PRIME LOCATION
PRIME LIFESTYLE

RADIANCE REALTY

CRAFTING EXCLUSIVE LIFESTYLES, DELIVERING EXCELLENCE

Radiance THE PRIME 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.

73 YEARS OF EXPERTISE	25+ COMPLETED PROJECTS	12+ ON-GOING PROJECTS
6K+ HAPPY FAMILIES	5 MILLION SQ.FT. OF SPACES DELIVERED	6 MILLION SQ.FT. OF SPACES IN PIPELINE

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 THE PRIME PAMMAL

EMBARK ON A PRIME LIFESTYLE JOURNEY

Indulge in a lifestyle beyond the ordinary with Radiance THE PRIME, a spectacular residential haven that seamlessly blends tranquillity with connectivity in the heart of Pammal, Chennai. Nestled in the prime and well-established locale near Pallavaram, Radiance THE PRIME is an oasis of serenity that invites you to experience an aura of striking luxury that transcends expectations.

RADIANCE THE PRIME PAMMAL

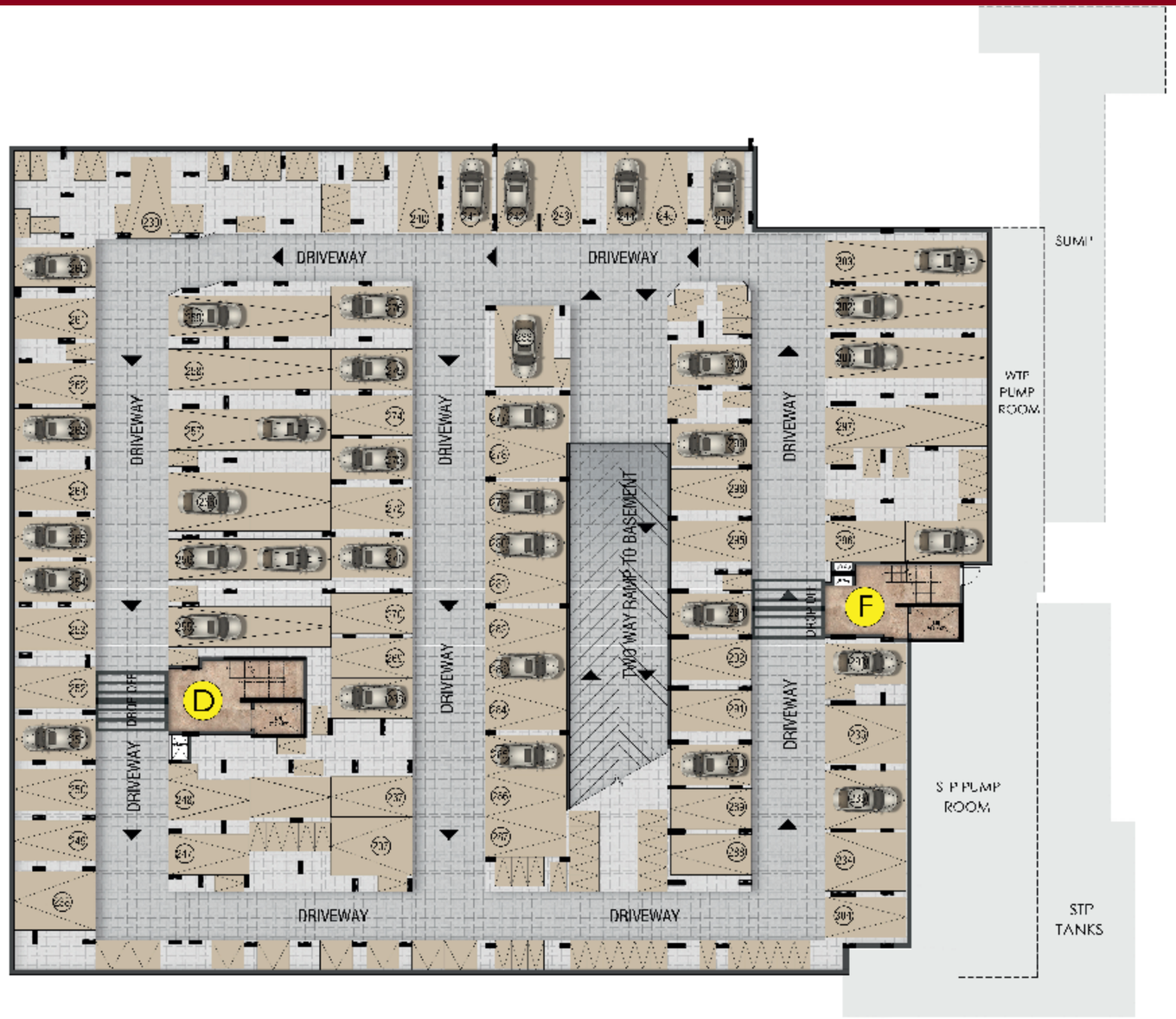
SALIENT FEATURES

- Within 5 minutes to Airport, Metro, Railway Station & Bus stop.
- Spread across 3.3 acres lush area.
- Attractive selection of 285 Spacious Apartments.
- 3 Blocks with Basement + Stilt + 5 floors.
- Beautifully crafted 2 BHK compact, 2, 3 & 4 BHK.
- Sizes ranging from 637 to 2143 sq.ft.
- Superior fixtures & top-of-the-line Specifications.
- 3 - Tier Security System.
- EV Charging Point.
- 40% Open Space across the project.
- 100% Vastu compliance.
- Value-for-money investment with assured Multiple returns.

RERA NO.: TN/29/BUILDING/036/2024. DATED: 07.02.2024

RADIANCE
THE PRIME
PAMMAL
CLUB

RADIANCE THE PRIME PAMMAL



BASEMENT FLOOR MASTER PLAN

RADIANCE THE PRIME PAMMAL

LEGENDS

1. Reflexology pathway
2. Amphitheatre
3. Pergola with seating
4. Children's play area/sandpit
