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Imperial Villas for Urban Monarchs
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Regale in the luxury
world of royalty.
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Welcome to Radiance Regalia,
a living testament to the grandeur of royal living.

Discover the epitome of exclusivity and seize a once-in-a-lifetime opportunity at 'Radiance Regalia'. An extraordinary urban luxury residential villa community by Radiance Realty. Nestled in the serene surroundings of Veerakeralam in Coimbatore, this group housing development offers an unparalleled living experience

Spread across sprawling 10.52 acres of tranquil landscapes adorned with coconut groves, Radiance Regalia, a gated community in Veerakeralam, invites you to immerse yourself in the sheer magnificence of contemporary living in style

Strategically located in close proximity to the city's cosmopolitan hub of RS Puram and the thriving neighbourhood of Vadavalli, this remarkable villa development stands out as the pinnacle of luxury.

Salient Features

- Just 10 mins from RS Puram
- 10.52 acre fully gated community with 4 tier security system
- 125 villas in 5 different typologies
- 3, 3.5 & 4BHK premium villas thoughtfully designed with Home theater room
- Ranging from 2392 Sq.ft. to 4880 Sq.ft.





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An Extravaganza of Modern Luxuries.
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At Radiance Regalia, we are dedicated to providing you with a lifestyle filled with unparalleled leisure and indulgence. Our expansive clubhouse, comprising of 40+ contemporary indoor and outdoor amenities stands as a testament to our commitment.

With remarkable outdoor spaces, our community is a vision to behold and enjoy, encompassing beautifully landscaped gardens, gazebos, jogging tracks, walking pathways, and serene relaxation corners. Step into our indoor games arena and unlock a world of leisurely pursuits. For daily rejuvenation and a refreshed mind, we offer a dedicated 20,000 sq. ft. space devoted to promoting healthy living, complemented by a modern gymnasium.

Imagine immersing yourself in scenic views, the gentle caress of a cool breeze, and the soothing rustle of palm leaves from the neighbouring coconut groves— an awe-inspiring lifestyle awaits you at Radiance Regalia.



INDOOR LEISURE UNWINDS

Gym | Lounge | Billiards Table | Yoga Deck | Virtual Golf | Indoor Video Games | Squash Court | Air Hockey
Table Tennis Room | Chess | Carrom | Ludo | Dart Board | Ball Pit | Steam & Sauna | Rock Climbing | Pin Wall

OUTDOOR LIFESTYLE UNWINDS (OSR)

Reflexology Pathway | Sandpit | Open Amphitheatre | Hammocks | Trampoline
Children's Play Area | Jogging Track | Cricket Net | Tennis Court | Bicycle Track | Gazebo
Futsal Court | BBQ Court | Outdoor Party Lawn | Sculpture Court | Water Body | Seating Benches

UTILITY LUXURIES

TV Room | Association Room | Co-Working Space | Store | Library | Kids Library | Multipurpose Hall



