





Empire is the
capital of *Perambur*
Stephenson Road





IN-HOUSE
CONSTRUCTION



ECO FRIENDLY



TOP CLASS
AMENITIES



DELIVERING
ONLY THE BEST



GUARANTEED
ON TIME DELIVERY



AFFORDABLE
HOMES



Radiance Realty, a leading real estate construction firm in Chennai is built on a legacy of tradition and is driven by the verve and vigour of youth. A formidable force in the Indian real estate industry with a nationwide presence, Radiance Realty is dedicated to creating premium housing solutions designed for the 21st century and is committed to exceed customers' expectations.

Every project of Radiance Realty is designed and built on a strong foundation of customer-centric innovation and perfection. Featuring the latest amenities and the most modern designs, it focusses on delivering luxurious lifestyle options that are suited to the discerning home owner. With over 50 years of experience in construction, Radiance Realty has been a welcome part of many new beginnings and hopes to be a part of yours as well.

The Manian family, founders of NAPC, are at the heart of Radiance Realty. Established in 1949 in Mumbai, NAPC emerged over the years as a leading construction company with a dominant presence in India and the Middle East. In 2012, its property wing NAPC Properties acquired the name Radiance Realty Developers India Ltd.

Currently Radiance is headed by Varun Manian, who represents a perfect amalgam of the energy and tenacity of youth and the solid dependability of the old. His focus and vision are what drive Radiance Realty to consistently push the bar to elevate the company to a leading position among the best property developers in India.

Its six decade intensive experience including working with highly demanding MNCs has helped Radiance develop and adhere to a core philosophy where integrity, safety and quality are efficiently orchestrated to deliver the highest possible standards to its customers. By having its own construction team Radiance Realty has time and again proven its capability to make timely deliveries without compromising on safety and quality

Radiance Realty does not stop with building just a house. Its interior design and execution team ensures that your home is furnished and amenitised to your choice. After you move in, the Radiance home solutions and facility management teams will take charge and relieve you of all your house-care worries. In essence Radiance Realty is committed to deliver you the life style that you so richly deserve.





