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

Public Works Department
Water Resources Department

From
Er.T. Murugu Subramonian, B.E.,
Chief Engineer, PWD., WRD,
Chennai Region,
Chepauk, Chennai-5.

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

Letter No.DB / T5(3) / F – C & I - Mangadu / 2017 / 31.10.2017

Sir,

Sub: CMDA – Area Plan Unit – MSB (South) Division – Planning permission Application for the revision cum additional construction to the earlier approved **Row House-1**: Ground floor +2 floors residential building with 16 Dwelling units; **Row House-2**: Ground Floor +2 Floors residential building with 26 dwelling units; **Row House-3:** Ground floor +2 floors residential building with 28 Dwelling units; **Row House-4:** Ground floor +2 floors residential building with 27 Dwelling Units; **Row House-5:** Ground floor +2 floors residential building with 13 Dwelling units; **Row House-6**: Ground floor +2 floors residential building with 6 Dwelling units; **Row House-7**: Ground Floor +2 floors residential building with 18 Dwelling units; **Row House-8**: Ground floor +2 floors residential building with 8 Dwelling units; **Row House-9**: Ground floor +2 floors residential building with 18 Dwelling units; **Row House-10**: Ground Floor +2 floors residential building with 36 Dwelling units; **Row House-11:** Ground floor +2 floors residential building with 38 Dwelling units; **Block-1**: Ground floor +19 floors residential building with 312 Dwelling units; **Block-2:** Ground floor +19 floors residential building with 312 Dwelling units; **Block-3:** Ground floor + 19 floors residential building with 312 Dwelling units; **Block-4**: Ground floor+19 floors residential building with 508 Dwelling units; **Block-5**:Ground floor +19 floors residential building with 312 Dwelling units; **Block -6**: Ground Floor + 19 floors residential building with 156 Dwelling units; **Block-7:** Ground floor +19 floors residential building with 156 Dwelling units; **Block-8:** Ground floor +19 floors residential building with 312 Dwelling units; (Totally 2614 Dwelling units) at Survey Nos.765/29B2C, 769/29B1, 389/2, 384, 398/2, 397/2, 390, 391, 380, 379, 392 of Mangadu Village, Kundrathur Main Road, Chennai - Technical report – approval requested – regarding.

Ref: 1. The Member Secretary, Chennai Metropolitan Development Authority,Chennai-8's letter No.C3(S) / 5033 / 2017 / dated. 18.05.2017.

2. M/s. Cyber City Builders & Developers Private Limited, letter dated.28.10.2017

31.10.17

With reference to the 1st & 2nd letter cited above, after careful consideration the technical opinion on inundation point of view and as well as construction of culvert – 2 Nos of this department is hereby accorded for Planning permission Application for the revision cum additional construction to the earlier approved **Row House-1**: Ground floor +2 floors residential building with 16 Dwelling units; **Row House-2**: Ground Floor +2 Floors residential building with 26 dwelling units; **Row House-3:** Ground floor +2 floors residential building with 28 Dwelling units; **Row House-4:** Ground floor +2 floors residential building with 27 Dwelling Units; **Row House-5:** Ground floor +2 floors residential building with 13 Dwelling units; **Row House-6**: Ground floor +2 floors residential building with 6 Dwelling units; **Row House-7**: Ground Floor +2 floors residential building with 18 Dwelling units; **Row House-8**: Ground floor +2 floors residential building with 8 Dwelling units; **Row House-9**: Ground floor +2 floors residential building with 18 Dwelling units; **Row House-10**: Ground Floor +2 floors residential building with 36 Dwelling units; **Row House-11:** Ground floor +2 floors residential building with 38 Dwelling units; **Block-1**: Ground floor +19 floors residential building with 312 Dwelling units; **Block-2:** Ground floor +19 floors residential building with 312 Dwelling units; **Block-3:** Ground floor + 19 floors residential building with 312 Dwelling units; **Block-4**: Ground floor+19 floors residential building with 508 Dwelling units; **Block-5**:Ground floor +19 floors residential building with 312 Dwelling units; **Block -6**: Ground Floor + 19 floors residential building with 156 Dwelling units; **Block-7:** Ground floor +19 floors residential building with 156 Dwelling units; **Block-8:** Ground floor +19 floors residential building with 312 Dwelling units; (Totally 2614 Dwelling units) at Survey Nos.389/2, 384, 398/2, 397/2, 390, 391, 380, 379, 392 of Mangadu Village, Kundrathur Main Road, Chennai in favour of M/s.Cyber City Builders & Developers Private Limited, No.123/1, Mangadu – Kundrathur Main Road, Mangadu, Chennai – 600 122. In the reference 2nd cited the applicant has ensured and stated that the S.F.Nos. 765/29B2C & 769/29B1 mentioned in the CMDA letter first cited, are not included in the above proposal, and requested for the NOC on inundation point of view and permission for construction of culvert across the channel within their land excluding the above two S.F.Nos.

