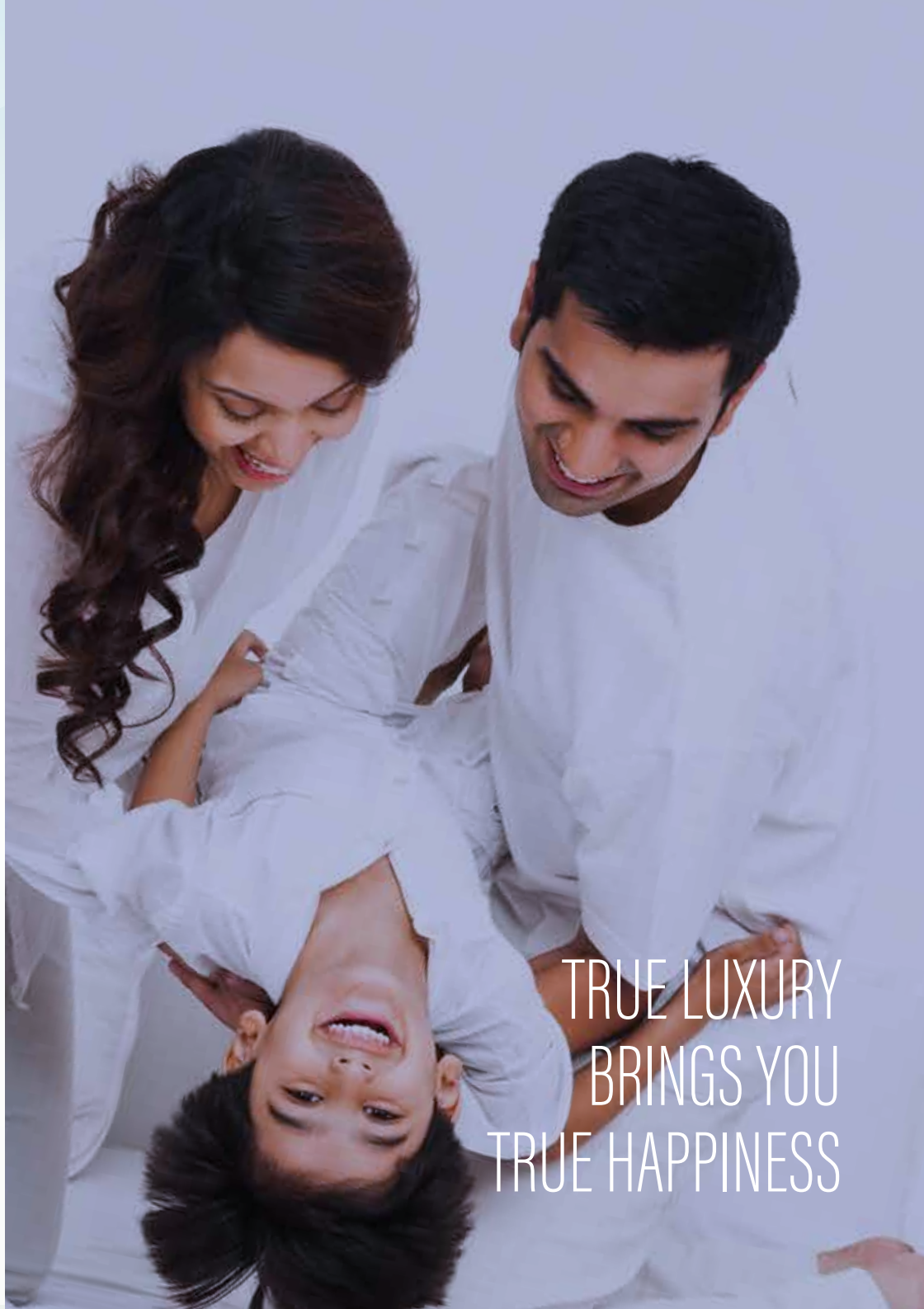




EXPERIENCE
TRUE LUXURY



TRUE LUXURY
BRINGS YOU
TRUE HAPPINESS

SAVOUR THE SAPPHIRE WAY OF LIFE



True luxury is comfort. True luxury is elegance.
True luxury is leisure. True luxury is adventure.
True luxury is living life to the fullest in
the home you've been dreaming
about. Experience true luxury at
Radiance Sapphire, the stunning
home with an incredible lifestyle, at
the heart of Sholinganallur - a
location that's incredibly
well-connected. A home like Sapphire,
with thoughtful amenities at every turn,
is designed to make sure you experience
the best of life every single day. Live loud at
Radiance Sapphire, a rare jewel that you and
your loved ones would love to call home.

THE RADIANCE EDGE

- 70 years of experience in infrastructure • Evolved from NAPC Ltd.
- 4 million sqft developed • 6 million sqft in the pipeline • 5000+ happy customers
- Quality homes delivered on time • Spread across Chennai, Coimbatore, Bengaluru and Dubai

DAY VIEW





SALIENT FEATURES

- Exclusive Spanish style architecture with 105 apartments spread across 1.7 acres
- 2 & 3 BHK apartments ranging from 1103 sqft to 1612 sqft
- Basement + stilt + 5 design structure
- Designed for abundant ventilation with optimal space planning
- A secure gated community with 24x7 CCTV surveillance
- 20+ amenities which include a clubhouse, fully equipped gym, lush green space, multipurpose hall, swimming pool and many more
- Premium fittings of Kohler / Roca or equivalent
- Vaastu compliant
- Undivided share of the entire extent of land for buyers
- Surrounded by schools, colleges, hospitals & retail; close to the proposed metro at Sholinganallur

