

Gardenia

LIVE
LOVE
LUXURIATE



LUXURIOUS LIFESTYLE HOMES
IN A RESORT SETTING INSPIRED BY
BALINESE TROPICAL GARDEN THEME



EXEMPLARY
EXCEPTIONAL
EXCELLENT

A trusted builder of repute with over 70 years of experience in property development, Radiance Realty has created an exclusive legacy of trust by developing exemplary properties. Committed to quality construction, driven by an enduring passion to create fine lifestyles and powered by sheer perseverance to deliver homes on time has made what Radiance Realty is today, the most the most trusted developer of South India with excellence in quality construction.

Radiance Realty leads from the front in changing skylines, enhancing quality living and enriching lifestyles. The standing testimonies are the 25+ completed projects of Radiance, 5 million sq.ft+ of excellence in concrete, 15+ ongoing projects in various stages of construction. Towering above all is the trust of 5000 + satisfied and happy customers of Radiance Realty.



DRIVE HOME
TO BALI EVERYDAY

RADIANCE
Gardenia
HENNUR





EXCLUSIVE
EXQUISITE
EXOTIC

A strikingly crafted gated development with a Balinese Tropical Garden theme, Radiance Gardenia is the only resort styled residential community in the prominent location of Hennur, with an extensive 55% open space.

This glorious abode with a vehicle free podium design, boasts of vibrant foliage with exotic blooms that transform outdoor spaces into an alluring oasis of beauty & serenity.

Nestling majestically on a charmingly landscaped site area of 1.65 acres utilized as five different OSR's and embellished with neatly paved stone pathways, elegant metal sculptures, impressive pergolas and glittering water bodies, Radiance Gardenia is your own private paradise, here on earth. private paradise, here on earth.



ADMIRE
ASPIRE
ADORE

A seamless blend of unmatched location, unprecedented architectural design and unrivalled collection of row houses, villaments, and condominium come together harmoniously to create Radiance Gardenia, a magnificent residence like none other.

Distinctly a winner among the line of properties positioned advantageously at Hennur in North Bengaluru off the Hennur-Bagalur Road, Radiance Gardenia exudes splendor & grandeur in every square foot.

What's more, with Hennur being an IT & residential hot spot, owning a home at Radiance Gardenia means lucrative appreciation for your investment and guaranteed rental returns.



COSMOPOLITAN
CONTEMPORARY
CAPTIVATING

Radiance Gardenia perfectly combines all the must have elements of uber luxury living. The gated community is cosmopolitan by choice. The dwellings are contemporary by design. The collection of homes are truly preferred classics including row houses, villaments and condominium.

An eye for zero space wastage, a passion for high-end fittings and fixtures, an obsession for ample ventilation with large windows and a commitment to deliver the best goes into the making of Radiance Gardenia homes.

- 1.65 Acres of Serenity
- 119 Row Houses - 3 BHK, 4 BHK & 5 BHK
- 130 Villaments - 3 BHK & 3.5 BHK
- Penthouses - 3.5 BHK
- Studio Condos - 1 BHK
- 3 BHK - 2299 Sq.Ft - 2489 Sq.Ft
- 4 BHK - 2959 Sq.Ft
- 5 BHK - 3479 Sq.Ft



ICONIC
INSPIRING
INDULGENT

Enchantingly designed for the connoisseurs of fine living, Radiance Gardenia offers its elite residents an exquisite selection of 45+ world-class lifestyle amenities, 20+ new age features, state-of-the-art fixtures and finishes, and other top-notch facilities for you to enjoy a timeless holiday at home.

- 55% Open space Resort ambience
- Vehicle free podium
- Ample outdoor moving space
- 20+ New age features
- 5 Different OSR's spread across 1.65 acres
- Lush Greenery



MAJESTIC
ROW HOUSES



STYLISH
VILLAMENTS



ELEGANT
CONDOMINIUMS





RELAX
REFRESH
REVIVE

Radiance Gardenia is where you can unwind from your hectic, stressful & monotonous work life and live a more relaxed, more refreshing and more renewed life. The spectacular spread of the Balinese Tropical Garden, the lush greenery in different hues, the spellbinding bloom of flowers, and the welcoming aura of tranquility are the exclusive take-aways at Radiance Gardenia.

With a wide-spread outdoor space for entertaining and lavish spread of indoor spaces for spacious living, Radiance Gardenia offers you diverse selection of lifestyle & leisure amenities in an inviting and tranquil ambience of dazzling opulence.

- A grand 20,000 Sq.Ft Radiant Club House
- 45+ Lifestyle Leisure Luxuries

INDOOR INDULGENCES



- Gym
- Chess
- Carom
- Air Hockey
- Table Tennis

- Pool table
- Foosball
- Badminton Court
- Virtual Room
- Audio Visual Room

- Squash Court
- Yoga, Meditation & Aerobics Lounge
- Library
- Party Deck

- BBQ Area
- Banquet Hall
- Conference Room
- Creche
- Co Working Space

OUTDOOR INDULGENCES

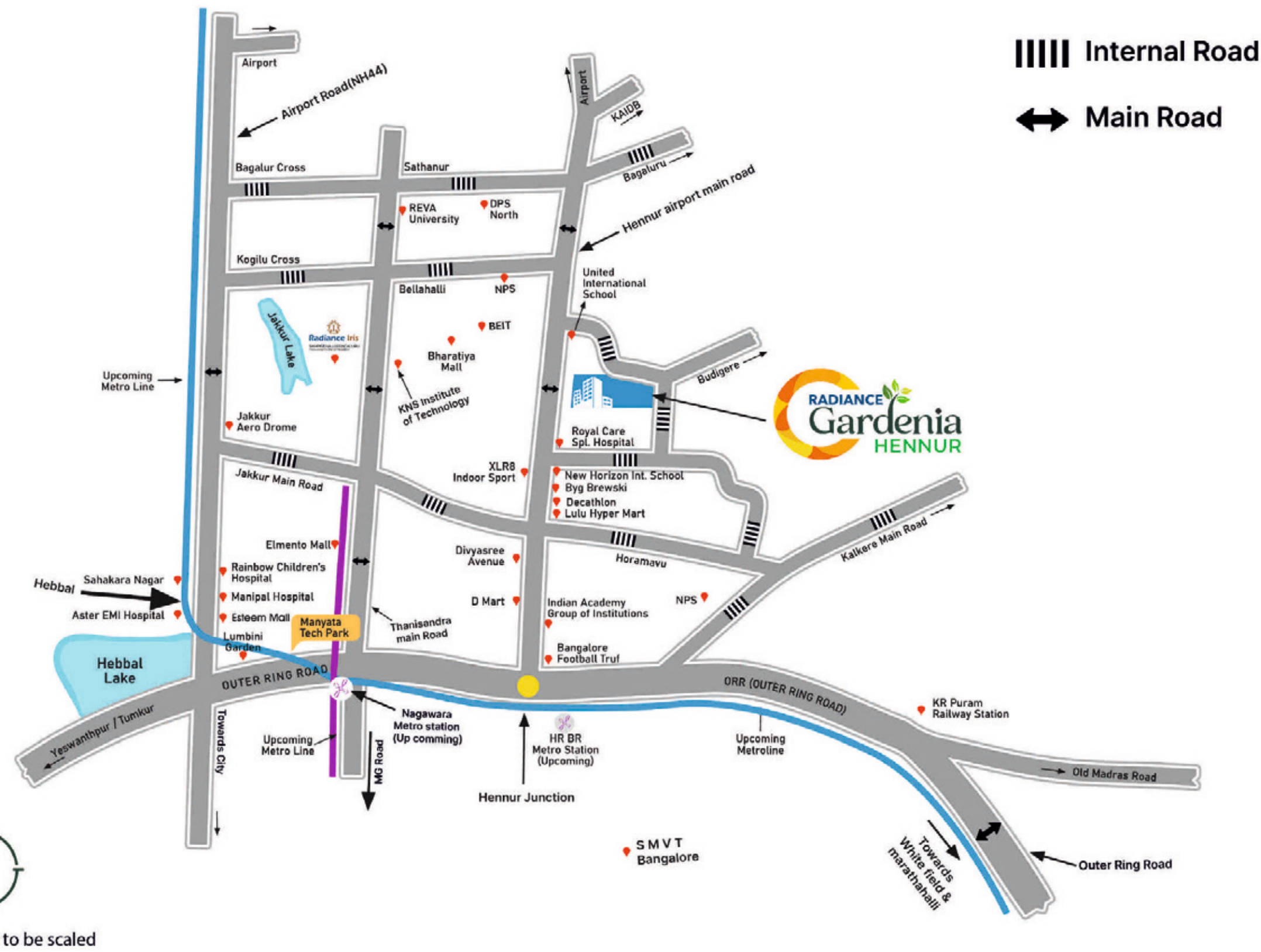


- Swimming pool
- Kids Plunge Pool
- Sunbathing Deck
- Bicycle Riding Path
- Paved Walkers
- Balinese Garden
- Foot Path / Walking Track