5. Cricket net practice
6. Mini multipurpose court
7. Open Gym
8. Tree Court with seating
9. Basketball hoop
10. Rock climbing wall
11. Swimming pool
12. Toddler pool
13. OSR entrance
14. Genset
15. Aromatic garden
16. Pebble pathway
17. Shrubs planting

STILT FLOOR MASTER PLAN

RADIANCE THE PRIME PAMMAL

CENTRAL COURTYARD

1. Entry ramp to the podium
2. Concentric paving-tree circle
3. Lawn
4. Senior citizen seating area
5. Circular pergola
6. Amphitheatre in podium

FIRST FLOOR MASTER PLAN

AMENITIES BEYOND COMPARE

Radiance THE PRIME goes beyond living. It's about thriving. Immerse yourself in a world of 35+ lifestyle amenities that redefine grandeur and opulence. The highlight, a Podium Garden, provides a green oasis within, offering a retreat amidst the urban hustle.

OUTDOOR AMENITIES IN OSR

- Reflexology Pathway
- Amphitheatre
- Children's Play Area/ Sandpit
- Cricket Net Practice
- Mini Multipurpose Court
- Basketball Hoop
- Walkway
- Tree Court with seating
- Tree Planting
- Rock Climbing
- Open Gym
- Pergola with Seating

CENTRAL GREEN SPACE

- Lawn
- Walkway
- Curved Seats
- Shrub Planting
- Swimming Pool
- Toddler Pool

YOUR GATEWAY TO PRIME LIVING

Radiance THE PRIME isn't just a residential space, it's an invitation to a prime lifestyle. With an array of amenities and thoughtfully designed living spaces, it promises an experience where every moment is exceptional.

INDOOR AMENITIES

- Meeting Room with pantry
- Association Room
- Gathering Room
- AV Room
- Gym
- Table tennis room
- Snooker
- Air Hockey
- Foosball
- Creche Room
- Chess
- Ludo
- Boxing Simulator
- Video Games Room
- VR Games Room
- Indoor Children Play area
- Kids fitness corner
- Lego play area
- Ball pit

