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PUBLIC WORKS DEPARTMENT
WATER RESOURCES DEPARTMENT

From

Er.A.MUTHAIYA, B.E.,
Executive Engineer, PWD.,
Kosasthalaiyar Basin Division.,WRD
Thiruvallur.

To

M/s. Trident Developers,
M/s. Aliance Orchid Tech Park (P) Ltd.,
M/s. Alliance Inn (India) Pvt. Ltd.,
No.4/12, 40 Feet Main Road, Samiyapuram Nagar
Karambakkam, Chennai.113.

Lr. No.DB/JDO.1/F.40NOC/ 2019/ /Date: 25.06.2019.

Sir,

Sub: Permission requested for the Construction of Box Culvert across Field Channel in Pungathur Village for the purpose of Layout for M/S Trident Developers (1) , M/S Alliance Orchid Tech Park Pvt Ltd (2), and M/S Alliance Inn (India) Pvt Ltd (3).No 4/12, 40 Feet Main Road, Samapuram Nagar, Karambakkam, Chennai-113. – Reg

Ref : M/s. Trident Developers (1) M/s. Aliiance Orchid Tech Park Pvt., Ltd., (2) M/s. alliance Inna (India) Pvt., Ltd., (3) No.4/12, 40 Feet Road, Samayapuram Nagar, Karambakkam, Chennai.113 Letter No.Nil/dated: 10.05.2019.

-oOo-

With reference to the letter cited above, I submit that the applicant M/S Trident Developers (1) , M/S Alliance Orchid Tech Park Pvt Ltd (2), and M/S Alliance Inn (India) Pvt Ltd (3).No 4/12, 40 Feet Main Road, Samapuram Nagar, Karambakkam, Chennai-113, has applied permission for construction of RCC Box Type culverts in Pungathur Village in Thiruvallur Taluk across the Pungathur Tank 1 st Sluice Field pothy channel connecting his own field Survey Field.on both the sides as mentioned in the table below.

TABLE - 1

Sl. No	Chennal Survey No	Culvert No	Size in' m'	Area in 'm2'	Left side Field SF No	Right side Field SF No
1	593 / 1	1	7.50x(4+3)/2	26.25	592/1B1	593/2B
2	593 / 1	2	7.50x2.00	15.00	592/1B2	593/2c
3	591 / 1	3	7.50x4.00	30.00	592/1B2	591/5A,6A
4	587 / 4	4	7.50x2.60	19.50	592/4	587/3A
5	591 / 1	5	7.50x4.00	30.00	587/3A	591/3A
6	591 / 1	6	7.50x4.00	30.00	587/3B	591/3A
		Total in m2		150.75		

The plot lies in the ayacut of Pungathur Tank which is under the maintenance of Public works Department. The proposed site was inspected and ascertained that the land under reference cited is located in the North side of Selai Pungathur road.

In order to ascertain the potential of inundation, necessary field levels were taken by the field officials with reference to Bench mark in top of the weir crest (FTL) in Pungathur Tank (i.e) + 45.720 m.

Corresponding levels of adjoining fields were furnished separately. The center median top of Selai Pungathur road is (+) 46.320m with reference to FTL of Pungathur tank and the channel sill levels and adjacent land levels are tabulated below.

The adjacent Field level (i.e) (+) 46.320 + 0.780 = **47.100 M**

Hence it is recommended that the applicant may construct six Box Culverts as mentioned in the Table 1 across the Field channel of Pungathur tank for which necessary track rent calculation has been worked out and enclosed. The applicant should adhere the following levels at the time of construction of box culvert.

Chennal Survey No	Culvert No	Culvert bottom bed level	FSL	Deck slab bottom level
593 / 1	1	45.700	46.300	46.800
593 / 1	2	45.650	46.300	46.800
591 / 1	3	45.600	46.300	46.800
587 / 4	4	45.590	46.300	46.800
591 / 1	5	45.580	46.300	46.800
591 / 1	6	45.570	46.300	46.800

Accordingly subject to the following condition the NOC may be granted to the applicant for construction of box culverts .

TERMS AND CONDITIONS:

1 The width of the field channel ear marked in the sketch should be maintained with out encroaching as per Revenue Records.

2 There should not be any hindrance to the free flow of water through the existing channel to the downstream stretch and upstream stretch side.

3 The channel should be well preserved by the land owner without any obstruction to facilitate easy flow of water to the supply channel.

4 The applicant should not carry out any other cross masonry structures across the channel without prior permission to the PWD.

