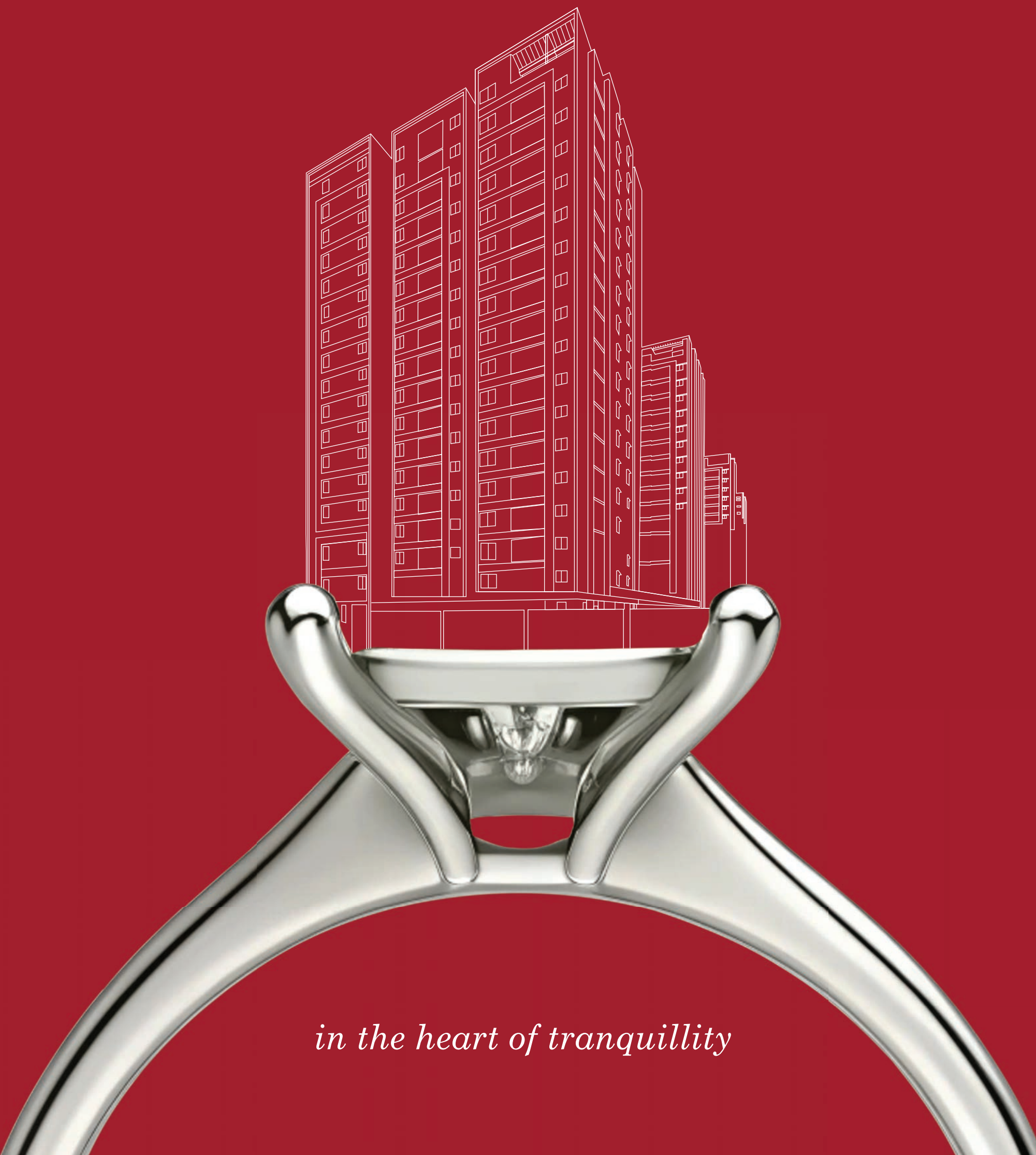


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# THE ART OF PRECIOUS LUXURY

