

MERCURY



Radianc Mercury

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RERA Approval Number: TN/01/Building/0250/2018

RADIANC
MERCURY
PERUMBAKKAM





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.

About 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
- CTS
- Shriram Chennai Gateway
- Siruseri IT Parks
- MEPZ
- Tidel Park
- TCS, Sholinganallur
- Infosys, Sholinganallur



Entertainment

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

Your Neighbourhood

Location Map



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

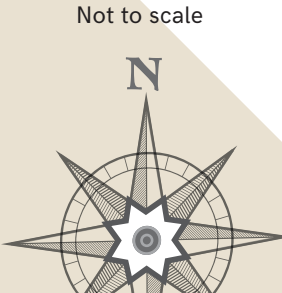
Master Plan

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.



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



Block A - Typical Floor Plan

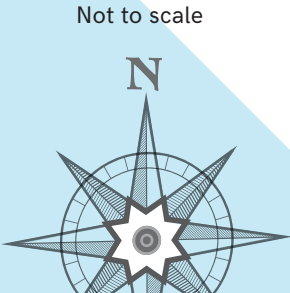


• 2nd to 7th Floor

Block - A ● Phase - 3

Note : In all plans furnitures, wallpapers, kitchen appliances and other accessories shown are only indicative and do not form part of the contract.
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Block B - Typical Floor Plan

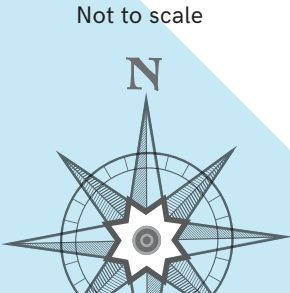


• 2nd to 7th Floor

Block - B ● Phase - 3

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Block E - Typical Floor Plan

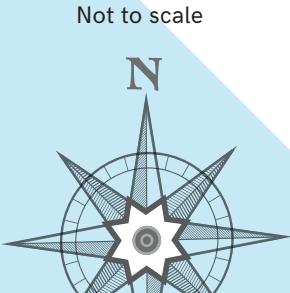


• 2nd to 7th Floor

Block - E Phase - 2

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Block F - Typical Floor Plan



