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Water Resources Department

From
Er.M.Janaki, M.E.,F.I.E.,
Chief Engineer, WRD,
Chennai Region,
Chepauk, Chennai-5.
Mail Id: cecrwrdhdo@gmail.com

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

Lr. No.DB /T5(3)/ F.NOC 9798 Agraharammel Village & Thirunindravur Village /0668/2025/ Dated.13.02.2025.

Sir,

Sub: CMDA – APU – Layout Division – Laying out of house sites in S.No.84/1 part, 84/2 part, 84/3 part, 85/1 part, 85/2 part, 85/4 part, 99/1 part, 99/3 part, 101/1 part, 101/2 part, 109, 110/1A, 110/1C, 110/4, 111/1, 111/2, 112/1A1, 112/1A4 and 112/1A5 of Agraharammel Village, Avadi Taluk, Tiruvallur District within the limits of Poonamallee Panchayat union and S.No.502/2, 508/1A and 508/3 of Thirunindravur Village, Avadi Taluk, Tiruvallur District within the limits of Avadi Corporation- Specific Remarks along with NOC on inundation point of view along with Permissibility for Temporary Permission for Construction of RCC Culvert across the Channel – issued – regarding.

Ref: 1. The Member Secretary, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600 008 Letter No. Layout – 1 / 0291 / 2024 / Dated:11.11.2024

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With reference to the 1st letter cited above and after careful consideration the technical opinion and NOC on inundation point of view of this department is hereby accorded along with Temporary Permission of Construction of RCC Culvert across the Channel in S.F.No.104 of Agraharammel Village and for Laying out of house sites in S.No.84/1 part, 84/2 part, 84/3 part, 85/1 part, 85/2 part, 85/4 part, 99/1 part, 99/3 part, 101/1 part, 101/2 part, 109, 110/1A, 110/1C, 110/4, 111/1, 111/2, 112/1A1, 112/1A4 and 112/1A5 of Agraharammel Village, Avadi Taluk, Tiruvallur District within the limits of Poonamallee Panchayat union and S.No.502/2, 508/1A and 508/3 of Thirunindravur Village, Avadi Taluk, Tiruvallur District within the limits of Avadi Corporation may be issued in favour of M/s.SMK Enterprises rep.by its partner, Mr.M.Rajkumar Jain, M/s.SMK Enterprises represented by its Partner Thiru.Rajkumar Jain GPA of M/s.Maansarover Foundation represented by its Partner M. Naresh Kankariya, No.24A, Vannier Street, Porur, Chennai – 600 116.

The proposed site was inspected and ascertained such that, applicant's land spans across two villages namely Agraharammel Village and Thirunindravur

13/2/25

Village, which shall be accessed by the Rajakuppam – Karunagaracheri Road, that traverses on Northern side of the applicant's site. Also, numerous Government Channel runs in between the applicant's land, wherein a few abutting the applicant's site. The Government Channel in S.F.No.100/1 runs across the applicant's site in S.F.No.99/1 & 99/3 from West to East Direction, by converging into a Pond (Kulam / Kuttai) in S.F.No.612, which is on Eastern side, which is far away from the site. Further, a few more Government Channels in S.F.No.104, 105, 106 and so on traverses in between the applicant's land in S.F.No.101/1 & 2 (North) and S.F.No.111/1 & 2 (South). Also, the Coovum river in S.F.No.140 and Thirunindravur Eri exists on Southern and Western side respectively, at a considerable distance from the applicant's site

In addition to this, a Government Channel in S.F.No.110/3 along with a Field Well (களம் கிணறு) in S.F.No.110/2 exists very close to the applicant's land in S.F.No.110/4, indicating that the aforementioned Government Waterbodies, which are sandwiched in between the applicant's land. Consequently, any encroachment upon these government lands / water bodies would be the responsibility of the applicant, and it is imperative that the concerned Revenue authorities verify and ensure compliance with the above mentioned revenue records. It is crucial to emphasize that any encroachment upon Water bodies or Government land should be avoided.

