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Water Resources Department

From
Er.C.Podupani Thilagam, M.E.,
Chief Engineer, WRD,
Chennai Region,
Chepauk, Chennai-5.
Mail Id: cecrwrdhdo@gmail.com

To
The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai-8.

Letter.No.DB / T5(3) / F – 10194NOC–Pazhanthandalam Village0784 / 2026 / Dated:06.02.2026

Sir,

Sub: CMDA – APU – Planning Permission for proposed construction of High Rise Group Development consisting of Extended Combined Basement of 5 Blocks, Block No.1 : Double Basement + Ground Floor + 22 Floors with 228 Dwelling Units, Block 2 : Double Basement + Ground Floor + 22 Floors with 252 Dwelling Units, Block 3 : Double Basement + Ground Floor + 22 Floors with 251 Dwelling Units, Block 4: Double Basement + Ground Floor + 22 Floors with 228 Dwelling Units, Block 5 : Double Basement + Ground Floor + 22 Floors with 251 Dwelling Units, Block 6: Club House : Ground Floor + 4 floors with Amenities (Board Games, Pool Room, Foot Ball and TT Room Gym, Association Room, Home Theatre / AV Room, Video Games Room, Creche, FMS Room, Library and Kids Play area) and Open swimmimg Pool on the Ground Floor level, totally 1210 Dwelling Units at Chennai Outer Ring Road comprised in S.F.Nos.182/1A, 182/1B, 182/2, 195/2A1, 195/2A2, 195/2B1, 195/2B2, 196/1, 196/2, 196/3, 197/1, 197/2, 197/3, 197/4, 198/1, 198/2, 198/3, 199, 200/3A1, 200/4, 202/5, 202/6, 203/1, 203/2, 203/3, 204/1A, 204/1B, 204/3, 205/2A, 214/2A, 215/1A, 215/2A, 216/1, 216/1B, 216/2, 217, 218/1, 218/2A, 218/2B, 219/1A, 219/1B, 219/1C, 219/2A1, 219/2A2, 219/2B1, 219/2B2, 219/3A, 219/3B, 219/4B, 221/1A, 221/2A1, 221/2B1, 222/1A, 387/2A, 387/2B, 389/1, 389/2, 390/1, 390/2, 400/1B, 400/2B, 400/3A1B, 401/1A, 402/1A, 402/1B, 402/2, 403/1, 403/2, 404/1A, 404/1B, 404/2, 405/1B, 405/2A, 405/2B and 409/2 in Pazhanthandalam Village, Kundrathur Taluk, Kancheepuram District within the limit of Kundrathur Panchayat Union - Specific Remarks along with NOC on inundation point of view along with Permissibility for Temporary Permission for Construction of a RCC Culvert across the Channel in S.F.No.409/1 so as to access from his land S.No.404/2 to S.No.409/2 of Pazhanthandalam Village – issued – Regarding.

Ref: 1. The Member Secretary, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600 008 Acknowledgement No. CMDA / PP / NHRB / S / 0891 / 2025 and Online Receipt No.CMDA / PP / Ch / 20504 / 2025 / Dated: 01.11.2025.

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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 Temporary Permission for Construction of a RCC Culvert across the Channel in S.F.No.409/1 of Pazhanthandalam Village, so as to access from the applicant's site in S.F.No.404/2 to S.F.No.409/2 of Pazhanthandalam Village and technical opinion along with NOC on inundation point of view for Planning Permission for proposed construction of High Rise Group Development consisting of Extended Combined Basement of 5 Blocks, Block No.1 : Double Basement +

