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DIGITALLY VERIFIED RECORD

WRD (PWD)

From
Er.S.Sivaperuman, B.E.,
Executive Engineer, WRD., (PWD)
Lower Palar Basin Division,
Kanchipuram

To
The Deputy Director,
Towns Country Planning Development,
Chengalpet Region,
No.131, G.S.T.Road, Chengalpet,
Kanchipuram District.

Lr.No.JDO.3/F-60 / 11 M / Dt: 13-01-2010

Sir.

Sub: Kancheepuram District - Chengalpattu Taluk - Village No.14 - Perumattunallur Village - Perumattunallur Tank - Construction of Residential Group Building S.F.No.16/4A, 16/4B, 65/4, 65/5A, 65/5B, 76/4, 76/5, 77/1B, 77/2C1(A,B,C,D,E,F) 77/2C2, 77/3A, 77/3B, 78/1M, 78/2, 79/1, 79/2, 80/1, 80/2, 81/1, 81/2, 82, 83, 85, 86/1B, 86/1C, 86/2A, 86/1C, 86/2A, 86/2B, 87/1A, 87/1B1, 87/1B2, 87/2A, 87/2B, 87/2C, 88/1, 88/2, 88/3, 89/3A1, 89/3B, 89/3C, 89/4A, 89/4B, 90, 95/4 - total extent 36.095 Acres - issuing No Objection Certificate - Report Submission - Reg.

Ref: Deputy Director, Town Planning, Chengalpattu Region, Lr.No. 15592/2009/CP/ Dt.20.08.2009.

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In the reference I cited a technical report is called for with respect to the issance of No Objection Certificate for Construction of Residential Group Buildings based on the request made by Deputy Director, Town Planning, Chegnalpattu Region vide reference II to M/s. Shriprop Structures (P) Ltd, T.Nagar, Chennai - 600 017.

The site located in the Perumattunallur Village (No.14), bearing the S.F.Numbers listed above with a total extent of 36.095 Acres. The said site is located in the command of the Perumattunallur Tank (S.F.No.96) hence a No Objection certificate is sought from this department.

Im this regard the above side was inspected by the field officer, the said site is located in the northern side of the Perunallur Tank and surrounded by the clusters by the clusters of residential settlement in the west, vacant lay outs in the east and northern side.

..2..

The hydraulic particulars of the tank are given below,

Free Catchment area	:	2.64 Sq.Km.
Combined Catchment area	:	4.32 Sq.Km.
Water Spread area	:	0.93 Sq. m.
Length of the bund	:	1620m.
Full Tank Level (F.T.L)	:	18.140m.
Maximum Water Level (M.W.L)	:	18.440m.
Top Bund Level (T.B.L)	:	19.350m.
Number of weir / length	:	2 No / 18.75, 15.21m.
Maximum Discharge from Catchment	:	21.92 cum/sec.
Number of Sluice / Sill level	:	2 No / 16.280m.

During the site inspection and leveling operations the following facts were found and recorded as follows,

- The said site is gently sloping towards the north eastern direction and has maximum level of +16.120m closer to the sluice (eastern side of the plot) and has minimum of levels averaging +15.090m at the northern boundary of the site.
- The entire area fall under the ayacut area of the said tank especially under the sluice No.1, with sill level of +16.280m. The field channels are formed with aycutdhar's lands and no separate channel is found available as per the revenue records.
- There are two weirs located in the westeren side of the tank bund for a length of 18.75m and 15.21m. The surplus discharge from the weirs are discharged over the open land available in front of viz S.F.No.95.. As there is no separate surplus course found available, it is leaned that the flood water spreads to entire land D/s and drains towards North and western side entern into Nandivaram Hissa Tank.
- The part of the surplus water will flow over the land for which the NOC was sought now. There is a channel depression found available parallel to the bund in between the applicant land. The applicant land was demarcated with respect to tanks toe drain. There is minimum width 10m (East) and maximum width of 33m (west) available between the toe of bund to the applicant land boundary. Besides applicant has indicated in their plans that they are leaving average 22m setback from their southern boundary.

..3..

No Objection Certificate for construction of Residential Group Buildings may be issued to the applicant with the following conditiions.

- ✓ The existing ground level of the site should be raised for an average depth of varying from 0.75 to 1.00m from the existing levels as per the contour drawing. The existing slope of the ground is about 1 in 400 and the filling should be done in such a way that existing sloping pattern of drainage should not be altered.
- ✓ The natural slope should be maintained as it is, even after the development so as to avoid local inundation during the monsoon as well as to facilitate the smooth flow of run-off in to the lower down tanks viz Karanaipuduchery, Nandivaram.
- ✓ The boundary stone should be fixed along the tank bund after surveying by Revenue officials with WRD officials.
- ✓ The designed channel for flow the surplus water along the bund and outlet channel in four places as shown in the plan should be formed in your own cost in consulting with the WRD authority.
- ✓ Necessary provision should be made to drain the overflow from the existing channel in between the bund toe and the said land's boundary through the storm water drains formed by the developers while carrying out the proposed development.
- ✓ The developers in further should not encroach or indulge any activity against the interest of preservation of water body.
- ✓ The developers should form their own drainage net work with in their premises and adequate outlets have to be provided to pass the run off safely to the lower down tank. The area being slopping and likely build up completely, in further, the co-efficient of run-off may be taken at higher order in designing the strom drains.
- ✓ The developers should provide in house efficient sewage treatment system (STP) and they should not dispose any sewage or effluents in to the tank.
- ✓ The Department reserve rights to withdraw the NOC issued if any of the above condition is violated or in the larger interest of the Public.

Encl: Topo sheet and other documents
as received 1 Nos.

13/1/10

Executive Engineer, WRD., (PWD)
Lower Palar Basin Division, Kanchipuram.

13/1/10

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
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Services we run for you
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The LandLens suite
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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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