

T I M E L E S S L U X U R Y



H A S A N E W N A M E

RADIANCE LEGACY

74

YEARS OF
EXPERTISE

30+

COMPLETED
PROJECTS

10+

ONGOING
PROJECTS

6K+

HAPPY
FAMILIES

6 MILLION
SQ.FT

OF SPACES
DELIVERED

6 MILLION
SQ.FT

OF SPACES
IN PIPELINE



WELCOME TO

 **RADIANCE**
ETERNITY





LUXURY. LEISURE.
AND A LIFESTYLE OF
COMFORT

From elegant interiors that evoke refinement to grand luxury amenities that reflect opulence, Radiance Eternity is all about the luxe life. Beautiful homes crafted to perfection, adorned with exemplary features and teeming with amenities to give you a power-packed lifestyle, unlike any other.

Inspired by your dreams, aspirations and needs, we have crafted an abode where architectural storytelling seamlessly blends with functional luxury. We have curated a fine selection of amenities that elevate your lifestyle and enliven your everyday.

THORAIPAKKAM

Growth beyond imagination

Once a quiet suburb, Thoraipakkam is now a thriving location with booming growth. Located bang on Old Mahabalipuram Road (OMR) in the IT corridor, Thoraipakkam is a dynamic location with excellent connectivity, good infrastructure, and a robust public and private transport network.

Though at the heart of all IT action, Thoraipakkam remains relatively peaceful and offers a perfect balance of high-energy living and slow-paced leisure. In recent years, it has swiftly emerged as a top choice for homebuyers, promising excellent growth and high returns in the future.

Radiance Eternity is located in this strategic location, close to the Metro station. Here, you will experience a wholesome lifestyle with seamless access to every necessity, including education, healthcare, entertainment, shopping, and much more.



RADIANCE

SALIENT FEATURES

215 premium residences set within 2.21 acres on OMR

Two thoughtfully designed residential blocks:

- Block A: 2 Basements + stilt + 10 floors
- Block B: 2 Basements + stilt + 22 floors
- Spacious units ranging from 1,356 to 5,429 sq. ft.
- Vaastu-compliant homes designed for positive energy and harmony
- Every residence includes a spacious balcony in the living room for natural light and ventilation
- Rooftop swimming pool with sea view
- Ultra-luxury living experience with high-end specifications and world-class amenities

Excellent connectivity:

- On road property with direct access to OMR
- Proximity to metro station for seamless travel
- Quick access to Chennai international airport



Swimming Pool View

AMENITIES

OUTDOOR AMENITIES IN OSR

1. Outdoor gym
2. Mini-half basket ball hoop
3. Multi-purpose gathering zone
4. Multi-purpose play court
5. Kids' play area
6. Sand pit
7. Cricket practice net
8. Rock climbing wall

INDOOR AMENITIES - STILT FLOOR

9. Room for ATM
10. Grand entrance lobby

FIRST FLOOR COURTYARD - BLOCK B

11. Seating

CLUB HOUSE AMENITIES - BLOCK B - 22ND FLOOR

Indoor Facilities

12. Gathering room
13. Pool table
14. Table tennis
15. Foosball table
16. Air hockey
17. Carrom
18. Chess
19. Dart board
20. AV room
21. Room for creche
22. Ball Pit
23. Co-working space
24. Gym

