

# OMR SPEAKS MANDARIN

RADIANCE  
MANDARIN

Site Address: No. 1, 200ft Thoraipakkam - Pallavaram Road, (MMRD Scheme Road), Thoraipakkam, Chennai

Radiance Realty Developers India Ltd.

Khivraj Complex-II, 2nd Floor, 480, Anna Salai, Nandanam, Chennai – 600 035

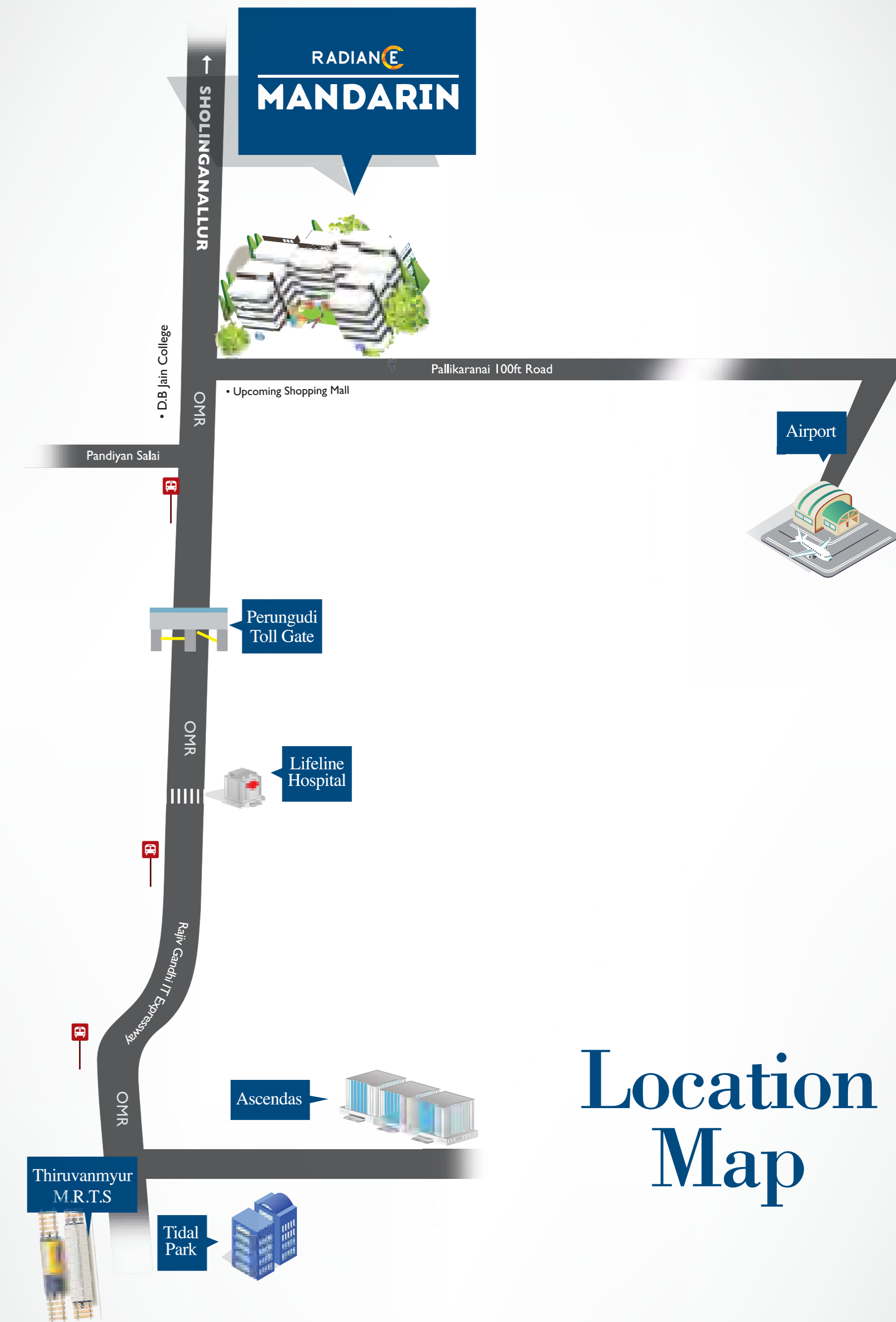
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# RADIANCE MANDARIN

The new language of OMR

How you live your life can give out certain messages. Messages of joy; of peace; of luxury; of life. But to convey them you need a language. A language that people not only understand but aspire to. A language that makes every day an adventure of peace, and every moment an excursion of joy. A language you can call your home.



## Location Map





## Live life at a dream location.

A developing community, Mandarin is located in the fast-growing area of Thorajakkam on OMR, at the junction of two main roads. In close proximity to IT parks such as Ascendas, Tidel Park and more, Mandarin is also well-connected to the city and is just 7 Kms from Thiruvanimiyur. What's more, it's just 20 minutes from the airport. Rest assured, you will always be close to life's necessities such as schools, offices hospitals and entertainment.

# The new language of joy

Every moment at Mandarin is a picture of joy. Be it with your family or your friends, rest assured, you will find that every day is filled with fun and laughter.





# The new language of peace

When you enter your home at Mandarin, you will be stepping into a new world of calm and peace. Trust us, your worries will be left at the doorstep.

# The new language of luxury

Luxury takes on a whole new meaning at Mandarin. Be it the plush living rooms or the elaborately designed bedrooms, you will be living in a world of complete indulgence.





# The new language of life

## Swimming Pool:

Take a refreshing dip everyday

## Fully-equipped Gym:

Super charge your workouts

## Indoor Games Room:

Enjoy your favorite games

## Yoga and Meditation Room:

Calm, peace and a whole lot of quiet

## Multi-purpose Hall:

Celebrate special moments right here

## Reading Room / Library:

Do all your reading in complete solitude

## Convenience Store:

Everything you need within reach

## Pharmacy:

For medical emergencies

Note : Shape of the swimming pool is only indicative and could be subject to change.

# Typical and Individual Floor Plans



Note: In all plans, furniture shown are indicative only and do not form part of the contract. Dimensions are wall-to-wall, exclusive of finishes, plastering and rendering.





# Tower - I Block A&B

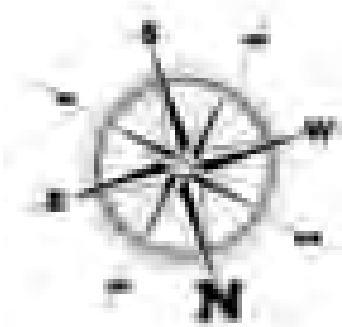
Typical and Unit Floor Plans

1<sup>st</sup> - 15<sup>th</sup>



**APT No: A101 - A1501**

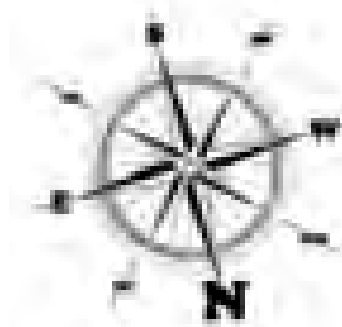
Carpet area : 1296 Sq.Ft  
Plinth area : 1439 Sq.Ft  
Saleable area : 1828 Sq.Ft



