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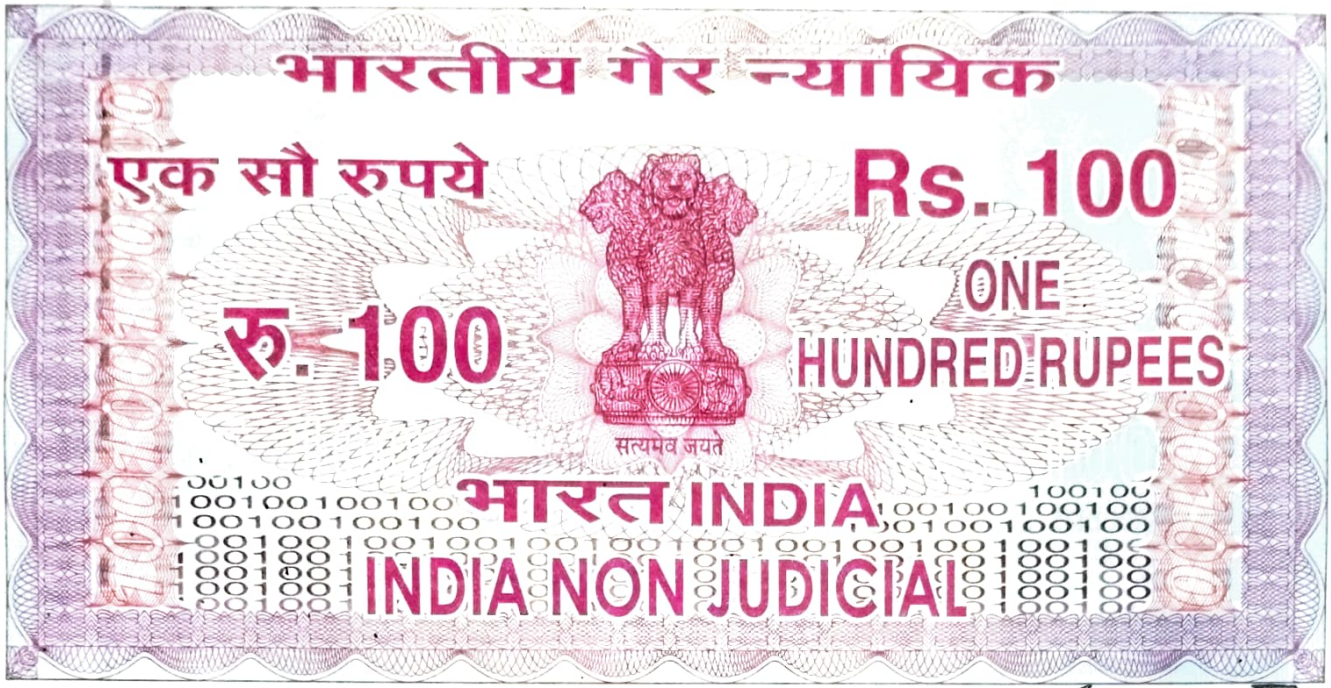
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EU 775128

13 APR 2026 M/S SUMANGALI REALTY LLP

M/S. RAGHAVA FOUNDATIONS PRIVATE LIMITED.

பா. தணிகைவேல்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 5930/ஆ3/08-2
நாள். 19-12-08 எண். 20,
நர்மதா தெரு, ஐ.சி.எப். காலனி,
அம்பத்தூர், சென்னை - 600 058

AFFIDAVIT

To

The Chairperson,
Tamilnadu Real Estate Regulatory Authority (TNRERA)
No. 133, G Block, 1st Avenue,
Anna Nagar East, Chennai – 600102.

