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RE REGULATORY RECORD

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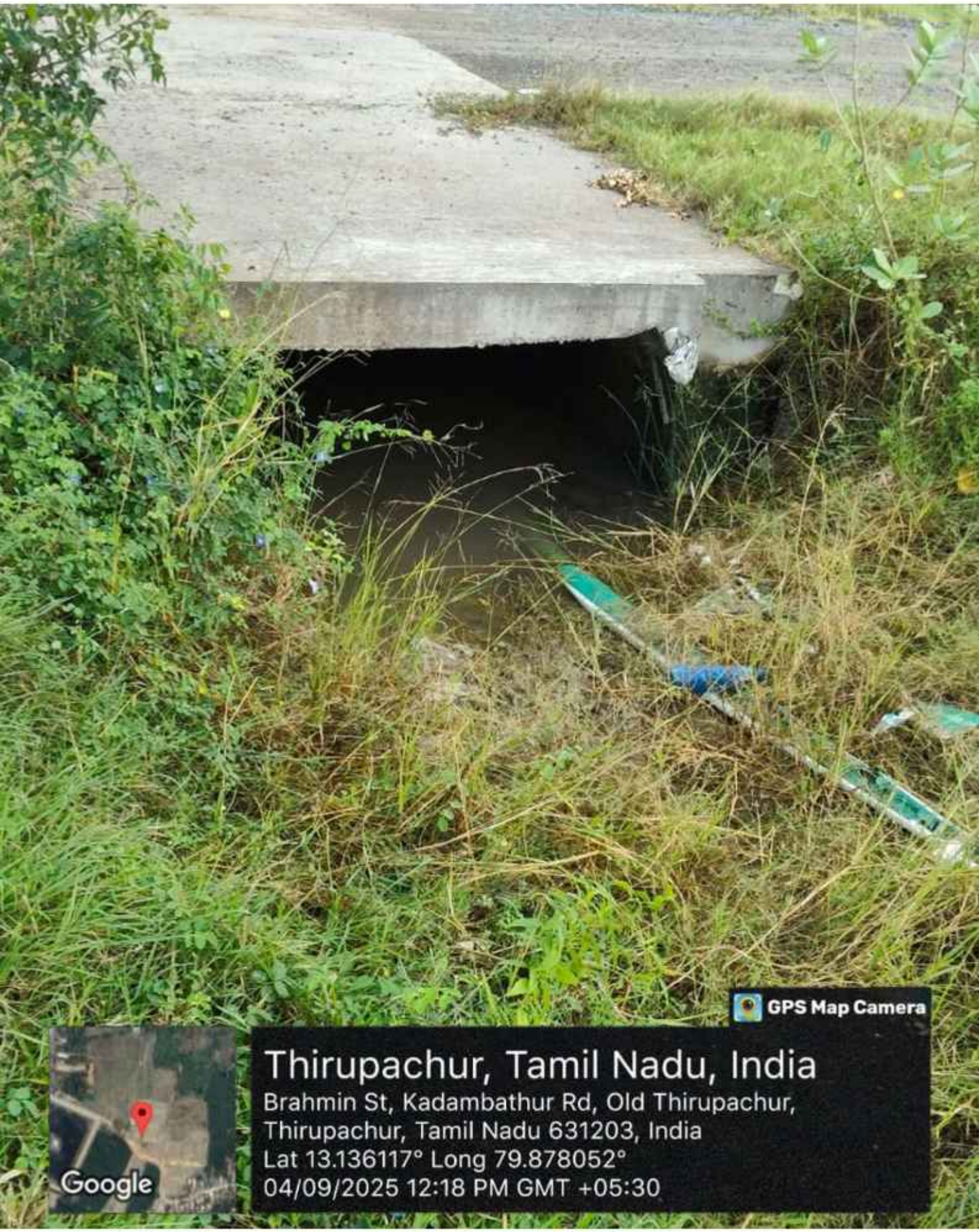
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DIGITALLY VERIFIED RECORD




GPS Map Camera
Thirupachur, Tamil Nadu, India
Brahmin St, Kadambathur Rd, Old Thirupachur,
Thirupachur, Tamil Nadu 631203, India
Lat 13.136117° Long 79.878052°
04/09/2025 12:18 PM GMT +05:30
Google


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WATER RESOURCES DEPARTMENT

From

Er. K.Selvakumar,M.E.,
Executive Engineer, WRD.,
Kosasthalaiyar Basin Division,
Thiruvallur – 602 001.

