Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

TNWRD

Water Resources Department

From
Er.M.Janaki, M.E., F.I.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 – 7623/NOC Kuthambakkam village/9401 / 2024/ dated.05.12.2024

Sir,

Sub: CMDA – Area Plan Unit – Layout Division – Laying out of house sites in S.No.594, 595, 596, 597/1, 2, 3, 4, 5A, 5B2, 599/1, 2A, 2B1, 2B2, 601/1A, 1B, 1C, 3A, 3C, 602/1, 2, 603, 604/1, 2, 3, 605/1, 2, 606/1, 607, 609/2, 610, 611/1, 613/1, 2, 614/1, 2, 3, 615, 628/1A2, 1B & 2 of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit - Technical report along with NOC on inundation point of view – issued – regarding.

Ref: . The Member Secretary, CMDA, Chennai-8 Letter No. Layout – 1 / 0112 / 2024 /Dated:23.4.2024. and 30.08.2024

*****

With reference to the 1st letter cited above and after careful consideration the technical opinion and NOC on inundation point of view of this department is hereby accorded for Laying out of house sites in S.No.594, 595, 596, 597/1, 2, 3, 4, 5A, 5B2, 599/1, 2A, 2B1, 2B2, 601/1A, 1B, 1C, 3A, 3C, 602/1, 2, 603, 604/1, 2, 3, 605/1, 2, 606/1, 607, 609/2, 610, 611/1, 613/1, 2, 614/1, 2, 3, 615, 628/1A2, 1B & 2 of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit in which these S.No.597/5B2, 601/3A, 601/3C, 604/2 are additionally added in Member Secretary, CMDA, Chennai-8 Letter dated: 30.08.2024 in favour of Thiru.Chenaram Seni, SPOA of M/S.Jain Housing LLP, No.98/99, Habibullah Road, T.Nagar, Chennai 600 017.

The proposed site was inspected and field observation reveals that, the applicant's site is surrounded by Vacant land on Eastern side of the site. The Government Channel in S.F.No.598 & 600 on Western side abuts the site which traverse along S.F.No.636 on Southern side of the site not abuts the applicant site is from the terrain slope from North-East side of the site. The Pond in S.F.No.592 on Northern side of the site. Irulapalayam – Kutthambakkam Road on Southern side. abuts the site traverse along Eastern side is away from the site. The Patta Channel runs in between the sites from North to South in S.F.No.614,613, 610, 609, 603, 604, 606. Hence, the applicant is suggested to provide internal storm water drain as per

5/12/24

the site condition. According to Revenue records, these lands are classified as "Wet" lands.

It is learnt that few private wet patta lands which are un purchased by the applicant is Sand witched between the proposed land. The Revenue authorities should ascertain that the pattadars will not claim any right in future for irrigation according to court of Law and at any cost WRD will not be responsible for any litigation raised by the above other private land owners. However the applicant should give an undertaking to the effect that there will not be any objections or hindrance for their existing activities of the private wet patta lands within the boundary of the applicant wet lands

Moreover, the applicant had already obtained the prior temporary permission for Construction of Culvert across the Surplus Course in S.F.No.636 to access their land in S.F.No.635 from this department vide this office letter No. T5(3) / 18560/ 2012/ dated: 21.12.2012. In this regard land use lease agreement for Culvert is Renewed till 27.12.2024 without any payment pending which is ensured by the Executive Engineer and at present transferred to M/s.Jain Housing (formerly M/s.Megamind Investment Pvt, Ltd.,) vide this office letter No.DB/JDO.1/F.40/ NOC/ 2023/Dated:25.03.2024. Thus, it is not necessary for Construction of Culvert in above said Surplus Course for the above proposal.

