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DIGITALLY VERIFIED RECORD

Water Resources Department

From
Er. G. Muralidharan, B.E.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai – 600 005.
Email ID: cecrwrdhdo@gmail.com

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

Letter No. DB / T5(3) / F.9920 / NOC – Agaramthen village / 2022 / Dated.21.10.2022.

Sir,

Sub: CMDA – Area Plans Unit – Reclassification Division – Reclassification of Land comprised in S.Nos. 238/1B, 2A1, 2A2, 2B1, 2B2, 3, 4, 5A, 5B & 238/6, 239/1B4A & 239/1B4B, 242/2A, 2B, 3, 4A, 4B2A2 and 242/4B2B of Agaramthen Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit from Agriculture use zone to Residential Use zone – Specific Remarks along with NOC on inundation point of view– issued – regarding.

Ref: The Member Secretary, Chennai Metropolitan Development Authority, Chennai – 8 Letter No. R1 / 11307 / 2022-1 / Dated: 18.08.2022.

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With reference to the 1st cited above and after careful consideration, the technical opinion along with NOC on inundation point of view of this department is hereby accorded the Reclassification of Land comprised in S.Nos. 238/1B, 2A1, 2A2, 2B1, 2B2, 3, 4, 5A, 5B & 238/6, 239/1B4A & 239/1B4B, 242/2A, 2B, 3, 4A, 4B2A2 and 242/4B2B of Agaramthen Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit from Agriculture use zone to Residential Use zone to develop a residential layout in favour of M/s. Cloud Nine Developers and Homes and 5 others, Plot no. C2, Sri Devi Avenue, Rajakilpakkam, Chennai – 600 073.

The proposed site was inspected and field observation that, the site is surrounded by vacant lands on Northern side, on Eastern side of Agaramthen tank water spread area, existing layout on Southern side & layout road on Western side of this site, as per Revenue Records these lands are classified as dry lands, on foreshore of Agaramthen tank.

The field levels of the site were taken from a known datum of crest level of Agramthen tank (+)10.900m and MWL (+)11.815m. The field level were taken from the known datum of Agaramthen Tank at FTL as (+)10.900m. And Western side of approach road level is (+)11.900m. 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 MWL (or) nearest main road level whichever is higher, here road level is higher than FTL.,

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Hence it is recommended to raise the field to the level of (+)11.900m to 0.60m = (+)12.500m (i.e) 1.6m above the crest level of Agaramthen tank (+) 10.900m, the existing ground level varies from (+) 11.390 to (+) 11.980m and depth of filling required 1.110m to 0.520m to avoid inundation. Hence, it is recommended to raise the field level to (+)11.900m to 0.60m = (+)12.500m.

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 proposed level (+)11.900m + 0.60m = (+)12.500m.	
			Required Level	Height Filling in m
1.	238/1B	(+)11.390	(+) 12.500	(+) 1.110
2.	238/2B1			
3.	238/2A1			
4.	238/2A2			
5.	238/2B2			
6.	238/3	(+)11.410	(+) 12.500	(+) 1.090
7.	238/4			
8.	238/5A			
9.	238/5B			
10.	238/6	(+)11.520	(+) 12.500	(+) 0.980
11.	239/1B4A	(+)11.620	(+) 12.500	(+) 0.880
12.	239/1B4B			
13.	242/2A	(+)11.980	(+) 12.500	(+) 0.520
14.	242/2B			
15.	242/3			
16.	242/4A			
17.	242/4B2B	(+)11.690	(+) 12.500	(+) 0.810
18.	242/4B2A2			

Based on the available Revenue Records as well as considering the prevailing site conditions. No Objection Certificate of this department with specific remark on the inundation point of view for Reclassification of Land comprised in S.Nos. 238/1B, 2A1, 2A2, 2B1, 2B2, 3, 4, 5A, 5B & 238/6, 239/1B4A & 239/1B4B, 242/2A, 2B, 3, 4A, 4B2A2 and 242/4B2B of Agaramthen Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit from Agriculture use

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zone to Residential Use zone to develop a residential layout in favour M/s.Cloud Nine Developers and Homes and 5 others, Plot no. C2, Sri Devi Avenue, Rajakilpakkam, Chennai – 600 073 is hereby issued to CMDA subject to the following Term and conditions besides any other mandatory clearance and statutory permission from any other organization (or) department for the consideration of planning permission by the Chennai Metropolitan Development Authority.

TERMS & CONDITIONS:

1. The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)12.500m (i.e.) 1.6m above the crest level of Agaramthen tank at FTL (+) 10.900m, to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth varying from 1.110m to 0.520m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods.

2. The All round pavement level within the site should not be less than (+)12.500m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as Micro drain of suitable size (i.e) peripheral drain of size not less than 1.00x0.90m, and lateral drains of suitable size within the site as per site condition and the same should be connected to the local drain/channel, rainwater harvesting roads with road side drainss and sewerage treatment plant and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain /channel/course at any cost and the debris and other materials should not be dumped into the drain/surplus course obstructing free flow of water. The applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage/channel.

3. The necessary setback distance (not less than 3m) especially on Eastern side should be provided with in the site as per site condition as per the norms in existence and as per the rules in force of CMDA (Circular issued by the office of the

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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 in the completion certificate only after compliance certificate from WRD.

4. The applicants should clearly demarcate the boundary of their land before the commencement of any developmental activities in the presence of Revenue & WRD authorities especially on Eastern side. The applicants should also maintain the measurement of the Site without any encroachments and should maintain as per Revenue records (FMB).

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

6. The permission granted to the applicants, should not be altered/modified/ changed to any others. Based on the records submitted by the applicants, the permission is granted. If any documents seem to be fake/manipulated/fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible of genuinety of the documents submitted.

7. 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.

8. The applicant's lands are seem to be ryotwari land which would be classified as dry 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 their 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.

9. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD / Government Lands / Channel.

10. The applicants should not object at any time for the maintenance works / improvement works of the Government channels which are proposed to be carried out by WRD. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance/improvement/development works as per Revenue records [FMB], which are proposed to be carried out by WRD in future periodically.

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11. The sewage water from the applicant's land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicant, and as well as the construction materials/debris/garbages should not be dumped into the channel/river/tank at any cost.

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

The trueness of the document received from the applicants in respect to the ownership is purely of applicants responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified by the Development / Revenue authorities. The specific remarks on inundation are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, WRD reserves rights to withdraw the Technical opinion along with NOC on inundation point of view for the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

21/10/22

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

SHB
21/10/2022

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.