



LUXURY BEYOND BELIEF
WITHIN THE CITY

ELEVATION VIEW





Radiance Realty, a leading real estate player based in Chennai, is built on tradition and 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.



With eight uber-luxury apartments that synchronise contemporary architecture and premium construction quality, spread over three grounds, at the heart of T Nagar, Radiance Rajshri is a class apart. Thoughtfully crafted, smart-enabled, customisable and secured, Radiance Rajshri redefines luxury living and offers the best of privacy, comfort, convenience and luxury.

BIG REASONS TO BUY



Prime location, closer to shopping, Metro, etc.



Exclusive ultra-premium community



No wall sharing, which ensures more privacy

SALIENT FEATURES

- 8 exclusive signature residences
- Contemporary architectural design with 3 bedrooms + 2 living rooms + 2 balconies of 1606 sft
- No wall sharing, which ensures more privacy
- Designed for abundant ventilation and zero dead space
- Proximity to shopping areas, schools, hospitals and the Metro

GENERAL SPECIFICATIONS

TILING



- Living and dining – to be chosen from 800 x 800 mm or 600 x 600 mm vitrified tiles with spacers
- Bedrooms – 600 x 600 mm vitrified tiles
- Balconies & utility area - Anti-skid ceramic tiles
- Terrace – weatherproof tiles
- Toilets, kitchen - anti-skid ceramic tiles
- Lift lobby, lift wall facia and staircase - granite
- Kitchen - first quality ceramic wall tiles up to 2 feet above the platform
- Toilet - first quality ceramic wall tiles up to ceiling / full height from the floor level
- Utility areas - first quality ceramic tiles up to 4 feet height from floor level

DOORS / WINDOWS / VENTILATORS



- Main door, 7 feet height, frame is made of engineered steam beech wood, with bottom threshold; shutter of 35 mm thickness, both sides teak veneered flush door, stained and PU lacquer polished and designer hardware of reputed make shall be done
- Bedroom door, 7 feet height, frame made of good quality seasoned and chemically treated wood, with moulded paneled skin door; shutter of 32 mm thickness and designer hardware of reputed make shall be done
- Toilet door, 7 feet height, frame made of good quality seasoned and chemically treated wood; flush shutter of 30 mm thickness, with one side flat skin and other side laminated, and designer hardware of reputed make shall be done
- UPVC french doors with sliding shutters will be provided
- UPVC windows with sliding shutters for all windows & MS grills wherever applicable
- UPVC ventilators will be provided & MS grills wherever applicable

KITCHEN



- 18 mm thick, black granite of size as per drawing, for kitchen platform, will be handed over to the customer
- Stainless steel sinks with drain board – NIRALI / FRANKIE / DIAMOND / JAYANA make

PAINTING FINISHES



- All internal walls and ceilings will be coated with smooth putty and finished with Asian / Dulux equivalent emulsion paint
- All external walls will be finished with weatherproof Asian / Dulux & MS grills wherever applicable
- MS grills & railings with enamel paint aesthetically designed & fixed to the wall

PLUMBING & SANITARY



- All sanitary ware in ceramic of superior brands like ROCA / KOHLER or equivalent will be provided
- All plumbing CP fittings of superior brands like ROCA / KOHLER or equivalent will be provided
- Single lever HI-FLOW diverter of ROCA / KOHLER make, of hot & cold mixer with overhead shower will be provided in the toilets
- High quality concealed flush cistern of GEBRIT make for WCs
- Concealed CPVC pipelines / UPVC soil waste lines / sewage pipelines & rainwater lines of superior brands like AASHIRWAD / ASTRAL / SUPREME / FINOLEX / PRINCE or equivalent ISI certified, will be provided
- Frosted glass partition for shower area in any one of the bedroom toilet and fittings of superior brands like DORMA/KOHLER or equivalent will be provided

GENERAL SPECIFICATIONS

ELECTRICAL FIXTURES / FITTINGS



- Three-phase supply with concealed wiring will be provided; the services connection shall be from TNEB based on the rules and regulations at the time of energizing the complex
- Separate meter will be provided for each apartment, and the main board will be located outside the apartment at a suitable place suggested by architects
- All switches will be of HAVELLS / LEGRAND / ANCHOR ROMA / MK or equivalent make
- SPLIT A/C conduiting with electrification will be provided in all bedrooms & living room
- 15A plug points will be provided for refrigerator, washing machine, chimneys in the kitchen & geysers in the toilet
- 5A socket for exhaust fan will be provided in kitchen and toilets
- The wiring for 5A points will be of 1.5 sqmm rating, adequate for equipment with a capacity of 750W, and 15A points will be of 2.5 sqmm rating, adequate for equipment of capacity of 1500W; AC wiring will be of 4 sqmm which can take up a capacity of 2 tonnes
- Power backup for 1000W in apartment & minimum essential points in common area and changeover (EB / DG) will be provided
- Concealed TV and telephone points will be provided in the living and all the bedrooms
- The cables for TV and telephone will be provided from a common junction point
- USB charging port in switchboards will be provided in living and all bedrooms

The Radiance Promise

Through a combination of Transparency, Quality and Timely Delivery, Radiance Realty constantly pushes the envelope in order to achieve 100% customer satisfaction and are always willing to go the extra mile for customers.



Affordable price



On-time & quality delivery



In-house construction



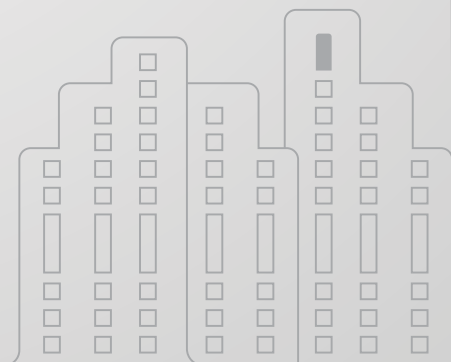
Delivering only the best



Top-class amenities



Eco-friendly



LOCATION MAP



Site Address: Plot Number 57, Door Number (Old Number 17), New Number 16,
Crescent Park Street, T Nagar, Chennai - 600017

RERA No.: TN/29/Building/0356/2018

TYPICAL FLOOR PLAN



Area Statement	
Flats No.	: 2, 4, 6, 8
Rera Carpet Area	: 1156 sqft
Plinth Area	: 1369 sqft
Super Built-up Area	: 1606 sqft



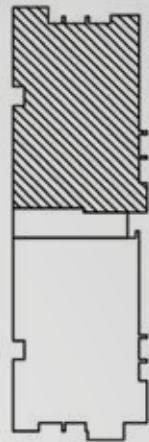
Area Statement	
Flats No.	: 1, 3, 5, 7
Rera Carpet Area	: 1157 sqft
Plinth Area	: 1369 sqft
Super Built-up Area	: 1606 sqft



Flat 1, 3, 5, 7



Rera Carpet Area : 1157 sqft
Plinth Area : 1369 sqft
Super Built-up Area : 1606 sqft



Key Plan

3D VIEW



Flat 2, 4, 6, 8



Key Plan

3D VIEW



Rera Carpet Area : 1156 sqft
Plinth Area : 1369 sqft
Super Built-up Area : 1606 sqft





Chennai | Bengaluru | Coimbatore | Mumbai | Dubai

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