

 RADIANCE  
Platinum

OWN A  
ONCE-IN-A-LIFETIME  
LEGACY

# RADIANCE LEGACY

74  
YEARS OF  
EXPERTISE

25+  
COMPLETED  
PROJECTS

12+  
ONGOING  
PROJECTS

6K+  
HAPPY  
FAMILIES

5 MILLION  
SQ.FT  
OF SPACES  
DELIVERED

6 MILLION  
SQ.FT  
OF SPACES  
IN PIPELINE



## CRAFTING EXCLUSIVE LIFESTYLES, DELIVERING EXCELLENCE

Radiance Platinum emerges from Radiance Realty, Chennai's most trusted luxury developer with an illustrious portfolio setting high standards in quality and value, our legacy extends across Chennai, Coimbatore and Bengaluru.

## INNOVATIVE, CUSTOMER CENTRIC LIVING

Every project reflects our commitment to innovation, perfection, and customer-centricity, offering modern designs and the latest amenities for a truly luxurious lifestyle.





DISCOVER  
UNPARALLELED  
OPULENCE AT  
KORAMANGALA

Picture a life where each sunrise adorns your haven with luxury. A place where luxury meets urban living at its best. A comfortable home where every detail, from the carefully designed interiors to the breathtaking views of the city, embodies the art of refined living. Enter a world where your dreams seamlessly become reality, where every corner tells stories of elegance and exclusivity.



WHERE LUXURY  
FINDS ITS  
TRUE EXPRESSION

## RADIANCE Platinum

Located in the heart of the city at Koramangala, Platinum sets a new standard for luxury living with its perfect combination of sophistication and comfort, right from its timeless elevation to the plush homes. Crafted with the finest fittings and fixtures, each residence is a showcase of thoughtful design and superior craftsmanship.

Indulge in wellness with a serene sauna, rejuvenating steam room, and state-of-the-art gym. A sophisticated business lounge caters to your professional needs, while a kids' play area and panoramic viewing deck offer spaces for families to get together, unwind, and derive inspiration.

At Platinum, luxury is not just a privilege – it's a way of life.



## A SYMPHONY OF DESIGN & COMFORT

Every residence at Platinum is a testament to exquisite craftsmanship and meticulous attention to detail. From the grandeur of the foyer to the breezy interiors of the units, each space is thoughtfully designed to elevate your lifestyle. You can be assured of utmost privacy with no common walls for the adjacent units. The 4 BHKs are the ultimate symbol of exclusivity with private lifts and lobbies. Get your daily dose of delightful views from the balconies that face either the podium or the exteriors.

Here, every moment is an artful blend of grace and beauty, making it a sanctuary where dreams and daily life seamlessly intertwine.



PODIUM VIEW



SPACIOUS LIVING ROOM



KITCHEN & DINING



SPACIOUS BEDROOM



## SALIENT FEATURES

61% open space ensuring maximum light and ventilation to the units

Landscaped podium that encourages more light, ventilation and amenities for this compact luxurious community of 62 units

3 & 4 BHKs have zero wall sharing

Each 4 BHK is designed with a private lift & lobby

4 staircases and 6 lifts for 62 units (5 units / floor) ensures efficient vertical movement

Each 4 BHK unit is designed with a separate house help room & toilet

Vaastu compliant homes with zero dead space

Grand entry portal with water feature in front of the double-height entrance lobby

Added privacy with non-linear corridors

All units have direct ventilation (No ventilation from OTS)

All bedrooms have cross ventilation

All bedrooms and balconies face the podium or the exteriors to ensure the scenic view

Units do not face each other ensuring greater privacy

Timeless contemporary elevation

MASTER PLAN

BASEMENT FLOOR PLAN



LEGEND

GROUND FLOOR AMENITIES IN SETBACK

- 1. Entry & Exit
- 2. Double Height Lobby
- 3. Senior Citizens Alcove
- 4. Seating Alcove
- 5. Kid's Play Area
- 6. Tot Lot
- 7. Hammock Garden
- 8. Outdoor Gym
- 9. Leisure Pavilion
- 10. Security Cabin
- 11. Transformer Yard

