



PRIME LOCATION
PRIME LIFESTYLE



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.



EMBARK ON A PRIME LIFESTYLE JOURNEY

Indulge in a lifestyle beyond the ordinary with Radiance THE PRIME, a spectacular residential haven that seamlessly blends tranquility 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.

2BHK COMPACT
2, 3 & 4 BHK | TOTAL
UNITS **285**



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





BASEMENT FLOOR MASTER PLAN

LEGENDS

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



STILT FLOOR MASTER PLAN

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



SEMI AERIAL VIEW



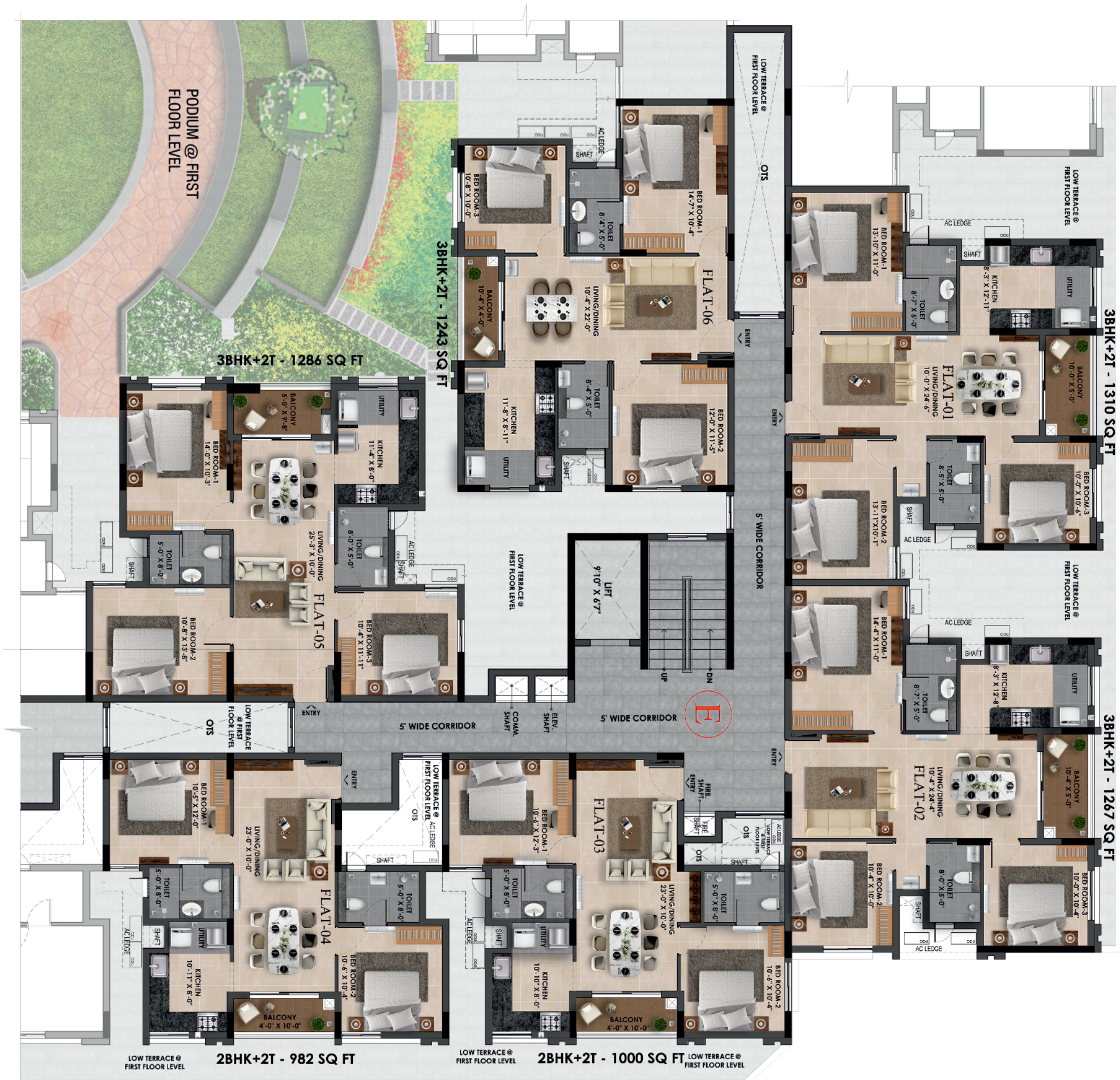
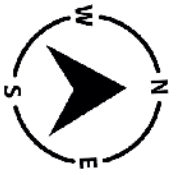




