



Manglam's
RADIANCE
ROYAL RESIDENCES

Sparkling the Smiles of Sunshine Happiness



V
isionaries Planning The Future



The Golden Legacy of Manglam Group does not quote us of being just another dwelling unit maker, but as a promoter and creator of ever new and unique standards of living. That is the reason we say that we have made 57 different lifestyles till date and not just buildings. And this too is just a beginning. The latest lifestyle that we have envisaged is of a Modern and Futuristic one that will enhance city's 'luxury living' experience. And the name of this beautiful experience is **Manglam Radiance**.



Manglam Radiance will begin an era of Modern and Futuristic living in Jaipur. It will not just be a building, but a symbol of contemporary thinking. Five magnificent towers of Manglam Radiance will boast of being the first residential building that will practically take a quantum leap, redefining what the popular notion of luxury living is today. Let the magnum opus – **Manglam Radiance** speak for itself.



I Stand Tall Shining & Proud
I Am The New Sheen Of High Life
I Am As Magnificent As Magnificence Can Be
I Am The Luxury Never Seen Before
I Am A Lifestyle From The Future
I Am Not An Address. I Am The New Milestone
I Am The Radiance
Of Modern Luxury





*This Is How
Magnificence Looks Like*



*G*lass & Steel Has Never Been
So Enchanting



STEEL & GLASS WILL ALWAYS BE NEW & FRESH

RADIANCE WILL BE A FULLY ENGINEERED BUILDING, BUILT TO GIVE REMARKABLE MODERN EXPERIENCE. RADIANCE WILL LOOK EVER NEW, UNLIKE OTHERS.

IT WOULD BE VERY LOW ON MAINTENANCE AND LITERALLY REQUIRES '**ZERO MAINTENANCE**' FOR INITIAL YEARS.

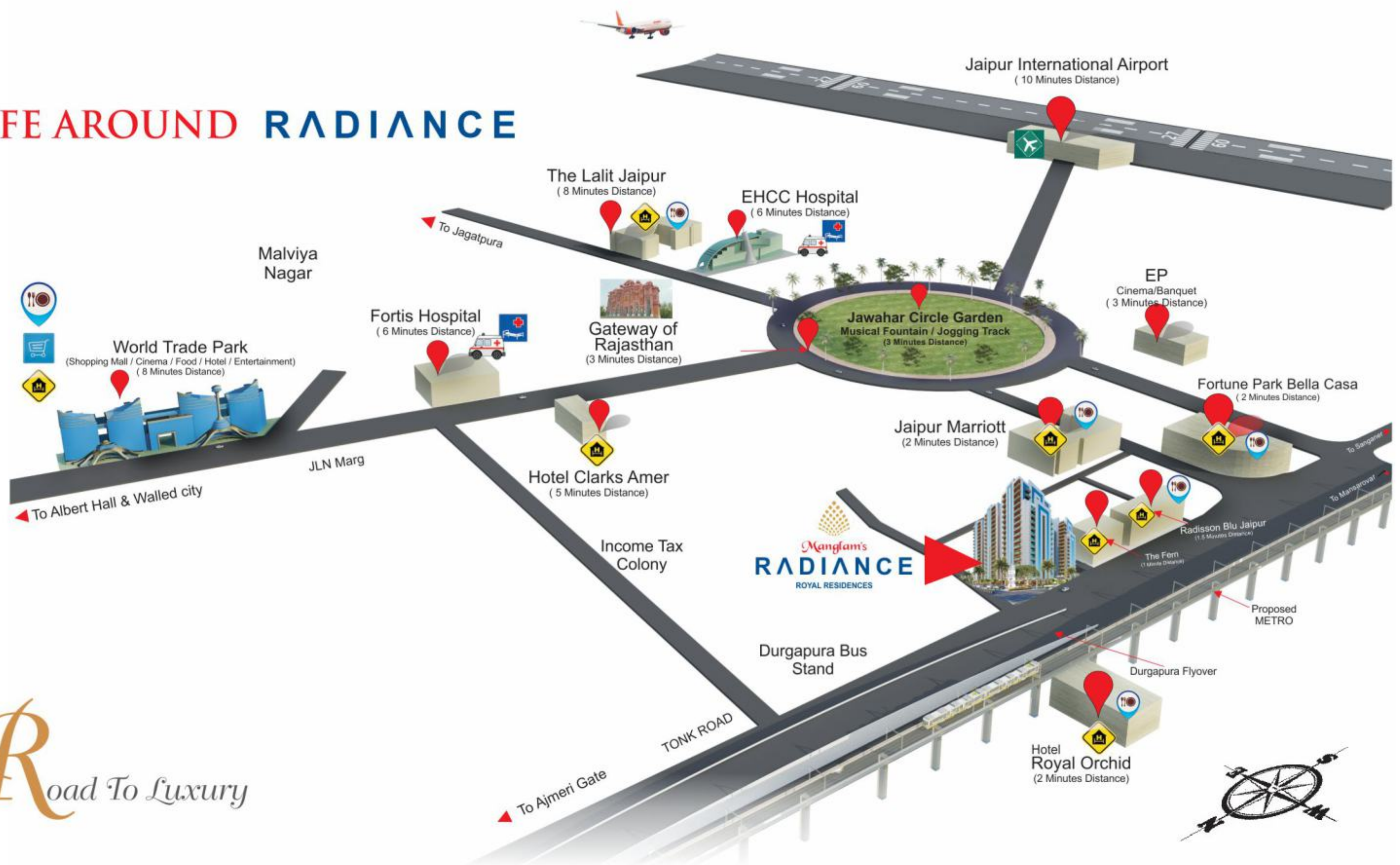
THE REFLECTOR GLASSES USED WILL BE '**ECO-FRIENDLY**'. THEY WOULD REFLECT THE INFRA-RED RAYS AND ALLOW ONLY LIGHT INSIDE.

