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5 OCT 2025

13 NOV 2025

Devaraj

INDEMNITY BOND

I **Mr. L. Devaraj** S/o Mr. Loganathan residing at No:105, 4th Street, T.S.Krishna Nagar, Mogappair, Chennai-600037 hereby undertakes to indemnify the Water Resources Department (WRD), Kosasthalaiyar Basin Division, Thiruvallur against any loss of life or property that may occur during the execution of RCC minor bridge construction works across the supply channel in **S.No: 460/1, 460/4A, 451/4B, 452/1A2, 452/2A2** and the total extent of Ac. 2.08 cent lies in Pakkam-B Nathamedu Village, Tiruvallur Taluk, Tiruvallur District, Tamilnadu and will bear the cost of remedial measures necessary to restore the integrity of the water body if damaged during execution of this work.

Date : 18.02.2026

Signature of the Applicant

x

Annexure -1

WATER RESOURCES DEPARTMENT

Application form for No Objection Certificate (NOC) in water bodies / water course poramboke lands

From,
Mr. L. Devaraj,
No:105, 4th Street,
T.S.Krishna Nagar,
Mogappair, Chennai-600037.
Mob: 9003049444

To
The Executive Engineer,
Water Resources Department,
Kosasthalaiyar Basin Division,
Tiruvallur.

Sir,

Sub: No Objection Certificate to use water bodies / water course poramboke lands— (Construction of Culvert across the in **S.No: 460/1, 460/4A, 451/4B, 452/1A2, 452/2A2** and the total extent of **Ac. 2.08 cent** lies in Pakkam-B Nathamedu Village, Tiruvallur Taluk, Tiruvallur District, Tamilnadu. — Application form — Submitted — regarding.

The undersigned proposes to seek No Objection Certificate to use the below mentioned water bodies / poramboke lands for the development project as detailed below.

Sl. No.	Description		Details
1.	Name and Contact details of the Project Proponent (Department / Agency)		Mr. L. Devaraj, No:105, 4th Street, T.S.Krishna Nagar, Mogappair, Chennai-600037
2.	Name of the Developmental Project		For the development of Layout and its access
3.	Nature of construction proposed		RCC minor bridge

4.	Location proposed of construction Village: Taluk: District: Co-ordinates: Latitude: Longitude:	: 	Survey No: 460/1, 460/4A, 451/4B, 452/1A2, 452/2A2 Pakkam-B Nathamedu Village Tiruvallur Tiruvallur 13°08'24.1"N 80°01'15.9"E
5.	Name of water body / water course poramboke land for which No Objection Certificate required		Supply Channel S.No 460/5
6.	Extent of land covered under the No Objection Certificate		Total Extent: Ac. 2.08 cent

The following documents are attached along with this application:

a) Administrative Sanction of the developmental project Yes / No

b) Index map showing the details of the developmental project Yes / No

c) Proposed route layout plan drawings along with area details Yes / No (in sq.m / running meter) clearly indicating the locations of the proposed structure for which the permission is being sought

d) Village map marked with the alignment of the proposal with Yes / No FMB Sketch

e) Inevitability certificate applicable in respect of projects proposed by Government Departments and Public sectors undertakings as certified by the Departmental Head concerned

f) Time schedule for completion of the work Yes / No

g) Impact study report (if applicable) included in the Detailed Yes / No Project Report (DPR) of the project, for projects requiring No Objection Certificate from the Government

h) Technology and methodology of construction proposed to be Yes / No adopted

i) Detailed drawings of proposed structure with specifications Yes / No

j) Application fee (non-refundable) of Rs.5000/- inclusive of Yes / No Goods and Service Tax (GST)

k) Technical guidance fee (non-refundable) of Rs.25,000/- Yes / No inclusive of Goods and Service Tax (GST)

l) Indemnity bond in Rs.100/- stamp paper Yes / No

I request you to consider our application and grant the No Objection Certificate early.

Date:

Place:



Yours Sincerely,

Water Resources Department

From
Er.C. Podupani Thilagam, ME.,
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-8.

Letter No. DB.T(5)3 / / F-NOC 002060Pakkam Village000534/ 2026 / Dated.30.03.2026

Sub: CMDA – Area Plans Unit – Layout Division – Proposed Laying out of house sites in the property comprised in S.Nos.451/4B,452/1A2, 2A2, 460/1,4A, of Pakkam Village (Nathamedu as per Patta) Tiruvallur Taluk , Tiruvallur District, Tiruvallur Panchayat Union Limit and Temporary permission for Construction of RCC Culvert across the Channel in S.F.No.460/5 so as to access from applicant land in S.F.No.451/4B-South to the applicant's another land S.F.No.460/4A–North of Pakkam Village, (Nathamedu as per Patta) Tiruvallur Taluk Tiruvallur District, along with specific remarks and NOC on inundation point of view– Issued - Regarding.

