

RADIANCE
PRIVILEGE
CLUB

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.

THIS PROJECT IS FUNDED BY



**Project approved and financed by
Bajaj Housing Finance Limited**



CORPORATE OFFICE

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

CHENNAI | BENGALURU | COIMBATORE | DUBAI

www.radiancerealty.in

Disclaimer: The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves the right to change any or all of these in the interest of the development. All brands may be replaced by an equivalent or better brand, as decided by the project architect. This material does not constitute an offer and / or contract of any type between the Developer / Owner and the recipient. Any purchaser / lessee of this development shall be governed by the terms and conditions of the Agreement for Sale / Lease entered into between the parties, and no details mentioned in this printed material shall in any way govern such transactions. This work is copyright of Radiance Realty and cannot be reproduced in any form whatsoever. All illustrations are artists' impressions used solely for the purpose of visualization.



**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



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
- 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

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

• 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

Living room



Bedroom



Dining



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

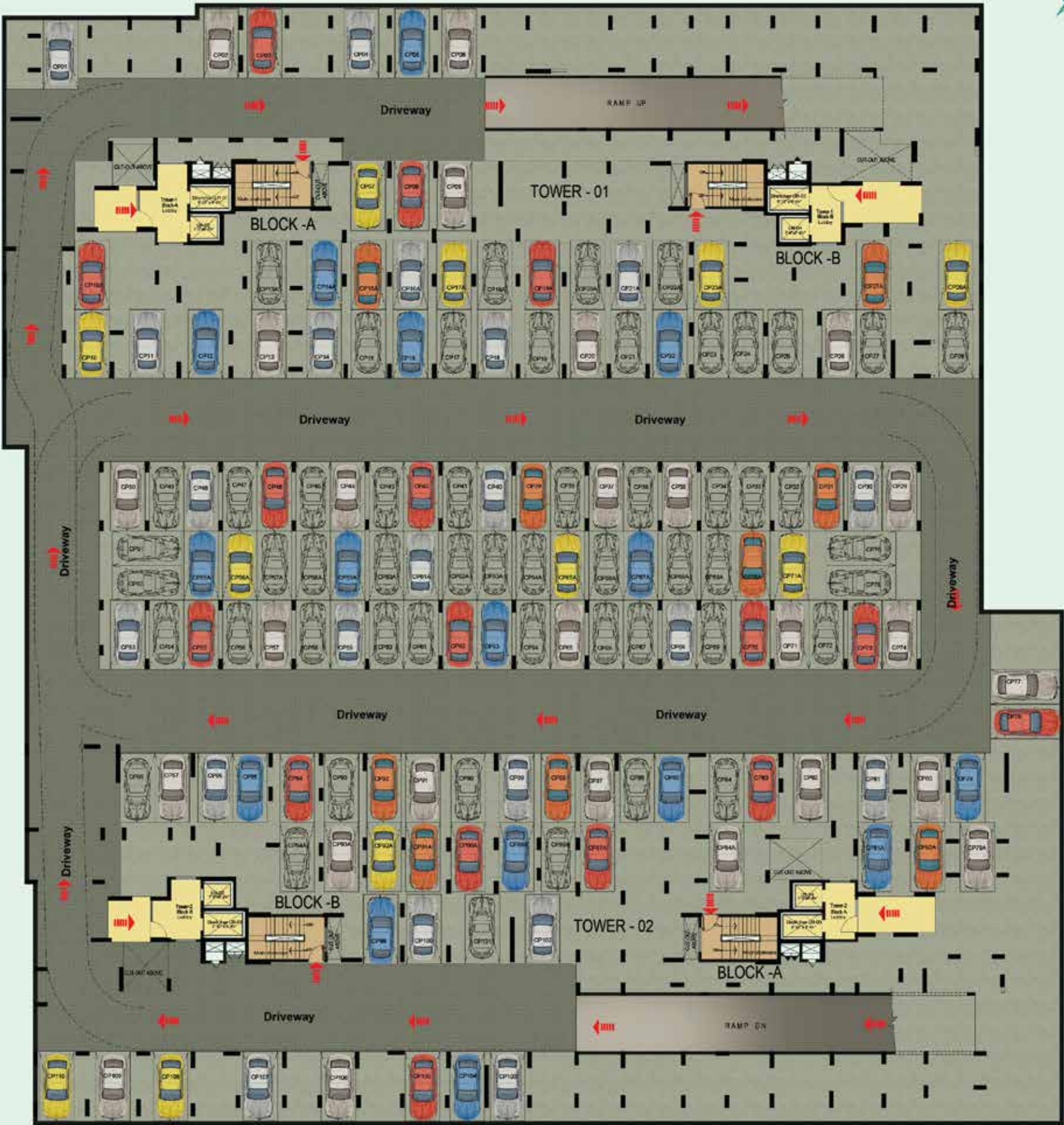
- SANDPIT
- CHILDREN'S PLAY AREA
- TOT LOT
- SENIOR CITIZENS' NOOK
- MULTIPURPOSE COURT
- BASKETBALL HOOP
- CRICKET NET
- GAZEBO
- HOPSCOTCH
- JOGGING TRACK