Also, according to the Revenue records, the applicant's land in S.F.No.84/1 is classified as Geologic Road (நிலவியல் சாலை) Further, the S.F.Nos.116, 117/2, 118 are classified as Cart Track (வண்டி பாதை), which runs on South – Eastern side of the applicant's land connecting the Village Boundary. Additionally, the site is surrounded by Vacant lands on all directions, wherein at present, there are no irrigation activities due to vast urbanization and are classified as "Dry and Wet" lands and these lands are located in Ayacut Field of Tank.

In this regard, it was observed that few Plan marked channels or Patta channels are found within the applicant's site. Hence, the Applicant has to realign and form necessary suitable storm water drainage network (internally) within the site, so that the Ultimate disposal of storm water discharge into the nearby Government Channel which is running on South during rainy season in order avoid inundation.

13/2/25

Furthermore, there are number of private Dry & Wet patta lands which are unpurchased, are sandwitched in between the proposed Dry & Wet lands acquired by the applicant. Hence, the Revenue authorities should ascertain that the pattadars will not claim any right in future for irrigation with tank field channel according to court of Law. And at any cost, WRD will not be responsible for any litigation raised by the above private land owners. However the applicant should give an undertaking to the effect regarding the private Dry & Wet patta lands within the boundary of the applicant's Dry & Wet lands, stating that the applicant have assured to convert their land to feed irrigation to the unpurchased ayacuts. The outlet and inlet channels which are associated within the applicant patta lands would be handed over to the WRD and have to be maintained properly by the applicant. Accordingly, the private patta lands situated within the proposed Dry & Wet lands which are not acquired by the applicant should be prone with approach roads, should be handed over to the local body after completion of the project.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken with reference to the Bench Mark from Known Datum of Full Tank Level of Thirunindravur Tank at (+) 33.560 m.

As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous past floods. The Observed Maximum Flood Level near the applicant's site was (+) 30.460 m. The Top level of the Rajakuppam – Karunagaracheri Road is (+) 29.826 m, which is on Northern side of the Applicant's land.

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 maximum flood level (or) nearest main road level whichever is higher, hence the site must be raised to a minimum level of 0.60m from the Maximum Flood level. The MFL recorded in past years nearby the site is higher than the Road level. Therefore, MFL is taken into account for earth filling the land. Hence, it is recommended to raise the field level to (+)30.460 + 0.600 = (+) 31.060 m (ie.,2.500 m below the Full Tank Level of Thirunindravur Tank which is (+) 33.560 m). The field levels were taken at the proposed site and furnished for reference as below. 13/12/25

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the past flood level (+)30.460 + 0.600 = (+) 31.060 m	
			Required Level in m	Height Filling in m
Agraharammel Village				
1.	84/1 pt	(+) 29.710	31.060	1.350
2.	84/2 pt	(+) 29.416		1.644
3.	84/3 pt	(+) 29.179		1.881
4.	85/1 pt	(+) 29.083		1.977
5.	85/2 pt	(+) 28.877		2.183
6.	85/4 pt	(+) 29.081		1.979
7.	99/1 pt	(+) 29.167		1.893
8.	99/3 pt	(+) 28.816	31.060	2.244
9.	101/1 pt	(+) 28.840		2.220
10.	101/2 pt	(+) 29.158		1.902
11.	109	(+) 29.159		1.901
12.	110/1A	(+) 29.103		1.957
13.	110/1C	(+) 29.073		1.987
14.	110/4	(+) 28.914		2.146
15.	111/1	(+) 29.084		1.976
16.	111/2	(+) 29.075		1.985
17.	112/1A1	(+) 29.102		1.958
18.	112/1A4	(+) 29.112		1.948
19.	112/1A5	(+) 29.135		1.925
Thirunindravur Village				
1.	502/2	(+) 28.983	31.060	2.077
2.	508/1A	(+) 29.044		2.016
3.	508/3	(+) 29.535		1.525

Also the proposed land is to be raised (+)1.350 m to (+) 2.244 m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling varies from (+)1.350 m to

3/2/25

(+) 2.244 m to avoid inundation. Since, the existing field level is below MFL and the applicant is suggested not to have regular habitation below MFL.

