



Manglam's
RADIANCE
ROYAL RESIDENCES

Sparkling the Smiles of Sunshine Happiness



V
isionaries Planning The Future



We Do Not Make Buildings

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**.



I Am The Future

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



Road 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 | Royal Orchid | The Lalit | Clarks Amer

MALLS Gaurav Tower | World Trade Park | Cityplex

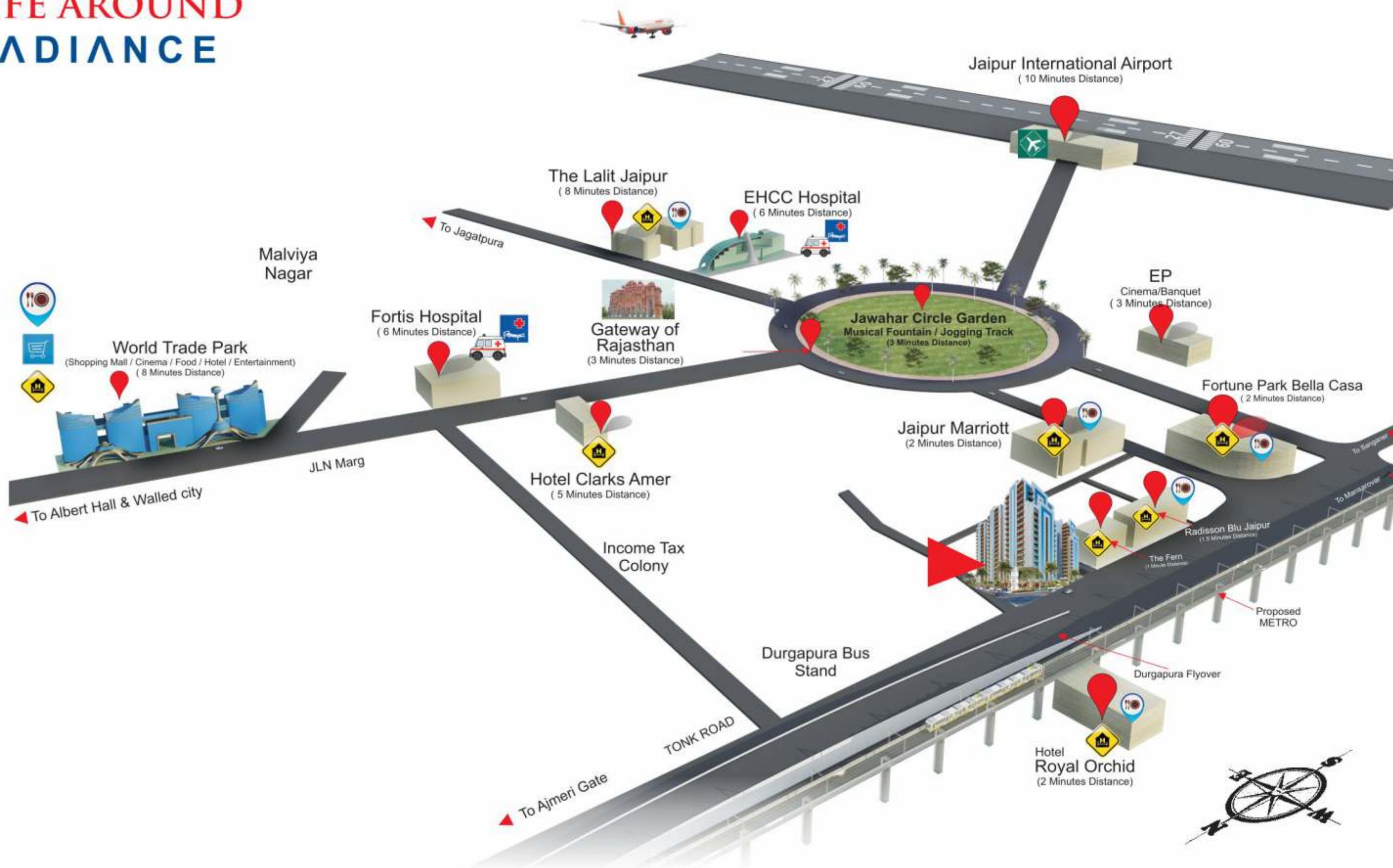
HOSPITALS Fortis | EHCC | Cocoon

PARKS Jawahar Circle | Smriti Van

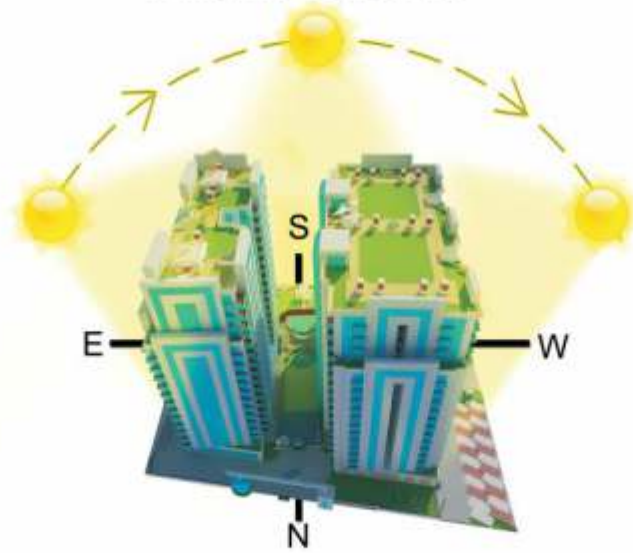
ENTERTAINMENT JKK | Entertainment Paradise | Cinepolis | First Cinemas | Snow Planet