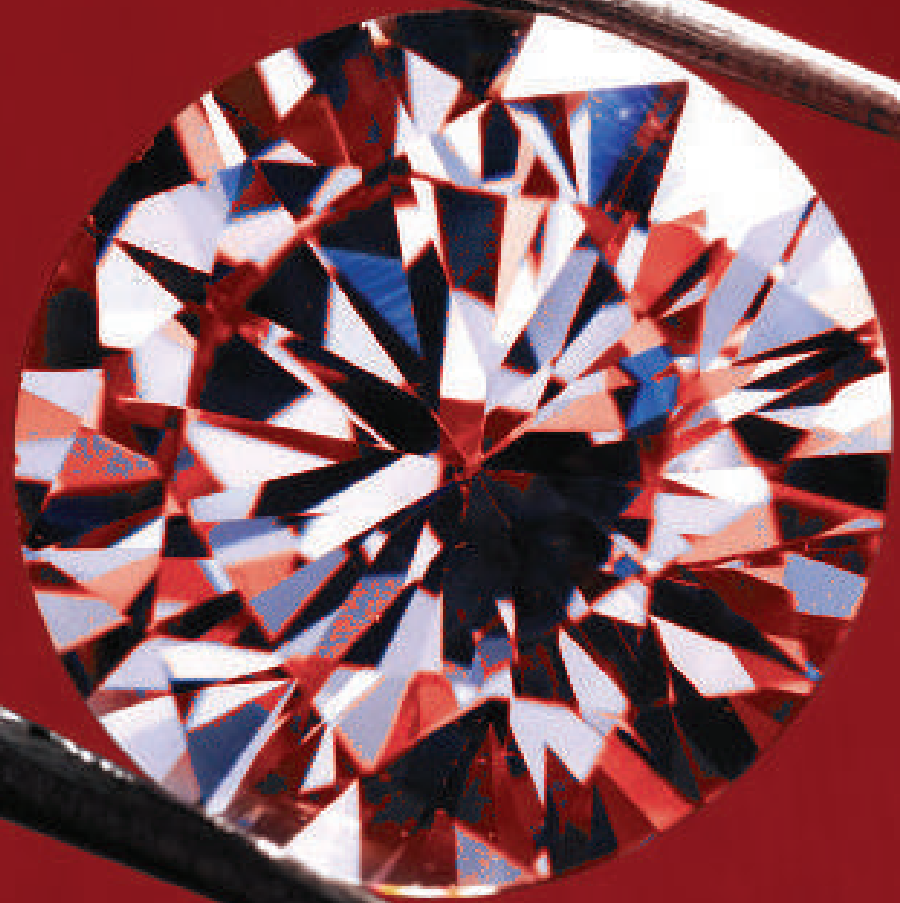
RADIANCE  
SOLITAIRE



*in the heart of tranquillity*

# THE RAREST OF THEM ALL....

Come home to a brilliant embodiment of luxury that's rare to find. Enscocned in the rapidly growing Madhavaram, here's a home that surpasses all expectations and is a treasure in a city inundated with expensive mediocrity. This precious property is a symbol of exclusivity where every detail is meticulously crafted to give you a lifestyle beyond compare. Just like the precious gem, Radiance Solitaire is a timeless legacy to be passed on to your generations.



# EXQUISITELY CRAFTED FOR A TIMELESS APPEAL

Just like the jewel it's named after, Solitaire comprises of flawlessly designed homes that captivate you from the moment you see it. Be it the classy exteriors or the cozy well-defined interiors, every corner is a reflection of inimitable artistry and build quality.

The contemporary architecture, clean lines, minimalistic designs, smart interplay of textures and colours, intelligent use of space and natural light, superior products, all create a visual harmony that's classy, modern and inspiring.

5.37 ACRES

—  
660 HOMES

—  
2 BASEMENT + STILT +17 FLOORS

—  
30+ AMENITIES





## SALIENT FEATURES

The Biggest Project in Madhavaram

3 Independent towers with Minimum Wall Sharing

19,000 sq.ft Exclusive Clubhouse

Half-Olympic Size Swimming Pool

Ventilation & Privacy with 70% Open Space

850 Meters from Metro Station

Proximity to the Proposed 150 Acres IT Development in Madhavaram

Proposed Mall within 1.8 Kms

# MASTER PLAN



## LEGENDS

### Ground Level - Setback Area

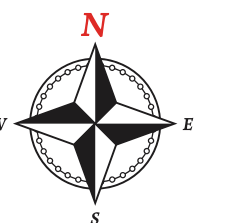
1. Entry & Exit
2. Mirror With Pool Cascade
3. Seating With Planter Box
4. Lawn
5. Transformer Yard-1
6. Transformer Yard - 2
7. Transformer Yard-3
8. Organic Waste Converter
9. Substation

### Ground Level Osr Area

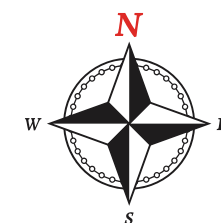
10. Senior Citizen Pavilion
11. Yoga/Meditation Garden
12. Trampoline
13. Cricket Practice Pitch
14. Outdoor Fitness Garden
15. Kids Play Area - Sand Pit
16. Kids Play Area - EPDM
17. Multi-purpose Play Court
18. Seating Gallery
19. Pavement
20. Open Air Theatre

### Third Level - Clubhouse Terrace

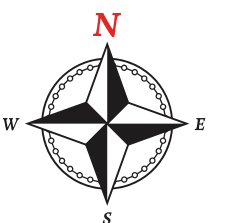
21. Swimming Pool
22. Kids Pool
23. FRP Planter
24. Cabanav
25. Pool Lounge
26. Designer Paved Walk
27. Stepping Stone With Crazy Pattern
28. MS Pergola With Seating
29. Grating
30. Gravel Bed



