

THE NEXT  
LEAGUE OF  
LUXURY



THE OPULENCE  
THE PRESTIGE  
THE SPLENDOUR  
THE SPARKLE

EXPERIENCE IT FIRST-HAND AT



## A REGAL LIFESTYLE

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 Radianc 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 from Chennai Airport
- Near to major IT corridors
- Close to the proposed Valasaravakkam Metro Station





## EXPERIENCE IMPERIAL LIVING IN A GRAND SETTING

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

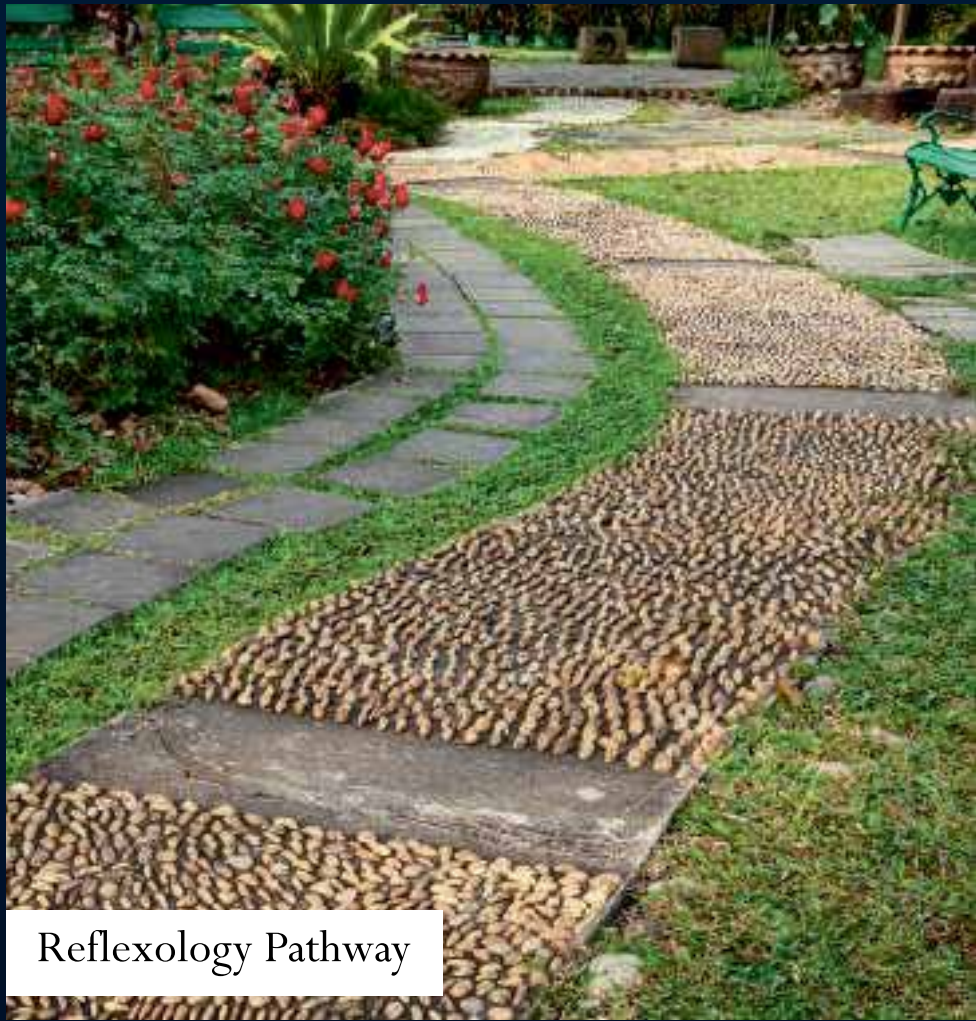
Gym  
Indoor Games  
Multipurpose Hall  
Mini Theatre  
Yoga  
VR Games  
Board Games  
Golf Simulator  
Business Center  
Association Room



Cricket Net



Reflexology Pathway



Gym



Mini Theatre



Multipurpose Hall



Children's Play Area



Gazebo



Jogging Track



Indoor Games





## LIVE IN HARMONY WITH NATURE

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

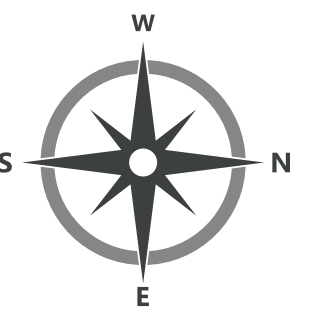
- 73% open space with 30% landscaped greenery
- Exclusive EV charging provision
- Lush green OSR space that helps you feel one with nature