AIRPORT Jaipur International Airport

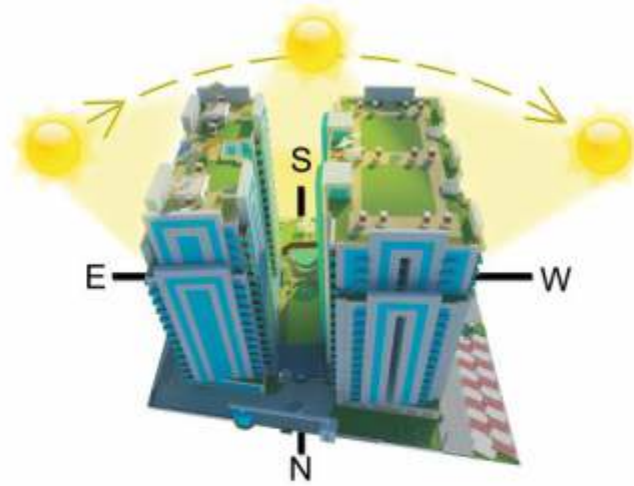
LIFE AROUND RADIANCE



Summer Sun Path



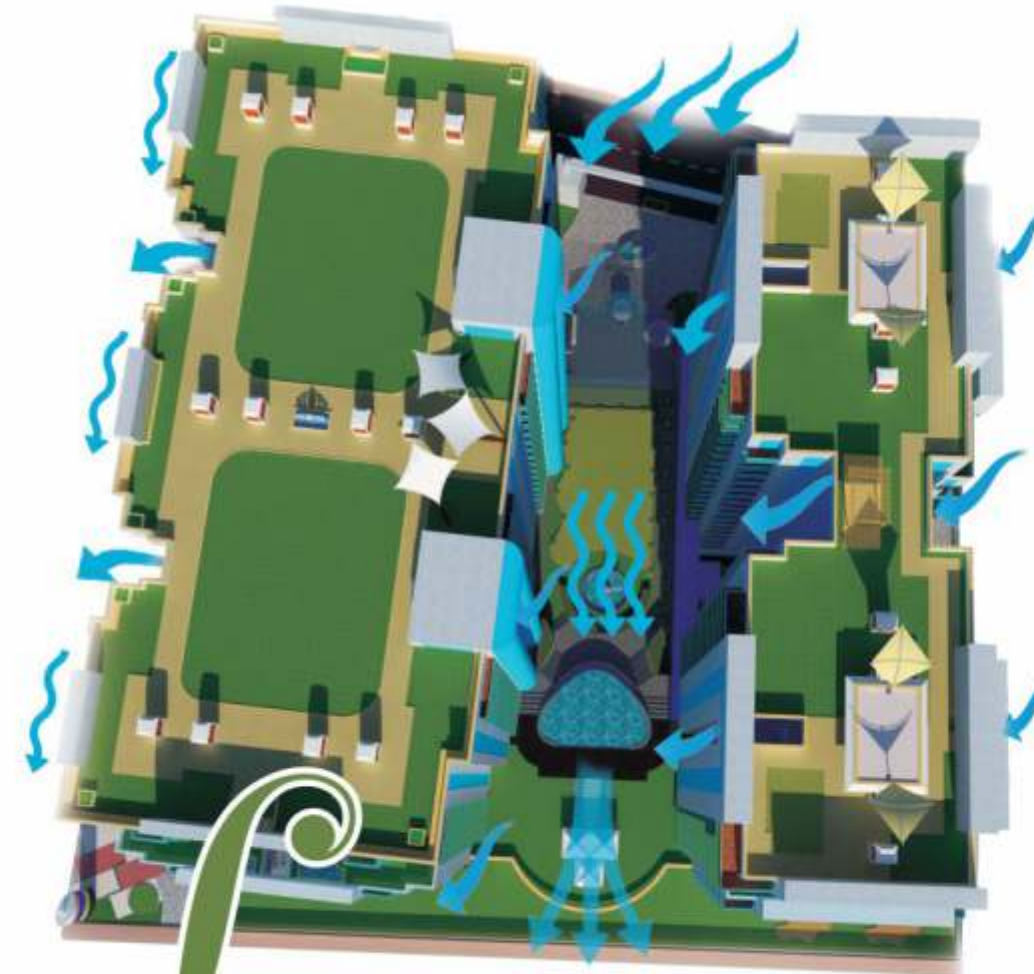
Winter Sun Path



THE SOLAR PATH

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

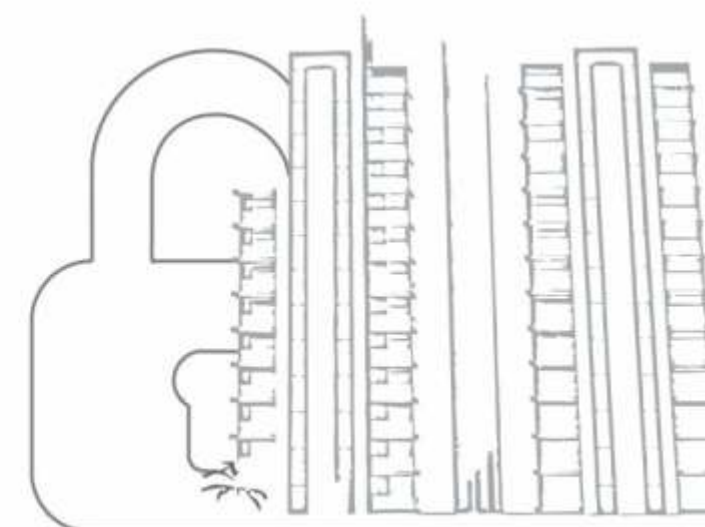
I