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Ground Floor + 22 Floors with 228 Dwelling Units, Block 2 : Double Basement + Ground Floor + 22 Floors with 252 Dwelling Units, Block 3 : Double Basement + Ground Floor + 22 Floors with 251 Dwelling Units, Block 4: Double Basement + Ground Floor + 22 Floors with 228 Dwelling Units, Block 5 : Double Basement + Ground Floor + 22 Floors with 251 Dwelling Units, Block 6: Club House : Ground Floor + 4 floors with Amenities (Board Games, Pool Room, Foot Ball and TT Room Gym, Association Room, Home Theatre / AV Room, Video Games Room, Creche, FMS Room, Library and Kids Play area) and Open swimmimg Pool on the Ground Floor level, totally 1210 Dwelling Units at Chennai Outer Ring Road comprised in S.F.Nos.182/1A, 182/1B, 182/2, 195/2A1, 195/2A2, 195/2B1, 195/2B2, 196/1, 196/2, 196/3, 197/1, 197/2, 197/3, 197/4, 198/1, 198/2, 198/3, 199, 200/3A1, 200/4, 202/5, 202/6, 203/1, 203/2, 203/3, 204/1A, 204/1B, 204/3, 205/2A, 214/2A, 215/1A, 215/2A, 216/1, 216/1B, 216/2, 217, 218/1, 218/2A, 218/2B, 219/1A, 219/1B, 219/1C, 219/2A1, 219/2A2, 219/2B1, 219/2B2, 219/3A, 219/3B, 219/4B, 221/1A, 221/2A1, 221/2B1, 222/1A, 387/2A, 387/2B, 389/1, 389/2, 390/1, 390/2, 400/1B, 400/2B, 400/3A1B, 401/1A, 402/1A, 402/1B, 402/2, 403/1, 403/2, 404/1A, 404/1B, 404/2, 405/1B, 405/2A, 405/2B and 409/2 in Pazhanthandalam Village, Kundrathur Taiuk, Kancheepuram District within the limit of Kundrathur Panchayat Union may be issued in favour Casa Grande Homes Private Limited , Danub Homes Private Limited and Chakravarthy , Door No.111, [illegible], NPL Devi Building, L.B.Road, Thiruvanmiyur.

The proposed site was inspected and ascertained such that, the Puthu Eri in S.F.No.585 lies on Western side of the applicant's site. Also, the Vandalur – Minjur Chennai Outer Ring Road traverses on Eastern side of the applicant's site. The Government Channels originating from Sluice no.1 of Chembarambakkam Reservior, on the Western side runs from North to South direction abutting the applicant's site in S.F.No.457, 460, 461, 462, 463 and so on. Further, the Government channels in S.F.no.388/2 & 486 traverses on Southern side, not abutting the applicant's land along with S.F.No.409/1, 410/1 and 411/1 on South – Western side abutting the applicant's site. Moreover, an access Mud Road in S.F.No.173, 174/2 and so on (wherein as per A.Register "174/2 is mentioned as Cart Track) traverses on Northern side abutting the site.

In this regard, it was observed that numerous Plan marked channels or Patta channels are found across applicant's site. Hence, the Applicant has to realign and

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form necessary suitable storm water drainage network (internally) within the site, so that the Ultimate disposal of storm water discharge into the nearby Government Channels which is running on West and South during rainy season in order avoid inundation.These channels branches off from the Pazhanthandalam Main channel as Distributary Channles to irrigate the ayacut area, then confluence into Sellari Odai and subsequently outfalls into the Adyar River.

Furthermore, there are number of private Wet patta lands which are unpurchased, are sandwitched in between the proposed Wet lands acquired by the applicant. Hence, the Revenue authorities should ascertain that the pattadars will not claim any right in future for irrigation with tank field channel according to court of Law. And at any cost, WRD will not be responsible for any litigation raised by the above private land owners. However the applicant should give an undertaking to the effect regarding the private Wet lands within the boundary of the applicant's Wet lands, stating that the applicant have assured to feed irrigation to the unpurchased ayacuts. The outlet and inlet channels which are associated within the applicant patta lands would be the Government Property and have to be maintained properly by the applicant. Accordingly, the private patta lands situated within the proposed Wet lands which are not acquired by the applicant should be prone with approach roads, should be handed over to the local body after completion of the project.

In addition to this, the applicant should take utmost care to avoid any electrocution due to electrostatic force of attraction even in the case of sagging of high tension cable grid or line cut / breakages resulting in its fall into their land or the Patta Channels and hence shall comply with the norms prescribed for safety measures at any point of time with regard to the minimum height requirements of any proposed towers or poles, at any point of time, as High Tension EB cable has been laid in applicant's land in S.F.No.182/1B, 182/2, 195/2A1, 195/2A2, 196/1, 196/3, 198/2, 198/3, 199, 202/5 along with EB line Post has been laid in S.F.No.215/1A, 215/2A, 387/2B, 390/1, 390/2 and 401/1A.