To

Tmt. S.Priya, W/o Sarath Babu,
No:21, Thiru.Vi.ka Street, Mo.Po.Si Nagar,
Thiruvallur - 602001

Lr.No.DB/JDO.3/F. 40 / NOC /2024/848 m/dated:30.09.2025.

Sir,

Sub: No Objection Certificate – Thiruvallur district – Thiruvallur taluk - Thirupachur village – Construction of box culvert across the channel in **S.F.No. 394/1** – Technical report – submission – Regarding.

Ref: Your application, dated: 11.09.2025.

)(

With reference to the above letter cited, I state that, you have requested for No Objection Certificate from this department for the Construction of RCC Box type culvert across the tank Field Channel of Thirupatchur Tank located in **S.F.No.394/1** in Thirupatchur village for accessing your own land in S.F.No.394/2,394/3 & to 388/4 in Thirupatchur village.

The proposed site was inspected by the Field Engineer, and ascertained that the land is located in Thirupatchur Village. In order to ascertain the potential of inundation, necessary field levels were taken with respect to FTL MSL (+) 50.480m of Thirupachur Tank in Thiruvallur Taluk and District.

The applicant's land and the said channels, in which the permission for a culvert is requested, shall be accessed by traversing through Thirupachur – Kadambathur road and further towards eastern direction in the originating for the Thirupatchur – Kadambathur road near Thirupatchur village and the applicant land is found to the North of new Thirupatchur road. The Thirupatchur tank is located to south of the applicant land. The terrain slopes for south to north direction. The top level of new Thirupatchur road located to the south of applicant land is (+) _____ m. The original bed level of the channel is (+) 48.800 m.

During North East Monsoon 2024 rainfall period, a flow of 25 cusecs occurred in the channel with an observed of FSL (+) 50.000 m with a FSD of 1.20 m. The applicant construct for the culvert across the channel in Thirupachur Village SF No. 394/1 for providing access in between the applicant's land in S.F.No. 388/4 and 394/2 located to the west and east of the said channel respectively, following the hydraulic particulars given in the table below.

/P.T.O/

Sl. No.	SF No. in which culvert is recommended	S. F. Nos. to be connected by the culvert	Size of the Culvert	Sill level of Culvert / Bed level of the Channel	Bottom level of Culvert Deck slab = FSL (+) 50.000 m + 0.600 m = (+) 50.600 m
1.	394/1	S.F.No. 394/2 & to 388/4	16.00 m x 4.50 m	(+) 48.800 m	(+) 50.600 m

Following the above hydraulic particulars & details the applicant shall be given temporary permission for constructing the culvert across the channel in **S.F.No. 394/1** in Thirupachur village for accessing your own land in S.F.No.394/2,394/3 & to 388/4 in Thirupachur village of Thiruvallur Taluk & District.

TERMS AND CONDITIONS:

1. The proposed Two RCC box culvert shall be constructed only in **SF.No.394/1** 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 4.50m (span) and vent height of water way 1.80m height. The size & sill level of the proposed RCC culvert should be maintained as mentioned above in the specified location of **SF.No.394/1** 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 the proposed 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.

/P.T.O/

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 set right and restored to the original conditions by the applicant at applicant 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 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.