t's A Luxurious Modern Fortress

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 BUTTONS IN EVERY APARTMENT
- TWO-WAY VIDEO DOOR
- INTERCOM CALLING SYSTEM
- GAS LEAK DETECTOR IN EVERY KITCHEN
- FIRE EXTINGUISHING SYSTEMS

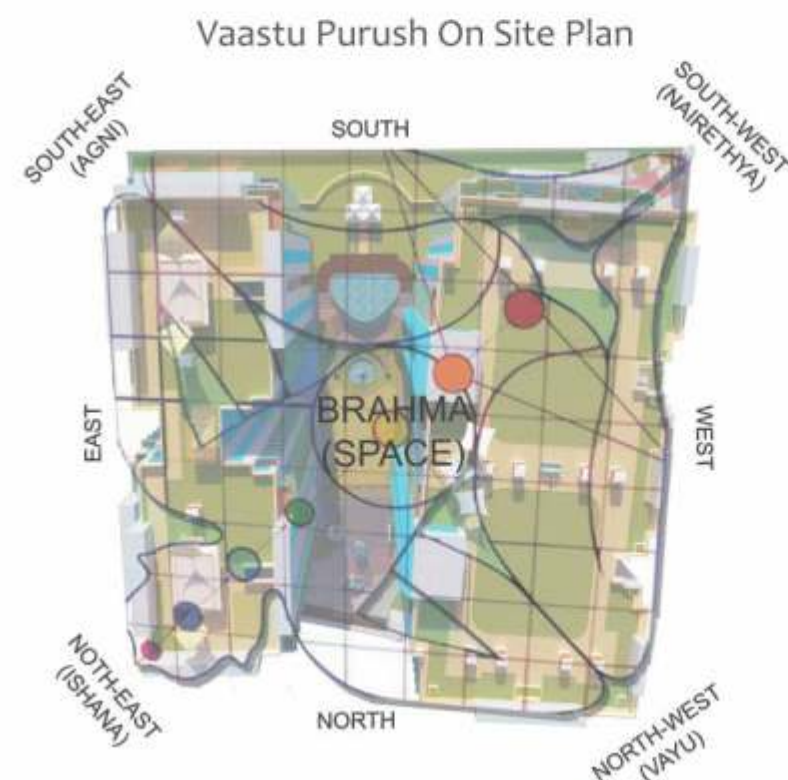
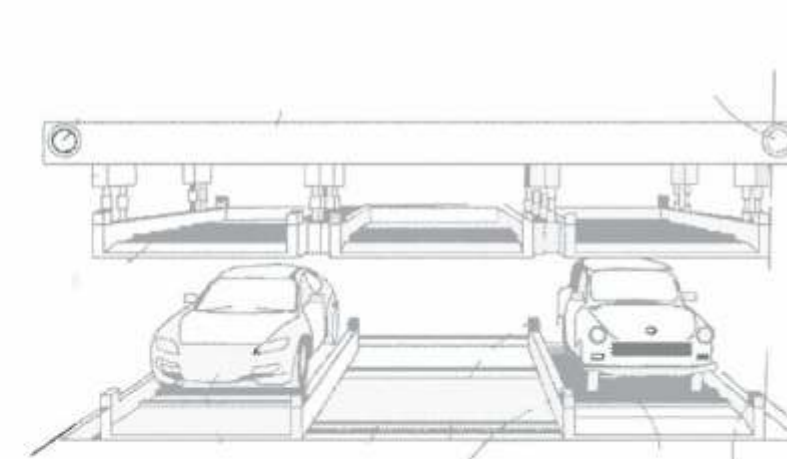