Further it is submitted that during the flood 2015, it is noticed that due to the surplus water of Nemam Tank, the Surplus channel got affected severely. Hence, the Kutthambakkam Village has been completely water logged. The rain water from above said areas has to be drained through the Nemam channel only. This surplus water and runoff water reaches directly to the Chembarambakkam tank. As per Geographical condition, the applicant's land should be raised upto the level of 30.850m as said by Field Engineer, and to form drainage facilities to the above said area (7.30.62 Ha).

It is also submitted that as per the present site condition, there is no flood protection wall on the left side portion of the Nemam Tank Surplus Channel and flood protection wall is formed only on the right side portion of the Nemam Tank Surplus Channel. As the earth filling is done upto a maximum height of 2.655m to retain the earth it is necessary to provide a flood protection wall in the left side of the Channel.

5/12/24

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the FTL of Nemam Tank (+)31.020m. It could be susceptible against inundation potential must be ascertained based upon the existing filed levels.

In order to retain the earth in the applicant area, the applicant must construct the flood protection wall to the entire stretch so as to avoid inundation as per the present site condition. Flood protection wall top level is to be fixed at (+) 30.850 m evenly from one end to another end. Flood protection wall is to be constructed from the approach road of the applicant's land crossing Nemam surplus course with a length of 150m in the upstream side 150m in downstream side upto the road level for free flow of water from the applicant's land without any hindrance.

As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during past floods. It is observed that MFL near the site during past floods is (+)29.750m and Irulapalayam – Kutthambakkam Road Level on Southern side is (+)29.700m. Full Tank Level (FTL), Tank Bund Level (TBL) and Maximum Water Level (MWL) are (+)31.020m, (+)33.460m and (+)31.740m respectively.

To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 1.10m above the MFL (or) road top level abutting / nearer to the site, whichever is higher.. The MFL nearby the site is higher than the Road level. Therefore, MFL is taken into account for earth filling the land. Hence, it is recommended to raise the field level to (+) 29.750 + 1.10m = (+)30.850m (ie.,0.17m below the FTL of Nemam Tank (+)31.020m). 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 past year flood level (+) 29.750 + 1.10m = (+)30.850m	
			Required Level in m	Height Filling in m
1	594	(+)28.200		(+)2.650
2	595	(+)28.200		(+)2.650
3	596	(+)28.200		(+)2.650
4	597/1	(+)28.195		(+)2.655
5	597/2	(+)28.200		(+)2.650
6	597/3	(+)28.200		(+)2.650

5/12/24

7	597/4	(+)28.200	(+)30.850	(+)2.650
8	597/5A	(+)28.205		(+)2.645
9	597/5B2	(+)28.205		(+)2.645
10	599/1	(+)28.210		(+)2.640
11	599/2A	(+)28.215		(+)2.635
12	599/2B1	(+)28.220		(+)2.630
13	599/2B2	(+)28.220		(+)2.630
14	601/1A	(+)28.195		(+)2.655
15	601/1B	(+)28.195		(+)2.655
16	601/1C	(+)28.200		(+)2.650
17	601/3A	(+)28.200		(+)2.650
18	601/3C	(+)28.200		(+)2.650
19	602/1	(+)28.210		(+)2.640
20	602/2	(+)28.210		(+)2.640
21	603	(+)28.220		(+)2.630
22	604/1	(+)28.205		(+)2.645
23	604/2	(+)28.205		(+)2.645
24	604/3	(+)28.205		(+)2.645
25	605/1	(+)28.210		(+)2.640
26	605/2	(+)28.215		(+)2.635
27	606/1	(+)28.210		(+)2.640
28	607	(+)28.220	(+)30.850	(+)2.630
29	609/2	(+)28.220		(+)2.630
30	610	(+)28.220		(+)2.630
31	611/1	(+)28.215		(+)2.635
32	613/1	(+)28.210		(+)2.640
33	613/2	(+)28.210		(+)2.640
34	614/1	(+)28.215		(+)2.635
35	614/2	(+)28.220		(+)2.630

5/12/24

36	614/3	(+)28.220		(+)2.630
37	615	(+)28.210		(+)2.640
38	628/1A2	(+)28.215		(+)2.635
39	628/1B	28.200		(+)2.650
40	628/2	(+)28.200		(+)2.650

Also the proposed land is to be raised from 2.630m to 2.655m with hard earth with proper consolidation to avoid inundation problem during rainy season. Since, the existing field level is below MFL and the applicant is suggested not to have regular habitation below MFL.