AERIAL VIEW





AMENITIES



BLOCK

STILT FLOOR

- 1 CCTV & Security
Intercom Room
- 2 Electric Charging Point

TERRACE

- 3 Rooftop Party Area
- 4 Barbeque Counter

CLUBHOUSE

GROUND FLOOR

- 1 Gym
- 2 Multipurpose Hall with Wi-Fi Zone
- 3 Indoor Games
 - a Table Tennis
 - b Chess
 - c Carrom
 - d Pucket
 - e Traditional Games
(Pallankuzhi + Snakes & Ladders + Ludo)

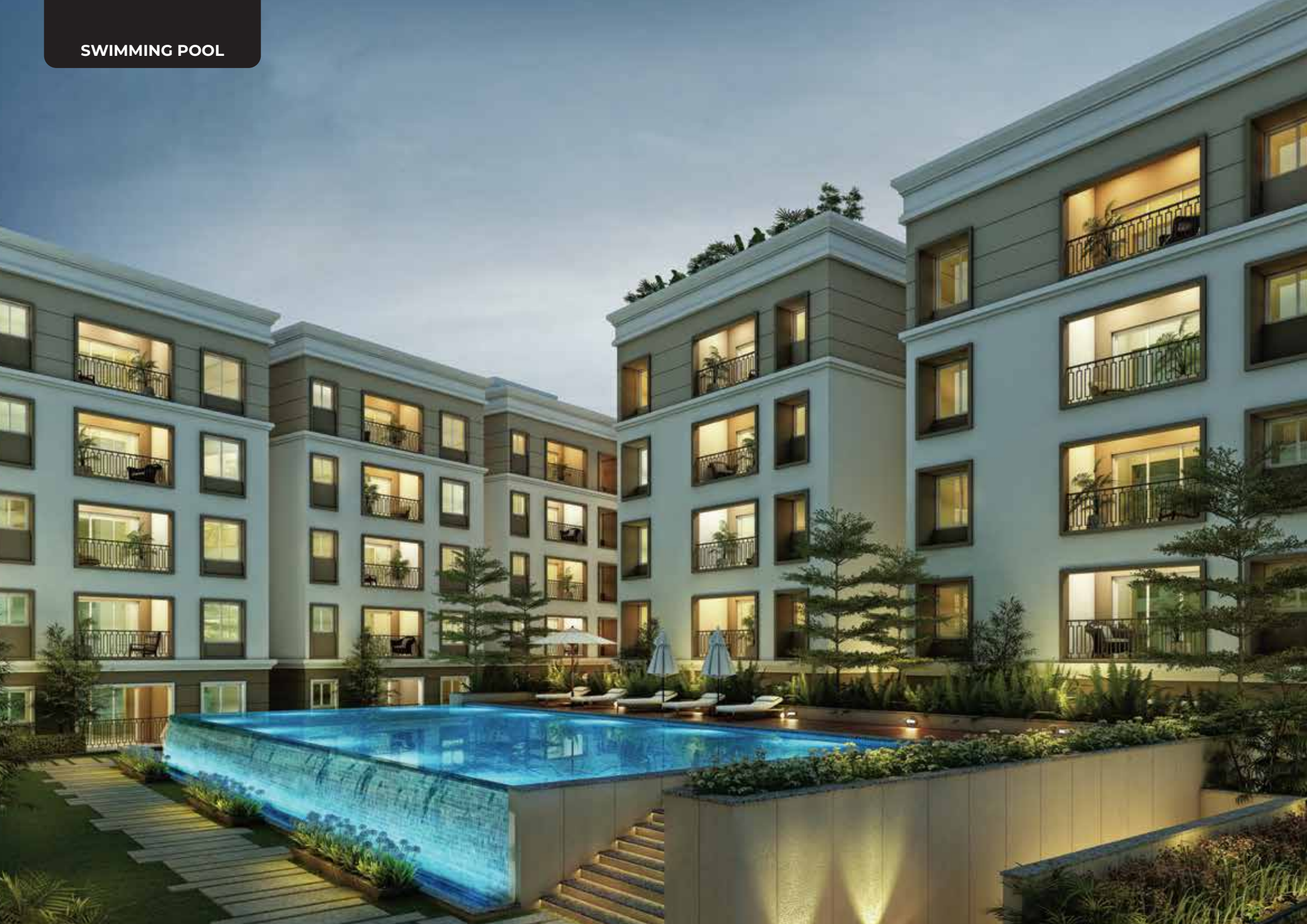
FIRST FLOOR

- 4 Swimming Pool
- 5 Toddlers' Pool
- 6 Open Space for Yoga

IN OSR

- 1 Jogging / Walking Track
- 2 Children's Play Area (2 See-saws + 2 Swings + 1 Slide
+ 1 Merry-go-round + 1 Monkey Bar or Multiplay Activity)
- 3 Sand Pit
- 4 Basketball Hoop
- 5 Senior Citizens' Nook
- 6 Hopscotch
- 7 Lawn & Gazebo
- 8 Park Benches
- 9 Reflexology Pathway

SWIMMING POOL



BASEMENT FLOOR PLAN



SITE WITH STILT FLOOR PLAN



LEGEND

- 1. MULTIPURPOSE HALL
- 2. GYM
- 3. LOUNGE / BOARD ROOM
- 4. TRANSFORMER YARD
- 5. ELECTRICAL ROOM
- 6. METER ROOM
- 7. DRIVERS' / MAIDS' TOILET
- 8. CCTV & MAINTENANCE

