A CROWN JEWEL AMONG LUXURY VILLAS

 \square

 \bigtriangledown

5

A



CRAFTING EXCLUSIVE LIFESTYLES, DELIVERING EXCELLENCE

Radiance Imperia 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.

RADIANCE LEGACY

74+ YEARS OF EXPERTISE

COMPLETED PROJECTS

25 +





A Latin word meaning 'Empire' or the 'Supreme Power', Imperia is a name that symbolizes royalty, power and high status. The name resonates with grandeur and opulence which is reflected in every corner of Radiance Imperia. The name has an aristocratic feel and conjures up images of a royal lifestyle in architecturally supreme masterpiece homes with lavish amenities. It reflects the grand aspirations, global lifestyles, exclusive experiences and refined tastes of the urban elite.

RADIANE IMPERIA



RADIANE

PRECIOUSLY CRAFTED TIMELESS VILLAS

Radiance Imperia is a crown jewel among ultra-luxury villas, shinin with its peerless grandeur and incomparable living experience. Cr supreme products, adorned with the best fixtures and lavish featur brings together regal finesse and modern luxury flawlessly

RAFTED ILLAS H-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.																								
RAFTED ILLAS In-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.										٠			•	•			•		2	•		•	•	
RAFTED ILLAS In-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.									•		•	•		•				•		2		•		
RAFTED ILLAS In-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.						•	•		•	2							-			-	-	-	-	
RAFTED ILLAS In-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.				ľ	•			•		•						-				-	-	-	-	
RAFTED ILLAS H-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.		•					Ĵ.							-		-	-	-	-	-				
RAFTED ILLAS H-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.						•	÷												-	-				
RAFTED ILLAS I-luxury villas, shining radiantly. Iving experience. Crafted with res and lavish features, Imperia Iern luxury flawlessly.															-	-	-			-				
RAFTED ILLAS I-luxury villas, shining radiantly. Iving experience. Crafted with res and lavish features, Imperia Iern luxury flawlessly.								ļ			÷		Ţ											
RAFTED ILLAS I-luxury villas, shining radiantly. Iving experience. Crafted with res and lavish features, Imperia Iern luxury flawlessly.										÷	Å			Ţ	-									
RAFTED ILLAS In-luxury villas, shining radiantly, iiving experience. Crafted with res and lavish features, Imperia, Itern luxury flawlessly.											Ť													
RAFTED ILLAS I-luxury villas, shining radiantly, iving experience. Crafted with, res and lavish features, Imperia lern luxury flawlessly.																								
RAFTED ILLAS I-luxury villas, shining radiantly, iving experience. Crafted with, res and lavish features, Imperia lern luxury flawlessly.																								
RAFTED ILLAS In-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.													•	•		•	•	•						
RAFTED ILLAS In-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.																			•	•				
RAFTED ILLAS I-luxury villas, shining radiantly. Iiving experience. Crafted with res and lavish features, Imperia Iern luxury flawlessly.																•			•	•	•			
RAFTED ILLAS I-luxury villas, shining radiantly. Iiving experience. Crafted with res and lavish features, Imperia Iern luxury flawlessly.																					•		•	
RAFTED ILLAS																		•	•		•			
RAFTED ILLAS In-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.																					•			
RAFTED ILLAS In-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.																				•	•	•		
RAFTED ILLAS In-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.																							٠	
RAFTED ILLAS In-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.																							٠	
RAFTED ILLAS In-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.																		•						
RAFTED ILLAS In-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.																								•
RAFTED ILLAS In-luxury villas, shining radiantly iving experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.																								•
ILLAS					•																	٠		
ILLAS																								•
ILLAS																								•
ILLAS																								
ILLAS	D)	٨	Τ	27	Т	ןי	C	Τ		÷													•
ILLAS			7	1		I		Ľ	I	J	•													•
h-luxury villas, shining radiantly living experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.																								•
h-luxury villas, shining radiantly living experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.			T		٨	(•			
h-luxury villas, shining radiantly living experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.	Q		L	1)													•				•
living experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.																							•	•
living experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.																						•	•	
living experience. Crafted with res and lavish features, Imperia lern luxury flawlessly.	يا_ر	uх	1 LF	·ν	vi	lla	IS.	c	hi	ni	nc		a	dia	- an	†1					•	•	•	
res and lavish features, Imperia	1-1	uл																	•		•		-	
res and lavish features, Imperia	liv	in	a	e)	(b	er	ie	nc	e.	Ċ	2ra	aft	ied	d	w	itł	۱.		•					
lern luxury flawlessly.																			÷					
lern luxury flawlessly.	res	5 a	n	d	la	vis	sh	f€	ea	tu	ire	es,	١r	nı	be	ria	a		Ì	Ľ	Ţ			
	lei	rn	lu	xι	Jry	/ f	la	γI	es	ssl	y.											•		
																						•	•	
																					•		•	C
																						•	•	
																							•	
																							•	
																٠					۲			
																						-		
																					۲	ė		
																							•	
																			•	•	•	•	•	
																			•	•	•	•	•	
																			•	•	•	• • •	• • •	
																• • •	• • •	• • • •	• • • •	• • • •	• • •	• • • •	• • • •	
														•		• • • •	• • •	• • • •	• • • •	• • • •	• • • •	• • • •		
														•		• • • • •	• • • • •	• • • • •	• • • • •	• • • • • •	• • • • • •			
														· · · · · · · · · · · · · · · · · · ·		• • • • • •		• • • • • • •	• • • • • •	• • • • • • •	• • • • • •			
•••••••••••••••••												• • • • • • •		• • • • • •	• • • • • • • • • • • • • • • • •	• • • • • •	• • • • • • •			• • • • • •	• • • • • •			
						••••••						• • • • • • •		· · · · · · · · · · · · · · · · · · ·		• • • • • • • • • • • • • • • • • • •	· · · · · · · · · · · · · · · · · · ·	 • •<			 • •<			
· · · · · · · · · · · · · · · · · · ·						· · · · · · · · · · · ·								· · · · · · · · · · · · · · · · · · ·		 . .<			$\bullet \bullet \bullet$					
						· · · · · · · · · · · ·						• • • • • • • • •	••••••	• • • • • • • • • •		 . .<								