P

ark All Your Worries Here

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



T

he 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 Brahmsthan, 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.

वास्तु





S

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




L

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




B

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 ENVIIOUS AND EVEN THE NON-RESIDENTS OF RADIANCE WOULD WANT TO HAVE ITS MEMBERSHIP.

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




R

elax Your Body & Mind

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 • HDSPOOL • BABY CRECHE • VIDEO GAMES • EPDM FLOORING



*T*he Reader's Den



READING & CAFÉ LOUNGE

Sit back, take a cup of coffee and sink yourself with your favorite book while reading in Café Lounge at the perfect ambience. This is our idea for 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 your work hard, you get place to party harder.



KEY FLOOR PLAN



LEGEND

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




Manglam's
RADIANCE
ROYAL RESIDENCES

*S*pire of beauty

An excellent gateway, alluring the sight with its external aura and classic architecture makes you admire Mangalam Radiance again and again. The exclusive modern architectural designs creating more space for waiting in shade ,a respite for the guests until the door is being opened , gives a feel of positive fascinating aura adding magic to its marvelous exteriors. The immense beauty of modern age living leaves you awestruck with its luxurious creation that speaks from wall to wall.



CLUSTER PLAN BLOCK

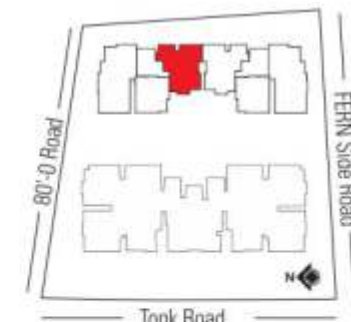
A



FIRST TO ELEVENTH FLOOR

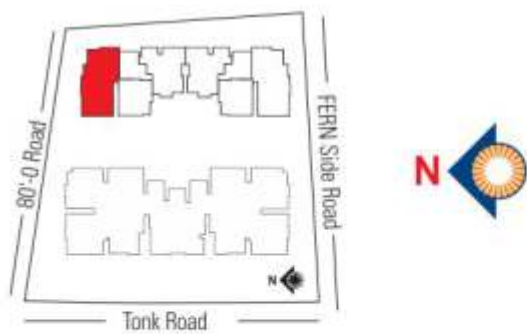
SBUA - 2450 sq.ft.
Carpet Area-1635 Sq.ft.
Balcony Area-128 Sq.ft.

3 BHK - BLOCK A



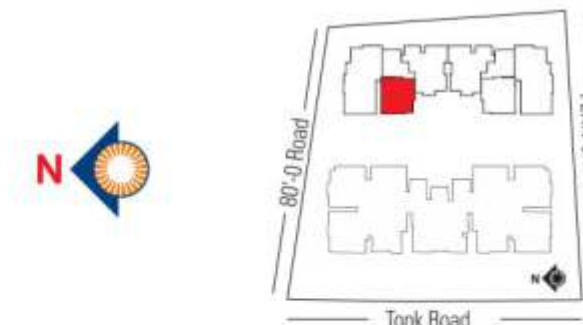
FIRST TO ELEVENTH FLOOR
 SBUA - 3205 sq.ft.
 Carpet Area- 2085 Sq.ft.
 Balcony Area-216 Sq.ft.