CLUB

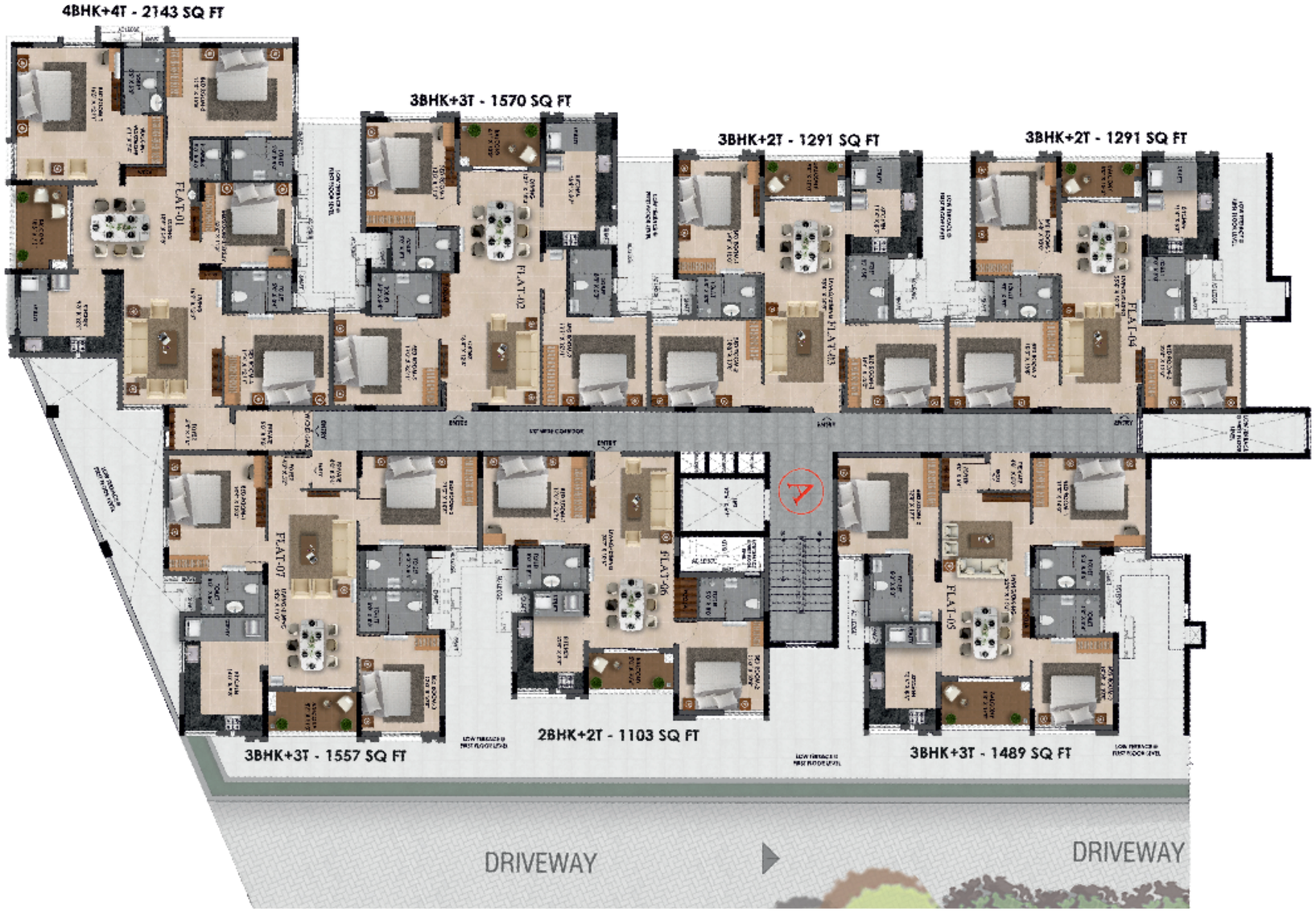
GYM

INDOOR GAMES

SEMI AERIAL VIEW

RADIANCE THE PRIME PAMMAL

BLOCK - 1
CLUSTER - A



RADIANCE THE PRIME PAMMAL

BLOCK - 1
CLUSTER - B

RADIANCE THE PRIME PAMMAL

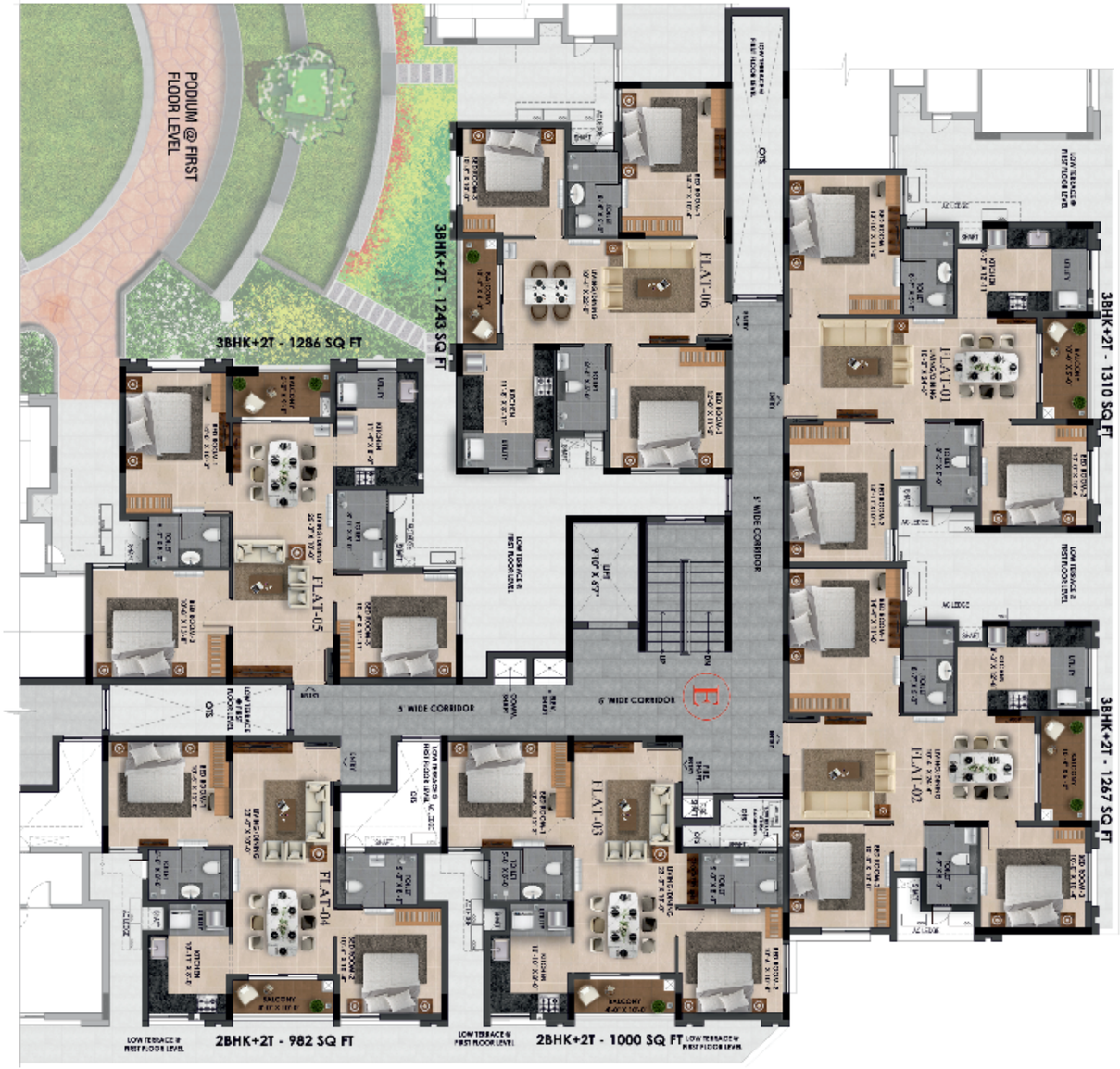
BLOCK - 1
CLUSTER - C

RADIANCE THE PRIME PAMMAL

BLOCK - 1
CLUSTER - D

RADIANCE THE PRIME PAMMAL

BLOCK - 1
CLUSTER - E



RADIANCE THE PRIME PAMMAL

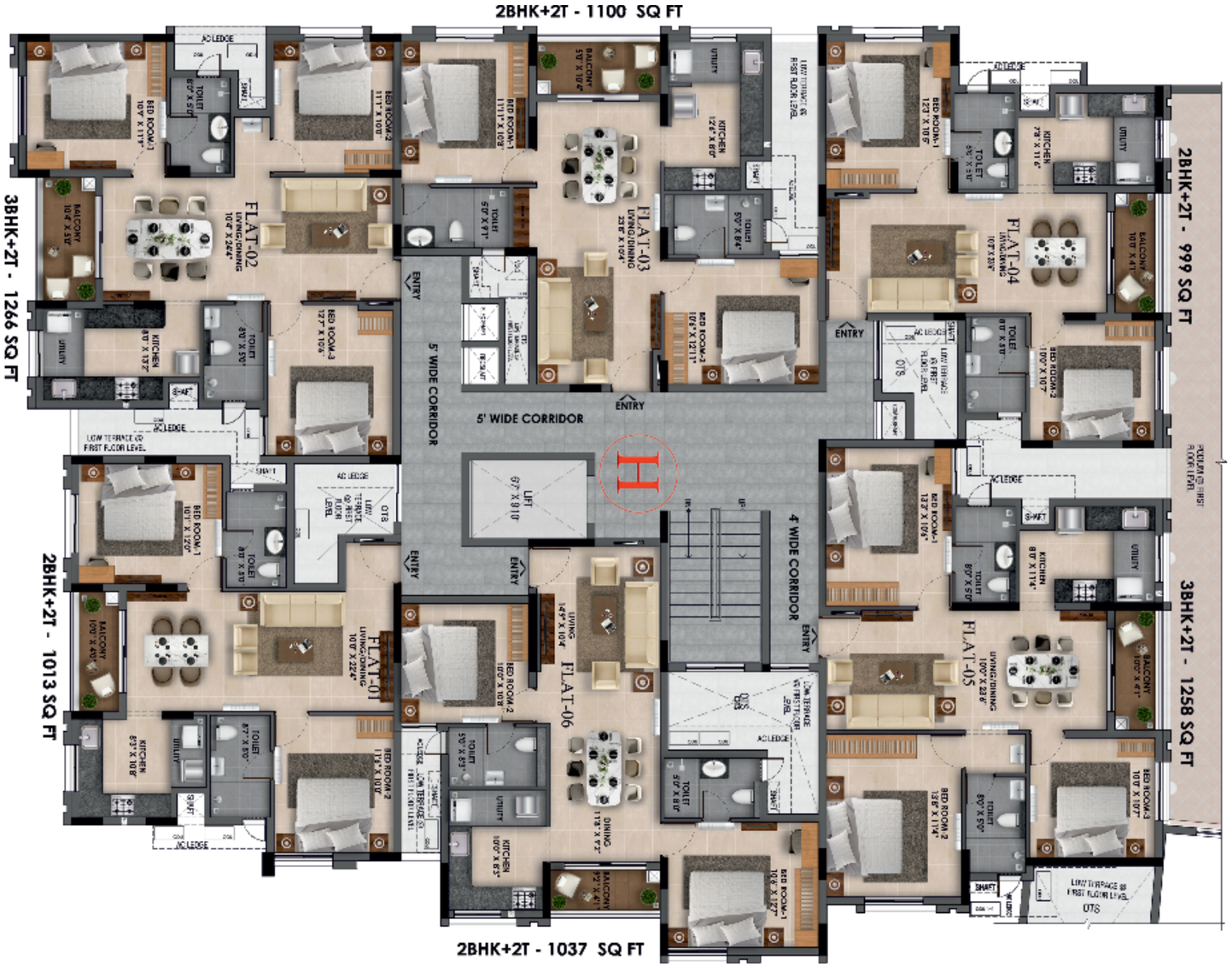
BLOCK - 1
CLUSTER - F

RADIANCE THE PRIME PAMMAL

BLOCK - 2
CLUSTER - G

RADIANCE THE PRIME PAMMAL

BLOCK - 3
CLUSTER - H



RADIANCE THE PRIME PAMMAL

BLOCK - 3
CLUSTER - J

RADIANCE
THE PRIME
PAMMAL

RADIANCE THE PRIME PAMMAL

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

	CLUSTER	FLAT NO	TYPE	SUPER BUILT UP AREA SQFT	PLINTH AREA SQFT	RERA CARPET AREA SQFT	BALCONY AREA SQFT	UDS AREA SQFT	DOOR FACING