A GRAND CELEBRATION OF LIFE

......

Radiance Imperia is not just a home but a lifestyle experience th brilliantly with its thoughtful amenities and joyful moments. Smartly pl 40+ amenities, beautiful breathing spaces, refreshing gardens and security system, life at Imperia is one grand celebration filled with hap laughter.

40+ Amenities | 4-tier Security | Landscaped Gardens | Elite Gated Co

																1
	•		•													
			•			•										
		•						•								
						•						•			۲	
			•							٠	۲	•	•	۲	۲	
							•	٠				٠	•		•	
											•				•	
							•	•	•	•		•	•	•	•	
							•			•			•			
		2	:	<u>.</u>		•				•	-		•		-	
			y													
					•					•						
								•			•	•				
								•						•		
													•		•	
										•	•		•			
													۲			
												•	٠	٠		
															٠	
															۰	
										•						-
												•	•			
								•			<u>.</u>	•				
									÷		Ľ					
													•			
														•		
Г	1	7														
F	J	2														
													٠			
												•				•
nc	:e	t	ha	t	sp	bai	rk	le	ร						٠	•
						÷.,		<u>.</u>								•
ar	tly	/	ola	n	ne	d	w	itł	า					•	•	
														•		
ar ns		/ Þ an		ini a		ed op					•			•	•	
ns	i a	an	d d	a	•t	op	• •+t	ie	r		•	•	• • •	•	•	
ns	i a	an	d d	a	•t		• •+t	ie	r					•	•	
ns	i a	an	d d	a	•t	op	• •+t	ie	r			• • • • • •	• • • •	•	•	
ns	i a	an	d d	a	•t	op	• •+t	ie	r			•	• • • •	• • • •	• • • •	
ns	i a	an	d d	a	•t	op	• •+t	ie	r			• • • • • • • • • • • • • •	• • • •	• • • •	• • • •	
ns itł	- I	an na	d Pi	a cir	te	op)-t a	ie no	r			• • • • • • • • • • • • • • • •	• • • •	• • • • • • • • • • •	• • • •	
ns itł	- I	an na	d Pi	a cir	te	op)-t a	ie no	r				• • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • •	 • •<	
ns itł	n I	an na	d Pf	a cir	t ne	op ss	o-t a nit	ie no y	• r• • • • • • • • •				• • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • •	 • •<	
ns itł	- I	an na I C	d Pl	a cir mi	t ne	op ss un	o-t a nit	ie no y	• r • • • • • • • • • • • • • • • • • •				• • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • •	 • •<	
ns itł	n I	an na	d Pl	a cir mı	t ne m	op ss	o-t a	ie nc y	• r • d • • • • • • • •				• • • • • • • • • • • • • • • • • • •	 • •<	 • •<	
ns itł	n I	an ∩a ∖ ∖ ∖	d Pl	a pir mi	tine / m	op ss un	o-t a	ie nc y	• • • • • • • • • • • • • • • •				• • • • • • • • • • • • • • • • • • •	 • •<		
ns itł	ed	an na	d or	a oir	tine / m	op ss un	o-t a	ie no y	• • • • • • • • • • • • • • •					 • •<		
ns itł	ed	an ∩a ∖ ∖ ⊂	d or	a cir	tine m	op ss un	o-t a it	ie no	• • • • • • • • • • • • • • • •							
ns itł	ed	an na	d or	a oir	tine / m	op ss un	o-t a it	ie no y	• • • • • • • • • • • • • • • • • • •							
ns itł	ed	an na Vivi C	d or	a oir	the mean of the me	op ss un	o-t a it	ie no	• • • • • • • • • • • • • • • • • • •							
ns itł	ed		d or		the m	op ss ur	o-t a it	ie no y	• • • • • • • • • • • • • • • • • • •							
ns ith	ed	an na X-X - C		a oir		op ss un	o-t a it	ie no y	•••••••••••••••••••••••••••••••		•••••••••••••••••	• • • • • • • • •				
ns	ed					op ss	o-t a it	ie no y	••••••••••••••••••••••••••••••••••••••		••••••••••••••••	• • • • • • • • •				
ns ith	ed						o-t a it	ie no y	••••••••••••••••••••••••••••••••••••••		$\bullet \bullet $	• • • • • • • • • • •				
ns ith	ed						o-t a it ·	ie na y	••••••••••••••••••••••••••••••••••••••	· · · · · · · · · · · · · · · · · · ·	$\cdot \cdot $	$\bullet \bullet $				
ns ith	ed	an a Var C						ie na y	۰ <u>۰</u> ۰ ۰ ۰ ۰ ۰ ۰ ۰ ۰ ۰ ۰ ۰ ۰ ۰ ۰ ۰ ۰ ۰		$\cdot \cdot $					
ns ith	an I ed)-t a it	ie N Y	• • • • • • • • • • • • • • • • • • •	$\bullet \bullet $		$\bullet \bullet $				
ns ith							p-t a	ie vy				$\bullet \bullet $				
ns ith	ed)-t a it	ie no vy v v v v v v v v v v v v v v v v v v	• • • • • • • • • • • • • • • • • • •			$\bullet \bullet $				
ns ith								ie no vy · · · · · · · · · · · · · · · · · ·	• • • • • • • • • • • • • • • • • • •	$\cdot \cdot $		$\bullet \bullet $				
ns ith	ed)-t a it	ie no vy v v v v v v v v v v v v v v v v v v	• • • • • • • • • • • • • • • • • • •			$\bullet \bullet $				