Key plan

**APT No: A102 - A1502**

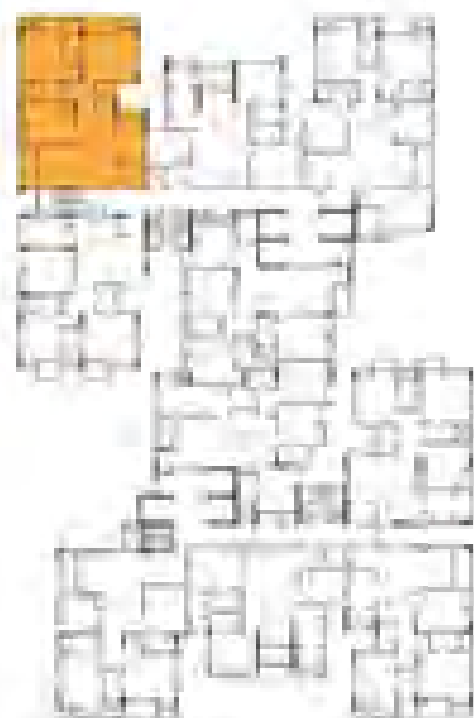
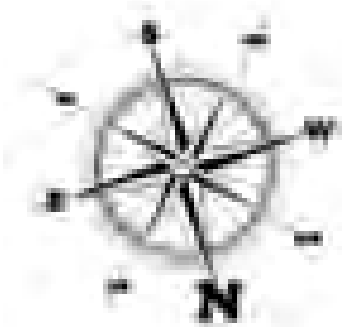
Carpet area : 1257 Sq.Ft  
Plinth area : 1439 Sq.Ft  
Saleable area : 1788 Sq.Ft



Key plan

**APT No: A103 - A1503**

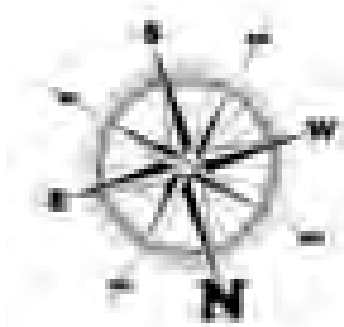
Carpet area : 1307 Sq.Ft  
 Plinth area : 1456 Sq.Ft  
 Saleable area : 1849 Sq.Ft



Key plan

**APT No: A104 - A1504**

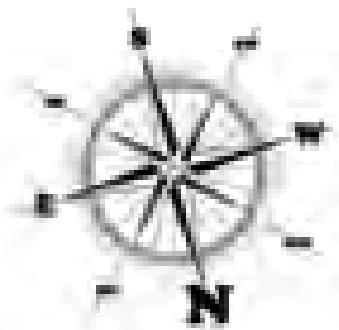
Carpet area : 1113 Sq.Ft  
 Plinth area : 1240 Sq.Ft  
 Saleable area : 1575 Sq.Ft



Key plan

**APT No: A105 - A1505**

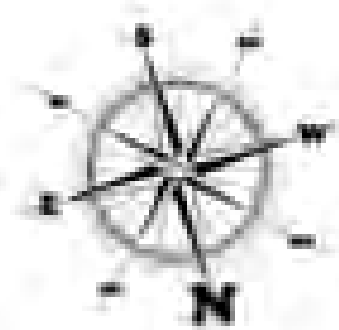
Carpet area : 1683 Sq.Ft  
 Plinth area : 1870 Sq.Ft  
 Saleable area : 2375 Sq.Ft



Key plan

**APT No: B101 - B1501**

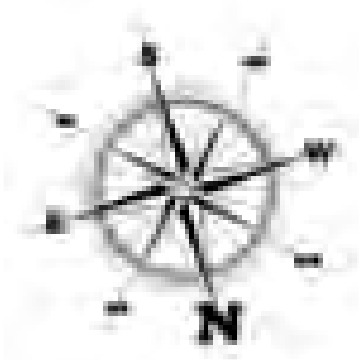
Carpet area : 1287 Sq.Ft  
 Plinth area : 1427 Sq.Ft  
 Saleable area : 1813 Sq.Ft



Key plan

**APT No: B102 - B1502**

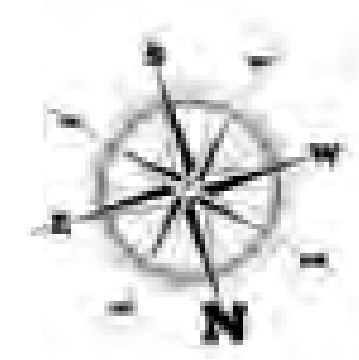
Carpet area : 1247 Sq.Ft  
 Plinth area : 1402 Sq.Ft  
 Saleable area : 1780 Sq.Ft



Key plan

**APT No: B103 - B1503**

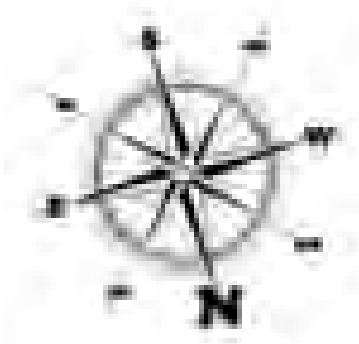
Carpet area : 1312 Sq.Ft  
 Plinth area : 1467 Sq.Ft  
 Saleable area : 1863 Sq.Ft



Key plan

**APT No: B104 - B1504**

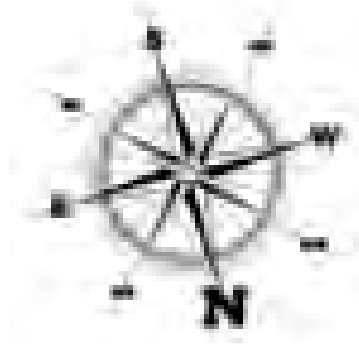
Carpet area : 1107 Sq.Ft  
Plinth area : 1240 Sq.Ft  
Saleable area : 1575 Sq.Ft



Key plan

**APT No: B105 - B1505**

Carpet area : 1360 Sq.Ft  
Plinth area : 1505 Sq.Ft  
Saleable area : 1911 Sq.Ft



Key plan

# Tower - II Block C&D

Typical and Unit Floor Plans

1<sup>st</sup> - 12<sup>th</sup>



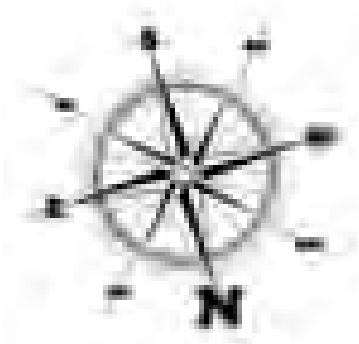
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Carpet area : 1287 Sq.Ft  
 Plinth area : 1427 Sq.Ft  
 Saleable area : 1813 Sq.Ft

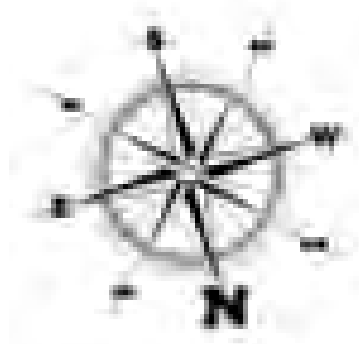


**APT No: C102 - C1202**

Carpet area : 1247 Sq.Ft  
 Plinth area : 1402 Sq.Ft  
 Saleable area : 1780 Sq.Ft



Key plan



Key plan



**APT No: C103 - C1203**

Carpet area : 1312 Sq.Ft  
Plinth area : 1467 Sq.Ft  
Saleable area : 1863 Sq.Ft

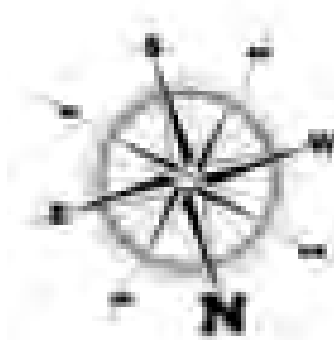


**APT No: C104 - C1204**

Carpet area : 1107 Sq.Ft  
Plinth area : 1240 Sq.Ft  
Saleable area : 1575 Sq.Ft



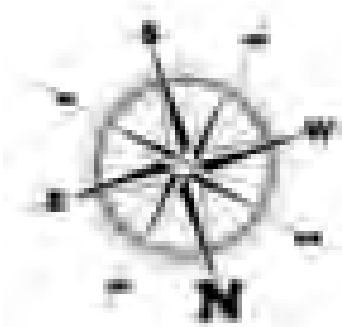
Key plan



Key plan

**APT No: C105 - C1205**

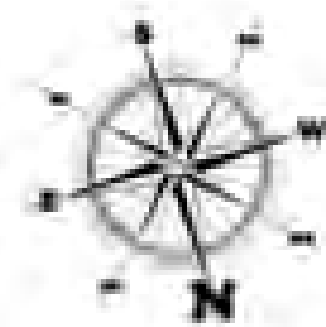
Carpet area : 1360 Sq.Ft  
 Plinth area : 1505 Sq.Ft  
 Saleable area : 1911 Sq.Ft



