

Marketed by: Chennai Property Service

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# RADIANCE RIVERWOODS



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Radiance Riverwoods emerges from Radiance Realty, South India's most trusted luxury Developer. With an illustrious portfolio setting high standards in quality and value, our legacy extends across Chennai, Coimbatore and Bengaluru.

**74**

YEARS OF  
EXPERTISE

**25+**

COMPLETED  
PROJECTS

**12+**

ONGOING  
PROJECTS

**6K+**

HAPPY  
FAMILIES

**5** MILLION  
SQ.FT

OF SPACES  
DELIVERED

**6** MILLION  
SQ.FT

OF SPACES  
IN PIPELINE

## INNOVATIVE LIVING CENTERED AROUND YOU

Every project reflects our commitment to innovation, perfection and customer-centricity, offering modern designs and the latest amenities for a truly luxurious lifestyle.



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# RADIANCE RIVERWOODS

LIVE IN HARMONY WITH NATURE,  
WITHOUT LEAVING THE CITY BEHIND.

Radiance Riverwoods, located on Perur Main Road, Coimbatore, combines natural beauty with urban convenience. Nestled in the hands of the Western Ghats and Noyyal River, it offers residents easy access to daily essentials, entertainment sectors, and major transport facilities, including Bus Stands, Coimbatore Junction, and the International Airport – all within city limits. With pure water and lush greenery that attracts a variety of butterfly species, it provides a serene, nature-rich living environment.

RERA NO:TN/11/BUILDING/0544/2024 DATED 22.11.2024



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# RADIANCE RIVERWOODS



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# RADIANCE RIVERWOODS

## SALIENT FEATURES

- Spread Across 3 Acres.
- A Captivating Selection of 377 Large and Comfortable Apartments.
- 2 Towers with Basement+Stilt+13 Floors.
- Beautifully Crafted 1, 2, 2.5 & 3 BHK.
- Sizes Ranging From 696 to 1579 Sq.Ft.
- 8450 sq.ft. exclusive clubhouse and a half-Olympic size swimming pool.
- Superior fixtures & Top of the line Specification.
- 70 % Open Space Across the Project.
- Covered car park for all the units.
- 100% Vastu Compliance.
- Value for money investment with assured multiple returns.