SALIENT FEATURES

80 villas spread across 8.17 acres

20,900 sq.ft exclusive clubhouse including Swimming pool

Sports amenities like covered badminton court, tennis court & large size swimming pool

Minimum 3 & maximum 6 car parkings according to the villa size

3, 3.5, 4 & 5 BHK villas thoughtfully designed with home theatre room

Ranging from 2888 to 6493 sq.ft

High-end specifications and branded fittings, 8 ft luxury doors

.





LEGEND

01. Entrance Gate02. Water Body

03. Security Cabin
04. Walking Track
05. Tennis Court
06. Skating Rink
07. Futsal Court
08. Outdoor Gym
09. Open Party Lawn

- 10. BBQ Counter
- 11. Open Generator
- 12. Pavilion
- 13. Hammock
- 14. Sand Pit
- 15. Kids Play Area
- 16. Trampoline
- 17. Open Amphitheatre
- 18. Tree Seating Court
- 19. Wall Climbing
- 20. Reflexology Pathway
- 21. Cricket Net Practice
- 22. OWC Converter
- 23. Solid Waste Storage
- 24. Electrical Room
- 25. Open Transformer Yard
- 26. Communication Room
- 27. Drivers' Toilet
- 27. Drivers' Tollet





Type - 01 North Facing Villa

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

• • •

.

 $\bullet \bullet$

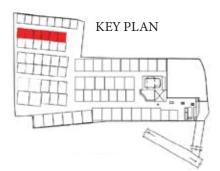
•

 $\bullet \bullet \bullet$









Unit Type	Type 1 Villas (06 Nos): 3 BHK+HT
Villa Number	81, 82, 83, 84, 86 & 87
Total Saleable Area	3189 sq.ft
RERA Carpet Area	2408 sq.ft
UDS Area	3088 sq.ft



TYPE - 01 (A) - EAST FACING VILLA

GROUND FLOOR PLAN



SECOND FLOOR PLAN

.

• • • •

•

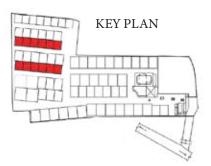
۲

 $\bullet \bullet \bullet$









Unit Type	Type 1 (A) Villas (12 Nos): 3 BHK + HT
Villa Number	45, 46, 47, 48, 50, 51, 73, 74, 75, 77, 78 & 79
Total Saleable Area	3260 sq.ft
RERA Carpet Area	2452 sq.ft
UDS Area	3116 sq.ft



Type - 01 (B) - East Facing Villa

GROUND FLOOR PLAN



SECOND FLOOR PLAN

.