ACP USED WITH THE GLASSES ENABLES LESSER LOAD ON AIR CONDITIONERS, THEREBY '**REDUCING ELECTRICITY BILLS**'.

IT WOULD ALSO PROVIDE A '**DUST CONTROL SYSTEM**' IN EVERY APARTMENT.

THE HEAT TOUGHENED GLASSES, WILL PROVIDE '**SECURITY**'.

LIFE AROUND RADIANCE



*R*oad To Luxury

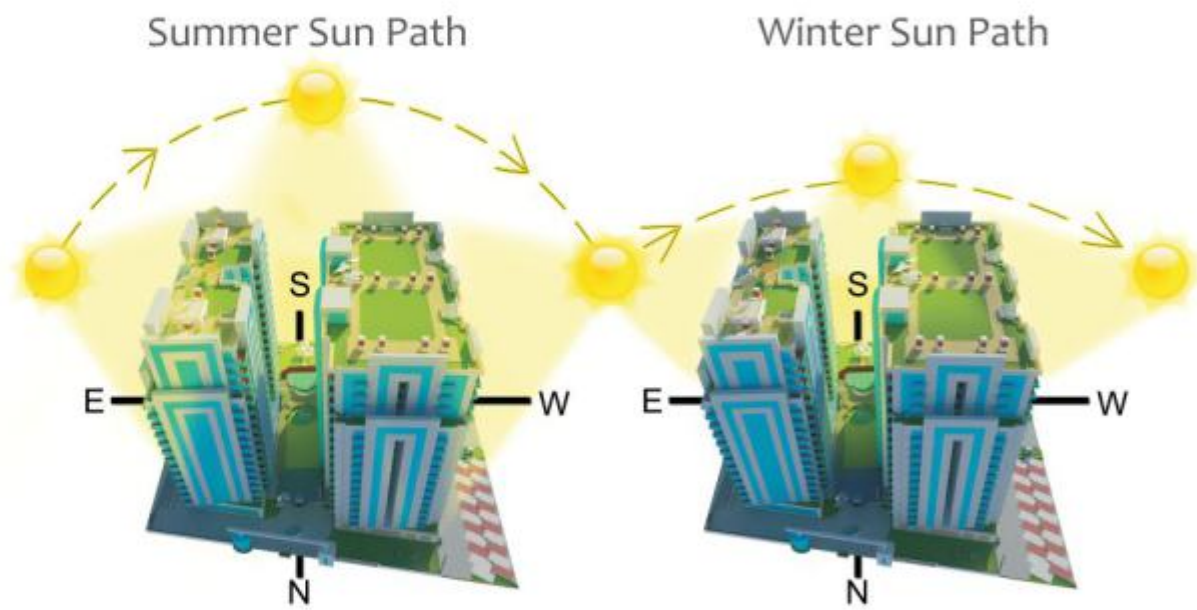
LOCATION ADVANTAGE

Radiance will enhance the look of Jaipur. The skyline will be re-drawn and will portray an image that is much ahead of its time. The mere sight of Radiance would be a visual delight for the passers by. It offers 'three side approach' to road.

Situated in one of the most posh areas of Jaipur— TONK ROAD, Radiance is being escalated amidst:

WORLD CLASS NEIGHBORHOOD

- HOTELS** Jaipur Marriott | The Fern | Radisson Blu | Royala | Orchid | The Lalit | Clarks Amer
- MALLS** Gaurav Tower | World Trade Park | Cityplex
- HOSPITALS** Fortis | EHCC | Cocoon
- PARKS** Jawahar Circle | Smriti Van
- ENTERTAINMENT** JKK | Entertainment Paradise | Cinepolis | First Cinemas | Snow Planet
- AIRPORT** Jaipur International Airport



The Sun Shines & Illuminates Radiance

THE SOLAR PATH

Situated in the northern hemisphere, the solar path of the city of Jaipur provides maximum light from the south and west directions. Considering this fact, the north-south avenue was envisaged between the blocks of the apartments. This would enable maximum natural light to all the adjoining apartment bungalows.

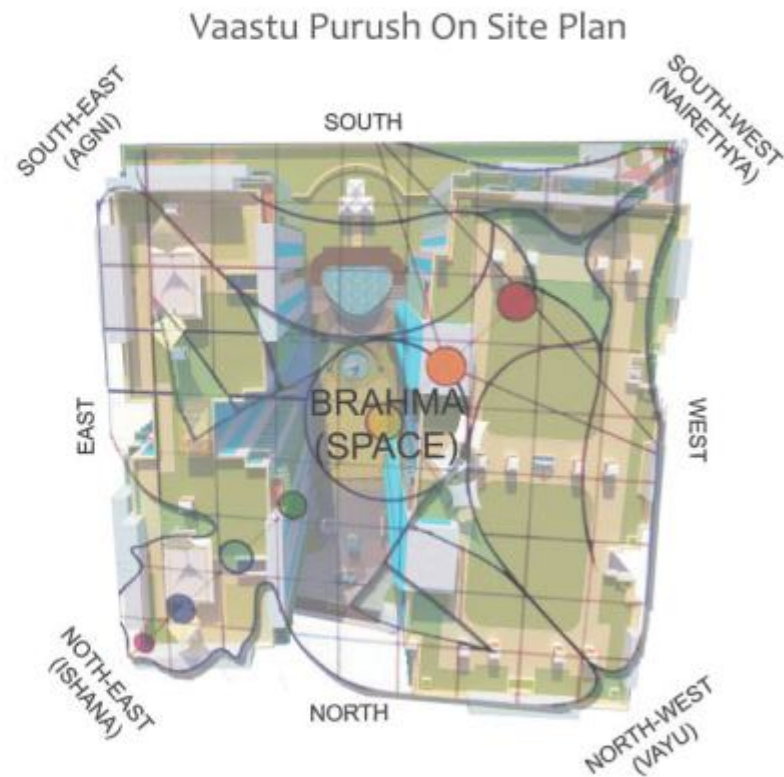
Annual Wind Flow At Radiance



*Listen To The Wind
It Sings Melody Here*

THE WIND FLOW

The very orientation of the site, which is almost open on all the four sides, provides beautiful views on the north, west and the south lanes. The east blocks have been designed in a beautiful manner that has a central garden between the blocks, which enables more openness and pleasing looks from the overhanging balconies and terraces. This gap between the blocks provides ample wind flow, both east-west and north-south corridors, which will keep the apartment bungalows fresh with **ample ventilation**.