OSR / AMENITIES

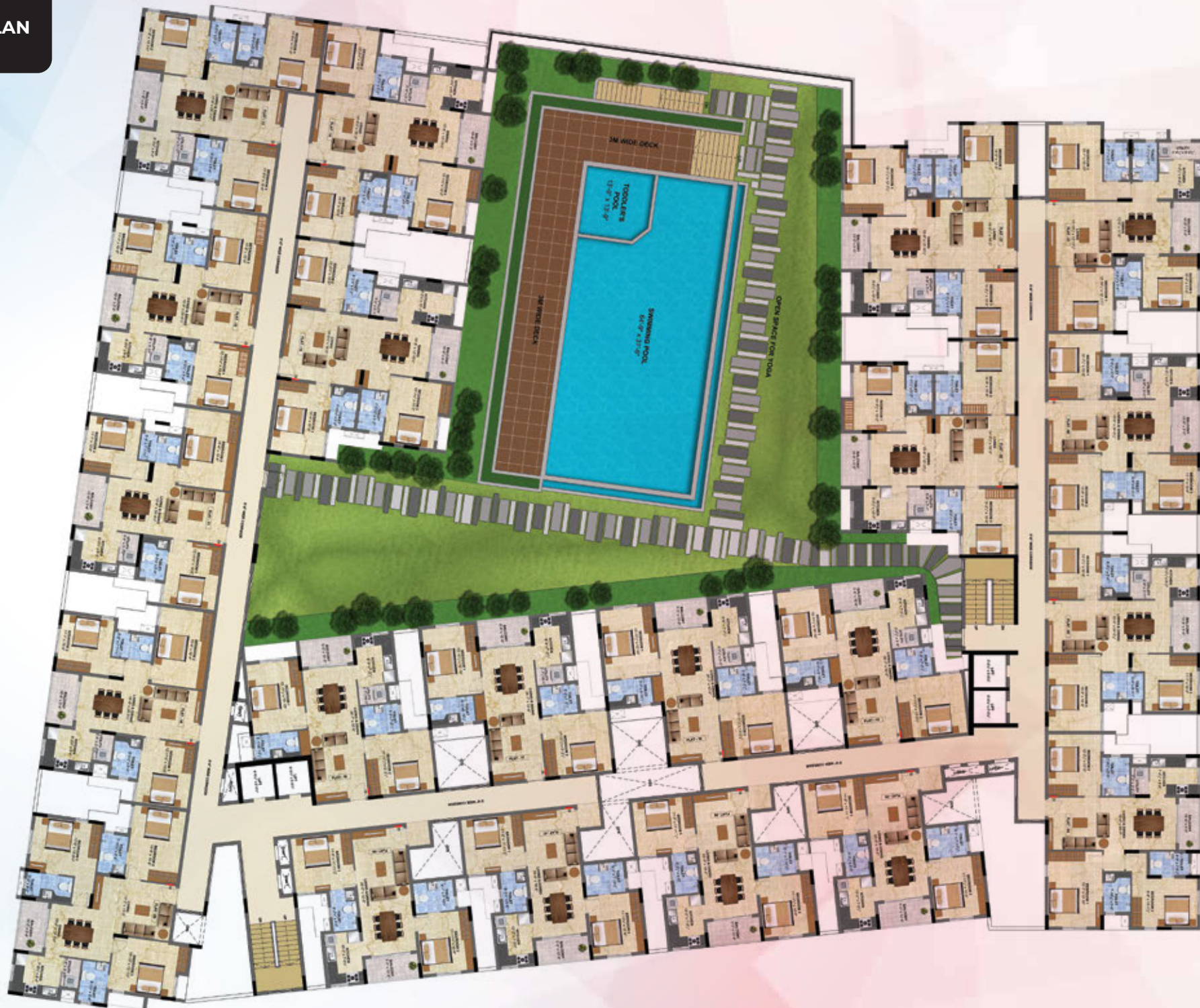
- SAND PIT
- CHILDREN'S PLAY AREA
- SENIOR CITIZENS' CORNER
- BASKETBALL HOOP
- GAZEBO
- HOPSCOTCH
- JOGGING / WALKING TRACK
- REFLEXOLOGY PATHWAY

PAYMENT PATTERN

PARTICULARS	%
BOOKING ADVANCE	10%
WITHIN 30 DAYS FROM THE DATE OF BOOKING	30%
ON COMPLETION OF FOUNDATION	8%
ON COMPLETION OF 1 ST FLOOR ROOF	8%
ON COMPLETION OF 2 ND FLOOR ROOF	8%
ON COMPLETION OF 3 RD FLOOR ROOF	8%
ON COMPLETION OF 4 TH FLOOR ROOF	8%
ON COMPLETION OF 5 TH FLOOR ROOF	8%
ON COMPLETION OF BLOCK WORK	6%
ON COMPLETION OF FLOORING WORK	4%
ON HANDING OVER	2%