Key plan

**APT No: D101 - D1201**

Carpet area : 1296 Sq.Ft  
 Plinth area : 1439 Sq.Ft  
 Saleable area : 1828 Sq.Ft



Key plan

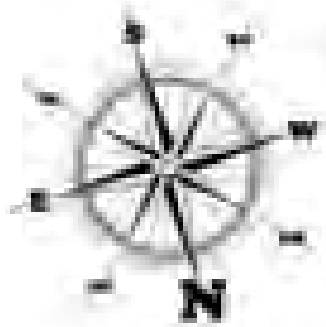
**APT No: D102 - D1202**

Carpet area : 1257 Sq.Ft  
Plinth area : 1408 Sq.Ft  
Saleable area : 1788 Sq.Ft

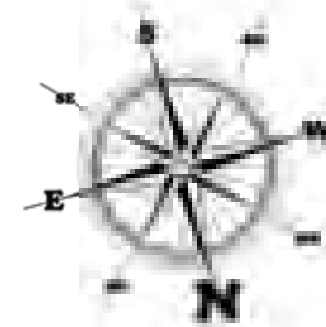


**APT No: D103 - D1203**

Carpet area : 1307 Sq.Ft  
Plinth area : 1456 Sq.Ft  
Saleable area : 1849 Sq.Ft



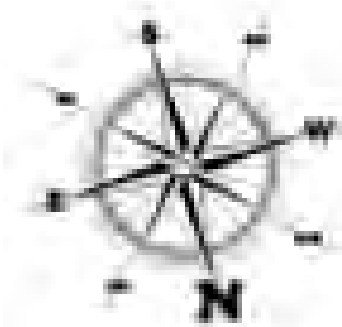
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Key plan

**APT No: D104 - D1204**

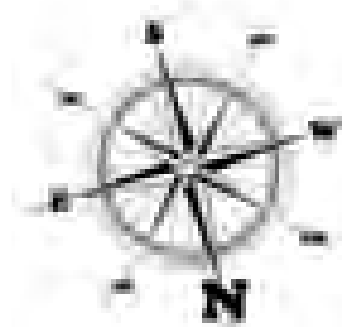
Carpet area : 1113 Sq.Ft  
 Plinth area : 1240 Sq.Ft  
 Saleable area : 1575 Sq.Ft



Key plan

**APT No: D105 - D1205**

Carpet area : 1683 Sq.Ft  
 Plinth area : 1870 Sq.Ft  
 Saleable area : 2375 Sq.Ft

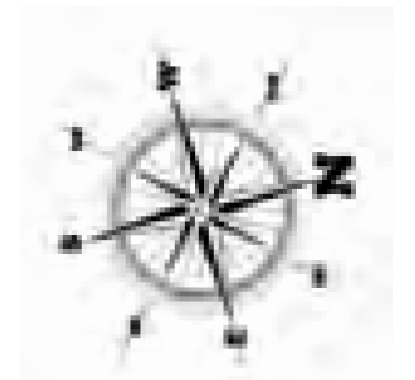


Key plan

# Tower - III Block E

## Typical and Unit Floor Plans

1<sup>st</sup> - 9<sup>th</sup>



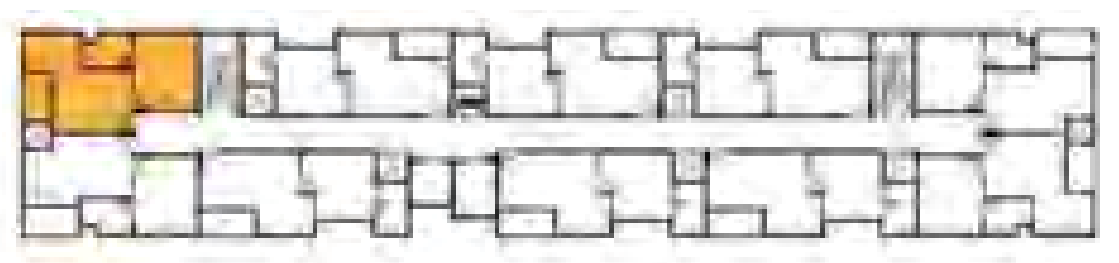
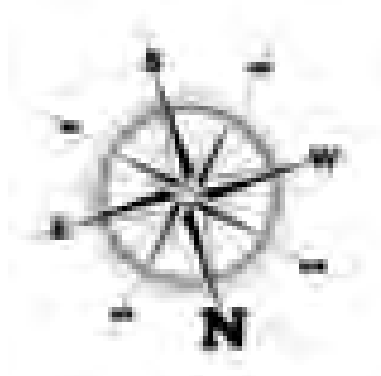
**APT No: E101 - E901**