Based on the available Revenue records as well as site conditions, "No Objection Certificate" with a specific remark on the inundation point of view of this department for Laying out of house sites in S.No.594, 595, 596, 597/1, 2, 3, 4, 5A, 5B2, 599/1, 2A, 2B1, 2B2, 601/1A, 1B, 1C, 3A, 3C, 602/1, 2, 603, 604/1, 2, 3, 605/1, 2, 606/1, 607, 609/2, 610, 611/1, 613/1, 2, 614/1, 2, 3, 615, 628/1A2, 1B & 2 of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit in which these S.No.597/5B2, 601/3A, 601/3C, 604/2 are additionally added in Member Secretary, CMDA, Chennai-8 Letter dated: 30.08.2024 in favour of Thiru.Chenaram Seni, SPOA of M/S.Jain Housing LLP, No.98/99, Habibullah Road, T.Nagar, Chennai 600 017 is hereby issued to CMDA subject to the following Conditions and technical suggestions 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.

Conditions:

1. The existing ground level of the site should be raised to minimum level of (+) 29.750 + 1.10m = (+)30.850m (ie.,0.17m below the FTL of Nemam Tank (+)31.020m) with filling varies from 2.630m to 2.655m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round pavement level within site should not be less than (+)30.850 m. The regular habitation should not be below MFL. Also, the applicant 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.

5/12/24

2. The applicant should clearly demarcate the boundary of their land especially on Western side before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records (FMB).

3. The permission granted to the applicants, should not be altered / modified / changed to any others. Based on the records submitted by the applicants, 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.

4. 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.

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

6. 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.

7. The applicant should not construct any cross masonry across the Channel without prior permission of WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.

8. The Government Channel in S.F.No.598 and 600 stretch abutting the applicant boundary on Western side 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 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.

5/12/24

9. The Government Channel in S.F.No.598 and 600 abutting the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either side of the channel 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. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants 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.

11. The applicants should abide the conditions specified in the prior temporary permission granted for the construction of the culvert across the Surplus Course, by this office letter No. T5(3)/18560/2012, dated 21.12.2012 as well as subsequent agreement. They must ensure that the channel's measurements, as recorded in the Revenue records, are preserved without alteration and No encroachments should be carried out, and the channel must be maintained in accordance with the Revenue records (FMB). If any damages occurred to the Channel, the same should be restored to its original condition at their own cost.

Technical Suggestion:

(a). The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size within the site as per site condition. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain 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 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 applicants 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. 5/12/24

(b). The necessary setback distance not less than 3m should be provided especially on Western Side 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 / Dated: 13.03.2019) during development and there should not be any construction activities in future also, the CMDA should issue completion certificate only after obtaining compliance report for NOC from WRD.

(c). The applicants' lands are seems to be Ryotwari land which would be classified as Wet lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicants 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.

(d). It is learnt that few private wet patta lands which are un purchased by the applicant is Sand witched between the proposed land. The Revenue authorities should ascertain that the pattadars will not claim any right in future for irrigation according to court of Law and at any cost WRD will not be responsible for any litigation raised by the above other private land owners. However the applicant should give an undertaking to the effect that there will not be any objections or hindrance for their existing activities of the private wet patta lands within the boundary of the applicant wet lands.

(e). 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 applicants, and as well as the construction materials / debris / garbages should not be dumped into the River / Eri / Channel / Pond at any cost.

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

The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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.

5/12/24

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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

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

05/12

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

Verified RealEstate
3/350/2 Mettukuppam,
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.