5 If the site converted to dry land layout i.e. commercial purpose, necessary track rent should be paid Rs.28,000/- (Rupees Twenty eight thousand only) (for Six Box Culvert) per annum and caution deposit Rs.5,00,000/- (Rupees Five lakhs only in the form of Demand Draft drawl in favour of " The Executive Engineer, PWD., Kosasthalaiyar Basin Division,WRD., Thiruvallur.

6. The track rent should be paid in the lumpsum.

7 The PWD officials should be allowed to inspect the site at any time during execution.

8 The applicant should abide by the rules and regulations of the PWD from time to time.

9 The applicant should demarcate the channel foundation and laid the boundary stones as per Revenue Records and desilt the channel abutting adjacent fields regularly during monsoon period and maintain it to the standards.

10 The foundation footings should be placed in the original soil strata to avoid unequal settlement of the superstructure.

11 The process of earth filling and compaction should be done in layers of not more than 0.15 metre depth with hard soil with proper compaction to achieve required degree of compaction.

12 The Sewage and Sullage water should not be let in the drain and necessary sewage treatment plant should be constructed as per Pollution Control Board Norms at proposed site by the applicant.

13 The applicant should not encroach into the adjacent Government lands and should clearly demarcate boundaries of their land in presence of Revenue and as well as

PWD/WRD officials before commencement of construction.

14 The applicant should strictly adhere to maintain the hydraulic para meter of the upper Field channel.

15 The applicant shall construct the RCC culverts at applicant own cost and he is solely responsible for structural safety and stability of the proposed structures.

16 The sill level of the proposed culvert should be maintained as mentioned above with respect to the survey number and should be got executed only in the presence of PWD officials.

17 The culvert should be covered at the top, periodical desilting works and removal of other obstruction should be carried out by the applicant at applicant own cost as and when required and drain should be kept free flow of water at any time.

18. The applicant shall provide revetment or retaining wall in the slope portion of the channel in order to avoid erosion.

19 The applicant shall enter into agreement with. The Executive Engineer,PWD., Kosasthalaiyar Basin Division,WRD., Thiruvallur before commencement of the work and agreement should br renewed in once in three years.

20 The caution deposit will be released only after six months after the completion of entire work without causing any damaged in the channel if any damages noticed in the channel, such damages will be restored to the original condition by WRD and cost of the restoration will be adjusted from the above caution deposit.

21. Subsequent renewal of their permission will be issued by the WRD only for which the applicant shall have to apply within the two months before expiry of the earliest lease period.

22. The applicant shall carryout periodical desilting works and removal of obstructions in any form in the channel within their boundary at applicant own cost as and when required and ensure free flow of water.

23. After the completion of the work, the damaged portion of channel structure if any should be set right and restored to the original conditions.

24. The applicant should furnish in structural drawings of the proposal culvert indicating the design details for approval before commencement of work and PWD is not responsible for structural safety of the proposed culvert.

25. The design and drawings of the above RCC box culvert should be communicated the Executive Engineer,PWD., Kosasthalaiyar Basin Division, Thiruvallur for approval and work schedule should also be informed to the Executive Engineer,PWD., Kosasthalaiyar Basin Division, Thiruvallur for monitoring prior to commencement of the work.

26. The levels as indicated in the tabular column should be maintained strictly.

27. The applicant should abide by the rules and regulations of the PWD from time to time.

28. The permission granted is liable to be revoked in the event of any Violation of terms & conditions and in the event of such revocation, the applicant shall not be eligible to and compensation whatsoever in future.

Enlcl.:

1) FMB 2 Nos
2) Topo Plan 2 Nos
3) Village map 2 Nos.
4) Combined FMB sketch 2 Nos.
5) Patta, Chitta, Adangal 2 Nos
6) Documents 3 Nos

F/L

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

25/6/19

Office of the Executive Engineer,PWD., Kosasthalaiyar Basin Division, Thiruvallur

TRACK RENT CALCULATION

For Culvert no 1 ,2,3,4,5 and 6.

Total Area of proposed RCC box Culverts (Vide Table 1)	:	150.75 M^2 .
The guide line value for S.No.586/3 is (with effect from 09.06.2017)	:	Rs.1,32,45,000/- Hect. (or) Rs.1324.50 /M^2 .
Total value of land	:	150.75 M^2 x 1,324.50 =1,99,668.38/-
Track Rent	:	7/100 x 1,99,668.38 = 13,976.79

For commercial purpose of the track rent is doubled :

: 2 x 13,976.79 = 27,953.58

: Say Rs. 28,000 /annum.

Say Rs.28,000/-

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

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.