GREEN AREA

- REFLEXOLOGY PATHWAY
- WI-FI SEATING
- FUTSAL

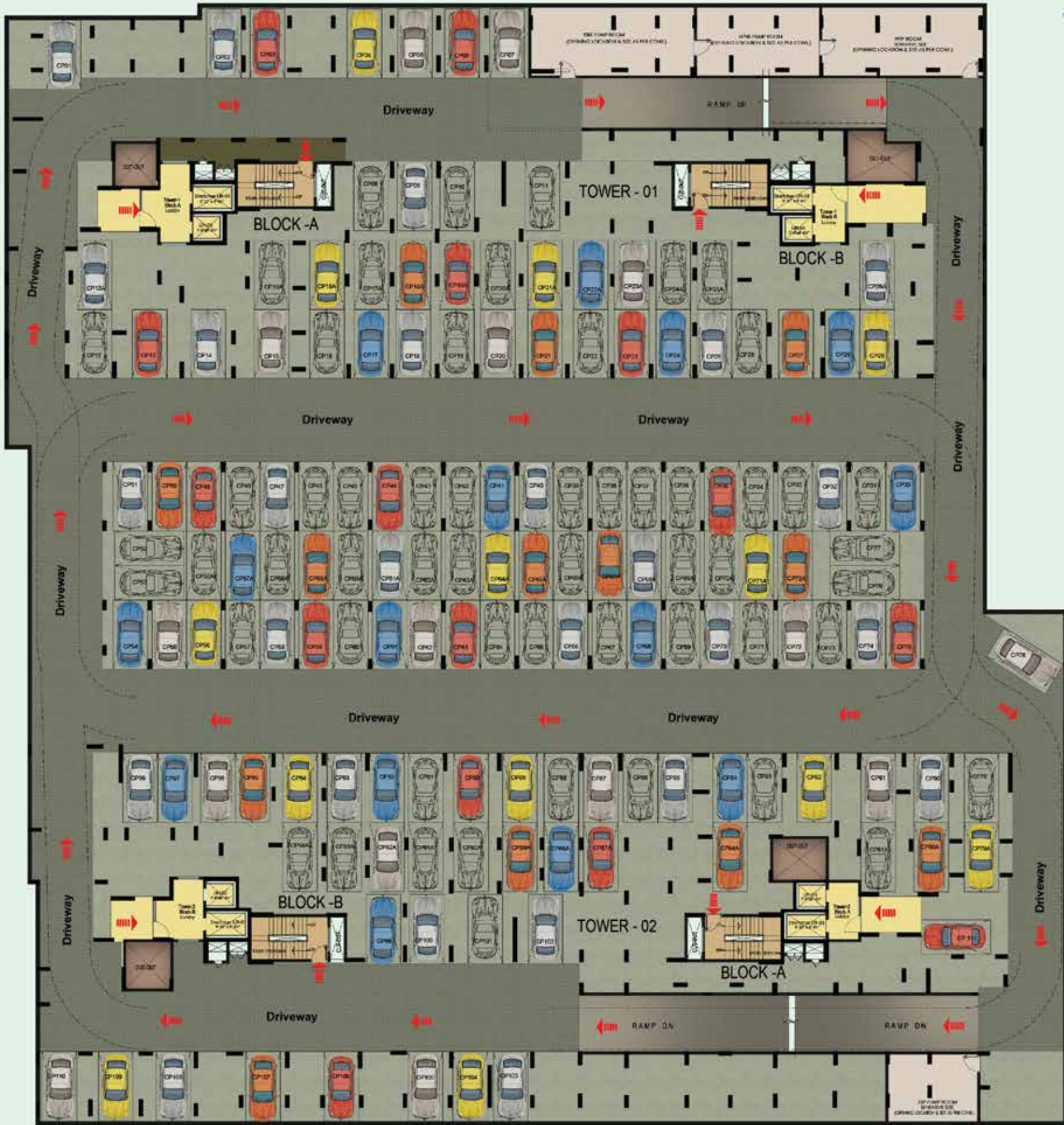


LOWER BASEMENT FLOOR PLAN



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

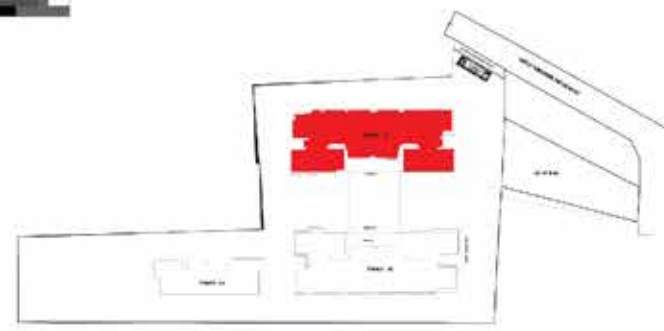


TOWER-1 2ND FLOOR



TOWER-1

3RD - 17TH FLOOR



KEY PLAN