•
•
•
•
•
•

•

•

 $\bullet \bullet \bullet$









Unit Type	Type 1 (B) Villas (8 Nos): 3 BHK + HT
Villa Number	88, 90, 91, 92, 93, 95, 96 & 97
Total Saleable Area	2888 sq.ft
RERA Carpet Area	2137 sq.ft
UDS Area	2781 sq.ft



Type - 02 North Facing Villa

FIRST FLOOR PLAN



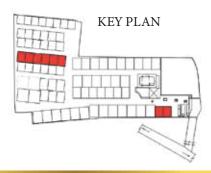


SECOND FLOOR PLAN

• • •

 $\bullet \bullet \bullet$





Unit Type	Type 2 Villas (8 Nos): 3 BHK + HT
Villa Number	01, 02, 65, 66, 68, 69, 70 & 72
Total Saleable Area	3628 sq.ft
RERA Carpet Area	2757 sq.ft
UDS Area	3617 sq.ft



Type - 02 East Facing Villa

GROUND FLOOR PLAN

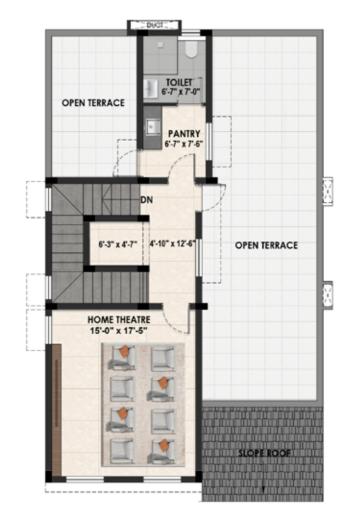


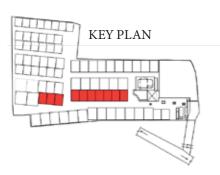


SECOND FLOOR PLAN

• •

 $\bullet \bullet \bullet$





Unit Type	Type 2 Villas (10 Nos): 3.5 BHK + HT
Villa Number	21, 22, 23, 24, 25, 27, 28, 29, 30 & 31
Total Saleable Area	3691 sq.ft
RERA Carpet Area	2716 sq.ft
UDS Area	3737 sq.ft



Type - 03 North Facing Villa

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

 \bullet \bullet

•••

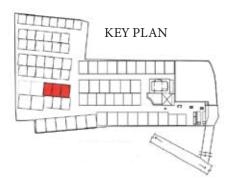
• •

••

.

.





Unit Type	Type 3 Villas (3 Nos): 3 BHK + HT
Villa Number	39, 40 & 41
Total Saleable Area	4174 sq.ft
RERA Carpet Area	3217 sq.ft
UDS Area	4106 sq.ft



Type - 03 East Facing Villa

GROUND FLOOR PLAN





KEY PLAN

Unit Type	Type 3 Villas (10 Nos): 3.5 BHK + HT
Villa Number	52, 54, 55, 56, 57, 59, 60, 61, 63 & 64
Total Saleable Area	4671 sq.ft
RERA Carpet Area	3445 sq.ft
UDS Area	4470 sq.ft

Note: Furniture shown are indicative only and do not form a part of the contract. Dimensions are wall to wall and exclusive of finishes.

SECOND FLOOR PLAN







Type - 04 (A) East Facing Villa

GROUND FLOOR PLAN





SECOND FLOOR PLAN

. . . .

•
•
•
•
•
•

•••

• •

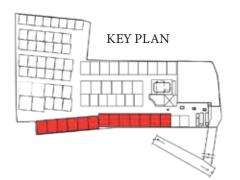
۲

•

.

 $\bullet \bullet \bullet$





Unit Type	Type 4 (A) Villas (13 Nos): 4 BHK + HT
Villa Number	3, 4, 5, 6, 7, 9, 10, 11, 12, 14, 15, 16 & 18
Total Saleable Area	4651 sq.ft
RERA Carpet Area	3448 sq.ft
UDS Area	4708 sq.ft



Type - 04 (B) East Facing Villa

FIRST FLOOR PLAN

GROUND FLOOR PLAN





SECOND FLOOR PLAN

. . . .

••

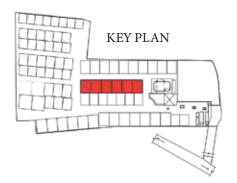
•
•
•
•
•
•

••

.

 $\bullet \bullet \bullet$





Unit Type	Type 4 (B) Villas (6 Nos): 4 BHK + HT
Villa Number	32, 33, 34, 36, 37 & 38
Total Saleable Area	4661 sq.ft
RERA Carpet Area	3432 sq.ft
UDS Area	4732 sq.ft



Type - 05 (A) East Facing Villa

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

.