BLOCK - 1
CLUSTER - C







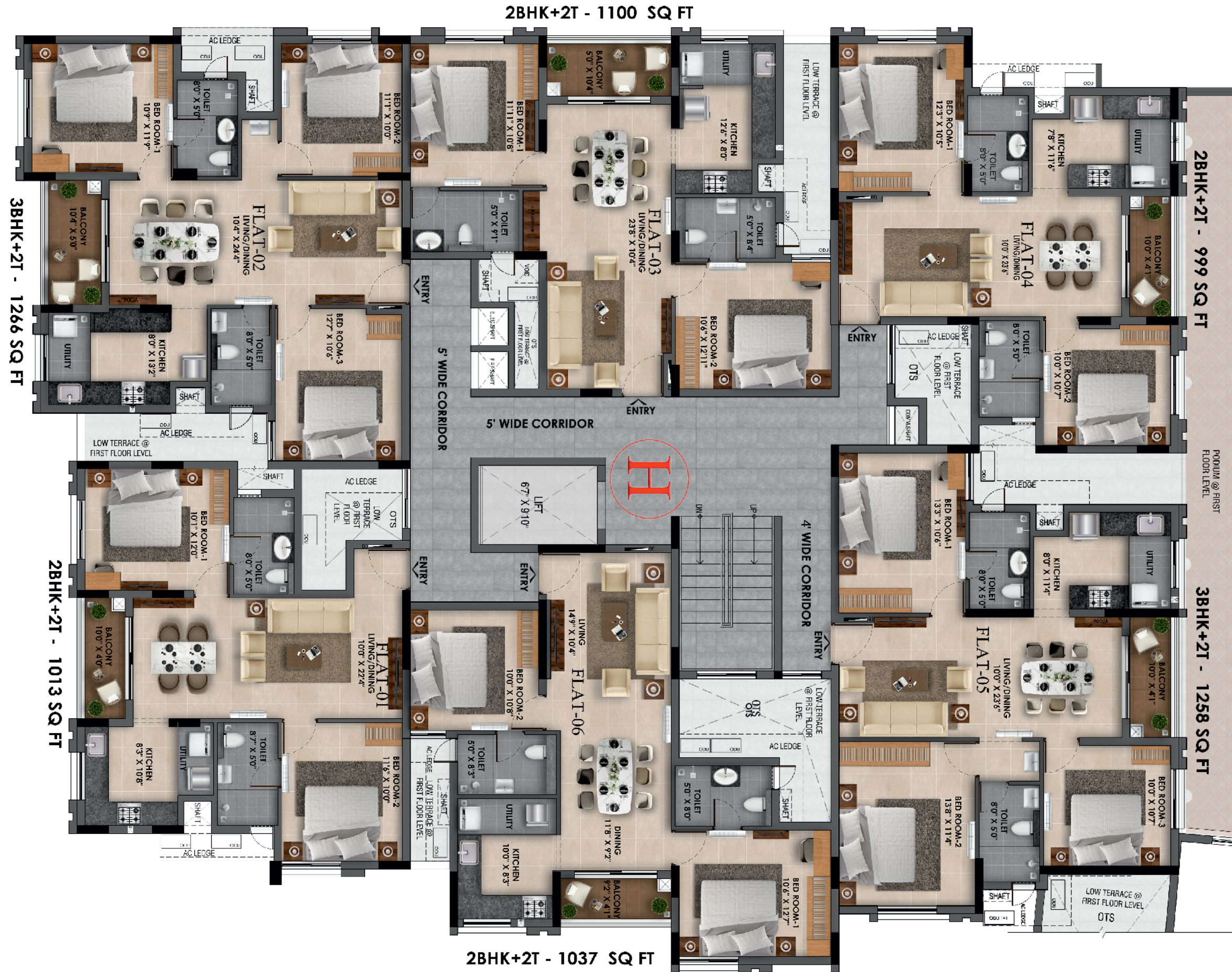


3BHK+3T - 1467 SQ FT

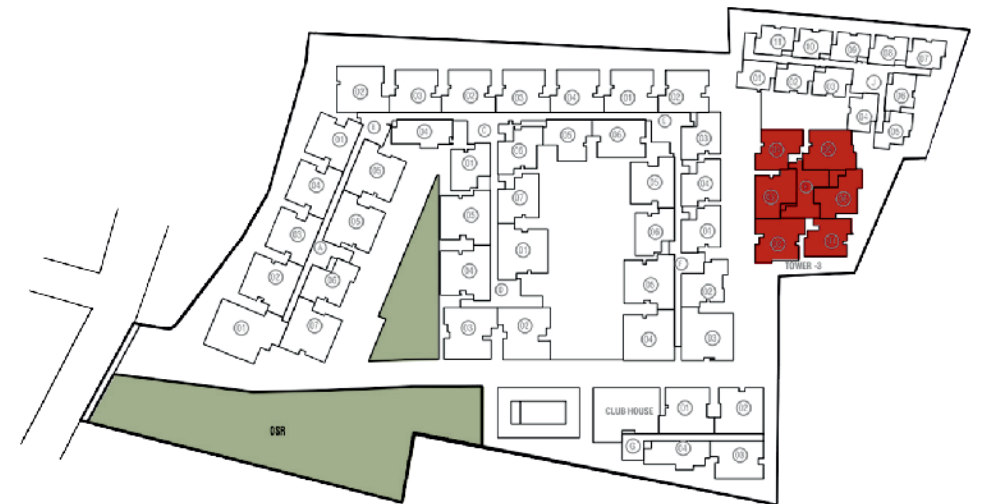
3BHK+3T - 1396 SQ FT

BLOCK - 2
CLUSTER - G





BLOCK - 3
CLUSTER - H









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

BLOCK - 1

CLUSTER	FLAT NO	TYPE	SUPER BUILT UP AREA SQFT	PLINTH AREA SQFT	RERA CARPET AREA SQFT	BALCONY AREA SQFT	UDS AREA SQFT	DOOR FACING
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
CLUSTER D	C107 - C507	2 BHK+2T	1082	845	701	52	420	NORTH
	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
CLUSTER E	D105 - D505	3 BHK+3T	1575	1229	1058	59	611	EAST
	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

BLOCK - 1

CLUSTER	FLAT NO	TYPE	SUPER BUILT UP AREA SQFT	PLINTH AREA SQFT	RERA CARPET AREA SQFT	BALCONY AREA SQFT	UDS AREA SQFT	DOOR FACING
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