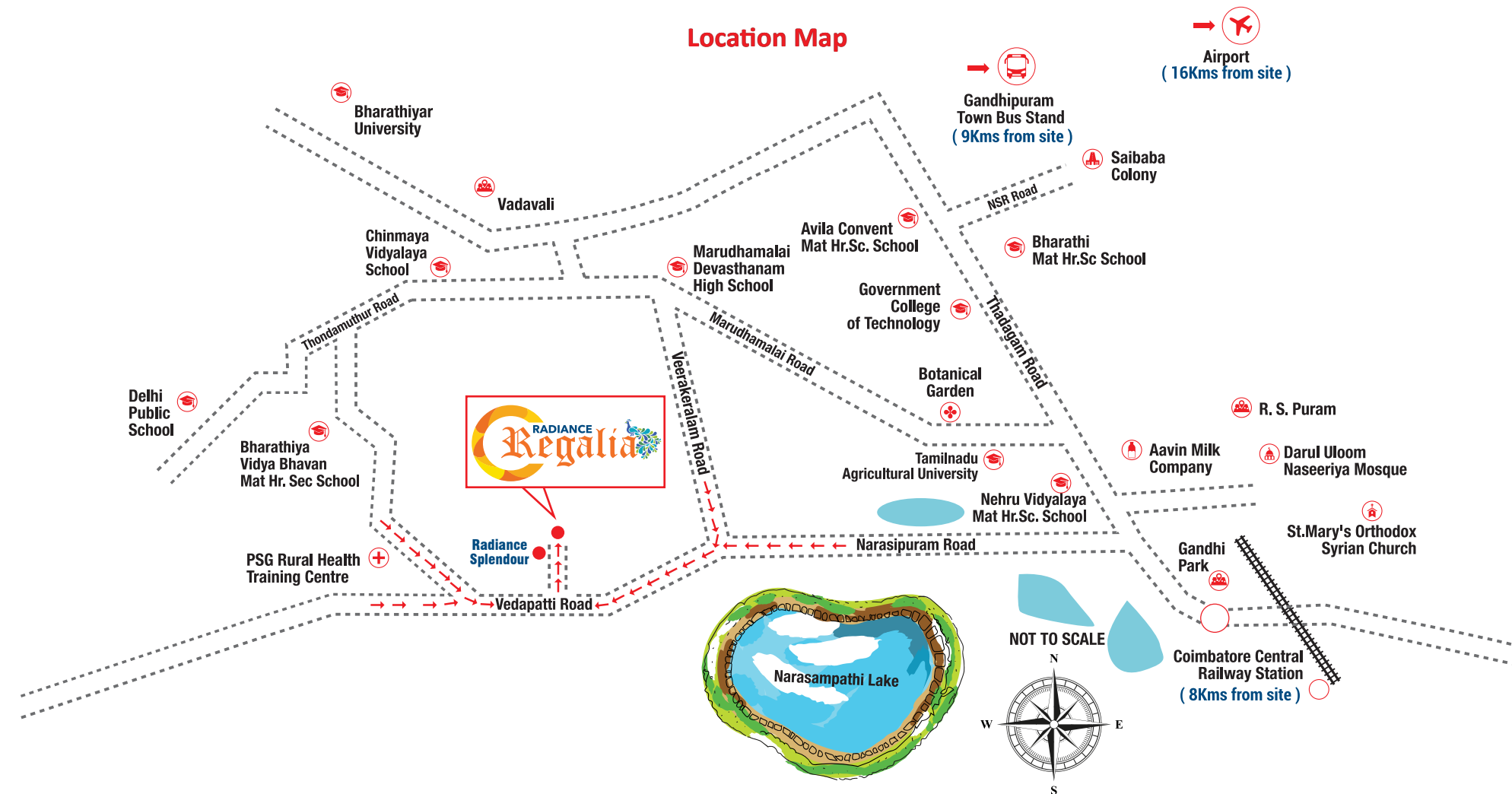
Embark on the Path to a Royal Lifestyle.

Nestled within the city limits of Coimbatore, Veerakeralam is a captivating location that exudes timeless natural beauty. Situated in a tasteful setting, this remarkable place is a mere 5 km away from RS Puram and in close proximity to Vadavalli.

It serves as a true landmark and offers excellent connectivity to various parts of Coimbatore.

Radiance Regalia proudly stands in this highly sought-after locale, surrounded by renowned schools, colleges and hospitals.

