





Radiance Realty, a leading real estate player based 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 providing 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 homeowner. With over 70 years of experience in infrastructure, 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.

The Managing Director, Varun Manian, represents a perfect amalgam of the energy and tenacity of youth and the solid dependability of the old. His focus and vision 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 just building a house. The Radiance Home Interior Solutions team can help ensure that your home is furnished to your choice. The teams from Radiance Facility Force and Radiance Address offer the complete gamut of home/ property management services and property rental and resale services respectively. In essence Radiance Realty is committed to deliver the life style that you so richly deserve.

Mercury

Radiance Mercury presents High Quality Homes in the fast developing residential hub of Perumbakkam. Tailor-made for young families, Mercury makes a powerful statement about the rapid success of its residents. The project has 546 Apartments in 7 Blocks, and is spread over a spacious 6.26 acres.

Radiance Mercury comes with an array of choices for the value conscious home buyer. Take your pick from 1BHK, 2BHK, 2BHK+Study and 3BHK Apartments, that range from 619 sq.ft. to 983 sq.ft.





Schools & Colleges

- · Bala Vidya Mandir Global
- · Bharathi Vidyalaya Senior Secondary School
- St. John's Public school
- · National Public School
- The PSBB Millennium School
- · Amethyst International School
- Sri Chaitanya School
- · Asan Memorial College of Arts & Science
- Mohamed Sathak College of Arts & Science
- Sathyabama University
- · St. Joseph's College of Engg



Hospitals

- · Global Hospital
- Annai Theresa Hospital
- Sree Balaji Dental College & Hospital
- Dr. Kamakshi Memorial Hospital



IT Parks & Companies

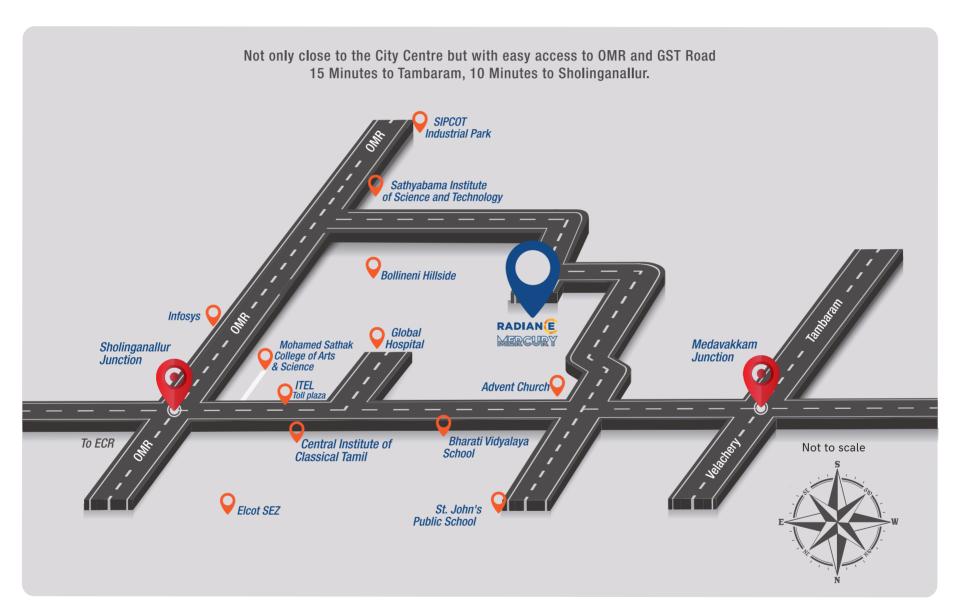
- Elcot SEZ
- HCL
- Wipro
- Tech Mahindra
- $\cdot \, \mathsf{CTS}$
- · Shriram Chennai Gateway
- · Siruseri IT Parks
- MEPZ
- · Tidel Park
- · TCS, Sholinganallur
- · Infosys, Sholinganallur



Entertainment

- Shopping Malls
- Theatres
- · Hotels & Restaurants
- Theme Parks

Location Map



Radiance Mercury, Gandhi Nagar Society Road, Perumbakkam, Chennai 600 100

SPECIAL FEATURES

- Exclusive club house facilities with fully equipped gym, swimming pool and other amenities.
- 70% open space.
- · Shuttle service.
- Power backup 500W per apartment.
- Solar power for lobby lights.

