Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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

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

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

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

DIGITALLY VERIFIED RECORD

**Water Resources Department**

From
**Er.M.Janaki., M.E.,F.I.E.,**
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai - 5.
Email. id: cecrwrdhdo@gmail.com

To
**The Member Secretary,**
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008.

**Letter No.DB /T5(3)/ F – 7838 NOC – Kundrathur,Sirukalathur,Kavanur Village / 9877/2024/ Dated.17.12.2024.**

Sir,

Sub: CMDA – APU – Layout Division – Laying out of house sites in S.Nos.1067 & 1068 of Kundrathur – A Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Municipality Limit, S.Nos.1, 4/1, 2A, 2B, 5, 32/1, 2, 4, 33/1 & 34/1 of Sirukalathur Village, Kundrathur Taluk, Kancheepuram District, Kundathur Panchayat Union Limit and S.Nos.270, 272/1, 2, 273/3B & 4 of Kavanur Village, Kundrathur Taluk, Kancheepuram District, Kundathur Panchayat Union Limit - Specific Remarks along with NOC on inundation point of view along with Permissibility for Temporary Permission for Construction of RCC Minor Bridge & RCC Culvert across the Channel – issued – regarding.

Ref: 1. The Member Secretary, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600 008 Letter No. Layout – 1 / 0234 / 2024 / Dated:21.08.2024.

*****

With reference to the 1st letter cited above and after careful consideration the technical opinion and NOC on inundation point of view and of this department is hereby accorded for Temporary Permission of Construction of RCC Minor Bridge & RCC Culvert across the Channel of Sirukalathur Village and for Laying out of house sites in S.Nos.1067 & 1068 of Kundrathur – A Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Municipality Limit, S.Nos.1, 4/1, 2A, 2B, 5, 32/1, 2, 4, 33/1 & 34/1 of Sirukalathur Village, Kundrathur Taluk, Kancheepuram District, Kundathur Panchayat Union Limit and S.Nos.270, 272/1, 2, 273/3B & 4 of Kavanur Village, Kundrathur Taluk, Kancheepuram District, Kundathur Panchayat Union Limit may be issued in favour of M/s.Urban Tree Green Homes LLP, No.8, Rutland Gate, 5th Street, Thousand Lights West, Nungambakkam, Chennai – 600 006.

The proposed site was inspected and ascertained such that, applicant's land spans across three villages namely Kundrathur 'A' Village, Sirukalathur Village and Kavanur Village, wherein numerous Government waterbodies such as Odai and Channel runs in between the applicant's land and also a few abutting the applicant's site on Western side in S.F.No.269 of Kavanur Village. The Government Odai in S.F.No.1064 and 1070 of Kundrathur 'A' Village runs on Eastern side, though it does not directly abut the applicant's site. Additionally, the Government Channel known as

17/12/24

the "Thirumudivakkam Canal," which flows from North to South Direction, traverses in S.F. No. 271 in Kavanur Village , which directly abuts the applicant's land in S.F. Nos. 270, 272/1, and 272/2 on Eastern side. The same Channel extends and continues through the S.F Nos. 2, 3 of Sirukalathur Village, which runs in between the applicant's land (ie.,S.F.No.1, 4/1, 2A & 2B, 5, 32/2 & 4 on Eastern side and 32/1, 33/1 & 34/1 on Western side). Moreover, the Government Channels in S.F.No.32/3, 33/2 and 34/2 also called as "Sirukalathur Canal" runs across the applicant's land in North to South Direction ie., in between 32/1 - West and 32/2 & 32/4 – East.

In addition to this, the Outer Ring Road traverses on Eastern side, not abutting the site. Also, the site is located, with Prominent Educational institutions such as Madha Engineering College and Madha Dental College & Hospital on North – Eastern Side. Further, several Approach Roads approved under the CMDA Approval Layout P.P.D / L.O No.12/2024 directly abuts the applicant's site in S.F.No.27/1 & 2. These Approved approach roads connect seamlessly to the Kundrathur–Sriperumbudur Road on the Northern side. Also, the site is surrounded by Vacant land on all directions. The above said channels were once used for irrigation purpose and at present the channels are silted up condition since the above lands are converted to residential areas due to urbanisation and there are no cultivation activities in and around the proposed site. Significantly, according to the CMDA's 2nd Master Plan, the applicant's site is zoned under the "**Primary Residential Zone".** As per Revenue records, these lands are classified as **"Wet & Dry"** lands.

In this Regard, it has been observed that the applicant's land is surrounded by Government Water bodies such as Odai and Channels. Consequently, it is imperative that the concerned CMDA officials and Revenue authorities should verify and ensure compliance with the aforementioned Revenue records. It is crucial to emphasize that any encroachment upon water bodies should be avoided, which is along the boundary within the applicant's site, ie., without encroachment of water bodies.