As per the village plan, it has been observed that the Government Channel running through S.F.No.104 of Agraharammel Village crosses the applicant's land on in S.F.Nos. 101/1 pt & 2 pt on the Northern side, and S.F.No.111/1 on the Southern side, as there are no access roads in the surrounding areas to facilitate movement.

Henceforth, RCC Culvert have been proposed at essential location in channel S.F.No.104 so as to access from the applicant's site in S.F.No.101/1 pt & 2 pt and S.F.No.111/1 of Agraharammel village respectively.

Hydraulic Particulars Recommended for RCC Culvert across S.F.No.101/1pt & 2 pt & 111/1 :

B.M. - Full Tank Level of Thirunindravur Tank as (+)33.560 m

Full Supply Level of the Channel in S.F.No.104	- (+)30.460 m
Existing Bed Level of the Channel in S.F.No.104	- (+)27.850 m
Proposed Bed Level of the Channel in S.F.No.104	- (+)27.700 m
Proposed Deck slab bottom level of the RCC Culvert	- (+)31.060 m
Existing Field Level of applicant's site in S.F.No.101/1pt	- (+)28.840 m
Existing Field Level of applicant's site in S.F.No.101/2pt	- (+)29.158 m
Existing Field Level of applicant's site in S.F.No.111/1	- (+)29.084 m
Proposed Bed width of the Carriage way	- (+)12.200 m
Existing Width of Odai as per FMB	- (+)4.500 m

The bed level of the Culvert should be fixed in presence of the Executive Engineer concerned and only after the existing channel orginal bed level is ascertained and restored for flow from North to South direction.

S. No	Channel S.F.No.	Access to S.F.No.		Proposed Bed level in 'm' (+)	MFL in 'm' (+)	Minimum Inner Width of channel in 'm' as per FMB Average	Minimum Inner Vent height in 'm' or bottom level of Deck slab	Width of Culvert in 'm'	Area of Culvert in Sq.m	No. of vents allowed
		From	To							
1.	104	101/1 pt & 101/2 pt	111/1	27.700	30.460	4.50	3.360 / 31.060	12.20	54.90 say 55.00	2 Nos.
								Total	54.90 sq.m say 55 sq.m	

The qualified charted structural Engineer prescribed the design for RCC small bridge with pile foundation, the pile cap top level should be kept at (+)27.100m [i.e.(+) 27.700– 0.60m = (+)27.100m. Also, the pier should be designed as single round columns and should not be in the form of nosing pier.

13/2/25

The applicant should adhere the above levels without causing any hindrance to free flow of water in the Government Channel.

Based on the request of the applicant and in view of the present site condition with respect to the available Revenue records for the Temporary Permission for Construction of RCC Culvert across the Channel in S.F.No.104 of Agraharammel Village and technical opinion along with NOC on inundation point of view for Laying out of house sites in S.No.84/1 part, 84/2 part, 84/3 part, 85/1 part, 85/2 part, 85/4 part, 99/1 part, 99/3 part, 101/1 part, 101/2 part, 109, 110/1A, 110/1C, 110/4, 111/1, 111/2, 112/1A1, 112/1A4 and 112/1A5 of Agraharammel Village, Avadi Taluk, Tiruvallur District within the limits of Poonamallee Panchayat union and S.No.502/2, 508/1A and 508/3 of Thirunindravur Village, Avadi Taluk, Tiruvallur District within the limits of Avadi Corporation is hereby issued in favour of M/s.SMK Enterprises rep.by its partner, Mr.M.Rajkumar Jain, M/s.SMK Enterprises represented by its Partner Thiru.Rajkumar Jain GPA of M/s.Maansarovar Foundation represented by its Partner M. Naresh Kankariya, No.24A, Vannier Street, Porur, Chennai – 600 116 is hereby issued subject to the following conditions and technical suggestions, besides any other mandatory clearance of statutory permission from any other organization or department if necessary, for the consideration of Planning permission by Chennai Metropolitan Development Authority.