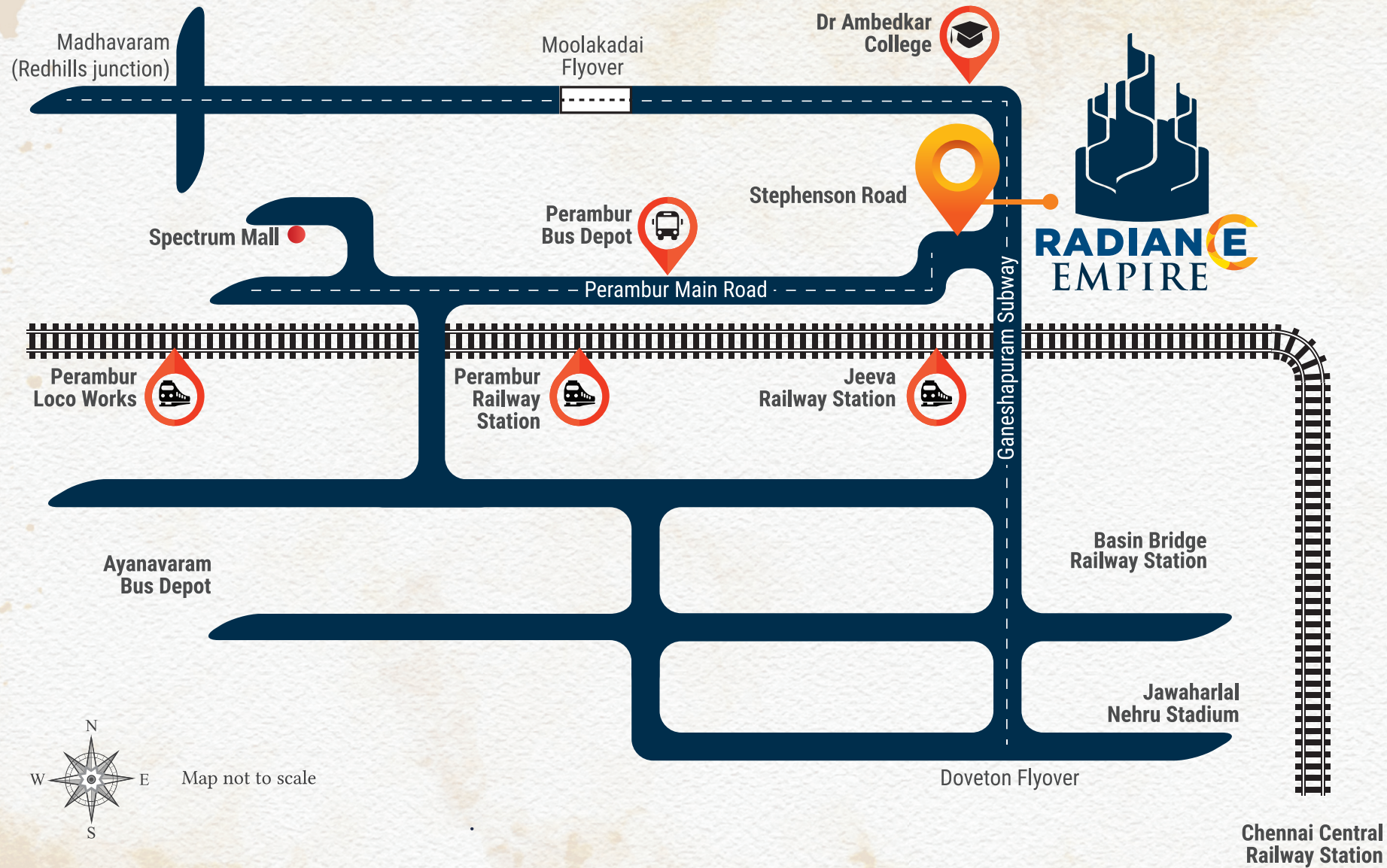


Perambur, the area that abounds with heritage, with the oldest music club, majestic buildings which have witnessed a larger part of Madras's rich history, centuries old churches and many others which bring memories of a bygone era. Today Perambur, without losing what it inherited as legacy, has grown to be an integral part of modern Chennai well equipped with all conveniences. The Empire stands tall in this area which enjoys the best of both – the old and the new.

Presenting Empire, the only one-of-its-kind residential complex built by the reputed Radianc Realty. Surrounded by 70% open space, Radianc Empire has 274 Apartments in 5 Blocks, spread over 3.18 acres and rising Stilt +7 and Stilt +8 levels above the ground. The luxurious homes comprise a mix of Compact 2BHK, 2BHK, 2BHK+Study, 3BHK Apartments and Penthouses ranging from 388 - 994 sq.ft. and are thoughtfully designed with multiple amenities.



LOCATION MAP



LOCATION ADVANTAGES



Top Hospitals

| | |
|----------------------------|--------|
| Sen Hospital | 2 km |
| Dr. Agarwal's Eye Hospital | 3.3 km |
| Stanley Hospital | 3.9 km |
| General Hospital | 5.5km |



Connectivity

| | |
|---------------------------------|--------|
| Jeeva Railway Station | 70 mts |
| Perambur Bus Terminus | 1 km |
| Perambur Railway Station | 1.5 km |
| Chennai Egmore Railway Station | 4.5 km |
| Chennai Central Railway Station | 4.6 km |



Top Eatouts

| | |
|-------------------------------|--------|
| Sangeeta | 6.2 km |
| A2B Veg Restaurant | 6.2 km |
| Pizza Hut | 6.4 km |
| Arafa Multicuisine Restaurant | 6.6 km |
| Anjappar Chettinad Restaurant | 7.0 km |
| Wangs Kitchen | 7.1 km |
| KFC | 7.2 km |



Top Schools

| | |
|------------------------------------|--------|
| Don Bosco | 2.6 km |
| St.Joseph Anglo Indian School | 2 km |
| Vivekananda Higher Sec School | 2 km |
| Jamalia Higher Sec School | 2.5 km |
| Jaigopal Garodia Higher Sec School | 4 km |



Top Colleges

| | |
|--|--------|
| Chevalier Thomas Elizabeth College for Women | 3.1 km |
| Ethiraj College for Women | 6.2 km |
| Pachaiyappas College of Arts and Science | 8 km |
| Anna Adarsh College for Women | 9.9 km |
| Agarsen College | 10 km |



Entertainment

| | |
|-------------------------|--------|
| Spectrum Mall | 6.6 km |
| Chennai Citicentre Mall | 12 km |
| Express Avenue Mall | 12 km |
| Satyam Cinemas | 12 km |





DESIGNED AS A BOLD STATEMENT OF UNDERSTATED ELEGANCE

The architecture takes its cue from the site, addressing the significant urban concerns of integrating in to and complementing the existing matrix of the city. The buildings have an under stated elegance that is juxtaposed against the lush green tropical landscaped communal court. With minimal architectural detailing, textures and colours render a natural warmth and calmness to the place; the built forms create a bold gesture yet harmoniously blend with the landscape.