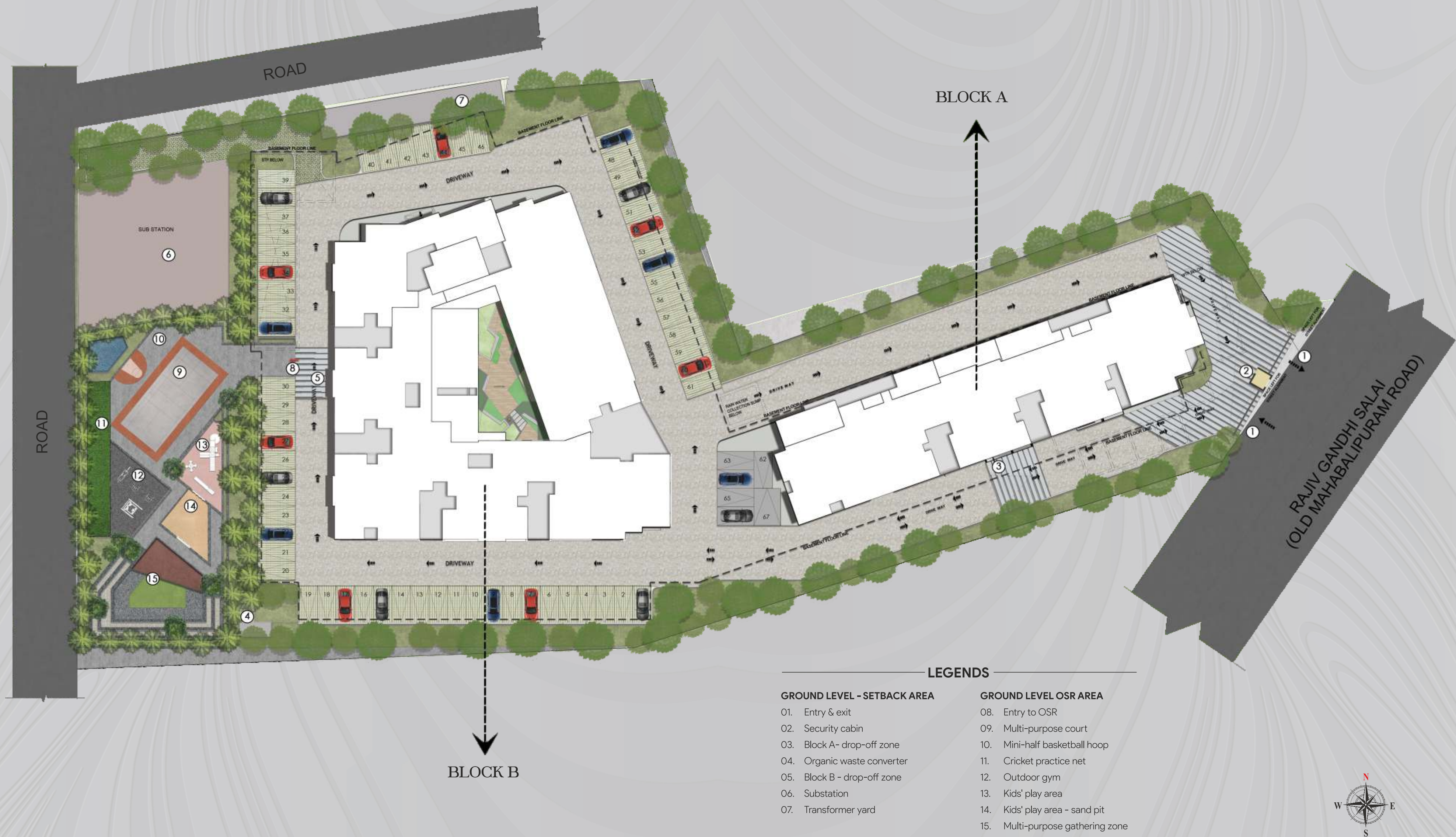
Outdoor facilities - Terrace Block B

25. Swimming pool
26. Kids pool
27. Pool deck with lounge seaters
28. Pool change room
29. Open yoga deck
30. Open barbeque counter

Double Height Entrance Lobby View



MASTER PLAN



SITE WITH TYPICAL PLAN

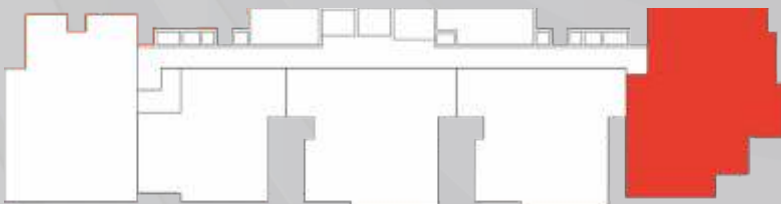


UNIT PLAN

BLOCK A



KEY PLAN



BLOCK	UNIT NO.	UNIT TYPE	SALEABLE AREA
A	A101 - A 1001	3 BHK + 3 T	2172 SQ.FT

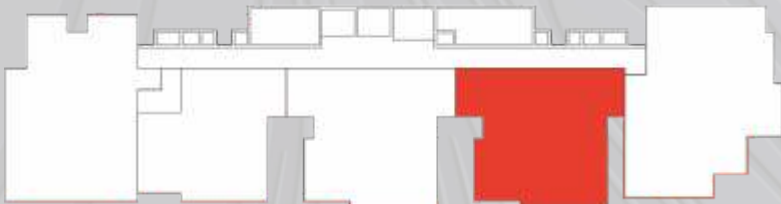


UNIT PLAN

BLOCK A



KEY PLAN



BLOCK	UNIT NO.	UNIT TYPE	SALEABLE AREA
A	A 102	3 BHK + 2 T + PW	1720 SQ.FT.
A	A 202 - A 1002	3 BHK + 2 T + PW	1714 SQ.FT.

