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DIGITALLY VERIFIED RECORD

WATER RESOURCES DEPARTMENT

From
Er.R.ARUNMOZHI, B.Tech.,
Executive Engineer, WRD,
Kosasthalaiyar Basin Division,
Thiruvallur.

To
Thiru. K.Umapathy,
S/o Krishnasamy and others 2
No,3/15 ICCW Block.
6th Street Anna Nagar West Extention,
Chennai 600 101.

Letter No. DB/JDO.2/F.40/ 2025/ Dated: 15.04.2025.

Sir,

Sub: Permission accorded for the Construction of RCC Box Culvert across Channel at **S.No. 31/8** in Perumalpattu Village in Thiruvallur Taluk and District – **45.00 m²** - Lease Agreement - Track Rent - Reg.

Ref:
1. This Office Letter No. DB/JDO.3/F.40/ NOC/2024/261M/ Dated: 04.04.2025.
2. Your application letter Dated: 11.04.2025.

****

With reference to the letter cited above, the lease agreement for Construction of RCC Box Type Culvert across the Channel at **S.No. 31/8** in Perumalpattu Village in Thiruvallur Taluk and District for which the permission has been accorded by Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur in the reference 1st cited. The above Lease agreement signed by you vide agreement No. **KB/2025-2026** for the period from **15.04.2025 to 14.04.2028**.

You are requested to renew the agreement promptly before expiry of Agreement period otherwise the permission already granted will be automatically stand cancelled without further notice. A copy of lease agreement is enclosed herewith for reference.

The receipt of this letter may be acknowledged by return of post.

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

15/4/25



தமிழ்நாடு तमिलनाडु TAMILNADU

DG 759724

S. JOTHI
STAMP VENDOR : 41/3, J.N. Road,
TIRUVALLUR - 602 001. TAMIL NADU.
R.C. 5718 / D1 / 2000 Dt. 15.09.2000
Rs. 100/- Dt. 11/4/25

LEASE AGREEMENT

The land specified in the schedule is hereby temporarily granted for lease for a period of three years from **15.04.2025 to 14.04.2028** to Thiru. K.Umapathy, S/o Krishnasamy and others 2 No, 3/15 ICCW Block.6th Street Anna Nagar West Extention, Chennai 600 101. for the Construction of Box Culvert across Channel at S.No. 31/8 in Perumalpattu Village in Thiruvallur Taluk and District – **45.00 m²** (9.00 x 5.00) subject to the following conditions to which the aforesaid grantee has agreed upon.

Executive Engineer W.R.D.,
Kosasthalaiyar Basin Division,
Thiruvallur - 602 001.

TERMS AND CONDITIONS

1. The grantee is liable to cancellation if it is found that it was grossly inequitable or was made under a mistake of fact or owing to misrepresentation of fraud or in excess of the limit of authority delegated to the Officer sanctioning the grant or that there was an irregularity in the procedure. Cancellation on any of these grounds may be ordered by any authority to whom the sanctioning authority is administratively subordinate.

2. In the event of such cancellation of the grant, the grantee shall not be entitled to claim compensation for any loss caused to him by the cancellation.

3. The grantee shall not transfer to any other person the rights hereby conveyed to him without the prior sanction of the authority which has made the grant.

4. The applicant should pay lease rent of Rs.34,000/- (Rupees Thirty Four thousand only) per annum as worked out for occupation of Government land an area of **45.00 m²** and so it should be paid at once lump sum for three years of **Rs.1,02,000/- (Rupees One Lakhs two thousand only)** for three years 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 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 will also be revised respectively.

5. The applicant should also pay **Rs.18,360/- (Rupees Eighteen thousand three hundred and sixty only)** (i.e) in the form of Demand Draft in favour of Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur.

6. The applicant is also to pay the caution deposit of sum of **Rs.2,00,000/- (Rupees Two lakhs only)** in favour of the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur, which will be refunded only after completion of entire work and duly certified by concerned Assistant Executive Engineer of this department that the construction work 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.

7. The land shall not be used for political meetings.

8. The grantee shall maintain the said land in clean and neat sanitary condition to the satisfaction of the assigning authority and shall also maintain the structures, if any, erected thereon as aforesaid, in good substantial repair to the satisfaction of the assigning authority.

Executive Engineer W.R.D.,
Kosasthalaiyar Basin Division,
Thiruvallur - 602 001.

9. The grantee shall not, without the prior written sanction of the assigning authority, permit any person to use the land or any structure thereon or any portion of the land or structure except as provided in condition.

10. The grantee shall not, without the prior written sanction of the assigning authority, permit any person to use the land or any structure thereon or any portion of the land or structure except as provided in condition.