The proposed site was inspected and ascertained that the land under reference is located at the Eastern side of Kundrathur - Poonamallee road and left bank of Porur supply channel at 3.50km Upstream of Porur Tank. The site is

31.10.17

surrounded on Western side by Kundrathur – Poonamallee road with a level of (+).19.835m, on southern side is Mangadu - Kundrathur main road with a level of (+).17.850m, on Eastern side vacant land and on Northern side MGR Nagar area. The field levels of the site were taken from a known datum of Porur Tank Weir crest level of (+)12.520m which is the nearest known B.M. The Maximum Flood level near the site under reference during the 2015 floods was observed (+).17.360m. It is observed that the site field levels were in steep gradient from West to East direction, similarly southern side Mangadu - Kundrathur main road and as well as Government filed channel also which leads to drain the water towards East direction without any inundation. In order 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 maximum flood level which is sufficient for the prevailing site condition. Hence the site must be at the level of 17.360m +0.60 = (+)17.960m.

To ascertain the gravity of inundation of the said Land, corresponding field levels of the adjoining lands were taken and furnished as detailed below:

Sl. No	Field Survey Nos.	Existing Field levels in m.	MFL level + 0.60 in m	Height of filling required in m.
1	398/2	(+)16.940	(+)17.960	1.02
2	397/2	(+)16.850		1.11
3	390,391	(+)17.400 West		0.56
4	392	(+)16.950 - East		1.01
5	389/2	(+)17.640		0.32
6	384, 380	(+)16.920		1.04
7	379	(+)17.050		0.91
8	765/29B2C, B1,	(+)17.900		0.06
9	Mangadu – Kundrathur Road	(+)19.835		
10	Mangadu – Pattur Road	(+)17.850		

The site under reference was inspected and ascertained that the channel originates from sluice No.4 of Chembarambakkam Tank and the sill level of sluice (+).18.710m. The applicants M/s.Cyber City Builders & Developers Private Limited, Chennai have proposed to construct culverts at two locations one No. across this Thanthikkal channel at LS 3200m, and another across the branch channel LS 3700m bearing S.No.396 and 381 respectively. The applicant has requested permission to

31.10.17

construct - 2 RCC culverts across these channels. Based on the revenue records it is also observed that the channels are running on Northern side & Southern side in S.F.No.393 & 396 on North, S.F.No.381, 385 & 388 and Mangadu - Kundrathur main road in S.F.No.377 on Southern side of the applicant site.

In order to ensure free flow of water existing levels of Channel, proposed bed level of Channel with a slope of 1 in 1500m & proposed bottom level of culvert slab are furnished as below. As per the existing site conditions, it is found necessary for two culverts. The existing bed of the channel in S.F.No.396 is (+).15.200m and in 381 is (+)15.950m respectively, which are siltedup and defunct. 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.

S. No	Channel S.F.No	Access to S.F.No		Proposed Bed level in M (+)	Observed MFL in M (+)	Minimum Inner Width of channel as as per FMB Average	Minimum Inner Vent height in M or bottom level of deck slab	Width of Culvert in M with cut & cover	Arca of culvert in Sqm	No of vents allowed
		From	To							
1	396	390	397/2	14.200	17.360	(11.20+6.0)/2 = 8.60m	(+)17.960 / 3.76m	186.0	1599.60	1 No
2	381	380	384	14.220	17.360	(8+6.0)/2 = 7.00m	(+)17.960 / 3.74m	91.0	637.0	1 No
								Total	**2236.60**	

Hence, the necessary Technical opinion for construction of RCC Box Culvert – 2 Nos with cut & cover of size mentioned above across the channel in S.F.No.396 & 381, so as to access the site S.F.No.390 to 397/2 & S.F.No. 380 to 384 within the proposed applicant site and as well as inundation point of view of the applicant site of Mangadu Village, Kundrathur Main Road, Sriperumbudur taluk of Kancheepuram District is hereby issued subject to following terms and conditions, besides any other mandatory clearance or statutory permission from any other organization or department for the consideration of planning permission by Chennai Metropolitan Development Authority.

TERMS & CONDITIONS – CULVERTS – 2 Nos

31.10.17

1. The proposed RCC Box Culvert- 2 Nos with cut & cover of size mentioned above across the channels in S.F.No.396 & 381, so as to access the site S.F.No.390 to 397/2 & S.F.No. 380 to 384 within the applicants' lands 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 applicants land/road available on both sides of the channel this permission is eligible for construction of culvert. However, if the CMDA insists for any more culverts during planning approval, the applicant should approach the WRD for getting separate approval for any additional culverts in future.

2. The Proposed box culverts with cut & cover shall be made up of RCC Box Type with a minimum vent inner size, width and height for a carriage width as 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 PWD/WRD officials. 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.

S. No	Channel S.F.No	Access to S.F.No		Proposed Bed level in M (+)	Observed MFL in M (+)	Minimum Inner Width of channel as as per FMB Average	Minimum Inner Vent height in M or bottom level of deck slab	Width of Culvert in M with cut & cover	Area of culvert in Sqm	No of vents allowed
		From	To							
1	396	390	397/2	14.200	17.360	(11.20+6.0)/2 = 8.60m	(+)17.960 / 3.76m	186.0	1599.60	1 No
2	381	380	384	14.220	17.360	(8+6.0)/2 = 7.00m	(+)17.960 / 3.74m	91.0	637.0	1 No
								Total	**2236.60**	

3. 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.