Sub: Affidavit for complying the WRD inundation condition
Ref: Application No. TNRERA/PLF/0810/2026

We, **M/s. Raghava Foundations Private Limited, represented by Director, S. Venkata Siddartha & M/s. Sumangali Realty LLP., represented by Partner Chethan Sharma**, residing at 116/132, Rangarajapuram Main Road, Kodambakkam, Chennai – 600 024. are the Promoters of the proposed project of "**SUMANGALI GOLDEN CITY PHASE – IV**", comprised in **Survey No's. 34/2B, 3, 35/3A2, 36/2 & 3A**, situated at Aangadu Village, Ponneri Taluk, Sholavaram Panchayat Union Limit, Tiruvallur District.

Further to the RERA project registration, I have submitted the Application at your esteemed office. I hereby solemnly affirm and state that all conditions stipulated by the Water Resources Department (WRD) with respect to inundation have been fully complied with the said compliance is in accordance with the letter issued by the Chief Engineer, Water Resources Department (WRD), Chennai Region, Chepauk, Chennai – 600005, bearing Letter No. DB/T5(3)/F NOC/F 0450 Angadu village 02395/2023/ dated 17.04.2023.

We, the promoters hereby undertake and agrees to indemnify and keep indemnified the authority and representatives and future potential allottees of the project from and against all losses, damages, claims, demands, costs, expenses, actions, proceedings and consequences that may arise due to non-fulfilment of the conditions stipulated in aforesaid letter of the Water Resources Department.

Deponent

PLACE: CHENNAI

DATE: 10.04.2026

Water Resources Department

From

Er. A. Muthaiya, B.E.,
Chief Engineer, WRD,
Chennai Region,
Chepauk, Chennai – 5.
Email id: cecrwrdhdo@gmail.com

To

The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 8.

Letter No. DB / T5(3) / F. NOC / F. 0450 Angadu Village 02395 / 2023 / Dated.17.04.2023

Sir,

Sub: CMDA – Area Plan Unit – Layout Division – Proposed Layout of House sites in SF.Nos.34/2B, 3, 35/3A2 and 36/2 and 3A of Angadu Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union Limit as well as temporary permission for construction of RCC Culvert across the Channel in S.F.No.36/1 so as to access from the applicant's land in SF.No.36/2 to existing Angadu Village road – NOC and temporary permission for construction of culvert across the channel and specific remarks on inundation point of view – Issued – regarding.

Ref: 1.The Senior Planner, Layout, Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai-8 Letter No. Layout-1 / 0219 / 2022 / Dated: 06.01.2023.

*****

With reference to the 1st letter cited above and after careful consideration the technical opinion along with NOC on inundation point of view as well as temporary permission for the construction of RCC Culvert across the Channel in S.F.No.36/1 so as to access from the applicant's land in SF.No.36/2 to existing Angadu Village road of this department is hereby accorded for the planning permission for Proposed Layout of House sites in S.F.Nos.34/2B, 3, 35/3A2, 36/2 and 3A of Angadu Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union Limit in favour of Thiru Setty Venkata Siddartha, No.116/132, Rangarajapuram Main Road, Kodambakkam, Chennai – 600 024.

In this connection, the proposed site was inspected and field observation reveals that, the site is located in Angadu Village which is under ayacut area of Cholavaram tank and a defunct branch channel is abutting the site on Western side and this channel originates from Cholavaram tank. A pond in S.F. No.32 in located on the Northern side of the site beyond the vacant land which comes under the control of Cholavaram Panchayat Union. The pond has no surplus weir / sluices. The Burial Ground in S.F. No. 17/5 is located on the North side of the applicant site. And S.F.No.35/1 abutting Western side running from North to South direction and 7.20m wide road in S.F. No.250/3 is located on the same side and S.F. No. 36/1 is Channel on Southern side and beyond the vacant land . At present there are no cultivation activities due to vast urbanization. All other directions are surrounded by residential, vacant and commercial lands. These lands are classified as Dry lands as per Revenue records.

13/4/23

Based on the field inspection and scrutiny of field maps. the Channels in S.F.Nos. 36/1, 35/1 and 16/1 are Water body existing with its close proximity to be considered for inundation point of view.

