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Water Resources Department

From
Er.G.Muralidharan, B.E.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai - 5.

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

Email id : cecrwrhdho@gmail.com

Letter No.DB / T5(3) / F - 007496 NOC - Zamin Pallavaram Village/2022/dated.09.12.2022
Sir,

Sub :- CMDA - Area Plans Unit - HRB (South) Division - Planning
Permission for the Proposed Construction of High Rise Building for
Residential Development Comprising 8 Blocks, Combined Extended
Second Basement floor for Block E & F; Combined Extended First
Basement floor for Block A & B and C to G (LIG); Combined Stilt
floor for Block A & B and C to G (LIG); Combined 1st floor for Block
A & B for Parking; **Block - A** consisting of single Basement floor +
Stilt floor + 1st floor (Parking) + 2nd floor to 16th floor with 50.15m
height(FGL to roof top) Residential Building with 90 dwelling units;
Block - B consisting of Single Basement floor + Stilt floor + 1st floor
(Parking) + 2nd floor to 16th floor with 50.15m height (FGL to roof
top) Residential Building with 120 dwelling units; **Block - C**
consisting of single Basement floor + Stilt floor + 17 floors with
53.10m height (FGL to roof top) Residential Building with 136
dwelling units; **Block - D** Consisting of Single Basement floor + Stilt
floor + 17 floors with 53.10m height (FGL to roof top) Residential
Building with 136 dwelling units; **Block - E** - Consisting of Double
Basement floor + Stilt floor + 17 floors with 53.10m height (FGL to
roof top) Residential Building with 136 dwelling units; **Block - F**
Consisting of Double Basement floor + Stilt floor + 18 floors with
56.05m height (FGL to roof top) Residential Building with 144
dwelling units; **Block - G (LIG)** Consisting of Single Basement floor
+ Stilt floor + 18 floors with 56.05m height (FGL to roof top)
Residential Building with 162 dwelling units; **Block - H (Club
House) (NHRB)** Consisting of Ground floor + 2 floors with 17.10m
height (FGL to roof top) for Super Market, Banqueted Hall Gym,
Indoor Games, SPA, Badminton Court; Totally 924 dwelling units at
MMRD Road, Zamin Pallavaram, Chennai in T.S.No. 22/4-1A, 22/4-
1B, 22/5A, 22/5B, 22/8-2, 23/2A2, 23/3, 23/4, 23/5, 24/5, 24/6-1,
24/6-2, 24/6-3, 27/13A2, Block No.25, Ward-C & T.S. Nos. 31, 33/1,
33/2, 34, 61/2, 92 Block No.26 Ward - C of of Zamin Pallavaram
Village, Pallavaram Taluk within the limit of Tambaram Municipal
Corporation - Technical opinion along with NOC on inundation point
of view as well as temporary permission for construction of two RCC
culverts - issued - Regarding

Ref :- 1. The Member Secretary, CMDA, Chennai-8 letter No. C3(S) / 592
/ 2021 / Dated: 18.07.2022 & 26.07.2022.

With reference to the 1st cited above and after careful consideration, the
technical opinion along with NOC on inundation point of view as well as temporary

