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Water Resources Department

From
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Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai - 5.
Email id: ceerwrdhdo@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 – 3459 – Thiruninravur-A village / 2022 / 25.04.2022

Sir,

Sub:- CMDA – Area Plans Unit – Layout Division – Planning Permission for the Laying out of house sites in S.F.No.144/6, 7 & 8A of Thiruninravur-A Village, Avadi taluk, Thiruvallur district, Thiruninravur town panchayat limit – channel runs along the Southern boundary of the site – Specific Remarks along with NOC on the inundation point of view – issued - Regarding.

Ref:- 1. The Member Secretary, Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai-8 letter No.L1 / 9589 / 2020-2 - dated.19.01.2022.

With reference to the 1st letter cited above and after careful consideration, the technical opinion along with NOC on inundation point of view of this department is hereby accorded for the Planning Permission for the Laying out of house sites in S.F.No.144/6, 7 & 8A of Thiruninravur-A Village, Avadi taluk, Thiruvallur District, Thiruninravur Town Panchayat Limit in favour of Thiru.S.Selvaraj, No-301B, Raja Street, Padi, Chennai – 600 050.

The proposed site was inspected and field observation reveals that it is located near the Thandurai field channel on Southern side which originates from Thiruninravur tank, sluice No.2 and confluences into Cooum river through Nemilichery & Thandurai villages having a total length of 4.0 Km. The site is located on the left bank of Thandurai channel at LS.1400m. On Eastern side & Southern side seems to be vacant lands which are command area under cultivation, CMDA approved layout on North & Western side and then Thirunindravur main road and Thirunindravur eri.

From the Revenue records and field observations, it is observed a branch of field channel runs in S.F.No.144/3 - North, 146/2 - South, 147/1&5 – North & West & 148/2 - North with active irrigation. Hence, necessary drainage arrangements must be adequately provided within the site as there is no other drainage facility currently available around the surroundings.

The field levels at site were taken from known datum at sill level of Thiruninravur tank sluice No.2 as (+)29.910m. The Maximum Flood Level near the site

26/4/22

under reference during the 2015 flood was assessed as (+)29.990m with respect to MSL. To protect the site against the inundation, the site must be raised to 0.60m above the MFL or above the road top level abutting the site, whichever is higher. In this case the nearest road level is (+)29.970m whereas the MFL is (+)29.990m which is higher than the road level, hence the site to be raised to a minimum level of (+)29.990m + 0.60m = (+)30.590m i.e.0.68m above the sill level of Thiruninravur tank sluice No.2 as (+)29.910m. The field levels were taken at the proposed site is furnished as below.

Sl. No	Field Survey Nos	Existing field levels in (+).m.	Proposed Level =MFL +0.600m	Height of filling required in m.
1.	144 / 6	29.840 29.780	(+) 30.590	0.75 0.81
2.	144 / 7	29.750 29.860		0.84 0.73
3.	144 / 8A	29.720 29.810		0.87 0.78
4.	Approach Road	29.970		

As per the above statement the proposed land is to be raised from 0.73m to 0.87m with earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels.

Based on the available Revenue records and as much as considering the prevailing site conditions, necessary technical opinion along with NOC on inundation point of view of this department for the Planning Permission for the Laying out of house sites in S.F.No.144/6, 7 & 8A of Thiruninravur-A Village, Avadi taluk, Thiruvallur district, Thiruninravur town panchayat limit in favour of Thiru.S.Selvaraj, No-301B, Raja Street, Padi, Chennai – 600 050 is hereby issued to CMDA subject to following terms and conditions besides any other mandatory clearance and statutory permission from any other organization or department for the consideration of planning permission by Chennai Metropolitan Development Authority.

TERMS and CONDITIONS

1. The applicant's land should be filled with earth with proper compaction to the minimum level of (+)30.590m 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

26/4/22

0.73m to 0.87m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+) 30.590m and i.e. 0.68m above the sill level of Thiruninravur tank sluice No.2 as (+)29.910m.

2. The all-round entire pavement level within the site should not be less than (+)30.590m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size (peripheral drain & lateral drain as per site conditions), rainwater harvesting, roads with road side drain and sewerage alignment and its disposal & garbages/debris and other solid waste management as per norms in existence within the applicant's land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic drainage (treated or untreated) should not be let into the 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 applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel.

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 (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 especially on South. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

4. The channels along the Southern boundary and within the stretch of applicant's land in S.F.No.146/2 should be completely desilted and resectioned by constructing retaining walls on either sides 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 field channels as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without any encroachments.

5. The applicant should clearly demarcate his site boundary especially on the South of applicant's land abutting the channel in S.F.No.146/2 before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the channel

26/4/22

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 field channel stretch abutting the applicant boundary in S.F.No.146/2 should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the channel should be maintained without encroachments 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 desilt the channel periodically and remove the obstruction then and there at his own cost in order to avoid any hindrance for free flow of water within the proposed land, after the completion of project also.

7. The applicant should not carry out any other cross masonry structures across the channels and if found necessary, prior permission from WRD should be obtained.

8. 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. Hence, the applicant is solely responsible of genuinety of the documents submitted.

9. 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.

10. 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.

11. The sewage water from the applicant's land should not let into the channel or 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 at any cost.

The applicant should not dump the garbages/debris in the channel and avoid the sewage water let into the channel, etc. At any cost, sewage/sullage 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.

26/4/22

12. The applicant should not object at any time for the maintenance work / improvements work of the channel 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 of any maintenance / improvement / development works as per Revenue records [FMB] which are proposed to be carried out by WRD in future periodically.

13. The applicant's lands seem to be ryotwari land which would be classified as wet lands. Hence, these lands are to be converted into residential zone from the agricultural zone by the competent authority. The applicant should get clearance certificate for this 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.

14. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands / channels. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

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

26/4/22

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

25/04/2022

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.