TOWER-1

18TH FLOOR - PENTHOUSE



KEY PLAN



TOWER-2
2ND FLOOR

KEY PLAN



TOWER-2
3RD - 17TH FLOOR

KEY PLAN



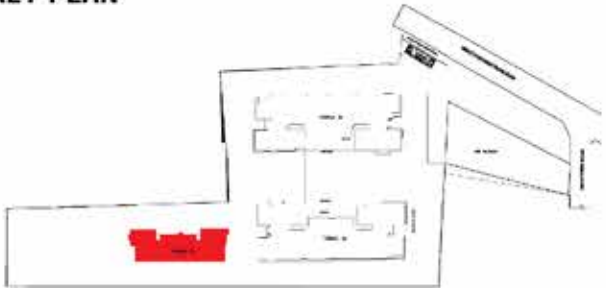
TOWER-2
18TH FLOOR - PENTHOUSE

KEY PLAN



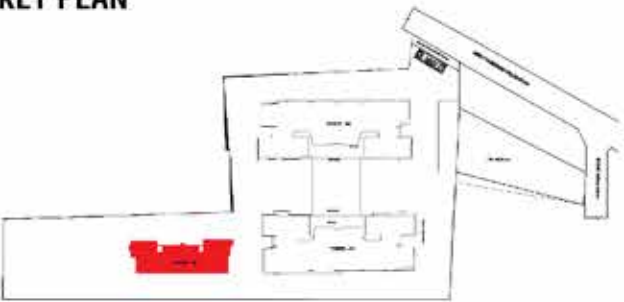
TOWER-3
TYPICAL FLOOR PLAN
1ST - 17TH FLOOR