TYPICAL FLOOR PLAN

1ST FLOOR

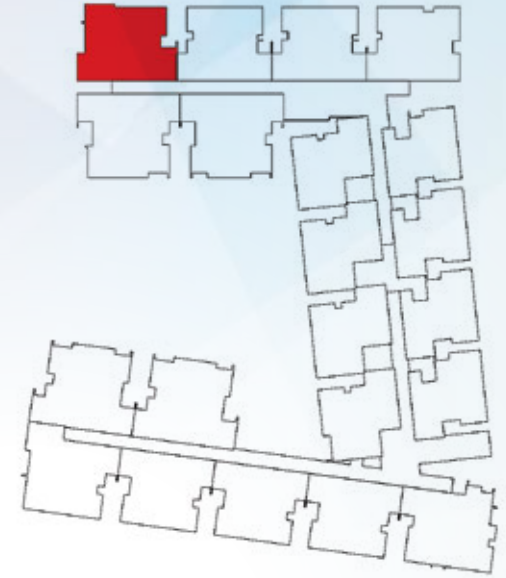


TYPICAL FLOOR PLAN
2ND TO 5TH FLOOR





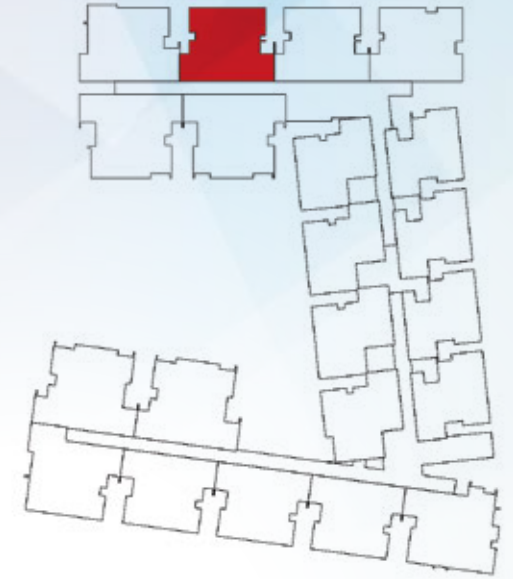
KEY PLAN



UNIT NO.	-	101 TO 501
UNIT TYPE	-	3 BHK + 3 T
SUPER BUILT-UP AREA	-	1489 SQFT.
PLINTH AREA	-	1193 SQFT.
RERA CARPET AREA	-	1022 SQFT.



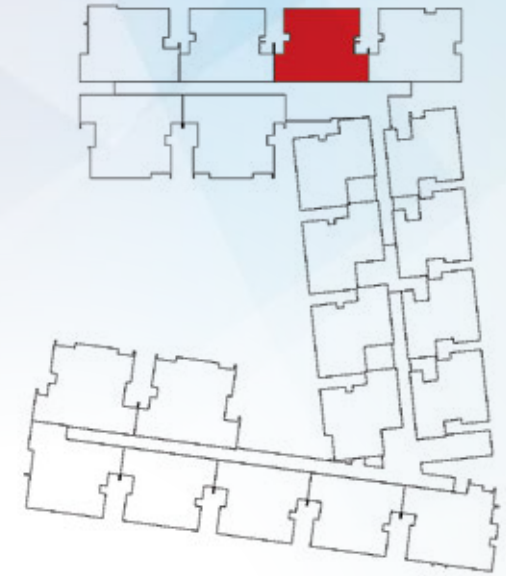
KEY PLAN



UNIT NO.	-	102 TO 502
UNIT TYPE	-	3 BHK + 2 T
SUPER BUILT-UP AREA	-	1346 SQFT.
PLINTH AREA	-	1079 SQFT.
RERA CARPET AREA	-	911 SQFT.



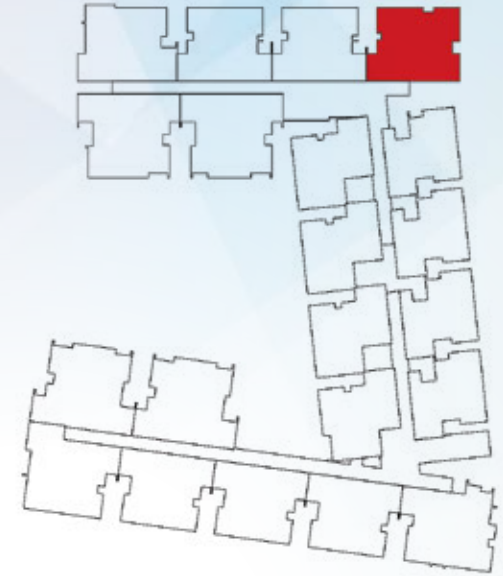
KEY PLAN



UNIT NO.	-	103 TO 503
UNIT TYPE	-	3 BHK + 2 T
SUPER BUILT-UP AREA	-	1347 SQFT.
PLINTH AREA	-	1080SQFT.
RERA CARPET AREA	-	911 SQFT.



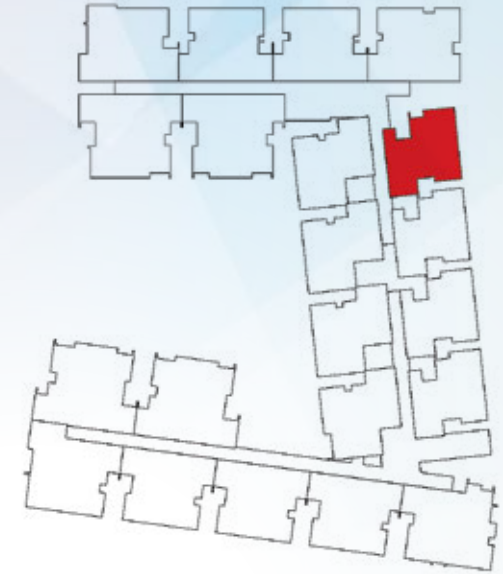
KEY PLAN



UNIT NO.	-	104 TO 504
UNIT TYPE	-	3 BHK + 3 T
SUPER BUILT-UP AREA	-	1405 SQFT.
PLINTH AREA	-	1126 SQFT.
RERA CARPET AREA	-	971 SQFT.



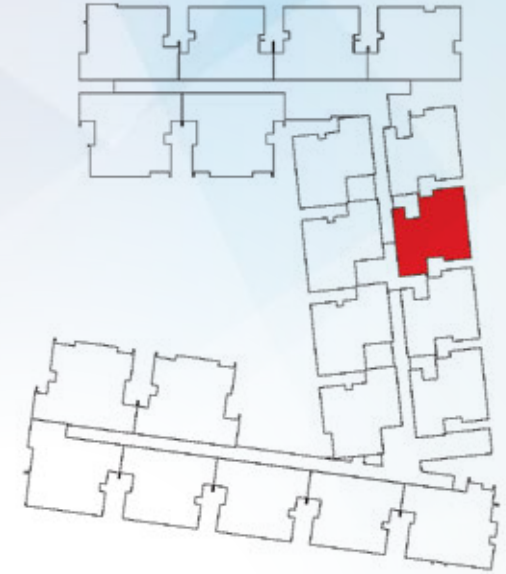
KEY PLAN



UNIT NO.	-	105 TO 505
UNIT TYPE	-	2 BHK + 2 T
SUPER BUILT-UP AREA	-	1103 SQFT.
PLINTH AREA	-	884 SQFT.
RERA CARPET AREA	-	722 SQFT.