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## MASTER PLAN

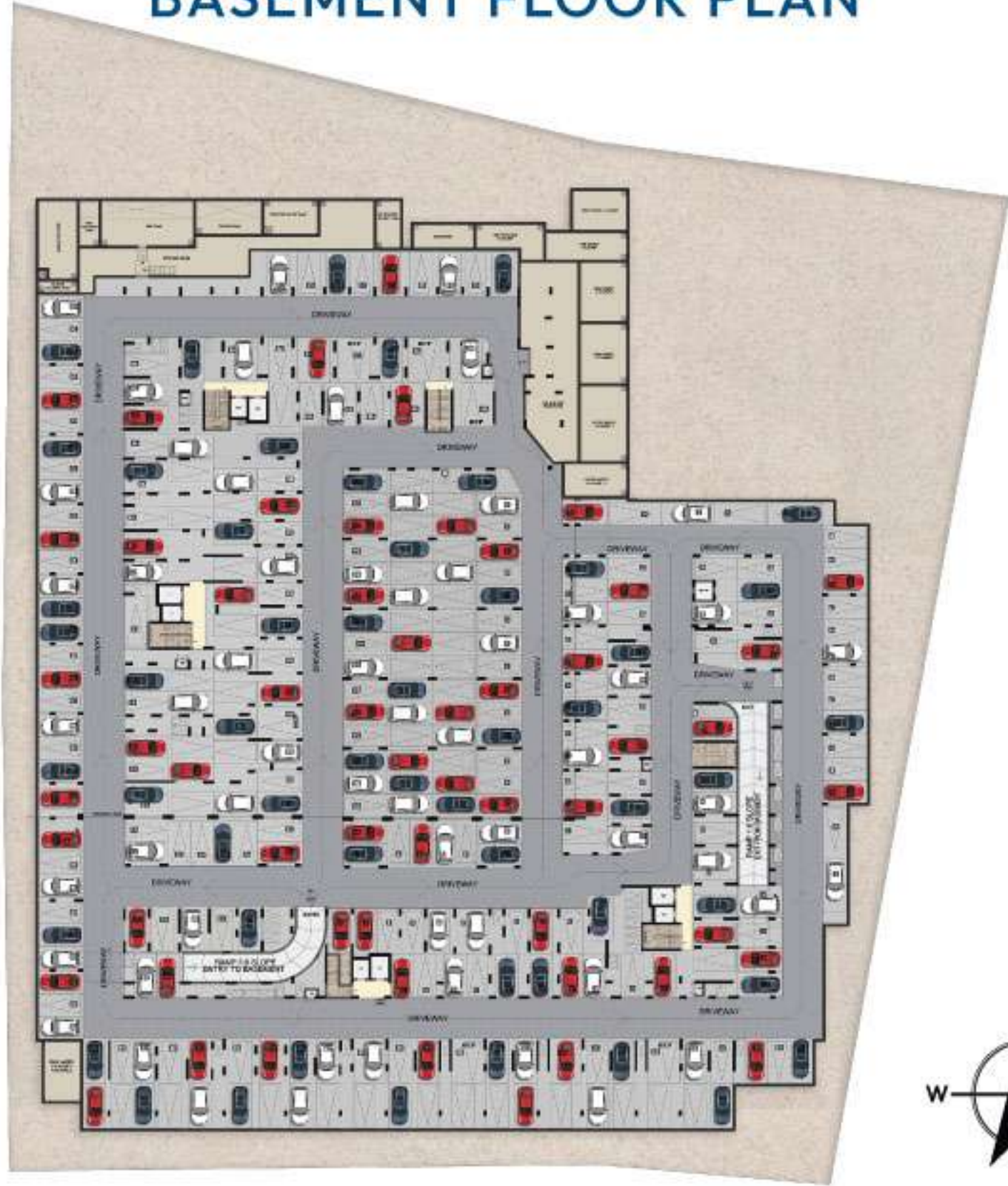


### THE LEGENDS

1. Grand Entry & Exit
2. Mini Amphitheatre
3. Adventure Zone/climber
4. Kids Play Area
5. Reflexology Pathway
6. Outdoor Gym
7. Cricket Net Practice
8. Senior Citizens Alcove
9. Play Zone
10. Seating Alcove
11. Swimming Pool/kids Pool
12. Mini Basket Ball Hoop
13. Raised Palm Deck
14. Bamboo Grooves
15. Aroma Plants
16. Multi-functional/Party Lawn