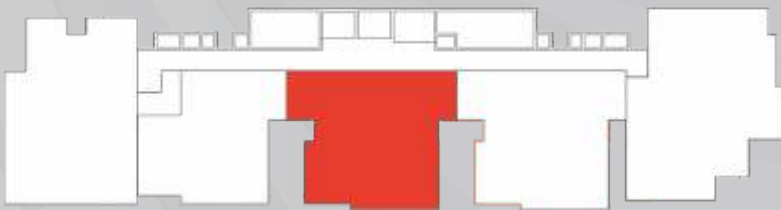


UNIT PLAN

BLOCK A



KEY PLAN



BLOCK	UNIT NO.	UNIT TYPE	SALEABLE AREA
A	A 203 - A 1003	3 BHK + 2T + PW	1714 SQ.FT.

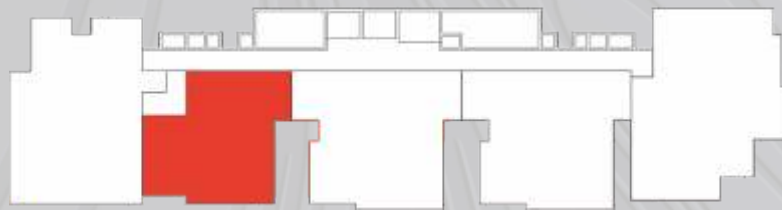


UNIT PLAN

BLOCK A



KEY PLAN



BLOCK	UNIT NO.	UNIT TYPE	SALEABLE AREA
A	A 103	2 BHK + 2 T	1400 SQ.FT.
A	A 204 - A 1004	2 BHK + 2 T	1395 SQ.FT.



UNIT PLAN

BLOCK A



KEY PLAN

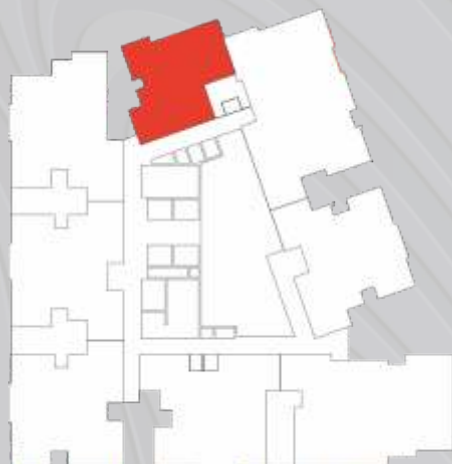


UNIT PLAN

BLOCK B



KEY PLAN



BLOCK	UNIT NO.	UNIT TYPE	SALEABLE AREA
A	A 104, A 205 - A 1005	3 BHK + 3T	1980 SQ.FT.



BLOCK	UNIT NO.	UNIT TYPE	SALEABLE AREA
B	B 101 - B 2101	2 BHK + 2T	1356 SQ.FT.



UNIT PLAN

BLOCK B



KEY PLAN



BLOCK	UNIT NO.	UNIT TYPE	SALEABLE AREA
B	B 102 - B 1902	4 BHK + 4 T	2711 SQ.FT.

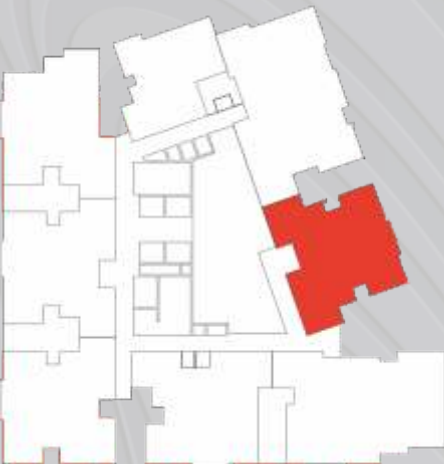


UNIT PLAN

BLOCK B



KEY PLAN



BLOCK	UNIT NO.	UNIT TYPE	SALEABLE AREA
B	B 103 - B 2003 & B 2102	3 BHK + 3 T	1919 SQ.FT.