- Metal & Stone Sculpture
- Seating Benches
- Water Bodies
- Landscape Park
- Outdoor Fitness
- Half Basket Ball Court
- Bicycle Parking Area

- Youth Park
- Cricket Practice Net
- Open Amphitheatre
- Hammock Garden
- Aromatic Garden
- Children Play Field
- Pool Deck

- Sand Pit Gazebo
- Co-Working
- Conference Room
- Elderly Park
- Yoga Platform
- BBQ Area
- Gazebo



BUSINESS PARKS

- Embassy Manyata Business Park - 7.8 Kms
- Karle Town Centre - 11 Kms
- Kirloskar Business Park - 10 Kms

MALLS

- The Big Market - 2.0 Kms
- Lulu Value Mart - 2.6 Kms
- Elements Mall - 7 Kms
- Orion East Mall - 12 Kms

TRANSPORTATION

- International Airport 20 Kms
- MG Road Metro Station -15 Kms
- Bangalore East Railway Station - 11 Kms
- Cantonment Railway Station - 14 Kms
- Bangalore City Railway Station - 18 Kms

SCHOOLS

- Good Shepherd High School - 450 Mts
- United International school - 1.3 Kms
- New Horizon International School - 1.9 Kms
- St. Norbert School - 2.1 Kms

HOSPITALS

- Regal Kidney & Multi-Specialty Hospital - 4.9 Kms
- North Bangalore Hospital - 8.3 Kms
- Motherhood Hospital - 9.8 Kms
- Cloudnine Hospital - 10 Kms

Strategically and centrally located at Hennur off the Hennur-Bagaluru Road at North Bengaluru, Radiance Gardenia brings places close, closer and closest with excellent connectivity to different parts the 'Garden City'. Take a look at how living at Radiance Gardenia makes travel easier, faster and time saving too!



PROPOSED RESIDENTIAL DEVELOPMENT FOR
M/S RADIANCE REALTY DEVELOPERS INDIA LTD AT CHIKKAGUBBI, BANGALORE

INDEX | SITE

- | | | | |
|----------|-----------------------|----|--------------------------|
| 1 | ROW HOUSES ENTRY/EXIT | 7 | SWIMMING POOL P. O. S. |
| 2 | VILLAMENTS ENTRY/EXIT | 8 | TWO ROW RAMP TO BASEMENT |
| 3A 3B 3C | ROW HOUSING | 9 | VISITORS PARKING |
| 4D 4E 4F | VILLAMENTS | 10 | RAMP FOR BUGGY CARS |
| 5 | CIVIC AMENITIES | 11 | TRANSFORMER YARD |
| 6 | LANDSCAPE | 12 | OWC LOCATION |



SITE WITH STILT FLOOR PLAN

ROW HOUSING - EAST FACING (4BHK+HT)

GROUND FLOOR PLAN

ENTERTAINMENT 11'2" X 15'11"
 CAR PARKING
 TOILET 4'11" X 6'4"
 BED ROOM 6'1" X 7'5"
 BED ROOM 6'1" X 7'5"
 ENTRY 4'11" X 4'11"
 ENTRANCE FOYER 4'11" X 4'11"
 LIFT PROVISION
 14'7" WIDE DRIVE WAY

FIRST FLOOR PLAN

BALCONY 11'2" X 4'5"
 DINING 11'2" X 7'2"
 LIVING
 TOILET 4'11" X 6"
 BED ROOM 10'8" X 12'
 LANDSCAPE
 7'7" PAIR WAY

Table:

A-010, A-025, A-036, A-043 B-067, B-079 C-089, C-096, C-107, C-119	SUPER BUILT-UP AREA (APPROX)	2940 Sq.ft
	RERA CARPET AREA (APPROX)	1772 Sq.ft

KEY PLAN

SITE WITH STILT FLOOR PLAN

ROW HOUSING - EAST FACING (4BHK+HT)

SECOND FLOOR PLAN

BALCONY 11'2" X 4'5"
 W.L.W 5'7" X 5'6"
 LIVING
 TOILET 4'11" X 6"
 BED ROOM 10'8" X 12'
 LANDSCAPE

TERRACE FLOOR PLAN

TERRACE (+110.35)
 LIFT PROVISION
 LANDSCAPE BELOW

Table:

A-010, A-025, A-036, A-043 B-067, B-079 C-089, C-096, C-107, C-119	SUPER BUILT-UP AREA (APPROX)	2940 Sq.ft
	RERA CARPET AREA (APPROX)	1772 Sq.ft

KEY PLAN

SITE WITH STILT FLOOR PLAN

BLOCK E (EWS BLOCK)



UNIT	SUPER BUILD UP AREA (APPROX)	REDA CARPET AREA (APPROX)
E-001	368 Sq.ft	313 Sq.ft
E-002	529 Sq.ft	315 Sq.ft
E-003	531 Sq.ft	315 Sq.ft
E-004	361 Sq.ft	313 Sq.ft
E-005	538 Sq.ft	315 Sq.ft
E-006	543 Sq.ft	315 Sq.ft
E-007	537 Sq.ft	313 Sq.ft
E-008	394 Sq.ft	239 Sq.ft
E-009	534 Sq.ft	315 Sq.ft



TYPICAL FLOOR PLAN



KEY PLAN

ROW HOUSING - EAST FACING (5BHK+HT)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

A-046

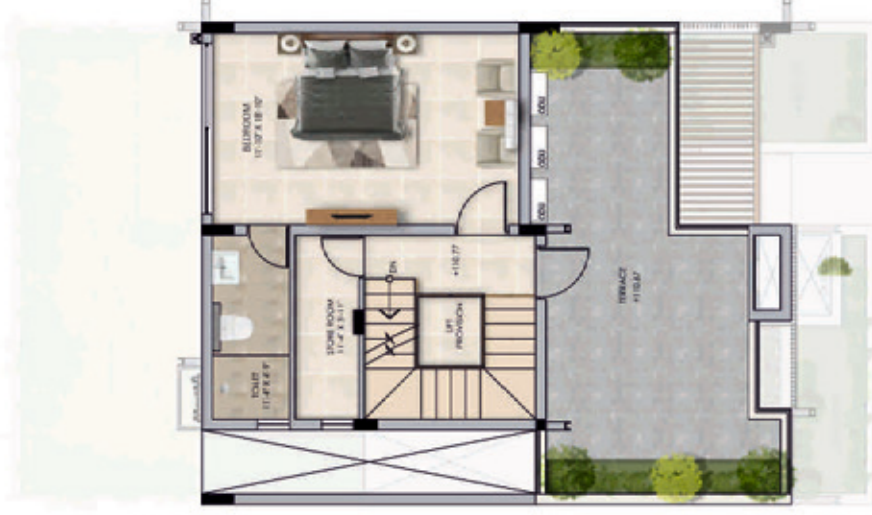
SUPER BUILD UP AREA (APPROX)	3450 sq.ft
REDA CARPET AREA (APPROX)	2736 sq.ft



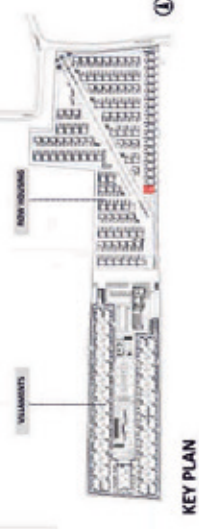
KEY PLAN

SITE WITH STILT FLOOR PLAN

ROW HOUSING - EAST FACING (5BHK+HT)



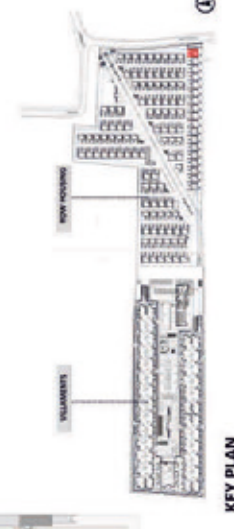
A-046



ROW HOUSING - EAST FACING (5BHK+HT)