4 BHK - BLOCK A



FIRST TO NINTH FLOOR
 SBUA - 1589 sq.ft.
 Carpet Area- 1022 Sq.ft.
 Balcony Area-106 Sq.ft.

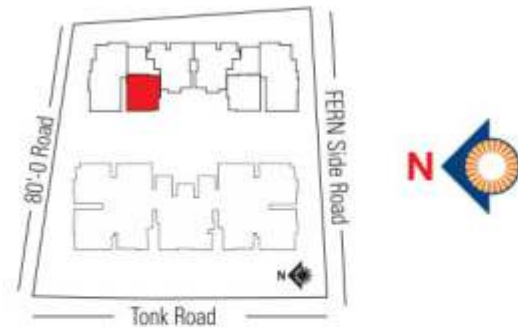
2 BHK - BLOCK A





LOWER FLOOR PLAN

UPPER FLOOR PLAN



TENTH & ELEVEN FLOOR
 SBUA - 2962 Sq.ft.
 Carpet Area- 1884.64 Sq.ft.
 Balcony Area-212 Sq.ft.

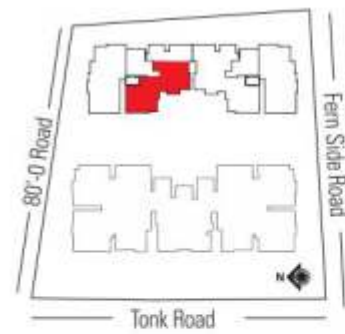
4 BHK - A
 Duplex



4 BHK - BLOCK A

TWELFTH FLOOR
 SBUA - 2910 sq.ft.
 Carpet Area- 1934 Sq.ft.
 Balcony Area-106 Sq.ft.
 TERRACE AREA 3570 Sq.ft.





THIRTEEN TO SEVENTEEN FLOOR
 SBUA - 2910 sq.ft.
 Carpet Area- 1934 Sq.ft.
 Balcony Area-106 Sq.ft.

4 BHK - BLOCK A

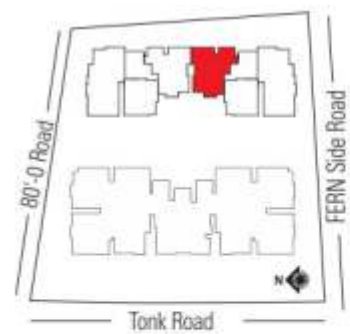
CLUSTER PLAN BLOCK

B



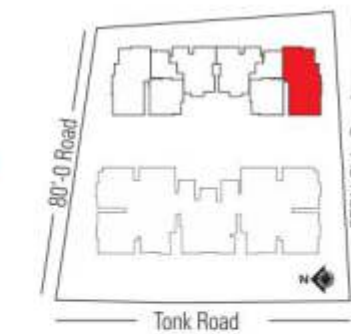
FIRST TO ELEVENTH FLOOR
 SBUA - 2457 sq.ft.
 Carpet Area- 1635 Sq.ft.
 Balcony Area-128 Sq.ft.

3 BHK - BLOCK B



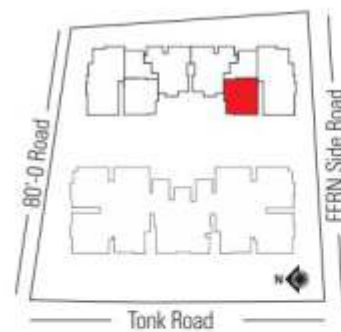
FIRST TO ELEVENTH FLOOR
 SBUA - 3180 sq.ft.
 Carpet Area- 2062 Sq.ft.
 Balcony Area-220 Sq.ft.

4 BHK - BLOCK B



FIRST TO NINTH FLOOR
 SBUA - 1589 sq.ft.
 Carpet Area-1022 Sq.ft.
 Balcony Area-106 Sq.ft.

2 BHK - BLOCK B



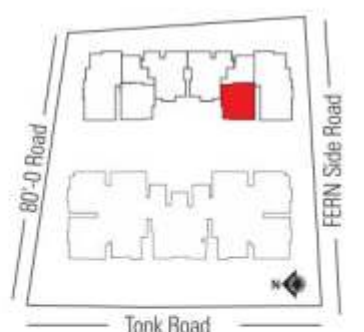
LOWER FLOOR PLAN

4 BHK - B
 Duplex

TENTH & ELEVEN FLOOR
 SBUA - 2961 sq.ft.
 Carpet Area- 1885 Sq.ft.
 Balcony Area-130 Sq.ft.