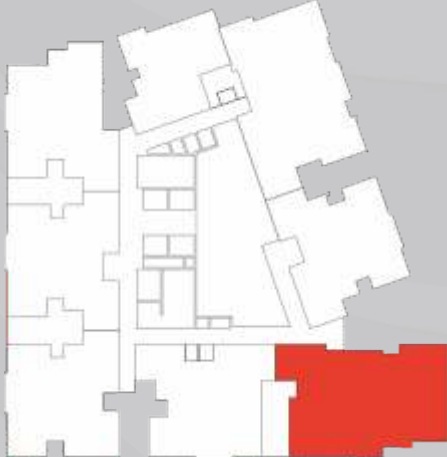


UNIT PLAN

BLOCK B



KEY PLAN



BLOCK	UNIT NO.	UNIT TYPE	SALEABLE AREA
B	B 104 - B 2004 & B 2103	4 BHK + 4 T	2618 SQ.FT.

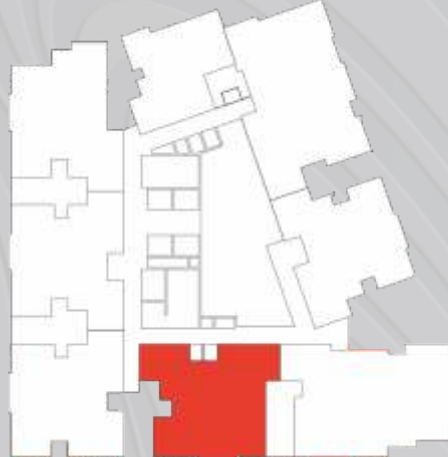


UNIT PLAN

BLOCK B



KEY PLAN



BLOCK	UNIT NO.	UNIT TYPE	SALEABLE AREA
B	B 105 - B 2005 & B 2104	3 BHK + 3 T	1976 SQ.FT.



UNIT PLAN

BLOCK B



KEY PLAN

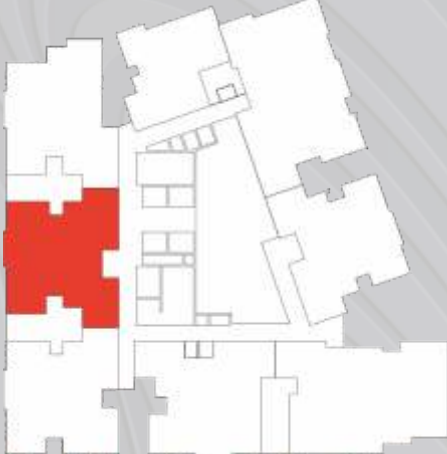


UNIT PLAN

BLOCK B



KEY PLAN



BLOCK	UNIT NO.	UNIT TYPE	SALEABLE AREA
B	B 106	3 BHK + 3 T	1952 SQ.FT.
B	B 206 - B 2006 & B 2105	3 BHK + 3 T	1946 SQ.FT.



BLOCK	UNIT NO.	UNIT TYPE	SALEABLE AREA
B	B 207 - B 2007 & B 2106	3 BHK + 3 T	1971 SQ.FT.



UNIT PLAN

BLOCK B



KEY PLAN



BLOCK	UNIT NO.	UNIT TYPE	SALEABLE AREA
B	B 107	3 BHK + 3 T	2024 SQ.FT.
B	B 208 - B 2008 & B 2107	3 BHK + 3 T	2018 SQ.FT.



UNIT PLAN

BLOCK B

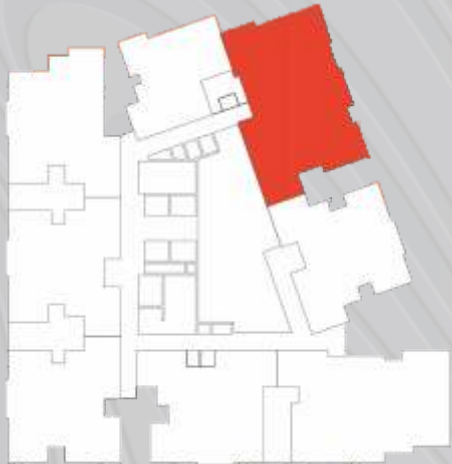


LOWER LEVEL



UPPER LEVEL

KEY PLAN



BLOCK	UNIT NO.	UNIT TYPE	SALEABLE AREA
B	B 2002	5 BHK + 5 T	5429 SQ.FT.





