

THE NEXT
LEAGUE OF
LUXURY

THE OPULENCE
THE PRESTIGE
THE SPLENDOUR
THE SPARKLE

EXPERIENCE IT FIRST-HAND AT



A REGAL LIFESTYLE

Radiance Majestic is an impressively crafted royal abode at Valasaravakkam, a prime residential hub in the flourishing neighbourhood off Vadapalani, the tinsel world of Chennai. This captivating, one-of-a-kind development from the illustrious Radiance Realty is a home to 234 spacious, vastu compliant 2, 2.5, 3 & 4 BHK lifestyle apartments.





TOWERING HIGH IN LUXURY

Rising grandly on Stilt+15 towering residential floors with an amazing view of the city on Tower 1 and Stilt+8 floors on Tower 2, the stately lifestyle homes at Radiance Majestic are aesthetically appealing in design, functional in utility and high-end in specifications. Truly, living here is a statement of style and sophistication that's unmatched and unrivalled.

SALIENT FEATURES

- 2.54 Acres • 234 Lifestyle Apartments
- Tower 1 - Basement + Stilt Floor + 1st Floor Car Parking + 14 Floors
- Tower 2 - Stilt + 8 Floors
- 2 BHK - 936 to 1237 Sq.Ft. • 2.5 BHK + 2T - 1366 to 1602 Sq.Ft.
- 3 BHK + 3T - 1666 to 1897 Sq.Ft. • 4 BHK + 4T - 2436 Sq.Ft.



A HOME FOR THE URBAN ROYALS

A work of majesty by architects' par excellence, the spacious interiors of Radiance Majestic with bay windows in the bedrooms and French doors in the living room redefine the art of fine living for new-age homebuyers.

SALIENT FEATURES

- 100% Vastu compliance
- Maximum ventilation and natural lighting
- Minimal wall sharing
- Unique floor plans with no main doors facing each other
- 8 feet main door with digital lock system
- High-end specifications in every element
- Perfection in every square foot
- 4-tier security system and motion sensors are provided for lighting in all corridors