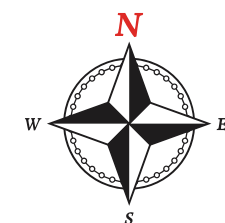
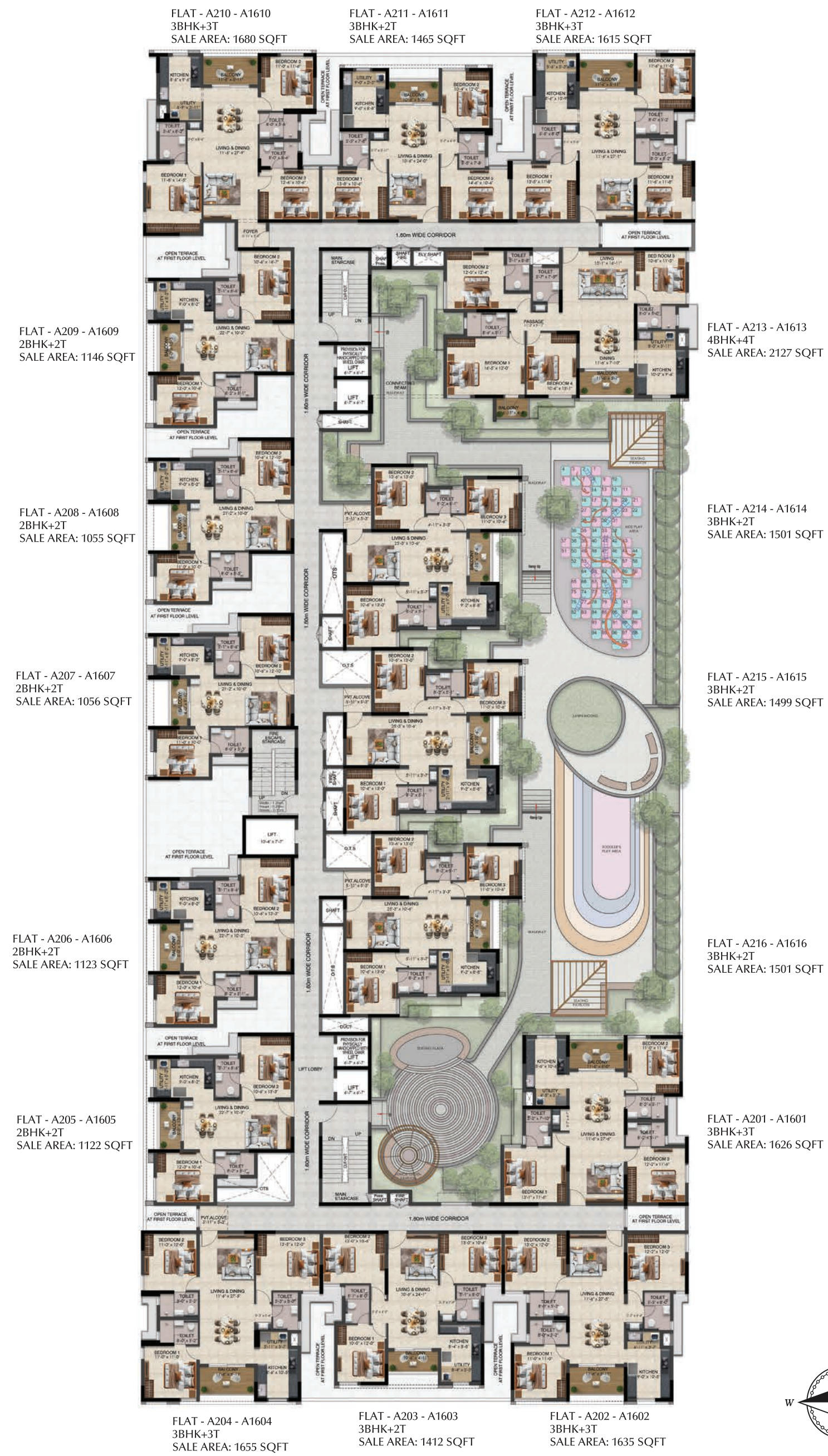
# FIRST FLOOR