MASTER PLAN



Note: In all plans, furniture shown are only indicative and do not form part of the contract.

FLOOR PLAN
BLOCK A



TYPICAL PLAN

Note: In all plans, furniture shown are only indicative and do not form part of the contracts.

FLOOR PLAN
BLOCK B



TYPICAL PLAN

Note: In all plans, furniture shown are only indicative and do not form part of the contract.

FLOOR PLAN
BLOCK C



TYPICAL PLAN

Note: In all plans, furniture shown are only indicative and do not form part of the contract.

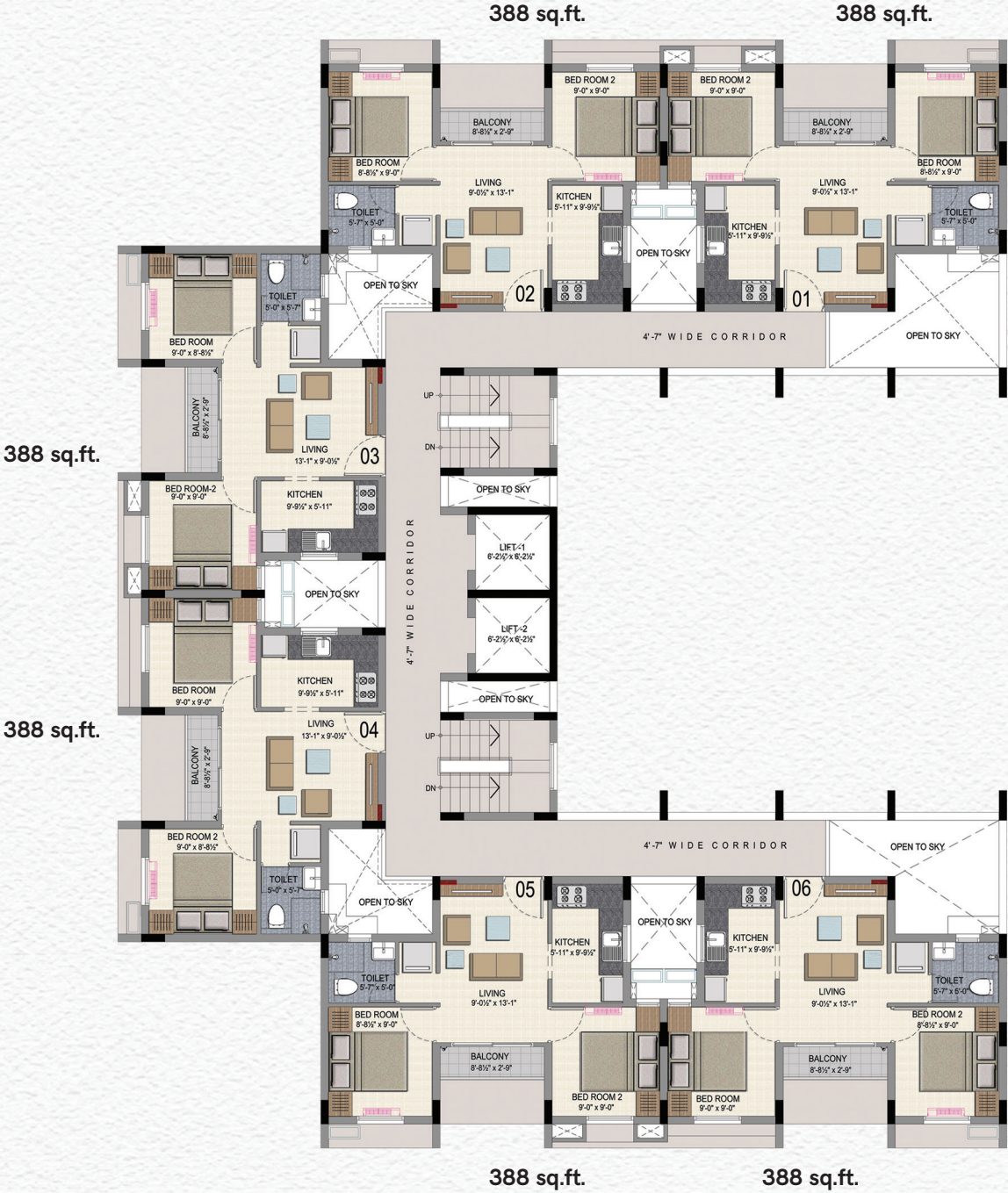
FLOOR PLAN
BLOCK D



TYPICAL PLAN

Note: In all plans, furniture shown are only indicative and do not form part of the contract.

FLOOR PLAN
BLOCK E



TYPICAL PLAN

Note: In all plans, furniture shown are only indicative and do not form part of the contracts.



Salient Features

- ◆ Strategic Location, proximity to Schools, Colleges, Hospitals, Bus depot and Railway station. It comes under Chennai city limit.
- ◆ Undivided Share on Entire Extent of Land to Buyers.
- ◆ Anti-Termite Treatments wherever applicable during Construction Stage.
- ◆ Exclusive Club House facilities with Fully Equipped GYM, Swimming Pool and other amenities.
- ◆ Elevators & Common area with 100% Power Back Up.
- ◆ Power Back up to 400 Watt for each Apartment.
- ◆ Provision for Integrated Solution / Telephone Lines, DTH Lines, Internet and Security Systems with CCTV Camera in common area.
- ◆ Water storage capacity is 2 days storage in sump and 1 day storage in Over Head Tank.
- ◆ Landscape as per architect's design.
- ◆ Sewage Treatment Plant, Waste Water Re-cycling, Rain Water Harvesting.

Structure

- ◆ RCC Framed Structure.
- ◆ Earth Quake Resistant Structure to adhere to Seismic Zone III.
- ◆ AAC block work and Plastering.

Joineries and Locks

- ◆ MAIN DOORS: Door frame is made of good quality seasoned and chemically treated wood with molded paneled skin door shutter of 35mm thickness with good quality lock.