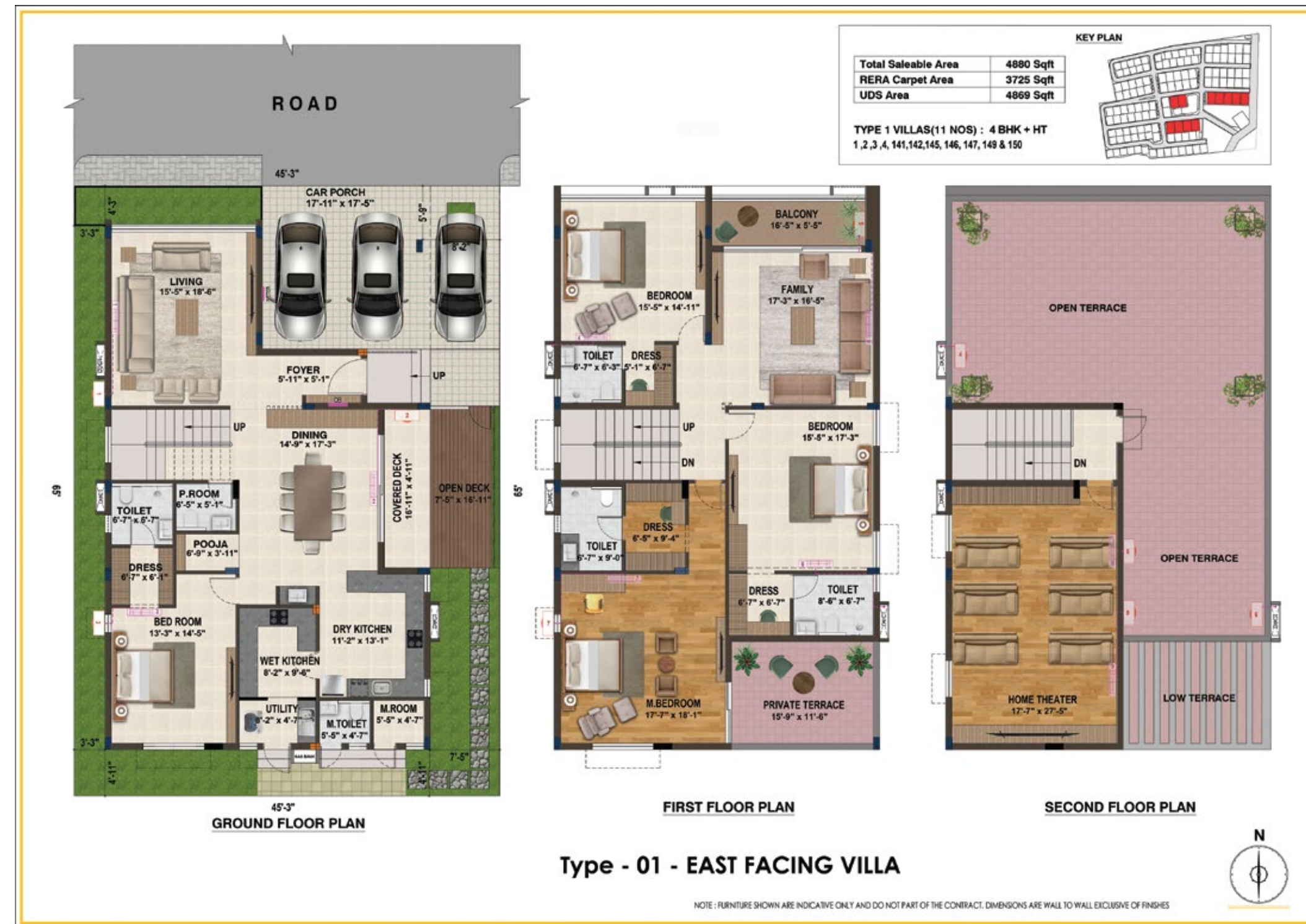
Moreover, its strategic position provides easy access to prime landmark destinations. Rest assured, your investment in Radiance Regalia is destined to appreciate significantly in a short span of time.





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Elevate Your Lifestyle to Royal Heights
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TYPE - 1 VILLAS: 4 BHK + HT



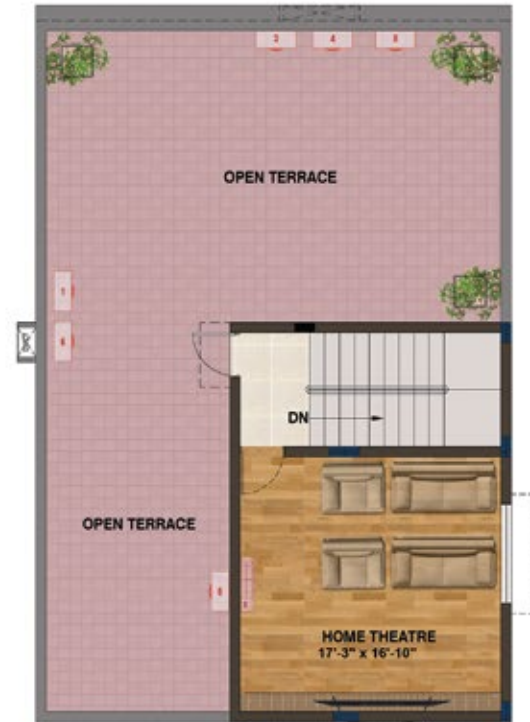
TYPE - 2 VILLAS: 3.5 BHK + HT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