BLOCK - 1	CLUSTER A	A101 - A501	4 BHK+4T	2143	1673	1482	71	831	NORTH
		A102 - A502	3 BHK+3T	1570	1226	1058	59	609	EAST
		A103 - A503	3 BHK+2T	1291	1008	862	48	501	EAST
		A104 - A504	3 BHK+2T	1291	1008	862	48	501	EAST
		A105 - A505	3 BHK+3T	1489	1162	992	65	577	NORTH
		A106 - A506	2 BHK+2T	1103	861	714	52	428	WEST
		A107 - A507	3 BHK+3T	1557	1215	1056	59	604	NORTH
	CLUSTER B								
		B101 - B501	3 BHK+2T	1296	1012	862	48	503	EAST
		B102 - B502	3 BHK+3T	1491	1164	997	63	578	SOUTH
		B103 - B503	3 BHK+2T	1280	999	853	49	497	SOUTH
		B104 - B504	2 BHK+2T	1006	785	654	36	390	NORTH
		B105 - B505	3 BHK+3T	1500	1171	1000	65	582	NORTH
	CLUSTER C								
		C101 - C501	2 BHK+2T	1009	787	659	39	391	EAST
		C102 - C502	3 BHK+2T	1313	1025	875	49	509	SOUTH
		C103 - C503	3 BHK+2T	1310	1022	872	49	508	SOUTH