KEY PLAN

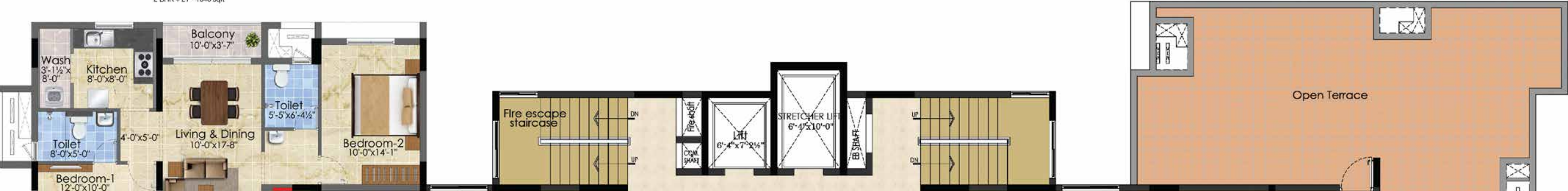


TOWER-3
18TH FLOOR

KEY PLAN



2 BHK + 2T - 1046 sqft



FLAT - 01

1.5 M WIDE CORRIDOR

3 BHK + 2T - 1172 sqft



FLAT - 02

2 BHK + 2T - 994 sqft



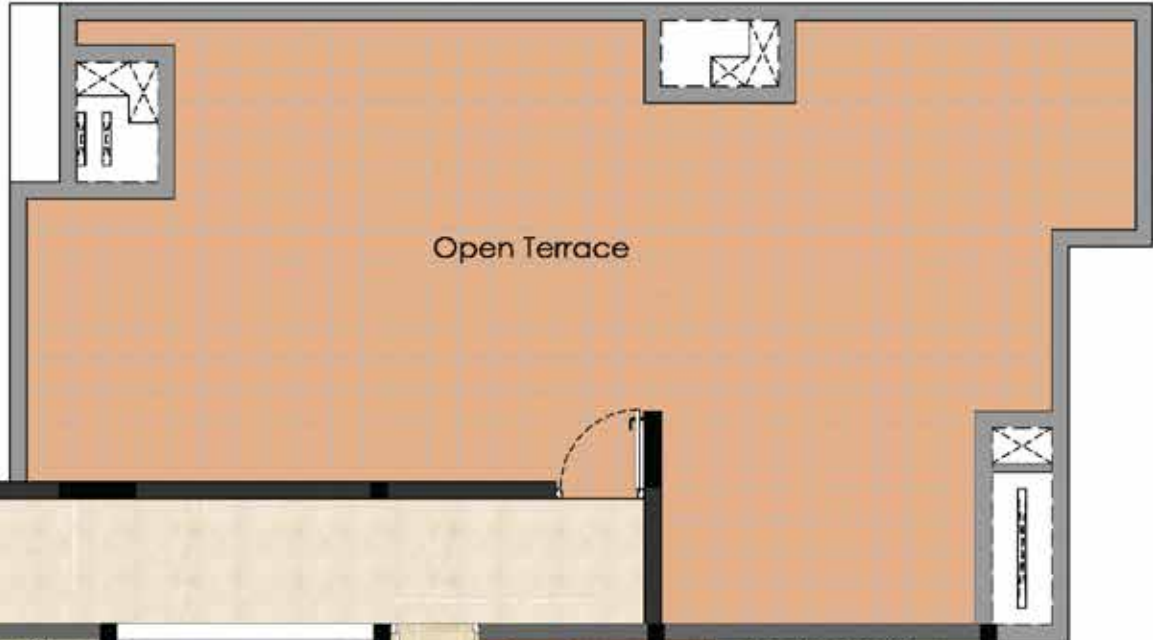
FLAT - 03

2 BHK + 2T - 995 sqft



FLAT - 04

2 BHK + 2T - 998 sqft



FLAT - 05





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 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 sink with drainboard – Nirali / Franke / Diamond or equivalent make
- Anti-skid ceramic tile flooring
- 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