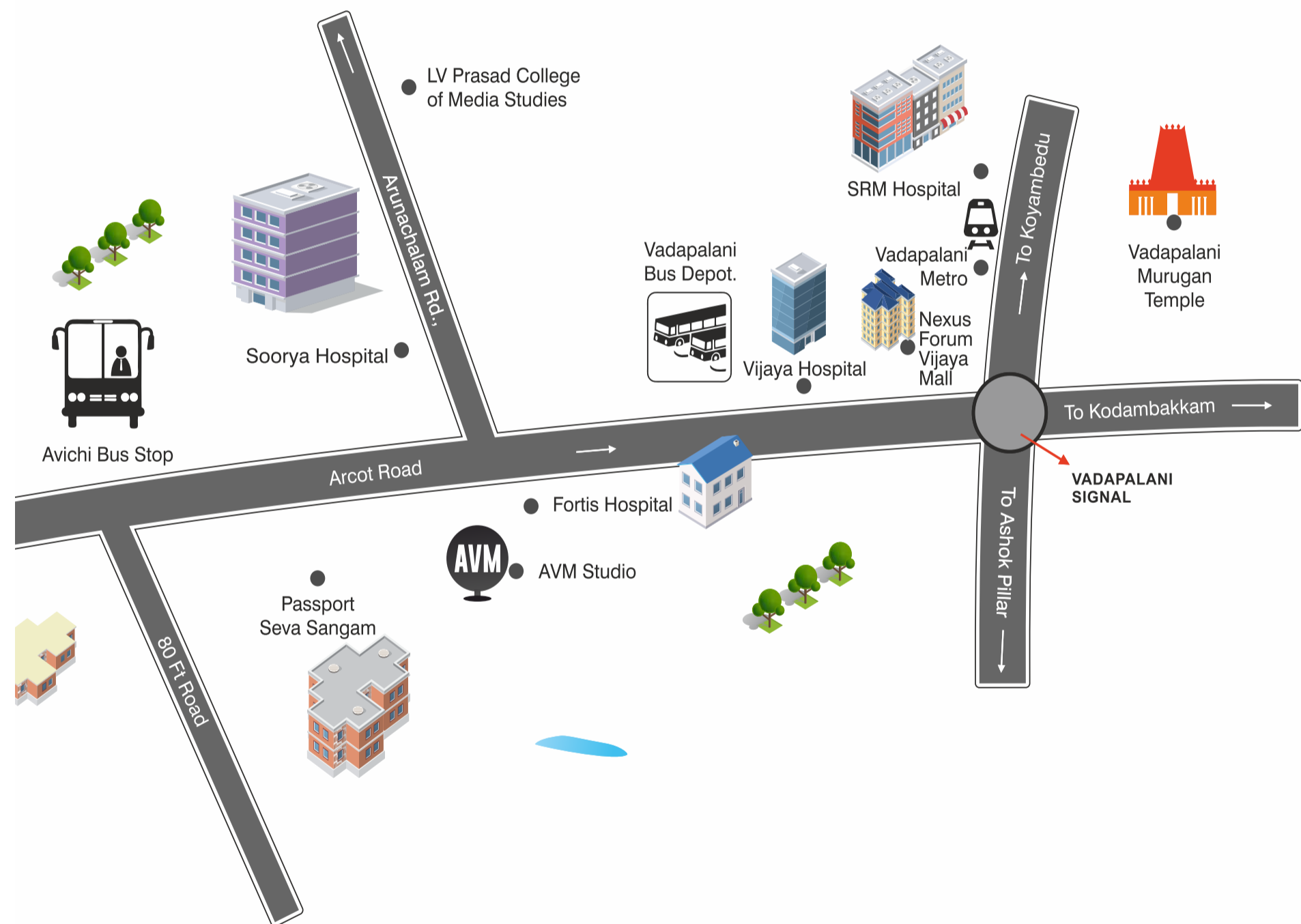
EMINENTLY LOCATED FOR AFFLUENT LIVING

Radiance Majestic is positioned advantageously in the midst of all the conveniences that Valasaravakkam as a strategic location promises to you, its privileged residents. Just minutes away from the proposed Valasaravakkam Metro Station, Radiance Majestic is bang on Arcot Road and near to shopping malls, IT hubs, schools, hospitals and entertainment centers. Combine the excellent location with the extensive connectivity, you have a distinctive winner in Radiance Majestic.



DISTANCE INDICATOR

- 1 km from Chandra Metro Mall
- 3 kms from Forum Vijaya Mall
- 4 kms from Asia's largest bus terminal
- 11 kms away from Chennai Airport
- Near to major IT corridors
- Close to the proposed Valasaravakkam Metro Station



SITE ADDRESS:

Old Door No.7, New Door No.4, Abutting Arcot Road, Lamech Road,
Dhanalakshmi Road & Thai Moogamibikai Street, Valasaravakkam, Chennai - 600 087







EXPERIENCE IMPERIAL LIVING IN A GRAND SETTING

Radiance Majestic reflects Radiance's experience and expertise in the luxury home segment which stands thoroughly proven through its lavish offerings of lifestyle amenities. An exceptional array of 25+ top-notch lifestyle amenities with sprawling 8000 Sq.Ft. Club House that adds to the magnificence and allure of this imperial residential paradise.

OUTDOOR LIFESTYLE LEISURE (OSR)

Reflexology Pathway
Outdoor Meditation Area
Gazebo
Sandpit
Tot Lot
Senior Citizen's Nook
Cricket Net
Seating Benches
Jogging Track