CONDITIONS:

1. The Proposed Culvert should be made of RCC of size and in S.F.No.104 of Agraharammel Village earmarked in the sketch for temporary occupation for three years from the date of agreement. Only if the applicant's land / road available on both sides of the Government Channel / Odai, this permission is eligible for construction of Culvert.

2. The Proposed Culvert shall be made up of RCC Type with a minimum vent inner size, width and height of Bridge are specified below should be well within the boundary. The size & sill level of the proposed RCC Culvert Should be maintained as mentioned below in the specified S.F.No. and should be got executed only in the presence of WRD officials. The bed level of the Culvert should be fixed in presence of the Executive Engineer concerned only after the existing Government Channel original bed level ascertained and restored for the free flow direction from its origin.

13/2/25

The Hydraulic particulars of the bridge are as follows:

B.M. - Full Tank Level of Thirunindravur Tank as (+)33.550 m

Full Supply Level of the Channel in S.F.No.104	- (+)30.460 m
Existing Bed Level of the Channel in S.F.No.104	- (+)27.850 m
Proposed Bed Level of the Channel in S.F.No.104	- (+)27.700 m
Proposed Deck slab bottom level of the RCC Culvert	- (+)31.060 m
Existing Field Level of applicant's site in S.F.No.101/1pt	- (+)28.840 m
Existing Field Level of applicant's site in S.F.No.101/2pt	- (+)29.158 m
Existing Field Level of applicant's site in S.F.No.111/1	- (+)29.084 m
Proposed Bed width of the Carriage way	- (+)12.200 m
Existing Width of Odai as per FMB	- (+)4.500 m

S. No	Channel S.F.No.	Access to S.F.No.		Proposed Bed level in 'm' (+)	MFL in 'm' (+)	Minimum Inner Width of channel in 'm' as per FMB Average	Minimum Inner Vent height in 'm' or bottom level of Deck slab	Width of Culvert in 'm'	Area of Culvert in Sq.m	No. of vents allowed
		From	To							
1.	104	101/1 pt & 101/2 pt	111/1	27.700	30.460	4.50	3.360 / 31.060	12.20	54.90 say 55.00	2 Nos.
The qualified charted structural Engineer prescribed the design for RCC small bridge with pile foundation, the pile cap top level should be kept at (+)27.100m [i.e.(+) 27.700–0.60m = (+)27.100m. Also, the pier should be designed as single round columns and should not be in the form of hosing pier.								Total	54.90 sq.m say 55 sq.m	

3. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified Structural Engineer and the same should be submitted to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur, for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for the above proposal should be informed to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of RCC Culvert should be reported to the Executive Engineer.

4. The Government Channel in S.F.No.104 running within the applicant's land should be completely desilted and resectioned by constructing retaining wall on both side of the Government Channel along entire boundary as per the FMB at the applicant's own cost.

13/2/25

5. The applicants should clearly demarcate their boundary especially on both side of Channel in S.F.No.104 before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the Channel abutting the land. Moreover, the width of entire Government Channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and no encroachments at any cost.

6. The necessary setback distance should be provided within the site as per site site conditions along the channel 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 activity in setback area in future also. Moreover, the applicant should provide adequate passage along the channel course as per norms which are found necessity for accessing purpose of the heavy machinery for maintenance work / improvements work of the channel which are proposed to be carried out by WRD.

7. The Government Channel abutting the applicant's boundary on both side should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Government Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Government Channel should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing Government Channel to the downside area within the proposed site. Also, the applicants should de-silt the Government 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 project.

8. The applicant should pay an annual lease rent of Rs.37,000/- (Rupees Thirty Seven thousand only) for utilising Government land of 55.00 sq.m., 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 for three years of Rs.1,11,000/-(Rupees One Lakh and Eleven Thousand only) 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 also are to be revised respectively.