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permission for construction of two culverts across the channel in S.F.No.112/7 and 109/4 of this department is hereby accorded the Planning Permission for the Proposed Construction of High Rise Building for Residential Development Comprising 8 Blocks, Combined Extended Second Basement floor for Block E & F; Combined Extended First Basement floor for Block A & B and C to G (LIG); Combined Stilt floor for Block A & B and C to G (LIG); Combined 1st floor for Block A & B for Parking; **Block – A** consisting of single Basement floor + Stilt floor + 1st floor (Parking) + 2nd floor to 16th floor with 50.15m height(FGL to roof top)Residential Building with 90 dwelling units; **Block – B** consisting of Single Basement floor + Stilt floor + 1st floor (Parking) + 2nd floor to 16th floor with 50.15m height (FGL to roof top) Residential Building with 120 dwelling units; **Block – C** consisting of single Basement floor + Stilt floor + 17 floors with 53.10m height (FGL to roof top) Residential Building with 136 dwelling units; **Block – D** Consisting of Single Basement floor + Stilt floor +17 floors with 53.10m height (FGL to roof top) Residential Building with 136 dwelling units; **Block – E** – Consisting of Double Basement floor + Stilt floor +17 floors with 53.10m height (FGL to roof top) Residential Building with 136 dwelling units; **Block – F** Consisting of Double Basement floor + Stilt floor + 18 floors with 56.05m height (FGL to roof top) Residential Building with 144 dwelling units; **Block – G (LIG)** Consisting of Single Basement floor + Stilt floor + 18 floors with 56.05m height (FGL to roof top) Residential Building with 162 dwelling units; **Block – H (Club House) (NHRB)** Consisting of Ground floor + 2 floors with 17.10m height (FGL to roof top) for Super Market, Banqueted Hall Gym, Indoor Games, SPA, Badminton Court; Totally 924 dwelling units at MMRD Road, Zamin Pallavaram, Chennai in T.S.No. 22/4-1A, 22/4-1B, 22/5A, 22/5B, 22/8-2, 23/2A2, 23/3, 23/4, 23/5, 24/5, 24/6-1, 24/6-2, 24/6-3, 27/13A2, Block No.25, Ward-C & T.S. Nos. 31, 33/1, 33/2, 34, 61/2, 92 Block No.26 Ward - C of of Zamin Pallavaram Village, Pallavaram Taluk within the limit of Tambaram Municipal Corporation [M/s.NCC Urban Infrastructure Limited, represented by its authorized signatory Thiru. S. Shesahdri, for M/s. NCC Urban Infrastructure Limited (for T.S. No. 22/4-1B, 23/2A2, 23/5, 24/5, 24/6-1, 27/13A2, 31, 34, 61/2, 92) and GPA for 1. Thiru. B. Sivaji Rao (for T.S.No. 22/4-1A, 22/5A, 22/8-2, 23/3, 23/4, 24/6-3, 33/2) 2. Tmt. Jothi (for T.S.No. 24/6-2) & 3.Ms.Sunyata Properties Private limited (For T.S.No.33/1) in SBC No. CMDA / PP / HRB / S / 0592 / 2021 /

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Dated: 11.10.2021] in the favour of NCC Urban Infrastructure Limited, NCC Urban Windsor, 3rd floor, New Airport Road, Opp. Jakkur Aerodrome, Bengaluru – 560 064.

The proposed site was inspected and ascertained that the land is situated on Western side of Keelkattalai Tank. The site is surrounded by vacant lands on West and Southern side, the Pallavaram – Okkiyum Duraipakkam Radial roads is running on North and vacant lands & some commercial buildings existing on Eastern side of the site. Based on the site inspection as well as with available Revenue records it is observed that the Government Revenue irrigation field channel from Keelkattalai tank running from West to East direction in S.F.No.124/6 – East, 109/4 – in between the site, 112/1 – East and 112/7 – South in addition to that some plan marked patta channel running in the applicant site as per village map whereas found missing in FMB & A. Register. Hence, the applicant has to maintain the Government irrigation field channel as it is condition according to the measurement of Revenue records without encroachments and should form micro drains as peripheral drain and lateral drains within the site as per site condition and the same should be connected to the local drain or any water course in order to avoid inundation and to recede rain water from upper reach to downstream of the applicant site without any hindrance. In this circumstances the historical rainfall of 2015 (ie.2100mm per annum) the entire surrounding lakes had a surplus and some of the upper tanks were breached so the entire area of Pallavaram and Keelkattalai residential area was inundated up to the level of 3 to 5 feet. As the site is in close proximity with Keelkattalai tank. Based on the Revenue records, it is assessed that applicant lands are classified as Wet lands