UPPER FLOOR PLAN





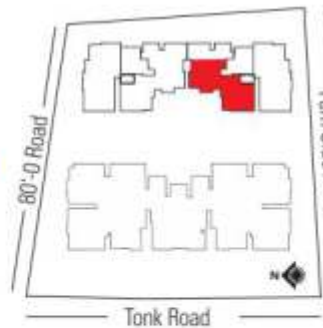
TWELFTH FLOOR
 SBUA - 2910 sq.ft.
 Carpet Area-1934 Sq.ft.
 Balcony Area-106 Sq.ft.
 TERRACE AREA 3550 Sq.ft.

4 BHK - BLOCK B

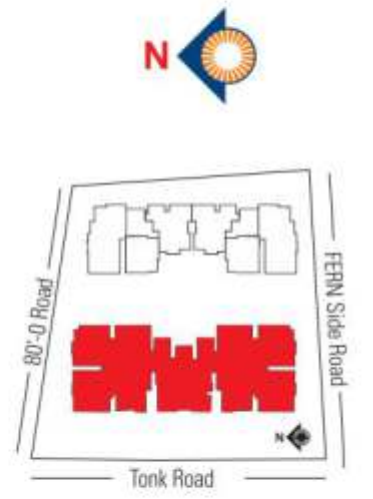


4 BHK - B

THIRTEEN TO SEVENTEEN FLOOR
 SBUA - 2910 sq.ft.
 Carpet Area-1934 Sq.ft.
 Balcony Area-106 Sq.ft.



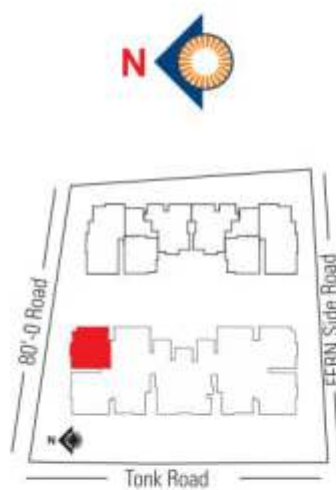
CLUSTER PLAN BLOCK C



SBUA - 25% = BUA

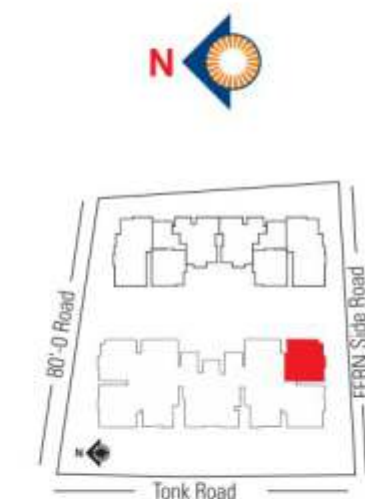
FIRST TO ELEVENTH FLOOR
 SBUA - 2320 sq.ft.
 Carpet Area- 1469.00 Sq.ft.
 Balcony Area-194.00 Sq.ft.

3 BHK - BLOCK C



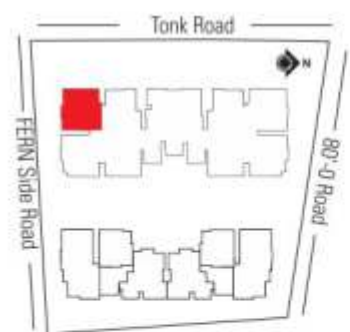
FIRST TO TENTH FLOOR
 SBUA - 2320 sq.ft.
 Carpet Area- 1474.00 Sq.ft.
 Balcony Area-194.00 Sq.ft.

3 BHK - BLOCK C



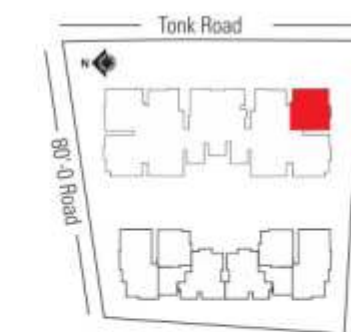
FIRST TO TENTH FLOOR
 SBUA - 2372 sq.ft.
 Carpet Area-1500.00 Sq.ft.
 Balcony Area-197.00 Sq.ft.