Carpet area : 410 Sq.Ft  
Plinth area : 467 Sq.Ft  
Saleable area : 640 Sq.Ft

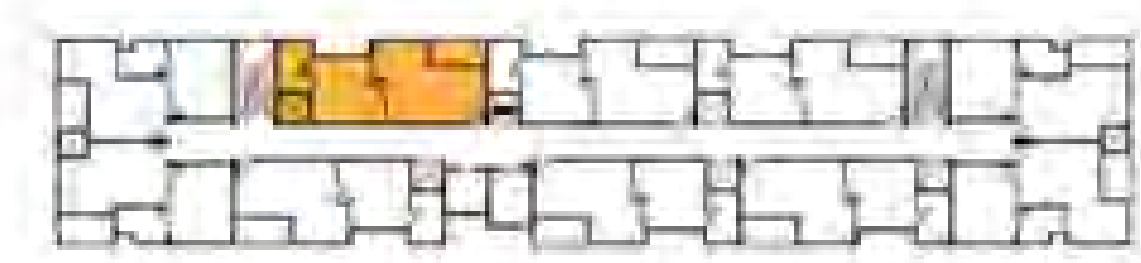


**APT No: E102- E902**

Carpet area : 363 Sq.Ft  
Plinth area : 454 Sq.Ft  
Saleable area : 623 Sq.Ft



Key plan



Key plan

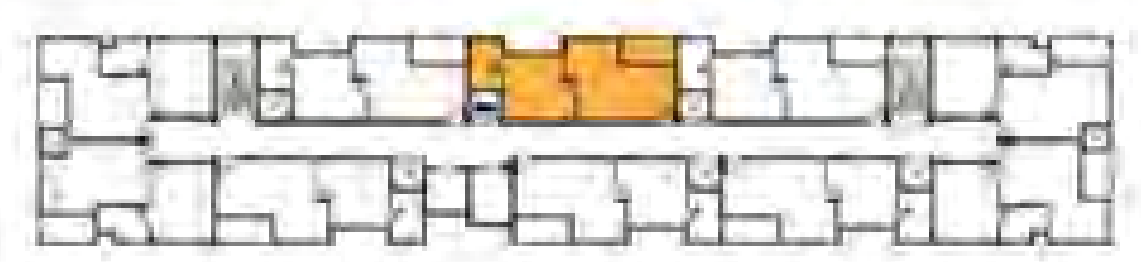
**APT No: E103 - E903**

Carpet area : 406 Sq.Ft  
Plinth area : 454 Sq.Ft  
Saleable area : 622 Sq.Ft

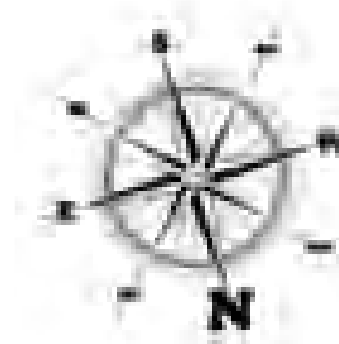


**APT No: E104- E904**

Carpet area : 405 Sq.Ft  
Plinth area : 454 Sq.Ft  
Saleable area : 622 Sq.Ft



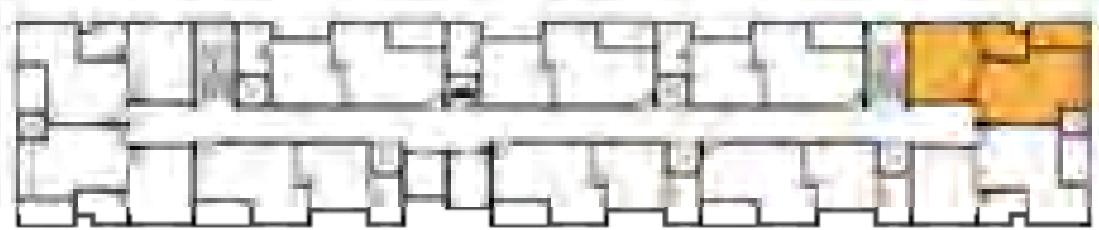
Key plan



Key plan

**APT No: E105 - E905**

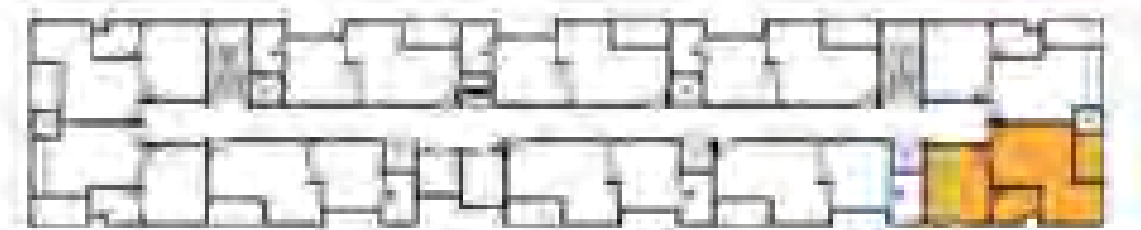
Carpet area : 421 Sq.Ft  
Plinth area : 475 Sq.Ft  
Saleable area : 652 Sq.Ft



Key plan

**APT No: E106- E906**

Carpet area : 421 Sq.Ft  
Plinth area : 477 Sq.Ft  
Saleable area : 654 Sq.Ft



Key plan

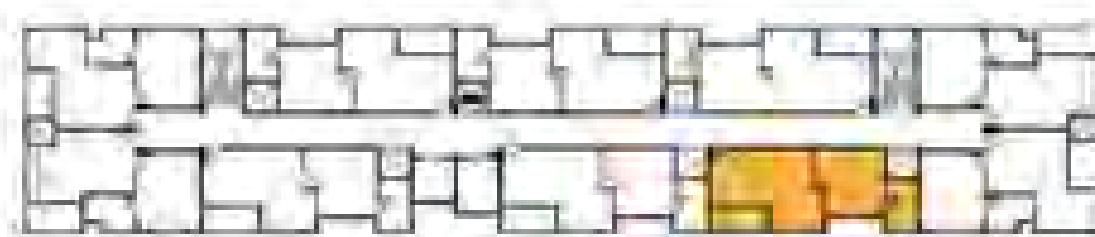
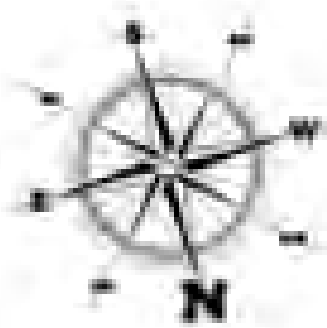


**APT No: E107 - E907**

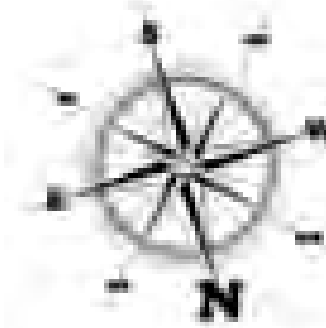
Carpet area : 410 Sq.Ft  
Plinth area : 458 Sq.Ft  
Saleable area : 629 Sq.Ft

**APT No: E108- E908**

Carpet area : 405 Sq.Ft  
Plinth area : 454 Sq.Ft  
Saleable area : 622 Sq.Ft



Key plan



Key plan

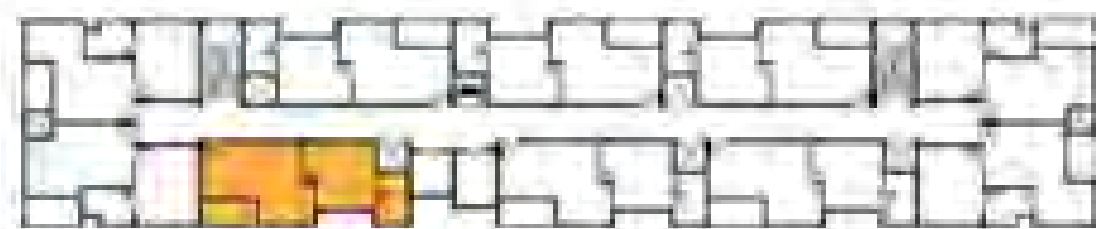
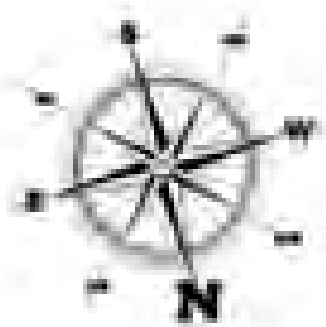
**APT No: E109 - E909**

Carpet area : 407 Sq.Ft  
Plinth area : 458 Sq.Ft  
Saleable area : 628 Sq.Ft

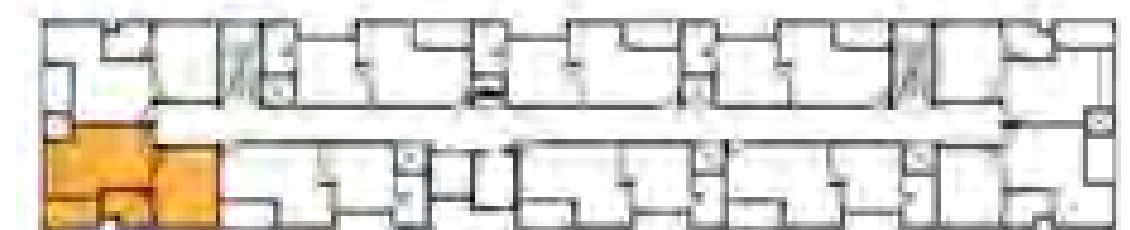
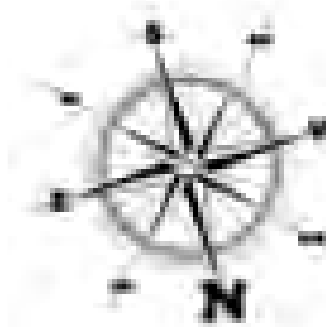