A-063



SITE WITH STILT FLOOR PLAN

ROW HOUSING - EAST FACING (5BHK+HT)

GROUND FLOOR PLAN

FIRST FLOOR PLAN

A-047 to A-062	SUPER BUILT-UP AREA (APPROX)	3422 sq.ft
	REERA CARPET AREA (APPROX)	2236 sq. ft

KEY PLAN

SITE WITH STILT FLOOR PLAN

ROW HOUSING - EAST FACING (5BHK+HT)

SECOND FLOOR PLAN

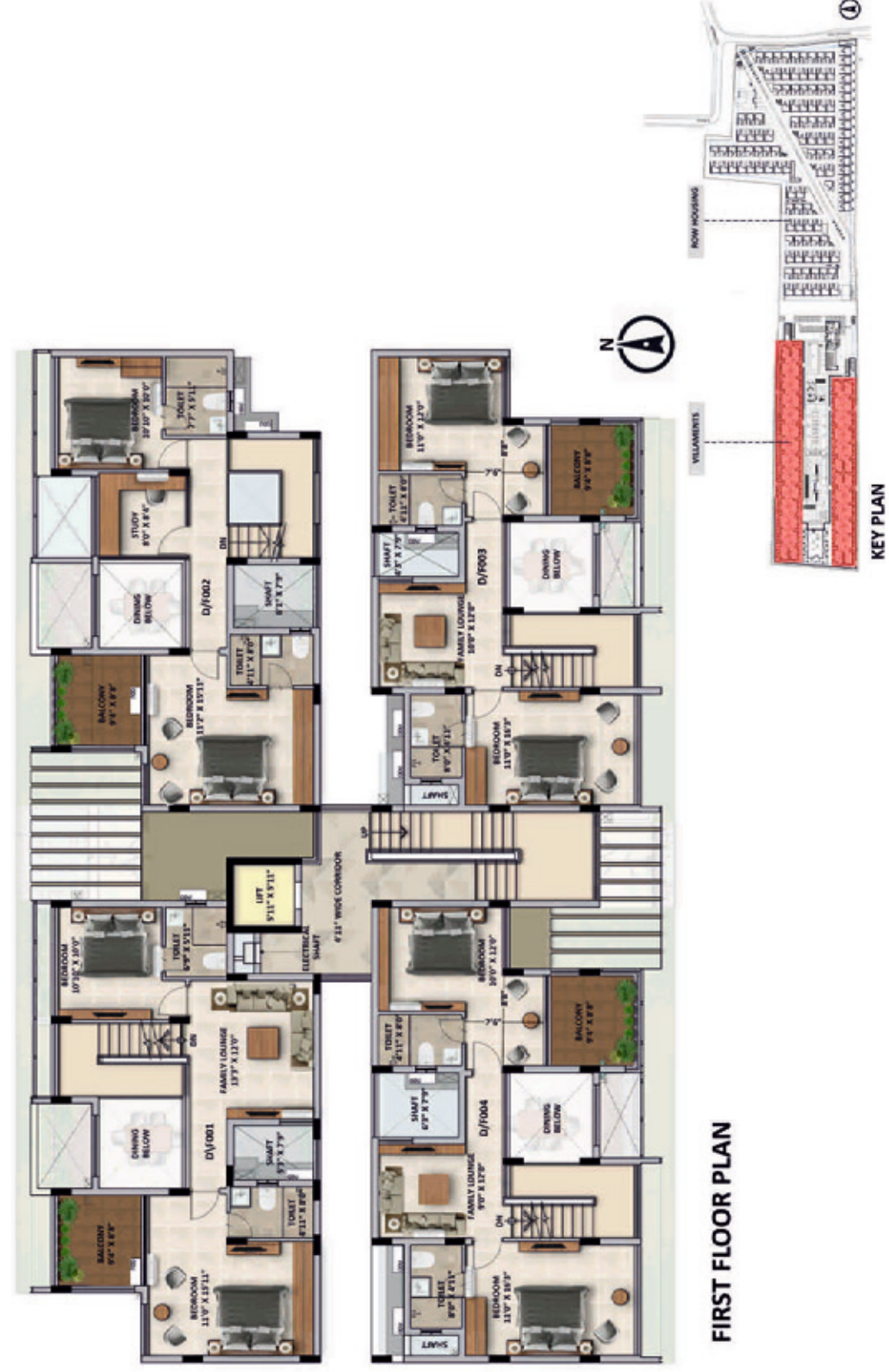
THIRD FLOOR PLAN

A-047 to A-062

KEY PLAN

