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RERA Document

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DIGITALLY VERIFIED RECORD

Tamil Nadu Power Distribution Corporation Limited

(Online Electricity Bill Payment)

E-Receipt

Name : SUMANGALI REALTY LLP

S.C.Number: 200090560326247 **Payment Mode:** TNPDCL PAYMENT PORTAL

Receipt No : PGCINB851073037 **Date :** 08/04/2026 15:39:12

S.NO	Bill Details	Amount (Rs.)
1	47621-Deposits Collected for DCW nature (GST Appl**	93432.00
2	55110-Deposits Collected for DCW nature (GST Appl**	0.00
3	46941-CGST @9%	8408.88
4	46942-SGST @9%	8408.88
5	62948-Rounding Off	0.24
	Total	110250.00

Amount (In words) : One lakhs Ten thousand Two hundred Fifty only

Scan To Validate

** Support services are taxable under GST

Other Details :

1.TANGEDCO CIN No. : U40109TN2009SGC073746

2.TANGEDCO GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

.It is a computer generated document

Acknowledgement not required.

.Subject to Reconciliation

For any Complaints, please contact

24 7 MINNAGAM

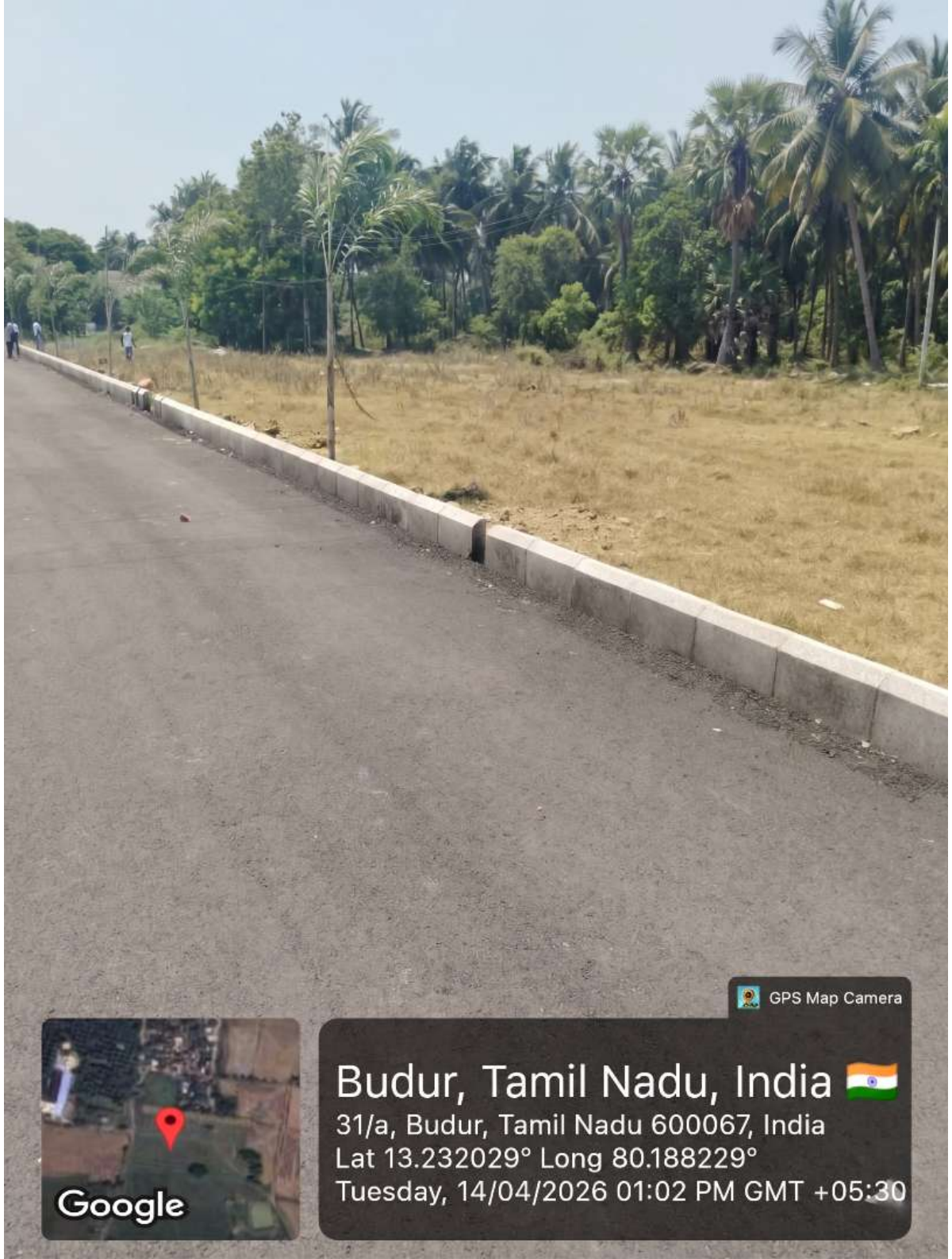
94987 94987







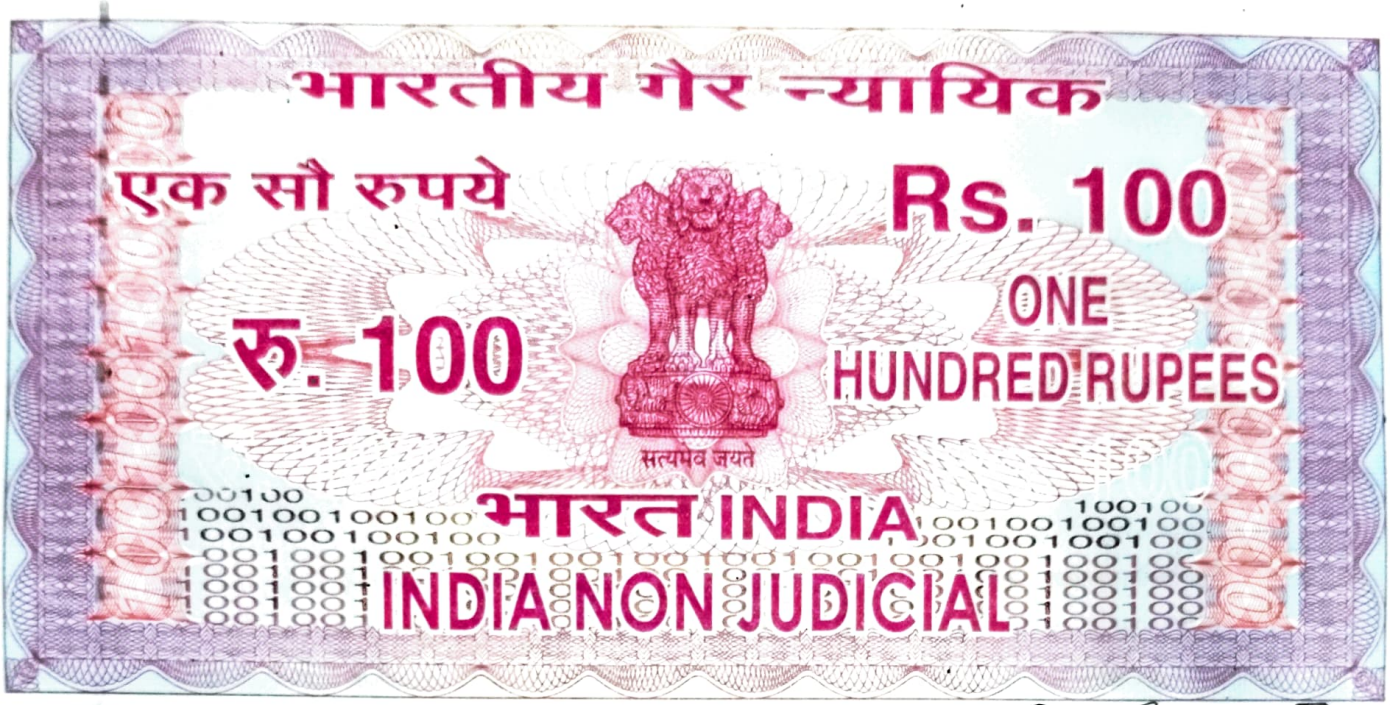



GPS Map Camera
Budur, Tamil Nadu, India
31/a, Budur, Tamil Nadu 600067, India
Lat 13.232029° Long 80.188229°
Tuesday, 14/04/2026 01:02 PM GMT +05:30
Google