The site was inspected and ascertain the gravity of inundation, Fly levels were taken commencing from known datum of the Crest level of Weir of Keelkattalai Tank (+)7.135m and Keelkattalai Tank FTL(+) 7.135m and MWL (+)7.585m. The Maximum Flood level near the site under reference during the 2015 flood was assessed (+)9.000m. However the nearest Pallavaram – Okkiyam Duraipakkam Radial road top level is (+)8.675m. The field levels were taken in a closed grid and for inundation point of view, lowest ground level in each survey number has been taken for comparison against the maximum flood level to determine the depth of filling required. As safety is the main factor, the site must be raised to a minimum level of 1.500m above the MFL level. Hence the site must be above the level of (+)9.000m + 1.500m = (+)10.500m (i.e.3.365m above the Crest level of Weir of Keelkattalai Tank (+)7.135m) and the applicant is suggested not to construct living portions of building

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below Observed MFL of (+)9.000m. [(i.e) the applicant shall take all regular activities above the level of (+)9.000m].

The following are the evaluated field levels of the site under reference tabulated below:

Sl. No.	Old SF. No.	T.S. No.	Existing field level	Proposed level of site MFL (+)9.000m +1.500m = (+)10.500m	Required depth of filling in m
1.	109/5	33/1	(+)9.770	(+)10.500	0.730
2.	109/5	33/2	(+)9.770		0.730
3.	112/5A	23/3	(+)9.700		0.800
4.	112/5B	23/4	(+)9.650		0.850
5.	124/6A,6B,6C	24/6-3	(+)9.450		1.050
6.	124/6A,6B,6C	24/6-2	(+)9.450		1.050
7.	123/7	22/8-2	(+)9.800		0.700
8.	123/5B	22/4-1A	(+)9.810		0.690
9.	123/6B	22/5A	(+)9.820		0.680
10.	112/4B	23/2A2	(+)9.700		0.800
11.	109/2A5	31	(+)9.800		0.700
12.	109/6	34	(+)9.745		0.755
13.	124/5	24-5	(+)9.400		1.100
14.	124/6A,6B,6C	24/6-1	(+)9.450		1.050
15.	108/2	61/2	(+)9.790		0.710
16.	108/1	92	(+)9.780		0.720
17.	125/10	27/13A2	(+)9.630		0.870
18.	112/6	23/5	(+)9.650		0.850
19.	123/5B	22/4-1B	(+)9.810		0.690
20.	123/6B	22/5B	(+)9.820		0.680

A statement of the field levels tabulated above indicates that the terrain of site exists with a low lying area on comparison with the 2015 Flood level and needs filling to a depth ranging from 0.680m to 1.100m to counteract any inundation in the near future.

The applicant is suggested to have regular habitation above MFL is (+)9.000m. If any deviation is made during construction, which is absolute responsibility of the applicant during panic condition for any live loss and valuable things loss. The WRD will not be held responsibility for any such loss at any cost.

Moreover the applicant needs to construct two culverts across the Government field channel in old S.F.No.112/7 & 109/4 so as to access from their own lands from old S.F.No.112/6A to 125/10 i.e.T.S.No.23/5 to 27/13A2 and similarly in old S.F.No.109/5 to 109/2A5 i.e.31 to 33/1 respectively. During site inspection as well as with Revenue records it seems to be essential to construct two RCC culverts across the said channel in order to avoid encroachments of Government land and to avoid inundation within the site.

Hydraulic Particulars of the two culverts in old S.F.No.109/4 and 112/7

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The bed level of the culvert should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow from East to West Direction.

1.	R.C.C. Small bridge existing Bed level (Sill level)	:	(+) 7.850m
2.	Proposed Bed level	:	(+) 7.690m
3.	MFL in 2015 of channel	:	(+) 9.650m
4.	MWL of tank	:	(+) 7.580m
5.	Proposed Deck Slab Bottom level	:	(+) 10.500m
6.	Northern Side Road level	:	(+) 8.675m
7.	Both Side of channel having bund Top level	:	(+) 10.270m

