	: White UPVC - with swing open shutters for shaft accessible area
	Staircase Railing/Balcony Railing	: Aesthetically designed MS railings
	Bathroom False Ceiling	: Grid type ceiling in all bathrooms
PAINTING	Internal Walls	: 2 coats of Asian/Berger/Dulux or equivalent emulsion paint over base primer & putty
	Exterior Walls	: 2 coats of Asian/Berger/Dulux or equivalent weather proof emulsion paint over texture
	Ceiling	: 2 coats of Asian/Berger/Dulux or equivalent oil bound distemper over base primer & putty
	MS Railing	: 2 coats of satin enamel paint of Asian/Berger/Dulux or equivalent over primer
ELECTRICAL POINTS	Power Supply	: Three phase power supply with concealed wiring and ACCL (automatic change over with current limiter)
	Switches and Sockets	: Anchor by Panasonic or equivalent
	Wiring	: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand POLYCAB/KEI/ or equivalent
	AC Point	: Provision with electrification in all bedrooms & living room
	TV & Data Point	: Provision with electrification in master bedroom / bedroom 1 and living room and conduit provision in all other bedrooms.
	2 Way Control Switch	: For light and fan point at all bedrooms
	DG Power Backup	: 500W for 2BHK, 800W for 3BHK & 1000W for 4BHK
	USB Port Power	: Living room and in all bedrooms
	Balcony	: Surface mounted circular light fixture as per architect design
	20Amps Point	: Geyser point with electrification in all bathrooms
	15Amps Point	: Refrigerator, washing machine & microwave oven in kitchen
	5Amps Point	: Chimney, water purifier, mixer/grinder provision in kitchen and exhaust fan point in all bathrooms
CP & SANITARY FITTING	Sanitary Ware	: ROCA/AMERICAN STANDARDS or equivalent
	CP Fittings	: ROCA/AMERICAN STANDARDS or equivalent
	European Water Closet	: ROCA/AMERICAN STANDARDS or equivalent , wall mounted type, wall concealed tanks with health faucet
	Shower – CP Diverter	: Rain shower head for master bed bathroom and normal shower head for other bathrooms
		: Single lever high flow concealed diverter with overhead shower and spout at all bathrooms
	Washbasin	: Washbasin with polished granite counter slab in master bed bathroom and wall hung wash basins in all other bathrooms and dining area
	Pipe Lines	: CPVC water pipe lines, PVC soil and waste sewage pipe lines, rain water drain pipe lines, shall be of ISI certified brands like Aashirwad/Astral/Supreme/Prince or equivalent
EXTERNAL/SALIENT FEATURES	Solar Power	: 100% for common area lighting
	Water Meter	: Water meter for the domestic water line in each apartment
		: Sewage treatment plant, Water softener plant, Solid waste composter of required capacity as per regulatory authority norms
		: Intercom, CCTV, camera surveillance system, entry portal with security cabin, compound wall
		: Electrical vehicle charging station - 4 slots for four-wheelers and 4 slots for two-wheelers for the overall community



PAYMENT SCHEDULE

10%	Booking Advance
30%	Within 30 Days From The Date of Booking
10%	On Completion of 1st Floor Roof Slab
10%	On Completion of 2nd Floor Roof Slab
10%	On Completion of 3rd Floor Roof Slab
10%	On Completion of 4th Floor Roof Slab
10%	On Completion of 5th Floor Roof Slab
4%	On Completion of Plastering of The Respective Unit
4%	On Completion of Flooring of The Respective Unit
2%	On Intimation of Handing Over

AREA STATEMENT

RADIANCE FLOURISH THIRUVOTTIYUR

TOWER	BLOCK	FLAT NO	TYPE	SUPER BUILT-UP AREA SQFT	PLINTH AREA SQFT	RERA CARPET AREA SQFT	UDS AREA SQFT
TOWER 1	BLOCK A	A101-A501	3BHK+3T	1651	1308	1133	687
		A102-A502	3BHK+3T	1624	1287	1119	677
		A103-A503	3BHK+3T	1630	1292	1119	679
	BLOCK B	B101-B501	3BHK+3T	1630	1292	1119	679
		B102-B502	3BHK+3T	1624	1287	1119	677
		B103-B503	3BHK+3T	1629	1291	1126	678
		B104-B504	4BHK+3T	1935	1533	1344	806
	BLOCK C	C101-C501	3BHK+2T	1210	958	808	504
		C102-C502	2BHK+2T	1006	797	669	419
		C103-C503	2BHK+2T	1034	819	691	430
		C104-C504	3BHK+2T	1321	1047	889	550
		C105-C505	2BHK+2T	1118	886	753	466
		C106-C506	2BHK+2T	1116	885	750	465
TOWER 2	BLOCK D	D101-D501	2BHK+1T	627	497	404	261
		D102-D502	2BHK+1T	619	490	397	258
		D103-D503	2BHK+1T	619	490	397	258
		D104-D504	2BHK+1T	620	491	397	258
		D105-D505	2BHK+1T	620	491	397	258
		D106-D506	2BHK+1T	608	482	389	253
		D107-D507	2BHK+1T	645	511	423	269