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 Crest Level of 5 Vents Regulator of Chembarambakkam Tank at (+) 26.030 m. 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 (+) 21.050 m, wherein the land was inundated by Flood water and drained within few days. The Top level of the Existing Layout Road is ——— (+) 20.540 m,

13/12/24

which is on Northern 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. In order to protect the site against inundation the site field level must be raised to minimum a level of (+)21.050 + 0.600 = (+) 21.650 m (ie.,4.380 m below the Crest Level of 5 Vents Regulator of Chembarambakkam Tank which is (+) 26.030 m). The field levels were taken at the proposed site and furnished for reference as below:

| Sl. No. | Field Survey Number | Existing Field Level in m | Required height of filling with respect to the past flood level (+)21.050 + 0.600 = (+) 21.650 m | |
|---|---|---|---|---|
| | | | Required Level in m | Height Filling in m |
| Kundrathur Village | | | | |
| 1. | 1067 | (+)18.720 | 21.650 | 2.930 |
| 2. | 1068 | (+) 18.670 | | 2.980 |
| Sirukalathur Village | | | | |
| 1. | 1 | (+)18.600 | (+) 21.650 | 3.050 |
| 2. | 4/1 | (+)18.590 | | 3.060 |
| 3. | 4/2A | (+)18.560 | | 3.090 |
| 4. | 4/2B | (+)18.500 | | 3.150 |
| 5. | 5 | (+)18.770 | | 2.880 |
| 6. | 32/1 | (+)19.460 | | 2.190 |
| 7. | 32/2 | (+)19.360 | | 2.290 |
| 8. | 32/4 | (+)19.385 | | 2.265 |
| 9. | 33/1 | (+)19.390 | | 2.260 |
| 10. | 34/1 | (+)19.280 | | 2.370 |
| Kavanur Village | | | | |
| 1. | 270 | (+)19.230 | (+) 21.650 | 2.420 |
| 2. | 272/1 | (+)19.245 | | 2.405 |
| 3. | 272/2 | (+)19.235 | | 2.415 |
| 4. | 273/3B | (+)19.280 | | 2.370 |
| 5. | 273/4 | (+)19.230 | | 2.420 |

17/12/24

Also the proposed land is to be raised (+)2.190 m to (+) 3.150 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 (+)2.190 m to (+) 3.150 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 Survey Field (S.F.) Nos. 2 and 3 of Sirukalathur Village lies between the applicant's land on both sides., wherein the applicant's land, located in S.F. Nos. 1, 4/1, 2A, 2B, 5, 32/2, and 32/4 on the Eastern side, and S.F. Nos. 32/1, 33/1, and 34/1 on the Western side, are separated by this channel. However,due to the absence of access roads in the surrounding areas, it is essential to construct RCC Minor Bridge across the Channel in S.F.No.2 to enable access from the applicant's site in S.F. No. 33/1 to S.F. No. 1 in Sirukalathur Village. Similarly, another Government Channel runs through S.F. No. 32/3, dividing the applicant's land, with S.F. No. 32/1 on the West and S.F. Nos. 32/2 and 32/4 on the East. Just as the previous channel, there are no access roads in the surrounding areas to facilitate movement. Hence, it is essential to construct RCC Culvert across the Channel in S.F.No.32/3, inorder to access from applicant's site in S.F.No.32/1 to 32/2 of Sirukalathur village.

Henceforth, RCC Minor Bridge and RCC Culvert have been proposed at essential location in channel S.F.No.2 (1 no. of RCC Minor Bridge) and S.F.No.32/3 (1 No. of RCC Culvert) so as to access from the applicant's site in S.F.No.33/1 to 1 and S.F.No.32/1 to 32/2 of Sirukalathur village respectively.

**Hydraulic Particulars Recommended for RCC Minor Bridge across S.F.No.33/1 & 1:**

| | |
|---|---|
| Full Supply Level of the Channel in S.F.No.2 | - (+)20.750 m |
| Existing Bed Level of the Channel in S.F.No.2 | - (+)18.550 m |
| Proposed Bed Level of the Channel in S.F.No.2 | - (+)18.250 m |
| Proposed Deck slab bottom level of the RCC Culvert | - (+)21.650 m |
| Existing Field Level of applicant's site in S.F.No.33/1 | - (+)19.390 m |
| Existing Field Level of applicant's site in S.F.No. 1 | - (+)18.600 m |
| Proposed Bed width of the Carriage way | - (+) 9.00 m |
| Existing Width of Odai as per FMB | - (+) 16.60 m |

13/12/24

The bed level of the RCC Minor Bridge 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 North to South direction.