In connection to this, according to the CMDA's Second Master Plan, the applicant's land falls under the "Primary Residential" classification. The applicant's site is surrounded by the vacant land on all directions except on Western & Southern side. The above lands were ayacut lands of Chembarambakkam Tank, through Sluice No.1 of Chembarambakkam Tank. At present there are no cultivation and

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irrigation activities and the adjoining land were already urbanized, these lands are classified as "Wet" lands as per Revenue records.

Additionally, the Government Lands in S.F.No.189 and 190 mentioned as "Kalam" (களம்) exists very close to the applicant's land, indicating that are adjacent to applicant's land. Consequently, any encroachment upon these government lands / water bodies would be the responsibility of the applicant, and it is imperative that the concerned Revenue authorities verify and ensure compliance with the above mentioned revenue records. It is crucial to emphasize that any encroachment upon Water bodies or Government land should be avoided.

To avoid inundation in the above said areas, the defined patta channel needs to be diverted along the boundary of the applicant land having a To avoid inundation in this above said areas, the defined patta channel minimum clear width of 3.00m in Survey Nos. 182/1B (pt), 182/2 (pt), 195/2A2 (pt), 195/2B1 (pt). 195/2B2 (pt), 205/2A (pt), 216/2 (pt) & 401/2 (pt) to supply the water from Chembarambakkam Reservoir to the downside ayacut of applicant land and to drain out the rain water during monsoon. In this context, a cut & cover drain of clear width of 3.00m must be provided along the approach road Survey Nos. 215/2A (pt), 215/1A (pt), 221/1A (pt), 221/2A1 (pt), 221/2B1 (pt), 400/1B (pt), 400/2B (pt) & 400/3A1B (pt) of the applicants lands and got connected to existing road drains & culverts in Outer Ring Road in Pazhanthandalam Village. Although the culverts to be provided for the diverted Patta channel & drain crossing portions in Survey Nos. 182/2 (pt), 195/2B2 (pt), 216/2 (pt), 400/3A1B (pt), does not comes under the purview of WRD, suitable storm water drainage networks (shall be) formed internally within the site to dispose the collected storm water during rainy season to avoid inundation in Survey No.205/2A (pt), Survey Nos.205/5, 201, 202/1, 202/2, 202/3, 202/4, 204 & 205/1B respectively.

Based on the field inspection and scrutiny of field maps, the Puthu Eri on Western side of the site and the Government Channels originating from its Sluice No.1 of Chembarambakkam Tank are the existing the water bodies with its close proximity to be considered for inundation point of view.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken with reference to the Bench Mark from Known Datum of Sill Level of Sluice No.1 of Chemabarambakkam Reservior which is (+) 19.750 m. 6/2/26

As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous past floods. The Observed Maximum Flood Level near the applicant's site was (+)17.860 m and the flood receded within few days. The FSL of Pazhanthandalam Channel is (+)17.770m. The Top Level of Chennai Outer Ring Road (Service Road) is (+)17.560m, which is on Eastern side of the Applicant's land.

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 maximum flood level (or) nearest main road level whichever is higher, hence the site must be raised to a minimum level of 0.60m from the Maximum Flood level. The MFL nearby the site is higher than the Road level. Hence, it is recommended to raise the field level to (+) 17.860 + 0.60 = (+) 18.460 m (ie., (+)1.290 m above the Sill Level of Sluice No.1 of Chembarambakkam Reservior which is (+) 19.750 m.) The field levels were taken at the proposed site and furnished for reference as below:

Sl. No.	Field Survey Number	Field Survey Number	Required height of filling with respect to the past flood level (+)17.860 + 0.60 = (+) 18.460 m	
			Required Level in m	Height Filling in m
1	182/1A	16.730	18.460	1.730
2	182/1B	16.670		1.790
3	182/2	16.630		1.830
4	195/2A1	16.590		1.870
5	195/2A2	16.660		1.800
6	195/2B1	16.560		1.900
7	195/2B2	16.540		1.920
8	196/1	16.420		2.040
9	196/2	16.600		1.860
10	196/3	16.590		1.870
11	197/1	16.620		1.840
12	197/2	16.620		1.840
13	197/3	16.630		1.830