PAYMENT

SCHEDULE

Block B (166 units)		
1	Booking advance	10%
2	Within 30 days from the date of booking	20%
3	On completion of basement-I	7.5%
4	On completion of 1st floor	7.5%
5	On completion of 3rd floor	7.5%
6	On completion of 6th floor	7.5%
7	On completion of 10th floor	7.5%
8	On completion of 13th floor	7.5%
9	On completion of 16th floor	7.5%
10	On completion of 21st floor	7.5%
11	On completion of internal plastering	5%
12	On completion of flooring	3%
13	On intimation of handing over	2%

Block A (49 units)		
1	Booking advance	10%
2	Within 30 days from the date of booking	22.5%
3	On completion of project secant piling	5%
4	On completion of raft	7.5%
5	On completion of basement - II	7.5%
6	On completion of 1st floor roof slab	7.5%
7	On completion of 3rd floor roof slab	7.5%
8	On completion of 5th floor roof slab	7.5%
9	On completion of 8th floor roof slab	7.5%
10	On completion of 10th floor roof slab	7.5%
11	On completion of block work	5%
12	On completion of flooring	3%
13	On intimation of handing over	2%

SPECIFICATIONS

STRUCTURE:

Masonry	<ul style="list-style-type: none">RCC framed concrete structureEarthquake resistance structure to adhere to seismic zone IIIAnti-termite treatment during stage wise constructionAAC light weight blocks for internal and external masonrySolid concrete block for first course of internal and external masonry
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FLOOR FINISHES:

Living, Dining, Bedrooms, Kitchen & Utility	<ul style="list-style-type: none">800 X 1600 mm vitrified tiles
Balcony & Toilets	<ul style="list-style-type: none">Virtified / ceramic tiles – antiskid tiles of suitable size
Terrace	<ul style="list-style-type: none">Concrete / claytile of suitable size
Staircase	<ul style="list-style-type: none">Granite
Corridor & Typical Floor Lobby	<ul style="list-style-type: none">Vitrified tiles as per architect design
External Driveway	<ul style="list-style-type: none">Interlocking concrete pavers
Stilt and Basement Car Park	<ul style="list-style-type: none">Granolithic concrete flooring

WALL FINISHES:

Kitchen	<ul style="list-style-type: none">Vitrified tiles to the height of 2ft from the platform
Toilet	<ul style="list-style-type: none">Vitrified tiles up to the false ceiling level
Utility	<ul style="list-style-type: none">Vitrified tiles up to height matching the kitchen wall tile level where ever possible
Dining Handwash	<ul style="list-style-type: none">Vitrified tiles to the height of 2ft from the wash basin counter
Lift Fascia Wall	<ul style="list-style-type: none">Vitrified tile / granite cladding at all levels as per architect design

KITCHEN:

Water Taps	<ul style="list-style-type: none">Water point with separate taps for drinking & domestic water
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DOORS / WINDOWS / VENTILATORS / RAILING / FALSE CEILING:

Main door	<ul style="list-style-type: none">7.5ft height factory made door, 35mm thickness flush shutter with both sides veneered finish Hardwares of Godrej or equivalent make. Digital lock system & VDP for main door
Bedroom doors	<ul style="list-style-type: none">7.5ft height factory made door, 32mm thickness flush shutter with both sides laminated finish Hardwares of Godrej or equivalent make
Bathroom Doors	<ul style="list-style-type: none">7.5ft height factory made door, 32mm thickness flush shutter with both sides laminated finish Hardwares of godrej or equivalent make
Balcony French Doors	<ul style="list-style-type: none">Aluminum powder coated sliding shutter doors with clear glass without grill
Windows	<ul style="list-style-type: none">Aluminum powder coated windows with sliding shutter, clear glass, and MS railing on inner side (wherever applicable).
Ventilators	<ul style="list-style-type: none">Aluminium powder coated - lock & key provision for shaft access area with swing open shutters & fixed shutter for other areas with frosted / pin head glass
Balcony Railing	<ul style="list-style-type: none">Glass railing with powder coated aluminium railing
Staircase Railing	<ul style="list-style-type: none">Aesthetically designed MS railings
Bathroom False Ceiling	<ul style="list-style-type: none">Grid type ceiling in all bathrooms

PAINTING:

Internal Walls	<ul style="list-style-type: none">2 coats of Asian / Berger / Dulux or equivalent emulsion paint over base primer & putty
Exterior Walls	<ul style="list-style-type: none">2 coats of Asian / Berger / Dulux or equivalent weather proof emulsion paint over texture
Ceiling	<ul style="list-style-type: none">2 coats of Asian / Berger / Dulux or equivalent emulsion over base primer & putty
MS Railing	<ul style="list-style-type: none">2 coat of satin enamel paint of Asian / Berger / Dulux or equivalent over primer

