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RADIANCE
REALTY

To

Date: 30/05/2025

Tamil Nadu Real Estate Regulatory Authority,
No.1A, First Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Dear Sir,

Sub: Declaration Letter for Club House Amenities handed over for our project **"RADIANCE ETERNITY"** Proposed Construction of High Rise Group Development Building for Residential Use Consisting of 2 Blocks with Combined & Extended Double Basement Floor (for Parking Use) for Block - A & B, in Block No - A: Stilt Floor (for Parking Use & ATM)+ 1st Floor to 10th Floor with 49 Dwelling Units, in Block No - B: Stilt Floor (Parking Use) + 1st Floor to 21st Floor with 166 Dwelling Units and at 22nd floor part Club House use (Association room, Gym, AV room, Creche, Indoor Games, Co-Working Space and Open Swimming pool with Change room & Shower) Totally 215 dwelling units, availing premium FSI with TOD Benefit at Door No.2/79, abutting Rajiv Gandhi Salai (Old Mahabalipuram Road), Comprised in S.No.113/1A2 & 114/1B, Okkiyam Thoraipakkm village, Sholinganallur Taluk, Chennai District, within the limits of Greater Chennai Corporation.

With reference to the above subject, we have submitted the project registration for our above referred project, Here we state that, above said Club House Common amenities and common areas facilities as promised in the construction agreement and brochure shall be provided and conveyed and handed over to the

allotees /Association of allottees as per the section 17(1) of the Act Read with Rule 10 of the rules.

Kindly acknowledge the same and approve our project registration as soon as possible.

Thanking you,
Yours faithfully,
M/s. Radiance Realty Developers India Ltd.

Authorized Signatory

Registered Office :
Radiance Realty Developers India Ltd.,
1st Floor, Old Door No. 110, New Door No. 111, 33 Feet Road,
Anna Salai, Guindy, Chennai - 600 032.
Tel : +91 44 4347 0970, Fax : +91 44 4347 0971
E-mail : info@radiancerealty.in Web : www.radiancerealty.in
CIN : U45201TN2007PLC062662 GSTIN : 33AACCN5152H1ZP

RADIANCE
REALTY

Date: 30/05/2025

To,

Tamil Nadu Real Estate Regulatory Authority,
No.1A, First Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Dear Sir,

Sub: Amenities not sold in our project **"RADIANCE ETERNITY"** Proposed Construction of High Rise Group Development Building for Residential Use Consisting of 2 Blocks with Combined & Extended Double Basement Floor (for Parking Use) for Block - A & B, in Block No - A: Stilt Floor (for Parking Use & ATM)+ 1st Floor to 10th Floor with 49 Dwelling Units, in Block No - B: Stilt Floor (Parking Use) + 1st Floor to 21st Floor with 166 Dwelling Units and at 22nd floor part Club House use (Association room, Gym, AV room, Creche, Indoor Games, Co-Working Space and Open Swimming pool with Change room & Shower) Totally 215 dwelling units, availing premium FSI with TOD Benefit at Door No.2/79, abutting Rajiv Gandhi Salai (Old Mahabalipuram Road), Comprised in S.No.113/1A2 & 114/1B, Okkiyam Thoraipakkm village, Sholinganallur Taluk, Chennai District, within the limits of Greater Chennai Corporation.

With reference to the above subject mentioned, the UDS & Construction Area of the Club House will be allotted to the project residents only and the Club House will not be sold separately.

We will be handing over to Association of Residents Only.

Thanking you,
Yours faithfully,

M/s. Radiance Realty Developers India Ltd.

Authorized Signatory

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CIN : U45201TN2007PLC062662 GSTIN : 33AACCN5152H1ZP

RADIANCE
REALTY

Date: 30/05/2025

Tamil Nadu Real Estate Regulatory Authority,
No.1A, First Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Dear Sir,

Sub: List of Amenities provided in our project **RADIANCE ETERNITY**, High Rise Group Development Building for Residential Use Consisting of 2 Blocks with Combined & Extended Double Basement Floor (for Parking Use) for Block - A & B, in Block No - A: Stilt Floor (for Parking Use & ATM)+ 1st Floor to 10th Floor with 49 Dwelling Units, in Block No - B: Stilt Floor (Parking Use) + 1st Floor to 21st Floor with 166 Dwelling Units and at 22nd floor part Club House use (Association room, Gym, AV room, Creche, Indoor Games, Co-Working Space and Open Swimming pool with Change room & Shower) Totally 215 dwelling units, availing premium FSI with TOD Benefit at Door No.2/79, abutting Rajiv Gandhi Salai (Old Mahabalipuram Road), Comprised in S.No.113/1A2 & 114/1B, Okkiyam Thoraipakkm village, Sholinganallur Taluk, Chennai District, within the limits of Greater Chennai Corporation.