S. No	Channel S.F.No	Access to S.F.No		Proposed Bed level in M (+)	MFL in M (+)	Minimum Inner Width of channel as as per FMB Average	Minimum Inner Vent height in M or bottom level of deck slab	Width of Culvert in M	Area of culvert in Sqm	No of vents allowed
		From	To							
1	112/7	112/6A or 23/5	125/10 or 27/13A2	7.690	9.650	3.0m	2.81m or (+) 10.500m	7.00	21.0	1 No
2	109/4	109/5 or 31	109/2A5 or 33/1	7.690	9.650	3.0m	2.81m or (+) 10.500m	7.0	21.0	1 No
								Total	42.0 Sq.m	

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 as well as temporary permission for construction of two culverts accross the channel in S.F.No.112/7 and 109/4 of this department for Planning Permission for the Proposed Construction of High Rise Building for Residential Development Comprising 8 Blocks, Combined Extended Second Basement floor for Block E & F; Combined Extended First Basement floor for Block A & B and C to G (LIG); Combined Stilt floor for Block A & B and C to G (LIG); Combined 1st floor for Block A & B for Parking; **Block – A** consisting of single Basement floor + Stilt floor + 1st floor (Parking) + 2nd floor to 16th floor with 50.15m height(FGL to roof top)Residential Building with 90 dwelling units; **Block – B** consisting of Single Basement floor + Stilt floor + 1st floor (Parking) + 2nd floor to 16th floor with 50.15m height (FGL to roof top) Residential Building with 120 dwelling units; **Block – C**

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consisting of single Basement floor + Stilt floor + 17 floors with 53.10m height (FGL to roof top) Residential Building with 136 dwelling units; **Block – D** Consisting of Single Basement floor + Stilt floor +17 floors with 53.10m height (FGL to roof top) Residential Building with 136 dwelling units; **Block – E** – Consisting of Double Basement floor + Stilt floor +17 floors with 53.10m height (FGL to roof top) Residential Building with 136 dwelling units; **Block – F** Consisting of Double Basement floor + Stilt floor + 18 floors with 56.05m height (FGL to roof top) Residential Building with 144 dwelling units; **Block – G (LIG)** Consisting of Single Basement floor + Stilt floor + 18 floors with 56.05m height (FGL to roof top) Residential Building with 162 dwelling units; **Block – H (Club House) (NHRB)** Consisting of Ground floor + 2 floors with 17.10m height (FGL to roof top) for Super Market, Banqueted Hall Gym, Indoor Games, SPA, Badminton Court; Totally 924 dwelling units at MMRD Road, Zamin Pallavaram, Chennai in T.S.No. 22/4-1A, 22/4-1B, 22/5A, 22/5B, 22/8-2, 23/2A2, 23/3, 23/4, 23/5, 24/5, 24/6-1, 24/6-2, 24/6-3, 27/13A2, Block No.25, Ward-C & T.S. Nos. 31, 33/1, 33/2, 34, 61/2, 92 Block No.26 Ward - C of of Zamin Pallavaram Village, Pallavaram Taluk within the limit of Tambaram Municipal Corporation applied by M/s.NCC Urban Infrastructure Limited, represented by its authorized signatory Thiru. S. Shesahdri, for M/s. NCC Urban Infrastructure Limited (for T.S. No. 22/4-1B, 23/2A2, 23/5, 24/5, 24/6-1, 27/13A2, 31, 34, 61/2, 92) and GPA for 1. Thiru. B. Sivaji Rao (for T.S.No. 22/4-1A, 22/5A, 22/8-2, 23/3, 23/4, 24/6-3, 33/2) 2. Tmt. Jothi (for T.S.No. 24/6-2) & 3.Ms.Sunyata Properties Private limited (For T.S.No.33/1) in SBC No. CMDA / PP / HRB / S / 0592 / 2021 / Dated: 11.10.2021 in favour of NCC Urban Infrastructure Limited, NCC Urban Windsor, 3rd floor, New Airport Road, Opp.Jakkur Aerodrome, Bengaluru – 560 064 is hereby issued to CMDA subject to following terms and conditions besides any other mandatory clearance and statutory permission from any other organization or department for the consideration of planning permission by Chennai Metropolitan Development Authority.