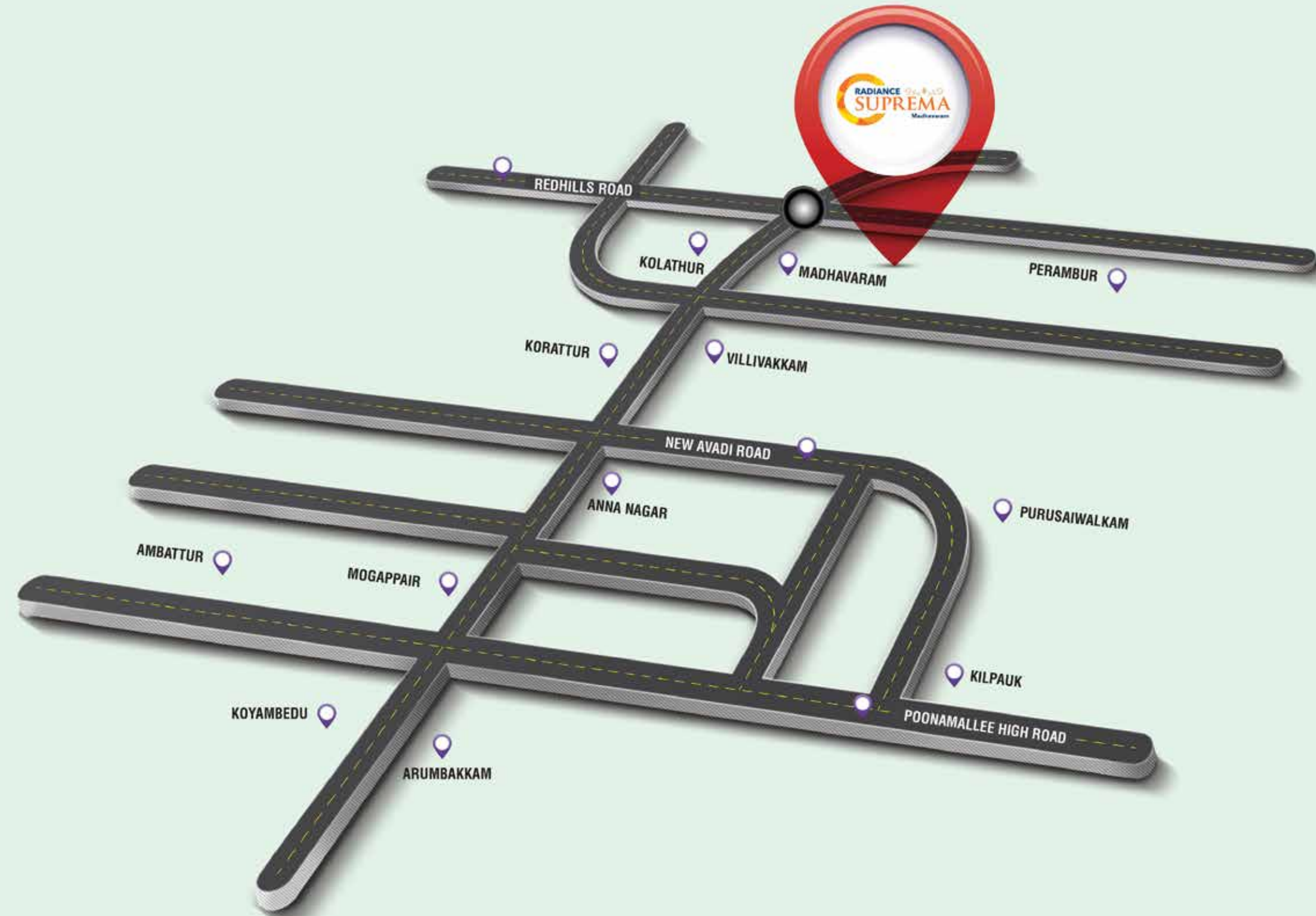
ELECTRICAL FIXTURES / FITTINGS

- 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