- ◆ BEDROOM DOORS: Door frame is made good quality seasoned and chemically treated wood with molded paneled skin door shutter of 32mm thickness with good quality lock.
- ◆ TOILET DOORS: Door frame is made good quality seasoned and chemically treated wood with one side flat skin and other side laminated flush shutter.
- ◆ WINDOW – Powder Coated Aluminium / UPVC, Sliding Shutters.
- ◆ Ventilators – Powder Coated Aluminium / UPVC Frame with Louvers.
- ◆ French Doors – Powder Coated Aluminum/ UPVC.

SPECIFICATIONS

Floor Finishes

- ◆ Living, Dining & Bed Rooms – Vitrified Tiles.
- ◆ Kitchen, Toilet, Balcony & Utility / Service – Antiskid Ceramic Tiles.
- ◆ Common Area & Staircase – Granite for staircase, Antiskid tiles for Lobby.
- ◆ Car Park – PCC / Granolithic flooring / Paver.
- ◆ Kitchen, Toilet Dado – Ceramic Tiles.
- ◆ Trims & profiles in PVC will be used to protect the edges of the Ceramic tiles.
- ◆ RAILING: M.S Railing with Handrail for Staircase, Balcony Area as per Architect Design.

Kitchen

- ◆ Kitchen – Black Granite slab for Kitchen Counter.
- ◆ Stainless Steel Sink with Drain Board in kitchen Area (Nirali/ Diamond or equivalent).

Electrical

- ◆ Concealed Wiring – Polycab / Power Flex / RR Cables or equivalent (ISI Certified)
- ◆ Switches – Philips/ MK/Anchor Roma/Litaskior Equivalent. Adequate Light, Fan and Power points. Electrical provision for Air Conditioner in all the Bedrooms.
- ◆ Telephone & T.V Point in Living & M. Bedroom.
- ◆ High Speed lifts by Johnson or equivalent.

Plumbing

- ◆ Concealed CPVC Pipeline in Bathrooms – Aashirwad / Astral / Prince / Equivalent (ISI certified).
- ◆ Supreme / Astral/Finolex/ Equivalent UPVC Soil, Waste and Rain Water Line in open ducts. Sewage pipeline of ISI certified for underground drainage.
- ◆ CP Fixtures – Jaquar/Parryware/Kohler or equivalent.
- ◆ Sanitary Fittings –Hind ware/Parry ware/Jaguar/Kohler or equivalent White fittings.
- ◆ WC – Wall Mounted in all the toilets.