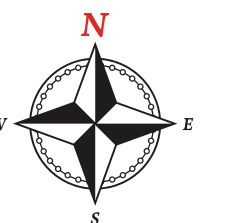
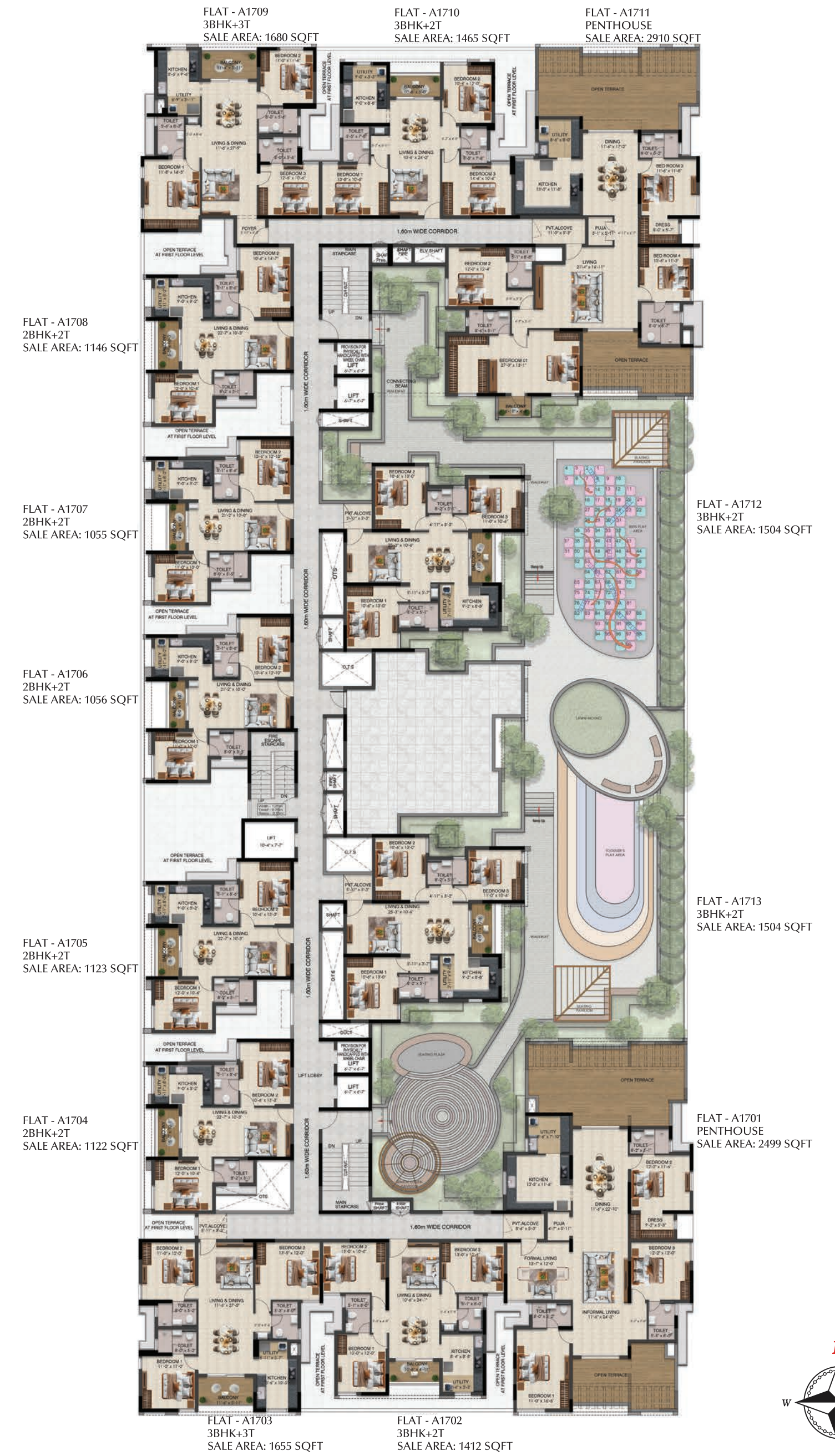
# 14<sup>TH</sup> & 17<sup>TH</sup> FLOOR