Ref: 1. The Member Secretary Chennai Metropolitan Development Authority,Thalamuthu Natarajan Building,No.1, Gandhi Irwin Road, Egmore, Chennai – 600 008 Letter No. Layout -11 / 0391 / 2025 / Date:22.01.2026.

******

With reference to the letter 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 Temporary permission for Construction of RCC Culvert across the Channel in S.F.No.460/5 so as to access from applicant land in S.F.No.451/4B-South to the applicant's another land S.F.No.460/4A–North of Pakkam Village and technical opinion along with NOC on inundation point of view for Proposed Laying out of house sites in the property comprised in S.Nos.451/4B,452/1A2, 2A2, 460/1,4A, of Pakkam Village (Nathamedu as per Patta) Tiruvallur Taluk , Tiruvallur District, Tiruvallur Panchayat Union Limit in favour of Thiru. L. Devaraj No.105 , 4th Street, T.S. Krishna Nagar, Mugappair East Chennai 600037.

The proposed site was inspected and field observation reveals that by Pakkam tank S.F.No.850 is located on Southern side of the applicant site and Pakkam Thangal tank S.F.No. 725 is located on Eastern side of the Applicant site and the Periya Eri S.F.No. 393 is located on North- Western side of Applicant site . The Channel S. F. No 460/5 in between applicant site and the existing layout 9.00m road . is located on Western side of the applicant site and this road running on

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East to West direction and this road is connected on Nathamedu Village road on Western side . The site is surrounded by vacant lands on the East and Western side and Southern side except Northern side The Channel S.F. No 462/2 abutting Northern side of the applicant site as per village map and these lands classified as "Dry land" as per 'A' Register of Revenue records.

In order to ascertained the potential of Inundation, the field levels were taken with reference to the Bench mark, the FTL of Pakkam Big Tank (+)32.925m.

As a safety measures, the proposed site should be analysed with respect to the flood level experienced during previous years flood records. During flood, the maximum flood level near the proposed area was ascertained as (+)31.800m and the flood water receeded within few days. The existing approach road top level on Western side of the applicant's site is (+)31.500m.

In order to protect the site against the inundation, the site must be raised to a minimum level of 0.60m above the MFL (or) nearest road level whichever is higher. Hence it is recommended to raise the field to the level of the site to a minimum level of (+)31.800 m +0.600m = (+)32.400m (i.e. 0.525m below the FTL of Pakkam Big Tank (+)32.925m.

To ascertain the gravity of the said land, field levels were taken at the proposed site and furnished for reference as detailed below.

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the proposed level (+) 31.800 + 0.60 m = (+) 32.400m	
			Required Level	Height Filling in m
1.	451/4B	(+) 31.205	32.400	1.195
2.	452/1A2	(+) 31.205		
3.	452/2A2	(+) 31.200		1.200
4.	460/1	(+) 31.200		
5.	460/4A	(+) 31.200		

Also, the proposed land is to be raised from 1.195m to 1.200m with hard earth with proper consolidation to avoid inundation problem during rainy season. From the above existing field levels, the required filling from 1.195m to 1.200m, in order to avoid inundation. Since, the existing field level is below MFL and the applicant is suggested to have regular habilitation above MFL. 26/3/26

Therefore, the Applicant land needs to be raised to the filling level specified in the table above, using hard earth with proper compaction to avoid inundation problem during rainy / monsoon season. However, this NOC is issued with respect to the flood mitigation perspective only. But during development of this land for any other purpose, there is likely change of run-off co-efficient of their field due change in the land cover in the form of roads, buildings, industrial sheds etc., Hence, during the planning and layout approval stages of this development, the applicant should submit a separate technical report on the provision made for rain water harvesting, blue- green infrastructures facilities and rain water conservation ponds / tanks proposed to be provided to ensure that the net storm flow out of this parcel of land does not exceeds the present land use characteristics.

As per the village plan, it has been observed that the Government Channel in S.F.No.460/5 is running inbetween the applicant land in S.F.451/4B-South and S.F.No. 460/4A North of Pakkam Village(Nathamedu as per Patta).

Henceforth, a RCC Culvert have been proposed at essential location in the Channel S.F.No.460/5 so as to access from the applicant's site .

The bed level of the Culvert should be fixed in presence of the Executive Engineer concerned and only after the existing channel original bed level is ascertained .