		C104	3 BHK+2T	1310	1022	872	49	508	SOUTH
		C204 - C504	3 BHK+2T	1370	1070	914	49	532	WEST
		C105 - C505	2 BHK+2T	1076	840	706	52	418	NORTH
		C106 - C506	2 BHK+2T	1060	828	702	31	411	NORTH
		C107 - C507	2 BHK+2T	1082	845	701	52	420	NORTH
	CLUSTER D								
		D101 - D501	3 BHK+3T	1605	1252	1083	59	622	NORTH
		D102 - D502	3 BHK+3T	1623	1267	1088	58	630	NORTH
		D103 - D503	3 BHK+3T	1645	1284	1102	62	638	NORTH
		D104 - D504	3 BHK+3T	1575	1229	1057	59	611	EAST
		D105 - D505	3 BHK+3T	1575	1229	1058	59	611	EAST
	CLUSTER E								
		E101 - E501	3 BHK+2T	1310	1022	872	49	508	SOUTH
		E102- E502	3 BHK+2T	1267	989	839	51	491	SOUTH
		E103 - E503	2 BHK+2T	1000	780	655	39	388	NORTH
		E104 - E504	2 BHK+2T	982	767	639	39	381	NORTH
		E105 - E505	3 BHK+2T	1286	1004	855	47	499	EAST
		E106 - E506	3 BHK+2T	1243	970	833	41	482	NORTH