3 BHK - BLOCK C



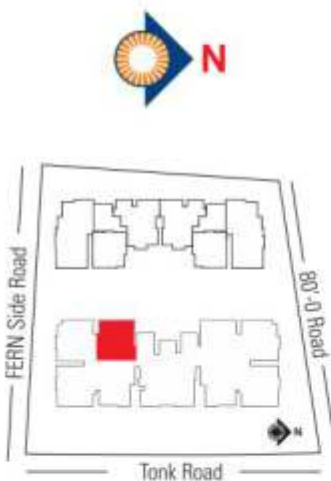
FIRST TO ELEVENTH FLOOR
 SBUA - 2372 sq.ft.
 Carpet Area-1500.00 Sq.ft.
 Balcony Area-197.00 Sq.ft.

3 BHK - BLOCK C



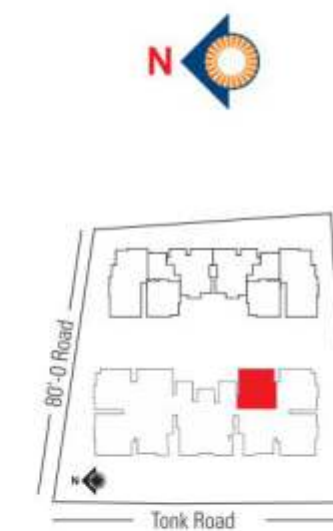
FIRST TO THIRTEEN FLOOR
 SBUA - 2409 sq.ft.
 Carpet Area- 1522 Sq.ft.
 Balcony Area-197 Sq.ft.

3 BHK - BLOCK C



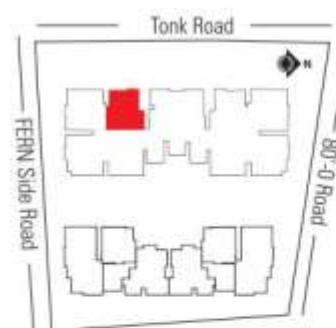
FIRST TO TWELFTH FLOOR
 SBUA - 2408 sq.ft.
 Carpet Area- 1522 Sq.ft.
 Balcony Area-197 Sq.ft.

3 BHK - BLOCK C



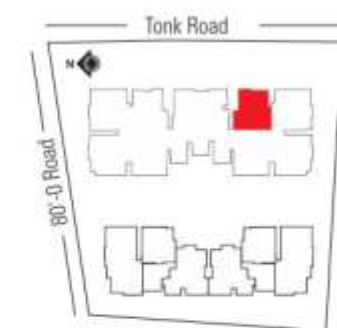
FIRST TO TWELFTH FLOOR
 SBUA - 2055 sq.ft.
 Carpet Area- 1318 Sq.ft.
 Balcony Area-147 Sq.ft.

3 BHK - BLOCK C



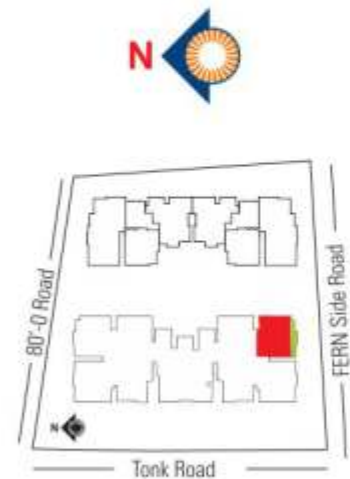
FIRST TO THIRTEEN FLOOR
 SBUA - 2055 sq.ft.
 Carpet Area- 1318 Sq.ft.
 Balcony Area-147 Sq.ft.

3 BHK - BLOCK C





UPPER FLOOR PLAN
SBUA-1189 Sq.ft.



LOWER FLOOR PLAN
SBUA-2329 Sq.ft.

4 BHK - BLOCK C Duplex

ELEVENTH & TWELFTH FLOOR
SBUA - 3518 sq.ft.
Carpet Area- 2305 Sq.ft.
Balcony Area-194 Sq.ft.
Terrace Area-775 Sq.ft.



5 BHK - BLOCK C Duplex

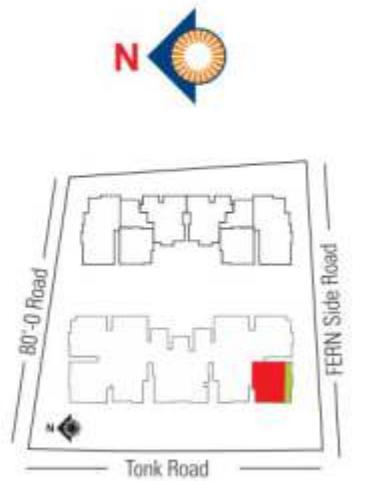
ELEVENTH & TWELFTH FLOOR
SBUA - 3724 sq.ft.
Carpet Area- 2400 Sq.ft.
Balcony Area-239 Sq.ft.
Terrace Area-630 Sq.ft.