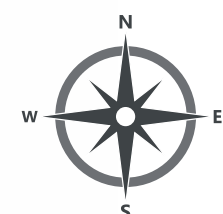


SITE WITH TYPICAL FLOOR PLAN



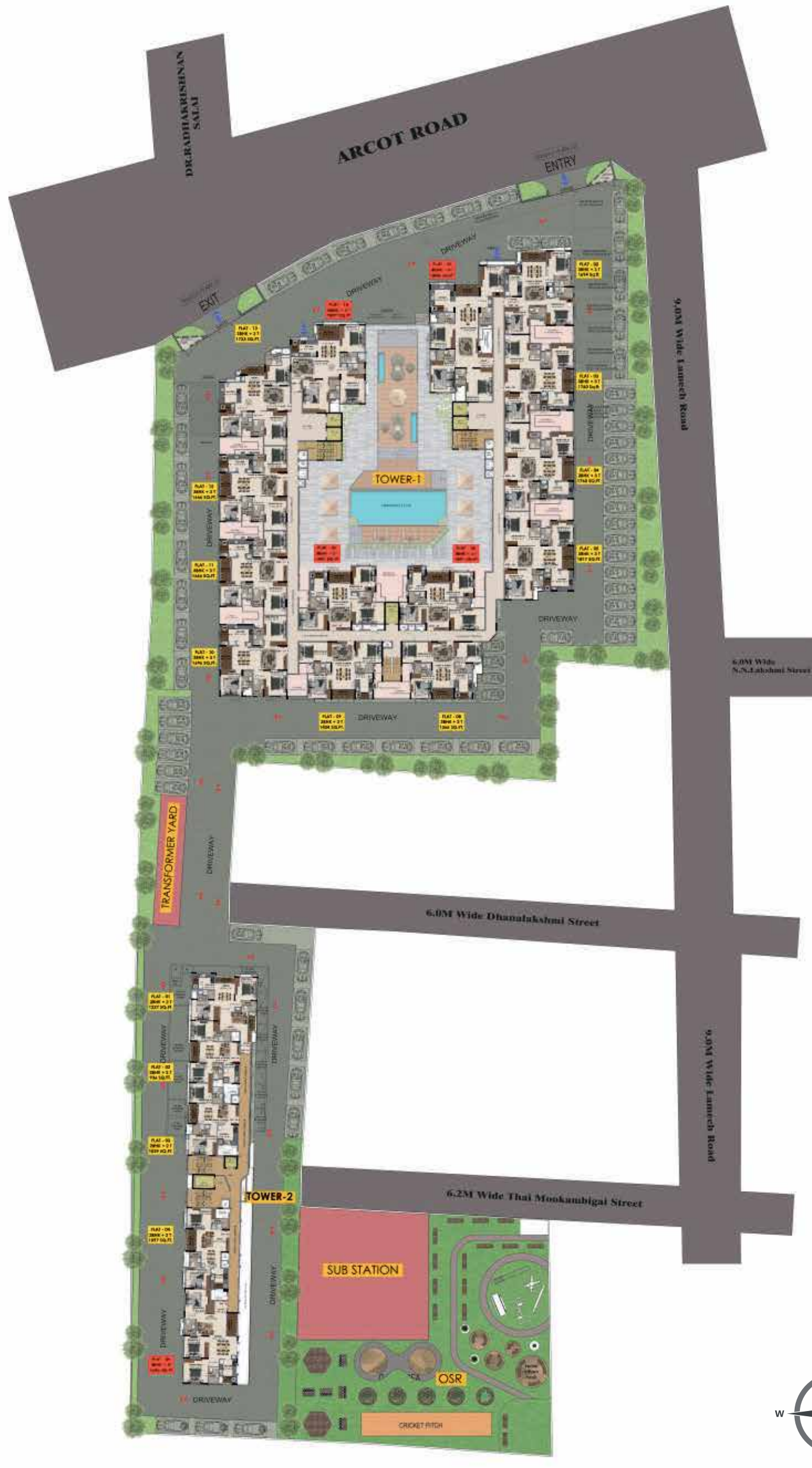


# SITE WITH STILT FLOOR PLAN



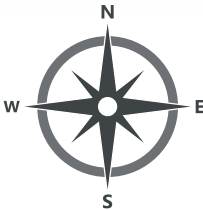
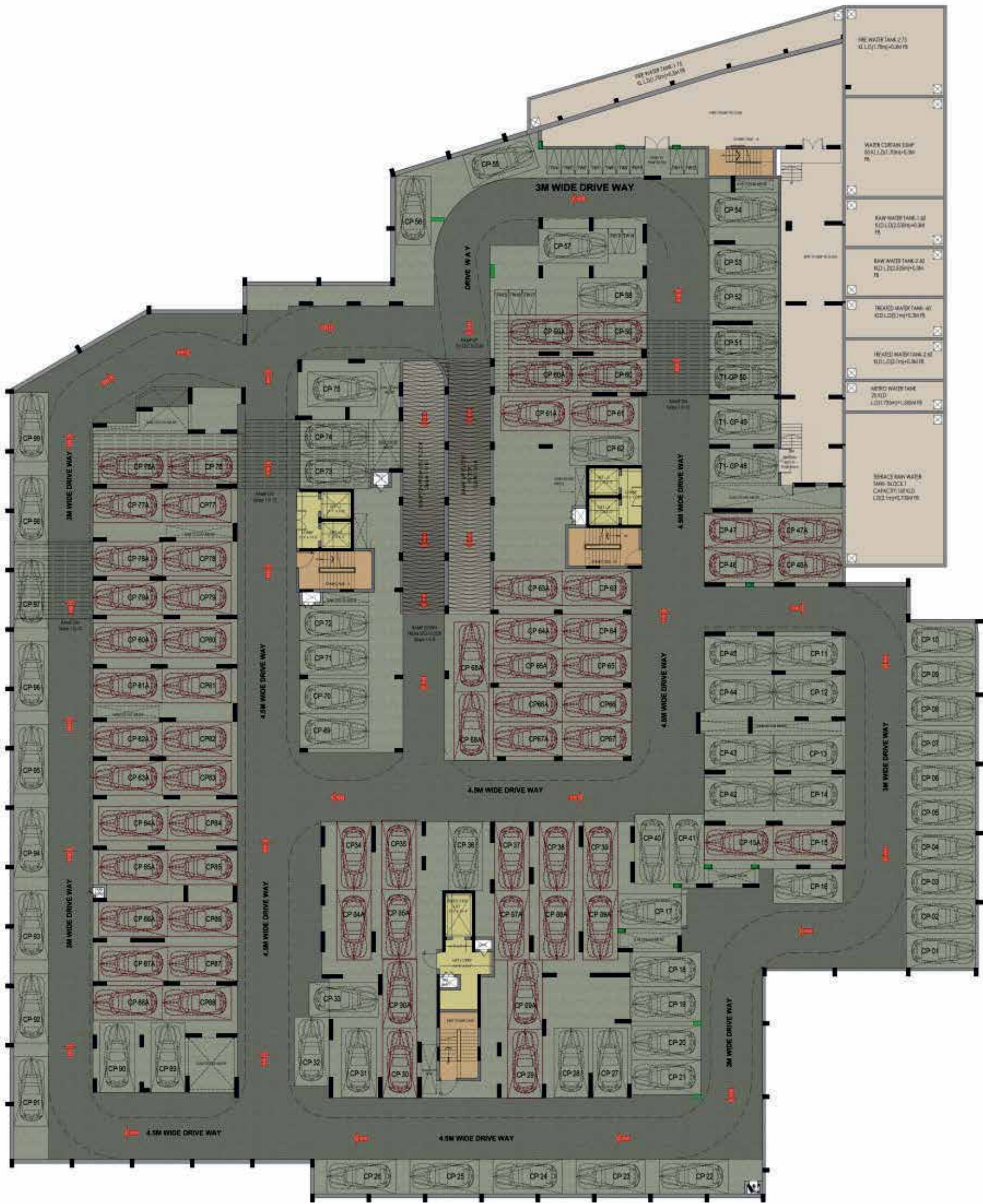


# SITE WITH TYPICAL FLOOR PLAN



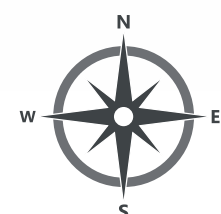
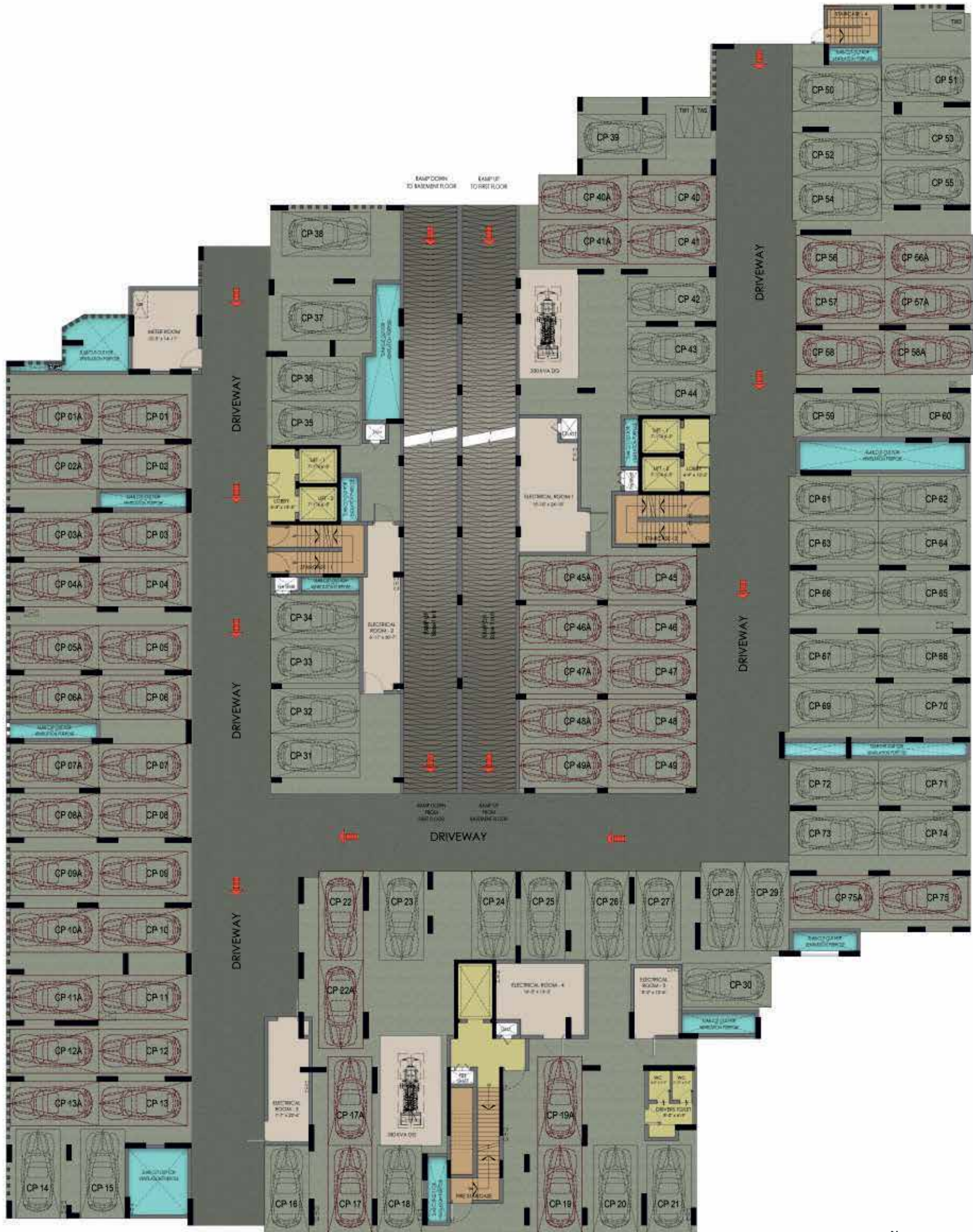