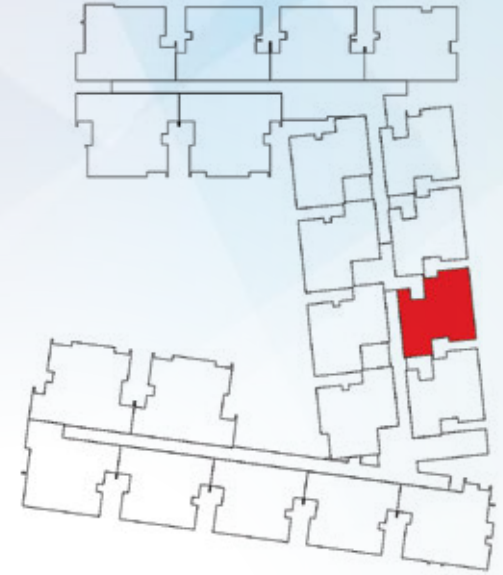
KEY PLAN



UNIT NO.	-	106 TO 506
UNIT TYPE	-	2 BHK + 2 T
SUPER BUILT-UP AREA	-	1103 SQFT.
PLINTH AREA	-	884 SQFT.
RERA CARPET AREA	-	722 SQFT.



KEY PLAN



UNIT NO.	-	107 TO 507
UNIT TYPE	-	2 BHK + 2 T
SUPER BUILT-UP AREA	-	1103 SQFT.
PLINTH AREA	-	884 SQFT.
RERA CARPET AREA	-	722 SQFT.



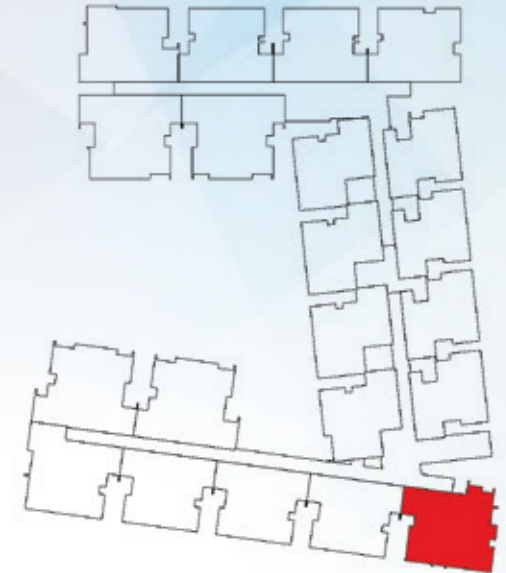
KEY PLAN



UNIT NO.	-	108 TO 508
UNIT TYPE	-	2 BHK + 2 T
SUPER BUILT-UP AREA	-	1103 SQFT.
PLINTH AREA	-	884 SQFT.
RERA CARPET AREA	-	722 SQFT.



KEY PLAN



UNIT NO.	-	109 TO 509
UNIT TYPE	-	3 BHK + 3 T
SUPER BUILT-UP AREA	-	1503 SQFT.
PLINTH AREA	-	1205 SQFT.
RERA CARPET AREA	-	1024 SQFT.



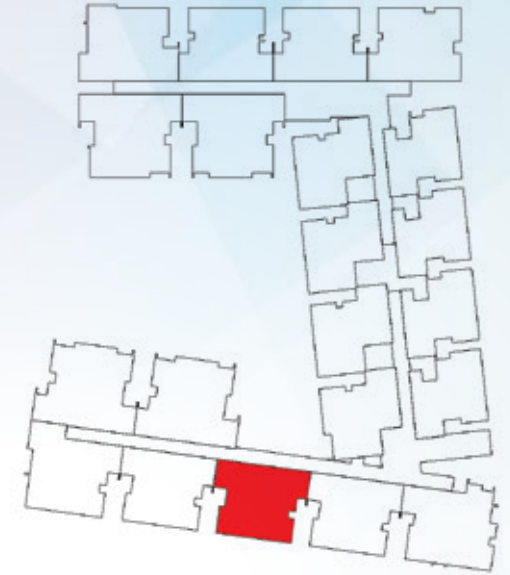
KEY PLAN



UNIT NO.	-	110 TO 510
UNIT TYPE	-	3 BHK + 2 T
SUPER BUILT-UP AREA	-	1347 SQFT.
PLINTH AREA	-	1080 SQFT.
RERA CARPET AREA	-	914 SQFT.



KEY PLAN



UNIT NO.	-	111 TO 511
UNIT TYPE	-	3 BHK + 2 T
SUPER BUILT-UP AREA	-	1346 SQFT.
PLINTH AREA	-	1079 SQFT.
RERA CARPET AREA	-	913 SQFT.



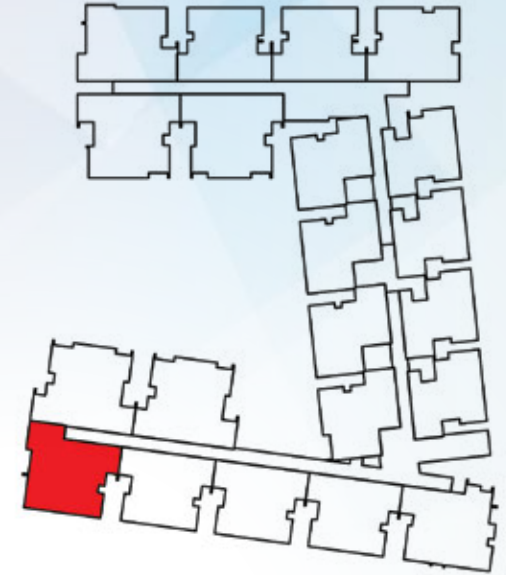
KEY PLAN



UNIT NO.	-	112 TO 512
UNIT TYPE	-	3 BHK + 2 T
SUPER BUILT-UP AREA	-	1346 SQFT.
PLINTH AREA	-	1079 SQFT.
RERA CARPET AREA	-	913 SQFT.