LOWER FLOOR PLAN
SBUA-2373 Sq.ft.



UPPER FLOOR PLAN
SBUA-1350 Sq.Ft.





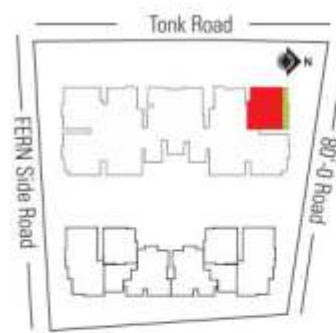
UPPER FLOOR PLAN
SBUA-1562 Sq.ft.

4 BHK - BLOCK C
Duplex

TWELFTH & THIRTEEN FLOOR
SBUA - 3102 sq.ft.
Carpet Area- 2058 Sq.ft.
Balcony Area-132 Sq.ft.
Terrace Area-628 Sq.ft.



LOWER FLOOR PLAN
SBUA-1540Sq.ft.



3 BHK - BLOCK C
Duplex

TWELFTH & THIRTEEN FLOOR
SBUA - 2420 sq.ft.
Carpet Area- 1623 Sq.ft.
Balcony Area-75 Sq.ft.
Balcony Area-913 Sq.ft.



LOWER FLOOR PLAN | 1291 Sq.ft.



UPPER FLOOR PLAN | SBUA-1129 Sq.ft.



THIRTEEN FLOOR
 SBUA - 3137 sq.ft.
 Carpet Area-2032 Sq.ft.
 Balcony Area-199 Sq.ft.
 Terrace Area-270 Sq.ft.

4 BHK - BLOCK C



THIRTEEN FLOOR
 SBUA - 3531 sq.ft.
 Carpet Area-2268 Sq.ft.
 Balcony Area-260 Sq.ft.
 Terrace Area - 104 Sq.ft.

4 BHK - BLOCK C



FOURTEEN TO SEVENTEEN FLOOR
 SBUA - 3505 sq.ft.
 Carpet Area- 1522 Sq.ft.
 Balcony Area-197 Sq.ft.

4 BHK - BLOCK C



FOURTEEN TO SEVENTEEN FLOOR
 SBUA - 3476 sq.ft.
 Carpet Area- 2186 Sq.ft.
 Balcony Area-305 Sq.ft.

4 BHK - BLOCK C

FOURTEEN TO SEVENTEEN FLOOR
 SBUA - 3165 sq.ft.
 Carpet Area- 1947 Sq.ft.
 Balcony Area-304 Sq.ft.

4 BHK - BLOCK C



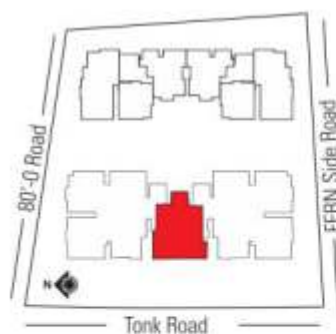
FOURTEEN TO SEVENTEEN FLOOR
 SBUA - 3165 sq.ft.
 Carpet Area- 1947 Sq.ft.
 Balcony Area-304 Sq.ft.

4 BHK - BLOCK C



FIRST TO SEVENTEEN FLOOR
 SBUA - 4383.68 sq.ft.
 Carpet Area- 2785 Sq.ft.
 Balcony Area-387 Sq.ft.

5 BHK - BLOCK C



LIVING ROOM / DINING ROOM / LOUNGE / POOJA ROOM	
Flooring	Italian Marble
Walls	POP with Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Others	Fans & Exhaust Fans



MASTER BEDROOM	
Flooring	Wooden
Walls	POP with Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Others	Fans



OTHER / GUEST BEDROOM	
Flooring	Wooden
Walls	POP with Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Others	Fans



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



BATHROOM	
Floors	Premium Designer Tiles
Walls	Premium Designer Tiles
Ceiling	Grid False Ceiling
Counter	Granite Counters with Wash Basins
Fixtures & Fittings	Jaquar

Specifications



Manglam
RADIANCE
the brighter side of luxury living

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

Fax: 0141-4036320 Website : www.manglamgroup.com | email : info@manglamgroup.com

For Booking : 0141-4311183

Rera Registration No.: RAJ/P/2017/036



Project Entity : M/s Neemrana Developers

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