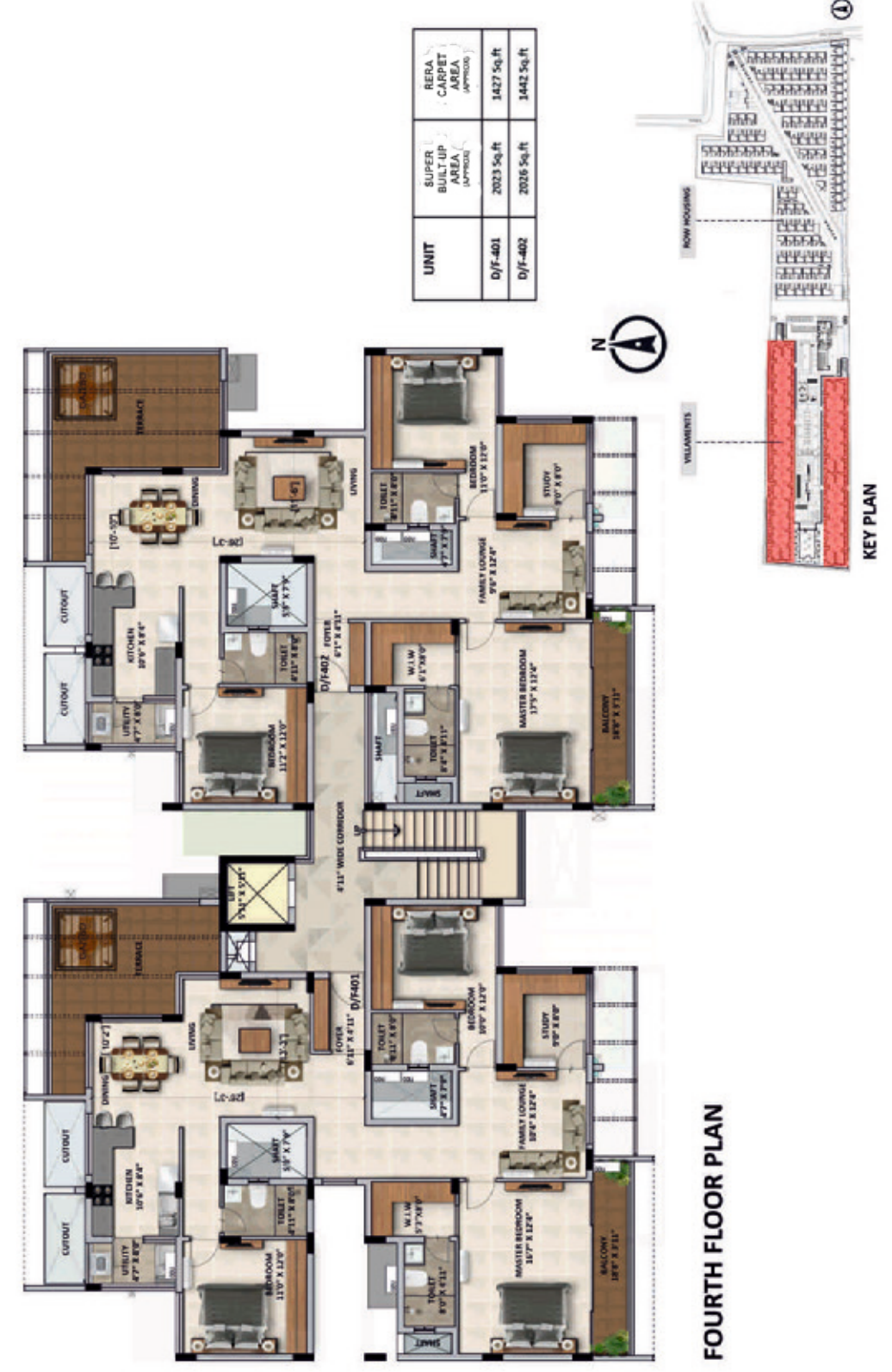
SITE WITH STILT FLOOR PLAN

VILLAMENT- BLOCK D AND F



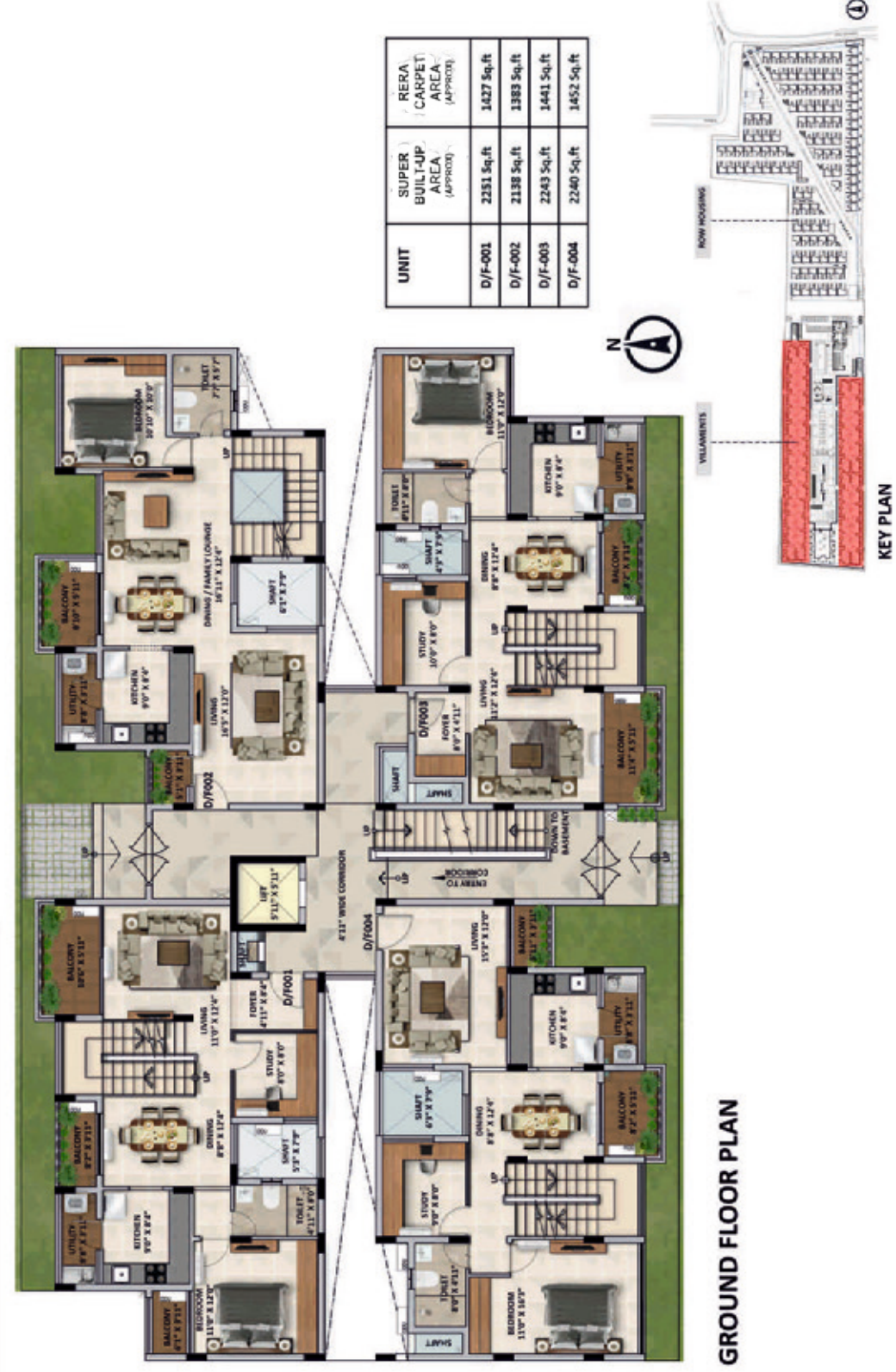
SITE WITH STILT FLOOR PLAN

VILLAMENT- BLOCK D AND F



SITE WITH STILT FLOOR PLAN

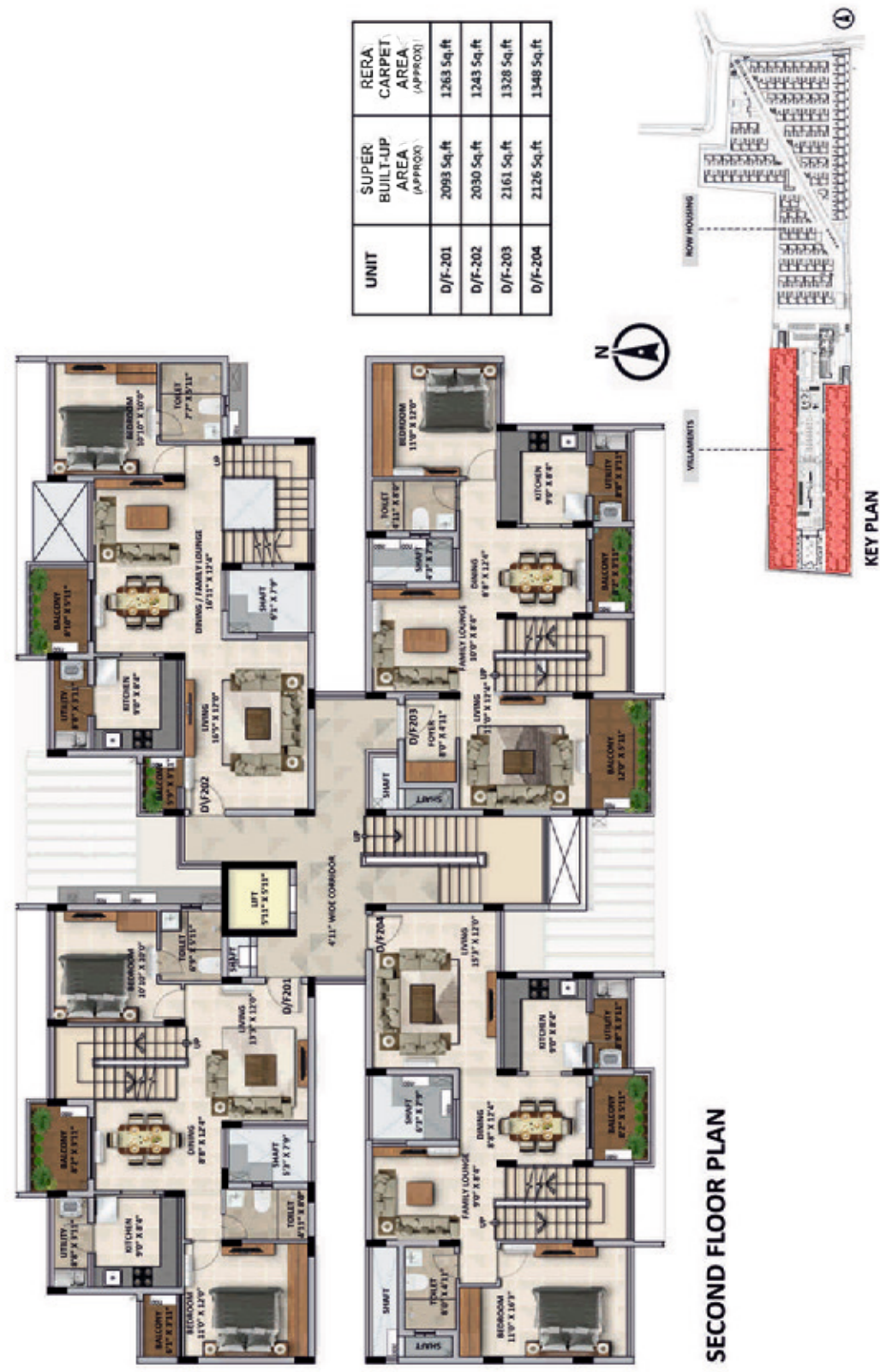
VILLAMENT- BLOCK D AND F



GROUND FLOOR PLAN

SITE WITH STILT FLOOR PLAN

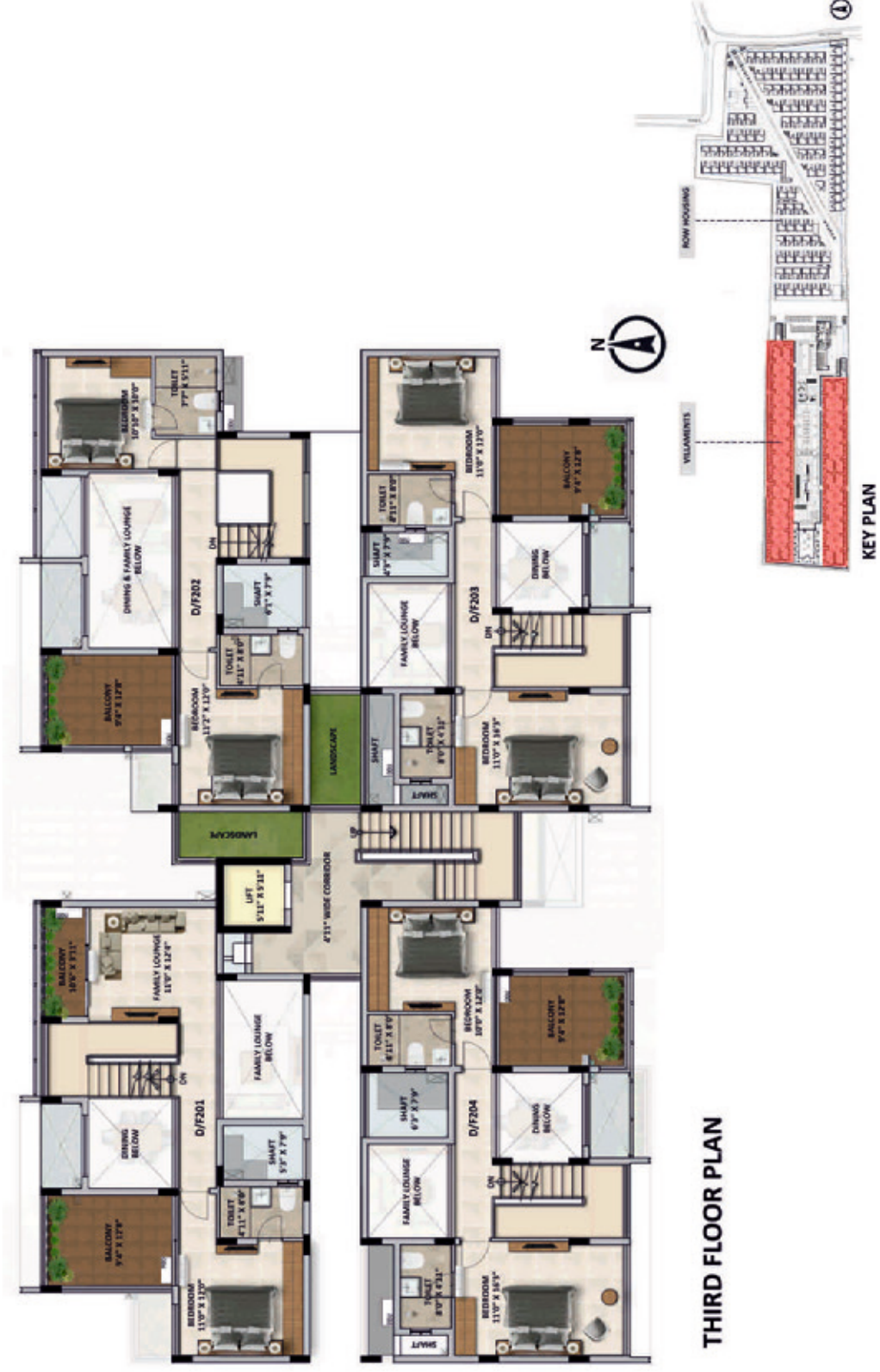
VILLAMENT- BLOCK D AND F