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31/a, Budur, Tamil Nadu 600067, India
Lat 13.232079° Long 80.187942°
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31/a, Budur, Tamil Nadu 600067, India
Lat 13.231805° Long 80.188236°
Tuesday, 14/04/2026 01:01 PM GMT +05:30
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31/a, Budur, Tamil Nadu 600067, India
Lat 13.231602° Long 80.188513°
Tuesday, 14/04/2026 01:00 PM GMT +05:30
Google



தமிழ்நாடு तमिलनाडु TAMILNADU

EU 775129

.13 APR 2026 M/S SUMANGALI REALTY LLP
SELVARAJ SANKARAPANDIAN

பா. தணிகைவேல்
முத்திரைதாள் 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/PLI/0812/2026

We, **Selvaraj Sankarapandian and M/s. Sumangali Realty LLP., represented by Partner, Chethan Sharma** residing at No. 3/589A, 5th Street, Govindhan Nagar, Palavakkam, Chennai – 600 024, are the Promoters of the proposed project of **"SUMANGALI GOLDEN CITY PHASE – III"**, comprised in **Survey No's. 15/1, 17/1B, 2B & 3A2**, 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 10935 Angadu village 01036/2022/ dated 23.02.2023**.

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

For SUMANGALI REALTY LLP

Designated Partner

PLACE: CHENNAI

DATE: 10.04.2026

Water Resources Department

From
Er.G.Muralidharan, 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 – 600 008.