In order to ascertain the gravity of inundation, the field levels of the site were taken from a known **datum of the Boodur Tank Crest Level is (+)12.050m** on North Eastern side of the site. The **Full Tank Level (FTL) (+) and Maximum Water Level (MWL) are (+)12.050m** and **(+)12.510m** respectively **Tank Bund Level (TBL) is (+)13.430m**. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous 2015 flood. The observed **Maximum Flood Level during 2015 floods in (+)11.700m** and the **existing 24 feet approach village road running on Western side of the applicant site is (+)11.900m**.

There is no approach road to the applicant land. Hence, the applicant should provide a box type culvert across to the Government channel which is bearing S.F No.35/1 for free flow of water to lower down from Boodur Tank.

To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.60m above the maximum flood level (or) nearest main road level whichever is higher. Hence, Road Level is higher than Maximum Flood Level (MFL). Hence, the site must be raised **to minimum level of (+)11.900m + 0.60m = (+)12.500m (i.e.) 0.450m above Weir Crest Level of Boodur Tank (+)12.050m in Angadu village**. In order to avoid inundation, the site should be raised from the existing field level were (+)12.500m and the required filling 1.140m **to1.220m** .avoid inundation.

A statement of existing ground level on the respective survey numbers within the site boundary and the depth of filling required are indicated below:

Sl. No	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the existing village Road Level (+)11.900m + 0.60m = (+)12.500m	
			Required Level in m	Height Filling in m
1.	34/2B	(+)11.300	(+)12.500	1.200
2.	34/3	(+)11.330		1.170
3.	35/3A2	(+)11.280		1.220
4.	36/2	(+)11.340		1.160
5.	36/3A	(+)11.360		1.140
6.	Road Level	(+)11.900		

12/4/25

A statement of the field levels tabulated above indicates that the terrain of site exists with a low lying area on comparison with the 2015 Flood level and needs filling to a depth ranging from 1.140m to 1.220m counteract any inundation in the near future.

During site inspection it is observed that the applicant had also requested for construction of RCC Culvert across the Channel in S.F. No. 36/1 so as to access from the applicant's land in SF.Nos36/2, to Existing Angadu Villag road.

The bed level of the culvert should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow from direction.

Hydraulic Particulars of the Culverts: S.F.No .36/1

1.	Full Tank Level of Boodur Tank (FTL).	:	(+)12.050m.
2.	Maximum Water Level of Boodur Tank (MWL).	:	(+)12.510m.
3.	Top Level of existing village Road.	:	(+)11.900m.
4.	MFL in 2015 nearby the site.	:	(+)11.700m.
5.	Proposed Deck Slab Bottom Level.	:	(+)12.500m.
6.	Proposed Bed Level of Channel (36/1).	:	(+)10.700m.
7.	Proposed Bed width of Channel (36/1) FMB.	:	6.800m
8.	Proposed width of the RCC Culverts (36/1).	:	7.200m.

Sl. No.	Channel SF. No.	Access to SF. Nos.		Proposed Bed level in M (+)	MFL in M (+)	Minimum Inner Width of channel as per FMB Average	Minimum Inner Vent height in M or Bottom Level of deck slab	Width of Culvert in M	Area of small Culvert in Sqm	No. of vents allowed
		From	To							
1.	36/1	Approach Road	36/2	10.700m	11.700 m	6.80m	1.800 (or) 12.500m	7.200m	48.96sqm	1 No.
Total Area of RCC Culvert = Say 49.00 m^2										

Based on the available Revenue records with respect to the site consideration, the necessary Technical opinion along with NOC of this department on inundation point of view for the planning permission for Layout of House sites in SF.Nos.34/2B, 3, 35/3A2 and 36/2 and 3A of Angadu Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union Limit as well as temporary permission for construction of RCC Culvert across the Channel in S.F.No.36/1 so as to access from the applicant's land in SF.No.36/2 to existing Angadu Village road in favour of Thiru. Setty Venkata Siddartha, No.116/132, Rangarajapuram Main Road, Kodambakkam, Chennai – 600 024 is hereby

15/4/23

issued to CMDA subject to following terms and conditions, besides any other mandatory clearance or statutory permission from any other organization or department for the consideration of planning permission by Chennai Metropolitan Development Authority.