• • • • • •

• • • •

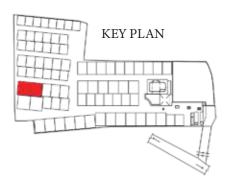
•

 $\bullet \bullet \bullet$









Unit Type	Type 5 (A) Villas (2 Nos): 5 BHK + HT
Villa Number	42 & 43
Total Saleable Area	6493 sq.ft
RERA Carpet Area	4925 sq.ft
UDS Area	6329 sq.ft



Type - 05 (B) East Facing Villa

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

. . . .

••

•
•
•
•
•
•

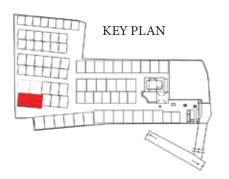
•

 $\bullet \bullet \bullet$









Unit Type	Type 5 (B) Villas (2 Nos): 5 BHK + HT
Villa Number	19 & 20
Total Saleable Area	6478 sq.ft
RERA Carpet Area	4962 sq.ft
UDS Area	6344 sq.ft

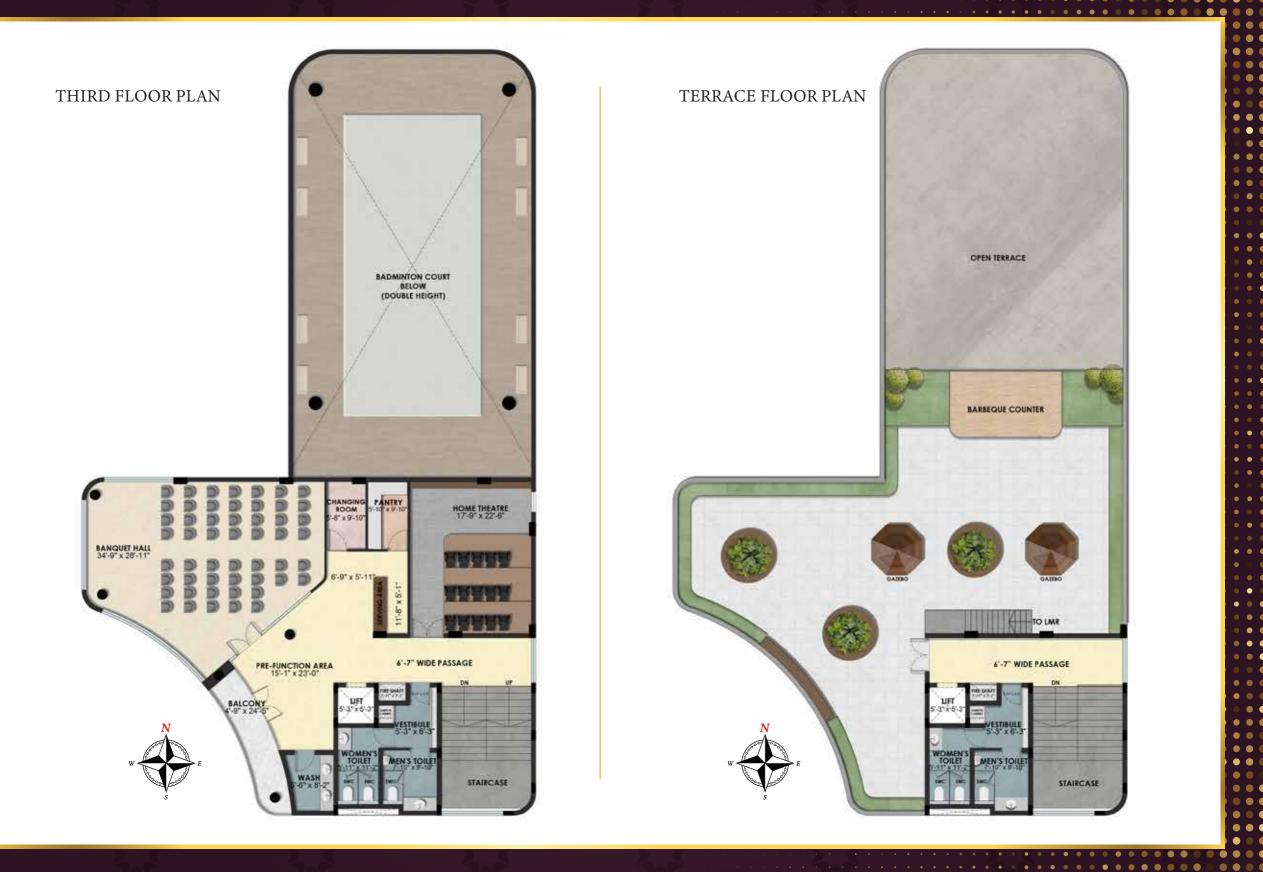


GROUND FLOOR PLAN



. . . .