**APT No: E110- E910**

Carpet area : 411 Sq.Ft  
Plinth area : 464 Sq.Ft  
Saleable area : 637 Sq.Ft

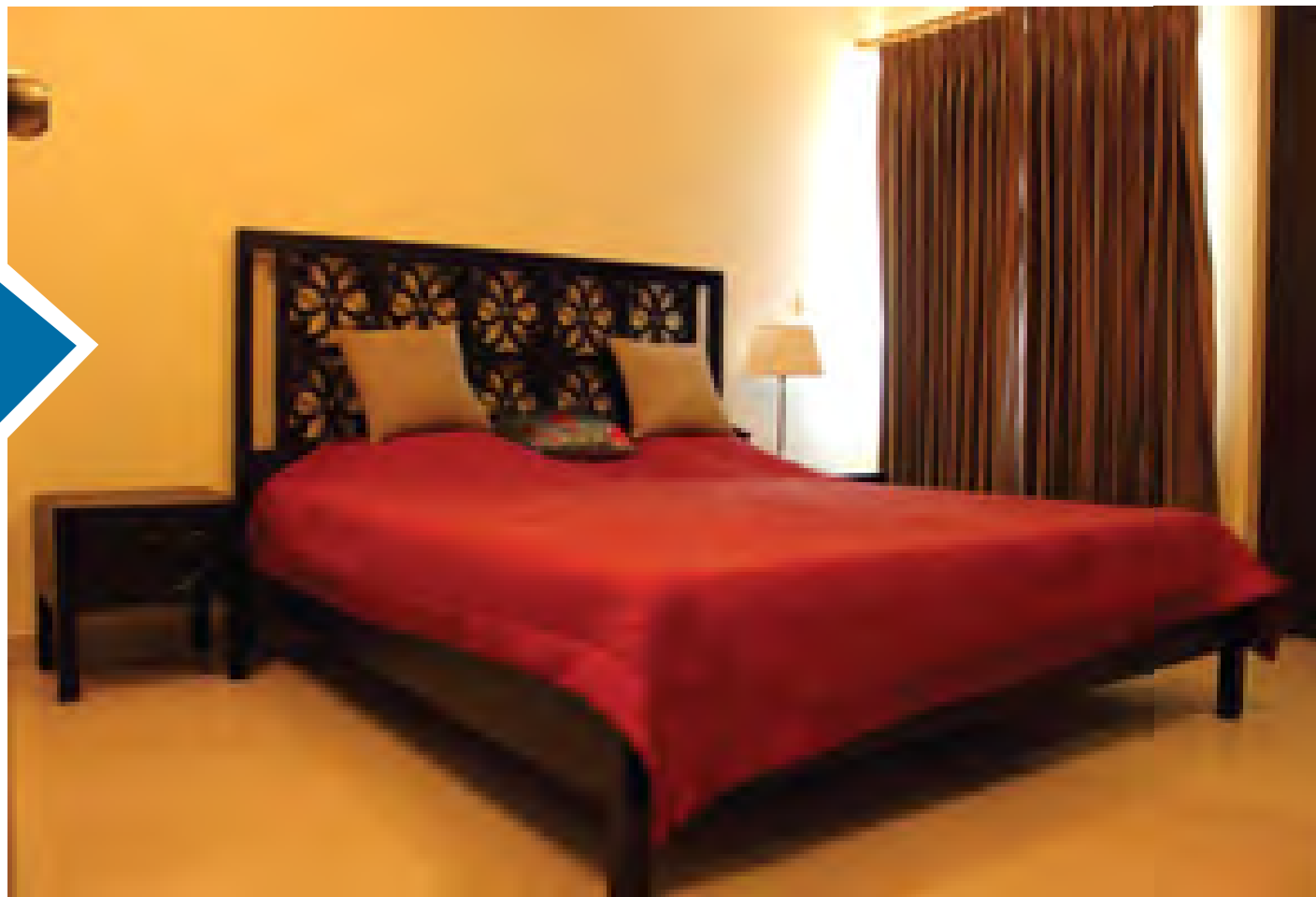
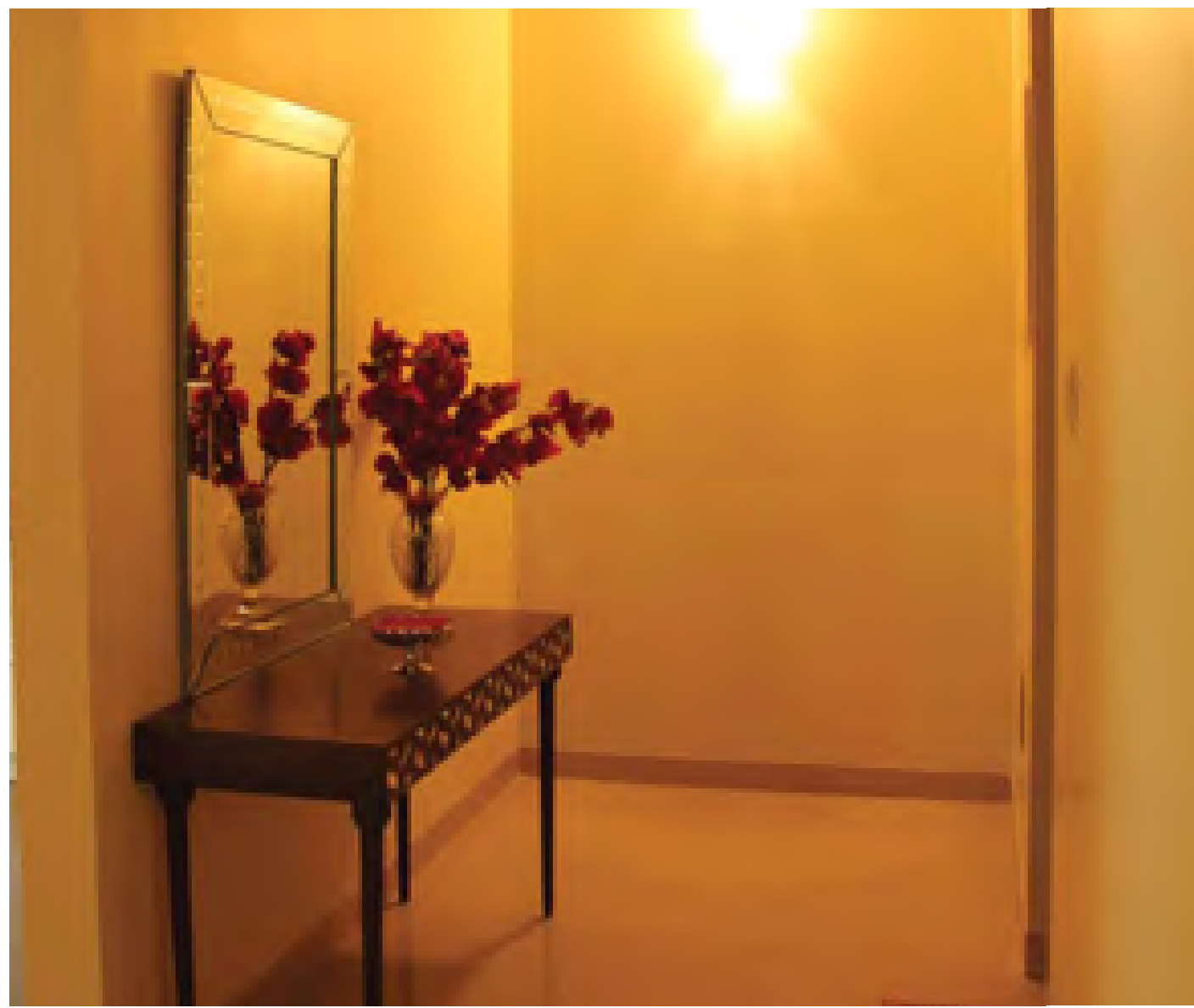