11. The grantee shall remove immediately any unauthorized buildings, fence or structure on receiving notice from the assigning authority and in default of immediate compliance with any such notice, the assigning authority shall have power to remove the same and the grantee shall, upon demand made by his or on behalf of the assigning authority, pay the cost of removal and the cost of storing the materials removed and take delivery of the same. The grantee shall have no rights to claim to any materials removed under this condition, which shall not have been taken delivery of or the cost of removal and storage of which shall not have been paid by the grantee on demand made as aforesaid.

12. The grantee shall not, without the prior written sanction of the assigning authority, permit any person.

13. The grantee shall on the termination or revocation of this grant, restore the said land to the assigning authority in a good condition as it consistent with the foregoing conditions.

14. The grantee shall be answerable to the Government of Tamilnadu for all or any injury or damage done to the said land and other Government property thereon except as it is permitted by the foregoing conditions.

15. The Construction of Box Culvert across Channel at **S.No. 31/8** in Perumalpattu Village in Thiruvallur Taluk and District as earmarked in the sketch for temporary occupation for three years from the date of agreement at applicant own cost. The width of the Channel mentioned above should be maintained without any encroachments and culvert apparent structures. If the applicant's lands/roads are available on both sides of the channel only, this permission is eligible for construction of RCC box type culverts/bridge. The applicant should not construct any other cross masonry structures across/along the Channel. If necessity arises, prior permission from WRD should be obtained. The applicant should provide a pucca concrete bed in the Channel at the proposed culverts sites without fail.

Executive Engineer W.R.D.,
Kosasthalaiyar Basin Division,
Thiruvallur - 602 001.

16. The sill level of the proposed R.C.C Box Type Culvert and deck Slab bottom level should be maintained as mentioned below, the bed level of the culverts 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 origin.

HYDRAULIC PARTICULARS OF PROPOSED RCC BOX CULVERT.

Sl. No	Proposed culvert access from SF.No	Proposed culvert access to SF.No	Proposed culvert in SF.No	Sill level the proposed culvert	Span of the culvert	Inner vent height / bottom of deck slab	Area of Culvert
1.	31/2	31/9	**31/8**	(+)34.250m	5.00m	1.50/ (+)35.750m	(9.00m x 5.0m) **45.00m²**

17. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed R.C.C Box Type Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work. The work schedule for the above proposal should be submitted to the Executive Engineer, WRD., Kosasthalaiayar Basin Division, Thiruvallur for monitoring and also completion of culvert should be reported to the Executive Engineer.

18. The Channel in S.No. 31/8 in Perumalpattu Village in Thiruvallur Taluk and District along the boundary of applicants land should be completely desilted and resectioned by constructing retaining wall on either side of the Channel 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 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.

19. The Channel in S.No. 31/8 in Perumalpattu Village in Thiruvallur Taluk and District stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at own cost. The width of the Channel should be maintained without encroachment as per Revenue records and the hydraulic parameters of the 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 applicant own cost within the proposed land, after the completion of project also.

Executive Engineer W.R.D.,
Kosasthalaiyar Basin Division,
Thiruvallur - 602 001.

20. 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 subjected to revision from time to time as per guideline value / Government orders.

21. The assigning authority may revoke the grant wholly or in part if, the charge specified in conditions (4) above or any part thereof shall remain unpaid for fifteen days after it has become payable whether formally demanded or not, or if the grantee shall have breach any of the conditions of the grant therein contained and assume control or otherwise dispute of all or any part of the land and any buildings, fences and structures, thereon and the grantee shall not be entitled to any compensation therefore.

22. If the amount specified in conditions (4) above or any part thereof in arrear, it shall also be competent for the assigning authority to recover the same from the grantee as an arrear of land revenue.

23. The grantee includes all rights, easements and appurtenances belonging to the land or reputed to belong to it or usually held or enjoyed with it. The existing and customary rights of Government and the public in roads and paths and rivers, streams and field channels running through or bounding the land and the right of Government to the mines and quarries, adjacent to the said land are however, reserved and are in no way affected by the grant.

24. The above proposed Two Numbers of RCC Box Type 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 and should allow the WRD officials to inspect the Channel as and when required and for the periodical inspection. There should not be any objection for public use of the above culverts.

25. The proposed R.C.C Box Type Culvert should be monitored and maintained for frequent inspection by the applicant at applicant own cost. The width of the Channel should be maintained without encroaching as per Revenue records and should maintain the hydraulic parameters of the Channel without any change.

26. 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 Channel as per Revenue records (FMB) should be maintained properly without any change.