FIRST FLOOR

- 12. Swimming Pool
- 13. Stepped Seating / Gathering Plaza



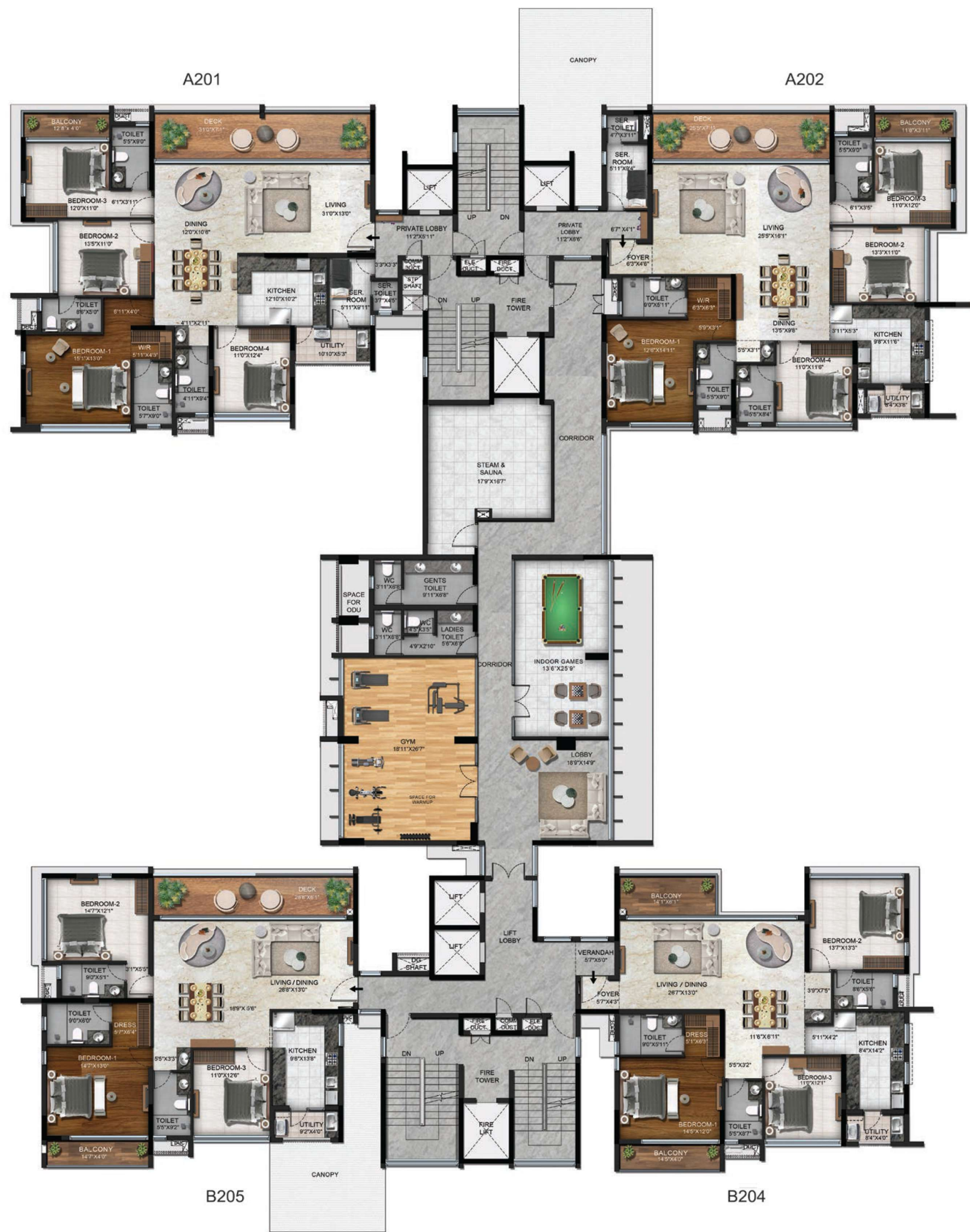
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