वास्तु

*The Vedic Science For
Harmony In Life*

VAASTU SHASTRA

Radiance is built considering the age old architectural science Vaastu Shastra. The metaphysical plan of the Radiance incorporates the course of the heavenly bodies and supernatural forces. The God of structures - Vaastu Purush blesses protection, happiness and prosperity to its habitants. The Brahm Sthan, i.e., the central part of Radiance is kept empty as Vaastu Shastra suggests. The main entry for Radiance is from the East direction. Majorly, all the developments are based on the ancient and yet relevant Vaastu Shilpa Shastra.



SAFETY & SECURITY

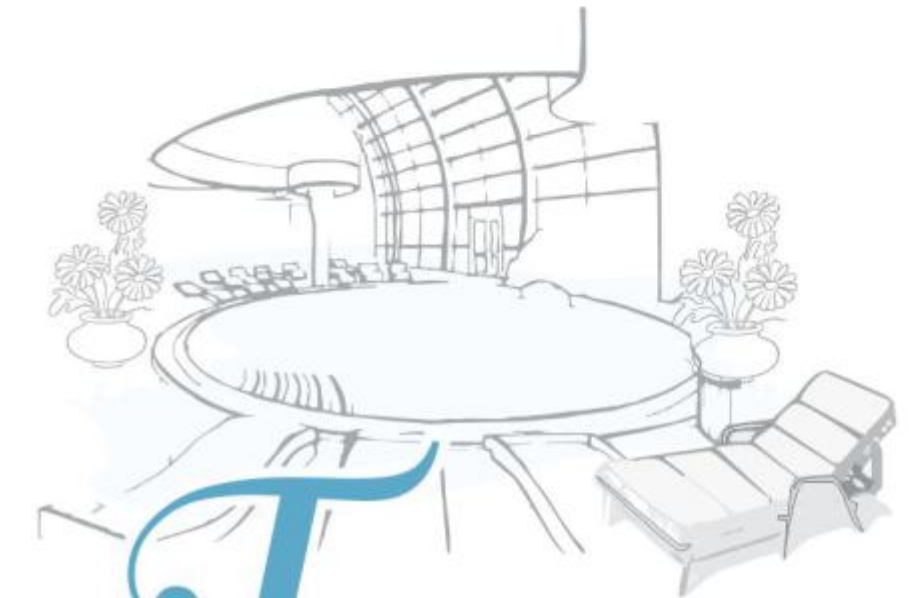
Today apartment living has become synonymous to secured living. Radiance is a project, which will provide a three stage check to ensure maximum security of apartment bungalows against fire, theft, trespassing and vandalism.

- 24 HRS. 3 TIER SECURITY SYSTEMS
- CLOSED-CIRCUIT TELEVISION CAMERA FOR 24 HRS. SURVEILLANCE
- CENTRAL MONITORING SYSTEM
- EMERGENCY CALL BUTTNS IN EVERY APARTMENT
- TWO-WAY VIDEO DOOR
- INTERCOM CALLING SYSTEM
- GAS LEAK DETECTOR IN EVERY KITCHEN
- FIRE EXTINGUISHING SYSTEMS



PARKING FACILITY

- PARKING FACILITY FOR APPROX. 600 CARS
- DESIGNATED PARKING FACILITY
- MULTI-LEVEL MECHANICAL PARKING
- VALET PARKING
- CAR WASHING FACILITY
- CLOAK ROOM
- COMFORTABLE RAMPS
- WELL LIT BASEMENTS
- PROPER VENTILATION
- PROPER SIGNS
- COMFORTABLE ACCESS
- RESIDENTIAL LIFTS
- WIDE DRIVEWAYS
- AUTOMATED BOOM BARRIERS



Take A Dip In The Pool Of Infinity

INFINITY WAVE POOL & INDOOR SWIMMING POOL

Radiance will exhibit infinite reasons to portray luxurious lifestyle; Infinity Wave Pool is one of them. Take a dip in the pool of eternity and drench yourself with lavishness. If you choose to take a comforting, private and blissful experience, you can do that with the lavish indoor swimming pool enabled with heat control system.



port Your Inner Athlete

A DEDICATED SPORTS CLUB

LET YOUR KIDS HAVE A REAL CRICKETING EXPERIENCE AT OUR 22 YARD PITCH WITH BOWLING MACHINE FACILITY

- INDOOR WOODEN BADMINTON COURT: ACCORDING TO THE INTERNATIONAL DIMENSIONS AND STANDARDS
- BASKET BALL RING



et The Indoors Be Entertaining Too

IN DOOR GAMES

- CARROM • CHESS • VIDEO GAMES • AIR—HOCKEY • DARTS • TABLE TENNIS
- BILLIARDS • INDOOR SWIMMING POOL ENABLED WITH HEAT CONTROL SYSTEM



ring Out The Best Shape In You

A DEDICATED HEALTH CLUB

RADIANCE PROVIDES YOU WITH ALL THE MODERN AND STATE OF THE ART HEALTH CARE FACILITIES. RADIANCE WILL PROUDLY BOAST OF HAVING THE 'LARGEST IN-HOUSE GYM' IN THE CITY. IT WOULD BE SUCH IN DESIGN THAT IT WOULD MAKE ANY OTHER GYM IN THE CITY ENVIOUS AND EVEN THE NON-RESIDENTS OF RADIANCE WOULD WANT TO HAVE ITS MEMBERSHIP.