Terms and Conditions:

1. The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)12.500m (i.e.) 0.450m above Weir Crest Level of Boodur Tank **(+)12.050m** in Angadu village to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from **1.140m to 1.220m** depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods.

2. The all round pavement level within the site should not be less than **(+)12.500m.** The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain of suitable sizes, within the site as per site condition and the same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain, and sewerage treatment plant and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicant's land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain /channel / course at any cost and the debris and other materials should not be dumped into the drain /surplus course obstructing free flow of water. The applicant should make drainage network, at his own cost and the same is to be connected to natural storm water drainage / channel. There should not be any hindrance to the free flow of internal drain to downstream.

3. The applicant should provide necessary setback distance especially on western side within the site based on the site condition as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai – 2 vide Roc. No. 4367 / 2019 – BA2 / Dated: 13.03.2019) during development and there should not be construction activities in the specific setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

4. The applicant should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD

17/4/20

authorities. The applicant should also maintain the measurement of the Channel (S.F. Nos. 35/1 and 36/1 width of the channel earmarked in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the channel, the same should be restored to its original condition at his own cost.

5. The permission granted to the applicant, should not be altered / modified / changed to any others. Based on the records submitted by the applicant, the permission is granted. If any documents seem to be fake / manipulated / fabricated, in future the above permission will be cancelled without any correspondence and lease rent deposited amount for caution deposit will not be refunded. Hence, the applicant is solely responsible of genuinely of the documents submitted.

6. The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.

7. The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

8. The applicant should not object at any time for the maintenance works / improvement works of the channels which are proposed to be carried out by WRD. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvement / development works as per Revenue records [FMB], which are proposed to be carried out by WRD in future periodically.

9. The sewage water from the applicant's land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicant, and as well as the construction materials / debris / garbages should not be dumped into the channel/river at any cost.

At any cost, sewage / sullage should not be let into river, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.

10. The applicant's lands seem to be Ryotwari land which would be classified as Dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicant should get clearance certificate for this site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming this proposed site boundaries. 12/4/22

11. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands / river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

12. The Channel in S.F. Nos. 35/1 and 36/1 on abuts of the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either sides of the channel with concrete bed as per the FMB at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

13. The Channel runs in S.F. Nos. 35/1 and 36/1 stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also, the applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land, after the completion of project also.

14. The applicant should not carry out any other cross masonry structures across the channels without prior permission from WRD.

15. The proposed RCC Culvert should be constructed by the applicant only across the channel in Survey No. 36/1 mentioned below of Angadu Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union Limit and the applicant should strictly adhere to maintain the above hydraulic particulars of the channel. The applicant should construct the RCC Culvert with size as mentioned in the table below at his own cost for temporary occupation for three years from the date of agreement. If the applicant's land / road available on both sides of the channel, this permission is eligible for construction of RCC Culvert. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.

The bed level of the culvert should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow direction. The applicant should provide a pucca concrete bed in the channel at the proposed bridge sites without fail in order to avoid erosion. 17/4/23

Hydraulic Particulars of the culverts:

1.	Full Tank Level of Boodur Tank (FTL).	:	(+)12.050m
2.	Maximum Water Level of Boodur Tank (MWL).	:	(+)12.510m
3.	Top Level of existing village Road.	:	(+)11.900m
4.	MFL in 2015 nearby the site.	:	(+)11.700m
5.	Proposed Deck Slab Bottom Level.	:	(+)12.500m
7.	Proposed Bed Level of Channel (36/1).	:	(+)10.700m
9.	Proposed Bed width of Channel (36/1) FMB.	:	6.800m
11.	Proposed width of the RCC Culverts (36/1).	:	7.200m.