TOWER-1  
BASEMENT FLOOR PLAN



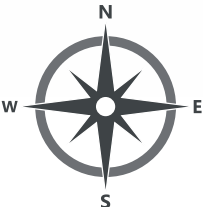


# TOWER-1 STILT FLOOR PLAN



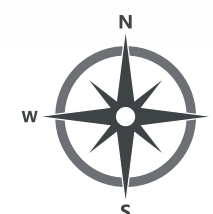
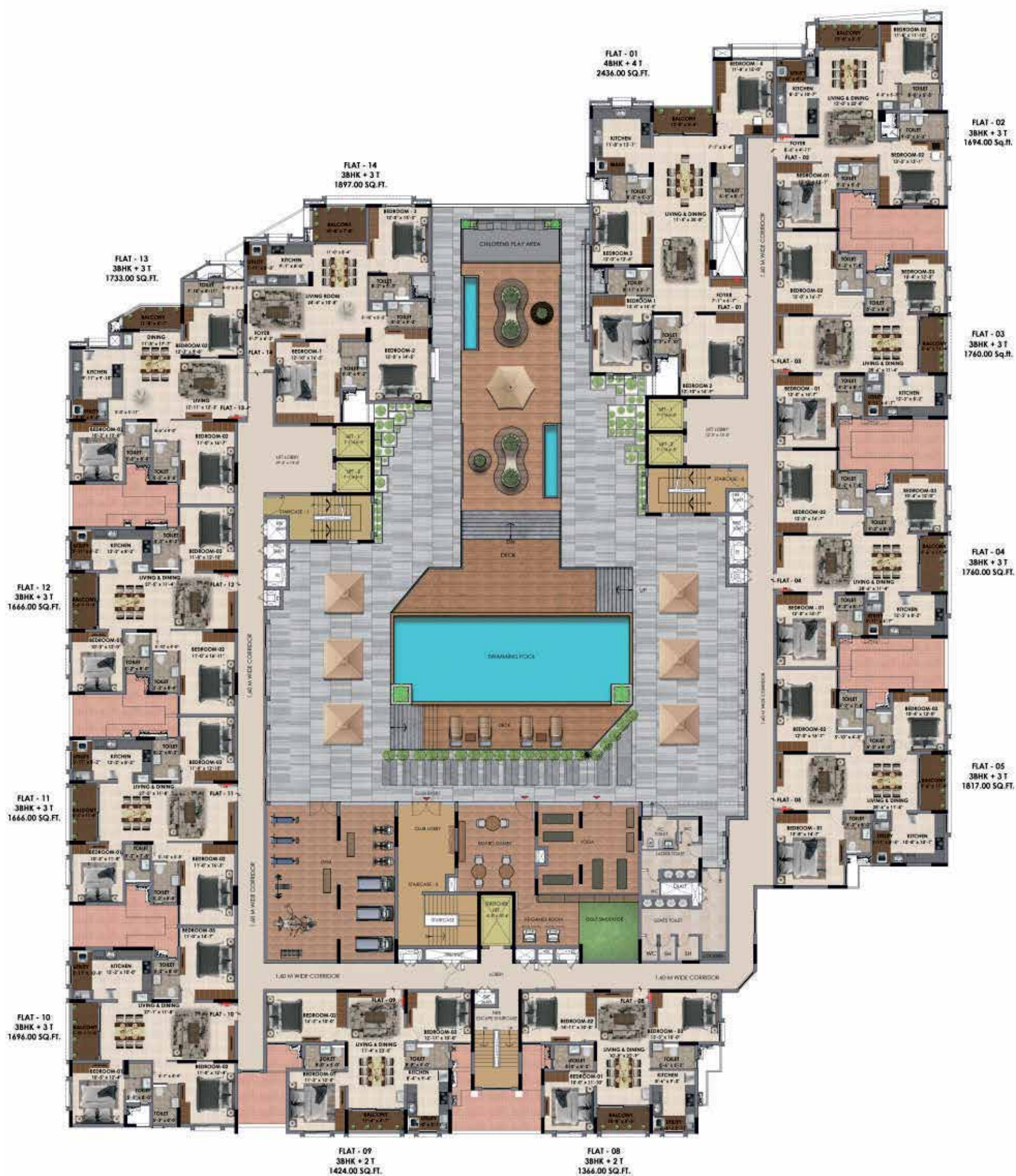


TOWER-1  
FIRST FLOOR PLAN



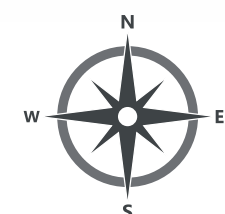
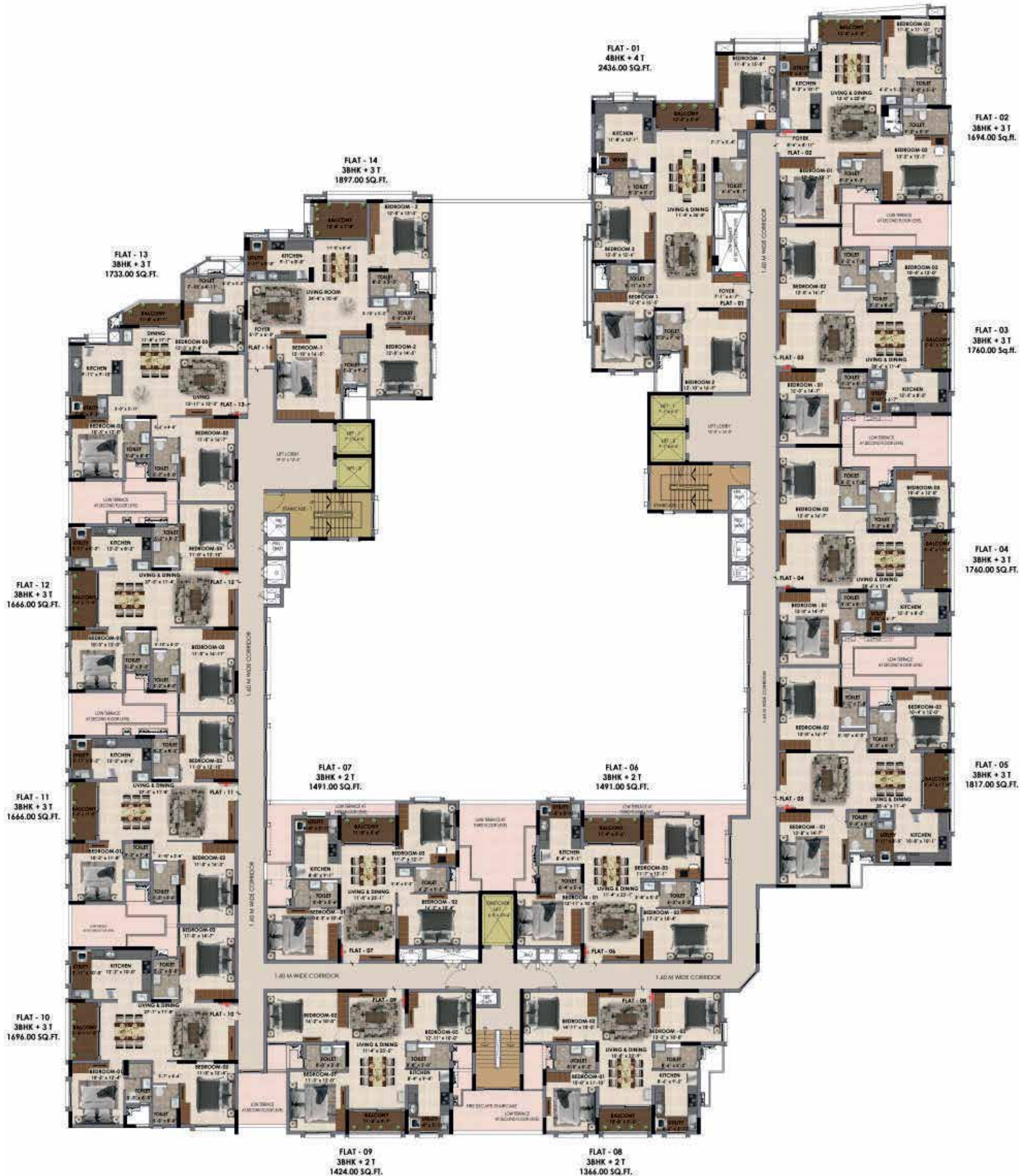