- CARDIO SECTION
- MULTI-MACHINES
- YOGA SECTION
- STRENGTH SECTION
- AEROBICS SECTION



elax Your Body

WELLNESS CENTER

Radiance knows how to pamper its occupants and spoil them with its soul revitalizing services. That's why it offers:

- STEAM
- JACUZZI
- CHILLED SHOWERS
- SPA MASSAGE CENTER



J Happy Kids-Happy Life

KIDS PLAY AREA

Kids need spaces to play that are open and safe Radiance exhibits EPDM flooring for safety and amenities like Baby Creche makes your kids happy and safe.

- ART & CRAFT ROOM • KIDS PLAY AREA • SWINGS • HDSPPOOL • BABY CRECHE • VIDEO GAMES • EPDM FLOORING



*T*he Reader's Den

READING & CAFÉ LOUNGE

Sit back, take a cup of coffee and sink yourself in your favorite book at the Reading and Café Lounge in the perfect ambience. This is our idea of pampering the true love of reading.



*C*elebrate The Festival Called Life

BANQUET HALL

A mini banquet at the garden deck level would be an important in-house facility for the occupants. Our firm belief is after you work hard, you get place to party harder.





CLUBHOUSE

Lower Ground Floor Plan

Cricket Net 22 Yard Pitch | Indoor Heated Pool with Wooden Deck
Wooden Badminton Court | Table Tennis | Basketball Ring
Billiards | Carrom & Chess | Video Games | Air-Hockey | Darts



CLUBHOUSE
GROUND FLOOR PLAN

Banquet Hall | Guest Rooms | Business Center with Chamber Offices | Kids Play Area
 Largest in-house Gymnasium | Yoga | Aerobics | Steam | Jacuzzi
 Chilled Showers | Spa Massage Center



