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WATER RESOURCES DEPARTMENT

From

Er. G.R.RADHAKRISHNA, B.E.,M.Sc.,F.I.E.,
Executive Engineer, WRD.,
Kosasthalaiyar Basin Division,
Thiruvallur – 602 001.

To

M/s. Porur Sri Ambal
Promoters Pvt Ltd
No.7, 4th street, Rukmani Nagar,
Poonamallee, Chennai-600056.

Lr.No.DB/JDO.3/F. 40 / NOC /2024/ 10/ m/dated: 12 .02.2026.

Sir,

Sub: No Objection Certificate - Thiruvallur District – Thiruvallur Taluk – Aranvayol Village – Construction of R.C.C Box culvert across the channel in **SF No. 382/1** –Technical Opinion - Submission - Regarding.

Ref: (1) Your application, dated: Nil...

(2) The Assistant Executive Engineer, WRD., Kosasthalaiyar Basin Sub Division, Thiruvallur, Lr No EE/F-34/ 2025/Dated. .02.2026.

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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 a Channel in **S.F.No. 382/1** in Aranvayol Village, Thiruvallur Taluk of Thiruvallur District, for accessing from Aranvayol Road to your own land in SF No. 364/4, 5 to 382/4B in Aranvayol village in Thiruvallur Taluk and District.

Necessary field levels were taken by the Field Engineer, with reference to bench mark in top of the Aranvayol Top Bench Mark Level i.e +40.480m. Correspondingly, levels of the Adjacent Aranvayol kuppam Road levels + 41.650m. The applicant should maintain the channel as its original condition, as per the revenue records.

You are requested to Construct RCC Box Culvert for a size 2.80m x 1.95m with carriage way of 10.00m across Channel in Aranvayol Village **SF.No. 382/1.** You are requested should adhere the following levels at the time of construction of RCC box culvert in the Channel.

Sl. No.	Channel S.F.No	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
1.	382/1	Aranvayol Road to SF No.364/4, 5 to 382/4B	2.80m x 1.95m	(+) 40.500m	(+) 42.450m

Recommended RCC Culvert across SF No. 382/1

1) Culvert bottom bed level : (+) 40.500m
2) FSL : (+) 42.000m
3) Deck slab bottom level : (+) 42.450m

/PTO/

In this regard, temporary permission is granted to construct of RCC Box type culvert across Channel in **S.No.382/1** in Aranvayol Village of Thiruvallur Taluk of Thiruvallur District, subject to the following terms and conditions.

TERMS AND CONDITIONS:

1. The proposed RCC box culvert shall be constructed only in **SF.No.382/1** 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 2.80m (span) and vent height of water way 1.95m height. The size & sill level of the proposed RCC culvert should be maintained as mentioned above in the specified location of **SF.No.382/1** and should be got executed only in the presence of WRD officials without any violation.
3. The applicant should provide retaining wall / 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.
4. 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.
5. 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.
6. 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.

/P.T.O/

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. The applicant, after approval, should promptly pay an lease rent for RCC Box type culvert at **SF.No.382/1** of Rs.5,000/- Rupees Five thousand only per annum as worked out for occupation of Government land an area of 28.00m^2 and so it should be paid at once lump sum for three years of **Rs.15,000/- (Rupees Fifteen thousand only)** in the form of Demand Draft drawn in favour of "The Executive Engineer, Kosathalaiyar Basin Division, WRD, Thiruvallur".
15. The applicant should also pay GST @ 18% for the lease rent of **Rs 2,700/- (Rupees Two thousand Seven hundred only)** in the form of Demand Draft in favour of "The Executive Engineer, Kosathalaiyar Basin Division, WRD, Thiruvallur".

/PTO/

16. The applicant should also produce GST Certificate.
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.
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.

/PTO/

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.
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) Topo Plan - 1 Nos.
3) Combined FMB sketch -1No

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

12/2/26

TRACK RENT CALCULATION

The proposed construction of RCC Box culvert in **S.F. No. 382/1** of Aranvayal Kuppam village.

Area of RCC proposed culvert = 10.00 x 2.80 = **28.00 m^2**

Hence, the adjoining land closer to the above said survey no. is taken for track rent calculation. The Guideline value for survey no.382/2 of Aranvayal Kuppam village closer to the applicant land (Survey No. 364/4,5 to 382/4B) is Rs.1087.25/- per Sq.m.

Total value of the land = 28.00 x 1087.25 = Rs.30,443.00/-

Lease rent per annum in 7% total value of land for commercial purpose It must be doubled.

Lease Rent	=	2 x 7/100 x 30,443.00
	=	Rs.4,262.02
Say	=	Rs. 5,000/- Per Annum
For 3 Years	=	Rs. 5,000 x 3
	=	**Rs. 15,000/- For Three Years.**
GST @ 18%	=	15,000 x 18%
GST	=	**Rs.2,700/- For Three Years.**

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

12/2/26

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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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.