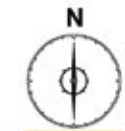


SECOND FLOOR PLAN

KEY PLAN	
Total Saleable Area	3608 Sqft
RERA Carpet Area	2735 Sqft
UDS Area	3627 Sqft
TYPE 2 VILLAS(15 NOS) : 3.5 BHK + HT	
97, 99, 100, 114, 115, 117, 118, 119, 120,121, 122, 123, 124, 126, 140	

Type - 02 - NORTH FACING VILLA

NOTE : FURNITURE SHOWN ARE INDICATIVE ONLY AND DO NOT PART OF THE CONTRACT. DIMENSIONS ARE WALL TO WALL EXCLUSIVE OF FINISHES



TYPE - 2 VILLAS: 3.5 BHK + HT



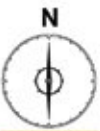
KEY PLAN

Total Saleable Area	3596 Sqft
RERA Carpet Area	2719 Sqft
UDS Area	3622 Sqft

TYPE 2 VILLAS(17 NOS) : 3.5 BHK + HT
 101, 102, 103, 104, 105, 106, 127, 128, 129, 130, 131, 132, 133,135, 136, 137, 138


Type - 02 - EAST FACING VILLA

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KEY PLAN	
Total Saleable Area	3596 Sqft
RERA Carpet Area	2719 Sqft
UDS Area	3622 Sqft

TYPE 2 VILLA (1 NO) : 3.5 BHK + HT
144




GROUND FLOOR PLAN

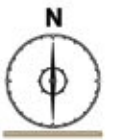


FIRST FLOOR PLAN



SECOND FLOOR PLAN

Type - 02 - EAST FACING VILLA



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Live life King-Size

TYPE - 3 VILLAS: 3.5 BHK + HT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

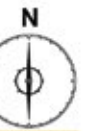
Total Saleable Area	3003 Sqft
RERA Carpet Area	2319 Sqft
UDS Area	3059 Sqft

TYPE 3 VILLAS(21 NOS) : 3.5 BHK + HT
10, 11, 12, 14, 15, 16, 18, 34, 51, 52, 54, 55, 56, 57, 59, 66, 68, 69, 70, 72, 96

KEY PLAN

Type - 03 - NORTH FACING VILLA

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TYPE - 3 VILLAS: 3.5 BHK + HT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



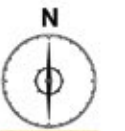
SECOND FLOOR PLAN

KEY PLAN	
Total Saleable Area	2994 Sqft
RERA Carpet Area	2310 Sqft
UDS Area	3055 Sqft

TYPE 3 VILLAS(20 NOS) : 3.5 BHK + HT
5, 6, 7, 9, 42, 43, 45, 46, 47, 48, 50, 60, 61, 63, 64, 65, 108, 109, 110, 111,


Type - 03 - EAST FACING VILLA

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KEY PLAN	
Total Saleable Area	2994 Sqft
RERA Carpet Area	2310 Sqft
UDS Area	2971 Sqft

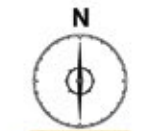
TYPE 3(A) VILLA (1 NO) : 3.5 BHK + HT
112




FIRST FLOOR PLAN
SECOND FLOOR PLAN


Type - 03(A) - EAST FACING VILLA

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KEY PLAN	
Total Saleable Area	2994 Sqft
RERA Carpet Area	2310 Sqft
UDS Area	3055 Sqft

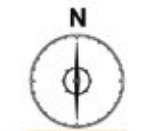
TYPE 3(B) VILLA (1 NO) : 3.5 BHK + HT
33




FIRST FLOOR PLAN
SECOND FLOOR PLAN

Type - 03(B) - EAST FACING VILLA

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TYPE - 4 VILLAS: 3 BHK + HT



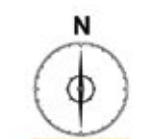
KEY PLAN	
Total Saleable Area	2655 Sqft
RERA Carpet Area	2054 Sqft
UDS Area	2702 Sqft

TYPE 4 VILLAS(17 NOS) : 3 BHK + HT
19, 20, 21, 22, 36, 37, 38, 39, 40, 41, 79, 81, 88, 90, 91, 92, 95




Type - 04 - NORTH FACING VILLA

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KEY PLAN	
Total Saleable Area	2655 Sqft
RERA Carpet Area	2054 Sqft
UDS Area	2702 Sqft