Master



Note: Colour schemes may change as per Architect's approval



Not to scale

$Block\ A$ - Typical Floor Plan



Block - A Phase - 3





2nd to 7th Floor

Not to scale



$Block\ B$ - Typical Floor Plan



Block - B Phase - 3





2nd to 7th Floor

Not to scale



$Block\ E$ - Typical Floor Plan



Block - E Phase - 2





2nd to 7th Floor

Not to scale



Block F - Typical Floor Plan



Block - F Phase - 3





2nd to 7th Floor

Not to scale



2BHK

Unit plan

Plinth Area - **747** Sq.ft. RERA Carpet Area - **619** Sq.ft. Saleable Area - **967** Sq.ft.





↑ South Facing



Not to scale



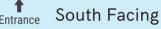
2.5 BHK

Unit plan

Plinth Area - **824** Sq.ft. RERA Carpet Area - **695** Sq.ft. Saleable Area - **1067** Sq.ft.









Not to scale



BLOCK A - 3BHK

Jnit plan

BLOCK-A

APT NOS: 205, 305, 405, 505, 605, 705

Plinth Area - 1137 Sq.ft. RERA Carpet Area - 975 Sq.ft. Saleable Area - 1473 Sq.ft.

BLOCK B - 3BHK

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BLOCK-B

APT NOS: 204, 304, 404, 504, 604, 704

Plinth Area - 1139 Sq.ft. RERA Carpet Area - 983 Sq.ft. Saleable Area - 1475 Sq.ft.



Entrance North Facing





Entrance South Facing

BLOCK-A KEY PLAN BLOCK-8 01 02 03 04 01 02 05 04 08 07 08 05

Not to scale

t.



AMENITIES



























Specifications

STRUCTURE

- Earth quake resistant RCC framed structure adhering to Seismic Zone III regulations.
- · AAC / CLC block work and plastering.
- · Loft provided in any one bedroom.

JOINERIES & LOCKS

- Main Doors: Door frame is made of good quality seasoned and chemically treated wood with moulded panelled skin door shutter of 35mm thickness with good quality lock.
- **Bedroom Doors:** Door frame is made of good quality seasoned and chemically treated wood with moulded panelled skin door shutter of 32mm thickness with good quality lock.
- **Toilet Doors:** Door frame is made of good quality seasoned and chemically treated wood with one side flat skin and the other side laminated flush shutter.
- Windows Powder coated aluminium / UPVC, sliding shutters with single glazing.
- Ventilators Powder coated aluminium with grills / UPVC frame with louvers.
- French Doors Powder coated aluminum / UPVC.

FLOORING

- Living, Dining & Bedrooms Vitrified tiles of suitable size.
- Kitchen, Toilet, Balcony & Utility / Service Antiskid ceramic tiles of suitable size.
- Common Area & Staircase Granite for staircase, matt finished tiles for lobby.
- · Car Park PCC / granolithic flooring / paver.
- Kitchen, Toilet Dado Ceramic tiles of suitable size up to 2' & 7' height respectively.
- Trims & Profiles in PVC will be used to protect the edges of the ceramic tiles.
- Railing: MS 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.

ELECTRICAL

- Concealed Wiring Polycab / Power Flex / RR cables or equivalent (ISI certified).
- **Switches** Philips / MK / Anchor Roma / Litaski or equivalent. Adequate light, fan and power points. Electrical provision for air conditioner in all the bedrooms.