## BASEMENT FLOOR PLAN



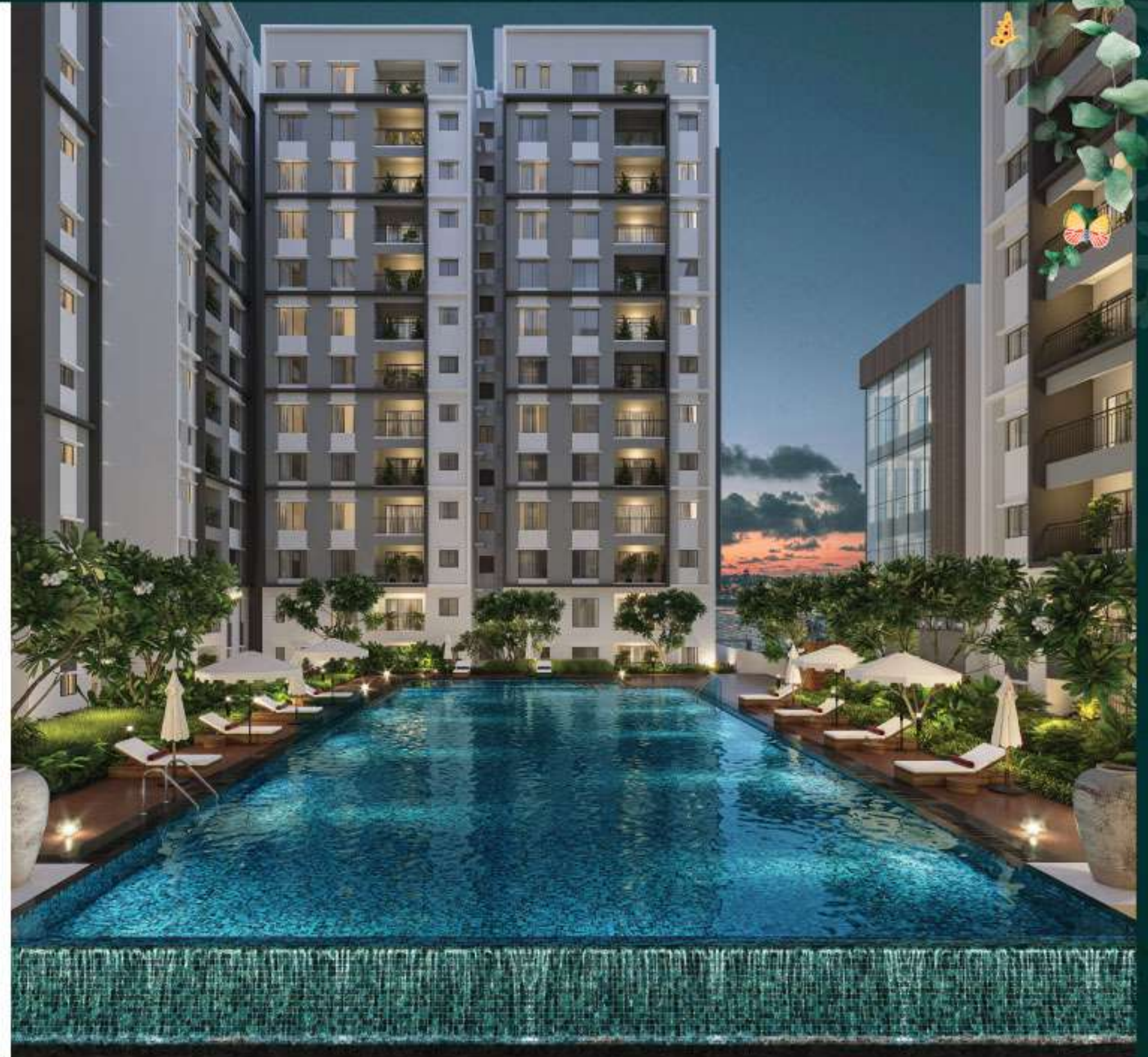
## STILT FLOOR PLAN



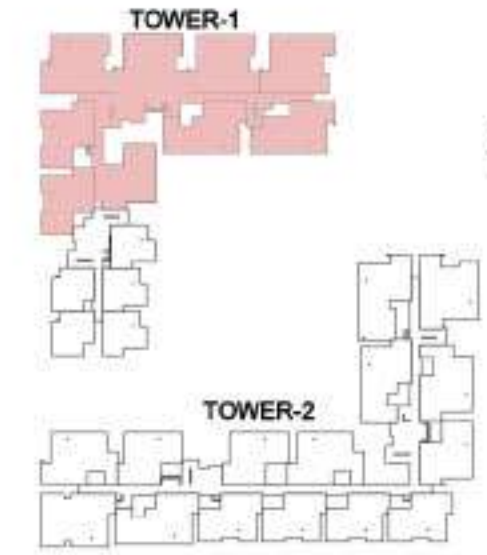
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## FIRST FLOOR PLAN



# TOWER 1(CORE-A)

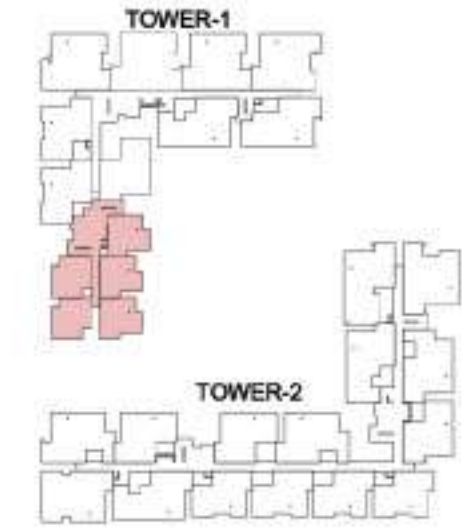


KEY PLAN

**RADIANCE**  
**RIVERWOODS**



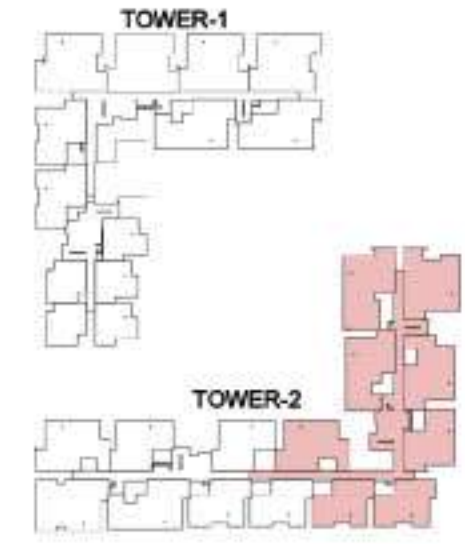
# TOWER 1(CORE-B)