13/2/25

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

10. The applicant should execute the lease agreement with 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.

11. The applicant is also to pay the caution deposit of sum of Rs.2,00,000/- (Rupees Two lakh only) in favour of the Executive Engineer, 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, Government 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.

12. The applicant should not claim any privilege on the above leased portion of the land (Culvert land, Culvert, Government Channel & retaining wall) 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 has to be handed over to this department as is in original condition. The above proposed RCC Culvert will be the Government WRD property after the construction.

13. The Abutment, Wing wall, Return wall, etc., for the above proposed Culvert should be constructed well within the applicant's land on either side. The proposed RCC Culvert should be monitored and maintained for frequent inspection by the applicants at their own cost. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the bridge site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public.

14. 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 Culvert

13/2/25

also removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.

15. 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, lease rent etc., will not be refunded. Hence, the applicant is solely responsible of genuinety of the documents submitted.

16. The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition. The bottom portion of the bridge should be provided by Concreting at bed level at their cost so as to protect the erosion in future.

17. The WRD., will not be held responsible for the Structural Stability, safety and soundness of the Culvert proposed by the applicant and WRD specifically recommend only for construction of Small bridge. The applicant should construct the proposed RCC Culvert at their own cost. The applicant is solely responsible for the structural safety and stability of the proposed RCC Culvert and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Culvert.

18. 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 concerned WRD officers before commencement of work. WRD is giving opinion only in connection with the permission for construction of Culvert aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands.

19. 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.

20. The applicant should not object at any time for the maintenance work / improvements work of the channel / tank 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 to be carried out by WRD in future periodically.

13/2/25

21. The applicant should maintain the channel area as is in condition of Environmental, Ecology, and Naturalist and without encroachments & pollution etc., and should not deviate the Hydraulic particulars of the channel.

22. All safety measures should be taken without fail. Adequate arrangement for the safety of traffic by way of flagman, barricades, caution boards, danger lights (Day & Night) etc., as required should to be provided. The applicant should engage proper watch and ward so as to avoid any untoward incident upto completion of work.

23. The applicant should not carry out any other cross masonry structures across the channel without prior permission from WRD. The applicant should provide a pucca concrete bed in the channel at the proposed culvert sites without fail. The Culvert should be completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant's cost.

24. The applicant's land should be filled with earth with proper compaction to the minimum level of (+)31.060 m 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 m depth to achieve the required degree of compaction for a depth varying from (+)1.350 m to (+)2.244 m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+)31.060 m (ie.,2.500 m below the Full Tank Level of Thirunindravur Tank which is (+)33.560 m). The all-round entire pavement level within the site should not be less than (+)31.060 m. The applicant is suggested to have regular habilitation not below the MFL, since the existing field levels are below MFL.

25. The applicant should not object the common public for using the Culverts at any time and any cost.

26. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the bridge site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public.

TECHNICAL SUGGESTIONS:

a. The applicant should prepare the development proposal by considering the suitable internal storm water drainage network as micro drain of suitable sizes within the site as per site condition and the same should be connected to the local

10/2/25

drain/channel, rainwater harvesting, roads with road side drains sewerage treatment plant and its disposal and garbages/debris and other solid waste management as per norms in existence within the applicant's 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. There should not be any hindrance to the free flow of internal drain to downstream.

b. The applicants' lands are seems to be Ryotwari land which would be classified as Wet and 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 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.

c. Since the site exists abutting Channel in S.F.No.104, 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 (as per the 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. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

d. The sewage water from the applicants' land should not let into the drains and for the disposal of the sewage water and 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 at any cost.

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

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

13/2/25

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 along with permission for construction of Culverts to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

13/2/25

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

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What you are allowed to build here: floor space, height, coverage and setbacks.
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Property Tracker
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- EC Analyzer
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What it is worth and what it costs to register.

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- Stamp duty and registration fees
- Capital gains
- Floor space index
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Zoning and land use

What the plan says can happen on this land.

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- CMDA land use check
- Coastal regulation zone
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Who holds it, and which office keeps the record.

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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.