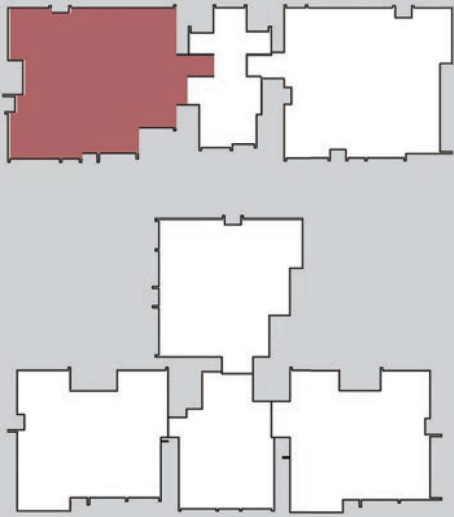






KEY PLAN

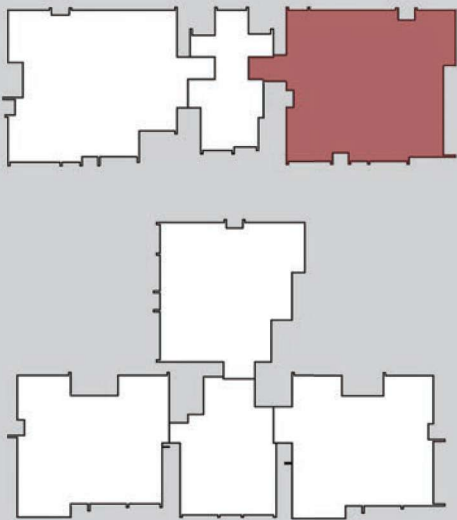
Unit Type : 4 BHK  
Unit No. : A201 - A1401 (Typical Floor)  
Saleable Area : 3056 sq.ft.





Unit Type : 4 BHK  
Unit No. : A202 - A1402 (Typical Floor)  
Saleable Area : 3064 sq.ft.

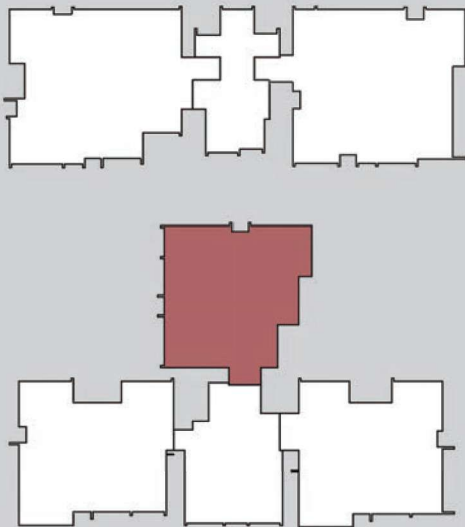
KEY PLAN





Unit Type : 3 BHK  
Unit No. : B503 - B1403 (Typical Floor)  
Saleable Area : 2286 sq.ft.

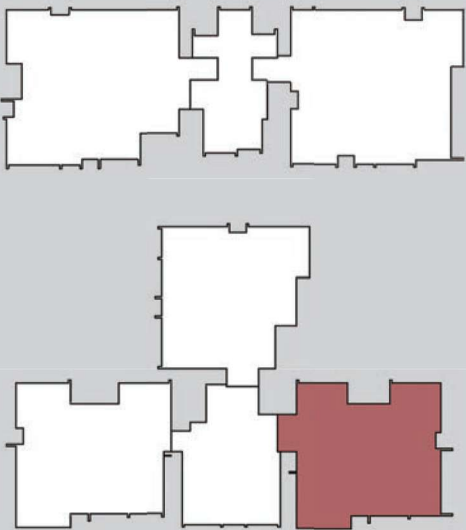
KEY PLAN





Unit Type : 3 BHK  
Unit No. : B 204 - 1404 (Typical Floor)  
Saleable Area : 2319 sq.ft.

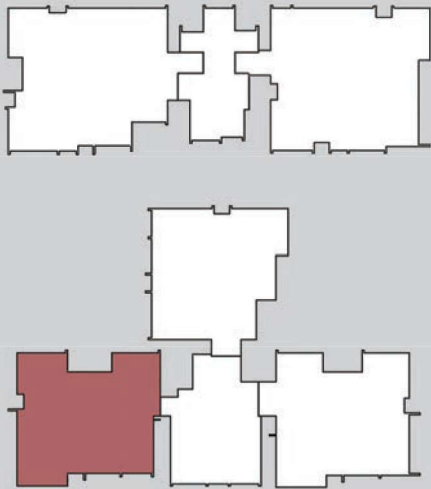
KEY PLAN





Unit Type : 3 BHK  
Unit No. : B 305 - 1405 (Typical Floor)  
Saleable Area : 2296 sq.ft.