KEY PLAN



# TOWER 2(CORE-C)

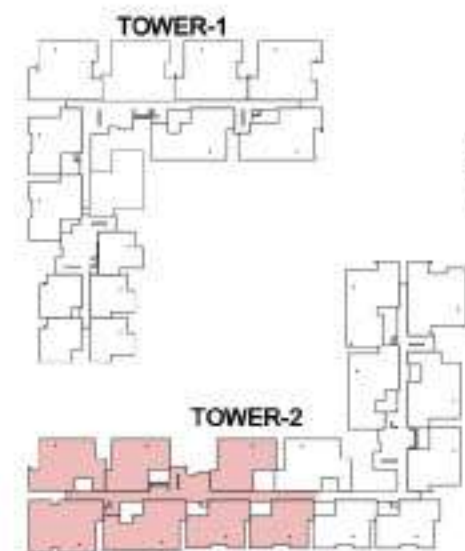


KEY PLAN

**RADIANCE**  
**RIVERWOODS**



# TOWER 2(CORE-D)



**RADIANCE**  
**RIVERWOODS**



## REDEFINING LUXURY LIVING



Radiance Riverwoods isn't Just a residential Space, it's an invitation to a luxury life style. With an array of amenities and thoughtfully designed living spaces, it promises an experience where every moment is Exceptional.

### OUTDOOR AMENITIES

- Mini Amphitheatre
- Adventure zone /Climber
- Kids play area
- Party lawn / Multifunctional
- Outdoor Gym
- Reflexology Pathway
- Senior Citizens alcove
- Mini Basket ball hoop
- Swimming Pool/ Kids Pool
- Aroma Plantation
- Bamboo Grooves
- Seating Alcoves
- Barbeque plaza
- Raised palm deck
- Yoga zone / Meditation



Radiance Riverwoods goes beyond living. It's about thriving. Immerse yourself in a world of 30+ lifestyle amenities that redefine grandeur and opulence. The highlight, a Podium Garden, provides a green oasis within, offering a retreat amidst the urban hustle.

### INDOOR AMENITIES

#### FIRST FLOOR

- Association Room
- Changing room with Shower (Ladies & Gents)

#### FOURTH FLOOR

- Gathering room
- AV Room

#### SECOND FLOOR

- Indoor Games
  - a) Video Games
  - b) Board Games
  - c) Kids Ball pit
- Creche & infant room

#### THIRD FLOOR

- GYM / Interactive
- SPA/Massage Room
  - a) Steam area
  - b) Jacuzzi
  - c) Change Room
  - d) Shower

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# RADIANCE RIVERWOODS

## PAYMENT SCHEDULE

- 10% - Booking Advance
- 20% - Within 30 Days from the date of Booking
- 7.5% - On Completion of Basement
- 7.5% - On Completion of 1st Floor Roof Slab
- 7.5% - On Completion of 3rd Floor Roof Slab
- 7.5% - On Completion of 5th Floor Roof Slab
- 7.5% - On Completion of 7th Floor Roof Slab
- 7.5% - On Completion of 9th Floor Roof Slab
- 7.5% - On Completion of 11th Floor Roof Slab
- 7.5% - On Completion of 13th Floor Roof Slab
- 5% - On Completion of Plastering of the Respective unit
- 2% - On Completion of Flooring of the Respective unit
- 3% - On Intimation of Handing Over

# RIVERWOODS SPECIFICATION



Structure

## Masonry

- RCC Framed Concrete Structure.
- Earthquake Resistance Structure adhering to seismic zone III.
- Anti-Termite Treatment during stage wise construction .
- AAC Light Weight Blocks for internal and external masonry Walls.
- Solid concrete Blocks for masonry walls wherever applicable.



Floor Finishes

## Living, Dining, Bedrooms, Kitchen

### Balcony, Utilities & Toilets

### Terrace Floor

### Staircase

### Typical Floor Lobby / Corridor

### Stilt Floor External Driveway

### Stilt & Basement Car Parking

- 600 X 600 mm Vitrified Tiles as per architect design.
- Antiskid Ceramic tiles of suitable size as per architect design.
- Concrete / Clay tiles.
- Granite as per architect design.
- Vitrified Tiles as per architect design.
- Interlocking Concrete Pavers.
- Granolithic Concrete Flooring .