# TOWER-1 SECOND FLOOR PLAN





# TOWER-1 TYPICAL FLOOR PLAN (3RD TO 15TH)

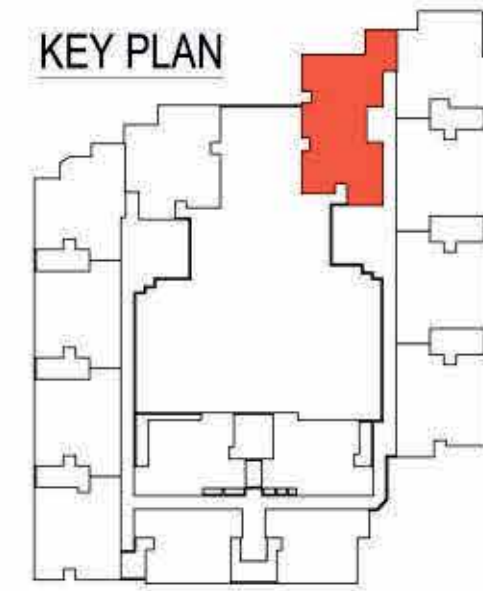




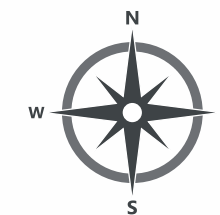
# TOWER - 1 UNIT - 1



KEY PLAN



UNIT NO	- 201 to 1501
UNIT TYPE	- 4BHK + 4 T
SUPER BUILT UP AREA	- 2436.00 Sq.ft.
PLINTH AREA	- 1837.00 Sq.ft.
RERA CARPET AREA	- 1590.00 Sq.ft.

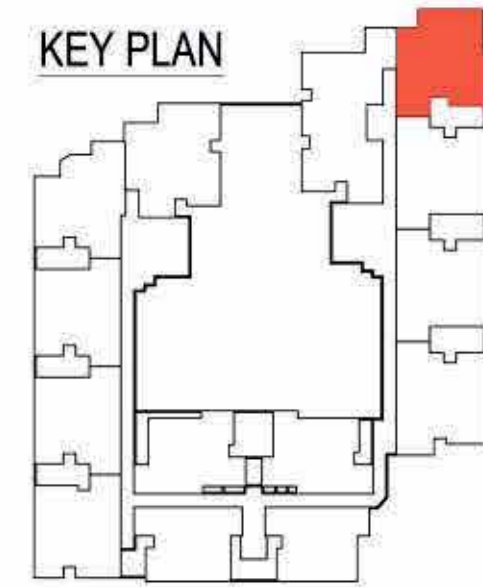




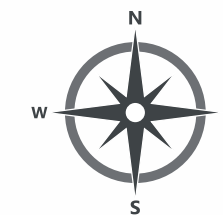
# TOWER - 1 UNIT - 2



KEY PLAN



UNIT NO	- 202 to 1502
UNIT TYPE	- 3BHK + 3 T
SUPER BUILT UP AREA	- 1694.00 Sq.ft.
PLINTH AREA	- 1278.00 Sq.ft.
RERA CARPET AREA	- 1091.00 Sq.ft.

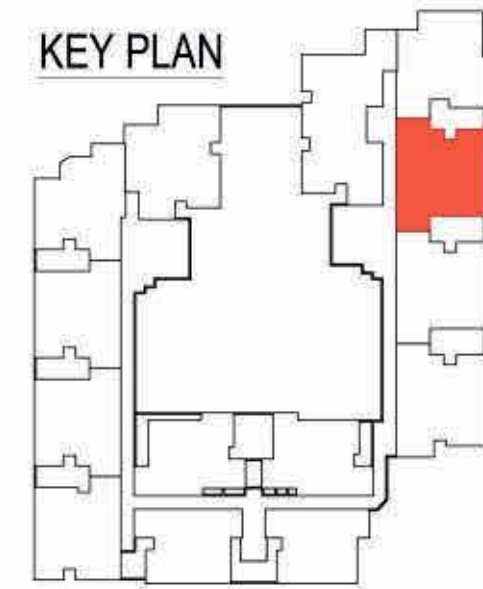




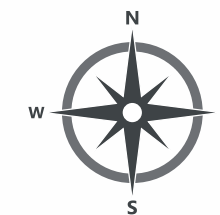
TOWER - 1  
UNIT - 3



KEY PLAN



UNIT NO	- 203 to 1503
UNIT TYPE	- 3BHK + 3 T
SUPER BUILT UP AREA	- 1760.00 Sq.ft.
PLINTH AREA	- 1327.00 Sq.ft.
RERA CARPET AREA	- 1147.00 Sq.ft.

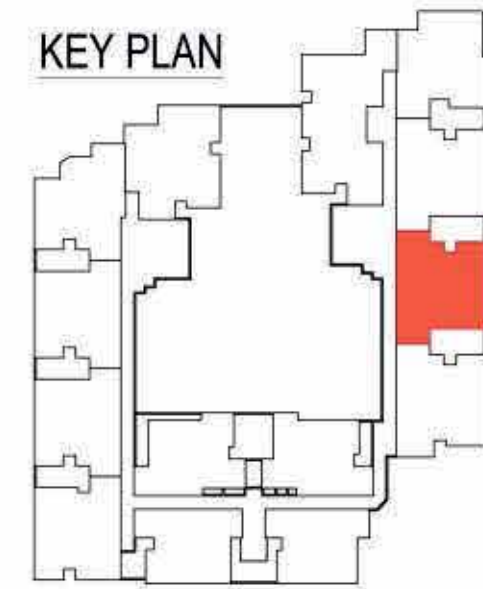




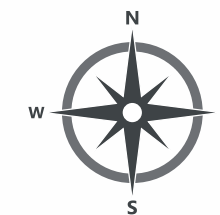
# TOWER - 1 UNIT - 4



KEY PLAN



UNIT NO	- 204 to 1504
UNIT TYPE	- 3BHK + 3 T
SUPER BUILT UP AREA	- 1760.00 Sq.ft.
PLINTH AREA	- 1327.00 Sq.ft.
RERA CARPET AREA	- 1146.00 Sq.ft.