S. No.	Channel S.F.No.	Access to S.F.No		Proposed Bed level in m (+)	FSL in m (+)	Minimum Inner Width of Channel In m as Per FMB	Minimum Inner Vent height in m/bottom level of deck slab	Width of RCC Culvert In m (Carriage Way)	Area of RCC Culvert In Sqm	No.of Vents allowed
		From	To							
1.	460/5	451/4B	460/4A	(+) 30.900m	(+) 31.400 m	3.60m	1.500m / (+)32.400 m	9.000m	32.40 Sq.m say 33.00sq .m	1 No.

The applicant should adhere the above levels without causing any hindrance to free flow of water in the channel.

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 for Laying out of House sites in the property comprised in S.Nos.451/4B,452/1A2, 2A2, 460/1,4A, of Pakkam Village (Nathamedu as per Patta) Tiruvallur Taluk , Tiruvallur District, Tiruvallur Panchayat Union Limit –

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Specific Remarks along with NOC on Inundation Point of View as well as Temporary permission for Construction of RCC Culvert across the Channel in S.F.No. 460/5 so as to access from applicant land in S.F.No.451/4B-South to the applicant's another land S.F.No.460/4A-North of Pakkam Village, in favour of Thiru. L. Devaraj No.105 , 4th Street, T.S. Krishna Nagar, Mugappair East Chennai 600037, is hereby issued to CMDA subject to 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 applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)32.400m (i.e.0.525m below the of FTL of Pakkam Big Tank (+)32.925m in order to protect the site from inundation during floods. The process of 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 from 1.195m to 1.200m 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. The all round pavement level within the site should be less than (+)32.400m and the applicant is suggested not to have regular habitation below MFL.

2. The applicant should clearly demarcate the boundary of their land, especially on both the sides of channel in S.F.No. 460/5 and on one side of channel in S.F.No.462/2 which abuts along Northern side of the applicant land, before commencement of any developmental activities in the presence of Revenue and WRD authorities .The applicant should also maintain the measurement of the channels as in S.F.No. 462/2 & 460/5 earmarked in the Revenue records and should never be altered and must be maintained as per Revenue records (FMB). If any damages occurred in the channels, the same should be restored to its original condition at their own cost.

3. The permission granted to the applicant, should not be altered / modified / changed to any others. Based on the records submitted by the applicants, the permission is granted .If any document seems to be fake / manipulated / fabricated in future the above permission will be cancelled without any correspondence and

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deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicant is solely responsible for 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 applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law and act of both State & Central Government from time to time.

6. The applicant should not object at any time for the maintenance work / improvements work of the channel 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] are to be carried out by WRD in future periodically.

7. The 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 their site from the WRD is purely issued on the basis of inundation point of view.

8. The Government Channels in S.F.No.460/5 & 462/2 running inbetween and abutting on the Northern side of the applicant's land should be completely de-silted and re-sectioned by constructing retaining wall on either side of the channel as per FMB at the applicants 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 Channels as per Revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and without encroachments.

9. The Government Channels in S.F.No.460/5 & 462/2 stretch in between and abutting the North boundary of the applicant's land should be marked as per FMB and monitored and maintained by the applicant at their own cost. The width of the Government Channels should be maintained without encroachment as per Revenue records and the hydraulic parameters of the Government Channels should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing Government Channels to the downside area within the proposed site .Also, the applicant should desilt the Government Channels periodically and remove the obstruction then and there without any hindrance for free

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flow of water at their own cost within the proposed land ,after the completion of project.

10. The applicant should not carry out any other cross masonry structures across the channel without prior permission from WRD. The Culvert should be completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant's cost.

11. The proposed RCC Culvert should be constructed by the applicants only, across the Channel in S.F.No. 460/5 of Pakkam Village as earmarked in the sketch and the applicants should strictly adhere to maintain the above hydraulic particulars of the Channel. The applicants should construct the RCC Culvert with size as mentioned in the table below as earmarked in the sketch at their own cost for temporary occupation for three years from the date of agreement. If the applicants land / road available on both sides of the channel, their permission is eligible for construction of RCC Culvert. The width of the Channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.

The bed level of the Channel should be fixed in presence of the Executive Engineer concerned only after the existing Channel original bed level ascertained and restored for flow direction. The applicant should provide a pucca concrete bed in the channel at the proposed bridge sites without fail in order to avoid erosion: ascertained .

S. No.	Channel S.F.No.	Access to S.F.No		Proposed Bed level in m (+)	FSL in m (+)	Minimum Inner Width of Channel In m as Per FMB	Minimum Inner Vent height in m/bottom level of deck slab	Width of RCC Culvert In m (Carriage Way)	Area of RCC Culvert In Sqm	No.of Vents allowed
		From	To							
1	460/5	451/4B	460/4A	(+) 30.900m	(+) 31.400 m	3.60m	1.500m / (+)32.400 m	9.000m	32.40 Sq.m say 33.00 Sq.m	1 No.

12. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified Structural Engineer and the same should be submitted to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur, for getting approval before the

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commencement of work regarding hydraulic particulars. The work schedule for the above proposal should be informed to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of RCC Culvert should be reported to the Executive Engineer.

13. The applicant should pay an annual lease rent of Rs.9,000 /- (Rupees Nine thousand only) for utilising Government land of 33.00 sq.m., in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.27,000/-(Rupees Twenty Seven thousand only) in advance before the commencement of work. During execution / after construction of above Culvert, if any deviations are noted in above measurements, accordingly the lease rent also are to be revised respectively.

14. The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

15. The applicant should execute the lease agreement with Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur before commencing the work and it should renewed once in every three years for which the applicant voluntarily has to apply within 2 months before the expiry of the lease period .The lease rent is subjected to revision from time to time as per guideline value / Government orders.

16. The Caution Deposit of Rs.2,00,000/- should be deposited in favour of the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur and the caution deposit will be refunded only after the completion of six months based on the certificate received from concerned Assistant Executive Engineer of WRD department stating that the construction work was completed without any damage to the Government property or the damage caused during the execution if any,will be rectified fully by the applicant. If failed, the cost of restoration work will be borne from caution deposit.

17. The Abutment, Wing wall, Return wall, etc., for the above proposed Culvert should be constructed well within the applicant's land on West and road on East. Moreover, the width of channel as per Revenue records (FMB) should be maintained properly without any change.

18. The applicants should not claim any privilege on the above leased portion of the land and if the leased portion of the land required for the Government for the benefit of some other general common public schemes, the applicants should not

30/3/26

object to handover the land to this department for which applicants are not entitled for any compensation .Further, the leased portion land to be handled over to this department in original condition.

19. The above proposed culvert will be the Government WRD property after the construction. The applicant should not claim any privilege on the above lease portion of Government land and should allow the WRD officials to inspect the Channel as and when required and for the periodical inspection.

20. The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved structural engineer for construction of proposed culvert. The bottom portion of the culvert should be provided by Concreting at bed level at their cost so as to protect erosion in future.

21. The WRD will not be held responsible for the Structural Stability, Safety and soundness of the culvert as well as building proposed by the applicant and WRD specifically recommend only for construction of culvert. The applicant should construct the proposed RCC Culvert at their own cost.The applicants are solely responsible for the structural safety and stability of the proposed culvert and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Culvert.

22. In case, if the applicant transfer the land to any third party, such that the third the third party / association formed for the same should pay the lease rent annually and regularly or otherwise, the NOC, if issued, for the said purpose will be revoked and steps would be taken for removal of constructed culvert without any correspondence if constructed and the cost of removal would be borne from caution deposit, deposited by the applicant.

23. The applicant should maintain the channel area as is in condition of Environmental, Ecology, and Naturalist and without encroachments & pollution etc., and should not deviate the Hydraulic particulars of the channel.

24. All safety measures should be taken without fail. Adequate arrangement for the safety of traffic by way of flagman, barricades, caution boards, danger lights (Day & Night) etc., as required should be provided. The applicant should engage proper watch and ward so as to avoid any untoward incident upto completion of work.

25. The applicant should not object the common public for using the Culvert at any time and at any cost.

30/12/26

26. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the Culvert site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public.

Technical Suggestion

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains 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

b. Since the site exists in close proximity with the channel, the applicant should provide necessary setback distance within the proposed site, along the Channel as per site condition and 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. Further, there should not be any construction activities in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. 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.

30/3/21

d. 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.

e. The applicant after conversion of this land for other activity should submit their detailed plan of development to WRD with network of drains, rain water harvesting structures, Blue-Green Infrastructure facilities, permeable pavements, and rain water conversion ponds / tanks to ensure that the excess run-off generated due to the new land cover or impermeability created by roads, installation of temporary structures, etc., do not generate localized flash floods due to increase in surface run-off out of this premises triggering flood scenario to the area down under. After approval of this rainwater conservation infrastructure design and plan by WRD only, the development plan should be approved by the competent authority.

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.

for **Chief Engineer, WRD.,**
Chennai Region, Chennai – 5.

20.3.26

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An advocate's written opinion on the title, built on the records we pull for it.
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Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
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PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
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Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
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Property Tracker
Watch a property and hear about it when something new is registered against it.
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Run the transaction in one place: documents, stamping, signatures and the parties.
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The registers themselves, read for you.

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- EC Analyzer
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- 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.

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- Master plan check
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Registers and directories

Who holds it, and which office keeps the record.

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