SWIMMING POOL AREA

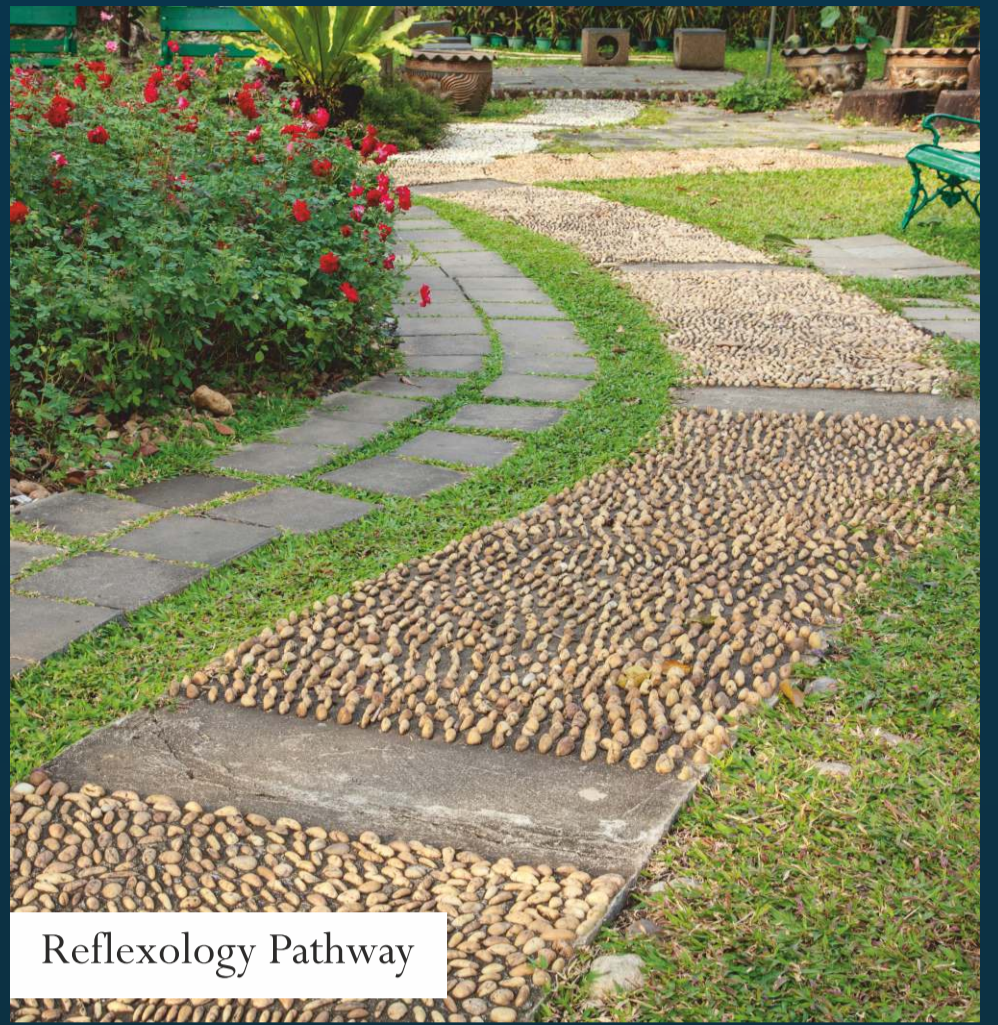
Poolside Lounge With Bench (All Corners)
Open Shower Area
Children's Play Area
Seating Area With WIFI

INDOOR LIFESTYLE UNWINDS

Gym
Indoor Games
Multipurpose Hall
Mini Theatre
Yoga
VR Games
Board Games
Golf Simulator
Business Center
Association Room