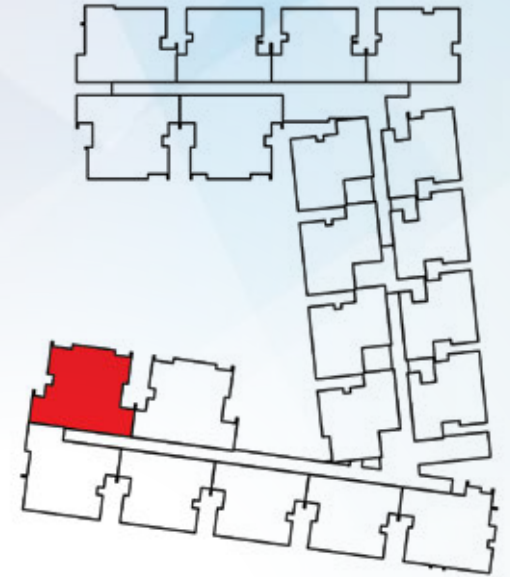
KEY PLAN



UNIT NO.	-	113 TO 513
UNIT TYPE	-	3 BHK + 3 T
SUPER BUILT-UP AREA	-	1482 SQFT.
PLINTH AREA	-	1188 SQFT.
RERA CARPET AREA	-	1016 SQFT.



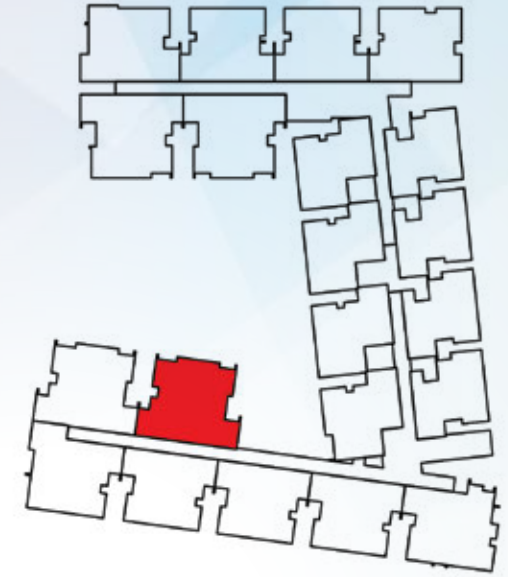
KEY PLAN



UNIT NO.	-	114 TO 514
UNIT TYPE	-	3 BHK + 3 T
SUPER BUILT-UP AREA	-	1588 SQFT.
PLINTH AREA	-	1273 SQFT.
RERA CARPET AREA	-	1097 SQFT.



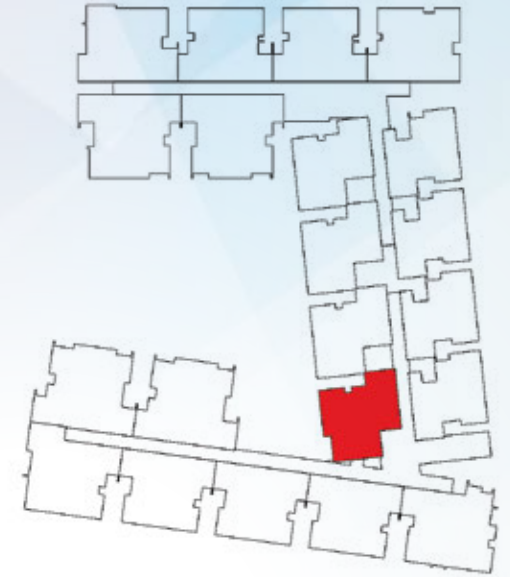
KEY PLAN



UNIT NO.	-	115 TO 515
UNIT TYPE	-	3 BHK + 3 T
SUPER BUILT-UP AREA	-	1595 SQFT.
PLINTH AREA	-	1278 SQFT.
RERA CARPET AREA	-	1097 SQFT.



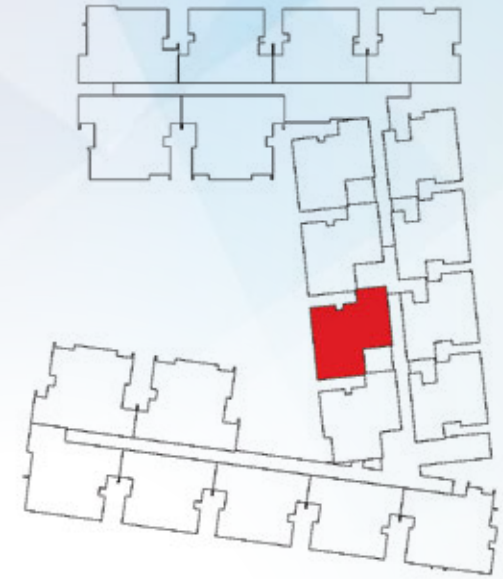
KEY PLAN



UNIT NO.	-	116 TO 516
UNIT TYPE	-	2 BHK + 2 T
SUPER BUILT-UP AREA	-	1201 SQFT.
PLINTH AREA	-	963 SQFT.
RERA CARPET AREA	-	794 SQFT.