AREA STATEMENT

	CLUSTER	FLAT NO	TYPE	SUPER BUILT UP AREA SQFT	PLINTH AREA SQFT	RERA CARPET AREA SQFT	BALCONY AREA SQFT	UDS AREA SQFT	DOOR FACING
BLOCK - 1	CLUSTER F	F101 - F501	2 BHK+2T	990	773	646	38	384	NORTH
		F102 - F502	2 BHK+2T	1060	827	695	39	411	WEST
		F103 - F503	3 BHK+3T	1685	1315	1143	64	654	NORTH
		F104 - F504	3 BHK+3T	1568	1224	1055	59	608	EAST
		F105 - F505	3 BHK+3T	1560	1218	1047	59	605	EAST
		F106 - F506	2 BHK+2T	1014	791	666	40	393	EAST
BLOCK - 2	CLUSTER G	G101 - G501	3 BHK+3T	1467	1145	977	65	569	SOUTH
		G102 - G502	3 BHK+3T	1396	1090	938	48	542	SOUTH
		G103 - G503	3 BHK+2T	1230	960	823	40	477	NORTH
		G104 - G504	2 BHK+2T	1040	812	686	34	403	NORTH

	CLUSTER	FLAT NO	TYPE	SUPER BUILT UP AREA SQFT	PLINTH AREA SQFT	RERA CARPET AREA SQFT	BALCONY AREA SQFT	UDS AREA SQFT	DOOR FACING
BLOCK - 3	CLUSTER H	H101 - H501	2 BHK+2T	1013	791	661	39	393	NORTH
		H102 - H502	3 BHK+2T	1266	988	837	51	491	NORTH
		H103 - H503	2 BHK+2T	1100	859	721	51	427	EAST
		H104 - H504	2 BHK+2T	999	780	653	39	388	EAST
		H105 - H505	3 BHK+2T	1258	982	849	39	488	SOUTH
		H106 - H506	2 BHK+2T	1037	810	680	36	402	SOUTH
	CLUSTER J	J101 - J501	2 BHK+1T (EWS)	651	508	415	26	252	NORTH
		J102 - J502	2 BHK+1T (EWS)	639	499	406	27	248	NORTH
		J103 - J503	2 BHK+1T (EWS)	642	501	407	27	249	NORTH
		J104 - J504	2 BHK+1T (EWS)	642	501	404	25	249	EAST
		J105 - J505	2 BHK+1T (EWS)	643	502	406	24	249	WEST
		J106 - J506	2 BHK+1T (EWS)	641	500	406	26	249	WEST
		J107 - J507	2 BHK+1T (EWS)	648	506	412	27	252	SOUTH
		J108 - J508	2 BHK+1T (EWS)	637	497	405	27	247	SOUTH
		J109 - J509	2 BHK+1T (EWS)	637	498	405	27	247	SOUTH
		J110 - J510	2 BHK+1T (EWS)	637	498	405	27	247	SOUTH
		J111 - J511	2 BHK+1T (EWS)	640	500	406	26	248	SOUTH

