Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

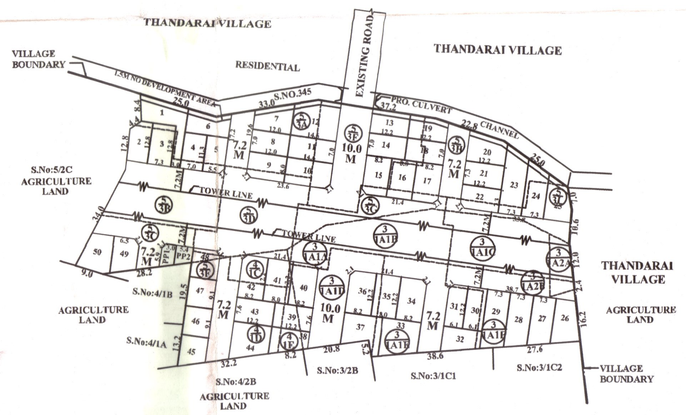
M/s SUGALI ENTERPRISES PVT LTD
Rep by Thiru. K. Rakeshkumar
Lr.No. Dt.07.2025 -1 -2025-2026
(Valid upto 8.5.2025 to 7.5.2028)

This Office D.Dis No.1353/2025/A3 ,
Dt.7.5.2025. Forwarded to Karunakaracheri
Village panchayat FOR final approval.

COMMISSIONER
PANCHAYAT UNION, POONAMALLEE.

FILE NO.L1/0238/2024

TOTAL EXTENT (AS PER DOCUMENT)	:	9793 SQ.M
ROAD AREA (50%)	:	4862 SQ.M
PLOTTABLE AREA (50%)	:	4931 SQ.M
10% OSR CHARGES REQUIRED	:	493 SQ.M
OSR CHARGES TO BE COLLECTED	:	493 SQ.M
1%PUBLIC PURPOSE REQUIRED	:	49 SQ.M
PUBLIC PURPOSE PROVIDED	:	59 SQ.M
(PUBLIC PURPOSE AREA-1 : 29.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 30.0 SQ.M)		
NO.OF.PLOTS	:	50 Nos



NOTE :
1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PUBLIC PURPOSE AREA -1, PUBLIC PURPOSE AREA -2 — TO REFER FINAL LETTER

CONDITIONS:

(I)THE FOLLOWING CONDITIONS OF THE PWD VIDE THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, IN LETTER NO.DB / JDO.2/ F.40/NOC/2022/770 -1M/DATED:28.08.2023,WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1.The proposed RCC box culvert shall be constructed only in S.F.No.345 Culverts as earmarked in the sketch the width of the channel earmarked in the sketch should be maintained as per revenue records and should be maintained without encroachment.
2. The Proposed box culvert shall be made up of with a clear span inner size - 3.90 m (span) and vent height of water way 2.40m height. The size & sill level of the proposed RCC culvert should be maintained as mentioned above in the specified location of S.No.345 and should be got executed only in the presence of WRD officials without any violation
3. Based on the hydraulic particulars mentioned above, the design and drawings of theproposed RCC Box Type Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work. The work schedule for above proposal should be submitted to the Executive Engineer, Kosasthalaiyar Basin Division, WRD., Thiruvallur for monitoring and also completion of culvert should be reported to the Executive Engineer without fail.
4.The channel stretch abutting the applicants land should be completely desilted and re-sectioned by constructing retaining wall on either side of the channel as per the FMB and periodically maintained by the applicant at applicant own cost, after the completion of culvert and should not be made any encroachment on it.
5.The applicant should construct the proposed RCC Box Culvert at applicant own cost. They are solely responsible for the structural safety and stability of the proposed culvert, at any cost WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culvert.
6. The proposed RCC Box Culvert should be monitored and maintained by the applicant at applicant own cost. The width of the channel should be clearly demarcated with the boundary in presence of Revenue and WRD authority &maintained without encroaching as per revenue records and should maintain the hydraulic parameters of the field channel within their premises.
7. The Government field channel stretch abutting the boundary of the proposed land should be marked as per FMB and monitored and maintained by the applicant at applicant own cost. The width of the channel should be maintained without encroachment as per revenue records and the hydraulic parameters of the field channel should be maintained.
8. The width of the Channels runs in and around of the above applicant land earmarked should be maintained as per revenue records without any encroaching.
9. The applicant shall construct the RCC box type culvert at applicant own cost and solely responsible for the structural safety and stability of the proposed structure
10. After the completion the work, the damaged portion of the Channels etc., if any, should be repaired and restored to the original conditions by the applicant at their own cost.
11. The caution Deposit will be refunded only after the completion of entire work without causing any damages in the Channels. If any damages noticed in the Channels, such damages will be restored to the original condition by WRD., and the cost of restoration will be adjusted from the above caution Deposit.
12. The applicant, after approval, should promptly pay an lease rent for RCC Box culvert at SF.No.345 of Rs.37,500/- (Rupees Thirty seven thousand and five hundred only) per annum as worked out) for occupation of Government land an area of 35.10m2 and so it should be paid at once lump sum for three years of Rs.1,12,500/- (Rupees One Lakhs twelve thousand five hundred only) in the form of Demand Draft drawn in favour of "The Executive Engineer, Kosathalaiyar Basin Division, WRD, Thiruvallur"
13. The applicant should also pay GST @ 18% for the lease rent of Rs.20,250/- (Rupees Twenty thousand two hundred and fifty only) in the form of Demand Draft in favour of "The Executive Engineer, Kosathalaiyar Basin Division, WRD, Thiruvallur.
14. The caution Deposit of Rs.2.00 Lakhs (Rupees Two lakhs only) has to be deposited in favour of the Executive Engineer., Kosasthalaiyar Basin Division, WRD., Thiruvallur before commencement of the work
15. The proposed RCC box type culvert shall be constructed and maintained by the applicant with applicant own cost.
16. The applicant should not indulge to occupy any piece of Channels or porambok at all times.
17. There should not be any hindrance at any cost to the free flow of water through the existing channels to the downstream side and upstream side of the Proposed Culvert area.
18. The proposed culvert shall be made of RCC box type with adequate vent size depending upon the existing site condition.
19. The sill level of the proposed culvert should be maintained as mentioned above with respect to the survey number and should be got executed only in the presence of WRD officials.
20. The culvert should be covered at the top, periodical desilting works and removal of other obstruction should be carried out by the applicant own cost as and when required and drain should promptly be kept free flow of water at any time.
21. The WRD officials should be allowed to inspect the drain as and when required.
22. The applicant shall provide revetment of retaining wall in the slope portion of the channel in order to avoid erosion. The track rent should be paid in one lumpsum.
23. The applicant shall enter into agreement with the Executive Engineer, Kosasthalaiyar Basin Division, WRD., Thiruvallur before commencement of the work and agreement should be renewed in once in three years
24. The applicant should clearly demarcate the boundary of applicant land before the commencement of any developmental activities including construction of culvert in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the channel abutting the land and should be maintained as per the FMB.
25. The applicant should demarcate the channel foundation and laid the boundary stones as per Revenue Records and desilt the channel abutting adjacent fields regularly during monsoon period and maintain it to the standards.
26. The channel stretch abutting the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either side of the channel as per the FMB and periodically maintained by the applicant at applicant own cost.
27. The applicant should not encroach into the adjacent Government lands and should clearly demarcated boundaries of applicant land in presence of Revenue and as well as WRD officials before commencement of Construction.
28. The track rent should be paid in one lumpsum.
29. The applicant shall carryout periodical desilting works and removal of obstructions in any form in the channel within applicant boundary at applicant own cost as and when required and ensures free flow of water.
30. The applicant should not carry out any other cross masonry structures across the channels without prior permission from WRD.,
31. Sewage and sullage water should not be let in to the channel and necessary sewage disposal plant should be constructed as per Pollution Control Board Norms at proposed site by applicant.
32. Advance intimation should be given to the WRD officers concerned before the Commencement of work..
33. The WRD. Officials should be allowed to inspect the site at any time during Execution
34. The applicant should abide by the rules and regulations of the WRD., as in force.
35. The permission granted is liable to be revoked. If breach of any of the above terms and Conditions and in the event of such revocation, the applicant shall not be eligible for any compensation what so ever.
36. Failing to comply with any of the above conditions, WRD., have all the rights to withdraw the permission issued for construction of RCC box culvert and in the event, the applicant shall not be eligible for any compensation whatsoever.

THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.
(II)TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020
ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO (III)TNCDBR RULE NO: 47 (11)
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.
(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / JDO.2/ F.40/NOC/2022/770 -1M/DATED:28.08.2023,AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
(V) **THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.**

◉ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

LEGEND:
- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE - 1
- PUBLIC PURPOSE - 2
- CHANNEL

APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 3/1A1A, 3/1A1B, 3/1A1C, 3/1A1D, 3/1A1E, 3/1A1F, 3/1A2A, 3/1A2B, 4/1C, 4/1D, 4/1E, 5/3A, 5/3B, 5/3C, 5/3D, 5/3E, 5/3F, 5/3G, 5/3H, 5/3I OF KARUNAKARACHERI VILLAGE.

SCALE-1:800 (ALL MEASUREMENTS ARE IN METRE)

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division,

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by Architect
Sign Date: 08/05/2025 11:07:02 AM

Applicants (Owner / Developer / Power of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

ISO_A0_(841.00_x_1189.00_MM)

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

Verified RealEstate™

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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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.