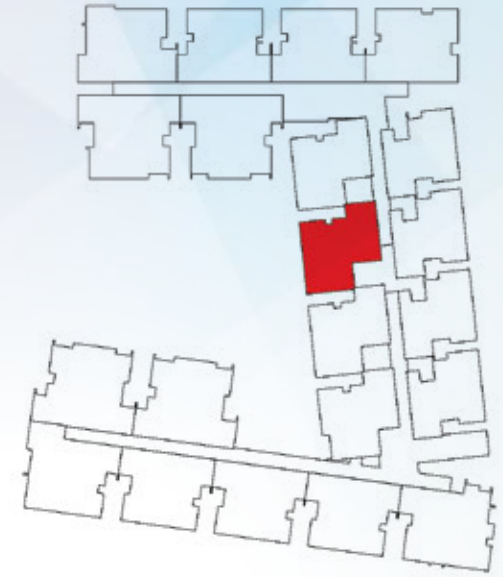
KEY PLAN



UNIT NO.	-	117 TO 517
UNIT TYPE	-	2 BHK + 2 T
SUPER BUILT-UP AREA	-	1192 SQFT.
PLINTH AREA	-	956 SQFT.
RERA CARPET AREA	-	792 SQFT.



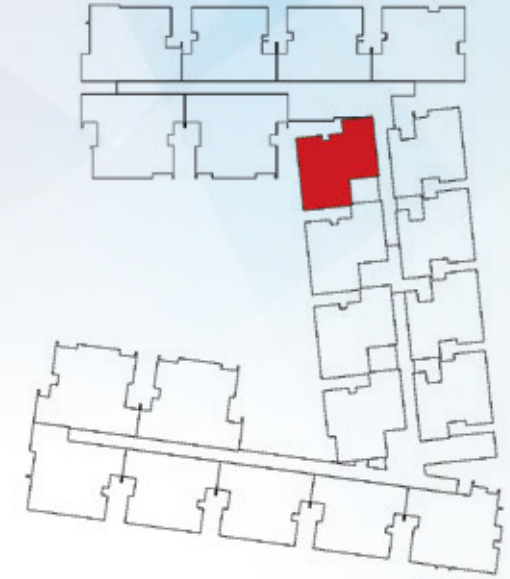
KEY PLAN



UNIT NO.	-	118 TO 518
UNIT TYPE	-	2 BHK + 2 T
SUPER BUILT-UP AREA	-	1192 SQFT.
PLINTH AREA	-	956 SQFT.
RERA CARPET AREA	-	792 SQFT.



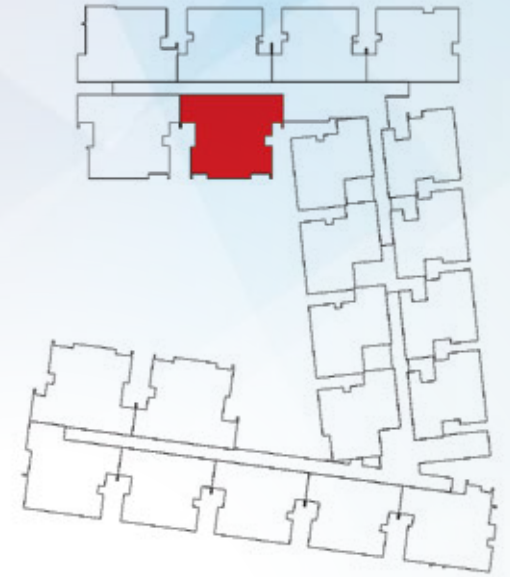
KEY PLAN



UNIT NO.	-	119 TO 519
UNIT TYPE	-	2 BHK + 2 T
SUPER BUILT-UP AREA	-	1193 SQFT.
PLINTH AREA	-	956 SQFT.
RERA CARPET AREA	-	792 SQFT.



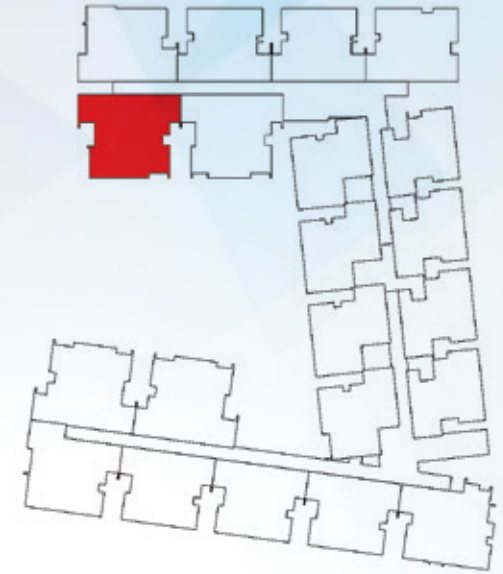
KEY PLAN



UNIT NO.	-	120 TO 520
UNIT TYPE	-	3 BHK + 3 T
SUPER BUILT-UP AREA	-	1595 SQFT.
PLINTH AREA	-	1278 SQFT.
RERA CARPET AREA	-	1097 SQFT.



KEY PLAN



UNIT NO.	-	121 TO 521
UNIT TYPE	-	3 BHK + 3 T
SUPER BUILT-UP AREA	-	1612 SQFT.
PLINTH AREA	-	1292 SQFT.
RERA CARPET AREA	-	1111 SQFT.