Painting and Finishing

- ◆ Ceiling – Oil bound distemper.
- ◆ Walls - Living, Dining & Bedrooms – Tractor Emulsion.
- ◆ Wooden doors /Frames (Wherever Applicable) - Enamel Paint.
- ◆ Exterior – Asian Paints.





2BHK



2.5BHK

Note : In all plans, furniture shown are only indicative and do not form part of the contract.
Colour scheme will change based on architect's approval

3D VIEWS



3BHK

Note : In all plans, furniture shown are only indicative and do not form part of the contract.
Colour scheme will change based on architect's approval

| RADIANCE EMPIRE - AREA STATEMENT | | | | | | |
|----------------------------------|--------------|------------|---------------------|-----|-------------|--------------|
| Type | Flat No | Type | Super Built-up Area | UDS | Carpet Area | Open Terrace |
| BLOCK - A Typical floor | 1 | 3 Bed + 2T | 1,250 | 553 | 843 | |
| | 2 | 2 Bed + 2T | 1,003 | 443 | 670 | |
| | 3 | 2 Bed + 2T | 1,008 | 446 | 672 | |
| | 4 | 3 Bed + 3T | 1,417 | 626 | 971 | |
| | 5 | 3 Bed + 2T | 1,256 | 555 | 848 | |
| | 6 | 2 Bed + 2T | 937 | 414 | 615 | |
| | 7 | 2 Bed + 2T | 939 | 415 | 618 | |
| | 8 | 3 Bed + 2T | 1,249 | 552 | 840 | |
| | Penthouse -1 | 3 Bed + 3T | 1,430 | 632 | 931 | 948 |
| | Penthouse -2 | 3 Bed + 2T | 1,464 | 647 | 938 | 439 |
| | Penthouse-3 | 3 Bed + 3T | 1,494 | 661 | 994 | 1,046 |
| | Penthouse-4 | 3 Bed + 2T | 1,417 | 626 | 911 | 369 |
| | | | | | | |
| BLOCK - B Typical floor | 1 | 3 Bed + 3T | 1,405 | 621 | 960 | |
| | 2 | 2 Bed + 2T | 1,003 | 443 | 670 | |
| | 3 | 2 Bed + 2T | 1,008 | 446 | 671 | |
| | 4 | 2 Bed + 2T | 899 | 397 | 587 | |
| | 5 | 2 Bed + 2T | 907 | 401 | 594 | |
| | 6 | 2 Bed + 2T | 936 | 414 | 614 | |
| | 7 | 2 Bed + 2T | 940 | 416 | 619 | |
| | 8 | 3 Bed + 2T | 1,250 | 553 | 848 | |
| BLOCK - C Typical floor | 1 | 3 Bed + 2T | 1,250 | 553 | 845 | |
| | 2 | 2 Bed + 2T | 937 | 414 | 615 | |
| | 3 | 2 Bed + 2T | 944 | 417 | 622 | |