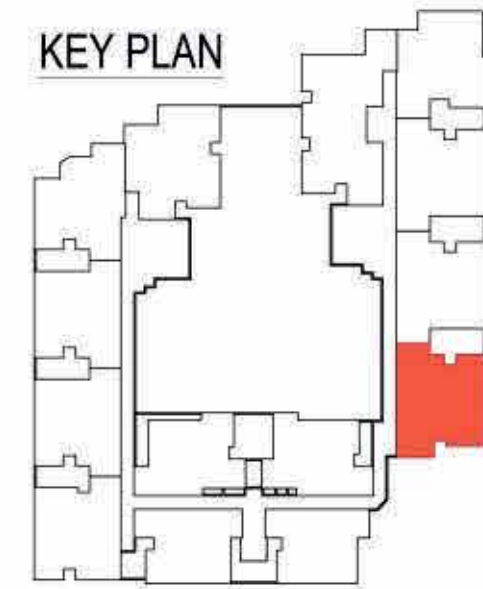




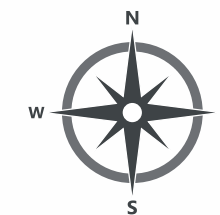
# TOWER - 1 UNIT - 5



KEY PLAN

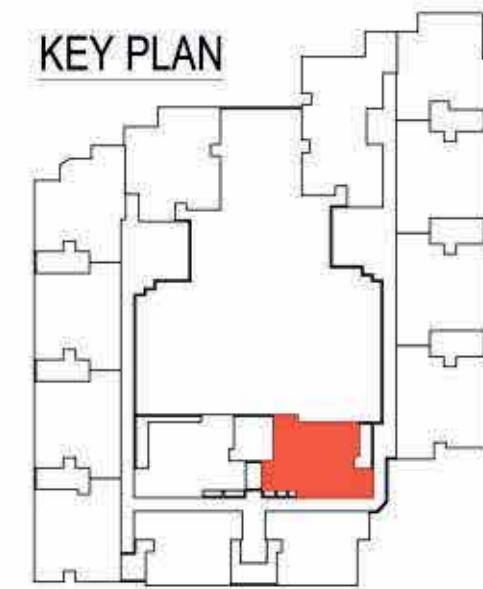
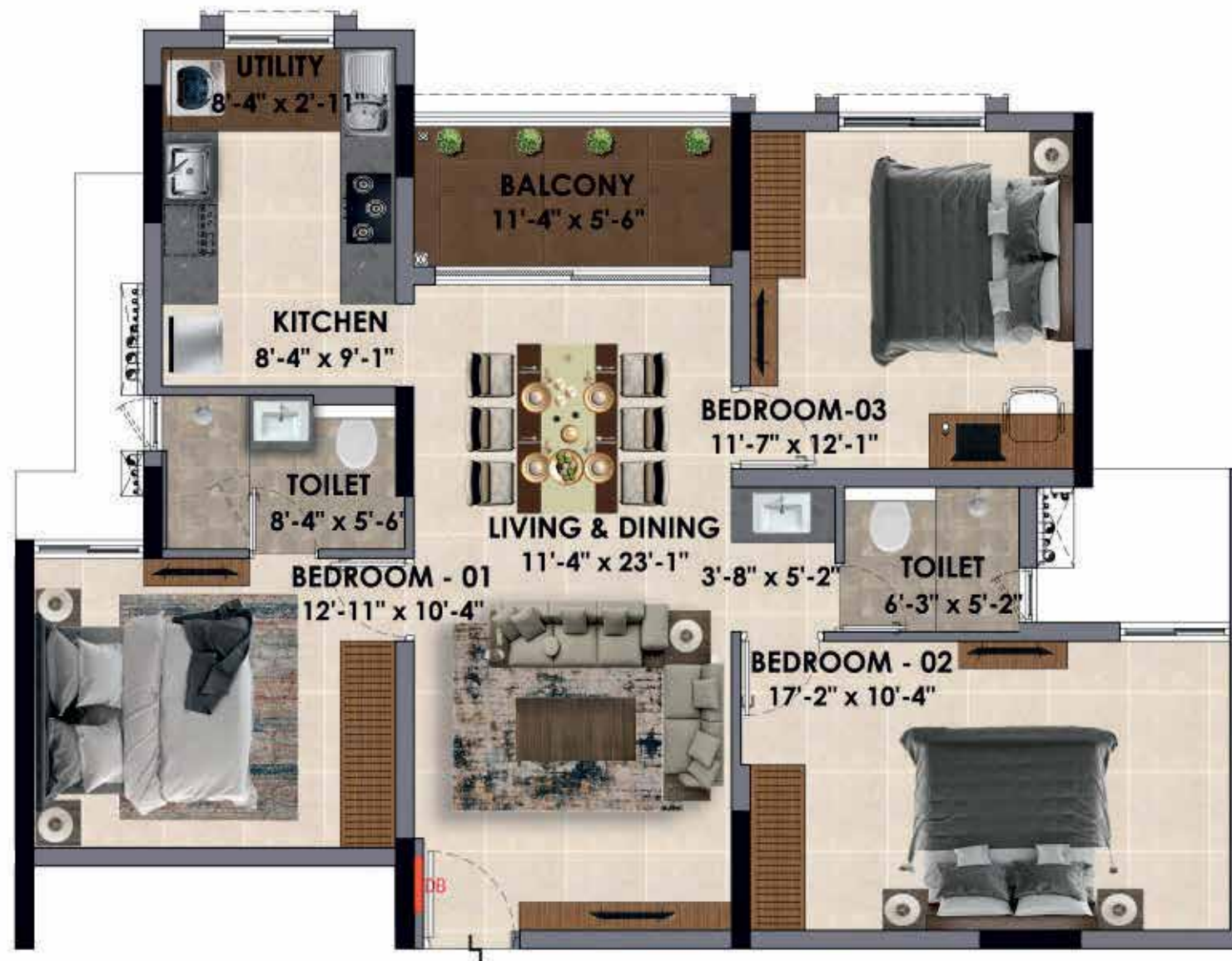


UNIT NO	- 205 to 1505
UNIT TYPE	- 3BHK + 3 T
SUPER BUILT UP AREA	- 1817.00 Sq.ft.
PLINTH AREA	- 1370.00 Sq.ft.
RERA CARPET AREA	- 1183.00 Sq.ft.

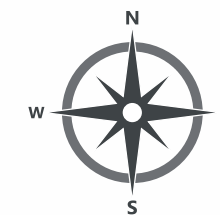




# TOWER - 1 UNIT - 6



UNIT NO	- 306 to 1506
UNIT TYPE	- 3BHK + 2 T
SUPER BUILT UP AREA	- 1491.00 Sq.ft.
PLINTH AREA	- 1124.00 Sq.ft.
RERA CARPET AREA	- 941.00 Sq.ft.

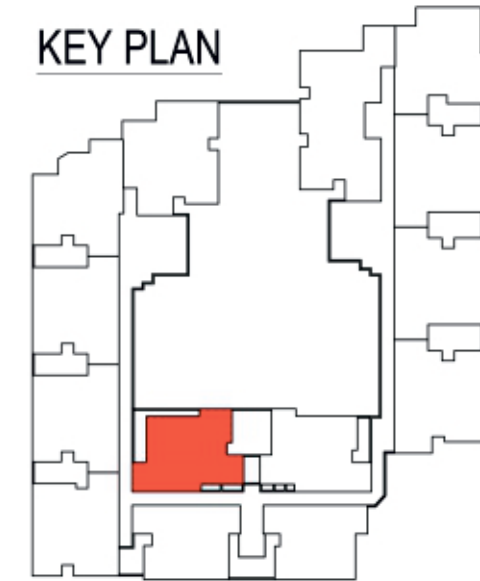




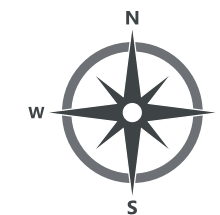
# TOWER - 1 UNIT - 7



KEY PLAN



UNIT NO	- 307 to 1507
UNIT TYPE	- 3BHK + 2 T
SUPER BUILT UP AREA	- 1491.00 Sq.ft.
PLINTH AREA	- 1124.00 Sq.ft.
RERA CARPET AREA	- 945.00 Sq.ft.