KEY FLOOR PLAN

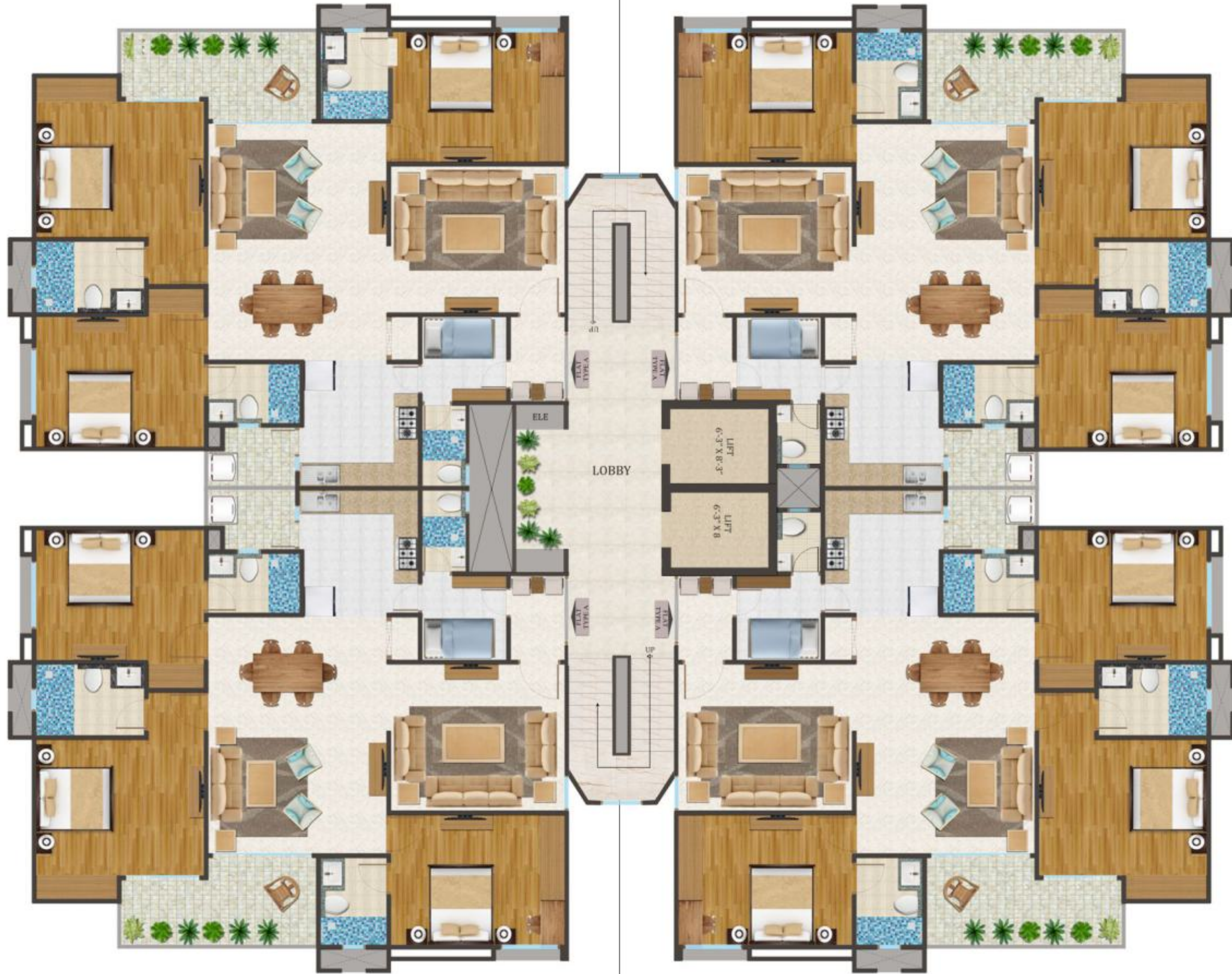


LEGEND

1. Entry/ Exit
2. Green Roof Guard House
3. Central Green Island
4. Porte Cochere
5. Water Plant Pond With Sunken Planters
6. Trellised Grand Foyer
7. Reflection Pool
8. Glass Entrance Lobby
9. Wooden Deck
10. Central Lawn
11. Eco Garden Walk With Sitouts
12. Accent Trellis With Cutout Below
13. Tower Lobby
14. View Deck
15. Grand Water Cascade
16. Crossway Plaza
17. Spill Out Club Functions
18. Gazebo
19. Way To Pool Deck Lounge
20. Alfresco Dining Cabanas
21. Infinity Lifestyle Pool
22. Family Jacuzzi
23. Floating Cabanas
24. Palm Pool Deck
25. Aqua Loungers
26. Hammock Lounge
27. Change Rooms
28. Island Cafe Lounge
29. Cut Out To Spa
30. Ramp In
31. Ramp Out
32. Meditation Lawn
33. Elders Zone with Exercise Equipment
34. Half Basket Ball Court
35. Chess Play
36. Family Soft Sport Lawn
37. Skating Rink
38. Fitness Lawn / Playground
39. Rock Climbing Wall
40. Creche Garden
41. Play Station Arena with Epdm Flooring
42. Jogging Track
43. Commercial Vehicular Entry/ Exit
44. Grand Steps
45. Commercial Plaza
46. Rain Curtain Portal
47. Activity Lawn
48. Lazy Amphitheatre Steps
49. Party Deck
50. Party Lawn

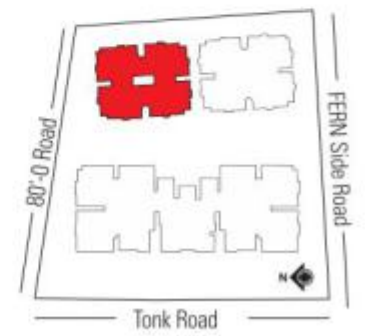






CLUSTER PLAN BLOCK A

SBUA - 25% = BUA



3 BHK - BLOCK A

FIRST TO ELEVENTH FLOOR
SBUA - 2141 sq.ft.

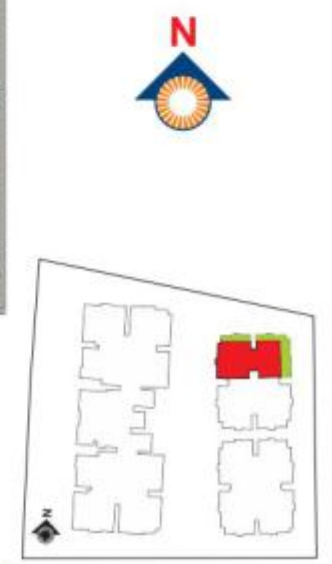


5 BHK - BLOCK A Duplex

TWELFTH & THIRTEEN FLOOR
SBUA - 5272 sq.ft. | TERRACE AREA - 1204 sq.ft.
204 Sq.ft.



UPPER FLOOR PLAN | SBUA-2501 Sq.ft.

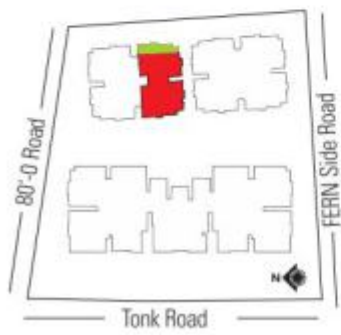


LOWER FLOOR PLAN | SBUA - 2771 Sq.ft.



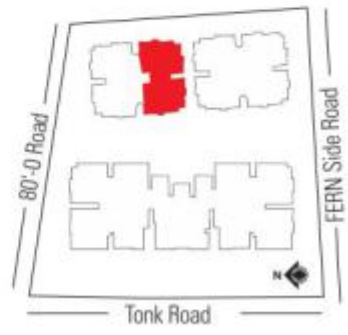
4 BHK - BLOCK A

TWELFTH FLOOR
 SBUA - 3196 sq.ft. | TERRACE AREA - 820 sq.ft.



4 BHK - BLOCK A

THIRTEEN TO SEVENTEEN FLOOR
 SBUA - 3172 sq.ft.



5 BHK - BLOCK A
Duplex

FOURTEEN & FIFTEEN FLOOR
SIXTEEN & SEVENTEEN
SBUA - 4748 sq.ft.