TYPE 4A VILLA(01 NO) : 3 BHK + HT
87




GROUND FLOOR PLAN



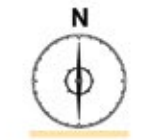
FIRST FLOOR PLAN



SECOND FLOOR PLAN


Type - 04(A) - NORTH FACING VILLA

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KEY PLAN	
Total Saleable Area	2655 Sqft
RERA Carpet Area	2054 Sqft
UDS Area	2702 Sqft

TYPE 4B VILLA (01 NO) : 3 BHK + HT
93




GROUND FLOOR PLAN



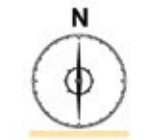
FIRST FLOOR PLAN



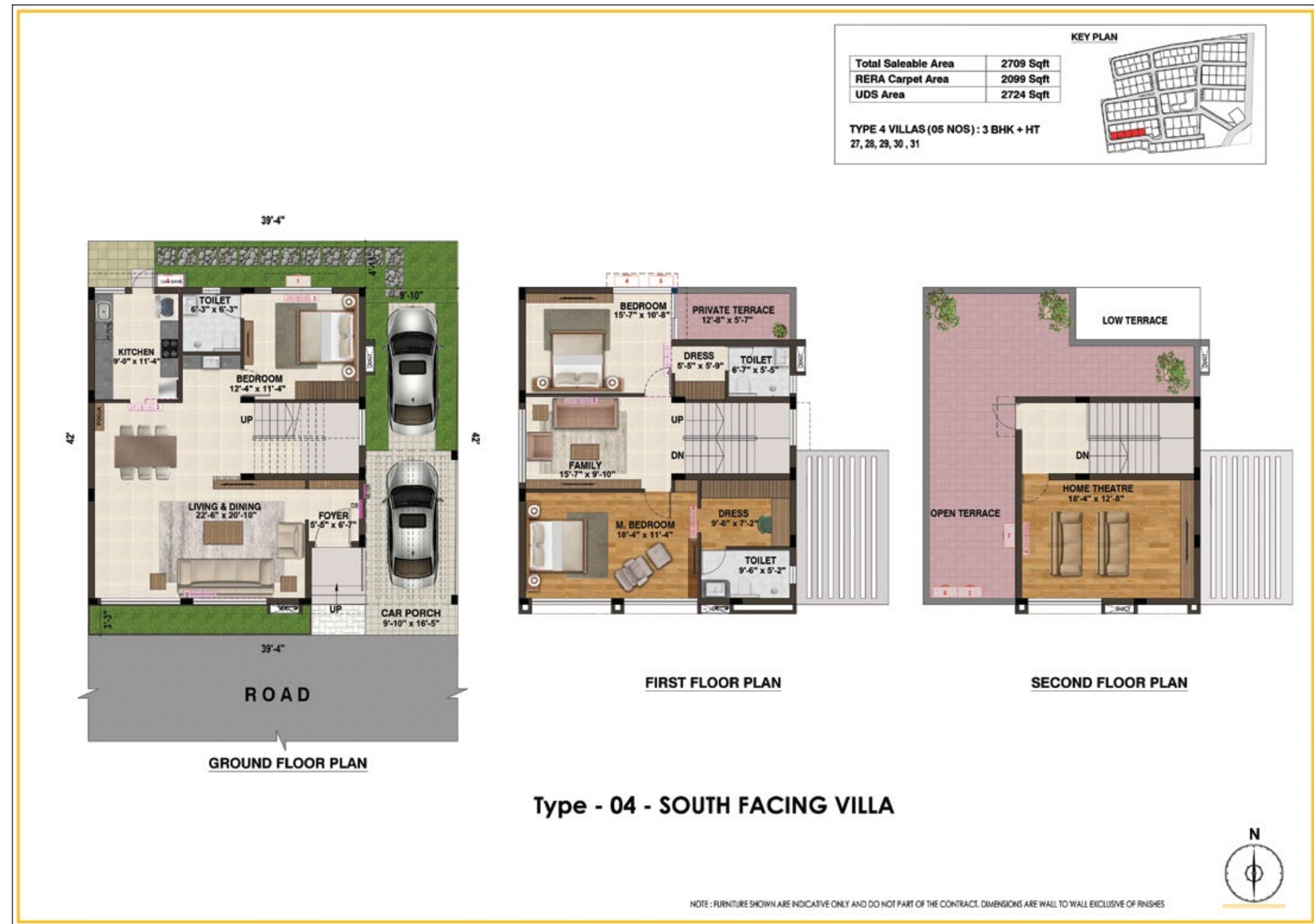
SECOND FLOOR PLAN

Type - 04(B) - NORTH FACING VILLA

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TYPE - 4 VILLAS: 3 BHK + HT