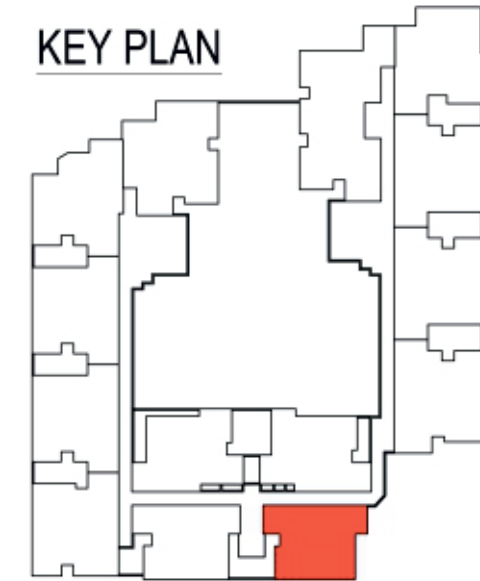




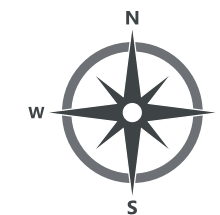
# TOWER - 1 UNIT - 8



KEY PLAN



UNIT NO	- 208 to 1508
UNIT TYPE	- 3BHK + 2 T
SUPER BUILT UP AREA	- 1366.00 Sq.ft.
PLINTH AREA	- 1030.00 Sq.ft.
RERA CARPET AREA	- 864.00 Sq.ft.

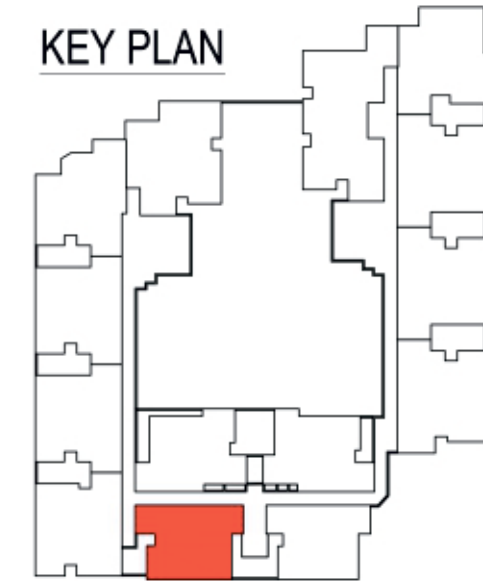




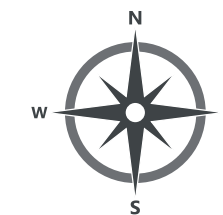
# TOWER - 1 UNIT - 9



KEY PLAN

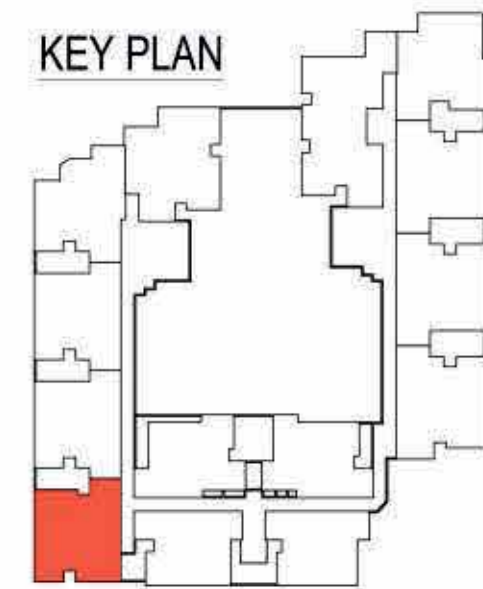


UNIT NO	- 209 to 1509
UNIT TYPE	- 3BHK + 2 T
SUPER BUILT UP AREA	- 1424.00 Sq.ft.
PLINTH AREA	- 1074.00 Sq.ft.
RERA CARPET AREA	- 909.00 Sq.ft.

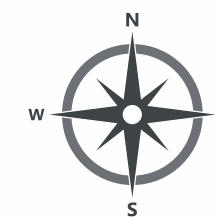




# TOWER - 1 UNIT - 10

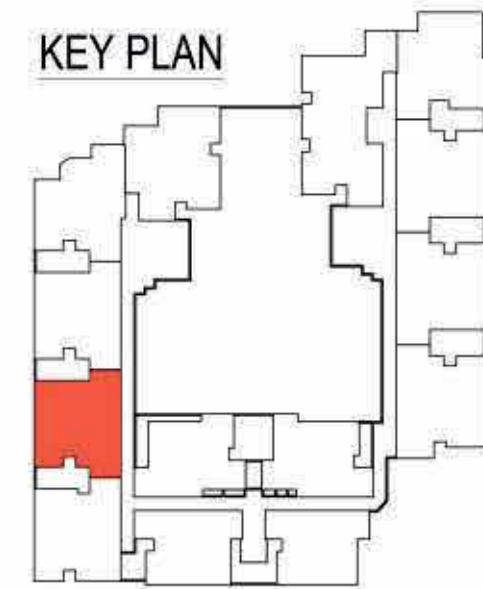


UNIT NO	- 210 to 1510
UNIT TYPE	- 3BHK + 3 T
SUPER BUILT UP AREA	- 1696.00 Sq.ft.
PLINTH AREA	- 1279.00 Sq.ft.
RERA CARPET AREA	- 1090.00 Sq.ft.

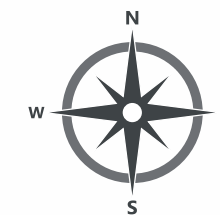




TOWER - 1  
UNIT - 11

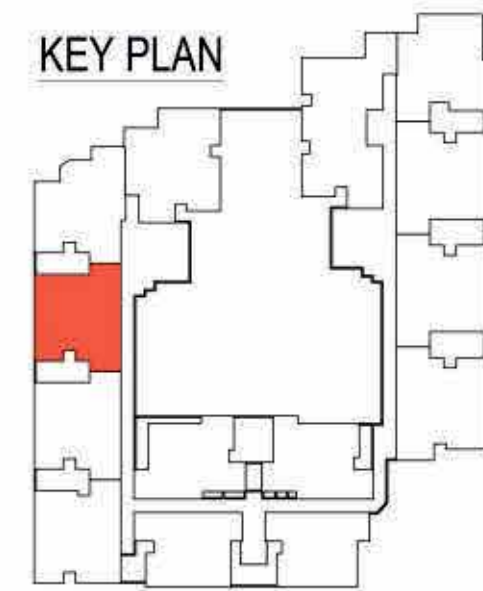


UNIT NO	- 211 to 1511
UNIT TYPE	- 3BHK + 3 T
SUPER BUILT UP AREA	- 1666.00 Sq.ft.
PLINTH AREA	- 1256.00 Sq.ft.
RERA CARPET AREA	- 1076.00 Sq.ft.

