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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

**Water Resources Department**

From

**Er. M. Janaki,M.E.,F. I.E,**
Chief Engineer, WRD.,
Chennai Region,
Chepauk,Chennai – 600 005.
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) /NOC 9461**Thiruninravur-B Village 0666/2025/Dated:19.02.2025

Sir,

Sub: CMDA – Area Plans Unit – Layout Division – Proposed Layout of house site in S.F.No. 433/5B, of Thirunindravur-B Village, Avadi Taluk, Thiruvallur District Poonamallee Panchayat Union Limit - Specific remarks along with NOC on inundation point of view – issued – regarding.

Ref: 1 .The Member Secretary, Chennai Metropolitan Development Authority, Egmore, Chennai–8 Letter No. Layout–1 / 0309 / 2024 / Dated: 19.10.2024.

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With reference to the 1st cited above and after careful consideration, the technical opinion along with NOC on inundation point of view of this department is here by accorded for Proposed Layout of house site in S.F.No. 433/5B, of Thirunindravur-B Village, Avadi Taluk, Thiruvallur District Poonamallee Panchayat Union Limit in favour **Tmt . Divya Gogineni No.696, 1st Street W Block, D Sector, Anna Nagar West Extension , Chennai-600101.**

The proposed site was inspected and report that Govt branch Channel in S.F.No. 170,171,172/1&2 and so an flows on Northern side of the site but not abutting the proposed site . This Channel originates from Thirunindravur tank on west in S.No. 301 similarly the Govt branch channel from tank runs along the southern boundary of site in S.No.433/6. These two channel connected through patta channel on Eastern boundary of the site in S.No. 433/5B (North to South Direction). Also Thiruninravur Eri is located on Western side but far away for the site . Further a Kasa Kuttai in S.F.No. 182 located in the North- Eastern side of the applicant site as per village map.

Also the, applicant site is surrounded by layout plots and few vacant lands on East,South& West sides. As per the revenue record these lands are classified as **Wet lands.** These lands are located in the ayacut field of Thirunindravur tank. The applicant's land is accessible through the Thirunindravur – Poonamallee Road, by taking a turn near Perumal Temple towards Rajankuppam Village and Continuing along the CMDA approved layout road.

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In this record the applicant has to re-align the patta channel or to form the storm water drain on Eastern boundary in order to avoid any inundation in future since there is no traces found during site inspection regarding patta channel. Moreover the existing village road and layout roads traverse only on eastern side of the patta channel. Hence the applicant is suggested and it isessential to construct RCC culvert at his own cost so as to access to the existing road from their land. The culvert deck slab bottom level to be kept as (+) 31.310m and bed of the patta channel as (+) 29.310m and bed width of patta channel as minimum 2.00m in S.No. 433/5B and width of patta channel at Culvert location should be minimum 3.00m. Which patta channel connects North and Southern side Government channel in order to avoid inundation.

In order to ascertained the gravity of inundation of the said lands, the field levels of the site Bench Mark were taken from the Datum of Thirunindravur Tank of FTL (+) 33.560m The maximum Flood Level of the near the site during past flood M.F.L is (+) 30.710m and the Maximum Water Level of the Thirunindravur tank MWL is(+) 34.440m The Top Bund level of the Thirunindravur tank TBL is (+) 35.770m. The Top level of the Thirunindravur – Poonamallee Road Top Level is (+) 30.410m To protect the site safe against any inundation in the near future , the site must be raised to a minimum level of 0.60m above the MFL (OR) Road Top level abutting / nearer to the site. Whichever is higher, here MFL is higher than Road level, Hence the site must be raised to minimum level of 30.710m+0.60m=31.310m(i e) 2.250m below the Datum of Thirunindravur Tank of FTL(+)33.560m.

| Sl. No. | R.S. No. | Existing Field Level in m | Required height of filling with respect to the Road level is (+)30.710m m+0.60m=31.310m say (+)31.310m | |
|---|---|---|---|---|
| | | | Required Level in m | Height Filling in m |
| 1. | R.S.No.433/ 5B | (+)28.965m | (+)31.310m | (+)2.345 |

Also the proposed land has to be raised from (+)2.345m with hard earth with proper consolidation to avoid inundation problem during rainy season from the existing field levels. Since, the existing field levels are below MFL and the applicant is suggested not to have regular habitation below MFL.

Based on the available Revenue records as well as considering the prevailing site condition, necessary technical opinion, the "No Objection Certificate" along with

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specific remarks on the inundation point of view of this department for Planning permission for Proposed Layout of house sites in S.F.No. 433/5B, of Thirunindravur-B Village, Avadi Taluk, Thiruvallur District Poonamallee Panchayat Union Limit in favour of Tmt . Divya Gogineni No.696, 1st Street W Block, D Sector, Anna Nagar West Extension , Chennai-600101, is hereby issued to CMDA subject to following conditions and technical suggestion 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 applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)31.310m (i.e.)2.250m below the Datum of Thirunindravur Tank of FTL (+) 33.560m 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 (+)2.345m 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 not be less than (+)31.310m and the regular habitation should not be below MFL.

2. The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD authorities concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.

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. 19/2/25

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. 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.

7. The applicant should not object at any time for the maintenance work / improvements work of the channel which is 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 / improvements / development works as per Revenue records (FMB), which are proposed to be carried out by WRD / Local body in future periodically.

8. The Existing Government channel in S.F 433/6 in Thirunindravur-B Village stretch East and Southern side of the applicant boundary 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 field 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.

9. The applicants should not construct any cross masonry across the water body area without obtaining prior permission from WRD. If any damaged to the water body should be restored by the applicant at their own cost.

10. The Government Channel in S.F.No.433/6 abutting the applicant land should be completely de-silted and re-sectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB up to 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

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(FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

11. The application should construct the storm water drain on Eastern boundary in S.F. No. 433/5B having bed width of minimum 2.00m and to construct retaining wall having top level as (+) 31.310m . Also the applicant to construct the RCC culvert in same S.No. and minimum width at Culvert location should be 3.00m and deck slab bottom level as (+)31.310m and bed level as (+) 29.310m in order to access to their land as well as to avoid inundation in future.

12. The CMDA / Local body / GCC/ should instruct the applicant on Northern side of the proposed site to form same patta storm water Channel to connect the Govt chennal in S.No. 170 on Northern side and S.F.No.433/6 on Southern side to avoid inundation.

**Technical Suggestion:**

(a) The applicants should prepare the layout proposal by considering the suitable internal storm water drainage as Micro drain of suitable size within the site as per prevailing site conditions . The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment and its disposal and garbage's / debris and other solid waste management as per norms in existence within the applicants' 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).The applicant should provide necessary setback distance within the site 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 the setback areas in future also. The CMDA should issue completion certificate only after obtaining completion certificate NOC from WRD.

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(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).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 / garbage's 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 garbage's,/ 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.

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.

19/2/25

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

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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**
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**The LandLens suite**
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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

**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.