GENERAL SPECIFICATIONS

Structure	Masonry	• RCC framed concrete structure. • Earthquake Resistant Structure to adhere to Seismic Zone III. • Anti-Termite Treatment at every stage of construction. • AAC Light Weight Blocks for internal and external masonry. • Solid Blockwork or AAC block in Stilt.
Floor Tiles	Living, Dining, Bedrooms, Kitchen	• 600 X 600mm Vitrified Tiles.
	Balcony, Utilities & Toilets	• Ceramic Tiles - Antiskid Flooring of suitable size.
	Terrace	• Concrete/Clay Tiles.
	Staircase	• Granite.
	Corridor & Typical Floor Lobby	• Vitrified Tiles as per architect's design.
	External Driveway	• Interlocking Concrete Pavers.
	Stilt and Basement Car Parking	• Granolithic Concrete Flooring.
Wall Tiles	Kitchen	• Glazed Ceramic tiles to the height of 2ft from platform level.
	Toilet	• Glazed Ceramic tiles upto the false ceiling level.
	Utility	• Glazed Ceramic tiles with height matching the Kitchen wall tile level.
	Lift Wall	• Granite for lift wall jambs and the rest of the area will be painted.
Kitchen	Stainless Steel Single Bowl Sink	• Nirali / Futura or equivalent (Will be handed over to the respective flat owner).
	Water Taps	• Water point with 2 separate taps.
Doors/Windows/ Ventilators/Railing /False Ceiling	Main door	• 7ft height factory-made door, 35mm thickness flush shutter with both sides veneered finish. Designer hardware of DORSET or YALE or equivalent make. Digital lock system for the main door.
	Bedroom doors	• 7ft height factory-made door, 32mm thickness flush shutter with both sides laminated. Designer hardware of DORSET or YALE or equivalent make.
	Bathroom doors	• 7ft height frame made door, 30mm thickness flush shutter with both sides laminated. Designer hardwares of DORSET or YALE or equivalent make.
	Windows / French doors	• White UPVC sliding windows and sliding french doors with clear glass.
	Ventilators	• White UPVC - with swing open shutters for shaft accessible area and Louver type ventilators in other areas.
	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 weatherproof 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 quality IS brand POLYCAB/KEI or equivalent.
	AC Point	• Provision with electrification in all bedrooms/Study & 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 in all bedrooms.
	DG Power Backup	• 500W for Compact 2BHK & 2BHK, 800W for 2.5BHK & 3BHK, 1000W for 4BHK.
	20 Amps Point	• For Geyser with electrification in all bathrooms.
	15 Amps Point	• For Refrigerator, washing machine & microwave oven in kitchen.
	5 Amps Point	• For Chimney, water purifier, mixer/grinder point in Kitchen.
CP & Sanitary Fitting	Sanitary ware	• ROCA / AMERICAN STANDARDS or Jaquar or equivalent.
	CP Fittings	• ROCA / AMERICAN STANDARDS or Jaquar or equivalent.
	European Water Closet	• ROCA / AMERICAN STANDARDS or Jaquar or equivalent, wall mounted type, wall concealed tanks with health faucet.
	Shower - CP Diverter	• Rain shower head for master bedroom bathroom and normal shower head for other bathrooms. • Single lever high flow concealed diverter with overhead shower and spout at all bathrooms.
	Washbasin in Bathrooms	• Wash basins with polished granite counter slab in master bedroom bathroom, wall hung wash basins in all other bathrooms.
	Washbasin in Dining	• Semi counter washbasin with polished granite for 4BHK units, wall hung. Washbasin in 3BHK & 2.5BHK units. 2BHK & compact 2BHK units without washbasin.
	Pipelines	• CPVC / UPVC water pipe lines, PVC soil and waste sewage pipelines, rain water drain pipelines 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 and solid waste composter of required capacity. • CCTV camera surveillance system, entry and exit with security cabin & boom barriers, 6 feet high compound wall and reflector signages.
	Lift	• Standard lift of adequate capacity.
	Electric Vehicle charging station	• 4 slots for four-wheelers and 12 slots for two-wheelers for the overall community.

SEAMLESS CONNECTIVITY AND EVERY CONVENIENCE AT YOUR DOORSTEP

Discover unparalleled connectivity at Radiance The Prime, ideally situated in the most sought-after area of Pammal near Pallavaram. Only 5 minutes from Chennai International Airport, our location ensures swift access to the Metro Station, Pallavaram Railway Station, Pallavaram Bus Stand, and Radial Road. Aero Hub Mall, the latest shopping and entertainment destination in Chennai, is a mere 5 minutes away. What's more, you can enjoy seamless retail therapy with Pothys, GRT, Saravana Stores, and more in close proximity. With renowned educational institutions and healthcare facilities just around the corner and every major destination being moments away, welcome to a home that redefines convenience in modern living.