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14	197/4	16.570		1.890
15	198/1	16.720		1.740
16	198/2	16.580		1.880
17	198/3	16.580		1.880
18	199	16.750		1.710
19	200/3A1	16.640		1.820
20	200/4	16.560		1.900
21	202/5	16.400		2.060
22	202/6	16.390		2.070
23	203/1	16.330		2.130
24	203/2	16.260		2.200
25	203/3	16.380		2.080
26	204/1A	16.440		2.020
27	204/1B	16.400		2.060
28	204/3	16.520		1.940
29	205/2A	16.450		2.010
30	214/2A	15.960	18.460	2.500
31	215/1A	15.950		2.510
32	215/2A	16.070		2.390
33	216/1	16.375		2.085
34	216/1B	16.400		2.060
35	216/2	16.360		2.100
36	217	16.430		2.030
37	218/1	16.730		1.730
38	218/2A	16.400		2.060
39	218/2B	16.420		2.040
40	219/1A	16.330		2.130
41	219/1B	16.320		2.140

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42	219/1C	16.310		2.150
43	219/2A1	16.370		2.090
44	219/2A2	16.380		2.080
45	219/2B1	16.310		2.150
46	219/2B2	16.390		2.070
47	219/3A	16.330		2.130
48	219/3B	16.340		2.120
49	219/4B	16.290		2.170
50	221/1A	15.940		2.520
51	221/2A1	15.950		2.510
52	221/2B1	15.870		2.590
53	222/1A	15.510		2.950
54	387/2A	15.530		2.930
55	387/2B	15.480		2.980
56	389/1	15.980		2.480
57	389/2	15.820		2.640
58	390/1	15.410	18.460	3.050
59	390/2	15.350		3.110
60	400/1B	16.100		2.360
61	400/2B	16.120		2.340
62	400/3A1 B	16.150		2.310
63	401/1A	15.970		2.490
64	402/1A	16.150		2.310
65	402/1B	16.130		2.330
66	402/2	16.220		2.240
67	403/1	16.210		2.250
68	403/2	16.140		2.320
69	404/1A	16.030		2.430

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70	404/1B	15.960		2.500
71	404/2	16.100		2.360
72	405/1B	16.120	18.460	2.340
73	405/2A	16.230		2.230
74	405/2B	16.080		2.380
75	409/2	16.260		2.200

Also the proposed land is to be raised from 1.710 m to 3.110 m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling varies from 1.710 m to 3.110 m to avoid inundation. Since, the existing field level is below MFL and the applicant is suggested not to have regular habitation below MFL.

As per the village plan, it has been observed that the Government Channel running through S.F.No.409/1 of Pazhanthandalam Village abuts the applicant's land on the South - Western side, wherein there are no access roads in the surrounding areas to facilitate movement.

Henceforth, a RCC Culvert have been proposed at essential location in channel S.F.No.409/1 of Pazhanthandalam Village, so as to access from the applicant's site in S.F.No.404/2 North to S.F.No.409/2 South of Pazhanthandalam Village.

Hydraulic Particulars of the proposed RCC Culvert :

Full Supply Level of Channel (FSL) : (+) 17.700 m
MFL near applicant's site : (+) 17.860 m
Proposed Bed Level : (+) 16.200 m
Top Level of the Existing Layout Road : (+) 17.560 m
Bottom of Deck slab of proposed Culvert : (+) 18.460 m
Proposed Bed width of the Carriage way : (+)9.000 m
Existing Width of Channel as per FMB : (+)7.760 m

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 and restored for flow from its respective directions.

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' or	Width of Culvert in 'm'	Area of Culvert in Sq.m	No. of vents allowed
		From	To							

						Average	bottom level of Deck slab			
1.	409/1	404/2	409/2	16.200	17.700	7.760	2.260/ 18.460	9.00	69.84 say 70.00 Sq.m	1 No.
								Total	**69.84 Sq.m say 70.00 Sq.n**	