| RADIANCE EMPIRE - AREA STATEMENT | | | | | | |
|----------------------------------|--------------|------------|---------------------|-----|-------------|--------------|
| Type | | | | | | |
| | Flat No | Type | Super Built-up Area | UDS | Carpet Area | Open Terrace |
| BLOCK - D Typical floor | 4 | 3 Bed + 2T | 1,250 | 553 | 848 | |
| | 5 | 3 Bed + 3T | 1,406 | 622 | 961 | |
| | 6 | 2 Bed + 2T | 1,004 | 444 | 671 | |
| | 7 | 2 Bed + 2T | 1,008 | 446 | 671 | |
| | 8 | 3 Bed + 2T | 1,249 | 552 | 840 | |
| | Penthouse -1 | 3 Bed + 3T | 1,436 | 635 | 922 | 897 |
| | Penthouse -2 | 3 Bed + 2T | 1,421 | 628 | 904 | 344 |
| | Penthouse-3 | 3 Bed + 3T | 1,461 | 646 | 954 | 987 |
| | Penthouse-4 | 3 Bed + 2T | 1,456 | 644 | 936 | 420 |
| | 1 | 2 Bed + 2T | 1,068 | 472 | 710 | |
| | 2 | 2 Bed + 2T | 937 | 414 | 614 | |
| | 3 | 2 Bed + 2T | 940 | 416 | 619 | |
| | 4 | 2 Bed + 2T | 899 | 397 | 587 | |
| | 5 | 2 Bed + 2T | 905 | 400 | 592 | |
| | 6 | 2 Bed + 2T | 1,004 | 444 | 671 | |
| | 7 | 2 Bed + 2T | 1,009 | 446 | 672 | |
| BLOCK - E Typical floor | 8 | 3 Bed + 3T | 1,421 | 628 | 974 | |
| | 1 | 2 Bed + 2T | 600 | 265 | 388 | |
| | 2 | 2 Bed + 2T | 600 | 265 | 388 | |
| | 3 | 2 Bed + 2T | 600 | 265 | 388 | |
| | 4 | 2 Bed + 2T | 600 | 265 | 388 | |
| | 5 | 2 Bed + 2T | 600 | 265 | 388 | |
| | 6 | 2 Bed + 2T | 600 | 265 | 388 | |
| | | | | | | |



RADIANE
Royale
NEAR PORUR



RADIANE
MERCURY
PERUMBAKKAM




Radiane Iris
BENGALURU

COMPLETED PROJECTS

RADIANE
Shine
KAZHIPATTUR, OMR

RADIANE
GREEN SPRINGS
MUTTUKADU, ECR

RADIANE
Ivy Terrace
EGATTUR, OMR

RADIANE
Varuna
ALWARPET

RADIANE
Vishwadeep
MRC NAGAR, SANTHOME



RADIANE
RIAH TOWERS
 DUBAI

Coming Soon

Projects in Chennai,
 Coimbatore, Bengaluru,
 Mumbai and Coonoor

OTHER ONGOING PROJECTS

Radiane's business philosophy can be summed up in just two words - "We Care". This belief manifests itself in different ways for our various stakeholders. For our customers, it translates to uncompromising quality and complete transparency.

Our current ongoing projects include

- Royale : 247 apartments complex in Porur
- Mercury : 546 apartments spread across 6.2 acres in Perumbakkam
- Iris : 77 luxury townhouses in Jakkur, Bangalore
- Riah Towers : 17 storeys of high end apartments in Dubai



RADIANE
Visvāmōdā
 MYLAPORE

RADIANE
Sudharma
 Phase I, Phase II & Phase III



Creating the perfect home is the passion and joy of every new home owner. At Radiance, we understand the love and care with which you maintain your home - which is why we offer integrated Home Maintenance Solutions that make every-day life hassle-free, easy and convenient for you. From Housekeeping Services to ancillary requirements such as car washing and pest control, our complete suite of Home Maintenance Solutions ensure that your Radiance Home is maintained at its best.



Your home is a work of art and deserves to look its very best - which is why we offer tasteful Home Interior Solutions, so that your home is finely crafted to perfection. From quality fittings to the very best in home décor including modular kitchen, furniture, wallpaper etc, each element in your Radiance Home is chosen with the utmost care and attention based on your budget.



The Address is a unique Property Management Service by Radiance Realty. It is designed to offer assistance to owners who stay away from their property. Right from scouting for appropriate buyers for resale, to screening the right tenants for rent, to signing agreements, paying bills, property tax and conducting maintenance work, we will do all of that and more. No matter which part of the world you reside in, you can trust our experienced hands to manage your property.



A safe and secure facility not only makes a great first impression but also makes you feel protected. Working towards this is our Group Company – Facility Force, which supports both Commercial and Residential Property Facility Management Services. To ensure that your home is beautiful inside and out, our Facility Management Services include - Security Service to protect you, Property & Landscape Maintenance to beautify your home and a host of other services designed to ensure that your Radiance Home remains faultless.

360° HOME SOLUTIONS

We at Radiance Realty believe that our association with you is for a life time. Hence our services are not limited to just selling you real estate. We value our relationship with you life long and want to be available to assist you in every way possible. What we can do for you is not limited to providing residential spaces alone, but we understand your needs and offer you a suite of services designed to maximise the Radiance Realty Home owning experience.









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Site Address: Door Nos. 9 'A' to 9 'O' Stephenson Road, Perambur, Chennai - 600 011.

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