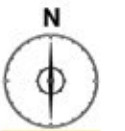
KEY PLAN	
Total Saleable Area	2709 Sqft
RERA Carpet Area	2099 Sqft
UDS Area	2720 Sqft

TYPE 4 VILLA (01 NO) : 3 BHK + HT
32




Type - 04 - SOUTH FACING VILLA

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— — — — —
Grandeur in every square feet
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TYPE - 5 VILLAS: 3 BHK + HT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



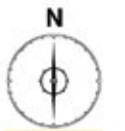
SECOND FLOOR PLAN

Type - 05 - NORTH FACING VILLA

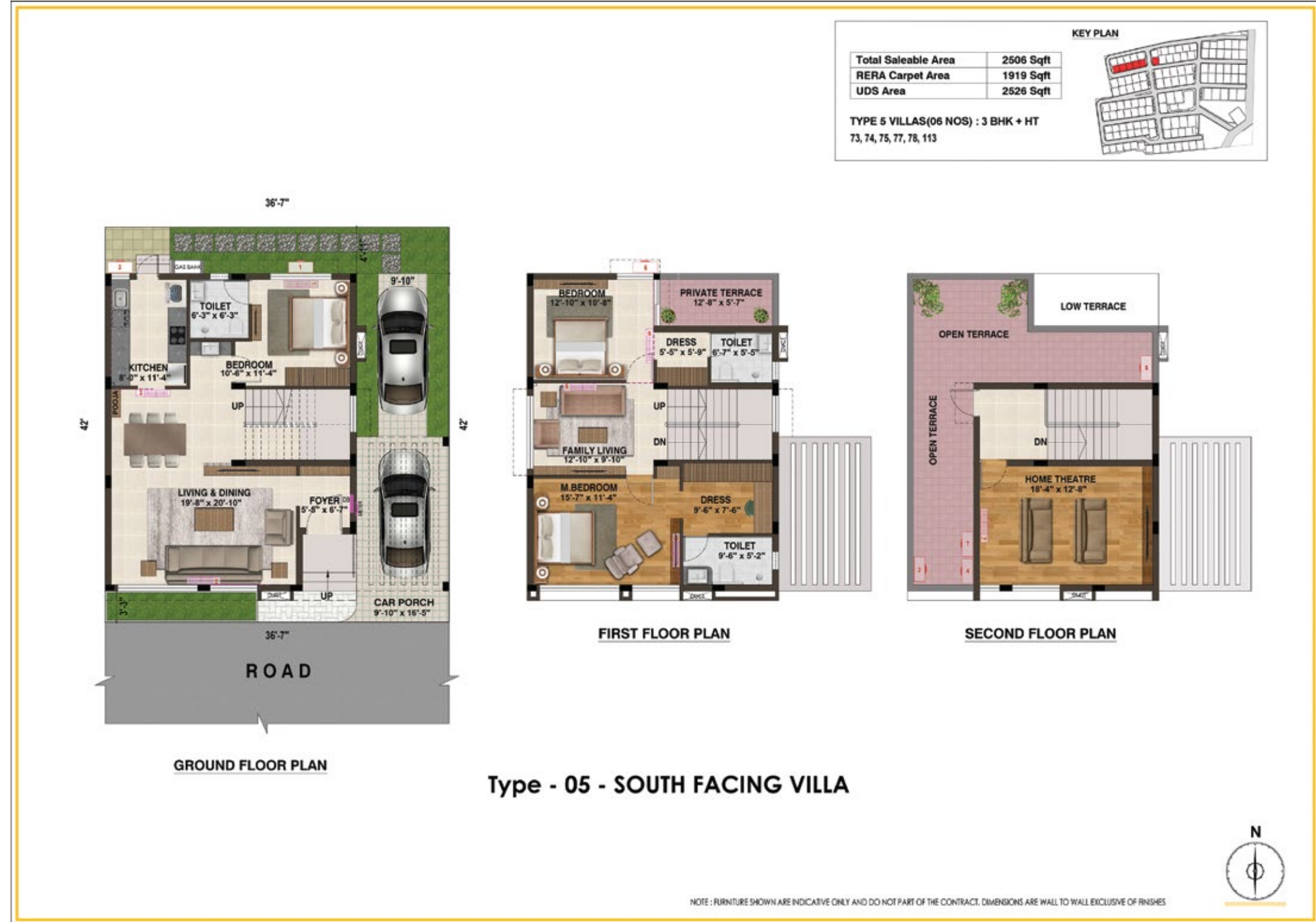
KEY PLAN	
Total Saleable Area	2392 Sqft
RERA Carpet Area	1820 Sqft
UDS Area	2481 Sqft