Cricket Net



Reflexology Pathway



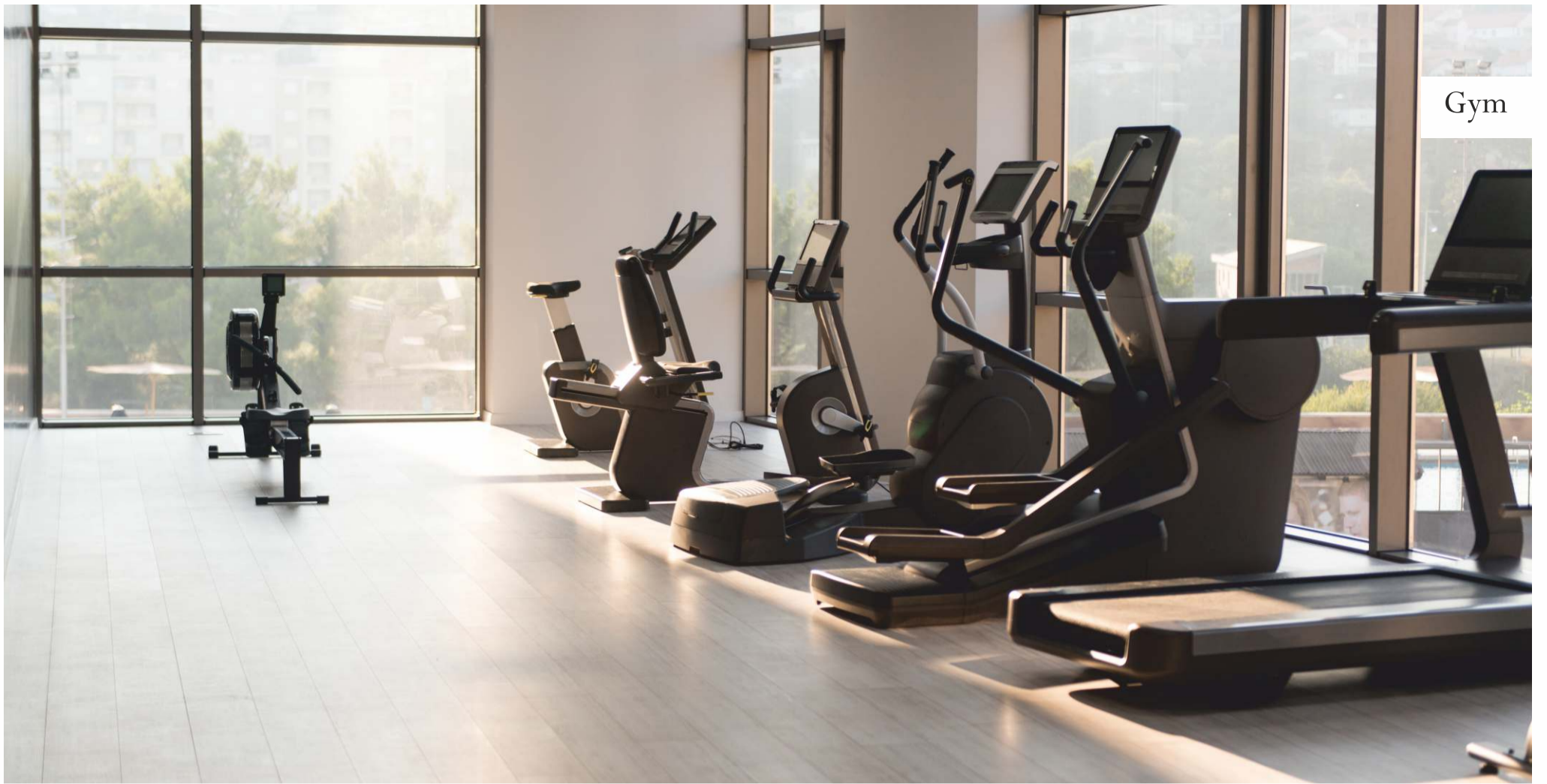
Children's Play Area



Gazebo



Jogging Track



Gym



Mini Theatre



Multipurpose Hall



Indoor Games

LIVE IN HARMONY WITH NATURE

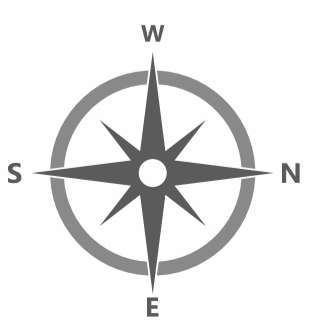
Radiance Majestic opens the doors for you to experience ultra-modern life in a safe and secure environment in touch with nature, everyday. This enchanting community is dedicated to your wellness and comfort with new-age features that refresh and rejuvenate you to relive and rediscover your life.



SALIENT FEATURES

- 73% open space with 30% landscaped greenery
- Exclusive EV charging provision
- Lush green OSR space that helps you feel one with nature





DR. RADHAKRISHNAN SALAI

ARCOT ROAD

9.0M Wide Lamech Road

6.0M Wide
N.N. Lakshmi Street

ENTRY GATE

EXIT GATE

TOWER-1

SWIMMING POOL

FLAT - 10
3BHK + 3T
1896 SQ.FT.

FLAT - 09
3BHK + 3T
1424 SQ.FT.

FLAT - 08
3BHK + 3T
1344 SQ.FT.

FLAT - 11
3BHK + 3T
1466 SQ.FT.

FLAT - 07
3BHK + 2T
1491 SQ.FT.

FLAT - 06
3BHK + 2T
1491 SQ.FT.

FLAT - 12
3BHK + 3T
1666 SQ.FT.

FLAT - 05
3BHK + 3T
1817 SQ.FT.

FLAT - 04
3BHK + 3T
1740 SQ.FT.

FLAT - 13
3BHK + 3T
1723 SQ.FT.

FLAT - 03
3BHK + 3T
1740 SQ.FT.

FLAT - 02
3BHK + 3T
1594 SQ.FT.

FLAT - 14
3BHK + 3T
1897 SQ.FT.

FLAT - 01
4BHK + 4T
2453 SQ.FT.

FLAT - 15
3BHK + 3T
1897 SQ.FT.

FLAT - 01
4BHK + 4T
2453 SQ.FT.

FLAT - 16
3BHK + 3T
1897 SQ.FT.

FLAT - 01
4BHK + 4T
2453 SQ.FT.

FLAT - 17
3BHK + 3T
1897 SQ.FT.

FLAT - 01
4BHK + 4T
2453 SQ.FT.

FLAT - 18
3BHK + 3T
1897 SQ.FT.

FLAT - 01
4BHK + 4T
2453 SQ.FT.

FLAT - 19
3BHK + 3T
1897 SQ.FT.

FLAT - 01
4BHK + 4T
2453 SQ.FT.

FLAT - 20
3BHK + 3T
1897 SQ.FT.

FLAT - 01
4BHK + 4T
2453 SQ.FT.