/P.T.O/

13. The applicant, after approval, should promptly pay an lease rent for RCC Box type culvert at **SF.No.394/1** of Rs.19,000/- Rupees Nineteen thousand only per annum as worked out for occupation of Government land an area of **72.00m²** and so it should be paid at once lump sum for three years of **Rs.57,000/- (Rupees Fifty Seven thousand only)** in the form of Demand Draft drawn in favour of "The Executive Engineer, Kosathalaiyar Basin Division, WRD, Thiruvallur".
14. The applicant should also pay **GST @ 18%** for the lease rent of **Rs.10,260/- (Rupees Two thousand two hundred and sixty only)** in the form of Demand Draft in favour of "The Executive Engineer, Kosathalaiyar Basin Division, WRD, Thiruvallur".
15. The applicant should also produce GST Certificate.
16. The applicant should provide revetment on either side of culvert atleast for a distance of 20m each on U/s and D/s at his own cost in front of WRD officials and hand rails must be provided on either side of the proposed RCC box Culvert over the side parapet walls
17. The proposed RCC box type culvert shall be constructed and maintained by the applicant with applicant own cost.
18. The applicant should not indulge to occupy any piece of Channels or poramboke at all times.
19. 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.
20. The proposed culvert shall be made of RCC box type with adequate vent size depending upon the existing site condition.
21. 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.
22. 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.

/P.T.O/

23. The WRD officials should be allowed to inspect the drain as and when required.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. The track rent should be paid in one lumpsum.
31. 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.
32. The applicant should not carry out any other cross masonry structures across the channels without prior permission from WRD.
33. 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.

/P.T.O/

34. Advance intimation should be given to the WRD officers concerned before the Commencement of work.
35. The WRD. Officials should be allowed to inspect the site at any time during Execution.
36. The applicant should abide by the rules and regulations of the WRD., as in force.
37. 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.
38. 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.

Encl:

1) Village map - 1 Nos.
2) FMB sketch - 1 Nos.
3) Details of Patta, Chitta and A- Register

30/04/25

Executive Engineer, WRD.,
Kosasthalaiyar Basin Division,
Thiruvallur.

30/4/25

TRACK RENT CALCULATION

The proposed construction of RCC Box culvert in **S.F. No. 394/1** of Thirupachur Village.

Area of RCC proposed culvert = 16.00 x 4.50 = **72.00 m²**

Hence, the adjoining land closer to the above said survey no. is taken for track rent calculation. The Guideline value for applicant land is survey no.394/2A of Thirupachur village is Rs.1853.25/- per Sq.m.

Total value of the land = 72.00 x 1853.25 = Rs.1,33,434.00/-

Track rent per annum is 7 % of total value of land. For Commercial purpose, it must be double

Track Rent = 2x 7/100 x 1,33,434.00

= Rs.18,680.76/-

Say = Rs.19,000/-(per annum)

For three years = 3 x 19,000/-

= Rs.57,000/-(3years)

GST @18% = Rs.15,000/- X 18 % (3years)

= Rs.10,260/-

30/09/25

Executive Engineer, WRD.,
Kosasthalaiyar Basin Division,
Thiruvallur.

30/9/25

District : Tiruvallur

Taluk : Tiruvallur

Village : Thirupachur [58]

Survey No : 394

Area : Hect 01 Ares 13.72

Scale : 1 : 1000

- Thirupachur Tank Field Channel

- Applicant Site Boundary

- Proposed Box Culvert

N



Assistant Engineer, WRD.
Irrigation Section
Poondi.

Assistant Executive Engineer, WRD.,
Kosasthalaiyar [illegible] Division,
Thiruvallur - 602 001.

Data Digitally Signed By
N RAJINIKANTH

Date of Issue: 20-09-2025 12:16:51

District : Tiruvallur

Taluk : Tiruvallur

Village : Thirupachur [58]