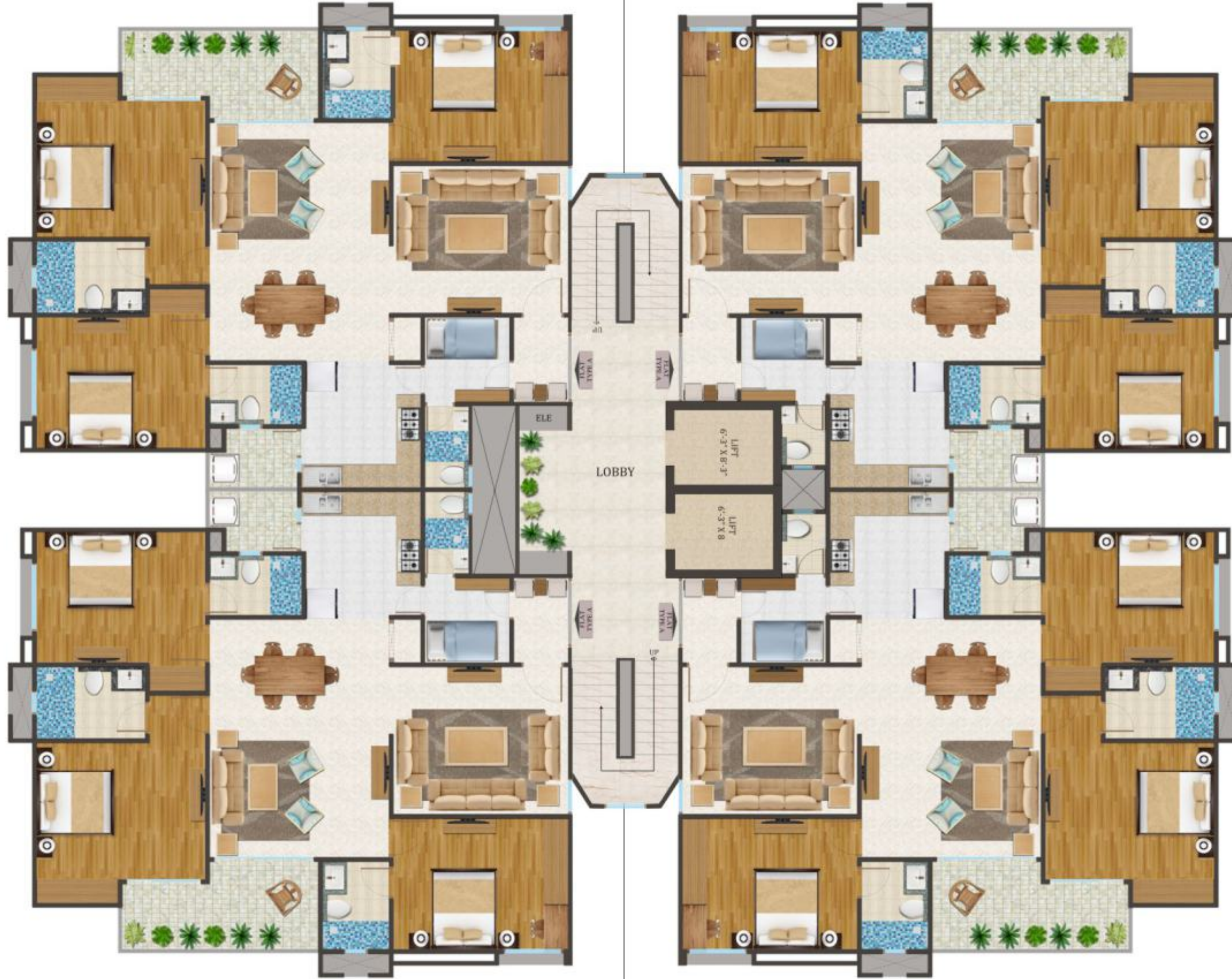


UPPER FLOOR SBUA-2383 Sq.ft



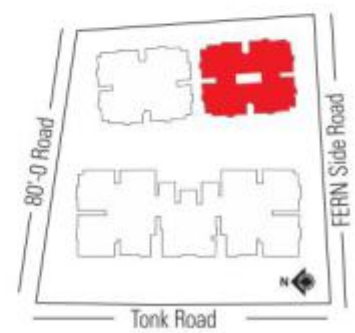
LOWER FLOOR PLAN
SBUA-2365 Sq.ft.





CLUSTER PLAN BLOCK B

SBUA - 25% = BUA



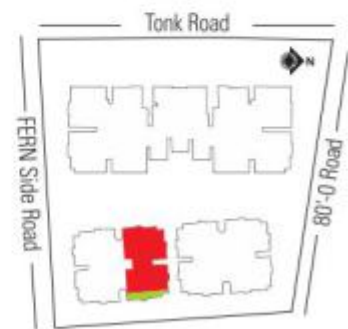
3 BHK - BLOCK B

FIRST TO ELEVENTH FLOOR
SBUA - 2133 sq.ft.



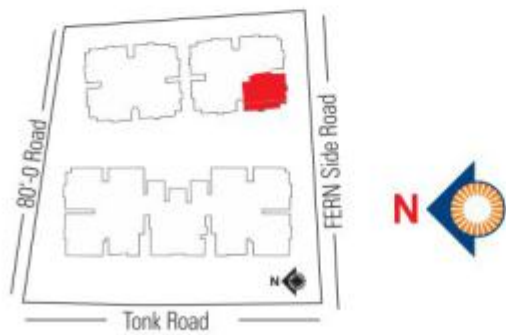
4 BHK - BLOCK B

TWELFTH FLOOR
SBUA - 3203 sq.ft. | TERRACE AREA - 815 sq.ft.



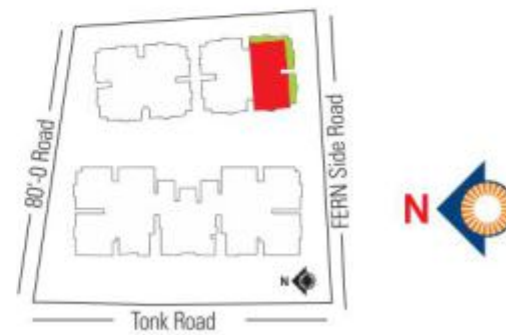
4 BHK - BLOCK B
Duplex

ELEVENTH & TWELFTH FLOOR
SBUA - 3629 sq.ft. | TERRACE AREA - 2167 sq.ft.



LOWER FLOOR PLAN | SBUA- 2130 Sq.ft.

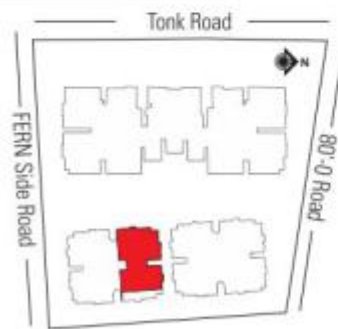
4 BHK - BLOCK B
Duplex



UPPER FLOOR PLAN | SBUA- 1498 Sq.ft.

4 BHK - BLOCK B

THIRTEEN TO SEVENTEEN FLOOR
SBUA - 3187 sq.ft.



3 BHK - BLOCK B Duplex

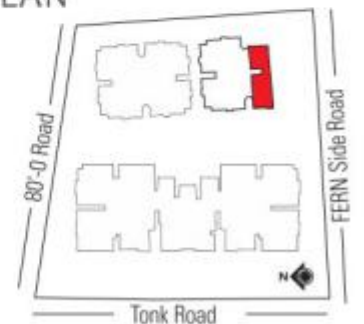
THIRTEEN & FOURTEEN FLOOR
FIFTEEN & SIXTEEN FLOOR
SBUA - 2962 sq.ft.