UPSCALE SPECIFICATIONS

STRUCTURE



Masonry

- RCC framed concrete structure
- Earthquake resistance structure adhere to seismic zone III
- 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

FLOOR & WALL FINISHES



Living, Dining, Bedroom & Kitchen Floor

Balcony, Utility & Toilet Floor

Terrace floor

Staircase

Typical floor corridor & lift lobby

Ground floor lobby

External driveway

Basement, stilt & upper stilt car park floor

Kitchen wall

Toilet wall

Utility wall

Lift fascia wall

- 800 X 800mm size vitrified floor tiles
- Anti skid ceramic floor tiles of suitable size
- Weathering coarse tiles of suitable size
- Granite as per architect design
- Vitrified tiles as per architect design
- Marble as per architect design
- Interlocking concrete paver blocks
- Granolithic screed concrete floor
- Glazed ceramic tiles for 2 feet height from the platform level
- Glazed ceramic tiles up to false ceiling level
- Glazed ceramic tiles from floor up to the height, matching to kitchen wall dado top level
- Granite as per architect design

KITCHEN & UTILITY



Water point with tap in Kitchen

Water point with tap in Utility

(wherever applicable)

Washing machine water point

Water purifier & dishwasher point

Gas leak sensor

Bluetooth Speaker

- Will provide separate taps for metro and domestic water in kitchen sink location
- Will provide tap for domestic water in utility sink location
- Will be provided in utility/kitchen wherever applicable
- Will be provided in kitchen
- Gas leak sensor of Applo/Ravels/equivalent brand in kitchen
- Speaker with Bluetooth connectivity of GM/Panasonic/equivalent brand in kitchen

DOORS / WINDOW VENTILATORS / RAILING / FALSE CEILING



Main Door

Bedroom Door

Toilet Door

Window & French Door

French Window

Ventilators

Balcony railing

Staircase Railing

Shower glass partition

Toilet false ceiling

- 8 feet height factory made door, 40mm thick flush shutter with both sides teak veneer finish, Main Door designer hardwares & digital lock system of DORSET / equivalent make.
- 7 Feet height factory made door, 40mm thick flush shutter with both sides laminate finish, designer hardwares of DORSET / equivalent make.
- 7 feet height factory made door, 35mm thick flush shutter with both sides laminate finish, designer hardwares of DORSET / equivalent make.
- White UPVC windows & french doors with sliding shutters, double glazed glass, mosquito track & mesh
- White UPVC french windows with sliding shutters, double glazed glass, mosquito track & mesh along with aesthetically designed MS railing on the outside
- White UPVC ventilators with swing open shutters, lock & key for shaft access area
- White UPVC ventilators with swing open shutters for non access areas
- SS railing with toughened laminated glass for balcony
- Aesthetically designed MS railings for staircase
- Glass partition for the shower area in master bedroom toilet
- Grid type false ceiling of Armstrong / equivalent brand

PAINTING



Internal Walls

Exterior Walls

Ceiling

MS Railing

- 2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty
- 2 coats of Asian / Berger / Dulux / equivalent weather proof emulsion paint over texture
- 2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty
- 2 coat of Satin enamel paint of Asian / Berger / Dulux / equivalent over primer

ELECTRICAL

Power Supply

- Three phase power supply with concealed wiring and ACCL (automatic change over with current limiter)

Switches and Sockets

- Anchor by Panasonic / Equivalent

Wiring

- Fire Retardant Low Smoke (FRLS) copper wire of quality ISI brand POLYCAB / KEI / equivalent

Split AC Point

- Provision with electrification in Living or Dining room & all bedrooms

TV & Data Point

- Provision with electrification in Living or Dining room & all bedrooms

2 Way Control Switch

- For light and fan point in all bedrooms

DG Power Backup

- 650W for 2BHK, 800W for 3BHK & 1000W for 4BHK

USB Port

- In living room and in all bedrooms

Balcony

- Surface mounted circular light fixture as per architect design with one 5Amps point

Toilets

- Occupancy sensor device without light in all toilets

20Amps Point

- For water heater with electrification in all toilets

15Amps Point

- For refrigerator, dish washer & microwave oven in kitchen and for washing machine in utility

5Amps Point

- For chimney, water purifier, mixer / grinder in kitchen and for exhaust fan in all toilets

PLUMBING

Sanitary ware

- Premium range Kohler / American Standards / equivalent

CP fittings

- Premium range Kohler / American Standards / equivalent

Closet

- 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 master bedroom toilet and normal shower head for other bedroom toilets

Washbasin

- Counter wash basin with polished granite in master bedroom toilet & dining room, wall hung wash basin in all other toilets

Water Meter

- Sensor & App based water meter for the domestic water line in each apartment

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**

Solar Power

- 100% for common area lighting

Power back up

- DG power back up for 100% common area

Lift

- Passenger and service lifts of adequate capacity with in built camera

Video Door Phone

- Multi apartment Video Door Phone of Godrej / Panasonic / equivalent make for each apartment integrating all the car park level lobbies, main gate.