Executive Engineer, W.R.D.,
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Thiruvallur - 602 001.

27. 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 bridges.

28. The applicant should clearly demarcate the boundary especially on the abutting Channel in S.No. 31/8 in Perumalpattu Village in Thiruvallur Taluk and District in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the channel abutting the land.

29. The WRD., will not be held responsible for the Structural Stability, safety and soundness of the bridge proposed by the applicant and WRD specifically recommend only for construction of bridges. The applicant should construct the proposed RCC Box Type Culvert at applicant own cost. The applicant is 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 Box Type Culvert. Also the applicant should not obtain the design of the pier to be provided in the centre at any cost, since the Channel should not be obstructed from free flow of water during flood season.

30. The permission granted to the applicant, should not be altered/modified/changed to any others. Based on the records submitted by the applicant, 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.

31. The WRD officers should be allowed to inspect the site at any time during execution and thereafter. Advance intimation should be given to the WRD officers concerned before commencement of work. WRD is giving opinion only in connection with the permission of construction of culverts and does not deliver any rights to the applicant to encroach the WRD Government Lands.

32. The applicant should not object at any time for the maintenance work / improvements work of the channel to be carried out by WRD.

33. The applicant should abide by the rules and regulation of the WRD as in force. The applicant should also abide the Rules of both State & Central Government as in force.

Executive Engineer W.R.D.,
Kosasthalaiyar Basin Division,
Thiruvallur - 602 001.

34. The applicant should not dump the garbages/debris in the Channel, avoid the sewage into the channel, etc,. At any cost, sewage/sullage water should not be let into field channel, and the garbages, debris and construction materials should not be dumped into the Channel restricting the free flow of water.

35. This permission is valid for only six months from the date of issue orders, or otherwise invalid. Then separate permission should be obtained from this department.

36. This permission is issued only for construction of RCC Box Type Culvert, if the applicant proposed to develop the site and the applicant has to apply separately to the competent authority.

37. 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 are not entitled for any compensation and as well as legal entity. Further, the leased portion of land to be handed over to this department condition.

38. If any complaint/petition received by WRD or found by WRD officials during field inspection at any time and if there is objection for usage of the RCC Box Type Culvert /any other restriction for the common public, the above permission for Construction of RCC Box Type Culvert will be cancelled, such a case caution deposit/lease rent will not be refunded at any cost for which applicants are not entitled of RCC Box Type Culvert.

39. also, the same principle (i.e. no refund at all) will be followed and the construction RCC Box Type Culvert should be dismantled completely at applicant own cost and handed over the above lease portion of the Government land to this [WRD] department in condition without fail, for which applicant is not entitled for any compensation and as well as any legal entitle and the same should be ensured and to give undertaking before signing the agreement.

Failing to comply with any of the above conditions, WRD reserves the rights to withdraw the report along with permission on construction of RCC Box Type Culvert across channel in the above survey number and in that event, the applicant shall not be eligible for any compensation what so ever as well as legal entitle.

Executive Engineer W.R.O.,
Kosasthalaiyar Basin Division,
Thiruvallur - 602 001.

SCHEDULE

District	Taluk and Village	Town Number	Ward Number	Survey No.	Area
Thiruvallur	Thiruvallur Taluk & Perumalpattu Village	--	--	31/8	**45.00 m²**

In witness where of I, **R.Arunmozhi, Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur**, acting for and on behalf of and by the order and direction of his Excellency the Governor of Tamil Nadu hereunder set my hand on 15th of this day of April 2025.

Executive Engineer W.R.D.,
Kosasthalaiyar Basin Division,
Thiruvallur - 602 001.

TRACK RENT CALCULATION

Proposed construction of RCC Box culvert in SF No. 31/8 of Perumalpattu Village

Size of the Box Culvert = 9.00m x (4.30+5.70)/2.00m **(Span) = 45.00 m²**

The guide line value for SF.No 31/8 is not available in revenue records as it is a channel Promboke Hence the adjoining land which is propose to be utilized as public land in S.No. 31/1 of Aranvoyal Village for taken as calculation.

SF. No. 31/1 - Rs.5385/ 1M2

Total value of land for access = 45.00 x 5385 = Rs. 2,42,325 /-

Track rent per annum is 7 % of total value of land. For Commercial purpose, it must be double

Track Rent = 2x 7/100 x 2,42,325

= Rs.33,925.50/-

Say = Rs.34,000/-(per annum)

For three years = 3 x 34,000/-

=Rs.1,02,000/-(3years)

GST @18% =Rs.1,02,000/- X 18 % (3years)

=Rs.18,360/-

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Thiruvallur - 602 001.

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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

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

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