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Water Resources Department

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

To
M/s.Neelimalaa Land Promotors LLP,
M/s.Pandalavasan Realtors LLP,
M/s.Ponmalaa Properties LLP,
No – 6/11, Mahalingam Street,
Mahalingapuram, Nungambakkam,
Chennai – 600 034

Letter No.DB /T5(3) / F – NOC – 4089Singadivakkam Village / 2025 / Dated.09.06.2025.

Sir,

Sub: RCC Small Bridge – Construction of RCC Small Bridge across the Singadivakkam tank supply channel / maduvu in S.F.No.544 in Singadivakkam Village so as to access from applicant land S.F.No.545/3B2 - West to S.F.No.540/1D – East and across in S.F.No.551 so as to access from applicant land in S.F.No.546/12 – North to S.F.No.560/2 - South of Singadivakkam Village, Kancheepuram Taluk & District for development purpose at their own cost – Technical report along with NOC and temporary permission for construction of RCC Bridge – issued – Regarding.

Ref: 1.Applicant M/s.Neelimalaa Land Promotors LLP, Pandalavasan Realtors LLP & Ponmalaa Properties LLP, No – 6/11, Mahalingam Street, Mahalingapuram, Nungambakkam, Chennai – 600 034 – letter dated – 09.04.2025 addressed to the Executive Engineer, WRD, Lower Palar Basin Division, Kancheepuram.

2. The Superintending Engineer, WRD, Palar Basin Circle, Chennai – 5 Letter No.DB / DO.1 / F.349 (Small Bridge Singadivakkam Village) / 2025 / CECR / Dated: 29.05.2025.

With reference to the letter cited above and after careful consideration the technical opinion along with NOC & temporary permission of this department is hereby issued for the Construction of RCC Small Bridge across the Singadivakkam tank supply channel / maduvu in S.F.No.544 in Singadivakkam Village so as to access from applicant land S.F.No.545/3B2 - West to S.F.No.540/1D – East and across in S.F.No.551 so as to access from applicant land in S.F.No.546/12 – North to S.F.No.560/2 - South of Singadivakkam Village, Kancheepuram Taluk & District for development purpose at their own cost subject to the following terms and conditions, besides any other mandatory clearance or

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statutory permission from any other organization or department for the construction of RCC small bridge.

TERMS AND CONDITIONS:

1. The proposed Bridge should be made of RCC of size and in S.F.No.544 & 551 of Singadivakkam 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 supply channel / Odai, this permission is eligible for construction of Small Bridge.

2. The proposed Bridge shall be made up of RCC Type with a minimum vent inner size, width and height of Bridge are specified below should be provided. The size & sill level of the proposed RCC Bridge 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 Small bridge should be fixed in presence of the Executive Engineer concerned only after the existing Government supply channel original bed level ascertained and restored for the free flow direction from its origin.

The Hydraulic Particular of the supply channel in the Proposed RCC Small Bridge Site.

Sl. No	Surplus supply channel S.F. No.	Access to S.F. No.		Proposed Bed leve in M (+)	MFL in M (+)	Minimum Inner Width of surplus supply channel as per FMB Average	Minimum Inner Vent height in M or bottom level of deck slab	Width of Small bridge in M	Area of Small bridge in Sqm	No of vents allowed
		From	To							
1	544	545/ 3B2	540/ 1D	65.730	66.720	11.00m	2.05m(+) 67.780m	12.00	132 Sqm	2 Nos
2	551	546/ 12	560/ 2	65.730	66.720	12.40	2.05m(+) 67.780m	12.0	148.80 say 149 Sqm	2 Nos
								Total	281 sq.m	

3. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Bridge should be obtained from the

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Qualified Structural Engineer and the same should be submitted to the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram, 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., Lower Palar Basin Division, Kancheepuram for monitoring and also completion of Small bridge should be reported to the Executive Engineer.

4. The Government supply channel in S.F.No.544 & 551 running within the applicant's land should be completely desilted and resectioned by constructing retaining wall on both side of the Government supply channel along entire boundary as per the FMB at the applicant's own cost as directed by the field Engineer's.

5. The applicants should clearly demarcate their boundary especially on both side of supply channel in S.F.No.544 & 551 before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the supply channel abutting the land. Moreover, the width of entire Government supply 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 on either side as per site conditions along the supply 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 supply channel/channel as per norms which are found necessity for accessing purpose of the heavy machinery for maintenance work / improvements work of the supply channel which are proposed to be carried out by WRD.

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7. The Government supply channel & channel (S.No.544 & 551) abutting the applicant's boundary on both sides should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Government supply channel/channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Government supply channel/channel should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing Government supply channel to the downside area within the proposed site. Also, the applicants should de-silt the Government supply channel/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 land use charge of Rs.53,000/- (Rupees fifty three thousand only) for utilizing Government land of 281 sq.m., in the shape of Demand Draft drawn in favor of the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram and it should be paid at one lumpsum for three years of Rs.1,59,000/-(Rupees one lakh and fifty nine Thousand only) in advance before the commencement of work. During execution / after construction of above Small bridge, if any deviations are noted in above measurements, accordingly the land use charge also are to be revised respectively.

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 land use agreement with Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram 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,

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WRD., Lower Palar Basin Division, Kancheepuram, 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 (Small bridge, Government supply 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 land use portion of the land (Small bridge land, Small bridge, Government supply channel & retaining wall) and if the land use portion of the land required for the Government for the benefit of some other large general common 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 land use portion land has to be handed over to this department as is in original condition. The above proposed RCC bridge will be the Government WRD property after the construction.

13. The Abutment, Wing wall, Return wall, etc., for the above proposed bridge should be constructed well within the applicant's land on either side. The proposed RCC bridge 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 supply 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 land use charge should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed Small bridge also removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.

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

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 Small bridge 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 supply 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 any maintenance /

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improvement / development works as per Revenue records [FMB] which are to be carried out by WRD in future periodically.

21. This permission is issued only for temporary construction of RCC bridge, if the applicant proposed to develop the site, they have to apply separately to the competent authority for getting NOC from WRD regarding inundation point of view.

22. This permission is valid for only six months from the date of issue orders, or otherwise invalid (Bridge work should be commenced). Or else, then separate permission should be obtained from this department.

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

24. 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.

25. The applicant should not carry out any other cross masonry structures across the supply channel without prior permission from WRD. The RCC bridge 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.

26. The sewage water from the applicants land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicants, and as well as the construction materials / coffer dams / debris / garbages should not be dumped into the supply channel at any cost.

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

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The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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 temporary permission for RCC bridge construction 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 the rights to withdraw the Technical report along with temporary permission on construction of RCC Small bridge across Government Supply channel in the above survey number and in that event, the applicant shall not be eligible for any compensation what so ever as well as legal entity.

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

09/06/2025

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.