Sl. No.	Channel SF. No.	Access to SF. Nos. From	To	Proposed Bed level in M (+)	MFL in M (+)	Minimum Inner Width of channel as per FMB Average	Minimum Inner Vent height in M or Bottom Level of deck slab	Width of Culvert in M	Area of small Culvert in Sqm	No. of vents allowed
1.	36/1	Approach Road	36/2	10.700m	11.700m	6.800m	1.800m (or) 12.500m	7.200m	48.96m^2	1 No.
Total Area of RCC Culvert = Say 49.00m^2										

16. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD., Kosasthaliyar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for above proposal should be informed to the Executive Engineer, WRD., Kosasthaliyar Basin Division, Thiruvallur for monitoring and also completion of Culvert should be reported to the Executive Engineer.

17. The applicant should pay an Annual Lease Rent of Rs.4,000/- (Rupees Four thousand only) for occupation of 49.00 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Kosasthaliyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.12,000/- (Rupees twelve thousand only) in advance before the commencement of work. During execution / after

12/4/22

construction of above culvert, if any deviations are noted in above measurements, accordingly the lease rent also is revised respectively.

18. The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

19. The applicant should execute the lease agreement with the Executive Engineer, WRD., Kosasthaaliyar Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period. The lease rent is subjected to revision from time to time as per guideline value / Government orders.

20. The applicant should also to pay the Caution Deposit of sum of Rs.2,00,000/-. (Rupees Two lakh only) in favour of the Executive Engineer, WRD., Kosasthaliyar Basin Division, Thiruvallur, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department stating that the construction work (Culvert and Irrigation field channel retaining wall) was completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant. If failed, the cost of restoration work will be borne from the caution deposit.

21. The construction of Abutments, Wing walls, Return walls etc., should be constructed for the above proposed culvert and should also be constructed well within the applicant's land on either side. Moreover, the width of field channel as per Revenue records (FMB) should be maintained properly without any change.

22. The applicant should not claim any privilege on the above leased portion of the land and if the leased portion of the land required for the Government for the benefit of some other large general common public schemes, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation. Further, the leased portion land to be handed over to this department in original condition.

23. The above proposed culvert will be the Government WRD property after the construction. The applicant should not claim any privilege on the above lease portion of Government land (Culvert land, Culvert, Field channel retaining wall abutting the applicant land) and should allow the WRD officials to inspect the channel as and when required and for the periodical inspection.

24. The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved Structural Engineer for construction of RCC Culvert. 12/4/23

25. The WRD will not be held responsible for the Structural Stability, safety and soundness of the culvert proposed by the applicant and WRD specifically recommend only for construction of culvert. The applicant should construct the proposed RCC Culvert at his own cost. The applicant is solely responsible for the structural safety and stability of the proposed culvert and at any cost, WRD will not be held responsible for design and drawings adopted for proposed construction of RCC Culvert.

26. In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed culvert will also be removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.

The owner of the document received from the applicant in respect to the ownership is purely of applicant's responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified by the Development / Revenue authorities. The specific remarks on inundation are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, WRD reserves rights to withdraw the Technical opinion on inundation point of view as well as temporary permission for the construction of culvert across the channel to the above proposed site and in event, the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

17/4/23

for Chief Engineer, WRD.,
Chennai Region, Chennai – 5.

Copy to the Superintending Engineer, WRD., Palar Basin Circle, Chepauk, Chennai – 5 for information with reference to his Letter No. DB / DO.1 / F-36 (Angadu Village,SF.No.34) 106CE / 2023 / Dated: 29.03.2023.

17/04/2023

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