SECOND FLOOR PLAN

SITE WITH STILT FLOOR PLAN

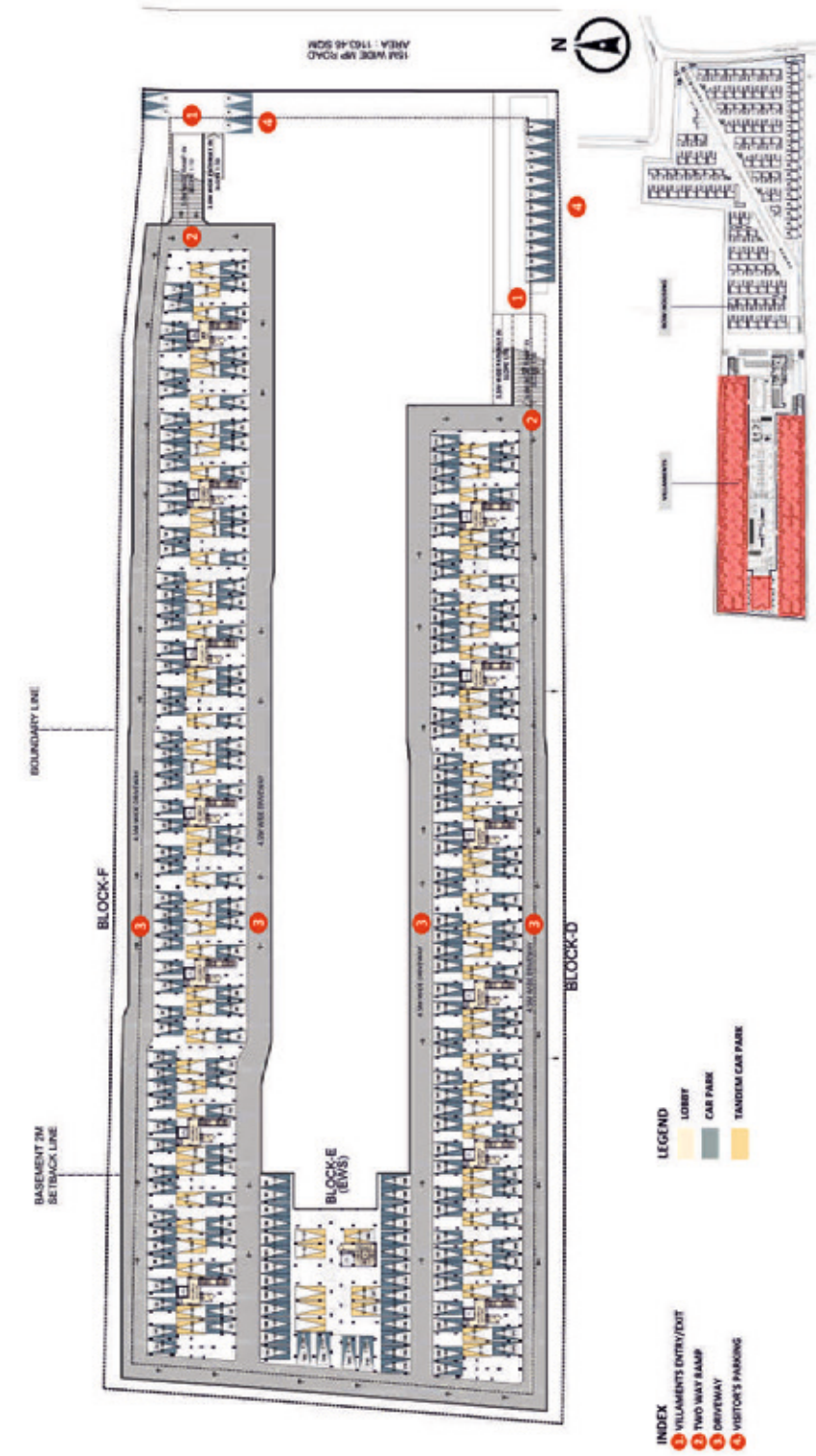
VILLAMENT- BLOCK D AND F



THIRD FLOOR PLAN

VILLAMENT BASEMENT PARKING

SITE WITH STILT FLOOR PLAN



- INDEX**
- 1 VILLAMENTS ENTRY/EXIT
 - 2 TWO WAY RAMP
 - 3 DRIVEWAY
 - 4 VISITOR'S PARKING
- LEGEND**
- LOBBY
 - CAR PARK
 - TANGRAM CAR PARK

SITE WITH STILT FLOOR PLAN

ROW HOUSING - WEST FACING TYPE 1 (3BHK+HT)