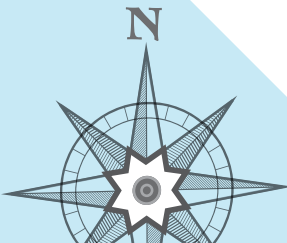
• 2nd to 7th Floor

Block - F ● Phase - 3

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Not to scale



2BHK
Unit plan

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

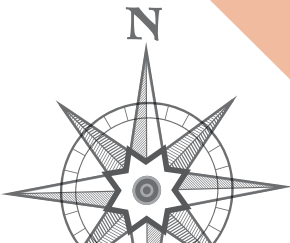


Entrance
South Facing



Entrance
North Facing

Not to scale

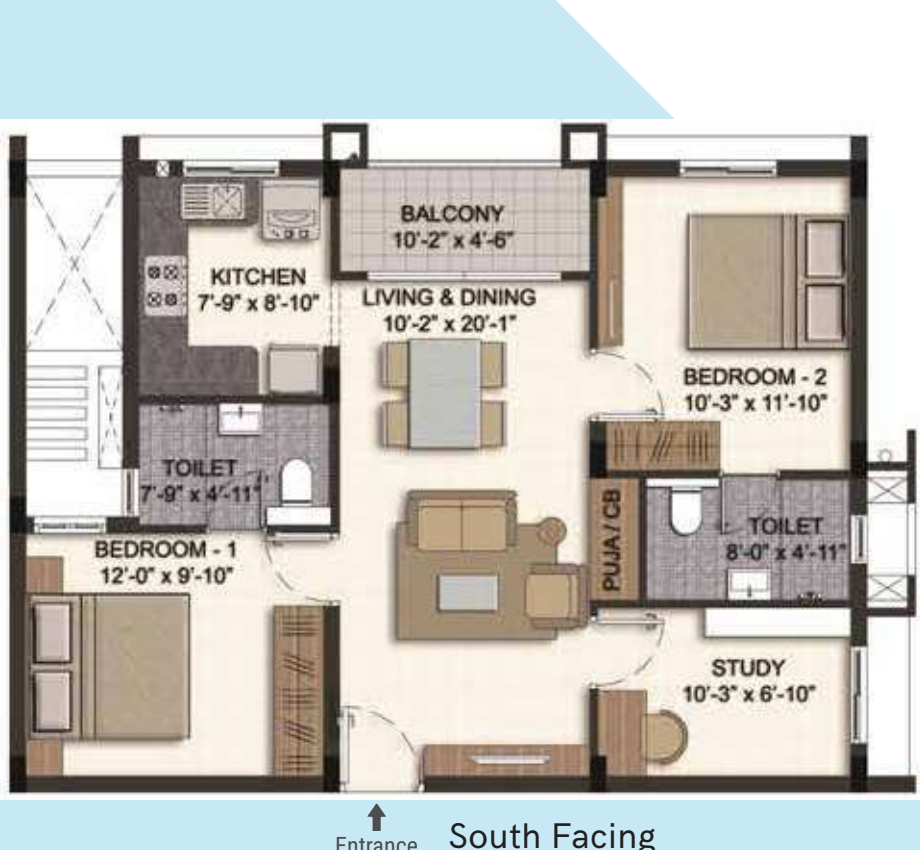


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2.5 BHK
Unit plan

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

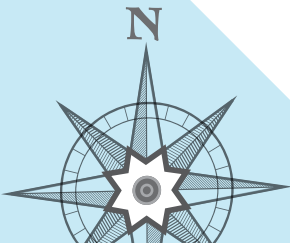


Entrance
South Facing



Entrance
North Facing

Not to scale



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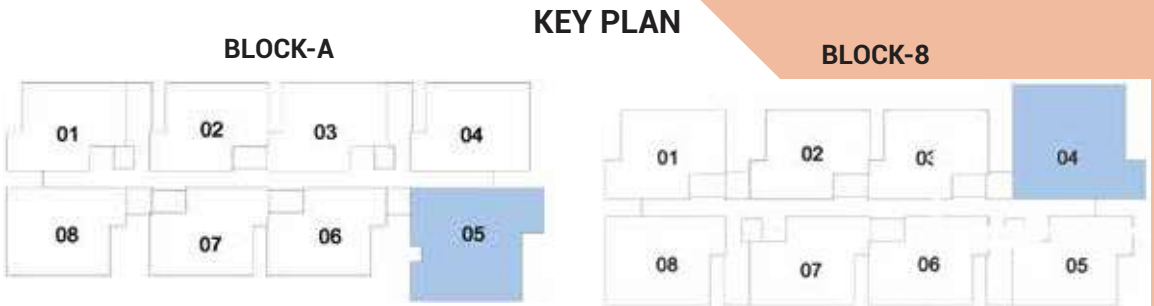
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BLOCK A - 3BHK
Unit plan

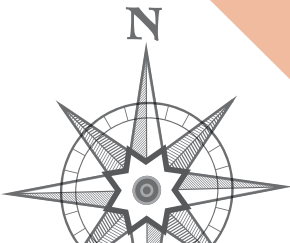
BLOCK-A
APT NOS: 205, 305, 405, 505, 605, 705
Plinth Area - 1137 Sq.ft.
RERA Carpet Area - 975 Sq.ft.
Saleable Area - 1473 Sq.ft.

BLOCK B - 3BHK
Unit plan

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.



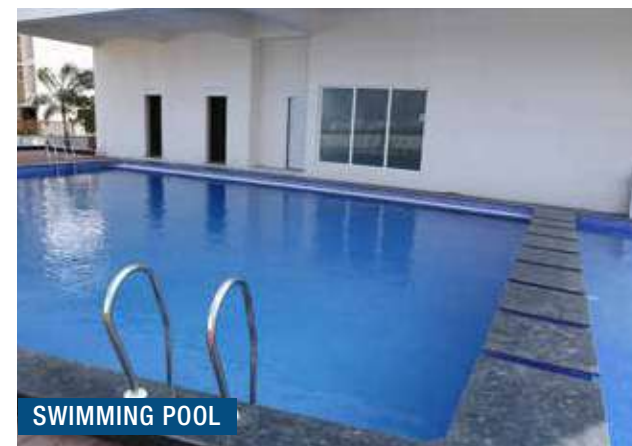
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Colour scheme may change based on Architect's approval.



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.)

Type	Description	Type	Plinth Area	Saleable Area	Carpet Area as per RERA	UDS
Block -A First floor	2	2 bed	747	967	619	399
	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 First floor	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
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

RADIANCE MERCURY - AREA STATEMENT (Sq. Ft.)

Type	Description	Type	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

Note : Carpet Area calculated as per RERA

Ongoing Projects

CHENNAI

RADIANCE

icon

KOYAMBEDU

BENGALURU

RADIANCE

EMERALD

Bommenahalli

COIMBATORE

RADIANCE

SPLENDOUR

VEDAPATTI

DUBAI

RADIANCE

RIAH TOWERS

DUBAI

Completed Projects

CHENNAI

RADIANCE Royale Poonamallee	RADIANCE EMPIRE Near Perambur
RADIANCE MANDARIN THORAIPAKKAM, OMR	RADIANCE LAKE FRONT KARAPAKKAM, OMR
RADIANCE aikya ANNA NAGAR	RADIANCE Shine KAZHIPATTUR, OMR
RADIANCE GREEN SPRINGS MUTTUKADU, ECR	RADIANCE marina MUGAIYUR, ECR
RADIANCE Ivy Terrace NAVALLUR, OMR	

BENGALURU

I

Radiance Iris

BENGALURU

Coming Soon

Projects in Chennai,
Coimbatore, Bengaluru,
Mumbai and Coonoor

Radiance Group Companies

the

gallery

MOVABLE FURNITURE | ACCESSORIES

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

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

RADIANCE

Address

Property Services

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

FACILITY MANAGEMENT SERVICES

Radiance Facility Force provides property and landscape maintenance services that keep your home beautiful inside out.