# BLOCK A - TYPICAL FLOOR

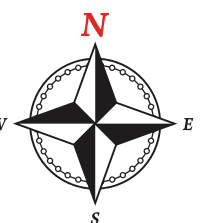
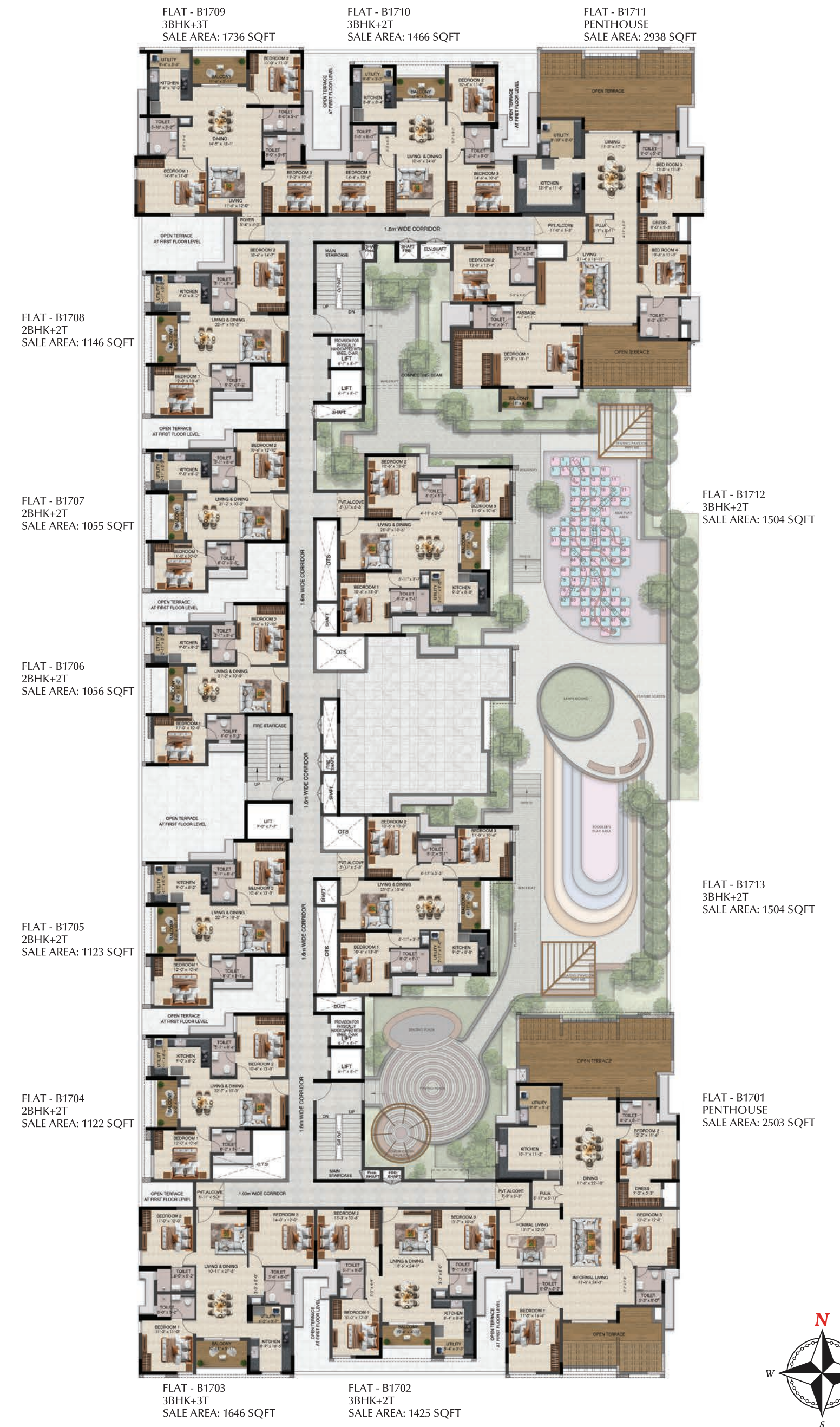
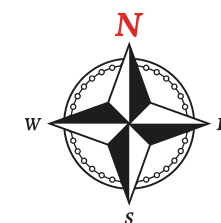
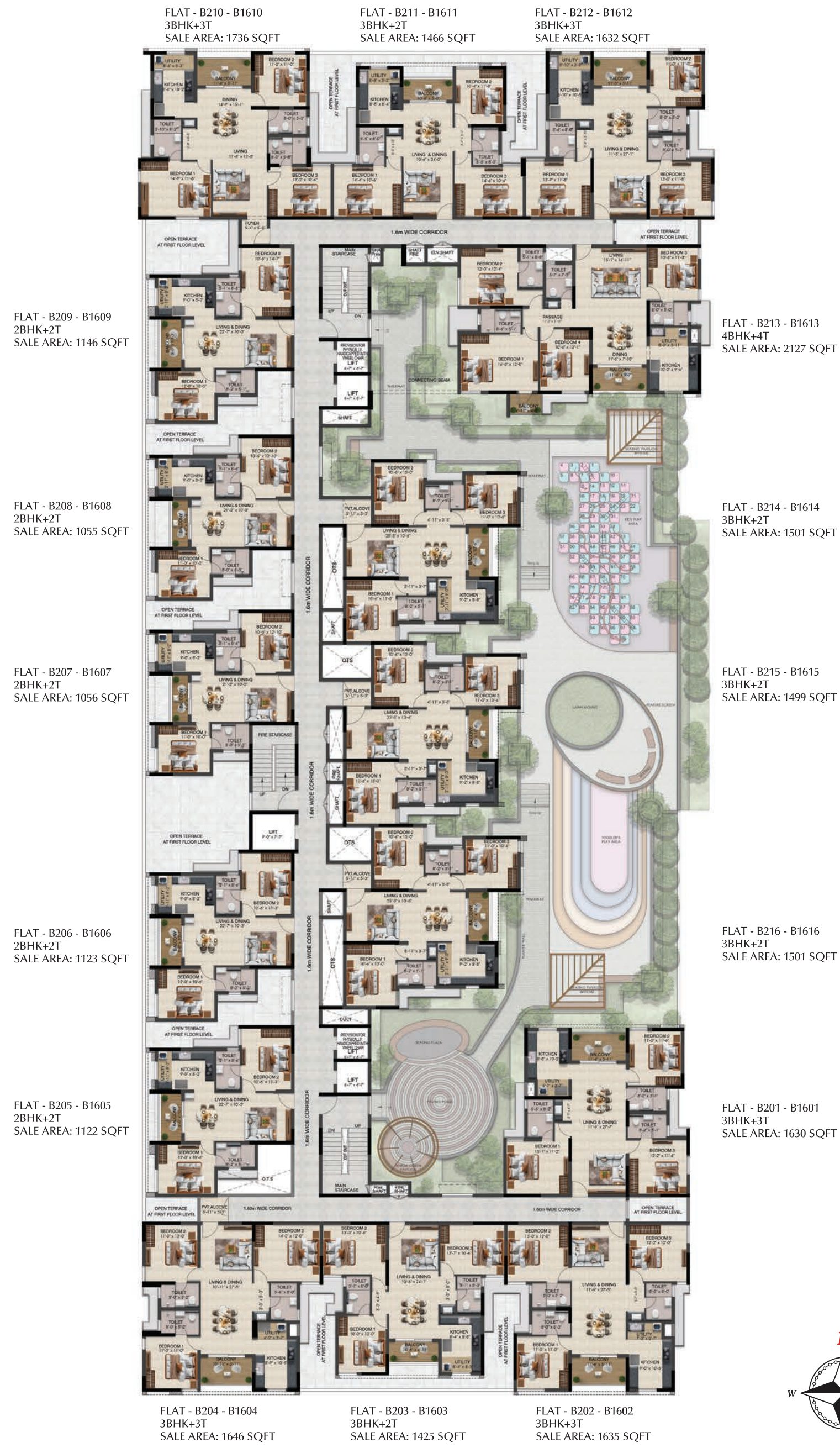


