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DIGITALLY VERIFIED RECORD

WATER RESOURCES DEPARTMENT

From

Er. G.R.RADHAKRISHNA, B.E.,M.Sc.,MIE.,
Executive Engineer, WRD.,
Kosasthalaiyar Basin Division,
Thiruvallur – 602 001.

To

The Chairperson , (TNRERA),
Tamil Nadu Real Estate Regulatory Authority ,
Plot Nos.586, 587 & 588,1st & 2nd Avenue,
Anna Nagar East, Chennai-600102.

Lr.No.DB/JDO.3/F. 40 / NOC /2024/ 1096 m/dated:22.12.2025.

Sir,

Sub: Completion Certificate application received for house sites in S.No.6/2A1B & 6/5B of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit -NOC issued by WRD on inundation point of view – Obtaining Compliance Certificate from WRD - Sought – Regarding.

Ref :

1) The Member Secretary, CMDA, Chennai-8, Letter No. Layout -1 /0370/2023 / Dt: 04.04.2024.
2) The Chief Engineer, WRD, Chennai Region, Chennai -05 Lr.No. DB/T5(3)/F-5367 Kannapalayam Village 3277/2024/ Dated : 01.08.2024.
3) The applicant M/s. RLG Associates rep .by. Thiru.P.Ramesh,GPA on Behalf of Tmt.P.Ramani, Letter dated: 06.10.2025
4) The Asst. Executive Engineer, WRD., Kosasthalaiyar Basin Sub-Division,Chennai, Lr.No. 775EE /AEE /2025/ dated:10.12.2025.

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With reference to the 1st cited, the Member Secretary CMDA has requested to obtain NOC from WRD on inundation point of view for layout of house sites in S.No.6/2A1B & 6/5B of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit in favour M/s.RLG Associates rep. by Thiru.P.Ramesh, GPA on Behalf of Tmt.P.Ramani. The Chief Engineer, WRD, Chennai Region, Chennai-05 had offered the remarks to the Member Secretary CMDA for the above said lands vide reference 2nd cited.

Vide reference 3rd cited, the applicant, requested Compliance certificate from WRD for the above site. In this regard, the site has been inspected and found the construction work has been Completed in the site under reference.

The site was inspected by Field Engineers and reveals that the levels were taken from known datum at Weir Crest Level of Melpakkam Tank is (+) 23.020m., is found correct and matching with the levels given in the NOC vide reference 2nd cited. Based on the observed field levels and inspection the following observations are made.

/P.T.O/

From

1. Layout of house sites in S.No.6/2A1B & 6/5B of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit, Filling level of the site is (+) 24.080m which is the recommended level.

The applicant has followed the technical remarks vide Chief Engineer, WRD, Chennai Region, Chennai-05 vide Lr.No. DB/T5(3)/F- 5367 Kannapalayam Village 3277/2024/ Dated : 01.08.2024 for inundation point of view. Hence, it is recommended to issue no objection certificate for getting completion certificate.

Encl:

1. NOC copy - 1 Set.
2. Layout Copy, FMB Sketch - 1 Nos.

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

22/12/25

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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

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भारत INDIA

INDIA NON JUDICIAL

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CMDA

ET 326366

G. SIVAKUMMAR
Stamp Vendor
LIC No:14508/B1/92
11, 4th Street, Jayalakshmipuram
Nungambakkam, Chennai - 600 03
Mobile:9381004109

UNDERTAKING FOR PWD COMPLIANCE

From	To
M/s. RLG Associates rep by Thiru. P.Ramesh, GPA on behalf of Tmt. P.Ramani No.102, Agragaram Street, Avadi, Chennai – 600 054,	**The Chairperson, (TNRERA), Tamil Nadu Real Estate Regulatory Authority, Plot Nos.586, 587 & 588,1st & 2nd Avenue, Anna Nagar East, Chennai-600102**

Date: 29.12.2025

Sub: Completion Certificate for laying out of house sites in S.No.6/2A1B & 6/5B of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamal Panchayat Union Limit.

Ref: CMDA/PP/LAYOUT-1/0241/2024 Dated: 13-06-2025

NOTARY * INDIA * R. JAYASHANKARAN * GOVERNMENT OF INDIA

For RLG ASSOCIATES

P. Ramesh

Proprietor

P. Ramani

We, **M/s. RLG Associates rep by Thiru. P.Ramesh, GPA on behalf of Tmt. P.Ramani**, Completion Certificate for laying out of house sites in S.No.6/2A1B & 6/5B of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamal Panchayat Union Limit, hereby undertake to abide and comply with the conditions stated by PWD as per the following reference

1. **WRD Compliance Certificate - Lr.No.DB/JDO.3/F.40/NOC/2024/1096 m/dated: 22.12.2025 - Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur - 602001.**

Thanking You,

Yours Faithfully,

For RLG ASSOCIATES

Proprietor

P.Ramani

M/s. RLG Associates rep by Thiru. P.Ramesh, GPA on behalf of Tmt. P.Ramani

NOTARY ★ R. JAYASHANKARAN ★ GOVERNMENT OF INDIA

R. JAYASHANKARAN, B.A., B.L.,
ADVOCATE & NOTARY
HIGH COURT ADVOCATES ASSOCIATION
EGMORE, CHENNAI-600 008

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

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