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Water Resources Department

From
Er.K.Asokan, M.Tech.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai - 5.
Email. id: cecrwrhdho@gmail.com

To
The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008.

Letter No.DB /T5(3)/0797/F.Neelankarai & Seevaram Village/0318/2023/ Dated.31.01.2024
Sir,

Sub: CMDA - Area Plans Unit - NHRB (South) Division - Planning Permission for the Proposed construction of Group Development comprising **4 Blocks** and combined Basement : **Block 1:** Basement floor + Ground floor + 5 floors (18.15m height) Residential Building with **95** dwelling units, **Block 2:** Basement floor + Ground floor + 4 floors + 5th floor part (18.15m height) Residential Building with **54** dwelling units with Swimming Pool, Indoor games, Spa, AV Room, Association room, Video Games room, Kids play area and Meeting room: **Block 3:** Basement floor + Ground floor + 5 floors (18.15m height) Residential Building with **36** dwelling units; **Block 4:** Basement floor + Ground floor + 5 floors (18.15m height) Residential Building with **24** dwelling units; Total **209** dwelling units **Availing premium FSI** in S.Nos.10/1, 10/5, 10/6, 10/7, 10/8, 10/11A, 11/7A, 11/8A1A, 11/8B, 11/8C1A, 11/8C1B, 11/8C2, 11/8C3, 11/8C4, 11/9A, 11/10B1B, 11/10B2, 12/1A and 12/1B of Neelankarai Village and S.No.23/24 of Seevaram Village within the limit of Greater Chennai Corporation - Specific Remarks along with NOC on inundation point of view - issued - Regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai - 600008 Letter No. PP/ NHRB / S / 0616 / 2023 / Dated:15.09.2023.

With reference to the 1st cited above and after careful consideration, the technical opinion along with NOC on inundation point of view of this department is hereby accorded for Planning Permission for the Proposed construction of Group Development comprising **4 Blocks** and combined Basement : **Block 1:** Basement floor + Ground floor + 5 floors (18.15m height) Residential Building with **95** dwelling units, **Block 2:** Basement floor + Ground floor + 4 floors + 5th floor part (18.15m height) Residential Building with **54** dwelling units with Swimming Pool, Indoor games, Spa, AV Room, Association room, Video Games room, Kids play area and Meeting room: **Block 3:** Basement floor + Ground floor + 5 floors (18.15m height) Residential Building with **36** dwelling units; **Block 4:** Basement floor + Ground floor + 5 floors (18.15m height) Residential Building with **24** dwelling units; Total **209** dwelling units **Availing premium FSI** in S.Nos.10/1, 10/5, 10/6, 10/7, 10/8, 10/11A, 11/7A, 11/8A1A, 11/8B, 11/8C1A, 11/8C1B, 11/8C2, 11/8C3, 11/8C4, 11/9A, 11/10B1B, 11/10B2, 12/1A and 12/1B of Neelankarai Village and S.No.23/24 of Seevaram Village within the limit of Greater Chennai Corporation in favour of M/s.Casagrand Builder Private Limited, New No.111, Old No.59, L.B. Road, Thiruvanniyur, Chennai - 600 041041.

For CASAGRAN PREMIER BUILDER LIMITED

CM 0907978/Neelankarai

For CASAGRAN PREMIER BUILDER LIMITED

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The proposed site was inspected and field observation reveals that, the applicant site is surrounded by Residential houses on all direction. The Venkateshwara Nagar Street road running on North, South & Eastern side and the 9.0m Layout road connecting on Western side of the proposed site. The Buckingham Canal in S.No.18 is located on Eastern side of the site and not abutting the site which is flowing from North to Southern direction of Neelankarai Village. At, present there are no cultivation activities due to vast Urbanization, these lands are classified as "Maanavari" Dry lands as per Revenue records.

As per the Village Map & FMB sketch, the field channel is running in-between the applicant land in S.Nos.10 & 11 of Neelankarai Village and this channel flowing from North to Southern direction. But, as per "A" Register, the channel portion in S.No.10/1 of Neelankarai Village is classified as 'Patta' land. This field channel is a plan marked channel or patta channel flowing in-between the site and it is not classified as sub-divisional channel also. At, present this channel is not functioning and currently the channel traces is not found at site, which is silted up and defunct. Hence, the plan marked channel or patta channel may be realigned to the applicant boundary and treated as storm water drain and the same drains the catchment water to the downstream of the site which has to be maintained by the applicant at their own cost within the site.

A South Buckingham Canal (which is on Eastern side of the applicant site) is designed for collecting flood water from surrounding areas discharged into Sea through Muttukadu Creak. The South Buckingham Canal had experienced major flood events during the past previous years and this area is one among the zone which is more prone to flooding and vulnerable as well.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the Top Level of Concrete Retaining Wall of 'B' Canal (+)4.00m of Eastern side of the site. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous floods. The observed Maximum Flood Level near the site is (+)3.550m and the Existing layout road top level is (+)5.360m on Western side and existing road top level as (+)3.860m on North. To protect the site safe against any inundation in the near future, the site must be raised minimum of 0.60m above the MFL (or) above the road top level abutting / nearer to the site, whichever is highest. The Road level is higher than the MFL nearby the site. Therefore, the Road level is taken into account for earth filling the land.