Key plan



Key plan

Model  
Apartment



# Apartment Selection Guide

## Tower I - Block A

Floors	Apt Number	Type	Carpet Area	Plinth Area	Saleable Area
1st Floor	A 101	3BHK	1296	1439	1828
	A 102	3BHK	1257	1408	1788
	A 103	3BHK	1307	1456	1849
	A 104	2BHK + Study	1113	1240	1575
	A 105	4BHK	1683	1870	2375
2nd Floor	A 201	3BHK	1296	1439	1828
	A 202	3BHK	1257	1408	1788
	A 203	3BHK	1307	1456	1849
	A 204	2BHK + Study	1113	1240	1575
	A 205	4BHK	1683	1870	2375
3rd Floor	A 301	3BHK	1296	1439	1828
	A 302	3BHK	1257	1408	1788
	A 303	3BHK	1307	1456	1849
	A 304	2BHK + Study	1113	1240	1575
	A 305	4BHK	1683	1870	2375
4th Floor	A 401	3BHK	1296	1439	1828
	A 402	3BHK	1257	1408	1788
	A 403	3BHK	1307	1456	1849
	A 404	2BHK + Study	1113	1240	1575
	A 405	4BHK	1683	1870	2375
5th Floor	A 501	3BHK	1296	1439	1828
	A 502	3BHK	1257	1408	1788
	A 503	3BHK	1307	1456	1849
	A 504	2BHK + Study	1113	1240	1575
	A 505	4BHK	1683	1870	2375
6th Floor	A 601	3BHK	1296	1439	1828
	A 602	3BHK	1257	1408	1788
	A 603	3BHK	1307	1456	1849
	A 604	2BHK + Study	1113	1240	1575
	A 605	4BHK	1683	1870	2375
7th Floor	A 701	3BHK	1296	1439	1828
	A 702	3BHK	1257	1408	1788
	A 703	3BHK	1307	1456	1849
	A 704	2BHK + Study	1113	1240	1575
	A 705	4BHK	1683	1870	2375
8th Floor	A 801	3BHK	1296	1439	1828
	A 802	3BHK	1257	1408	1788
	A 803	3BHK	1307	1456	1849
	A 804	2BHK + Study	1113	1240	1575
	A 805	4BHK	1683	1870	2375

## Tower I - Block A

Floors	Apt Number	Type	Carpet Area	Plinth Area	Saleable Area
9th Floor	A 901	3BHK	1296	1439	1828
	A 902	3BHK	1257	1408	1788
	A 903	3BHK	1307	1456	1849
	A 904	2BHK + Study	1113	1240	1575
	A 905	4BHK	1683	1870	2375
10th Floor	A 1001	3BHK	1296	1439	1828
	A 1002	3BHK	1257	1408	1788
	A 1003	3BHK	1307	1456	1849
	A 1004	2BHK + Study	1113	1240	1575
	A 1005	4BHK	1683	1870	2375
11th Floor	A 1101	3BHK	1296	1439	1828
	A 1102	3BHK	1257	1408	1788
	A 1103	3BHK	1307	1456	1849
	A 1104	2BHK + Study	1113	1240	1575
	A 1105	4BHK	1683	1870	2375
12th Floor	A 1201	3BHK	1296	1439	1828
	A 1202	3BHK	1257	1408	1788
	A 1203	3BHK	1307	1456	1849
	A 1204	2BHK + Study	1113	1240	1575
	A 1205	4BHK	1683	1870	2375
13th Floor	A 1301	3BHK	1296	1439	1828
	A 1302	3BHK	1257	1408	1788
	A 1303	3BHK	1307	1456	1849
	A 1304	2BHK + Study	1113	1240	1575
	A 1305	4BHK	1683	1870	2375
14th Floor	A 1401	3BHK	1296	1439	1828
	A 1402	3BHK	1257	1408	1788
	A 1403	3BHK	1307	1456	1849
	A 1404	2BHK + Study	1113	1240	1575
	A 1405	4BHK	1683	1870	2375
15th Floor	A 1501	3BHK	1296	1439	1828
	A 1502	3BHK	1257	1408	1788
	A 1503	3BHK	1307	1456	1849
	A 1504	2BHK + Study	1113	1240	1575
	A 1505	4BHK	1683	1870	2375

# Apartment Selection Guide

## Tower I - Block B

Floors	Apt Number	Type	Carpet Area	Plinth Area	Saleable Area
1st Floor	B 101	3BHK	1287	1427	1813
	B 102	3BHK	1247	1402	1780
	B 103	3BHK	1312	1467	1863
	B 104	2BHK + Study	1107	1240	1575
	B 105	3BHK	1360	1505	1911
2nd Floor	B 201	3BHK	1287	1427	1813
	B 202	3BHK	1247	1402	1780
	B 203	3BHK	1312	1467	1863
	B 204	2BHK + Study	1107	1240	1575
	B 205	3BHK	1360	1505	1911
3rd Floor	B 301	3BHK	1287	1427	1813
	B 302	3BHK	1247	1402	1780
	B 303	3BHK	1312	1467	1863
	B 304	2BHK + Study	1107	1240	1575
	B 305	3BHK	1360	1505	1911
4th Floor	B 401	3BHK	1287	1427	1813
	B 402	3BHK	1247	1402	1780
	B 403	3BHK	1312	1467	1863
	B 404	2BHK + Study	1107	1240	1575
	B 405	3BHK	1360	1505	1911
5th Floor	B 501	3BHK	1287	1427	1813
	B 502	3BHK	1247	1402	1780
	B 503	3BHK	1312	1467	1863
	B 504	2BHK + Study	1107	1240	1575
	B 505	3BHK	1360	1505	1911
6th Floor	B 601	3BHK	1287	1427	1813
	B 602	3BHK	1247	1402	1780
	B 603	3BHK	1312	1467	1863
	B 604	2BHK + Study	1107	1240	1575
	B 605	3BHK	1360	1505	1911
7th Floor	B 701	3BHK	1287	1427	1813
	B 702	3BHK	1247	1402	1780
	B 703	3BHK	1312	1467	1863
	B 704	2BHK + Study	1107	1240	1575
	B 705	3BHK	1360	1505	1911
8th Floor	B 801	3BHK	1287	1427	1813
	B 802	3BHK	1247	1402	1780
	B 803	3BHK	1312	1467	1863
	B 804	2BHK + Study	1107	1240	1575
	B 805	3BHK	1360	1505	1911

Floors	Apt Number	Type	Carpet Area	Plinth Area	Saleable Area
9th Floor	B 901	3BHK	1287	1427	1813
	B 902	3BHK	1247	1402	1780
	B 903	3BHK	1312	1467	1863
	B 904	2BHK + Study	1107	1240	1575
	B 905	3BHK	1360	1505	1911
10th Floor	B 1001	3BHK	1287	1427	1813
	B 1002	3BHK	1247	1402	1780
	B 1003	3BHK	1312	1467	1863
	B 1004	2BHK + Study	1107	1240	1575
	B 1005	3BHK	1360	1505	1911
11th Floor	B 1101	3BHK	1287	1427	1813
	B 1102	3BHK	1247	1402	1780
	B 1103	3BHK	1312	1467	1863
	B 1104	2BHK + Study	1107	1240	1575
	B 1105	3BHK	1360	1505	1911
12th Floor	B 1201	3BHK	1287	1427	1813
	B 1202	3BHK	1247	1402	1780
	B 1203	3BHK	1312	1467	1863
	B 1204	2BHK + Study	1107	1240	1575
	B 1205	3BHK	1360	1505	1911
13th Floor	B 1301	3BHK	1287	1427	1813
	B 1302	3BHK	1247	1402	1780
	B 1303	3BHK	1312	1467	1863
	B 1304	2BHK + Study	1107	1240	1575
	B 1305	3BHK	1360	1505	1911
14th Floor	B 1401	3BHK	1287	1427	1813
	B 1402	3BHK	1247	1402	1780
	B 1403	3BHK	1312	1467	1863
	B 1404	2BHK + Study	1107	1240	1575
	B 1405	3BHK	1360	1505	1911
15th Floor	B 1501	3BHK	1287	1427	1813
	B 1502	3BHK	1247	1402	1780
	B 1503	3BHK	1312	1467	1863
	B 1504	2BHK + Study	1107	1240	1575
	B 1505	3BHK	1360	1505	1911