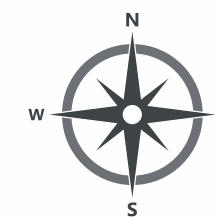




# TOWER - 1 UNIT - 12



UNIT NO	- 212 to 1512
UNIT TYPE	- 3BHK + 3 T
SUPER BUILT UP AREA	- 1666.00 Sq.ft.
PLINTH AREA	- 1257.00 Sq.ft.
RERA CARPET AREA	- 1079.00 Sq.ft.

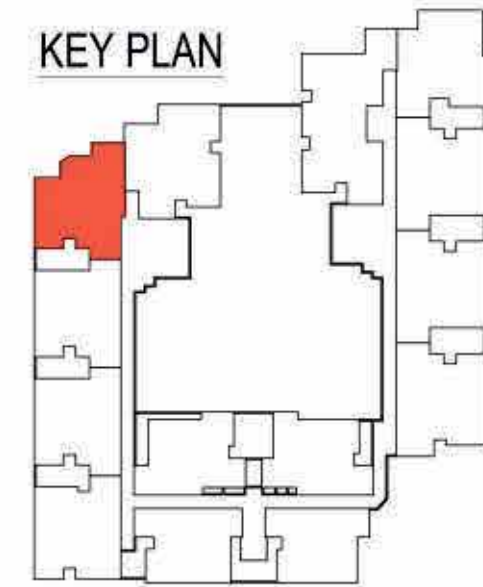




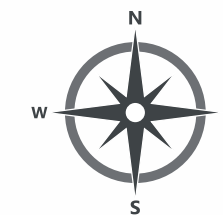
# TOWER - 1 UNIT - 13



KEY PLAN

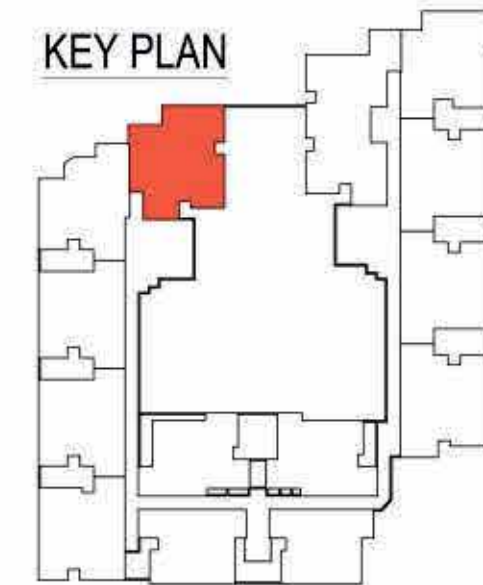


UNIT NO	- 213 to 1513
UNIT TYPE	- 3BHK + 3 T
SUPER BUILT UP AREA	- 1733.00 Sq.ft.
PLINTH AREA	- 1307.00 Sq.ft.
RERA CARPET AREA	- 1136.00 Sq.ft.

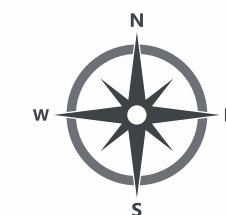




# TOWER - 1 UNIT - 14

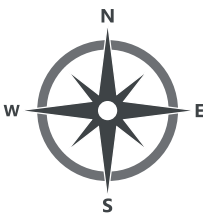


UNIT NO	- 214 to 1514
UNIT TYPE	- 3BHK + 3 T
SUPER BUILT UP AREA	- 1897.00 Sq.ft.
PLINTH AREA	- 1430.00 Sq.ft.
RERA CARPET AREA	- 1223.00 Sq.ft.





TOWER - 2  
STILT FLOOR PLAN





# TOWER - 2 FIRST FLOOR PLAN



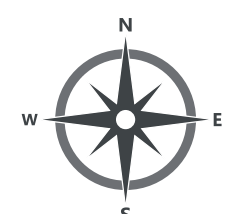
**FLAT - 01**  
2BHK + 2 T  
1237.00 SQ.FT.

**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 - 2

## TYPICAL FLOOR PLAN (2ND TO 8TH)



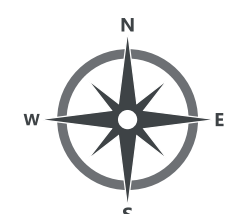
**FLAT - 01**  
2BHK + 2 T  
1237.00 SQ.FT.

**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.





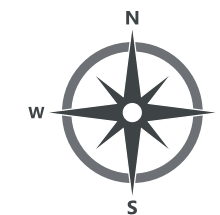
# TOWER - 2 UNIT - 1



KEY PLAN



UNIT NO	- 101 to 801
UNIT TYPE	- 2BHK + 2 T
SUPER BUILT UP AREA	- 1237.00Sq.ft.
PLINTH AREA	- 933.00 Sq.ft.
RERA CARPET AREA	- 765.00 Sq.ft.

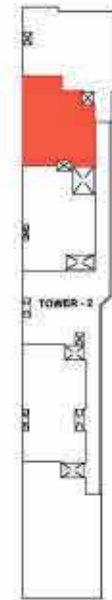




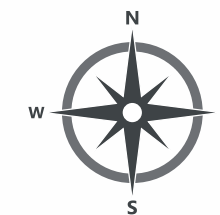
# TOWER - 2 UNIT - 2



KEY PLAN



UNIT NO	- 102 to 802
UNIT TYPE	- 2BHK + 2 T
SUPER BUILT UP AREA	- 936.00 Sq.ft.
PLINTH AREA	- 706.00 Sq.ft.
RERA CARPET AREA	- 592.00 Sq.ft.





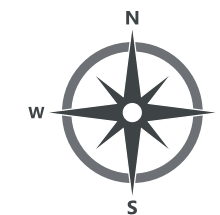
# TOWER - 2 UNIT - 3



KEY PLAN



UNIT NO	- 103 to 803
UNIT TYPE	- 2BHK + 2 T
SUPER BUILT UP AREA	- 1039.00 Sq.ft.
PLINTH AREA	- 783.00 Sq.ft.
RERA CARPET AREA	- 654.00 Sq.ft.

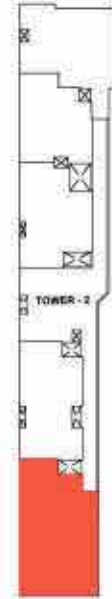




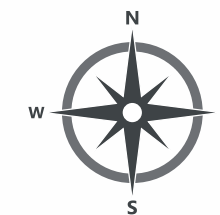
# TOWER - 2 UNIT - 4



**KEY PLAN**



UNIT NO	- 105 to 805
UNIT TYPE	- 3BHK + 2 T
SUPER BUILT UP AREA	- 1602.00 Sq.ft.
PLINTH AREA	- 1208.00 Sq.ft.
RERA CARPET AREA	- 1036.00 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	<b>1146</b>	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








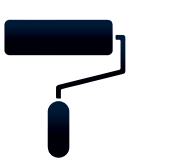
Flat No.	Type	Super Built-up Area	Plinth Area	RERA Carpet Area	UDS Area
101 to 801	2BHK + 2 T	1237	933	765	299
102 to 802	2BHK + 2 T	936	706	592	226
103 to 803	2BHK + 2 T	1039	783	654	251
104 to 804	2BHK + 2 T	1097	828	683	265
105 to 805	3BHK + 2 T	1602	1208	<b>1036</b>	387