GROUND FLOOR PLAN

FIRST FLOOR PLAN

KEY PLAN

A-001 & A031
B-064
C-092 & C-113

SUPER BUILT-UP AREA (APPROX)	2446 Sq. ft
REERA CARPET AREA (APPROX)	1488 Sq. ft

SITE WITH STILT FLOOR PLAN

ROW HOUSING - WEST FACING TYPE 1 (3BHK+HT)

SECOND FLOOR PLAN

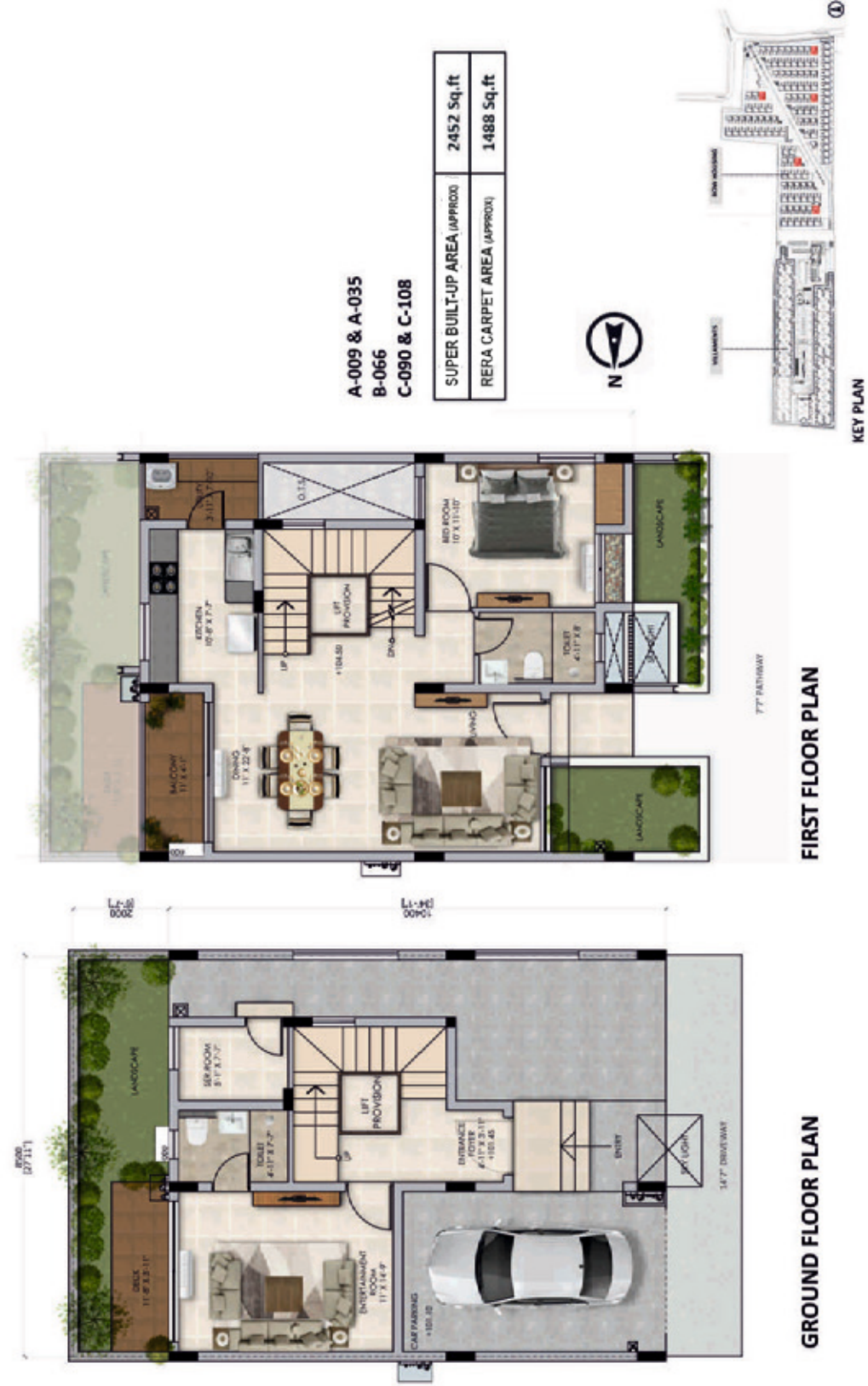
TERRACE FLOOR PLAN

KEY PLAN

A-001 & A031
B-064
C-092 & C-113

SITE WITH STILT FLOOR PLAN

ROW HOUSING - WEST FACING TYPE 1 (3BHK+HT)