- Sewage Treatment Plant, Water Softening Plant & solid Waste Composter of required capacity, fire fighting system, rain water harvesting system as per regulatory authority norms

- CCTV Camera Surveillance System, Entry portal & security cabin with boom barriers, boundary compound wall 6 feet from driveway level

- Driver & servant dormitory, Name board & letter box in lobby, Motion sensor lights in typical floor corridors, pelmet false ceiling to cover the fire fighting pipes.

- Landscape & hardscape as per architect design

EV Charger infrastructure provision -

- 15Amps point will be provided for one car park of each apartment excluding the charging kit

Aerial View





SEE YOUR INVESTMENT GROW, MAJESTICALLY.

A neighbourhood of Vadapalani, Valasaravakkam is a prominent business and luxury residential hot spot, owning a home here means superior appreciation for your investment and guaranteed rental returns.

SALIENT FEATURES

- A preferred address
- A coveted lifestyle
- Exceptional Return on Investment
- An ideal investment today a value appreciating asset tomorrow



REDEFINING QUALITY. RESHAPING COMMUNITIES. CHANGING SKYLINES.

RADIANCE MAJESTIC comes from the house of Radiance Realty, Chennai's most preferred & most trusted luxury lifestyle developer with an illustrious portfolio of impressive projects that have set tall benchmarks in quality, value and excellence. Radiance Realty is always looking at setting highest standards in the industry by meeting new challenges and constantly pushing the envelope to achieve the extraordinary *which stands thoroughly proven through the group's projects across Chennai, Coimbatore & Bengaluru.*

THE RADIANCE LEGACY

70+
YEARS OF
EXPERTISE

25+
COMPLETED
PROJECTS

10+
ONGOING
PROJECTS

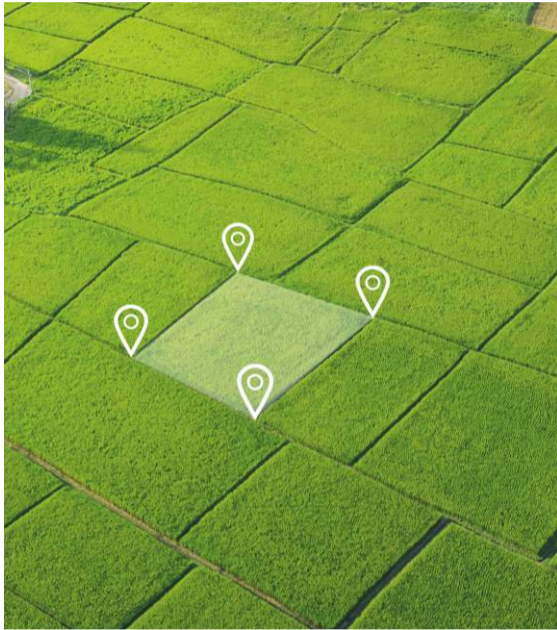
5K+
HAPPY
FAMILIES

5 MILLION
SQ. FT.
OF FINE LIVING
SPACES DELIVERED

6 MILLION
SQ. FT.
EXCEPTIONAL LIVING
SPACES IN THE PIPELINE

RADIANCE
REALTY

PRESTIGIOUS ON-GOING PROJECTS



CHENNAI



COIMBATORE



BENGALURU



RADIANCE GROUP OF COMPANIES



Home circle is a one-stop home solution that provides an affordable, easy-to-access alternative to traditional interior design. Call us to know more +91 75500 01916



Radiance Address is a property management service that offers end-to-end services in rentals and resale, covering prospect profiling, documentation, etc.



Radiance Facility Force provides property and landscape maintenance services that keep your home beautiful inside out.