PLUMBING AND SANITARY

- · Concealed CPVC Pipeline in Bathrooms Aashirwad / Astral / Prince or equivalent (ISI or international certified).
- Supreme / Astral / Finolex / equivalent UPVC soil, waste and rain water line in open ducts. Sewage pipeline (ISI certified) for underground drainage.
- CP Fixtures Jaquar / Kohler or equivalent CP fixtures.
- Sanitary Fittings Hindware/ Parryware / Kohler or equivalent white fittings.
- WC Wall mounted.

PAINTING & FINISHING

- · Ceiling Oil bound distemper.
- Living, Dining & Bedrooms Walls Tractor emulsion of colour chosen by architect.
- Wooden Doors / Frames (wherever applicable) Matt enamel paint.
- Exterior Weather proof exterior paint Asian or equivalent.

RADIANCE MERCURY - AREA STATEMENT (Sq. Ft.)

Туре	Description	Туре	Plinth Area	Saleable Area	Carpet Area as per RERA	UDS
Block -A	2	2 bed	747	967	619	399
First floor	3	2 bed	747	967	619	399
	4	2 bed+Study	822	1064	695	439
	5	3 bed	1,137	1473	975	608
	6	2 bed	747	967	619	399
	7	2 bed	746	967	619	399
Typical floor	1	2 bed	748	969	619	400
	2	2 bed	747	967	619	399
	3	2 bed	747	967	619	399
	4	2 bed+Study	824	1067	695	441
	5	3 bed	1,137	1473	975	608
	6	2 bed	747	967	619	399
	7	2 bed	747	967	619	399
	8	2 bed+Study	824	1067	695	441
Block - B	2	2 bed	747	967	619	399
First floor	3	2 bed	747	967	619	399
	4	3 bed	1,139	1475	983	609
	5	2 bed	748	969	619	400
	6	2 bed	747	967	619	399
	7	2 bed	747	967	619	399
Typical floor	1	2 bed	748	969	619	400
	2	2 bed	747	967	619	399
	3	2 bed	747	967	619	399
	4	3 bed	1,139	1475	983	609
	5	2 bed	748	969	619	400
	6	2 bed	747	967	619	399
	7	2 bed	747	967	619	399
	8	2 bed+Study	824	1067	695	441
Note : Carpet Area calculated as per RERA	4					

RADIANCE MERCURY - AREA STATEMENT (Sq. Ft.)

Туре	Description	Туре	Plinth Area	Saleable Area	Carpet Area as per RERA	UDS
Block - E	1	2 bed	747	967	619	399
	2	2 bed	747	967	619	399
	3	2 bed	747	967	619	399
	4	2 bed	746	966	619	399
	5	2 bed	746	966	619	399
	6	2 bed	746	966	619	399
	7	2 bed+Study	822	1065	695	440
	8	2 bed	747	967	619	399
	9	2 bed	747	967	619	399
	10	2 bed	747	967	619	399
	11	2 bed	746	966	619	399
	12	2 bed	747	967	619	399
	13	2 bed	747	967	619	399
	14	2 bed+Study	822	1065	695	440
Block - F	1	2 bed	748	969	619	400
	2	2 bed	747	967	619	399
	3	2 bed	746	966	619	399
	4	2 bed	747	967	619	399
	5	2 bed+Study	824	1067	695	441
	6	2 bed	747	967	619	399
	7	2 bed	747	967	619	399
	8	2 bed	746	966	619	399
	9	2 bed	747	967	619	399
	10	2 bed+Study	824	1067	695	441

Ongoing Projects



BENGALURU ----



-- COIMBATORE --



-- DUBAI -----



Completed Projects

····· CHENNAI



















··· BENGALURU ······



Coming Soon

Projects in Chennai, Coimbatore, Bengaluru, Mumbai and Coonoor

Radiance Group Companies



The Gallery at Radiance Mandarin in Thoraipakkam, Chennai is a movable furniture and accessories store, showcasing elegant living, dining and bedroom furniture.



The Radiance Home Interior Solutions offers complete interior and home decor solutions, that include modular kitchens, wardrobes, movable furniture, wallpapers and more.



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.

MERCURY



Radiance Mercury

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