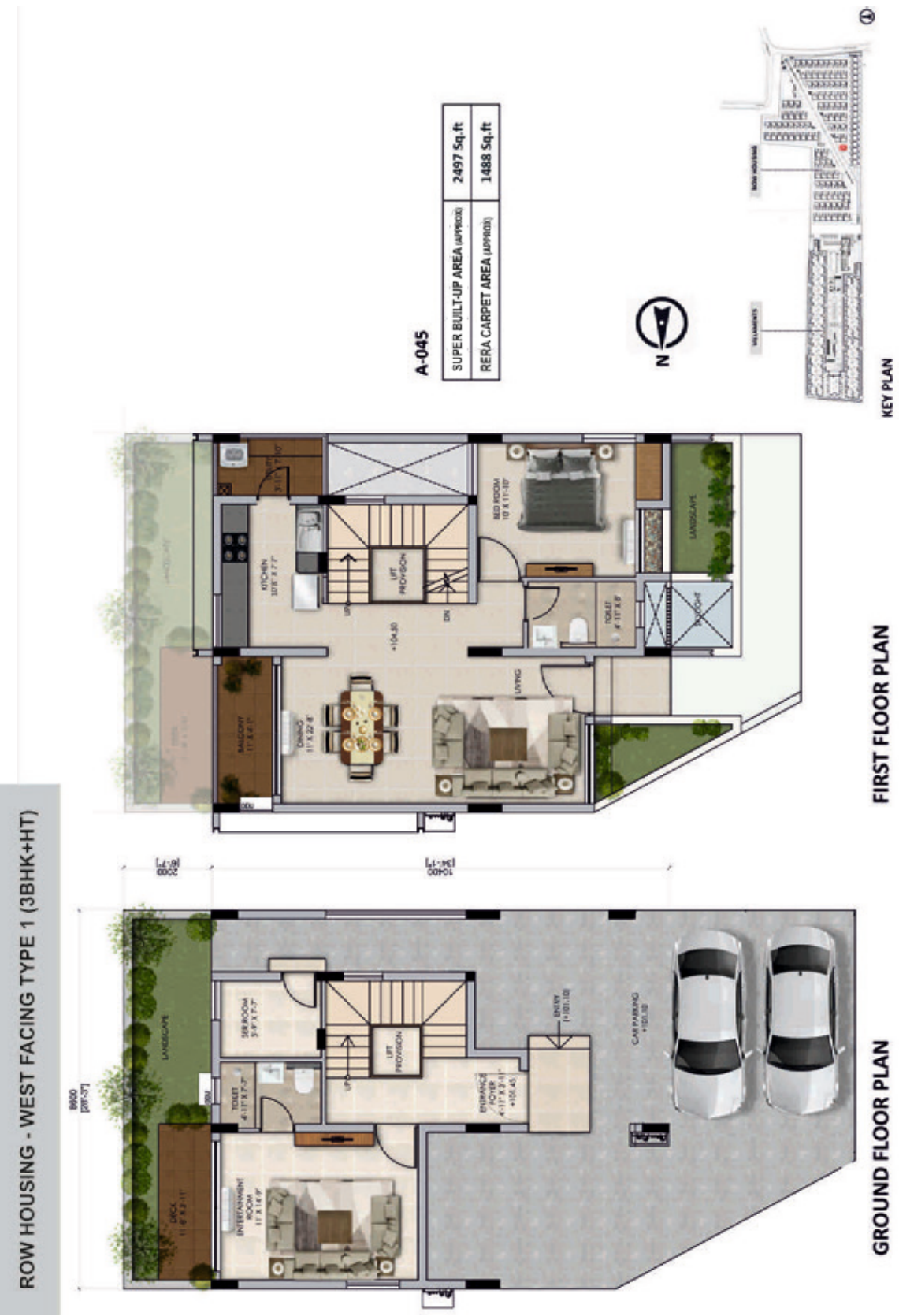


SITE WITH STILT FLOOR PLAN

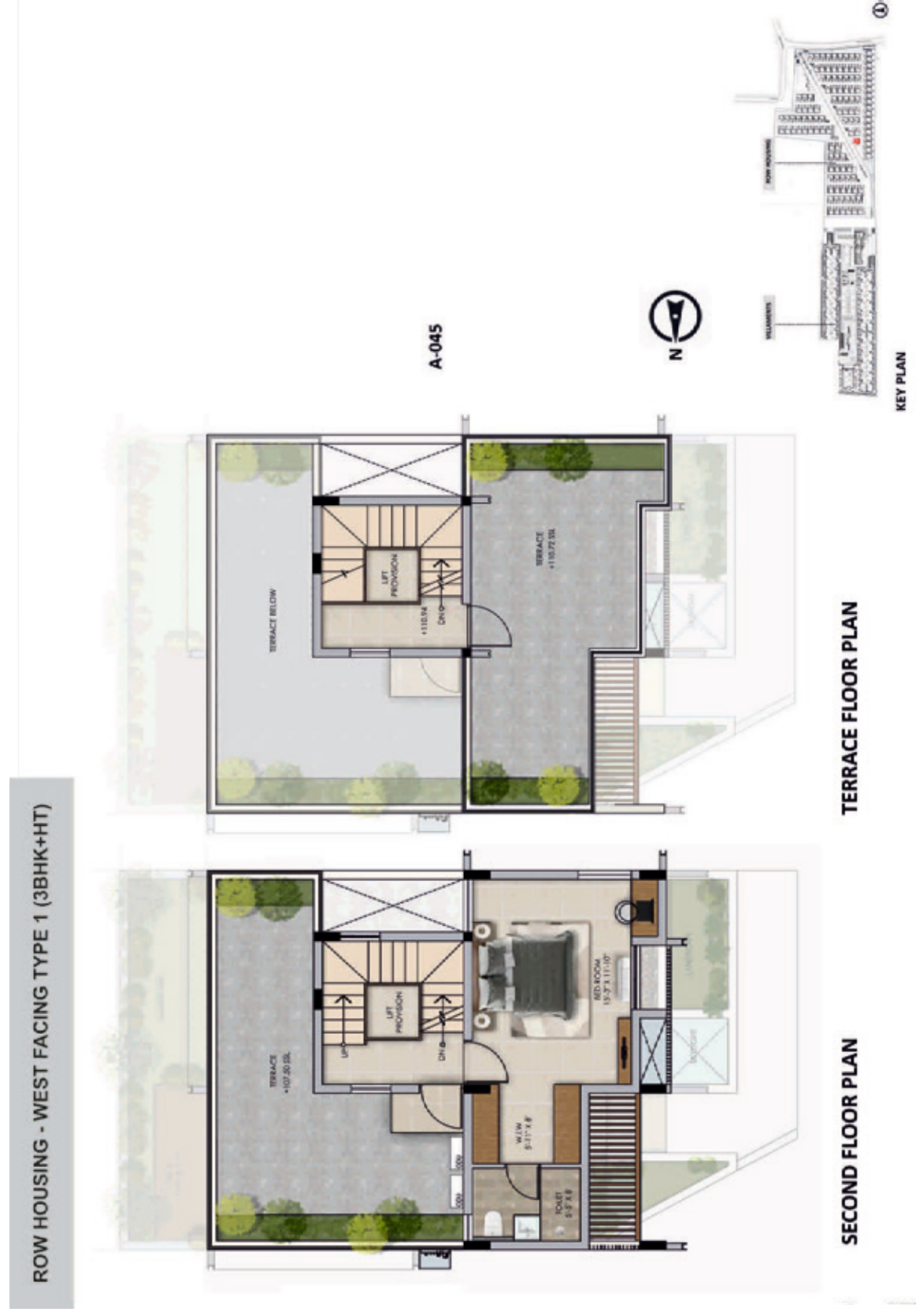
ROW HOUSING - WEST FACING TYPE 1 (3BHK+HT)



SITE WITH STILT FLOOR PLAN



SITE WITH STILT FLOOR PLAN



SITE WITH STILT FLOOR PLAN

ROW HOUSING - WEST FACING TYPE 1 (3BHK+HT)



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

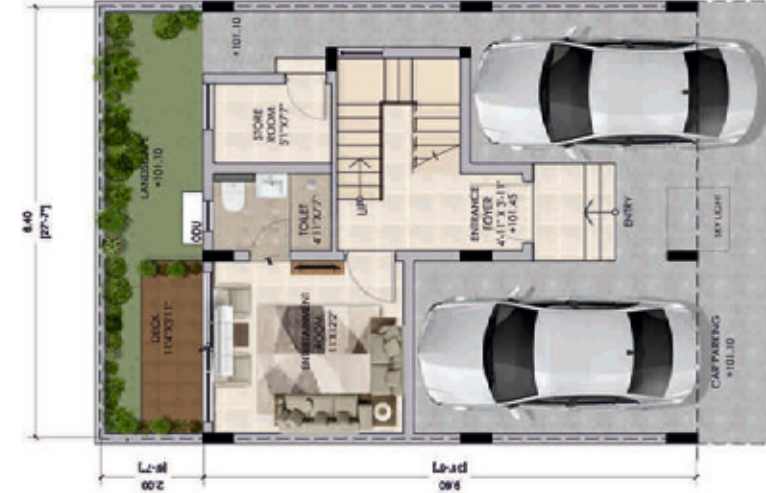
A-002 to A-008
A-032 to A-034
B-065
C-091
C-109 to C-112



KEY PLAN

SITE WITH STILT FLOOR PLAN

ROW HOUSING - WEST FACING TYPE 2 (3BHK+HT)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

A-019 to A-023
A-041
B-072 to B-077
C-098 to C-100

SUPER BUILT-UP AREA (APPROX)	2239 Sq.ft
RERA CARPET AREA (APPROX)	1382 Sq.ft



KEY PLAN

SITE WITH STILT FLOOR PLAN

ROW HOUSING - WEST FACING TYPE 2 (3BHK+HT)



SECOND FLOOR PLAN



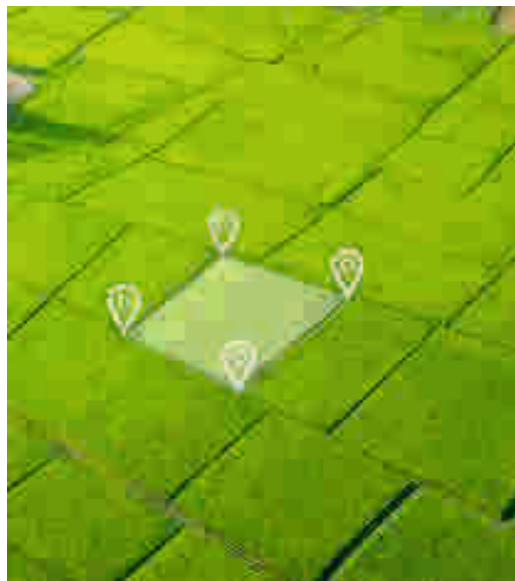
TERRACE FLOOR PLAN

A-019 to A-023
A-041
B-072 to B-077
C-098 to C-100



KEY PLAN

ONGOING PROJECTS



COMPLETED PROJECTS



SPECTACULAR. TOP-NOTCH. SPECIFICATIONS

STRUCTURE



Masonry

- RCC framed concrete structure
- Earthquake resistance structure adhere to seismic zone II
- Anti-termite treatment during stage wise construction
- AAC light weight blocks for internal and external masonry walls
- Solid concrete blocks for other masonry walls as per requirement

FLOOR & WALL FINISHES



Living, Dining, Bedroom & Kitchen Floor
Master bedroom floor
Other bedrooms, kitchen & family room floor
Balcony, utility & toilet floor
Private terrace floor