31.10.17

4. The PWD/WRD., will not be held responsible for the Structural Stability, safety and soundness of the building proposed by the applicant and PWD/WRD specifically recommend only for construction of Culverts with cut & cover & inundation point of view. The applicant should construct the proposed RCC Box Culverts at their own cost. They are solely responsible for the structural safety and stability of the proposed culvert, at any cost and PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culvert.

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

6. The applicant should pay an annual lease rent of Rs.11,00,000/- (Rupees eleven lakh only) for utilising of 2236.60Sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.33,00,000/- (Rupees thirty three lakh only) in advance before the commencement of work. During execution/ after construction of above culverts if any deviations are noted in above measurements accordingly the lease rent also are revised respectively.

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

8. The applicant should execute the lease agreement with the Executive Engineer, PWD., 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.

9. The applicant is also to pay the caution deposit of sum of Rs.10,00,000/- (Rupees ten lakh only) in favour of the Executive Engineer, PWD., 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 and field 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.

10. 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 land to be handed over to this department as is in condition.

11. The above proposed culverts will be the Government PWD/WRD property after the construction. The applicant should not claim any privilege on the above leased portion of Government land (Culvert land, Culvert, field channel retaining wall abutting the applicant land) and should allow the WRD officials to inspect the channel as and when required and for the periodical inspection. The leased portion of land for cut & cover should be maintained as channel only as per revenue records and should not be used for any other purpose by the applicant.

12. 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.

13. 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 will not be refunded. Hence, the applicant is solely responsible of genuinety of the documents submitted.

14. The proposed RCC Box Culverts with cut & cover should be monitored and maintained by providing suitable & necessary Nos. of inspection chambers 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.

21.10.17

15. The Government field channel stretch abutting the boundary in S.F.No.393 & 396 on North, S.F.No.381, 385 & 388 on South and crossing the proposed land within the applicants land S.F.No.380 & 384 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 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 culverts.

16. The Abutment, Wing wall, Return wall, etc., for each of the above proposed culverts should be constructed well within the applicants 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 applicant should provide a pucca concrete bed in the channel at the proposed culverts sites and as well as cut & cover stretch without fail.

18. The applicant should not carry out any other cross masonry structures across the channel without prior permission from PWD/WRD.

Inundation Point of view

19. The applicants land should be filled with earth with proper compaction to the level of (+).17.960m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for a depth varying from 0.06m to 1.11m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)17.960m and i.e.0.11m above the existing road abutting the site as (+).17.850m on South.

20. The all-round pavement level within the site should not be less than (+)17.960m. The applicant should provide all-round and interior storm water drainage network, so that the ultimate disposal of storm water should be discharged to the nearest natural storm water channel/drains existing on the North and South side of the applicant's lands. The applicant should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or

31.10.17

channel. Also the applicant 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.

21. The channel S.F.No.393 & 396 on North, S.F.No.381, 385 & 388 on South within the stretch 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 applicants own cost. The bed level of the above channel should be ascertained and resorted before commencing the development activity in presence of the Executive Engineer. Moreover the width of entire field channel as per revenue records (FMB) within the stretch of applicants land should be maintained properly without any change at any cost.

22. The applicant should provide rain water harvesting arrangements in the site at their own cost.

23. The applicant should clearly demarcate the boundary of their land abutting the channel (S.F.No.393 & 396 on North, S.F.No.381, 385 & 388 on South and 377 of Road) before the commencement of any developmental activities including construction of culvert in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the channel 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.

24. The applicant should make necessary arrangements for the sewerage treatment and for its disposal necessary suitable arrangements should be made by the applicant at his own cost within the premises only after obtaining necessary permission from the Chennai Metropolitan Water Supply and Sewerage Board and as per the norms in existence and as amended from time to time and should not be let into the nearby channel or storm water drain.

25. The applicant should make their own arrangements to collect the debris and garbages within the premises during the construction of building and the same has to be disposed off as per the norms prescribed by the Tamil Nadu Pollution Control Board and other departments concerned and should not be dumped in the nearby channel, public places etc.,.

26. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities including construction of culvert in

31.10.17

presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the channel abutting the land.

27. The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter. Advance intimation should be given to the PWD/WRD officers concerned before commence of work. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.

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

29. The proposed applicant land directly access to the village/district/street/High/NHAI/other roads from the S.F.No.377 land should get the prior approval before commencement from the appropriate authority since the above proposal is to be construct 2614 dwelling units in 27.22 acres.

Failing to comply with any of the above conditions, WRD reserves the rights to withdraw the permission on construction of culverts across field channel in the above survey number & as well as on inundation point of view and in that event, the applicant shall not be eligible for any compensation what so ever and as well as legal entity.

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

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.