# BLOCK A - 17<sup>TH</sup> FLOOR

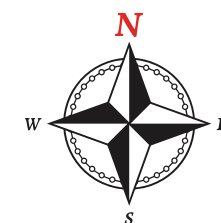


# BLOCK B - TYPICAL FLOOR

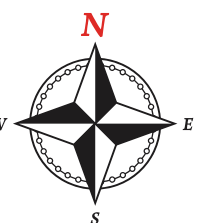
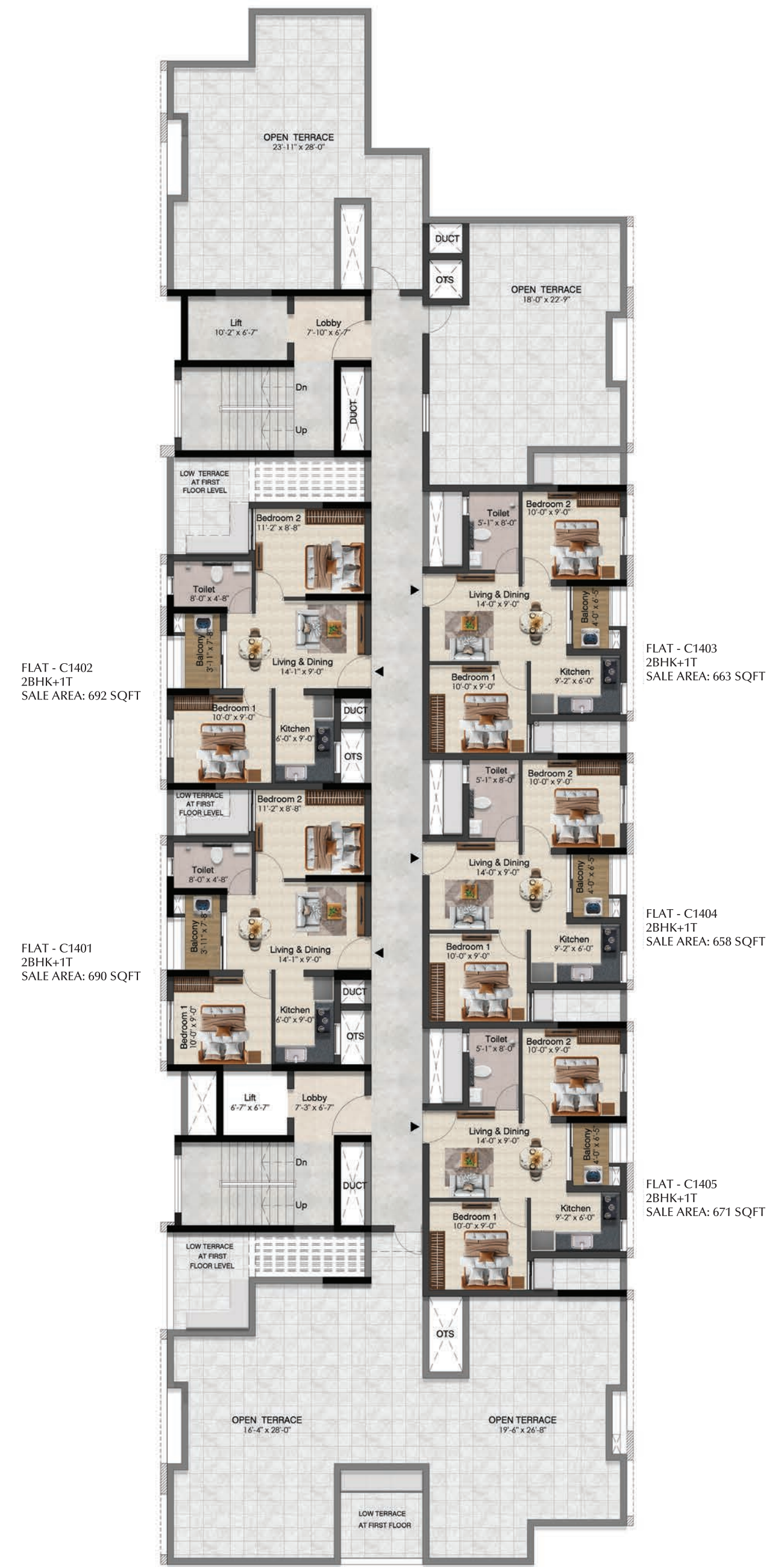
# BLOCK B - 17<sup>TH</sup> FLOOR



# BLOCK C - TYPICAL FLOOR



# BLOCK C - 14<sup>TH</sup> FLOOR



# AMENITIES

## OUTDOOR AMENITIES

1. Senior citizen pavilion
2. Yoga / Meditation garden
3. Trampoline
4. Seaters on walkway
5. Kids play area
6. Outdoor fitness garden
7. Seating gallery
8. Open air theatre
9. Cricket practice net

### BLOCK A & B 1ST FLOOR PODIUM

10. Seating pavilion
11. Kids play area - Snakes & Ladders
12. Open seating area
13. Toddlers play area
14. Senior citizen seating

### TERRACE FLOOR (CLUBHOUSE)

15. Swimming pool / Kids pool
16. Pool lounge
17. Seating with MS pergola

## INDOOR AMENITIES

### GROUND FLOOR

1. Grand entry lobby
2. Room for grocery store
3. Room for ATM
4. Room for cafe
5. Room for laundry

### FIRST FLOOR

6. Kindergarden learning with ballpit & lego room
7. Multipurpose hall
8. AV room
9. Co-working space
10. Association room

### SECOND FLOOR

11. Indoor / Video / Board games
  - a) Video games
  - b) Pool table
  - c) Carrom board / Chess
  - d) Table tennis
  - e) Foosball / Air hockey
12. Gym
13. Aerobics / Zumba
14. Squash court





# PAYMENT SCHEDULE

S No	BLOCK A	%
01	Booking advance	10%
02	Within 30 days from the date of booking	20%
03	On completion of basement 1	7.5%
04	On completion of 1st Floor	7.5%
05	On completion of 3rd floor	7.5%
06	On completion of 5th floor	7.5%
07	On completion of 10th floor	7.5%
08	On completion of 13th floor	7.5%
09	On completion of 16th floor	5%
10	On completion of block work	5%
11	On completion of plastering	5%
12	On completion of flooring	5%
13	On intimation of handing over	5%

S No	BLOCK B	%
01	Booking advance	10%
02	Within 30 days from the date of booking	20%
03	On completion of piling	7.5%
04	On completion of basement 1	7.5%
05	On completion of 2nd floor	7.5%
06	On completion of 5th floor	7.5%
07	On completion of 10th floor	7.5%
08	On completion of 13th floor	7.5%
09	On completion of 16th floor	5%
10	On completion of block work	5%
11	On completion of plastering	5%
12	On completion of flooring	5%
13	On intimation of handing over	5%