STRUCTURE

- RCC framed structure and AAC blocks used for external / internal walls
- Earthquake resistant structure to adhere to Seismic Zone III
- Anti-Termite Treatments wherever applicable during construction stage

TILING

FLOORING

- Living, Dining and Bedrooms – 2' x 2' vitrified tiles
- Toilets, Balconies & Utility Area - anti-skid ceramic tiles
- Terrace – weatherproof tiles
- Staircase - granite
- Corridors & typical floor lobby – vitrified tiles
- Driveway (external) - good quality interlocking paver

DADO

- Kitchen - first quality ceramic wall tiles up to 2 feet above the platform
- Toilet - first quality ceramic wall tiles up to 7 feet height from the floor level
- Utility areas - first quality ceramic tiles, height to match the kitchen wall tile level

KITCHEN

- Stainless steel sink with drainboard of Nirali / Franke / Diamond or equivalent make
- Anti-skid ceramic tile flooring
- Two water points - for metro and domestic water



GENERAL SPECIFICATIONS



DOORS / WINDOWS / VENTILATORS

- Main door of 7 feet height - frame is made of good quality seasoned and chemically treated wood with shutter of 35 mm thickness, both sides Teak veneered flush door stained and PU lacquer polished, and designer hardware of Godrej / Yale or equivalent make
- Bedroom door of 7 feet height - frame is made of good quality seasoned and chemically treated wood, with skin moulded paneled door shutter of 32 mm thickness and designer hardware of Godrej / Yale or equivalent make
- Toilet door of 7 feet height - frame is made of good quality seasoned and chemically treated wood, with skin moulded paneled door shutter of 30 mm thickness (with one side skin and other side laminated) and designer hardware of Godrej / Yale or equivalent make
- UPVC French doors with a sliding shutter will be provided
- UPVC windows with sliding shutters for all windows will be provided
- UPVC ventilators with pin-headed glass will be provided



PAINTING FINISHES

- All internal walls will be coated with smooth putty, 1 coat of primer and 2 coats of emulsion paint of Asian / Dulux or equivalent make
- All external walls will be finished with 2 coats of weatherproof emulsion paint of Asian / Dulux or equivalent make
- Ceilings will be finished with smooth putty, 1 coat of primer and 2 coats of oil bound distemper
- MS railing (balcony & staircase) finished with enamel paint, aesthetically designed & fixed to the wall

ELECTRICAL FIXTURES / FITTINGS

- Three-phase power supply with concealed wiring will be provided
- All switches will be of Schneider / MK / Anchor Roma or equivalent make
- Cables & wiring will be of Kundan / Anchor / Poly Cab or equivalent make
- Split A/C provision with electrification will be provided in the Living and in Bedroom 1
- 15A plug points will be provided for the refrigerator, washing machine and micro oven
- Geyser provision with electrification will be provided in the toilet of Bedroom 1
- 5A socket for chimney will be provided in the Kitchen and exhaust fan point will be provided in all the toilets
- Power back-up of 500W for 2 BHK and 800W for 3 BHK apartments and the essential points in common areas will be provided
- Automatic phase changeover (EB / DG) will be provided
- TV and telephone points will be provided in the Living and in Bedroom 1
- USB charging port in switchboards will be provided in the Living and in all Bedrooms

PLUMBING & SANITARY

- Sanitaryware in ceramic of superior brands like Roca / Hindware / Kohler or equivalent will be provided
- EWC (floor mounted closet) with health faucet of superior brands like Roca / Hindware / Kohler or equivalent will be provided
- Granite countertop washbasin of superior brands like Roca / Kohler or equivalent will be provided in the toilet of Bedroom 1
- CP fittings of superior brands like Roca / Kohler or equivalent will be provided
- Single lever HI-FLOW concealed diverter of Roca / Kohler make, of hot & cold mixer with overhead shower will be provided in the toilets
- CPVC pipelines / UPVC soil waste lines / sewage pipelines & rainwater lines of superior brands like Aashirwad / Astral / Supreme / Prince or equivalent will be provided



the gallery

MOVABLE FURNITURE | ACCESSORIES

The Gallery at Radiance Mandarin in Thoraipakkam, Chennai, is a movable furniture and accessories store, showcasing elegant living, dining and bedroom furniture.



My Home Space offers complete interior and home decor solutions, that include modular kitchens, wardrobes, movable furniture, wallpapers and more.



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 homes beautiful, inside and out.

LOCATION MAP



LOCATION ADVANTAGES



HOSPITALS

Swaram Hospital & Specialty Clinic	2 km
Vee Care Hospital	2 km
Chettinad Hospital	3 km
Global Hospital	4 km
Apollo Speciality Hospital	9 km



SCHOOLS

Vels Vidyashram Kindergarten	650 m
Babaji Vidhyashram	
Senior Secondary School	900 m
Velammal Vidyalaya	2 km
Amelio Early Education	2.3 km
Narayana E-Techno School	2.8 km
Ramana Vidyalaya	2.8 km



COLLEGES

Mohamed Sathak College of Arts and Science	2.2 km
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Thangavelu Engineering College	5 km
Sathyabama University	6 km
Jeppiaar Engineering College	6.2 km
KCG College of Technology	6.2 km
St. Joseph's College of Engineering	8.2 km



RESTAURANTS

Bindaas Rasoi	2.3 km
Salem RR Chettinad Unavagam	2.5 km
Famous Theory	3 km
Gourmands Delight	
Multi Cuisine Restaurant	3.3 km
Hotel Amaravathi	4 km



PLACES OF WORSHIP

Sri Subramaniya Swamy Temple	750 m
Sathak Masjid	1.3 km
NLAG Church	2.2 km
Pazhandi Amman Temple	3.3 km
Sri Ponniyamman Temple	3.5 km



ENTERTAINMENT

Arvind Theatre	3.8 km
ECR Beach	5 km
VGP Universal Kingdom	7 km
AGS Cinemas	8 km



IT PARKS

INFOSYS	1.8 km
TECCI Park	2.8 km
TCS	3.8 km
ELCOT SEZ	4 km
Siruseri IT Park	9.5 km
TIDEL Park	12.5 km



NEIGHBOURHOOD

ECR	5 km
Thoraipakkam	6 km
Medavakkam	6.5 km
Perumbakkam	6 km
Perungudi	9.1 km

Contact No. 9952666269