ELECTRICAL POINTS:

Power Supply	<ul style="list-style-type: none">Three-phase power supply with concealed wiring and ACCL (automatic change over with current limiter)
Switches and Sockets	<ul style="list-style-type: none">Schneider / Anchor Roma plus or equivalent
Wiring	<ul style="list-style-type: none">Fire Retardant Low Smoke (FRLS) copper wire of quality IS brand Polycab / KEI or equivalent
AC Point	<ul style="list-style-type: none">Provision with electrification in all bedrooms, living & dining room
TV & Data Point	<ul style="list-style-type: none">Provision with electrification in living room and in all bedrooms
2 way control switch	<ul style="list-style-type: none">For light and fan point at all bedrooms
DG Power Backup	<ul style="list-style-type: none">500W for 2BHK , 800W for 2.5BHK & 3BHK, 1000W for 4BHK & Duplex (5 BHK)
Geyser Point	<ul style="list-style-type: none">Provision with electrification in all bathrooms excluding powder toilet
16Amps Point	<ul style="list-style-type: none">Refrigerator, hob, washing machine , dish washer & microwave oven in kitchen / utility
6Amps Point	<ul style="list-style-type: none">Chimney, water purifier, mixer / grinder provision in kitchen and exhaust fan point in all bathrooms

PLUMBING:

CP & Sanitary fixture	<ul style="list-style-type: none">Toto or equivalent
European Water Closet	<ul style="list-style-type: none">Toto or equivalent Wall mounted closets with concealed tanks
Shower	<ul style="list-style-type: none">Rain shower head with hand shower for bedroom 1 and normal shower head without hand shower for other bathroomsSingle lever concealed diverter with overhead shower and spout at all bathrooms
Shower partition	<ul style="list-style-type: none">Only in bedroom 1 toilet
Counter Wash basin	<ul style="list-style-type: none">Counter-top wash basin with polished granite counter slab in dining area and in all bathrooms
Pipe lines	<ul style="list-style-type: none">CPVC water pipe lines, PVC soil and waste sewage pipe lines, rain water drain pipe lines, shall be of ISI certified brands like Aashirvad / Astral / Supreme / Prince or equivalent

EXTERNAL/SALIENT FEATURES:

Solar Power	<ul style="list-style-type: none">100% for common area lighting
Water Meter	<ul style="list-style-type: none">Water meter for the domestic water line in each apartment
Water sump	<ul style="list-style-type: none">Centralized UG sump , water softening plant
STP	<ul style="list-style-type: none">Centralized sewage treatment plant
Safety	<ul style="list-style-type: none">CCTV surveillance system, entry portal with security cabin, compound wall 6 feet height from driveway level
EV charging station	<ul style="list-style-type: none">15 amps point will be provided for one car park of each apartment excluding the charging kit
Lift	<ul style="list-style-type: none">Passenger lift of adequate capacity
Back up power	<ul style="list-style-type: none">100% DG backup for common area
Security	<ul style="list-style-type: none">Security booth will be provided at the entry / exit (at entry portal)

LOCATION ADVANTAGES

Schools

Sri Chaitanya Techno School	-	450 m
Dr. C. L. Metha Sishya OMR School	-	700 m
APL Global School	-	800 m
ABCD Special School	-	900 m

Hospitals

Mount Super Specialty Hospital	-	1 km
Nanthini Hospital	-	1.6 kms
C.M Hospital	-	1.9 kms
Apollo Hospital	-	2.8 kms

IT

Chennai One	-	1.6 kms
Cognizant	-	2.1 kms
Elcot Sez	-	4.3 kms

College

D. B Jain College	-	1 km
Sathyabama University	-	8 kms
IIT Madras	-	11 kms

Connectivity

Velachery Railway Station	-	6.3 Kms
Thiruvannmiyur Railway Station	-	6.5 Kms
Airport	-	15 Kms

Others

BSR Mall	-	600 m
Radiance Mandarin	-	650 m
D-Mart	-	2.2 kms

LOCATION MAP





RADIANCE REALTY DEVELOPERS INDIA LTD

Radiance Towers, 1st Floor, Old No. 110, New No. 111,
33 Feet Road, Anna Salai, Guindy, Chennai - 600 032

 **78240 00054**

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