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Hence, it is recommended to raise the field level to $(+)5.360\text{m} + 0.60\text{m} = (+)5.960\text{m}$. (i.e.,) 1.960m above the Top Level of Concrete Retaining Wall of 'B' Canal **(+)4.00m** of Eastern side of the site.

The field levels were taken at the proposed site and furnished for reference as below:

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the abutting road level $(+)5.360\text{m} + 0.60\text{m} = (+)5.960\text{m}$	
			Required Level in m	Height Filling in m
1.	10/1	(+)3.380	(+)5.960m	(+)2.58
2.	10/5	(+)3.420		(+)2.54
3.	10/6	(+)3.260		(+)2.70
4.	10/7	(+)3.360		(+)2.60
5.	10/8	(+)3.120		(+)2.84
6.	10/11A	(+)3.180		(+)2.78
7.	11/7A	(+)4.670		(+)1.29
8.	11/8A1A	(+)4.680		(+)1.28
9.	11/8B	(+)3.920		(+)2.04
10.	11/8C1A	(+)4.580		(+)1.38
11.	11/8C1B	(+)4.460		(+)1.50
12.	11/8C2	(+)4.520		(+)1.44
13.	11/8C3	(+)4.630		(+)1.33
14.	11/8C4	(+)4.680		(+)1.28
15.	11/9A	(+)4.710		(+)1.25
16.	11/10B1B	(+)4.530		(+)1.43
17.	11/10B2	(+)4.650		(+)1.31
18.	12/1A	(+)4.980		(+)0.98
19.	12/1B	(+)5.060		(+)0.90
20.	23/24	(+)5.270		(+)0.69

Also the proposed land is to be raised from 0.690m to 2.840m with hard earth with proper consolidation to avoid inundation problem during rainy season. From the above existing field levels, the required filling varies from 0.690m to 2.840m to avoid inundation.

Based on the available Revenue records and as much as considering the prevailing site conditions, necessary technical opinion along with NOC on inundation point of view, of this department for the planning Permission of Proposed construction of Group Development comprising **4 Blocks** and combined Basement : **Block 1:** Basement floor + Ground floor + 5 floors (18.15m height) Residential Building with **95** dwelling units, **Block 2:** Basement floor + Ground floor + 4 floors + 5th floor part (18.15m height) Residential Building with **54** dwelling units with Swimming Pool, Indoor games, Spa, AV Room, Association room, Video Games room, Kids play area and Meeting room: **Block 3:** Basement floor + Ground floor + 5 floors (18.15m height) Residential Building with **36**

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CONDITIONS:

1. The applicant's land should be filled with earth with proper compaction to the level of (+)5.960m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for a depth from (+)0.690m to (+)2.840m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)5.960m. (i.e.,) 1.960m above the Top Level of Concrete Retaining Wall of 'B' Canal **(+)4.00m** of Eastern side of the site). Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor as well as dewatering arrangements during flood periods. The applicant is suggested not to have regular habitation below MFL. The all round pavement level within the site should not be less than (+)5.960m and the regular habitation should not be below MFL.
2. The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved and qualified Structural Engineer.
3. The WRD., will not be held responsible for the Structural Stability, safety and soundness of the building proposed by the applicant and WRD specifically recommend only for inundation point of view. The applicant is solely responsible for the structural safety and stability of the proposed building and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction.
4. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue authorities and WRD and local body authorities concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.

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5. The permission granted to the applicant, should not be altered/modified/ changed to any others. Based on the Revenue records submitted by the applicant, the permission is granted. If any documents seem to be fake / manipulated / fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicant is solely responsible of genuinity of the documents submitted. If there is any discrepancy or any other encroachments activities, the applicant is held responsible in the future.
6. 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 WRD officers concerned before commencement of work.
7. 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.
8. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the Government Lands. The NOC for this site issued from WRD is purely issued on the basis of inundation point of view.

Technical Suggestion:

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network micro drains (i.e.) the peripheral drain of size not less than the 1.20m x 0.90m and lateral drain of suitable size within the site as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment 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 necessary setback distance should be provided with in the site according to the site condition 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

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not be any construction activities in further also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. The applicant for this land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body as well as confirming this site boundary. The applicant lands are seemed to be ryotwari land which would be classified as "Maanavari" Dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority.

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/garbage should not be dumped into the channel / river at any cost.

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

e. The applicants get the clearance from departments such as Environment, Pollution Control Board, CRZ, CRRT, SEIAA etc., and other statutory mandates if any, before commencement the project.

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 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 on inundation point of view to the above proposed site and in event, the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

2.1/24
3/19
for Chief Engineer, WRD.,
Chennai Region, Chennai - 5

For CASAGRAN PREMIER BUILDER LIMITED

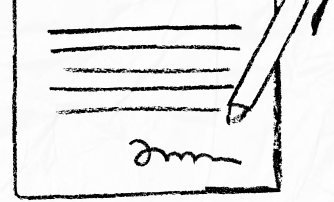
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CMDA/2018/28/Technical

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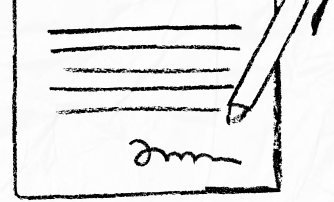
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