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

Based on the request of the applicant and in view of the present site condition with respect to the available Revenue records for the Temporary Permission for Construction of a RCC Culvert across the channel S.F.No.409/1 of Pazhanthandalam Village, so as to access from the applicant's site in S.F.No.404/2 to S.F.No.409/2 of Pazhanthandalam Village and technical opinion along with NOC on inundation point of view for Planning Permission for proposed construction of High Rise Group Development consisting of Extended Combined Basement of 5 Blocks, Block No.1 : Double Basement + Ground Floor + 22 Floors with 228 Dwelling Units, Block 2 : Double Basement + Ground Floor + 22 Floors with 252 Dwelling Units, Block 3 : Double Basement + Ground Floor + 22 Floors with 251 Dwelling Units, Block 4: Double Basement + Ground Floor + 22 Floors with 228 Dwelling Units, Block 5 : Double Basement + Ground Floor + 22 Floors with 251 Dwelling Units, Block 6: Club House : Ground Floor + 4 floors with Amenities (Board Games, Pool Room, Foot Ball and TT Room Gym, Association Room, Home Theatre / AV Room, Video Games Room, Creche, FMS Room, Library and Kids Play area) and Open swimmimg Pool on the Ground Floor level, totally 1210 Dwelling Units at Chennai Outer Ring Road comprised in S.F.Nos.182/1A, 182/1B, 182/2, 195/2A1, 195/2A2, 195/2B1, 195/2B2, 196/1, 196/2, 196/3, 197/1, 197/2, 197/3, 197/4, 198/1, 198/2, 198/3, 199, 200/3A1, 200/4, 202/5, 202/6, 203/1, 203/2, 203/3, 204/1A, 204/1B, 204/3, 205/2A, 214/2A, 215/1A, 215/2A, 216/1, 216/1B, 216/2, 217, 218/1, 218/2A, 218/2B, 219/1A, 219/1B, 219/1C, 219/2A1, 219/2A2, 219/2B1, 219/2B2, 219/3A, 219/3B, 219/4B, 221/1A, 221/2A1, 221/2B1, 222/1A, 387/2A, 387/2B, 389/1, 389/2, 390/1, 390/2, 400/1B, 400/2B, 400/3A1B, 401/1A, 402/1A, 402/1B, 402/2, 403/1, 403/2, 404/1A, 404/1B, 404/2, 405/1B, 405/2A, 405/2B and 409/2 in Pazhanthandalam Village, Kundrathur Taluk, Kancheepuram District within the limit of Kundrathur Panchayat Union may be issued in favour of Casa Grande Homes Private Limited , Danub Homes Private Limited and Chakravarthy , Door

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No.111, NPL Devi Building, L.B.Road, Thiruvanmiyur is hereby issued subject to the following conditions and technical suggestions, besides any other mandatory clearance of statutory permission from any other organization or department if necessary, for the consideration of Planning permission by Chennai Metropolitan Development Authority.

CONDITIONS:

1. The Proposed Culvert should be made of RCC of size and in S.F.No.409/1 of Pazhanthandalam Village earmarked in the sketch for temporary occupation for three years from the date of agreement. Only if the applicant's land on South and road on North available on both sides of the Government Channel / Odai, this permission is eligible for construction of Culvert.

2. The Proposed Culvert shall be made up of RCC Type with a minimum vent inner size, width and height of Bridge are specified below should be well within the boundary. The size & sill level of the proposed RCC Culvert Should be maintained as mentioned below in the specified S.F.No. and should be got executed only in the presence of WRD officials. The bed level of the Culverts should be fixed in presence of the Executive Engineer concerned only after the existing Government Channel original bed level ascertained and restored for the free flow direction from its origin.

Hydraulic Particulars of the proposed RCC Culvert :

Full Supply Level of Channel (FSL) : (+) 17.700 m
MFL near applicant's site : (+) 17.860 m
Proposed Bed Level : (+) 16.200 m
Top Level of the Existing Layout Road : (+) 17.560 m
Bottom of Deck slab of proposed Culvert : (+) 18.460 m
Proposed Bed width of the Carriage way : (+)9.000 m
Existing Width of Channel as per FMB : (+)7.760 m

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 Average	Minimum Inner Vent height in 'm' or bottom level of Deck slab	Width of Culvert in 'm'	Area of Culvert in Sq.m	No. of vents allowed
		From	To							
1.	409/1	404/2	409/2	16.200	17.700	7.760	2.260/ 18.460	9.00	69.84 say 70.00 Sq.m	1 No.
								Total	69.84 Sq.m say 70.00 Sq.m	

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3. 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 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.

4. The Government Channel running in S.F.No.457, 460, 461, 462 & 463 and S.F.No.409/1, 410/1 & 411/1 on the applicant's land on Western and South – Western side, both abutting the applicant's site respectively should be completely desilted and resectioned by constructing retaining wall on both side of the Government Channel along entire boundary as per the FMB at the applicant's own cost.