LOWER FLOOR PLAN
SBUA-1481 Sq.Ft.

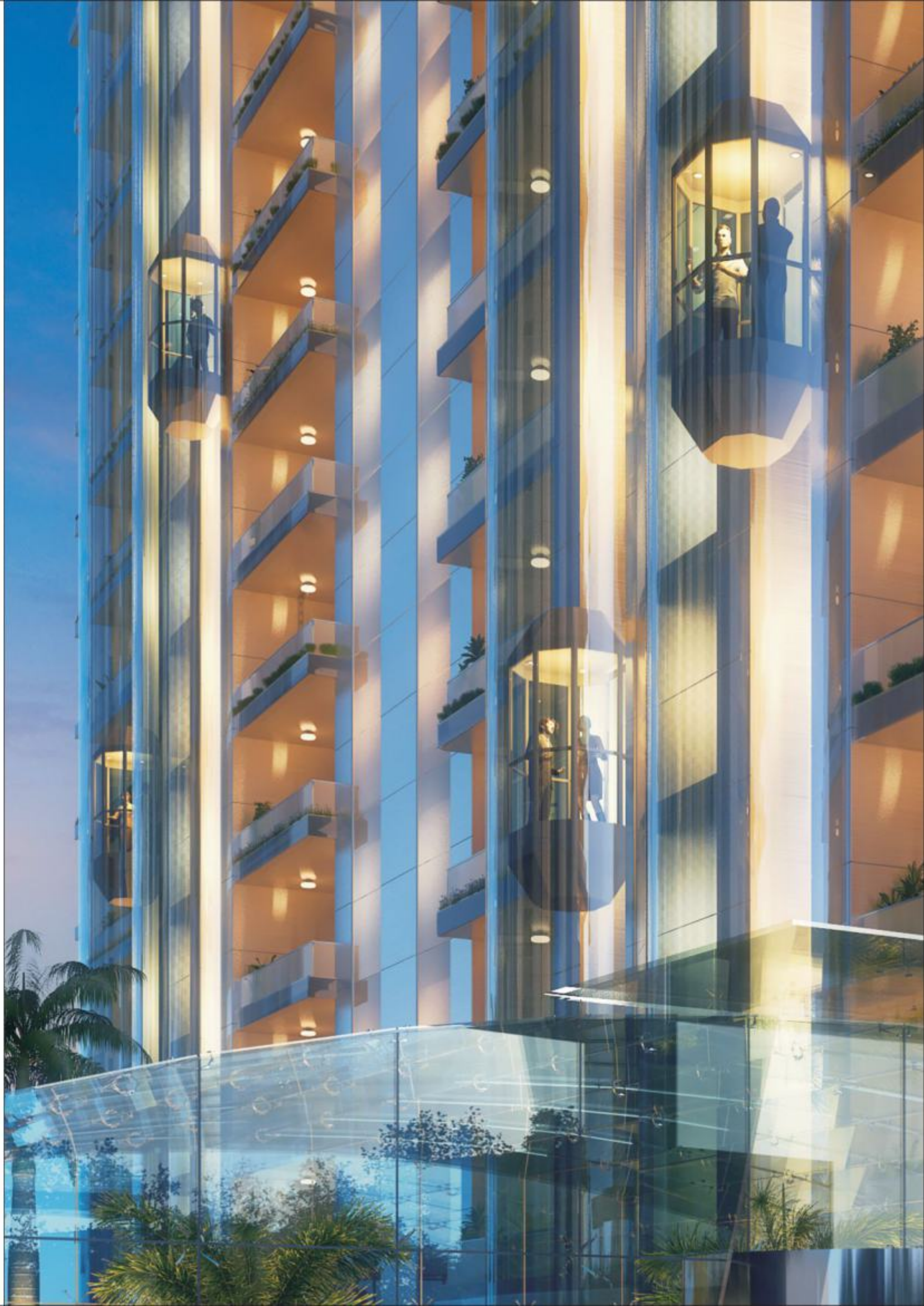
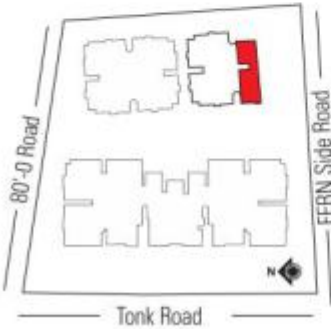


UPPER FLOOR PLAN
SBUA-1481 Sq.Ft.



2 BHK - BLOCK B

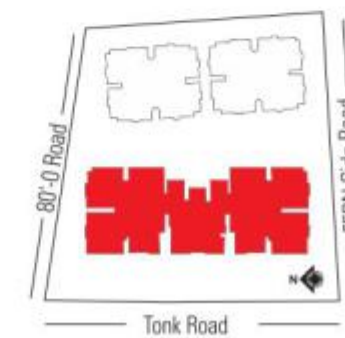
SEVENTEEN FLOOR
SBUA - 1481 sq.ft.





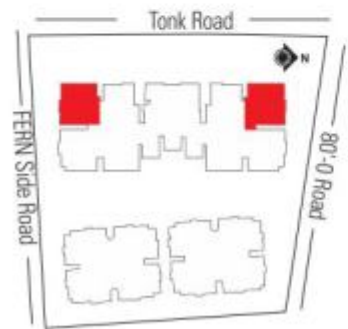
CLUSTER PLAN BLOCK C

SBUA - 25% = BUA



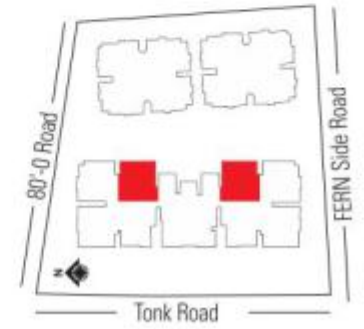
3 BHK - BLOCK C

FIRST TO ELEVENTH FLOOR
SBUA - 2372 sq.ft.