## Tower II - Block C

Floors	Apt Number	Type	Carpet Area	Plinth Area	Saleable Area
1st Floor	C 101	3BHK	1287	1427	1813
	C 102	3BHK	1247	1402	1780
	C 103	3BHK	1312	1467	1863
	C 104	2BHK + Study	1107	1240	1575
	C 105	3BHK	1360	1505	1911
2nd Floor	C 201	3BHK	1287	1427	1813
	C 202	3BHK	1247	1402	1780
	C 203	3BHK	1312	1467	1863
	C 204	2BHK + Study	1107	1240	1575
	C 205	3BHK	1360	1505	1911
3rd Floor	C 301	3BHK	1287	1427	1813
	C 302	3BHK	1247	1402	1780
	C 303	3BHK	1312	1467	1863
	C 304	2BHK + Study	1107	1240	1575
	C 305	3BHK	1360	1505	1911
4th Floor	C 401	3BHK	1287	1427	1813
	C 402	3BHK	1247	1402	1780
	C 403	3BHK	1312	1467	1863
	C 404	2BHK + Study	1107	1240	1575
	C 405	3BHK	1360	1505	1911
5th Floor	C 501	3BHK	1287	1427	1813
	C 502	3BHK	1247	1402	1780
	C 503	3BHK	1312	1467	1863
	C 504	2BHK + Study	1107	1240	1575
	C 505	3BHK	1360	1505	1911
6th Floor	C 601	3BHK	1287	1427	1813
	C 602	3BHK	1247	1402	1780
	C 603	3BHK	1312	1467	1863
	C 604	2BHK + Study	1107	1240	1575
	C 605	3BHK	1360	1505	1911
7th Floor	C 701	3BHK	1287	1427	1813
	C 702	3BHK	1247	1402	1780
	C 703	3BHK	1312	1467	1863
	C 704	2BHK + Study	1107	1240	1575
	C 705	3BHK	1360	1505	1911
8th Floor	C 801	3BHK	1287	1427	1813
	C 802	3BHK	1247	1402	1780
	C 803	3BHK	1312	1467	1863
	C 804	2BHK + Study	1107	1240	1575
	C 805	3BHK	1360	1505	1911

## Tower II - Block C

Floors	Apt Number	Type	Carpet Area	Plinth Area	Saleable Area
9th Floor	C 901	3BHK	1287	1427	1813
	C 902	3BHK	1247	1402	1780
	C 903	3BHK	1312	1467	1863
	C 904	2BHK + Study	1107	1240	1575
	C 905	3BHK	1360	1505	1911
10th Floor	C 1001	3BHK	1287	1427	1813
	C 1002	3BHK	1247	1402	1780
	C 1003	3BHK	1312	1467	1863
	C 1004	2BHK + Study	1107	1240	1575
	C 1005	3BHK	1360	1505	1911
11th Floor	C 1101	3BHK	1287	1427	1813
	C 1102	3BHK	1247	1402	1780
	C 1103	3BHK	1312	1467	1863
	C 1104	2BHK + Study	1107	1240	1575
	C 1105	3BHK	1360	1505	1911
12th Floor	C 1201	3BHK	1287	1427	1813
	C 1202	3BHK	1247	1402	1780
	C 1203	3BHK	1312	1467	1863
	C 1204	2BHK + Study	1107	1240	1575
	C 1205	3BHK	1360	1505	1911

## Tower II - Block D

Floors	Apt Number	Type	Carpet Area	Plinth Area	Saleable Area
1st Floor	D 101	3BHK	1296	1439	1828
	D 102	3BHK	1257	1408	1788
	D 103	3BHK	1307	1456	1849
	D 104	2BHK + Study	1113	1240	1575
	D 105	4BHK	1683	1870	2375
2nd Floor	D 201	3BHK	1296	1439	1828
	D 202	3BHK	1257	1408	1788
	D 203	3BHK	1307	1456	1849
	D 204	2BHK + Study	1113	1240	1575
	D 205	4BHK	1683	1870	2375
3rd Floor	D 301	3BHK	1296	1439	1828
	D 302	3BHK	1257	1408	1788
	D 303	3BHK	1307	1456	1849
	D 304	2BHK + Study	1113	1240	1575
	D 305	4BHK	1683	1870	2375

## Tower II - Block D

Floors	Apt Number	Type	Carpet Area	Plinth Area	Saleable Area
4th Floor	D 401	3BHK	1296	1439	1828
	D 402	3BHK	1257	1408	1788
	D 403	3BHK	1307	1456	1849
	D 404	2BHK + Study	1113	1240	1575
	D 405	4BHK	1683	1870	2375
5th Floor	D 501	3BHK	1296	1439	1828
	D 502	3BHK	1257	1408	1788
	D 503	3BHK	1307	1456	1849
	D 504	2BHK + Study	1113	1240	1575
	D 505	4BHK	1683	1870	2375
6th Floor	D 601	3BHK	1296	1439	1828
	D 602	3BHK	1257	1408	1788
	D 603	3BHK	1307	1456	1849
	D 604	2BHK + Study	1113	1240	1575
	D 605	4BHK	1683	1870	2375
7th Floor	D 701	3BHK	1296	1439	1828
	D 702	3BHK	1257	1408	1788
	D 703	3BHK	1307	1456	1849
	D 704	2BHK + Study	1113	1240	1575
	D 705	4BHK	1683	1870	2375
8th Floor	D 801	3BHK	1296	1439	1828
	D 802	3BHK	1257	1408	1788
	D 803	3BHK	1307	1456	1849
	D 804	2BHK + Study	1113	1240	1575
	D 805	4BHK	1683	1870	2375
9th Floor	D 901	3BHK	1296	1439	1828
	D 902	3BHK	1257	1408	1788
	D 903	3BHK	1307	1456	1849
	D 904	2BHK + Study	1113	1240	1575
	D 905	4BHK	1683	1870	2375
10th Floor	D 1001	3BHK	1296	1439	1828
	D 1002	3BHK	1257	1408	1788
	D 1003	3BHK	1307	1456	1849
	D 1004	2BHK + Study	1113	1240	1575
	D 1005	4BHK	1683	1870	2375
11th Floor	D 1101	3BHK	1296	1439	1828
	D 1102	3BHK	1257	1408	1788
	D 1103	3BHK	1307	1456	1849
	D 1104	2BHK + Study	1113	1240	1575
	D 1105	4BHK	1683	1870	2375

## Tower II - Block D

Floors	Apt Number	Type	Carpet Area	Plinth Area	Saleable Area
12th Floor	D 1201	3BHK	1296	1439	1828
	D 1202	3BHK	1257	1408	1788
	D 1203	3BHK	1307	1456	1849
	D 1204	2BHK + Study	1113	1240	1575
	D 1205	4BHK	1683	1870	2375