LOCATION ADVANTAGE

HOSPITALS :

Shadithya Hospital	900 M
Subhiksha Hospital	650 M
Devibala Maternity Hospital	1 Km
BP Jain Hospital	1.6 Km
Jip Diabetic Multi Speciality Hospital	1.7 Km
Sugam Hospital	2.1 Km

SCHOOLS :

St. Therasa Girls Hr. Sec. School	850 M
St. Sebastin Matriculation School	900 M
Sri Sankara Matric. Hr. Sec. School	1.2 Km
Nadar Sanga Matriculation School	1 Km
Cantonment Higher Secondary School	1.3 Km
CSI St. Stephen's Matric. School	1.6 Km
Holy Queen Matric. School	2 Km
Sun Shine SSM School	3.5 Km
KV School	4.8 Km

COLLEGES :

Tagore College Of Arts And Science	3.4 Km
SDNB Vaishnav College For Women	3.2 Km
Sree Balaji Medical College & Hosp	4 Km
Vels Institute Of Science, Technology & Advanced Studies	4.3 Km
AM Jain College	5.3 Km

SHOPPING MALLS & ENTERTAINMENT :

Grand Galada	3.1 Km
Aero Hub	3.4 Km
Super Saravana Stores	2.9 Km
Pothys	2.8 Km
The Chennai Silks	2.3 Km
Saravana Selvarathinam Store	3.8 Km
Phoenix Market City	11.2km

LOCATION MAP

(Not to Scale)

N

TRANSPORTATION :

Pallavaram Bus Stand	1 Km
Pallavaram Railway Station	2.1 Km
Airport Metro Station	3.2 Km
International Airport	3.3 Km

IT PARKS :

Embassy Splendid Tech Zone	4.2 Km
International Tech Park	4.7 Km
Madras Export Processing Zone	6.6 Km
Olympia Technology Park	9.3 Km
DLF IT Sez Park	9.8 Km
Shriram Gateway Office Park	11.3 Km
Chennai One IT Sez	11.9 Km

OUR PRESTIGIOUS - ONGOING PROJECTS

RADIANCE FLOURISH
PREMIUM APARTMENTS
THIRUVOTTIYUR

2, 2.5, 3 & 4 BHK
LUXURY APARTMENT

RERA No.:TN/29/BUILDING/355/2022
Dt.19.09.2022

RADIANCE MAJESTIC
VALASARAVAKKAM

2, 2.5, 3 & 4 BHK
LUXURY APARTMENT

RERA No.:TN/29/BUILDING/0386/2022
Dated: 30.09.2022

RADIANCE Regalia
VEERAKERALAM

PREMIUM VILLAS
3, 3.5 & 4 BHK +
HOME THEATRE ROOM

RERA:TN/11/BUILDING/205/2023.
DT.12.05.2023

RADIANCE Gardenia
HENNUR

3, 3.5, 4 & 5 BHK
ROW HOUSE & VILLAMENTS

RERA No.:PMR/KA/RERA/1251/446/PR/091122/005430

INJAMBAKKAM-ECR

RADIANCE Paradise
INJAMBAKKAM-ECR

RERA No.: TN/29/LAYOUT/8458/2022 DT: 19.10.2022

READY TO BUILD VILLA PLOTS

ECR - CHENNAI

RADIANCE marina
MUGAIYUR - ECR

RERA No.: TN/01/LAYOUT/0089/2021 Dt.29.03.2021

SEA VIEW PLOTS

OUR PRESTIGIOUS COMPLETED PROJECTS

CHENNAI

- RADIANCE Garnet — PERUMBAKKAM
- RADIANCE SUPREMA — MADHAVARAM
- RADIANCE THE PRIDE — PALLAVARAM
- RADIANCE ELITE — TEYNAMPET
- RADIANCE SAPPHIRE — SHOLINGANALLUR
- RADIANCE icon — KOYAMBEDU
- RADIANCE SMARTVILLE Near Mannivakkam — PADAPPAI
- RADIANCE Residencia — THAIYUR
- RADIANCE MARAIKAYAR MANOR — NUNGAMBAKKAM
- RADIANCE RAJSHRI — T NAGAR
- RADIANCE MERCURY — PERUMBAKKAM
- 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/11/BUILDING/0307/2018

BENGALURU

RADIANCE Blossom
INDEPENDENT VILLAS
BENGALURU
PHASE 1 & 2
PRM/KA/RERA/1251/446/PR/200908/003599

Radiance Iris
SAMPIGEHALLI, BENGALURU
PRM/KA/RERA/1251/309/PR/171014/000542

MADURAI

RADIANCE Jasmine Court
MADURAI

RADIANCE

PRIVILEGE CLUB

YOUR NEAR & DEAR ONES MAKE YOU RICHER.

REFER & EARN

UPTO ₹2 LACS

RADIANCE PROMISE

- Prime Locations
- In House Construction
- Superior Quality
- On Time Delivery
- Affordable Price
- Top Class Amenities

RADIANCE REALTY

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

CHENNAI | BANGALORE | COIMBATORE | DUBAI

www.radiancerealty.in

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