3 BHK - BLOCK C

FIRST TO ELEVENTH FLOOR
SBUA - 2409 sq.ft.



4 BHK - BLOCK C
Duplex

TWELFTH & THIRTEEN FLOOR
SBUA - 3147 sq.ft. | TERRACE AREA - 627 sq.ft.



UPPER FLOOR PLAN
SBUA-1585 Sq.ft.



LOWER FLOOR PLAN
SBUA-1561 Sq.ft.



3 BHK - BLOCK C
Duplex

TWELFTH & THIRTEEN FLOOR
SBUA - 2413 sq.ft. | TERRACE AREA - 811 sq.ft.



UPPER FLOOR PLAN | SBUA-1129 Sq.ft.



LOWER FLOOR PLAN | 1284 Sq.ft.



4 BHK - BLOCK C

THIRTEEN FLOOR
 SBUA - 3161 sq.ft. | TERRACE AREA - 270 sq.ft.



4 BHK - BLOCK C

THIRTEEN FLOOR
 SBUA - 3583 sq.ft. | TERRACE AREA - 104 sq.ft.



4 BHK - BLOCK C

FOURTEEN TO SEVENTEEN FLOOR
SBUA - 3566 sq.ft.



4 BHK - BLOCK C

FIFTEEN TO SEVENTEEN FLOOR
SBUA - 3191 sq.ft.



S pecifications



LIVING ROOM / DINING ROOM / LOUNGE / POOJA ROOM	
Flooring	Imported Marble
Walls	POP with Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Doors	Designer Wood Frame with Veneer Door
Window / Glazing	Three track Aluminum / UPVC / with Toughened Glass having Insect Screen
Switches	Premium Modular Switches
Others	Fans & Exhaust Fans



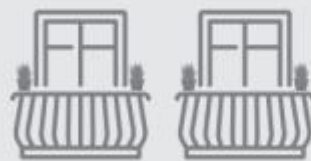
MASTER BEDROOM	
Flooring	Wooden / Vitrified
Walls	POP with Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Doors	Hardware Frame Flush Door with Veneer on Both Sides
Window / Glazing	Aluminum / UPVC with Toughened Glass
Switches	Premium Modular Switches
Others	Wooden Wardrobe



OTHER / GUEST BEDROOM	
Flooring	Wooden / Premium Tiles
Walls	POP with Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Doors	Hardware Frame Flush Door with Veneer on Both Sides
Window / Glazing	Aluminum / UPVC with Toughened Glass
Switches	Premium Modular Switches



SERVANT ROOM	
Floors	Ceramic Tiles
Walls	Oil-Bound Distemper
Toilet	Ceramic Tile Flooring & Dado and Indian make Sanitary Ware



BALCONY	
Floors	Ceramic Tiles
Walls	Texture Paints
Ceiling	Oil-Bound Distemper
Railing	SS Railing with Glass



OTHERS	
Entrance Door	Hardwood Framed Polished Solid Wood Door
Lifts	Glass / Capsule Lift



MASTER BATHROOM	
Floors	Premium Designer Tiles
Walls	Premium Designer Tiles
Ceiling	Grid False Ceiling
Counter	Granite Counters with Wash Basins
Fixtures & Fittings	Hans Grohe / Grohe / Kohler Sanitary Fitting Wares from Kohler / Duravit / Roca
Doors	Hardware Frame with Flush Door One Side Veneer One Side Laminated
Switches	Premium Modular Switches
Other Accessories	Geyser, Exhaust Fan, Paper Holder, Towel Rods & Towel Rings



OTHER BATHROOM	
Floors	Premium Designer Tiles
Walls	Premium Designer Tiles and Acrylic Emulsion Paint on POP Punning
Ceiling	Grid False Ceiling
Counter	Granite Counters with Wash Basins
Fixtures & Fittings	Kohler / Duravit / Roca
Doors	Hardware Frame with Flush Door One Side Veneer One Side Laminated
Switches	Premium Modular Switches
Other Accessories	Geyser, Exhaust Fan, Paper Holder, Towel Rods & Towel Rings



KITCHEN	
Floors	Premium Designer Tiles
Walls	Designed Tiles, POP with Acrylic Emulsion Paint in Left Over Area
Ceiling	Acrylic Emulsion Paint
Window/Glazing	Aluminum / UPVC/ Wooden Shutters with Toughened Glass
Switches	Premium Modular Switches
Fixture & Fitting	Designer Modular Kitchen with Granite Top Counter with Dado of Designer Tiles, SS Sink with Drain Board, Chimney and Hob
Others	Geyser, Exhaust Fan, Provision for R.O. Unit, Gas Pipeline & Gas Detector

We Will Make It & We Will Maintain It

USPs

1	Each Flats has a Servant Room	8	Three Level Parking Space with Separate Visitors Parking
2	Three Side Open Area	9	100% Power Backup
3	Entrance Foyer & Pooja Room in each Flats	10	5 mints from Hotel FERN & Marriott
4	25000 sq.ft. Club House	11	10 mints Drive from Airport
5	Sky Views	12	25 mints from Jaipur Railway Station
6	Futuristic Living	13	Easy & Convenient Access to Reputable Schools & Hospitals
7	VAASTU Compliant Building	14	Smart building


Harmony
Facility Management Pvt. Ltd.

MAINTENANCE DEPARTMENT :

Convenient, Elegant and Hassle Free. That would be Radiance for you. Where experts would take care of all your day-to-day maintenance needs. Services Offered :
Cleanliness & Hygiene | Water Management | Electrical Management | Security & Safety | Beautification of Radiance | Garden Upkeep & Management



Manglam
RADIANCE
the brighter side of luxury living

6TH FLOOR, APEX MALL, LAL KOTHI, TONK ROAD, JAIPUR-302015 (RAJASTHAN)

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For Booking : 0141-4311183



Project Entity : M/s Neemrana Developers

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