## Tower III

Floors	Apt Number	Type	Carpet Area	Plinth Area	Saleable Area
1st Floor	101	Studio	410	467	640
	102	Studio	363	454	623
	103	Studio	406	454	622
	104	Studio	405	454	622
	105	Studio	421	475	652
	106	Studio	421	477	654
	107	Studio	410	458	629
	108	Studio	405	454	622
	109	Studio	407	458	628
	110	Studio	411	464	637
2nd Floor	201	Studio	410	467	640
	202	Studio	363	454	623
	203	Studio	406	454	622
	204	Studio	405	454	622
	205	Studio	421	475	652
	206	Studio	421	477	654
	207	Studio	410	458	629
	208	Studio	405	454	622
	209	Studio	407	458	628
	210	Studio	411	464	637

Apartment  
Selection  
Guide

Apartment  
Selection  
Guide

### Tower III

Floors	Apt Number	Type	Carpet Area	Plinth Area	Saleable Area
3rd Floor	301	Studio	410	467	640
	302	Studio	363	454	623
	303	Studio	406	454	622
	304	Studio	405	454	622
	305	Studio	421	475	652
	306	Studio	421	477	654
	307	Studio	410	458	629
	308	Studio	405	454	622
	309	Studio	407	458	628
	310	Studio	411	464	637
4th Floor	401	Studio	410	467	640
	402	Studio	363	454	623
	403	Studio	406	454	622
	404	Studio	405	454	622
	405	Studio	421	475	652
	406	Studio	421	477	654
	407	Studio	410	458	629
	408	Studio	405	454	622
	409	Studio	407	458	628
	410	Studio	411	464	637
5th Floor	501	Studio	410	467	640
	502	Studio	363	454	623
	503	Studio	406	454	622
	504	Studio	405	454	622
	505	Studio	421	475	652
	506	Studio	421	477	654
	507	Studio	410	458	629
	508	Studio	405	454	622
	509	Studio	407	458	628
	510	Studio	411	464	637
6th Floor	601	Studio	410	467	640
	602	Studio	363	454	623
	603	Studio	406	454	622
	604	Studio	405	454	622
	605	Studio	421	475	652
	606	Studio	421	477	654
	607	Studio	410	458	629
	608	Studio	405	454	622
	609	Studio	407	458	628
	610	Studio	411	464	637

### Tower III

Floors	Apt Number	Type	Carpet Area	Plinth Area	Saleable Area
7th Floor	701	Studio	410	467	640
	702	Studio	363	454	623
	703	Studio	406	454	622
	704	Studio	405	454	622
	705	Studio	421	475	652
	706	Studio	421	477	654
	707	Studio	410	458	629
	708	Studio	405	454	622
	709	Studio	407	458	628
	710	Studio	411	464	637
8th Floor	801	Studio	410	467	640
	802	Studio	363	454	623
	803	Studio	406	454	622
	804	Studio	405	454	622
	805	Studio	421	475	652
	806	Studio	421	477	654
	807	Studio	410	458	629
	808	Studio	405	454	622
	809	Studio	407	458	628
	810	Studio	411	464	637
9th Floor	901	Studio	410	467	640
	902	Studio	363	454	623
	903	Studio	406	454	622
	904	Studio	405	454	622
	905	Studio	421	475	652
	906	Studio	421	477	654
	907	Studio	410	458	629
	908	Studio	405	454	622
	909	Studio	407	458	628
	910	Studio	411	464	637

## Apartment Selection Guide



# About Mandarin

- Strategic location in close proximity to schools, colleges, hospitals, IT firms, shopping malls & theatres
- Undivided share on entire extent of land to buyers
- Earthquake resistant structure to adhere to seismic zone III
- 1 car park for each 2BHK + study, 3BHK and 4bhk apartment. Additional car parking space shall be allotted on first-come-first-serve basis
- Club house facilities with swimming pool, fully-equipped gym, multipurpose and party halls with pantry / take away, indoor games room, yoga/meditation hall, convenience store, library/reading room & pharmacy
- Children's play area, walking / jogging track within setback area.
- Rest room and waiting area for drivers in basement / stilt floor, security cabin(s) at required spots.
- 1 charging point per tower for car, provision for car wash in the basement or stilt floor area
- High-speed elevators with stainless steel interiors with 100% power back up
- Power back-up for common areas and up to 800 Watts for each apartment and 400 Watts for each studio apartment
- Integrated solution / provision for telephone lines, DTH lines, internet and security systems, and intercom
- Pre-filtration of primary water source (bore-well) with 3 days back up supply – 2 days in sump and 1 day in over head tank
- One provision for metro water in the kitchen with a separate overhead water tank
- Sewage treatment plant, waste water re-cycling, rain water harvesting, A/C drain water collection to re-charge ground water



Radiance Mandarin will be built in conformance to Green Building standards as laid out by the Indian Green Building Council (IGBC) and will be a LEED accredited green project.

# Specifications

## STRUCTURE

- RCC framed structure
- Anti-termite treatments wherever applicable during construction stage
- Ultralite / siporex block work and plastering

## JOINERIES AND LOCK

- Doors: Double-sided African wenge veneered flush door with African wenge veneer engineered wood frame - with one side 65mm architrave and the other side tackered with specialised lacquer polish. Door with 4 side PVC lipping. Extruded Sauerland core filling from Germany.
- Main door size: 40mm thick shutter with size of 1000 x 2360 mm with Godrej ultra lock or equivalent make.
- Bedroom door size: 32mm thick shutter with size of 900 x 2360 mm with Godrej cylindrical lock or equivalent make.
- Toilet door: Oneside African wenge veneered and other side laminated flush door with PU painted WPC frame - with architrave on one side and tacker on the other. Door of 32mm thickness and of size 750 x 2360 mm with 4 side PVC lipping. Extruded Sauerland core filling from Germany.
- Window: Powder coated aluminium / UPVC, sliding shutters with single glazing. No grills.
- Ventilators: Powder coated aluminium / UPVC frame with louvers. No grills.
- French doors: Powder coated aluminium / UPVC sliding. No grills.

## FLOORING

- Living, Dining & Bed Rooms – Imported Spanish Tiles of suitable size
- Kitchen, Toilet: Imported Spanish Ceramic Tiles of suitable size
- Balcony & Utility / Service – Matt Finished tiles
- Common Area & Staircase – Granite flooring
- Car Park – PCC / Granolithic flooring
- Kitchen, Utility, Toilet Dado – Imported Spanish Ceramic Tiles of suitable size up to 2', 5' & up to ceiling height respectively
- Trims & profiles in PVC will 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: 18mm Black Granite slab for Kitchen Counter
- Stainless Steel Sink with Drain Board in Kitchen/Utility Area

## ELECTRICAL

- Concealed Wiring – Polycab / Power Flex / RR Cables/KEI/ General cables or equivalent (ISI Certified)
- Sockets/Switches – Siemens / MK / Legrand/Panasonic or Equivalent. Adequate Light, Fan and Power points. Provision for Air Conditioners in Living and Dining rooms and all the Bedrooms

## PLUMBING AND SANITARY

- Shower partition using "Dorma" fittings or equivalent in the Master Bedroom toilet
- 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 – Kohler/ Roca or equivalent CP Fixtures
- Sanitary Fittings: Kohler/ Roca or equivalent white fittings
- WC: Wall Mounted

## PAINTING AND FINISHING

- Ceiling: Tractor emulsion of colour chosen by the architect
- Living, Dining & Bedrooms: Plastic Emulsion of colour chosen by the architect
- Steel Grills & Other Wood Areas (Wherever Applicable): Enamel Paint (Matt finish)
- Exterior: Weather Proof Exterior Paint equivalent to Apex Ultima from Asian plus texture /glazing wherever applicable

# RADIANCE



Radiance Realty Developers India Ltd. has set high benchmarks in the infrastructure and construction industry, offering cost-effective and top quality services while ensuring scheduled delivery.

Radiance uses cutting-edge technology to deliver the most modern residences that bring the concept of happy living, alive.