# UPSCALE SPECIFICATIONS

<div>STRUCTURE</div> <div></div>	Masonry	<ul style="list-style-type: none"><li>• RCC framed concrete structure</li><li>• Earthquake resistance structure adhere to seismic zone III</li><li>• Anti-termite treatment during stage wise construction</li><li>• AAC light weight blocks for internal and external masonry walls</li><li>• Solid concrete blocks for other masonry walls as per requirement</li></ul>	<div>ELECTRICAL</div> <div></div>	Power Supply	<ul style="list-style-type: none"><li>• Three phase power supply with concealed wiring and ACCL (automatic change over with current limiter)</li><li>• Anchor by Panasonic / Equivalent</li><li>• Fire Retardant Low Smoke (FRLS) copper wire of quality ISI brand POLYCAB / KEI / equivalent</li><li>• Provision with electrification in Living or Dining room &amp; all bedrooms</li><li>• Provision with electrification in Living or Dining room &amp; all bedrooms</li><li>• For light and fan point in all bedrooms</li><li>• 650W for 2BHK, 800W for 3BHK &amp; 1000W for 4BHK</li><li>• In living room and in all bedrooms</li><li>• Surface mounted circular light fixture as per architect design with one 5Amps point</li><li>• Occupancy sensor device without light in all toilets</li><li>• For water heater with electrification in all toilets</li><li>• For refrigerator, dish washer &amp; microwave oven in kitchen and for washing machine in utility</li><li>• For chimney, water purifier, mixer / grinder in kitchen and for exhaust fan in all toilets</li></ul>
	<div>FLOOR &amp; WALL FINISHES</div> <div></div>	<div>Living, Dining, Bedroom &amp; Kitchen Floor</div> <div>Balcony, Utility &amp; Toilet Floor</div> <div>Terrace floor</div> <div>Staircase</div> <div>Typical floor corridor &amp; lift lobby</div> <div>Ground floor lobby</div> <div>External driveway</div> <div>Basement, stilt &amp; upper stilt car park floor</div> <div>Kitchen wall</div> <div>Toilet wall</div> <div>Utility wall</div> <div>Lift facia wall</div>		<ul style="list-style-type: none"><li>• 800 X 800mm size vitrified floor tiles</li><li>• Anti skid ceramic floor tiles of suitable size</li><li>•Weathering coarse tiles of suitable size</li><li>• Granite as per architect design</li><li>•Vitrified tiles as per architect design</li><li>• Marble as per architect design</li><li>• Interlocking concrete paver blocks</li><li>• Granolithic screed concrete floor</li><li>• Glazed ceramic tiles for 2 feet height from the platform level</li><li>• Glazed ceramic tiles up to false ceiling level</li><li>• Glazed ceramic tiles from floor up to the height, matching to kitchen wall dado top level</li><li>• Granite as per architect design</li></ul>	<div>Switches and Sockets</div> <div>Wiring</div> <div>Split AC Point</div> <div>TV &amp; Data Point</div> <div>2 Way Control Switch</div> <div>DG Power Backup</div> <div>USB Port</div> <div>Balcony</div> <div>Toilets</div> <div>20Amps Point</div> <div>15Amps Point</div> <div>5Amps Point</div>
<div>KITCHEN &amp; UTILITY</div> <div></div>	<div>Water point with tap in Kitchen</div> <div>Water point with tap in Utility (wherever applicable)</div> <div>Washing machine water point</div> <div>Water purifier &amp; dishwasher point</div> <div>Gas leak sensor</div> <div>Bluetooth Speaker</div>	<ul style="list-style-type: none"><li>•Will provide separate taps for metro and domestic water in kitchen sink location</li><li>•Will provide tap for domestic water in utility sink location</li><li>•Will be provided in utility/kitchen wherever applicable</li><li>•Will be provided in kitchen</li><li>• Gas leak sensor of Applo/Ravels/equivalent brand in kitchen</li><li>• Speaker with Bluetooth connectivity of GM/Panasonic/equivalent brand in kitchen</li></ul>	<div>PLUMBING</div> <div></div>	<div>Sanitary ware</div> <div>CP fittings</div> <div>Closet</div> <div>Overhead Shower</div> <div>Washbasin</div> <div>Water Meter</div> <div>Pipe lines</div>	<ul style="list-style-type: none"><li>• Premium range Kohler / American Standards / equivalent</li><li>• Premium range Kohler / American Standards / equivalent</li><li>• Wall mount type EWC (European water closet) with wall concealed tank, health faucet</li><li>• Single lever concealed diverter with over head shower and spout in all toilets</li><li>• Rain shower head for master bedroom toilet and normal shower head for other bedroom toilets</li><li>• Counter wash basin with polished granite in master bedroom toilet &amp; dining room, wall hung wash basin in all other toilets</li><li>• Sensor &amp; App based water meter for the domestic water line in each apartment</li><li>• UPVC &amp; CPVC water pipe lines, PVC soil, waste &amp; rain water pipe lines shall be of ISI certified brands like Aashirwad / Astral / Supreme or equivalent</li></ul>
<div>DOORS / WINDOW VENTILATORS/ RAILING/ FALSE CEILING</div> <div></div>	<div>Main Door</div> <div>Bedroom Door</div> <div>Toilet Door</div> <div>Window &amp; French Door</div> <div>French Window</div> <div>Ventilators</div> <div>Balcony railing</div> <div>Staircase Railing</div> <div>Shower glass partition</div> <div>Toilet false ceiling</div>	<ul style="list-style-type: none"><li>• 8 feet height factory made door, 40mm thick flush shutter with both sides teak veneer finish, Main Door designer hardwares &amp; digital lock system of DORSET/ equivalent make.</li><li>• 7 Feet height factory made door, 40mm thick flush shutter with both sides laminate finish, designer hardwares of DORSET / equivalent make.</li><li>• 7 feet height factory made door, 35mm thick flush shutter with both sides laminate finish, designer hardwares of DORSET / equivalent make.</li><li>• White UPVC windows &amp; french doors with sliding shutters, double glazed glass, mosquito track &amp; mesh</li><li>• White UPVC french windows with sliding shutters, double glazed glass, mosquito track &amp; mesh along with aesthetically designed MS railing on the outside</li><li>• White UPVC ventilators with swing open shutters, lock &amp; key for shaft access area</li><li>• White UPVC ventilators with swing open shutters for non access areas</li><li>• SS railing with toughened laminated glass for balcony</li><li>• Aesthetically designed MS railings for staircase</li><li>• Glass partition for the shower area in master bedroom toilet</li><li>• Grid type false ceiling of Armstrong / equivalent brand</li></ul>	<div>EXTERNAL / SALIENT FEATURES</div> <div></div>	<div>Solar Power</div> <div>Power back up</div> <div>Lift</div> <div>Video Door Phone</div> <div>EV Charger infrastructure provision -</div>	<ul style="list-style-type: none"><li>• 100% for common area lighting</li><li>• DG power back up for 100% common area</li><li>• Passenger and service lifts of adequate capacity with in built camera</li><li>• Multi apartment Video Door Phone of Godrej / Panasonic / equivalent make for each apartment integrating all the car park level lobbies, main gate.</li><li>• Sewage Treatment Plant, Water Softening Plant &amp; solid Waste Composter of required capacity, fire fighting system, rain water harvesting system as per regulatory authority norms</li><li>• CCTV Camera Surveillance System, Entry portal &amp; security cabin with boom barriers, boundary compound wall 6 feet from driveway level</li><li>• Driver &amp; servant dormentary, Name board &amp; letter box in lobby, Motion sensor lights in typical floor corridors, pelmet false ceiling to cover the fire fighting pipes.</li><li>• Landscape &amp; hardscape as per architect design</li><li>• 15Amps point will be provided for one car park of each apartment excluding the charging kit</li></ul>
<div>PAINTING</div> <div></div>	<div>Internal Walls</div> <div>Exterior Walls</div> <div>Ceiling</div> <div>MS Railing</div>	<ul style="list-style-type: none"><li>• 2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer &amp; putty</li><li>• 2 coats of Asian / Berger / Dulux / equivalent weather proof emulsion paint over texture</li><li>• 2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer &amp; putty</li><li>• 2 coat of Satin enamel paint of Asian / Berger / Dulux / equivalent over primer</li></ul>			



Aerial View





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