| S. No | Channel S.F.No. | Access to S.F.No. | | Proposed Bed level in 'm' (+) | MFL 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. | 2 | 33/1 | 1 | 18.250 | 20.750 | 16.60 | 3.40/ 21.650 | 9.00 | 149.40 | 1 No. |
| The qualified charted structural Engineer prescribed the design for R.C.C Minor bridge with pile foundation, the pile cap top level should be kept at (+) 17.650m (i.e.18.250-0.60m = (+)17.650m. Also, the pier should be designed as single round columns and should not be in the form of nosing pier. | | | | | | | | Total | 149.40 say 150 | |

**Hydraulic Particulars Recommended for RCC Culvert across S.F.No.32/1 & 32/2:**

| | |
|---|---|
| Full Supply Level of the Channel in S.F.No.32/3 | - (+)20.750 m |
| Existing Bed Level of the Channel in S.F.No.32/3 | - (+)18.550 m |
| Proposed Bed Level of the Channel in S.F.No.32/3 | - (+)18.250 m |
| Proposed Deck slab bottom level of the RCC Culvert | - (+)21.650 m |
| Existing Field Level of applicant's site in S.F.No.32/1 | - (+)19.460 m |
| Existing Field Level of applicant's site in S.F.No.32/2 | - (+)19.360 m |
| Proposed Bed width of the Carriage way | - (+) 9.00 m |
| Existing Width of Odai as per FMB | - (+) 3.80 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 North to South direction.

| S. No | Channel S.F.No. | Access to S.F.No. | | Proposed Bed level in 'm' (+) | MFL 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. | 32/3 | 32/1 | 32/2 | 18.250 | 20.750 | 3.80 | 3.40/ 21.650 | 9.00 | 34.20 | 1 No. |
| | | | | | | | | Total | 34.20 sq.m say 35 sq.m | |

12/12/24

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 RCC Minor Bridge & RCC Culvert across the Channel of Sirukalathur Village and technical opinion along with NOC on inundation point of view for Laying out of house sites in S.Nos.1067 & 1068 of Kundrathur – A Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Municipality Limit, S.Nos.1, 4/1, 2A, 2B, 5, 32/1, 2, 4, 33/1 & 34/1 of Sirukalathur Village, Kundrathur Taluk, Kancheepuram District, Kundathur Panchayat Union Limit and S.Nos.270, 272/1, 2, 273/3B & 4 of Kavanur Village, Kundrathur Taluk, Kancheepuram District, Kundathur Panchayat Union Limit may be issued in favour of M/s.Urban Tree Green Homes LLP, No.8, Rutland Gate, 5th Street, Thousand Lights West, Nungambakkam, Chennai – 600 006 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 RCC Minor Bridge & RCC Culvert of size & in S.F.No.33/1 to 1 and S.F.No.32/1 to 32/2 respectively should be constructed across the channel in between the applicant's lands as mentioned in table as earmarked in the sketch for temporary occupation for three years from the date of agreement. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachment. Only if the applicant's land/road available on both sides of the channel this permission is eligible for construction of Culverts.

2. The proposed Minor Bridge and Culvert shall be made up of RCC Box Type with a minimum vent inner size, width and height for a carriage width are specified below should be well within the boundary. The size & sill level of the proposed RCC Culverts 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 Culvert should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for the flow direction from its originates.

12/12/24

**Hydraulic Particulars Recommended for RCC Minor Bridge across S.F.No.33/1 & 1:**

| | |
|---|---|
| Full Supply Level of the Channel in S.F.No.2 | - (+)20.750 m |
| Existing Bed Level of the Channel in S.F.No.2 | - (+)18.550 m |
| Proposed Bed Level of the Channel in S.F.No.2 | - (+)18.250 m |
| Proposed Deck slab bottom level of the RCC Culvert | - (+)21.650 m |
| Existing Field Level of applicant's site in S.F.No.33/1 | - (+)19.390 m |
| Existing Field Level of applicant's site in S.F.No. 1 | - (+)18.600 m |
| Proposed Bed width of the Carriage way | - (+) 9.00 m |
| Existing Width of Odai as per FMB | - (+) 16.60 m |

| S. No | Channel S.F.No. | Access to S.F.No. | | Proposed Bed level in 'm' (+) | MFL 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. | 2 | 33/1 | 1 | 18.250 | 20.750 | 16.60 | 3.40/ 21.650 | 9.00 | 149.40 | 1 No. |
| The qualified charted structural Engineer prescribed the design for R.C.C Minor bridge with pile foundation, the pile cap top level should be kept at (+) 17.650m (i.e.18.250-0.60m = (+)17.650m. Also, the pier should be designed as single round columns and should not be in the form of nosing pier. | | | | | | | | Total | 149.40 say 150 | |