**YOUR NEAR
& DEAR ONES
MAKE YOU
RICHER.**

REFER & EARN

UPTO ₹5 LACS

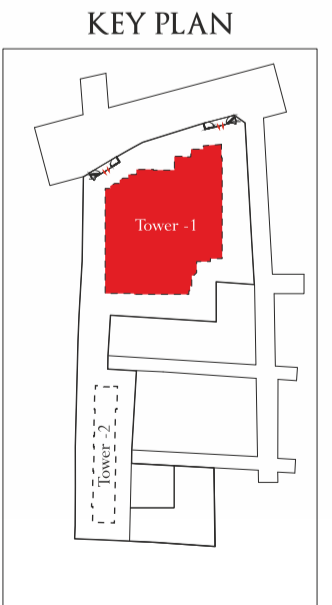
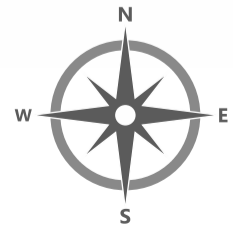
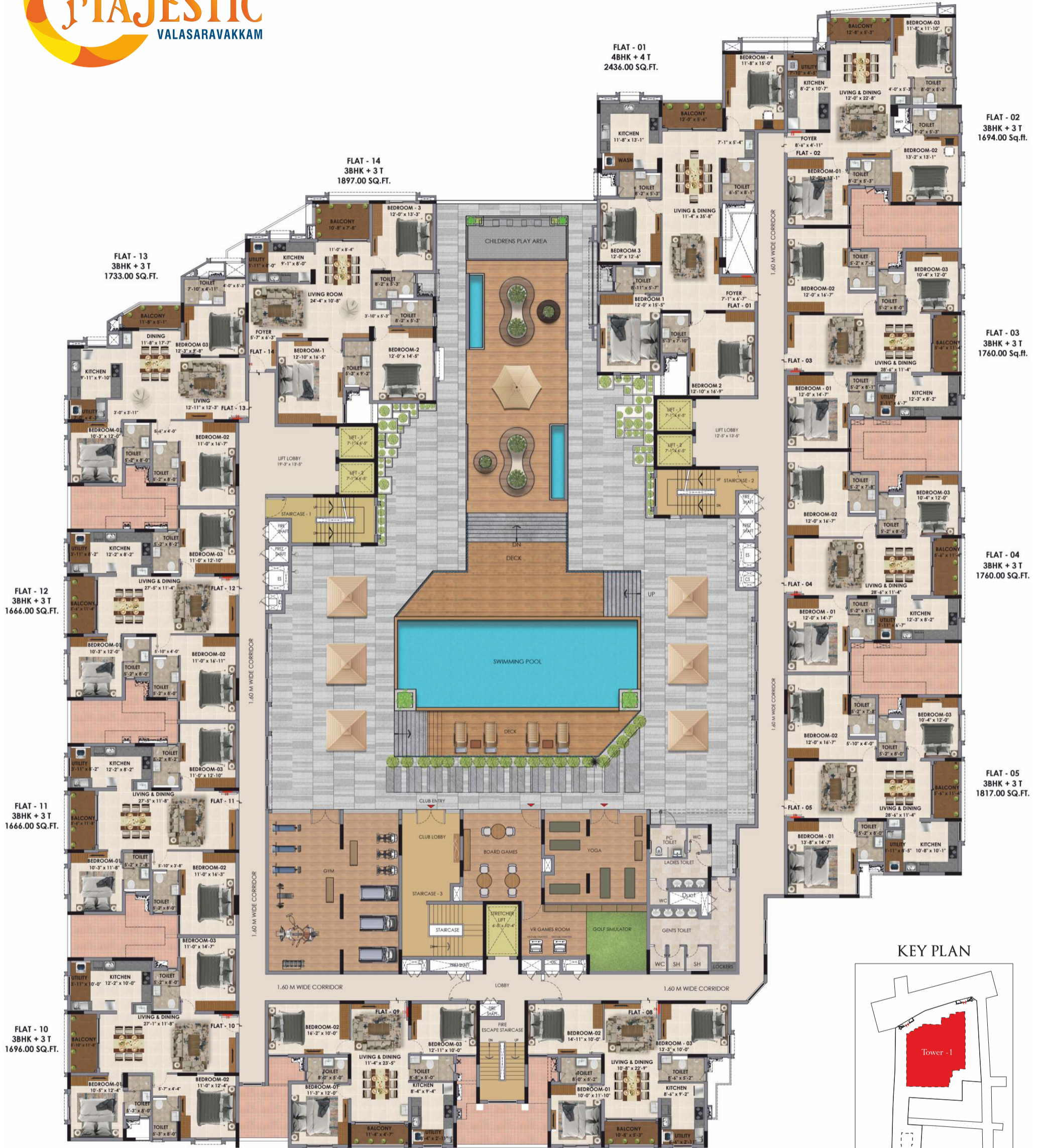
Refer Radiance homes to your loved ones and win attractive rewards ranging from Rs.50,000 to Rs.5,00,000 on every successful referral.