TYPE 5 VILLAS(07 NOS) : 3 BHK + HT
23, 24, 25, 82, 83, 84, 86

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TYPE - 5 VILLAS: 3 BHK + HT



Upscale Specifications

STRUCTURE



Masonry

RCC framed concrete structure
Earthquake resistance structure adhere to seismic zone III
Anti-termite treatment during stage wise construction
Solid concrete block / AAC light weight block for internal and external masonry walls

FLOOR & WALL FINISHES



Living, Dining & Family living room floor
Master bedroom floor
Other bedroom, Kitchen & Headroom floor
Balcony floor
Utility floor
Private terrace floor
Terrace floor
Staircase inside villa
Entry steps & Foyer area floor
Car park floor
External driveway
Kitchen wall dado
Toilet wall
Toilet floor
Utility wall

800 mm x 800 mm vitrified floor tiles
8mm thickness laminated wooden floor
800 mm x 800 mm vitrified floor tiles
Ceramic tiles as per architect design
Anti skid ceramic floor tiles of suitable size
Anti skid outdoor ceramic floor tiles of suitable size
Outdoor tile of suitable size
Granite as per architect design
Granite as per architect design
Outdoor floor tiles as per architect design
Interlocking concrete paver block as per architect design
Ceramic tiles of suitable size for 2 feet height from the platform level
Ceramic tiles of suitable size up to beam bottom
Anti skid ceramic floor tiles of suitable size
Ceramic tiles of suitable size up to 4 feet above Kitchen floor

KITCHEN & UTILITY



Water point with tap in kitchen
Water point with tap in utility
Washing machine point
Dish washer point
Granite with sink

Will provide separate taps for municipal & domestic water in Kitchen sink location
Will provide tap for domestic water in Utility sink location
Will be provided in Utility
Will be provided in Kitchen
Granite platform with single bowl SS sink without drain board in Kitchen & single bowl SS sink with drain board in
Utility shall be provided, wherever applicable
Will be provided in Kitchen

Water purifier point

DOORS / WINDOWS / VENTILATORS / RAILING / PARTITIONS



Main door

8 feet height factory made door without bottom threshold, 35mm thick flush shutter with both sides veneer finish, designer hardwares & digital lock system of DORSET / equivalent make.

Bedroom door

7 feet height factory made door, 32mm thick flush shutter with both sides pre laminated finish, designer hardwares of DORSET / equivalent make.

Toilet & Utility / Kitchen external door

7 feet height factory made door, 32mm thick flush shutter with both sides pre laminated finish, designer hardwares of DORSET/equivalent make.

Window & French door

UPVC windows, french doors with sliding shutters & clear glass.