 $\bullet \bullet \bullet$



OUTDOOR AMENITIES IN OSR

- 01 Kid's Play Area
- 02 Sand Pit
- 03. Trampoline
- 04. Futsal Court
- 05. Cricket Net Practice
- 06. Tennis Court
- 07. Open Party Lawn
- 08. Pavilion
- 09. Open Amphitheatre
- 10. Wall Climbing
- 11. Reflexology Pathway
- 12. Tree Seating Court
- 13. Skating Rink
- 14. Walking Track
- 15. Outdoor Gym
- 16. Hammock
- 17. Barbeque Counter

CLUBHOUSE AMENITIES

- 18. Gym
- 19. Room for Grocery Store
- 20. Coffee Bar
- Association Room 21
- 22. Yoga/Zumba
- 23. Spa
- 24. Steam
- Sauna 25.
- 26. Jacuzzi

27. Reading Room

AMENITIES

- 28. Chess
- 29. Carrom
- 30. Foosball
- 31. Table Tennis **Billiards Table**
- 32.
- 33. Dart Board
- 34. Co-working Spac
- 35. Children's Play are
- 36. Ball Pit
- 37. Virtual Golf/ Video
- 38. Art Room
- 39. Badminton Court
- 40. Banquet Hall
- 41. Home Theatre
- 42. BBQ Counter
- 43. Gazebo
- 44. Swimming Pool v

	• • • • • • • •			•	•			•						•	
			•		•				ĕ	6	6	•			
		•					•				•		•	•	
	• • • • • • • • •				•						•		•	•	
1	• • • • • • • • • • •	•	•	•							2				
														ŏ	
	• C • • • • • • •					•	•	•			•	•			
E	S					٠			•		•	•	•		
					•		•	-	•					-	
					•		•	•	•	•		•			
										•			•	•	
										•					
•	Reading Room	•••					•			-				-	
	Chess											•			
	Carrom											•			
	Foosball										•	٠	•		
	Table Tennis					:			•		•	•		-	
									•						
	Billiards Table														
•	Dart Board														
2	Co-working Spa	ce									•		•		
•									•		•		•		
•	Children's Play a	are	a _.												
	Ball Pit														
	Virtual Golf/ Vide	eo	aa	m	nes	s.							•		
					•	•						•			
	Art Room										•				
	Badminton Cou	rt												٠	
).	Banquet Hall								-			•	•		
<i>.</i>															
	Home Theatre														
	BBQ Counter											۰		٠	
	Gazebo									•	:	•			
•											•				
ŀ.	Swimming Pool	wi	ith	K	id	s	Ro	0					٠		
							•			•	•				
							•					•			
													•		
												٠		٠	•
							:					•	•		
				•			•		•		•	•			
										•		•			
											•	•	•		
												•	•	•	
	· · · · · · · · · ·				•	•	•	•	•	•	•	•			
		•	•		•	•	•	•	•	•	•		ŏ	•	
											•	•		•	
					•	•	•					•	•	•	
	· · · · • • • • • • •		•	•	•	•	•		•						
				•				ě	•			•	•		
	• • • • • • • •		•			•	•			•			•		
		•	۲									ullet	ightarrow	۲	

SPECIFICATIONS

Structure:

Masonry

-

-

-

-

- Earthquake-resistant structure adhering to Seismic Zone III
- Anti-termite treatment during stage-wise construction
- AAC lightweight block for internal and external masonry walls

Floor Finishes:

- Foyer, living, dining, family living, -all bedrooms, kitchen
- Balcony, utilities & toilets
- Private terrace
- Terrace
- Car park floor
- Internal staircase - villa
- External driveway
- Granite flooring -
- Interlocking concrete pavers as per architect's design

Vitrified Tiles of size 800 x 1600mm

Anti-skid ceramic tiles of suitable size

Outdoor ceramic tiles of suitable size

Pressed clay tiles / cement tiles of suitable size

Wall Finishes:

Kitchen Toilet

Utility

- Glazed ceramic tiles up to a height of 2 ft from the platform -
- Glazed ceramic tiles up to ceiling level -

Antiskid tiles of suitable size

Glazed ceramic tiles with height matching the kitchen wall tile level wherever applicable -

Kitchen & Utility:

- Water point with tap in kitchen Will provide separate taps for municipal and domestic water at the kitchen sink location -
 - Water point with tap in utility Will provide tap for domestic water in the utility sink location -
 - Washing machine point -Will be provided in utility
 - Dishwasher point -Will be provided in the kitchen
- Granite countertop with sink Black granite platform with a single bowl SS sink without a drainboard in the kitchen and a single bowl SS sink with a drainboard in the utility shall be provided wherever applicable
- Water purifier point
- Will be provided in the kitchen

Doors:

Do	ors:		
•	Main door	-	8-feet-high factory-made door without a bottom threshold, 35mm thick flush shutter with both sides veneer finish, designer hardware & digital lock system of GODREJ or equivalent make
•	Bedroom door	-	8-feet-high factory-made door, 32mm thick flush shutter with both sides pre-laminated finish, designer hardware of GODREJ / equivalent make
•	Toilet & utility / kitchen external door	-	8-feet-high factory-made door, 32mm thick flush shutter with both sides pre-laminated finish, designer hardware of GODREJ / equivalent make
W	ndows:		
٠	Windows / French doors	-	Aluminium frame with sliding shutter, clear glass and mosquito mesh
٠	Slit Window	-	Openable shutter
•	Ventilators	-	Aluminium frame ventilators with swing open/fixed shutters, frosted glass
На	ndrail Finishes:		
٠	Balcony railing	-	MS railing as per the architect's design
٠	Internal staircase railing	-	MS railing with a wooden top rail as per the architect's design in whichever villa applicable
٠	Common staircase railing in clubhouse	-	MS railing as per the architect's design
Pa	inting:		
•	Internal walls	-	2 coats of Asian / Berger / Dulux or equivalent emulsion paint over a base primer and putty (roller finish acrylic emulsion paint with POP)
٠	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 emulsion paint over a base primer and putty
٠	MS railing	-	2 coats of satin enamel paint of Asian / Berger / Dulux or equivalent over primer
Ele	ectrical:		
٠	Power supply	-	Three-phase power supply with concealed wiring and ACCL (Automatic Changeover with Current Limiter)
•	Switches and sockets	-	Anchor by Panasonic / Legrand / Schneider or equivalent
•	Wiring	-	Fire Retardant Low Smoke (FRLS) copper wire of quality ISI brand POLYCAB / KEI / equivalent
•	Split AC point	-	Provision with electrification in living, dining, family living rooms , all bedrooms & HT room
•	TV & data point	-	Provision with electrification in living, family living , all bedrooms & HT room
٠	Two-way control switch	-	For light and fan point in all bedrooms & HT room
٠	Power backup	-	2000 watts for saleable area of 5000 and above , and 1500 watts for those units less than 5000 sq.ft saleable

•

• • • • • •

area

• 15 Amps point

.

- 15 Amps point
- 5 Amps point

Plumbing:

۲

- Sanitaryware
- CP fittings
- Closet
- Shower
- Shower partition
- Washbasin
- Tap water point
- Water supply
- Pipelines

- For geyser in all toilets except powder & Servant toilet
- For refrigerator, dishwasher, microwave, hob in kitchen, for washing machine in utility & one additional in terrace & HT room pantry (7 Nos.)
- For chimney, water purifier, mixer / grinder in kitchen (3 Nos.)
- White colour premium range TOTO / KOHLER / American Standard or equivalent
- Premium range TOTO / KOHLER / American Standard or equivalent
- Wall-mounted European water closet (EWC) with a concealed cistern
- Single lever concealed diverter with over head shower and spout in all toilets
- Rain shower head with hand shower for master bedroom toilet and only normal shower head for other bedroom toilets
- Glass partition for only master toilet
- Counter wash basin with polished black granite in master bedroom toilet and dining room, wall hung wash basin in all other toilets
 - One in car porch, one in back yard & one in terrace
 - All water supply will be done through hydro pneumatic system (HNS)
 - UPVC & CPVC water pipe lines, PVC soil, waste and rainwater pipe lines shall be of ISI-certified brands like Aashirwad / Astral / Supreme or equivalent

External / Salient Features:

Common area power backup DG power backup for 100% common area -Sewage treatment plant, water softening plant, HNS and rainwater harvesting pit Safety & security CCTV camera surveillance system, entry portal, and security cabin with boom barriers. Project outer boundary compound wall is 6 feet from the driveway level Video door phone for each villa not integrated -Suitable landscape & hardscape as per the architect's design Landscape • -EV charger infrastructure 15 Amps point will be provided for one car park of each villa excluding the charging kit -Analog metre will be provided for domestic water line Water meter