RADIANCE
MAJESTIC
VALASARAVAKKAM





TOWER-1 SECOND FLOOR PLAN



TOWER- 2 TYPICAL FLOOR PLAN



AREA STATEMENT

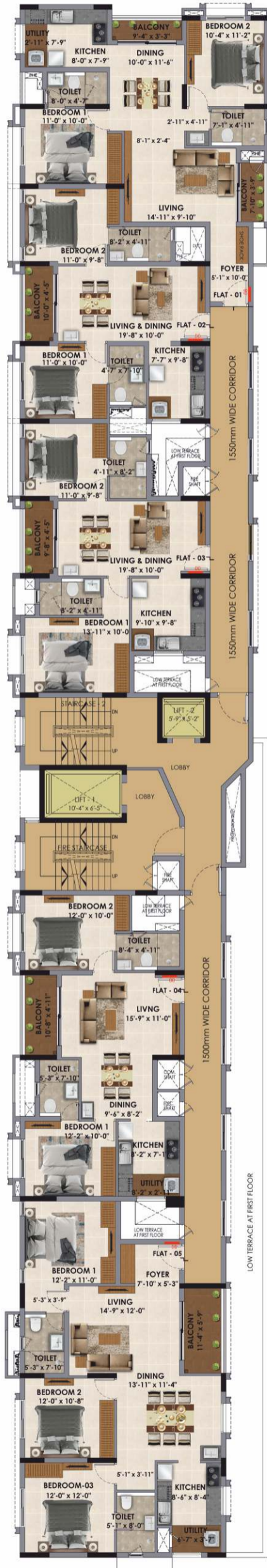
FLAT - 01
2BHK + 2 T
1237.00 SQ.FT.

FLAT - 02
2BHK + 2 T
936.00 SQ.FT.

FLAT - 03
2BHK + 2 T
1039.00 SQ.FT.

FLAT - 04
2BHK + 2 T
1097.00 SQ.FT.

FLAT - 05
3BHK + 2 T
1602.00 SQ.FT.



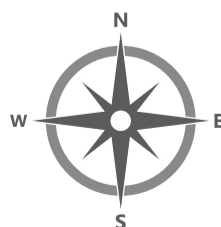
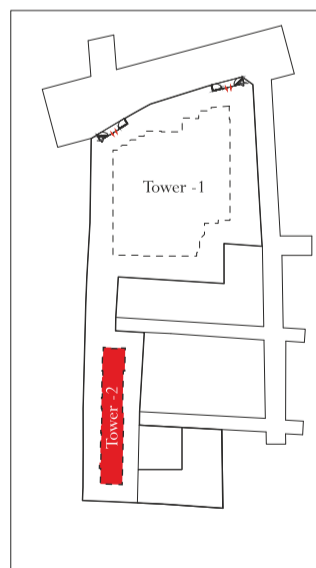
TOWER - 1

Flat No.	Type	Super Built-up Area	Plinth Area	RERA Carpet Area	UDS Area
201 to 1501	4BHK + 4 T	2436	1837	1590	588
202 to 1502	3BHK + 3 T	1694	1278	1091	409
203 to 1503	3BHK + 3 T	1760	1327	1147	425
204 to 1504	3BHK + 3 T	1760	1327	1146	425
205 to 1505	3BHK + 3 T	1817	1370	1183	439
306 to 1506	3BHK + 2 T	1491	1124	941	360
307 to 1507	3BHK + 2 T	1491	1124	945	360
208 to 1508	3BHK + 2 T	1366	1030	864	330
209 to 1509	3BHK + 2 T	1424	1074	909	344
210 to 1510	3BHK + 3 T	1696	1279	1090	410
211 to 1511	3BHK + 3 T	1666	1256	1076	402
212 to 1512	3BHK + 3 T	1666	1257	1079	403
213 to 1513	3BHK + 3 T	1733	1307	1136	419
214 to 1514	3BHK + 3 T	1897	1430	1223	458

TOWER - 2

Flat No.	Type	Super Built-up Area	Plinth Area	RERA Carpet Area	UDS Area
101 to 801	2BHK + 2 T	1237	933	765	299
102 to 802	2BHK + 2 T	936	706	592	226
103 to 803	2BHK + 2 T	1039	783	654	251
104 to 804	2BHK + 2 T	1097	828	683	265
105 to 805	3BHK + 2 T	1602	1208	1036	387

KEY PLAN





RADIANCE REALTY DEVELOPERS INDIA LTD

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

Call: +91 44 43470970 | E-mail: chennai@radiancerealty.in

www.radiancerealty.in

 **78240 00054**



Disclaimer: The plans, specifications, images and other details herein are only indicative and the Developer/Owner reserves the right to change any or all of these in the interest of the development. 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 contract 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 visualization.