Ventilators

UPVC ventilators with swing open/fixed shutters, frosted glass

Balcony railing

MS railing as per architect design

Internal staircase railing

MS railing as per architect design , only top rail will be wooden

Common staircase railing in Club house

MS railing as per architect design

PAINTING



Internal walls

2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty (roller finish acrylic emulsion paint with POP)
2 coats of Asian / Berger / Dulux / equivalent weather proof emulsion paint over texture
2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty
2 coat of satin enamel paint of Asian / Berger / Dulux / equivalent over primer

Exterior walls

Ceiling

MS railing

ELECTRICAL



Power supply
Switches and Sockets
Wiring
Split AC point
TV & Data point
2 Way control switch
Power backup

Three phase power supply with concealed wiring and ACCL (automatic change over with current limiter)
Anchor by Panasonic / Legrand / equivalent
Fire Retardant Low Smoke (FRLS) copper wire of quality ISI brand POLYCAB / KEI / equivalent
Provision with electrification in Living, Dining, Family living rooms & all Bedrooms
Provision with electrification in Living, Family living & all Bedrooms
For light and fan point in all Bedrooms
1500 watts for units having a super built-up area of 3000 sq.ft. and above
1000 watts for units having a super built-up area of less than 3000 sq.ft.

USB Port

15 Amps point

15 Amps point

5 Amps point

In Living room and in all Bedrooms

For geyser in all Toilets except Servant toilet

For refrigerator, dishwasher, microwave, hob in kitchen, for washing machine in Utility & one additional in Terrace (6 No's)

For chimney, water purifier, mixer / grinder in Kitchen (3 No's)

PLUMBING



Sanitary ware
CP fittings
Closet
Shower

White colour premium range Kohler / Roca / American Standards / equivalent
Premium range Kohler / Roca / American Standards / equivalent
Wall mount type EWC (European water closet) with concealed cistern
Single lever concealed diverter with over head shower and spout in all Toilets
Rain shower head for Master bedroom toilet and normal shower head for other Bedroom toilets
Counter wash basin with polished black granite in Master bedroom toilet & Dining room, wall hung wash basin in all other Toilets
One in car porch, one in Back yard & one in Terrace
All water supply will be done through Hydro Pneumatic System (HNS)
UPVC & CPVC water pipe lines, PVC soil, waste & rain water pipe lines shall be of ISI certified brands like Aashirwad / Astral / Supreme or equivalent

Wash basin

Tap water point

Water supply

Pipelines

EXTERNAL / SALIENT FEATURES



Common area Power backup

DG power back up for 100% Common area
Sewage treatment plant, water softening plant, HNS, rain water harvesting pit.
CCTV camera surveillance system, Entry portal & security cabin with boom barriers, project outer boundary compound wall 6 feet from driveway level
Landscape & hardscape as per architect design
15 Amps point will be provided for one car park of each villa excluding the charging kit
Analog metre will be provided for domestic water line
Elevation tiles as per architect design
Sun light roof in stair headroom as per architect design, with poly carbonate sheet and MS grill

EV charger infrastructure

Water meter

Building elevation

Sun light roof



Payment Schedule

Booking advance	10%
Within 30 days from the date of booking	40%
On completion of foundation	10%
On completion of first floor roof slab	10%
On completion of second floor roof slab	10%
On completion of plastering	10%
On completion of flooring	5%
On intimation of handing over	5%

Creating exclusives, delivering excellence.

RADIANCE
REALTY

RADIANCE REGALIA comes from the house of Radiance Realty, Chennai's most preferred & most trusted luxury lifestyle developer with an illustrious portfolio of impressive projects that have set tall benchmarks in quality, value and excellence. Radiance Realty is always looking at setting highest standards in the industry by meeting new challenges and constantly pushing the envelope to achieve the extraordinary which stands thoroughly proven through the group's projects across Chennai, Coimbatore & Bengaluru.

THE RADIANCE LEGACY

73

YEARS OF
EXPERTISE

25+

COMPLETED
PROJECTS

12+

ONGOING
PROJECTS

6K+

HAPPY
FAMILIES

5 million
sq. ft.

OF FINE LIVING
SPACES DELIVERED

6 million
sq. ft.

EXCEPTIONAL LIVING
SPACES IN THE PIPELINE



**YOUR NEAR
& DEAR ONES
MAKE YOU
RICHER.**

**REFER & EARN
UPTO ₹5 LACS**

Refer Radiance homes to your loved ones and win attractive rewards ranging from Rs.50,000 to Rs.5,00,000 on every successful referral.



RENTAL & RESALE

Radiance Address is a property management service that offer end-to-end services in rentals and resale, covering prospect profiling, documentation, etc.



RADIANCE REALTY DEVELOPERS INDIA LTD

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www.radiancerealty.in

 **91710 11111**

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