BLOCK - 3

CLUSTER	FLAT NO	TYPE	SUPER BUILT UP AREA SQFT	PLINTH AREA SQFT	RERA CARPET AREA SQFT	BALCONY AREA SQFT	UDS AREA SQFT	DOOR FACING
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 Balcony, Utilities & Toilets Terrace Staircase Corridor & Typical Floor Lobby External Driveway Stilt and Basement Car Parking	• 600 X 600mm Vitrified Tiles. • Ceramic Tiles - Antiskid Flooring of suitable size. • Concrete/Clay Tiles. • Granite. • Vitrified Tiles as per architect's design. • Interlocking Concrete Pavers. • Granolithic Concrete Flooring.
Wall Tiles	Kitchen Toilet Utility Lift Wall	• Glazed Ceramic tiles to the height of 2ft from platform level. • Glazed Ceramic tiles upto the false ceiling level. • Glazed Ceramic tiles with height matching the Kitchen wall tile level. • Granite for lift wall jambs and the rest of the area will be painted.
Kitchen	Stainless Steel Single Bowl Sink Water Taps	• Nirali / Futura or equivalent (Will be handed over to the respective flat owner). • Water point with 2 separate taps.
Doors/Windows/ Ventilators/Railing /False Ceiling	Main door Bedroom doors Bathroom doors Windows / French doors Ventilators	• 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. • 7ft height factory-made door, 32mm thickness flush shutter with both sides laminated. Designer hardware of DORSET or YALE or equivalent make. • 7ft height frame made door, 30mm thickness flush shutter with both sides laminated. Designer hardwares of DORSET or YALE or equivalent make. • White UPVC sliding windows and sliding french doors with clear glass. • White UPVC - with swing open shutters for shaft accessible area and Louver type ventilators in other areas.
Painting	Staircase Railing & Balcony Railing Bathroom False Ceiling Internal Walls Exterior Walls Ceiling MS Railing	• Aesthetically designed MS Railings. • Grid type ceiling in all bathrooms. • 2 coats of Asian/Berger/Dulux or equivalent emulsion paint over base primer & putty. • 2 coats of Asian/Berger/Dulux or equivalent weatherproof emulsion paint over texture. • 2 coats of Asian/Berger/Dulux or equivalent oil bound distemper over base primer & putty. • 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 Wiring	• Anchor by Panasonic or equivalent. • Fire Retardant Low Smoke (FRLS) copper wire of quality IS brand POLYCAB/KEI or equivalent.
AC Point TV & Data Point	• Provision with electrification in all bedrooms/Study & living room. • Provision with electrification in master bedroom/bedroom 1 and living room and conduit provision in all other bedrooms. • For light and fan point in all bedrooms. • 500W for Compact 2BHK & 2BHK, 800W for 2.5BHK & 3BHK, 1000W for 4BHK. • For Geyser with electrification in all bathrooms. • For Refrigerator, washing machine & microwave oven in kitchen. • For Chimney, water purifier, mixer/grinder point in Kitchen. • ROCA / AMERICAN STANDARDS or Jaquar or equivalent. • ROCA / AMERICAN STANDARDS or Jaquar or equivalent. • ROCA / AMERICAN STANDARDS or Jaquar or equivalent, wall mounted type, wall concealed tanks with health faucet.
2 way control switch DG Power Backup	• 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.
20 Amps Point 15 Amps Point 5 Amps Point Sanitary ware CP Fittings European Water Closet	• Wash basins with polished granite counter slab in master bedroom bathroom, wall hung wash basins in all other bathrooms. • Semi counter washbasin with polished granite for 4BHK units, wall hung. Washbasin in 3BHK & 2.5BHK units. 2BHK & compact 2BHK units without washbasin.
Shower - CP Diverter	• 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.
Washbasin in Bathrooms	• 100% for common area lighting.
Washbasin in Dining	• Water meter for the domestic water line in each apartment.
Pipelines	• Sewage treatment plant, water softener plant and solid waste composter of required capacity.
Solar Power Water Meter	• CCTV camera surveillance system, entry and exit with security cabin & boom barriers, 6 feet high compound wall and reflector signages.
Lift Electric Vehicle charging station	• Standard lift of adequate capacity. • 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



RERA No.: TN/29/LAYOUT/8458/2022 Dt: 19.10.2022
READY TO BUILD VILLA PLOTS

ECR - CHENNAI



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

OUR PRESTIGIOUS COMPLETED PROJECTS

CHENNAI



COIMBATORE



BENGALURU





Prime
Locations



In House
Construction



Superior
Quality



On Time
Delivery



Affordable
Price



Top Class
Amenities

RADIANCE PROMISE



RADIANCE REALTY DEVELOPERS INDIA LTD.,

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

CHENNAI | BANGALORE | COIMBATORE | DUBAI

www.radiancerealty.in

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