The Following Amenities will be provided in our Project.

- Indoor Games
- AV Room
- Creche Room
- Ball Pit
- Co Working space
- Gym
- Swimming pool with kids pool
- Pool deck with lounge seaters
- Pool Change room

Thanking you,
Yours faithfully,

M/s. Radiance Realty Developers India Ltd.

Authorized Signatory

Registered Office:
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FEES CALCULATION AND FSI BREAK UP DETAILS

Sl.No	Description	FSI	Unit	No of Units	Remarks
1	Block - A : Stilt Parking Floor	241.33	Sqm	0	Commercial Floor Area - Others
2	Block - A : First Floor to Tenth Floor	7431.82	Sqm	49	Residential
3	**Total FSI for Block - A**	**7673.15**	Sqm	**49**	Block - A
4	Block - B : Basement-02 Floor	0.00	Sqm	0	Commercial Floor Area - Others
5	Block - B : Basement-01 Floor	336.09	Sqm	0	Commercial Floor Area - Others
6	Block - B : Stilt Floor	286.93	Sqm	0	Commercial Floor Area - Others
7	Block - B : First Floor to Twenty First Floor	28415.90	Sqm	166	Residential
8	Block - B : Twenty Second Floor (Club House)	849.74	Sqm	0	Commercial Floor Area - Club house
9	**Total FSI for Block - B**	**29888.66**	Sqm	**166**	Block - B
10	OWC - Ground Floor	12.87	Sqm	0	Commercial Floor Area - Others
11	**Total FSI for OWC**	**12.87**	Sqm	**0**	OWC
12	**Total**	**37574.68**		**215**	

Sl.No	Description	FSI Area	Unit	Rate / Sqm	Amount
1	Block - A : Stilt Parking Floor (Other than residential)	241.33	Sqm	60.00	14479.80
2	Block - A : First Floor to Tenth Floor, Totally 49 Dwelling units. Residential Area with dwelling units more than 60 Sqm	7431.82	Sqm	25.00	185795.50
3	Block - B : Basement 01 Floor & Stilt Floor (Other than residential)	623.02	Sqm	60.00	37381.20
4	Block - B : First Floor to Twenty First Floor, Totally 166 Dwelling units. Residential Area with dwelling units more than 60 Sqm	28415.90	Sqm	25.00	710397.50
5	Block - B : Twenty Second Floor (Club House)	849.74	Sqm	60.00	50984.40
6	OWC - Ground Floor (Other than residential)	12.87	Sqm	60.00	772.20
	Total FSI	**37574.68**	Sqm		**999810.60**

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CHENNAI
600 032

FSI Break up details - Online application			
Block Details : BLOCK - A	Floor Details : 1st Floor to 10th Floor	No. of Dwelling Units : 49	FSI Area (Sq.m) : 7431.82
Commercial Floor Area : Others	Title : Block A - Stilt Parking Floor	FSI Area (Sq.m) : 241.33	
Block Details : BLOCK - B	Floor Details : 1st Floor to 21st Floor	No. of Dwelling Units : 166	FSI Area (Sq.m) : 28415.90
Commercial Floor Area : Others	Title : Block B - Basement-01 Floor & Stilt Floor, Club House use - 22nd Floor & OWC - Ground Floor	FSI Area (Sq.m) : 1485.63 [336.09 + 286.93 + 849.74 + 12.87]	
Total Residential FSI			35847.72 Sqm
Total Commercial FSI			1726.96 Sqm

RADIANCE REALTY DEVELOPERS INDIA LIMITED
CHENNAI
600 032

RADIANCE ETERNITY - EXTENT DETAILS

Sl.No	Document Extent Details			Patta Extent Details			Owner Name	Remarks
	Doc No	Survey No	Document Area	Patta No	Survey No	Patta Area		
1	Sale Deed Doc No. 9084/2024	113/1A2	1 Acre 59.50 Cents	12202	113/1A2	64.60 Ares	M/s.Radiance Realty Developers India Ltd	
2		114/1B	62 Cents		114/1B	25.20 Ares		
	Total Extent in Cents		**221.50 Cents**	**Total Extent in Ares**		**89.80 Ares**		
	Total Extent in Sqm		**8971.94 Sqm**	**Total Extent in Sqm**		**8980.00 Sqm**		

As per Document Extent	8971.94	Sqm
As per Patta Extent	8980.00	Sqm
Extent For UDS	8971.94	Sqm
Gifted for Street Alignment Doc No.4883/2025	26.57	Sqm
Gifted for OSR Doc No.4882/2025	899.06	Sqm
TNEB Sub Station Area (To be Gifted)	404.04	Sqm
UDS Area	**7642.27**	**Sqm**





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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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