Wall Finishes

### Kitchen Dado

### Toilet

### Utility

### Lift Fascia

- Glazed Ceramic tiles up to 2 feet height from Kitchen Counter.
- Glazed Ceramic tiles up to false ceiling level.
- Glazed Ceramic tiles with height matching to the Kitchen wall tile level.
- Granite for lift wall jambs and paint for rest of the area.



Kitchen

### Stainless Steel Single Bowl Sink

### Kitchen Counter

### Sink cock / Sink Tap

- Futura/ Nirali brand or equivalent.
- Concrete platform with Granite Counter Top.
- Water point with separate sink cock for domestic & drinking water.

### Main Door

- 7 feet height factory made door, 35mm thickness flush shutter with both sides veneer finish. Designer hardware of DORSET or YALE or equivalent brand. Digital lock system for main door.



Doors, Windows, Ventilators, Railing, Grill, False Ceiling

### Bedroom Doors

### Bathroom Doors

### Windows, Balcony French Doors

### Ventilators

### Window Grill

### Staircase & Balcony Railing

### Bathroom False Ceiling

- 7 feet height factory made door, 32mm thickness flush shutter with both sides laminate finish. Designer hardware of DORSET or YALE or equivalent brand.
- 7 feet height factory made door, 30mm thickness flush shutter with both sides laminate finish. Designer hardware of DORSET or YALE or equivalent brand.
- White UPVC sliding/swing open shutter windows and french doors with clear glass as per architect design.
- White UPVC swing open shutter ventilator for shaft access location & fixed shutter ventilator for non shaft access location.
- MS Grill as per architect design
- MS Railing as per architect design
- Grid type false ceiling



Painting

## Internal Walls

## Exterior Walls

## Ceiling

## MS Railing

- 2 coats of Asian/Berger/Dulux or equivalent brand emulsion paint over base primer & putty.
- 2 coats of Asian/Berger/Dulux or equivalent brand weather proof emulsion paint over texture.
- 2 coats of Asian/Berger/Dulux or equivalent brand oil bound distemper over base primer & putty.
- 2 coat of Satin enamel paint of Asian/Berger/Dulux or equivalent brand over primer



Electrical

## Power Supply

## Switches and Sockets

## Wiring

## Hi wall / Split AC Point

## TV & Data Point

## 2 way control switch

## DG Power Backup

## Water Heater Point

## 16A Point

## 6A Point

- Three phase power supply with concealed wiring and ACCL (automatic change over with current limiter)
- Havells /Anchor by Panasonic or equivalent.
- Fire Retardant Low Smoke (FRLS) copper wire of quality IS brand POLYCAB / KEI Brand or equivalent.
- Provision with electrification in all bedrooms & living room.
- Provision with electrification in any one bedroom, living room and conduit provision in all other bedrooms.
- For light and fan point at all bedrooms.
- 500W for 1BHK & 2BHK, 800W for 2.5BHK & 3BHK.
- Provision with electrification in all Bed bathrooms & Powder rooms.
- For Refrigerator, washing machine & microwave oven in kitchen & Utility. For Chimney, Water purifier, Mixer/Grinder in Kitchen and for Exhaust Fan in all bathrooms.



Plumbing

## Sanitary ware

## CP Fittings

## European Water Closet (EWC)

## Shower Head & Diverter

## Wash Basin

## Pipe lines

- AMERICAN STANDARD / ROCA brand or equivalent.
- AMERICAN STANDARD / ROCA brand or equivalent.
- AMERICAN STANDARD / ROCA brand or equivalent, wall mount type, wall concealed cistern with health faucet.
- Rain shower head for any one Bed bathroom and normal shower head for all other bed bathrooms. Single lever high flow concealed diverter with overhead shower and spout at all bathrooms.
- Counter Wash Basin type with polished granite top in any one Bed bathroom and wall hung wash basin type in all other bathrooms, powder rooms & Dining Area.
- CPVC water pipe lines, PVC soil & waste sewage pipe lines, PVC rain water drain pipe lines, shall be of ISI certified brands like Aashirwad/Astral/Supreme/Prince or equivalent brand.



External, Salient Features

## Solar Power

## Power Back Up

## Treatment Plants

## Security & Surveillance System

## Common Elevator / Lift

## Electric Vehicle Charging Station

- Solar power for all Common area lights.
- DG power Back up for all Common Area.
- Sewage treatment plant, Water softener plant & Solid waste composter.
- CCTV camera surveillance system, Entry portal with security cabin, Boom Barriers & 6 feet height Boundary Compound wall.
- Standard Lift / Elevator of reputed brand with adequate capacity.
- 10 slots of four wheelers and 10 slots of two wheelers for the overall community.