TOWER	BLOCK	FLAT NO	TYPE	SUPER BUILT-UP AREA SQFT	PLINTH AREA SQFT	RERA CARPET AREA SQFT	UDS AREA SQFT
TOWER 3	BLOCK E	E101-E501	3BHK+2T	1293	1024	872	538
		E102-E502	3BHK+2T	1359	1077	925	566
		E103-E503	3BHK+2T	1362	1079	922	567
		E104-E504	2BHK+2T	1039	823	688	433
		E105-E505	2BHK+2T	1099	871	723	458
		E106-E506	3BHK+2T	1285	1018	880	535
	BLOCK F	F101-F501	3BHK+2T	1369	1085	930	570
		F102-F502	3BHK+3T	1620	1283	1117	675
		F103-F503	3BHK+2T	1359	1077	927	566
		F104-F504	3BHK+2T	1380	1093	946	575
		F105-F505	2BHK+2T	1032	818	684	430
		F106-F506	2BHK+2T	1032	818	684	430
		F107-F507	2BHK+2T	1099	871	722	458
		F108-F508	2BHK+2T	1116	884	753	465
	BLOCK G	G101-G501	3BHK+3T	1624	1287	1117	677
		G102-G502	3BHK+3T	1592	1262	1092	663
		G103-G503	3BHK+3T	1619	1283	1117	674
		G104-G504	3BHK+3T	1618	1282	1117	674
		G105-G505	3BHK+2T	1292	1024	873	538
		G106-G506	2BHK+2T	1027	814	684	428
		G107-G507	2BHK+2T	1090	864	715	454
		G108-G508	2BHK+2T	1116	884	753	465

AREA STATEMENT

RADIANCE FLOURISH THIRUVOTTIYUR

TOWER	BLOCK	FLAT NO	TYPE	SUPER BUILT-UP AREA SQFT	PLINTH AREA SQFT	RERA CARPET AREA SQFT	UDS AREA SQFT
TOWER 4	BLOCK H	H101-H501	2BHK+1T	618	489	394	257
		H102-H502	2BHK+1T	620	491	396	258
		H103-H503	2BHK+1T	620	491	396	258
		H104-H504	2BHK+1T	620	491	396	258
		H105-H505	2BHK+1T	620	491	396	258
		H106-H506	2BHK+1T	621	492	396	259
	BLOCK J	J101-J501	2BHK+1T	621	492	396	259
		J102-J502	2BHK+1T	620	491	396	258
		J103-J503	2BHK+1T	620	491	396	258
		J104-J504	2BHK+1T	620	491	396	258
		J105-J505	2BHK+1T	620	491	396	258
		J106-J506	2BHK+1T	621	492	396	259
TOWER 5	BLOCK K	K101-K501	2BHK+2T	1120	887	753	466
		K102-K502	2BHK+2T	1030	816	677	429
		K103-K503	2BHK+2T	1090	864	715	454
		K104-K504	2BHK+2T	1115	883	753	464
		K105-K505	3BHK+2T	1423	1128	969	593
		K106-K506	3BHK+3T	1624	1287	1132	677
		K107-K507	3BHK+3T	1619	1283	1117	674
		K108-K508	3BHK+3T	1592	1262	1092	663
		K109-K509	3BHK+3T	1624	1287	1117	677

TOWER	BLOCK	FLAT NO	TYPE	SUPER BUILT-UP AREA SQFT	PLINTH AREA SQFT	RERA CARPET AREA SQFT	UDS AREA SQFT
TOWER 5	BLOCK L	L101-L501	2BHK+2T	1032	818	686	430
		L102-L502	2BHK+2T	1031	817	677	429
		L103-L503	2BHK+2T	1090	864	715	454
		L104-L504	2BHK+2T	1116	884	753	465
		L105-L505	3BHK+2T	1380	1093	936	575
		L106-L506	3BHK+2T	1373	1088	936	572
		L107-L507	3BHK+2T	1344	1065	917	560
		L108-L508	3BHK+2T	1378	1092	936	574
	BLOCK M	M101-M501	2BHK+2T	1119	887	753	466
		M102-M502	2BHK+2T	1031	817	684	429
		M103-M503	2BHK+2T	1135	900	763	473
		M104-M504	2BHK+2T	1116	884	753	465
		M105-M505	3BHK+3T	1626	1289	1117	677
		M106-M506	3BHK+3T	1619	1283	1117	674
		M107-M507	3BHK+3T	1595	1264	1093	664
		M108-M508	3BHK+2T	1344	1065	910	560