KEY PLAN



# SPECIFICATIONS

## STRUCTURE

- Masonry
- RCC framed concrete structure
  - Earthquake resistance structure adhere to seismic zone II
  - Anti-termite treatment during stage wise construction
  - AAC light weight blocks for internal and external masonry walls
  - Solid concrete blocks for other masonry walls as per requirement in basement & stilt

## FLOOR & WALL FINISHES

- Foyer, living, dining
  - Master bedroom floor
  - Other bedrooms, kitchen & family room floor
  - Balcony, utility & toilet floor
  - Common staircase
  - Ground floor lobby
  - Typical floor corridor & lift lobby
  - External driveway
- Marble flooring
  - Engineered wooden flooring with 8mm thickness
  - Vitrified floor tiles of suitable size
  - Anti skid ceramic floor tiles of suitable size
  - Granite as per architect design
  - Granite as per architect design
  - Vitrified tiles as per architect design
  - Interlocking concrete paver blocks / Granolithic screed concrete floor
  - Granolithic screed concrete floor
  - Cement plaster finish, for 600mm height above counter no tiles
  - Glazed ceramic tiles up to door lintel level
  - Glazed ceramic tiles from floor up to 4 feet height
  - Granite as per architect design

## KITCHEN & UTILITY

- Water point with tap in kitchen
- Will provide hot & cold mixture sink tap for domestic water in kitchen sink location
- Water point with tap in utility (wherever applicable)
  - Washing machine water point
  - Water purifier point
- Domestic water in utility sink location
  - Will be provided in utility
  - Will be provided in kitchen

## DOORS / WINDOWS / VENTILATORS / RAILING / FALSE CEILING

- Main door
- 8 feet height factory made door, 35mm thick flush shutter with both sides veneer finish, hardwares & digital lock system of Dorset /equivalent make
- Bedroom door
- 8 feet height factory made door, 30 to 35mm thick flush shutter with both sides laminate finish, hardwares of Dorset / equivalent make
- Toilet door
- 8 feet height factory made door, 30 to 35mm thick flush shutter with both sides laminate finish, hardwares of Dorset / equivalent make
- Window
  - French door
  - Ventilators
- UPVC / Aluminium sliding windows with clear glass
  - UPVC / Aluminium sliding french door with clear glass
  - UPVC / Aluminium ventilators with swing open shutters, lock & key for shaft access area
  - UPVC / Aluminium ventilators with swing open shutters for non access areas
- Toilet false ceiling
  - Balcony railing
  - Common staircase railing
- Grid type false ceiling as per architect design
  - Glass railing as per architect design
  - Aesthetically designed MS railing

## PAINTING

- Internal walls
- 2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty
- Exterior walls
- 2 coats of Asian / Berger / Dulux / equivalent exterior emulsion paint over texture
- Ceiling
- 2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty
- MS railing
- 2 coat of satin enamel paint of Asian / Berger / Dulux / equivalent over primer

## ELECTRICAL

- Switches and sockets
  - Wiring
- Legrand / equivalent
  - Fire Retardant Low Smoke (FRLS) copper wire of quality ISI brand POLYCAB / KEI / equivalent
- Hi-wall / Split AC point
- Provision with electrification in living / dining room & all bedrooms
- TV & data point
- Provision with electrification in living / dining room & all bedrooms
- 2 way control switch
  - DG power backup
  - Water heater point
  - 6/16 Amps point
- For light and fan point in all bedrooms
  - 2000 Watts each unit
  - Provision with electrification in all toilets & kitchen
  - For refrigerator, microwave oven, dishwasher in kitchen and for washing machine in utility (4 Nos)
  - For chimney, water purifier, mixer / grinder in kitchen and for exhaust fan in all toilets (4 Nos) & 1 additional for balcony
- 6 Amps point

## PLUMBING

- Sanitary ware
  - CP fittings
  - Closet
- Premium range Toto / Kohler / equivalent
  - Premium range Toto / Kohler / equivalent
  - Wall mount type EWC (European Water Closet) with wall concealed tank, health faucet
- Overhead shower
- Single lever concealed diverter with over head shower and spout in all toilets
  - Rain shower head for all the toilets except domestic help toilet (wherever applicable)
- Washbasin
- Counter wash basin with polished granite in all toilets & dining room
  - Hot & Cold basin mixer tap will be provided in the master bedroom toilet.
- Pipe lines
- UPVC & CPVC water pipe lines, PVC soil, waste & rain water pipe lines shall be of ISI certified brands like Aashirwad / Astral / Supreme or equivalent

## EXTERNAL/SALIENT FEATURES

- Power backup
  - Common lift
  - External
  - Boundary
  - Water flow meter
  - Video door phone
- DG power backup for 100% common area
  - Passenger lift / service lift of adequate capacity
  - Landscape & hardscape as per architect design
  - 6 feet height compound wall as per architect design
  - Water flow meter for the domestic water line in each unit
  - Video door phone of Godrej / Panasonic / equivalent make in each home integrated to the main entry gate
- Treatment plants
  - Surveillance system
- Sewage treatment plant and water softening plant
  - CCTV camera surveillance system & security cabin with boom barriers