- 800 X 800mm vitrified floor tiles for Row Houses & Villaments • 600 x 600 mm vitrified floor tiles for Condominium
- Laminated Wooden flooring with 8mm thickness • 600 x 600 mm vitrified floor tiles for Condominium
- 800 X 800mm vitrified floor tiles for Row Houses & Villaments • 600 x 600 mm vitrified floor tiles for Condominium
- Anti skid ceramic floor tiles of suitable size
- Anti skid outdoor ceramic wooden plank floor tiles of suitable size for Row House & Villaments
- Not applicable for Condominium
- Weathering coarse tiles of suitable size
- Granite as per architect design for Row Houses & Villaments • Not applicable for Condominium
- Granite as per architect design
- Not applicable for Row Houses • Granite as per architect design for Villaments & Condominium
- Not applicable for Row Houses • Vitrified tiles as per architect design for Villaments & Condominium
- Tile flooring for Row Houses • Not applicable for Villaments & Condominium
- Interlocking concrete paver blocks / Granolithic screed concrete floor
- Not applicable for Row Houses • Granolithic screed concrete floor for Villaments & Condominium
- Cement plaster finish
- Glazed ceramic tiles up to ceiling level
- Glazed ceramic tiles from floor up to railing height
- Not applicable for Row Houses • Granite as per architect design for Villaments & Condominium

Terrace floor

Staircase inside the house
Common staircase

Ground floor lobby
Typical floor corridor & lift lobby
Car park flooring
External driveway

Basement car park flooring
Kitchen wall dado

Toilet wall
Utility wall

Lift fascia wall

KITCHEN & UTILITY



Water point with tap in Kitchen

Water point with tap in Utility (wherever applicable)
Washing machine water point
Granite with sink
Water purifier & dishwasher point

- Will provide separate taps for metro and domestic water in kitchen sink location
- Not applicable for Row Houses & Condominium • Will provide tap for domestic water in utility sink location
- Will be provided in utility for Row Houses & Villaments • Will be provided in utility/kitchen wherever applicable in Condominium
- Will be provided in utility for Row Houses & Villaments • Not Applicable for Condominium
- Will be provided in kitchen

DOORS / WINDOW VENTILATORS/ RAILING/ FALSE CEILING



Main Door

- 8 feet height factory made door at 1st floor level, 35mm thick flush shutter with both sides teak veneer finish. Designer hardwares & digital lock system of DORSET in both ground and 1st floor reentry doors / equivalent make for Row Houses

Bedroom Door

- 7 feet height factory made door, 35mm thick flush shutter with both sides teak veneer finish. Designer hardwares & digital lock system of DORSET / equivalent make for Villaments & Condominium.
- 7 Feet height factory made door, 32mm thick flush shutter with both sides laminate finish. Designer hardwares of DORSET / equivalent make.

Toilet Door

- 7 feet height factory made door, 35mm thick flush shutter with both sides laminate finish, designer hardwares of DORSET / equivalent make.

Window & French Door
Ventilators

- White UPVC windows with granite sill and french doors with sliding shutters, clear glass, mosquito track & mesh
- White UPVC ventilators with swing open shutters, lock & key for shaft accessible areas
- White UPVC ventilators with swing open shutters for non accessible areas
- SS railing with toughened laminated glass for balcony
- SS railing with toughened glass for staircase in Row Houses & Villaments • Not Applicable for Condominium
- Not Applicable for Row Houses • Aesthetically designed MS railing for Villaments & Condominium
- Glass partition in the shower area of master bedroom toilet for Row Houses • Not Applicable for Villaments & Condominium

Balcony railing
Internal Staircase Railing
Common Staircase Railing
Shower glass partition

PAINTING



Internal Walls
Exterior Walls
Ceiling
MS Railing

- 2 coats of Asian / Berger / Dulux / equivalent make emulsion paint over base primer & putty
- 2 coats of Asian / Berger / Dulux / equivalent make weather proof emulsion paint over texture
- 2 coats of Asian / Berger / Dulux / equivalent make emulsion paint over base primer & putty
- 2 coat of Satin enamel paint of Asian / Berger / Dulux / equivalent make over primer

ELECTRICAL



Power Supply
Switches and Sockets
Wiring
Split AC Point
TV & Data Point
2 Way Control Switch
DG Power Backup
USB Port
Balcony
Toilets
20Amps Point
15Amps Point

5Amps Point

Sanitary ware
CP fittings
Closet
Overhead Shower

Washbasin

Water Meter
Water supply system
Pipe lines

Solar Power

Solar Water heater

Power back up
Common Lift

Video Door Phone

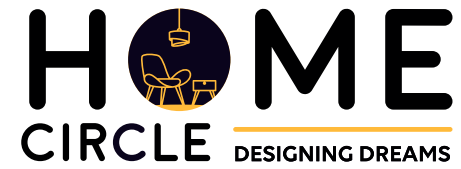
EV Charger infrastructure provision

- Three phase power supply with concealed wiring and ACCL (automatic change over with current limiter)
- Anchor by Panasonic / Equivalent make
- Fire Retardant Low Smoke (FRLS) copper wire of quality ISI brand POLYCAB / KEI / equivalent make
- Provision with electrification in Living or Dining room & all bedrooms
- Provision with electrification in Living or Dining room & all bedrooms
- For light and fan point in all bedrooms
- 2000 Watts for Row Houses & Villaments • 1000 Watts for Condominium
- In living room and in all bedrooms
- Surface mounted circular light fixture as per architect design with one 5Amps point
- Occupancy sensor device without light in all toilets
- For water heater with electrification in all toilets
- For refrigerator, dishwasher, microwave oven in kitchen and for washing machine in utility (4 No's) Houses
- For refrigerator, microwave oven in kitchen and for washing machine in utility (3 nos) for Villaments & Condominium
- For chimney, water purifier, mixer / grinder in kitchen and for exhaust fan in all toilets (4 No's)

- Premium range Kohler / American Standards / equivalent make
- Premium range Kohler / American Standards / equivalent make
- Wall mount type EWC (European water closet) with wall concealed tank and health faucet
- Single lever concealed diverter with over head shower and spout in all toilets
- Rain shower head in master bedroom toilet and normal shower head in other bedroom toilets for Row Houses & Villament
- Normal shower head in toilets for Condominium
- Counter wash basin with polished granite in master bedroom toilet & dining room, wall hung wash basin in all other toilets for Row Houses & Villaments
- Wall hung wash basin in toilets for Condominium
- Sensor & App based water meter for the domestic water line
- 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 make

- Solar panels to the capacity of 1% of the total demand load will be provided & same will be connected to the common EB Panel
- Electrical & plumbing provision will be provided. solar water heater to be installed by the customer for Row Houses
- Not applicable for Villaments & Condominium.
- DG power back up for 100% common area
- Passenger lifts of adequate capacity with in built camera for Villaments & Condominium
- Not applicable for Row Houses
- Multi apartment Video Door Phone of Godrej / Panasonic / equivalent make in each houses integrating to the main entry gate
- Sewage treatment plant, Water softening plant, HNS, solid waste composter of required capacity
- Rain water harvesting system as per regulatory authority norms
- CCTV Camera Surveillance System, Entry portal & security cabin with boom barriers, boundary compound wall of 6 feet height from driveway level, barbed wire fence for 2 feet above compound wall
- Driver & servant dormitory, Name board & letter box in lobby, Motion sensor lights in typical floor corridors, pelmet false ceiling to cover the fire fighting pipes
- Name board & letter box • Landscape & hardscape as per architect design
- 15Amps point will be provided for one car park of each rowhouses / villaments without the charging kit
- Not applicable for Condominium

RADIANCE GROUP OF COMPANIES



Home circle is a one-stop home solution that provides an affordable, easy-to-access alternative to traditional interior design. Call us to know more +91 75500 01916



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 your home beautiful inside out.

RADIANCE
PRIVILEGE
CLUB

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

REFER & EARN
UPTO ₹5 LACS

Referring Radiance Homes that you know better than most is incredibly rewarding.

Radiance offer exciting rewards ranging from ₹50,000 to ₹5.00,000 for those who refer Radiance Homes to their friends and family. To refer and earn with Radiance, Call 78240 00080.

Corporate Office Address

RADIANCE
REALTY

RADIANCE REALTY DEVELOPERS INDIA LTD

Radiance Towers, 1st Floor, Old No.110, New No.111, 33 Feet Road,
Anna Salai, Guindy, Chennai, Tamil Nadu 600032

☎ 78240 00054

www.radiance Realty.in

Project Address

Radiance Gardenia

SY No. 48/1, 48/2, 49/1, 49/2 & 50/2,
Chikkagubbi Village, Bidarahalli Hobli,
Bengaluru Urban - 560 077.

Landscape Architect

DESAIN
ARCHITECTURE • LANDSCAPE

Building Architect



KAF
KEMHAVI ARCHITECTURE FOUNDATION

CHENNAI | BANGALORE | COIMBATORE | DUBAI

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