RADIANCE FLOURISH THIRUVOTTIYUR

LOCATION MAP

DISTANCE INDICATOR

CONNECTIVITY
Thiruvottiyur Metro - 0 Meters
Thiruvottiyur Bus Depot - 0 Meters

NATURE-CONNECT
Thiruvottiyur Beach - 700 Meters

BANKS
Bank of Baroda - 350 Meters
HDFC Bank - 650 Meters
Chennai Central Co-Operative Bank - 750 Meters

UTILITY
TNEB Office - 2.3 Kms

HOSPITALS
Aakash Hospital - 350 Meters
Sugam Hospital - 900 Meters
Sakthi Dental Clinic - 950 Meters
SS Hospital - 1.5 Kms
Susi Hospital - 1.5 Kms
Thiruvottiyur Govt. Hospital - 1.6 Kms
Annai Hospital - 4.5 Kms

SCHOOLS
Maharishi Vidya Mandir - 500 Meters
Kavi Bharathi Vidyalaya - 400 Meters
Vellayan Chettiyar Hr. Sec. School - 1 Km
Sri Sankara Vidya Kendra Matr.
Hr. Sec. School - 1.7 Kms
Holy Cross Matr. Hr. Sec. School - 2.4 Kms

SITE ADDRESS	Thiruvottiyur High Rd, Bharathi Nagar, Thiruvottiyur, Chennai, Tamil Nadu 600019.



OUR OTHER PROJECTS

ONGOING PROJECTS IN CHENNAI

- RADIANCE Garnet — PERUMBAKKAM
- RADIANCE MAJESTIC — VALASARAVAKKAM
- RADIANCE SUPREMA — MADHAVARAM — RERA: TN/02/BUILDING/0150/2019

COMPLETED PROJECTS IN CHENNAI

- RADIANCE THE PRIDE — PALLAVARAM — RERA: TN/01/BUILDING/253/2019
- RADIANCE SAPPHIRE — SHOLINGANALLUR — RERA: TN/29/BUILDING/0054/2019
- RADIANCE iCON — KOYAMBEDU — RERA: TN/29/BUILDING/0046/2017
- RADIANCE SMARTVILLE Padappai — Near Mannivakkam — RERA No.: TN/01/LAYOUT/0053/2021
- RADIANCE Residencia — THAIYUR — RERA: TN/01/LAYOUT/0115/2019
- RADIANCE MARAIKKAYAR MANOR — NUNGAMBAKKAM — RERA No.: TN/29/Building/038/2019
- RADIANCE RAJSHRI — T NAGAR — RERA: TN/29/BUILDING/0356/2018
- RADIANCE MERCURY — PERUMBAKKAM — RERA: TN/30/LLDING/0004/2017
- RADIANCE ELITE — TEYNAMPET — RERA No.: TN/29/Building/003/2019
- RADIANCE Ivy Terrace — NAVALLUR, ECR
- RADIANCE EMPIRE — PERAMBUR
- RADIANCE Royale — POONAMALLEE
- RADIANCE MANDARIN — THORAIPAKKAM, OMR
- RADIANCE LAKE FRONT — KARAPAKKAM, OMR
- RADIANCE aikya — ANNA NAGAR
- RADIANCE Shine — KAZHIPATTUR, OMR
- RADIANCE GREEN SPRINGS — MUTTUKADU, ECR

COIMBATORE

- RADIANCE SPLENDOUR — VEDAPATTI, COIMBATORE — RERA: TN/TI/BUILDING/0307/2018

BANGALORE

- RADIANCE Blossom — INDEPENDENT VILLAS
- Radiance Iris — SAMPIGEHALLI, BENGALURU — PRM/KA/RERA/1251/309/PR/171014/000542

DUBAI

- RADIANCE RIAH TOWERS — DUBAI

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RADIANCE REALTY DEVELOPERS INDIA LTD

Radiance Towers, 1st Floor, Old No. 110, New No.111,
33 Feet Road, Anna Salai, Guindy, Chennai - 600032.
Call : +91-44 43470970 | Email : chennai@radiancerealty.in

+91 78240 00054

www.radiancerealty.in

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