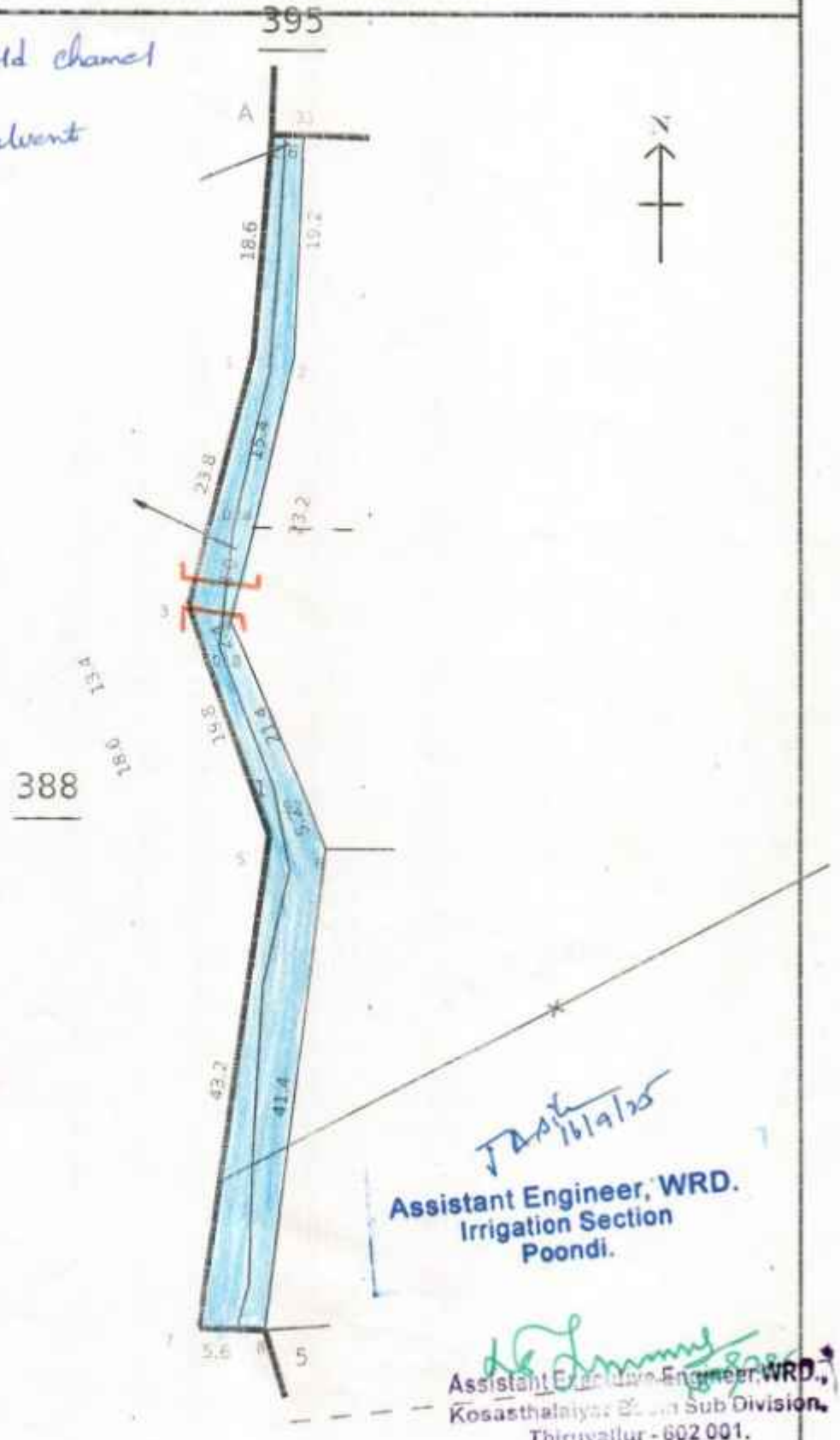
Survey No : 394/1

Area : Hect 00 Ares 4.51

Scale : 1 : 552

- Thirupachur Tank Field channel

][- Proposed Box Culvert



Assistant Engineer, WRD.
Irrigation Section
Poondi.

Assistant Executive Engineer, WRD.,
Kosasthalaiyar Basin Sub Division,
Thiruvallur - 602 001.

Data Digitally Signed By
N RAJINIKANTH

Date of Issue: 20-09-2025 12:22:34

அனுப்புனர்

S.பிரியா,
W/o. சரத்பாபு,
எண் : 21, திரு.வி.க. தெரு,
ம.பொ.சி.நகர், திருவள்ளூர் - 602 001

பெறுநர்

Executive Engineer, WRD,
Kosasthalaiyar Basin Division,
Tiruvallur- 602 001.