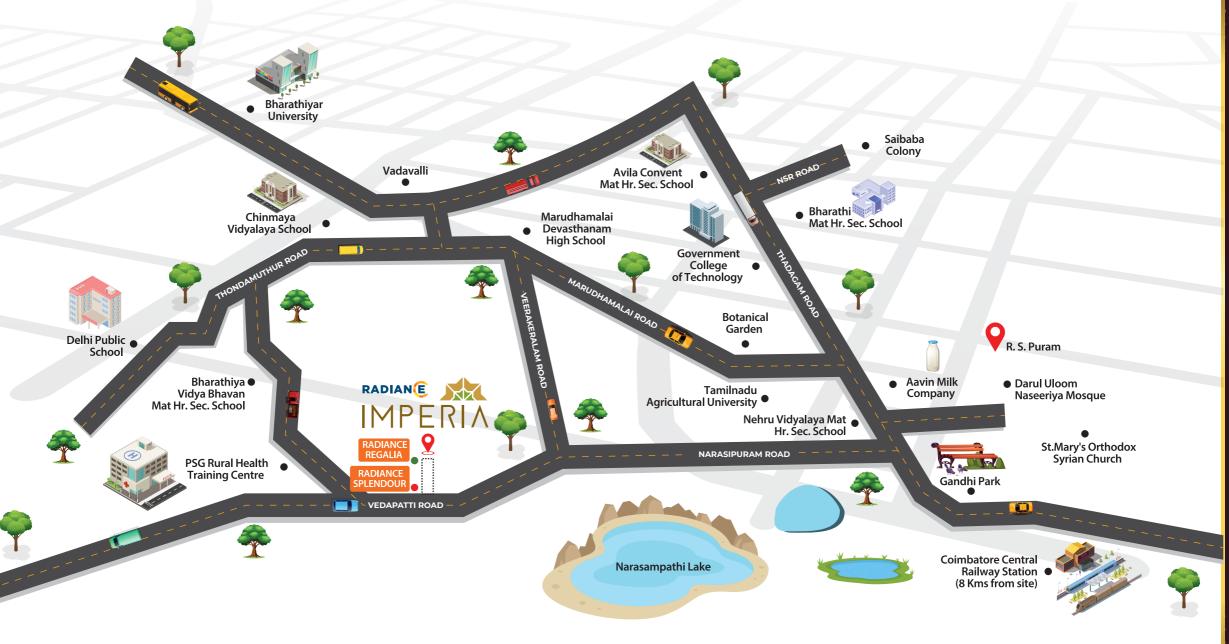
VEERAKERALAM A HIGHLY COVETED LOCATION

.

••

•••

 $\bullet \bullet \bullet$



Radiance Imperia is located in Veerakeralam, a fast growing residential and investment hotspot with great ROI. Just 10 minutes away from RS Puram, Radiance Imperia is at the heart of a bustling city giving you unhindered access to a world of convenience and comfort.





.

.

PAYMENT SCHEDULE

S. No	TERM	%
01	Booking advance	10%
02	Within 30 days from the date of booking	30%
03	On completion of foundation	10%
04	On completion of 1st floor	10%
05	On completion of 2nd floor	10%
06	On completion of block work	10%
07	On completion of external plastering	10%
08	On completion of flooring	5%
09	On intimation of handing over	5%

· · · · · · · • • • • •								
	• • • • •		•					•
	••••							
			••	••				
	• • • • •		•••	• •				
			•••	••				
	••••		• •	• •	•		•	•
			••	•••				
			• •		•	•	•	•
		•••	•••	•••				
						•		•
			•	• •	•	•		
			••	•		•	•	
			••		•	•		•
			•••	•••	• •	•		
UEDITT					• •			•
HEDULE				•••	• •	•	•	
					•	•		
	%			• •	• •	•	•	
					•	•		
	10%				• •			•
date of booking	30%			•••		•	•	•
tion	10%				•	•		•
						•	•	
	10%						•	•
or	10%					•		
vork	10%					•		• •
	10%				• •	•		
al plastering					• •	•		
	5%			• •	•	•	•	•
over	5% ·				•			•
			••	•••	• •		•	•
			•••	• •	•		•	•
					•			• •
			•••					
			••					• •
	• • • • •		••	•••			•	
			• •		•	•	•	• •
			••	•••			•	
				• •				
			••	• •	•	•	•	•
	•••••		••	•••				
	• • • • •					•		• •
· · · · · · · • • • • •	• • • • •			• •				
			•	•	•		•	
· · · · · · · · · · · · · · · ·								

PRESTIGIOUS ONGOING PROJECTS

COIMBATORE

CHENNAI

RADIANE

SOLITAIRE

Luxury

2,3&4BHK

Apartments



Gardenia

3, 3.5 & 4 BHK

Row villas &

Villaments

RERA: PRM/KR/RERA/1251/446/PR/091122/005430



CHENNAI





RERA: TN/29/Building/036/2024 | www.rera.tn.gov.in

BENGALURU





RERA: TN/29/Building/0028/2025 | www.rera.tn.gov.in



PRESTIGIOUS COMPLETED PROJECTS

CHENNAI





RADIANCE REALTY DEVELOPERS INDIA LTD Radiance Towers, 1st Floor, Old No. 110, New No. 111,

33 Feet Road, Anna Salai, Guindy, Chennai - 600 032

⑦78240 00054

E-mail: chennai@radiancerealty.in | www.radiancerealty.in

RERA: TN/11/Building/0042/2025 | www.rera.tn.gov.in

This leaflet is conceptual in nature & in no means a legal offering. The promoters have the right to change, alter, delete or add any specifications mentioned herein.

Disclaimer: The plans, specifications, images and others details herein are only indicative and the Developer/Owner reserves the right to change any or all of these developments. 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 contact 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 visualisation.