Letter No.DB / T5(3) / F NOC 10935Angadu village01036/ 2022 / dated.23.02.2023

Sir,

Sub: CMDA – Area Plan Unit – Layout Division – Proposed layout of house sites in S.No.15/1, 17/1B, 2B & 3A2 of Angadu Village, Ponneri Taluk Tiruvallur District, Sholavaram Panchayat Union Limit - Remarks along with NOC on inundation point of view – issued - Regarding.

Ref: 1. The Senior Planner Layout, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600008 Letter No. Layout No-1 /0174/ 2022 / Dated: 21.10.2022.

****

With reference letter to the 1st cited above and after careful consideration, the technical opinion along with NOC on inundation point of view of this department is hereby accorded for the Planning Permission for laying out of house sites Survey Nos.15/1, 17/1B, 2B & 3A2 of Angadu Village, Ponneri Taluk, Tiruvallur District, Sholavaram Panchayat Union limit in favour of Thiru.Selvaraj Sankarapandian, No.3/589A, 5th Street, Govindhan Nagar, Palavakkam, Chennai – 600 024.

The proposed site is located in the Angadu village which is under ayacut area of Cholavaram tank supply channel is crossing the site and this channel originates from Cholavaram tank. The site is surrounded by Burial Ground in S.F.No.17/5 on Eastern side and the Government channel in S.F.Nos.15/2, 17/4, 16/1 running on Southern side and Government channel in S.F.Nos.270/1, 271/1 on Western side and also the Pond in S.F.No.14/1 adjacent to the applicant's site. The Existing 24 Feet Road (Nilaviyal Pathai) in S.F.No.14/4B2 abutting on Western side and vacant land on Northern side. At, present there are no cultivation activities due to vast Urbanization, these lands are classified as Dry lands as per "patta & "A" Register" of Revenue records.

The field levels of the site were taken from a known datum of the Boodur Tank crest level (+)12.050m on Eastern side of the site. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous 2015 floods. The observed Maximum Flood Level during 2015 floods in (+)11.700m and Existing 24 Feet road (Approach road) top level is (+)11.900m. 23/2/23

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 MFL (or) road top level abutting / nearer to the site. Whichever is higher, here Road level is higher than MFL. Hence it is recommended to the raise the existing field to a minimum level of (+)11.900m + 0.60m = (+)12.500m (i.e.,) 0.450m above the crest level of Boodur Tank which is (+) 12.050m.

The field levels were taken at the proposed site and furnished for reference as below:

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the proposed level 11.900m+0.60m=(+)12.500m	
			Required Level in m	Height Filling in m
1	15/1	(+)11.600	(+)12.500	0.900
2.	17/1B	(+)11.580		0.920
3.	17/2B	(+)11.540		0.960
4.	17/3A2	(+)11.580		0.920

Also the proposed land is to be raised from 0.900m to 0.960 m with hard earth with proper consolidation to avoid inundation problem during rainy season From the above existing field levels, the required filling varies from 0.900m to 0.960m to avoid inundation.

Based on the available Revenue records and as much as considering the prevailing site conditions, necessary technical opinion along with NOC on inundation point of view of this department for the Planning Permission for laying out of house sites Survey Nos.15/1, 17/1B, 2B & 3A2 comprising in Angadu Village, Ponneri Taluk, Tiruvallur District, Sholavaram Panchayat Union limit in .favour Thiru.Selvaraj Sankarapandian, No.3/589A, 5th Street, Govindhan Nagar, Palavakkam, Chennai – 600 024 is hereby issued to CMDA subject to following terms and conditions besides any other mandatory clearance and statutory permission from any other organization or department for the consideration of planning permission by Chennai Metropolitan Development Authority.

TERMS AND CONDITIONS:

1. The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)12.500m i.e. (+)0.450m above the crest level of Boodur Tank which is (+) 12.050m to protect the site from inundation during floods. The process of

23/2/23

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 varying from 0.900m to 0.960m 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 drains within the site ie., micro drains of suitable size within the site as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains and sewerage treatment 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 Eri / 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 their 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 necessary setback distance especially on south should be provided within the site as per 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 / 13.03.2019) during development and there should not be any construction activities in the setback areas in further also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

4. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities in the presence of Revenue and WRD authorities. The applicant should also maintain the measurement 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 their own cost.

23/2/23

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. Hence, the applicants are solely responsible of genuinety 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's lands are 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 his 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.

9. The Government Channel in S.F.Nos.15/2, 17/4 and 16/1 on Southern side and S.F.Nos.270/1, 271/1 on Western side of the applicant land should be completely desilted and resectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB upto their stretch 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.

10. The Government channel in S.F.No.15/2, 17/4, 16/1 on Southern side and S.F.Nos.270/1, 271/1 on Western side 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

23/2/23

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.

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

12. The sewage water from the applicants' 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 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 restricting the free flow of water.

13. The application should not object at any time for the measurement work / improvement work of the channel which is 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.

14. 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 his site from the WRD is purely issued on the basis of inundation point of view.

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 to the above proposed site and in event, the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

23/2/23

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

23/2/2023

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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