ஐயா,

பொருள் :- சிறுபாலம் - திருவள்ளூர் மாவட்டம் மற்றும் வட்டம், திருப்பாச்சூர் கிராமம், சர்வே எண்கள்: 388/4,8,9,389/4,5,394/2,3- ல் மொத்தப்பரப்பு 5.38 ஏக்கரில் DTCP அனுமதி பெற்ற மனைப்பிரிவிற்கு RERA ஒப்புதல் மற்றும் RERA அலுவலக இணையதள கடிதத்தில் கோரிய விவரங்கள் குறித்து :-

பார்வை :- 1. TNRERA / PLI/6464/2025 dt.23.07.2025
2. DTCP APPROVAL NO: SWP/DTCP/TVLR/LAYOUT No:266/2023
Layout Application ROC No.01/2024-25 dt.16.11.2024

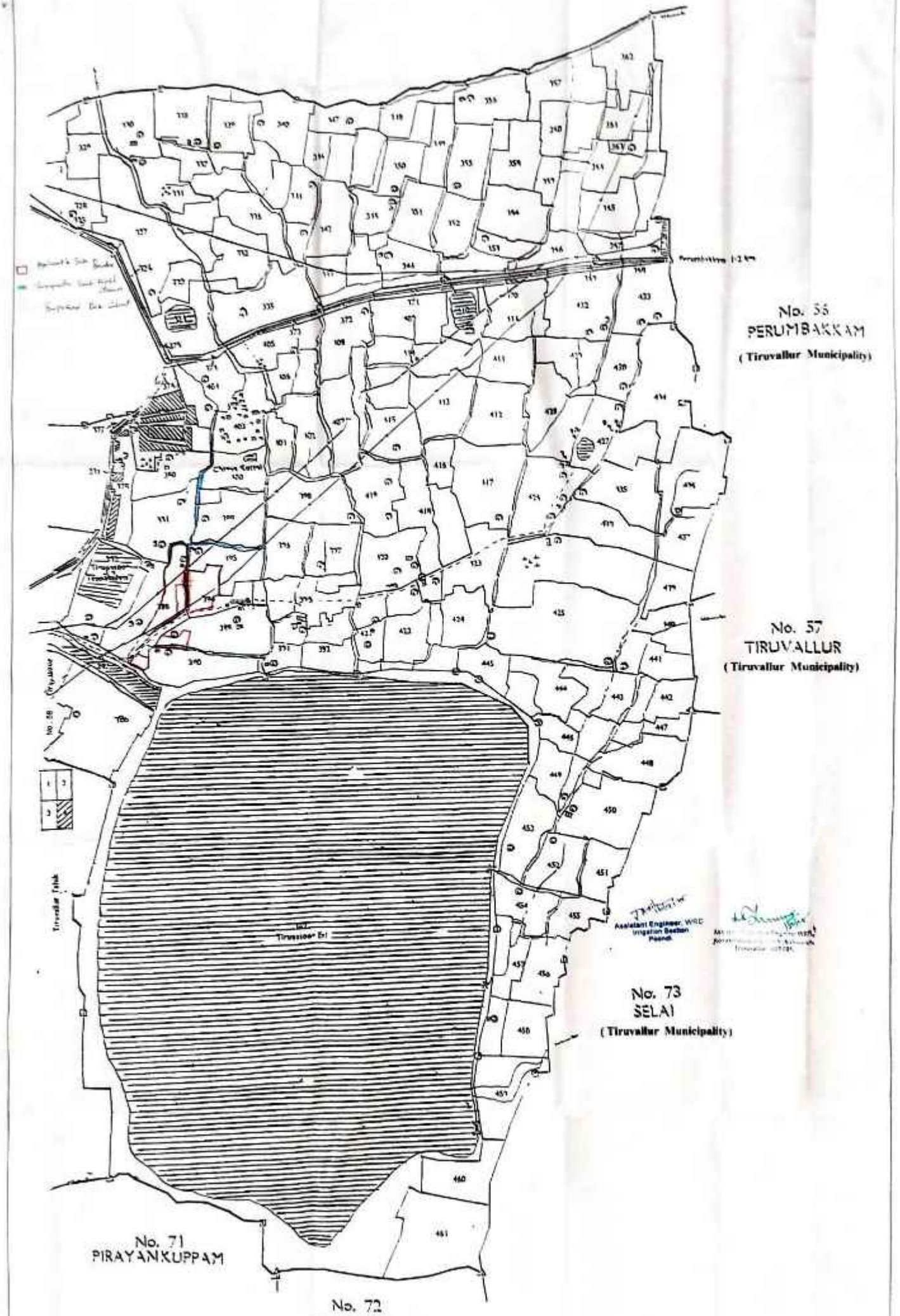
பார்வை 2-ல் DTCP ஒப்புதல் பெற்ற மனைப்பிரிவு இடத்தில் மனைப்பிரிவு வரைபடத்தின்படி தார்சாலைகள் மற்றும் அனைத்து அபிவிருத்திகளும் நிறைவு செய்து,திருப்பாச்சூர் ஊராட்சியில் இறுதி ஒப்புதல் பெற்று, RERA அலுவலகத்தில் ஒப்புதலுக்கு சமர்ப்பித்ததில், பார்வை 1-ல் கண்ட இணையதள கடிதம் மூலம் கால்வாய் கட்டியதற்கான விவரங்கள் மற்றும் நான்கு பக்க புகைப்படங்கள் கோரப்பட்டுள்ளது.