**Hydraulic Particulars Recommended for RCC Culvert across S.F.No.32/1 & 32/2:**

| | |
|---|---|
| Full Supply Level of the Channel in S.F.No.32/3 | - (+)20.750 m |
| Existing Bed Level of the Channel in S.F.No.32/3 | - (+)18.550 m |
| Proposed Bed Level of the Channel in S.F.No.32/3 | - (+)18.250 m |
| Proposed Deck slab bottom level of the RCC Culvert | - (+)21.650 m |
| Existing Field Level of applicant's site in S.F.No.32/1 | - (+)19.460 m |
| Existing Field Level of applicant's site in S.F.No.32/2 | - (+)19.360 m |
| Proposed Bed width of the Carriage way- | - (+) 9.00 m |
| Existing Width of Odai as per FMB | - (+) 3.80 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 North to South direction. 13/12/24

| S. No | Channel S.F.No. | Access to S.F.No. | | Proposed Bed level in 'm' (+) | MFL 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. | 32/3 | 32/1 | 32/2 | 18.250 | 20.750 | 3.80 | 3.40/ 21.650 | 9.00 | 34.20 | 1 No. |
| | | | | | | | | Total | 34.20 sq.m say 35 sq.m | |

3. Based on the Hydraulic particulars mentioned above, the design and drawings of the proposed RCC Minor Bridge and RCC 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 regarding hydraulic parameters. The work schedule for the above proposal should be informed to the Executive Engineer, WRD., Kosasthalaiayar Basin Division, Thiruvallur for monitoring and also completion of Culvert should be reported to the Executive Engineer.

4. The Channel in S.F.No.2 and S.F.No.32/3 which runs in between the applicant's site should be completely desilted and resectioned by constructing retaining wall on either side as per the FMB 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 field channel as per revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and encroachment at any cost.

5. The applicant should clearly demarcate their boundary especially on the Eastern side and Western side abutting the channel before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the channel in S.F.No. 2 and S.F.No.32/3 abutting the land. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.

6. The Government Channel in S.F.No. 2 and S.F.No.32/3, which runs in between the applicant's site should be marked as per FMB and monitored and maintained by the applicant at their own cost. The width of the channel should be maintained without encroachment as per Revenue records and the hydraulic parameters of the field

13/12/24

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

7. The applicant should pay an annual lease rent of Rs.26,000/- (Rupees Twenty Six thousand only) for utilising Government land of 185.00 Sq.m (150 Sq.m + 35 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.78,000 (Rupees Seventy Eight 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 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 the 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 subject to revision from time to time as per guideline value / Government orders.

10. The applicant has to pay the caution deposit of sum of Rs.4,00,000/- (Rupees Four 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) 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 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 of land to be handed over to this department as is in condition.

13/12/24

12. The above proposed RCC Minor Bridge and RCC Culvert will be the Government WRD property after the construction. The applicant should not claim any privilege on the above leased portion of Government land (Culvert land, Culvert abutting the applicant land) and should allow the WRD officials to inspect the channel as and when required and for the periodical inspection.

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 Culverts 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 proposed RCC Minor Bridge and RCC Culvert should be monitored and maintained for frequent inspection by the applicant at their own cost. The width of the channel should be maintained without encroaching as per revenue records and should maintain the hydraulic parameters of the field channel without any change.

16. The Abutment, Wing wall, Return wall, etc., for each of the above proposed Culverts should be constructed well within the applicant's land on either side. Moreover the width of field channel as per Revenue records (FMB) should be maintained properly without any change at any cost.

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 WRD officers concerned before commencement of work. WRD is giving opinion only in connection of permission for construction of Culverts 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 of both State & Central Government from time to time.

17/12/24

19. 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 Culverts.

20. 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 Minor Bridge and RCC Culvert at their own cost. They are solely responsible for the structural safety and stability of the proposed Culverts, at any cost and WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culverts.

21. 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.

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

23. The applicant's land should be filled with earth with proper compaction to the minimum level of (+)21.650 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 (+)2.190 m to (+) 3.150 m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+) 21.650 m (ie.,4.380 m below the Crest Level of 5 Vents Regulator of Chembarambakkam Tank which is (+) 26.030 m) The all-round entire pavement level within the site should not be less than (+)21.650 m.The applicant is suggested to have regular habilitation not below the MFL, since the existing field levels are below MFL.

24. The applicant should not object the common public for using the Culverts 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.

13/12/24

26. 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.

**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. Since the site exists on both sides the Channel in S.F.No.2 & 32/3 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 activities in the set back areas 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 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.

13/12/24

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 Culverts to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

17/12/24

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

17/12/24

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

Verified RealEstate™

# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.