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TNWRD
நீர்வளத்துறை

From

Er.K.SELVAKUMAR, M.E.,
Superintending Engineer, WRD.,
Palar Basin Circle,
Chepauk, Chennai-5.

To

Thiru.S.P.Sanjay,
MIG, No.32/A, 1st Stage,
1st Main Road,
KHB Colony,
Balaneswaraya Nagar,
Bangalore – 560079.

Lr.No.DB / DO-1 / F.349 (Netteri Village-Culvert) / 2025 / Dt. 17.12.2025

Sir,

Sub: RCC Small Bridge – Temporary Permission for Construction of RCC Small Bridge across the channel in S.F.No.72 of Netteri Village so as to access from the existing road in S.F.No.60 to SF.No.67 (applicant land) in Netteri Village of Kancheepuram Taluk and District at his own cost – Technical report along with NOC & Temporary Permission – Issued - Regarding.

Ref: 1. **Thiru.S.P.Sanjay,** MIG, No.32/A, 1st Stage, 1st Main Road, KHB Colony, Balaneswaraya Nagar, Bangalore – 560079, Letter Dated:17.11.2025

2. The Executive Engineer, WRD, Lower Palar Basin Division, Kancheepuram, Lr.No.JDO.2 / F.29 (Small Bridge – Netteri) / 2025 / Dated:12.12.2025.

With reference to the letter cited and after careful consideration and based on the recommendation received from the Executive Engineer, WRD, Lower Palar Basin Division, Kancheepuram, the technical opinion along with temporary permission of this Department is hereby accorded for Construction of RCC Small bridge across the channel in S.F.No.72 of Netteri Village so as to access from the existing road in S.F.No.60 to SF.No.67 (applicant land) in Netteri Village of Kancheepuram Taluk and District at your own cost subject to the terms and conditions stipulated as below, besides any other Mandatory clearance or statutory permission from any other organization or department viz Highways Department, Local body, Revenue, District Administration etc., as per rules in force.

TERMS & CONDITIONS :

1. The proposed small bridge should be made of RCC of size of 8.50m width x 9.00m length across the channel in S.F.No.72 of Netteri Village to access from the existing road in S.F.No.60 to SF.No.67 (Applicant Land) in Netteri Village of Kancheepuram Taluk and District earmarked in the sketch for temporary occupation valid for three years from the date of agreement. The width of the Government Channel earmarked in the FMB sketch should be maintained as per Revenue records and should be free from encroachments. This permission is eligible only if the applicant's land / road available on both sides of the Government Channel, this for construction of small bridge. The applicant should not carry out any other cross masonry structures across the Channel without obtaining prior permission from WRD. The applicant should provide a pucca concrete bed in the channel at the proposed small bridge site without fail.

2. The proposed small bridge shall be made up of RCC Type with vent inner size, width and height for a Bridge width are specified below should be well within the boundary. The size & sill level of the proposed RCC small bridge should be maintained as mentioned below in the specified S.F. No.72 and should be got executed only in the presence of WRD officials. The sill level of the small bridge should be fixed in presence of the Executive Engineer concerned only after the existing Government Channel original bed level is ascertained and restored for the free flow from its origin without obstructions.

The Hydraulic particulars of the Channel in S.No.72 are as follows:-

Netteri Tank Crest Top Level (BM)	(+) 89.030 m
Existing Bed Level of the Channel	(+) 86.530 m
Proposed Bed Level of Channel (Sill level of Culvert)	(+) 86.000 m
Maximum Flood Level of Channel (MFL)	(+) 87.200 m
Applicant Field Level SF.No.67	(+) 87.000 m
Road Level SF.No.60	(+) 87.120 m
Proposed Deck Slab Bottom Level	(+) 87.500 m
Bed Width of Channel as per FMB	8.50 m (Average)
Proposed Carriage Way	9.00 m

S. No	Channel S.No	Access to SF.No		Proposed Bed level in m (+)	FSL in m (+)	Minimum inner width of channel in m as per FMB	Minimum Inner Vent height in m / bottom level of deck slab	Width of RCC Culvert in m (Carriage Way)	Area of RCC culvert in Sqm	No. of Vents allowed
		From	To							
1	72	60 Existing Approach Road	67	(+) 86.000 m	(+) 87.200 m	8.50 m (Average)	1.50 m / (+) 87.500 m	9.00 m	76.50 Sq.m	2 Nos
The Qualified Chartered Structural Engineer prescribed the design for RCC bridge with pile foundation, the pile cap top level should be kept at (+) 85.400 m (i.e.,. (+) 86.000 – 0.60 = (+) 85.400 m). Also, the pier should be designed as single round columns without nosings.										

3. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC small bridge should be obtained from the Qualified structural Design 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 Channel in SF No.72 along the boundary of applicant's land should be completely desilted and resectioned by constructing retaining wall on either sides of the Government Channel along entire boundary of the applicant as per the FMB at the applicant's own cost. The bed level of the above Government 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 Government Channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any alterations and no encroachments at any cost

5. The applicants should clearly demarcate his boundary especially on the Northern and Southern side Government Channel (SF No.72) before the commencement of any developmental activities in the presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the Government Channel / abutting his land. The necessary setback distance should be provided as per the norms in existence

and as per the rules in force of DTCP (Circular issued by the office of the Commissioner of Town & Country Planning, Chennai-2 vide Roc. No.4367 / 2019- BA2 / 13 03.2019) during developments

6. The stretch of Government Channel abutting the applicant's boundary and in between should be marked as per FMB, 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 well 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 as and when required without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project.

7. The applicant should pay an annual lease rent of **Rs.14,600/- (Rupees Fourteen Thousand and Six Hundred Only)** for utilising Government land of **76.50 Sq.m** and it should be paid in one lumpsum for three years of **Rs.43,800/- (Rupees Forty Three Thousand and Eight Hundred Only)** in the form of Demand Draft drawn in favour of the Executive Engineer, WRD, Lower Palar Basin Division, Kancheepuram in advance before the commencement of work. During execution / after construction of the small bridge, if any deviations are noted in above measurements, accordingly the lease rent also are to be revised respectively.

8. The applicant must pay applicable Service Tax, GST, etc., separately as per norms in existence and as amended from time to time without fail.

9. The applicant should execute the lease agreement with the 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 must voluntarily 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.

10. The applicant in addition must pay Caution Deposit of **Rs.1,00,000/-** (Rupees One Lakh Only) in favour of the Executive Engineer, WRD, Lower Palar Basin Division, Kancheepuram which will be refunded only after completion of six months based on the certificate issued from concerned Assistant Executive Engineer of this Department that the

construction work (Small bridge, Government Channel & retaining wall) was completed without any damage to the Government property or the damage caused during execution if any, was rectified fully by the applicant. If failed, the cost of restoration work will be borne from the caution deposit and in such circumstances, the Caution Deposit will be forefeited.

11. The applicant should not claim any privilege on the above leased portion of the land and should leased portion of the land required for the Government for the benefit of some other large general public schemes in the future, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and legal entity as well. Further, the leased portion of land has to be handed over to this department in original condition.

12. The above proposed small bridge will be the Government. WRD property after construction. The applicant should not claim any privilege on the above leased portion of Government land (Small bridge land, Small bridge, Government Channel & retaining wall) and should allow the WRD officials to inspect the channel as and when required and for the periodical inspection of the channel.

13. The Abutment, Wing wall, Return wall, etc., for the above proposed small bridge should be constructed well within the applicant's land on either side. Moreover, the width of Government Channel as per Revenue records (FMB) should be maintained properly without any alterations at any cost. The piers should be designed as single round columns without nosings.

14. In case of transfer of the above said lands to the third party / association in future, the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will stands cancelled and constructed small bridge will be dismantled without any communication, for which applicant is not entitled for any compensation and legal entity as well.

15. 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 granted if any documents found to be fake/manipulated/fabricated in future the above permission will be cancelled without any communication and deposited amount for caution deposit, lease rent, etc., will be forefeited. 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 adopted depending upon the soil condition and the structural design should be obtained from the approved Structural Engineer for construction of 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 permission for construction of small bridge only. The applicant should construct the proposed RCC small bridge at their own cost. The applicant is solely responsible for the structural safety and stability of the proposed small bridge and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Small 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 permission for construction of small bridge aspects 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 carry out any other cross masonry structures across the channel without obtaining prior permission from WRD.

21. 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 any maintenance / improvement / development works as per Revenue records (FMB) are to be carried out by WRD in future periodically.

22. This permission is issued only for temporary construction of RCC small 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. 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.

23. This permission is valid for only six months from the date of orders, or else treated invalid (Bridge work should be commenced). A separate permission should be obtained from this department in the event of delay in commencement.

24. The applicant should maintain the channel area in an ambient Environmental Ecology, Naturalist and without encroachments & pollution etc.,

25. 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 during construction. The applicant should engage proper watch and ward so as to avoid any untoward incident until completion of work

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.

27. The sewage water from the applicants land should not be 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 / debris / garbages should not be dumped into the channel at any cost.

Failing to comply with any of the above conditions, WRD reserves the rights to withdraw the Technical report along with temporary permission for construction of RCC small bridge across Government Channel in the above survey number and in that event, the applicant shall not be eligible for any compensation whatsoever as well as legal entity.

Encl.: 1.Drawing – 1 No.
2.Rent Calculation Sheet – 1 No.

for Superintending Engineer, WRD.,
Palar Basin Circle, Chennai – 5

17/12/25

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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