# RADIANE RIVERWOODS

## WHERE TIMELESS BEAUTY MEETS PRIME LOCATION

Nestled within the city limits of Coimbatore, Perur main road is captivating location that exudes timeless natural beauty. Situated in tasteful setting, this remarkable place is a mere 10 minutes away from RS Puram. It serves as a true landmark and offers excellent connectivity to various parts of Coimbatore.

## LOCATION ADVANTAGES

### SCHOOLS

- Vasavi Vidyala School – 350 Mtr
- Thavathiru Santha Lingar school – 1.5 Km
- Motherland School – 1.6 Km
- Star Kids Mont World – 900 Mtr
- Shirushti Vidyalaya School – 1.9 Km

### COLLEGES

- Government College of Technology – 7.5 Km
- Tamilnadu Agriculture University – 6.8 Km
- PSG College of Technology – 11.2 Km
- Karunya University – 22 Km

### HOSPITALS

- Telungupalayam Hospital – 200 Mtr
- Rubha Hospital – 500 Mtr
- Snekaram Multi Speciality Hospital – 1.1 Km
- Rani Hospital – 1.5 Km

### TRANSPORTATION

- Ukkadam Bus Stand – 5 Km
- Coimbatore Railway Station – 5 Km
- Ghandhipuram Bus Stand – 7.6 Km
- Coimbatore Airport – 17.7 Km

## LOCATION MAP



Radiane Riverwoods proudly stands in this highly sought-after locale, surrounded by renowned schools, colleges and hospitals. Rest assured, your investment in Radiane Riverwoods is destined to appreciate significantly in short span of time.

### ENTERTAINMENT AND SHOPPING

- Town Hall – 4.9 Km
- Brookefields Mall – 6.8 Km
- Kovai Kondattam – 5.5 Km
- Lulu Market – 9 Km

# ONGOING PROJECTS

COIMBATORE



**INDEPENDENT VILLAS**

3BHK, 3.5 BHK, 4 BHK

RERA NUMBER :  
TN/11/BUILDING/205/2023  
DT.12.05.2023

CHENNAI



**LUXURY APARTMENTS**

2 BHK, 3 BHK & 4 BHK

RERA NO:  
TN/29/BUILDING/0386/2022  
DATED: 30.9.2022



**LUXURY APARTMENTS**

2, 2.5, 3, & 4 BHK

RERA NO:  
TN/29/BUILDING/355/2022



**PREMIUM APARTMENTS**

2 BHK COMPACT,  
2 BHK, 3 BHK & 4 BHK

RERA NO:  
TN/29/BUILDING/036/2024  
DATED: 07.02.2024

BANGALORE



**ROW HOUSES & VILLAMENTS**

3BHK, 3.5 BHK, 4 BHK

RERA NO:  
PRM/KA/RERA/1251/446/  
PR/09122/005430



**VILLAMENTS & PENTHOUSES**

3.5 BHK

RERA NO:  
PRM/KA/RERA/1251/446/  
PR/060424/006781



**LUXURY APARTMENTS**

3BHK, & 4 BHK

RERA NO:  
PRM/KA/RERA/1251/310/  
PR/060824/006962

PLOTS:



# COMPLETED PROJECTS

CHENNAI



PERUMBAKKAM



MADHAVARAM



PALLAVARAM



TEYNAMPET



SHOLINGANALLUR



KOYAMBEDU



PADAPPAI



THAIYUR



NUNGAMBAKKAM



T NAGAR



PERUMBAKKAM



NAVALLUR, ECR



PERAMBUR



POONAMALLEE



THORAIPAKKAM, OMR



KARAPAKKAM, OMR



ANNA NAGAR



KAZHIPATTUR, OMR



MUTTUKADU, ECR

COIMBATORE



VEDAPATTI, COIMBATORE

BENGALURU



BENGALURU



SAMPIGEHALI, BENGALURU

MADURAI



MADURAI

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# RADIANCE REALTY

**RADIANCE REALTY DEVELOPERS INDIA LTD.,**

**Radiance Towers:** 1st Floor, Old No.110, New No.111, 33 Feet Road, Guindy, Chennai 600032.

 **78240 00054**

**CHENNAI | BANGALORE | COIMBATORE**

**[www.radiancerealty.in](http://www.radiancerealty.in)**



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