5. The applicant should clearly demarcate their boundary especially Western and South – Western side of Channel in S.F.No.457, 460, 461, 462 & 463 and S.F.No.409/1, 410/1 & 411/1 before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the Channel abutting the land. Moreover, the width of entire Government Channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and no encroachments at any cost.

6. The Government Channel abutting the applicant's boundary on Western and South – Western side should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Government Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Government Channel should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing Government Channel to the downside area within the proposed site. Also, the applicants should de-silt the Government Channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project.

7. The applicant should pay an annual lease rent of Rs.24,000/- (Rupees Twenty Four thousand only) for utilising Government land of 69.84 say 70.00 sq.m., in the

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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.72,000/- (Rupees Seventy Two 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.

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

9. The applicant should execute the lease agreement with Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur before commencing the work and it should be renewed once in 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.

10. The applicant is also to pay the caution deposit of sum of Rs.4,00,000/- (Rupees Two lakh only) in favour of the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department that the construction work (Culvert, Government Channel & retaining wall) was completed without any damage to the Government property or the damage caused during execution if any, will be rectified fully by the applicant. If failed, the cost of restoration work will be borne from the caution deposit.

11. The applicant should not claim any privilege on the above leased portion of the land (Culvert land, Culvert, Government Channel & retaining wall) and if the leased portion of the land required for the Government for the benefit of some other large general public schemes, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and as well as legal entity. Further, the leased portion land has to be handed over to this department as is in original condition. The above proposed RCC Culvert will be the Government WRD property after the construction.

12. The Abutment, Wing wall, Return wall, etc., for the above proposed Culvert should be constructed well within the applicant's land on either side. The proposed RCC Culverts should be monitored and maintained for frequent inspection by the applicants at their own cost. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at

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the bridge site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public.

13. In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed Culvert also removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.

14. 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 documents seem to be fake / manipulated / fabricated, in future the above permission will be cancelled without any correspondence and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicant is solely responsible of genuinety of the documents submitted.

15. 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 culvert / bridge The bottom portion of the bridge should be provided by Concreting at bed level at their cost so as to protect the erosion in future.

16. The WRD., will not be held responsible for the Structural Stability, safety and soundness of the Culvert 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 applicant is solely responsible for the structural safety and stability of the proposed RCC Culvert and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Culvert.

17. 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 concerned WRD officers before commencement of work. WRD is giving opinion only in connection with the permission for construction of Culvert aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands.

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

6/2/26.

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

20. 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.

21. 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 to be provided. The applicant should engage proper watch and ward so as to avoid any untoward incident upto completion of work.

22. The applicant should not carry out any other cross masonry structures across the channel without prior permission from WRD. The applicant should provide a pucca concrete bed in the channel at the proposed Culvert sites without fail. 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.

23. The applicant's land should be filled with earth with proper compaction to the minimum level of (+)18.460 m 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 m depth to achieve the required degree of compaction for a depth varying from 1.710 m to 3.110 m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+) 18.460 m (ie., (+)1.290 m above the Sill Level of Sluice No.1 of Chembarambakkam Reservior which is (+) 19.750 m.) The all-round entire pavement level within the site should not be less than (+) 18.460 m. The applicant is suggested to have regular habilitation not below the MFL.

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

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

6/12/26.

TECHNICAL SUGGESTIONS:

a. The applicant should prepare the development proposal by considering the suitable internal storm water drainage network as micro drain of suitable sizes within the site as per site condition and the same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains sewerage treatment plant 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. 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.

c. Since the site exists abutting Channel in S.F.No.457, 460, 461, 462 & 463 and S.F.No.409/1, 410/1 & 411/1, the necessary setback distance should be provided within the site 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 / 13.03.2019) during development and there should not be any construction activity in setback area in future also. Moreover, the applicant should provide adequate passage along the channel course as per norms which are found necessity for accessing purpose of the heavy machinery for maintenance work / improvements work of the channel which are proposed to be carried out by WRD. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

d. The sewage water from the applicants' land should not let into the drains and for the disposal of the sewage water and 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 / river at any cost.

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

e. The applicant after conversion of this land to other activity should submit their detailed plan of development to WRD with network of drains, rain water harvesting structures, 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, building industrial sheds etc., do not generate flash floods out of this premises to downstream side triggering flood scenario to the area down under. After approval of this rainwater conversion 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 with NOC on Inundation point of view along with permission for construction of Culvert to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

6/2/26

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

6/2/26

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

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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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.