S No	BLOCK C	%
01	Booking advance	10%
02	Within 30 days from the date of booking	22.5%
03	On completion of piling	7.5%
04	On completion of stilt floor	7.5%
05	On completion of 4th floor	5%
06	On completion of 8th floor	7.5%
07	On completion of 10th floor	7.5%
08	On completion of 12th floor	7.5%
09	On completion of 14th floor	7.5%
10	On completion of block work	7.5%
11	On completion of flooring	5%
12	On intimation of handing over	5%



# SPECIFICATIONS

## STRUCTURE:

- Masonry
  - RCC framed concrete structure
  - Earthquake resistant structure to adhere to seismic zone-III
  - Anti-Termite Treatment during stage-wise construction
  - AAC light-weight blocks for internal and external masonry
  - Solid concrete block for first course of internal and external masonry

## FLOOR FINISHES:

- Living, Dining , Bedrooms, Kitchen
  - 800 X 800 mm vitrified tiles
- Balcony, Utility & Toilets
  - Ceramic Tiles – Anti-skid ceramic tiles of suitable size for balcony & toilets, for utility wherever possible
- Terrace
  - Concrete / claytile of suitable size
- Staircase
  - Granite
- Corridor & Typical Floor Lobby
  - Vitrified tiles as per architect design
- External Driveway
  - Interlocking concrete pavers
- Stilt and Basement Car Park
  - Granolithic concrete flooring

## WALL TILES:

- Kitchen
  - Glazed ceramic tiles to the height of 2 ft from the platform
- Toilet
  - Glazed ceramic tiles up to the false ceiling level
- Utility
  - Glazed ceramic tiles up to height matching the kitchen wall tile level wherever possible
- Dining Wash Basin
  - Glazed ceramic tiles to the height of 2 ft from the wash basin in dining area
- Lift Wall
  - Granite for lift wall jambs and rest of the area will be painted

## KITCHEN:

- Stainless Steel Single Bowl Sink
  - Franke / Nirali / Futura or equivalent to be handed over
- Kitchen Counter
  - Concrete platform with granite counter top for EWS units. Regular units do not come with counter in the kitchen.
- Water Taps
  - Water point with separate taps for drinking & domestic water

## DOORS / WINDOWS / VENTILATORS / RAILING / FALSE CEILING:

- Main Door
  - 7 ft height factory-made door, 35 mm thickness flush shutter with both sides veneered finish. Designer hardwares of Godrej or Dorset or Yale or equivalent make. Digital lock system for the main door.
- Bedroom Doors
  - 7 ft height factory-made door, 32 mm thickness flush shutter with both sides laminated finish. Designer hardwares of Godrej or Dorset or Yale or equivalent make.
- Bathroom Doors
  - 7 ft height factory-made door, 32 mm thickness flush shutter with both sides laminated finish. Designer hardwares of Godrej or Dorset or Yale or equivalent make.
- Balcony/French Doors
  - White UPVC sliding french doors with clear glass/UPVC swing open door with door closer
- Windows
  - White UPVC swing openable with clear glass/sliding windows with clear glass
- Ventilators
  - White UPVC with swing open shutters for shaft access area & fixed shutter for other areas with frosted/pinhead glass
- 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 weather-proof emulsion paint over texture
- Ceiling
  - 2 coats of Asian/Berger/Dulux or equivalent emulsion over base primer & putty
- MS Railing
  - 2 coat 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 & Sockets
  - Crabtree by Havells/Anchor Roma Plus 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 & living room / dining 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 at all bedrooms
- DG Power Backup
  - 500W for 2BHK & 2BHK Compact, 800W for 2.5BHK & 3BHK, 1000W for 4BHK & Penthouses
- Geyser Point
  - Provision with electrification in all bathrooms
- 16 Amps Point
  - Refrigerator, washing machine & microwave oven in kitchen / utility
- 6 Amps Point
  - Chimney, water purifier, mixer/grinder provision in kitchen and exhaust fan point in all bathrooms

## PLUMBING:

- Sanitary Fixtures
  - Jaguar/American Standard or equivalent
- CP Fittings
  - Jaguar/American Standard or equivalent
- European Water Closet
  - Jaguar/American Standard or equivalent, wall-mounted type wall-concealed tanks with health faucet (Wall concealed tank of brand Geberit / equivalent)
- Shower - CP Diverter
  - Rainshower head for bathroom of master bed/bedroom 1 and normal shower head for other bathrooms
  - Single lever high flow concealed diverter with overhead shower and spout at all bathrooms
- Counter Washbasin
  - Counter-top wash basin with polished granite counter slab in dining area for 2.5 BHK, 3BHK, 4BHK & Penthouses
- Wall-hung Washbasin
  - Wall-hung wash basins in 2BHK dining and wall-hung basin for all bathrooms
- Pipe Lines
  - CPVC water pipe lines, PVC soil and waste sewage pipe lines, rain water drain pipe lines, 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
  - CCTV camera surveillance system, entry portal with security cabin, compound wall
  - Electrical vehicle charging station - 15 slots for four wheelers and 15 slots for two wheelers for the overall community
- Lift
  - Passenger lift of adequate capacity
- Backup Power
  - 100% DG backup for common area

# LOCATION MAP



## ONE-OF-A-KIND LOCATION

Nestled in the ever-evolving and much sought-after Madhavaram, here is a gem that brings together proximity and connectivity effortlessly. Surrounded by a quiet neighbourhood but still close to all the essential hubs like top-tier schools, colleges, renowned hospitals and bustling shopping centres, Solitaire offers you a vibrant lifestyle in a fast-appreciating growth location. Besides offering a great living experience, Solitaire also doubles as a trustworthy investment option with abundant returns.