DTCP ஒப்புதல் பெற்ற மனைப்பிரிவின் ஊடே சர்வே எண் : 394/1- ல் 4.5மீ அகலம் கொண்ட கால்வாய் என அ பதிவேட்டில் குறிப்பிடப்பட்டுள்ள இந்த இடத்தில் திருப்பாச்சூர் பஞ்சாயத்தால் தார்சாலை அமைத்து தற்போது பொதுமக்கள் பயன்பாட்டில் உள்ளது. இச்சாலை கடந்த 30, 40 வருடங்களாக ஒப்புதல் பெற்ற மனைப்பிரிவிற்கு மேற்கில் சர்வே எண் : 388/1- ல் உள்ள புற்றாலி அம்மன் கோயிலுக்கும் தெற்கில் உள்ள திருப்பாச்சூர் காலனிக்கும் இணைப்பு சாலையாக உள்ளது. இத்தார்சாலை திருப்பாச்சூர் பஞ்சாயத்தால் பராமரிக்கப்பட்டு வருகிறது.

கால்வாய் சர்வே எண் : 394/1-ல் திருப்பாச்சூர் பஞ்சாயத்தால் உருவாக்கப்பட்ட தார்சாலை பொதுமக்கள் பயன்பாட்டில் உள்ளது. இருப்பினும் DTCP அலுவலகத்தால் ஒப்புதலளிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தில் உரிய துறையின் அனுமதி பெற்று மனுதாரரால் சிறுபாலம் அமைக்கப்பட வேண்டும் என குறிப்பிடப்பட்டுள்ளதால், RERA அலுவலக இணையதள கடிதத்தில் as per approved plan one proposed culvert is shown. Please produce a box culvert site all four side site geotagging photos கோரியுள்ளனர். எனவே RERA அலுவலகத்தில் அங்கீகரிப்பட்ட மனைப்பிரிவிற்கு ஒப்புதல் பெற ஏதுவாக மேற்படி இடத்தை நேராய்வு செய்து , சிறுபாலம் அமைக்க அனுமதியளிக்குமாறு பணிவுடன் கேட்டுக்கொள்கிறேன்.

இப்படிக்கு

S. Priya


No. 56
PERUMBAKKAM
(Tiruvallur Municipality)
No. 57
TIRUVALLUR
(Tiruvallur Municipality)
No. 73
SELAI
(Tiruvallur Municipality)
No. 71
PIRAYANKUPPAM
No. 72
EGATHUR
Assistant Engineer, WRD
Irrigation Section
Poondi

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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.