# AMENITIES

## OUTDOOR AMENITIES

### Ground Floor Set Back Area

- 1. Senior Citizens Alcove
- 2. Kids Play Area
- 3. Seating Alcove
- 4. Tot Lot
- 5. Hammock Garden
- 6. Outdoor Gym
- 7. Leisure Pavilion

### First Floor

- 8. Swimming Pool & Kids Pool
- 9. Stepped Seating / Gathering Plaza

### Fourth Floor

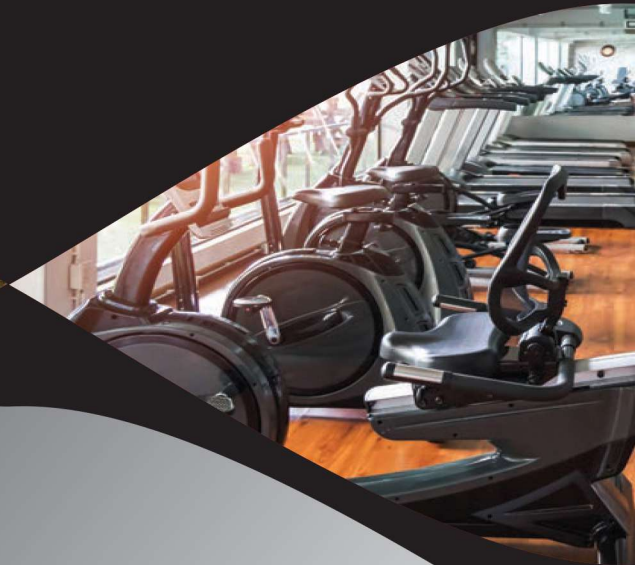
- 10. Viewing Deck

### Terrace Floor

- 11. Yoga Deck
- 12. Meditation Pavilion
- 13. Reflexology Pathway / Garden
- 14. Barbeque Plaza / Garden

## INDOOR AMENITIES

- 1. Steam & Sauna
- 2. Mini Snooker Room
- 3. Gym
- 4. Home Theatre
- 5. Business Lounge
- 6. Table Tennis
- 7. Multipurpose Hall
- 8. Chess
- 9. Carrom
- 10. Foosball
- 11. Dart Board
- 12. Snakes & Ladders



# EMBRACE THE PULSE OF URBAN LIVING



Platinum oers more than just a prestigious address, it offers a lifestyle coveted by the auent and influential. Enjoy seamless connectivity to MG Road, Electronic City, HSR Layout, Indira Nagar, Domlur and other key areas of Bengaluru's Schools, colleges, renowned hospitals, restaurants, entertainment hubs etc. You name it, you'll find it. Amidst bustling streets and thriving cultural hubs, you'll indulge yourself in the company of visionaries and trendsetters, making this a truly prestigious address.

# LOCATION ADVANTAGES



## SCHOOLS

United World Academy	- 1.2 km
St Francis School	- 2.1 km
Greenwood High School	- 2.3 km
JSS Public School	- 3.4 km
Bethany High School	- 3.4 km
Lawrence High School	- 3.8 km
NPS Koramangala	- 4.2 km



## COLLEGES

Krupa Nidhi College	- 2.1 km
St Francis College	- 2.2 km
St John's Medical College	- 2.8 km
Jyothi Nivas College	- 3.1 km
Christ University	- 4.7 km



## HOSPITALS

Marvel Multispeciality Hospital	- 1 km
Ayu Health Hospital	- 1 km
Acura Health Hospital	- 2.9 km
St John's Medical College Hospital	- 3.3 km
Apollo Spectra Hospital	- 3.3 km



## OFFICES & ENTERTAINMENT

Loco Bear - The Ultimate Entertainment Hub	- 200 m
D-Mart	- 750 m
Wipro Park	- 1.1 km
Cult-Fit	- 1.2 km
BBMP Park	- 1.8 km
WeWork	- 6.2 km
Pritech SEZ	- 7.1 km
Eco World	- 8.5 km
Cessna Business Park	- 9 km

PROJECT IS FUNDED BY  
AND MORTGAGED WITH

**TATA** CAPITAL  
HOUSING FINANCE LIMITED

**RADIANCE**  
R E A L T Y 

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