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# LOCATION ADVANTAGES

### SCHOOLS

Velammal New Gen School	–	200 Mtrs
St. Ann's School	–	400 Mtrs
Bosco Academy School	–	800 Mtrs
Sri Chaitanya School	–	1 Km
TAAC CBSE School	–	2 Kms
Narayana e-Techno School	–	2.3 Kms
Greenfield International School	–	3.6 Kms

### HOSPITALS

K M Multi-specialty	–	300 Mtrs
St. Antony's Hospital	–	500 Mtrs
Murari Hospital	–	800 Mtrs
N.M Fertility Center	–	1 Km
KVT Hospital	–	3.4 Kms
Nalamm Hospital	–	4.3 Kms
Meridian Hospital	–	5.3 Kms

### CONNECTIVITY

Proposed Metro Station	–	850 Mtrs
Madhavaram New Bus Stand	–	850 Mtrs
Madhavaram Mofussil Bus Terminus	–	4 Kms
Perambur Railway Station	–	5 Kms
Central Railway Station	–	9 Kms
Airport	–	26 Kms



# PRESTIGIOUS ONGOING PROJECTS

## CHENNAI



**RADIANCE MAJESTIC**  
VALASARAVAKKAM

2, 3 & 4 BHK  
LUXURY APARTMENTS

RERA: TN/29/Building/0386/2022 | www.rera.tn.gov.in



**RADIANCE FLOURISH**  
THIRUVOTTIYUR

2, 2.5, 3 & 4 BHK  
LUXURY APARTMENTS

Project Completion Timeline:  
Launch Date: Oct 2022  
Committed Date: March 2021  
Delivery Date: Oct 2024

RERA: TN/29/Building/355/2022 | www.rera.tn.gov.in



**RADIANCE THE PRIME**  
PAMMAL

2 BHK COMPACT,  
2, 3 & 4 BHK  
PREMIUM APARTMENTS

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



**RADIANCE Regalia**  
VEERAKERALAM

3, 3.5 & 4 BHK  
VILLAS

RERA: TN/11/Building/205/2023 | www.rera.tn.gov.in

## COIMBATORE



**RADIANCE RIVERWOODS**

1, 2, 2.5 & 3 BHK  
PREMIUM APARTMENTS

RERA: TN/11/Building/0544/2024 | www.rera.tn.gov.in



**RADIANCE Gardenia**  
HENNUR

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

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

## BENGALURU



**RADIANCE Floresta**  
HENNUR

3.5 BHK  
VILLAMENTS &  
PENTHOUSE

RERA: PRM/KA/RERA/1251/446/PR/060424/006781



**RADIANCE Platinum**

3 & 4 BHK  
ULTRA-LUXURY  
APARTMENTS

RERA: PRM/KR/RERA/1251/310/PR/060824/006962

# PRESTIGIOUS COMPLETED PROJECTS

## CHENNAI



**RADIANCE icon**  
KOYAMBEDU

2, 2.5, 3 BHK &  
PENT HOUSE

Project Completion Timeline:  
Launch Date: Jan 2018  
Committed Date: March 2021  
Delivery Date: Dec 2020

Rera: TN/029/Building/0065/2017 | www.rera.tn.gov.in



**RADIANCE SUPREMA**  
Madhavaram

2, 3 & 4 BHK  
APARTMENTS

Project Completion Timeline:  
Launch Date: Jan 2020  
Committed Date: June 2023  
Delivery Date: March 2023

RERA: TN/02/Building/0150/2019 | www.rera.tn.gov.in



**RADIANCE SAPPHIRE**  
SHOLINGANALLUR

2 & 3 BHK  
APARTMENTS

Project Completion Timeline:  
Launch Date: Oct 2019  
Committed Date: Dec 2021  
Delivery Date: Dec 2021

RERA: TN/29/BUILDING/0154/2019 | www.rera.tn.gov.in



**RADIANCE THE PRIDE**  
PALLAVARAM

2, 2.5 & 3 BHK  
APARTMENTS

Project Completion Timeline:  
Launch Date: Jan 2020  
Committed Date: June 2022  
Delivery Date: May 2022

RERA: TN/01/BUILDING/253/2019 | www.rera.tn.gov.in

PLOTS:

**RADIANCE Marina**  
MUGAIYUR - ECR



PERUMBAKKAM




INJAMBAKKAM



TEYNAMPET



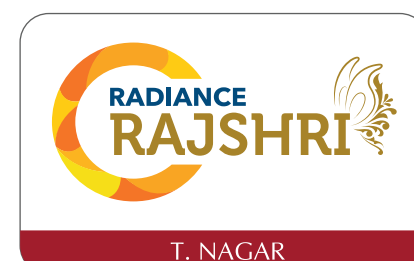
PADAPPAI- NEAR MANNIVAKKAM



THAIYUR



NINGAMBAKKAM



T. NAGAR



PERUMBAKKAM



NAVALUR, ECR



PERAMBUR




POONAMALLEE



THORAIPAKKAM, OMR



KARAPAKKAM, OMR



ANNA NAGAR



KAZHIPATTUR, OMR



MUTTUKADU, ECR

## COIMBATORE



VEDAPATTI

RERA: TN/11/Building/0307/2018 | www.rera.tn.gov.in

## MADURAI



MADURAI

RERA: TN/20/LAYOUT/1852/2023 | www.rera.tn.gov.in

## BENGALURU



BOMMENAHALLI

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SAMPIGEHALLI

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