TERMS & CONDITIONS:

1. The applicants' land should be filled with earth with proper compaction to the level of (+)10.500m 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 varying from 0.680m to 1.100m depending upon the existing field levels and the existing applicant land

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should be raised to a level of (+)10.500m (i.e. 3.365m above the Crest level of Weir of Keelkattalai Tank (+)7.135m). 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.

Hence, the applicant is suggested to have regular habitation above MFL is (+)10.500m. If any deviation is made during construction which is absolute responsibility of the applicant during Panic condition for any life loss and valuable things loss. The WRD will not be held responsibility for any loss at any cost.

2. The all round pavement level within the site should not be less than (+)10.500m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain of suitable size not less than 1.50mx0.90m for peripheral drain and lateral drain of suitable size within the site as per site condition and the same should be connected to the local drain at their own cost, rainwater harvesting, roads with side drain and sewerage treatment plant and its disposal & garbages/debris and other solid waste management as per norms in existence within the applicant's land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic drainage (i.e. treated or untreated) should not be let into the channel course at any cost and the debris and other materials should not be dumped into the channel course obstructing free flow of water. The applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel. There should not be any hindrance to the free flow of internal drain to the downside area. It must be ensured that any treated / untreated sewage from the applicant property shall never be let into the channel at any event of time.

3. The applicant should provide necessary setback distance within the site based on the site condition along the Government channel on both sides as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai – 2 vide Roc. No. 4367 / 2019 - BA2 / Dated: 13.03.2019) during development and there should must be construction activities in the specific setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

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4. 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.
5. 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 as well as for existing building.
6. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities in the presence of Revenue and WRD authorities. The applicant should also maintain the measurement of the width of the channel earmarked in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the channel, the same should be restored to its original condition at his own cost
7. 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 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 will not be refunded. Hence, the applicant is solely responsible of genuineness of the documents submitted
8. 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.
9. The applicant should not object at any time for the maintenance works / improvement works of the channels which are proposed 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], which are proposed to be carried out by WRD in future periodically.
10. 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.

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11. The applicant's' lands seem to be ryotwari land which would be classified as wet lands. Hence, these lands are to be converted into Agriculture zone from the Residential zone by the competent authority. The applicant should get clearance certificate for this site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming this proposed site boundaries.

12. 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 as well as temporary permission for construction of two culverts.

13. 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.

14. The applicant should not object at any time for the maintenance work / improvements work of the river which are proposed to be carried out by WRD. The applicants 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) which are proposed to be carried out by WRD, in future periodically.

15. The Government field Channel in S.F.No.124/6 – East, 109/4 – in between the site, 112/1 – East and 112/7 – South of the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either sides of the channel with concrete bed as per the FMB at the applicant's own cost. The bed level of the above 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 channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

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16. The Government field channel in S.F.No.124/6 – East, 109/4 – in between the site, 112/1 – East and 112/7 – South stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also, the applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land, after the completion of project also.

17. The applicant should not carry out any other cross masonry structures across the channels without prior permission from WRD.

18. The proposed culvert should be constructed by the applicant only across the channel in Survey No.112/7 and 109/4 mentioned below of Zamin Pallavaram Village, Pallavaram Taluk within the limit of Tambaram Municipal Corporation earmarked in the sketch and the applicant should strictly adhere to maintain the above hydraulic particulars of the channel. The applicant should construct the RCC Culvert with size as mentioned in the table below as earmarked in the sketch at his own cost for temporary occupation for three years from the date of agreement. If the applicant's land / road available on both sides of the channel, this permission is eligible for construction of RCC Culverts. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.

The bed level of the culvert should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow direction. The applicant should provide a pucca concrete bed in the channel at the proposed bridge sites without fail in order to avoid erosion.

Hydraulic Particulars of the two culverts in old S.F.No.109/4 and 112/7:

1.	R.C.C. Small bridge existing Bed level (Sill level)	:	(+) 7.850m
2.	Proposed Bed level	:	(+) 7.690m
3.	MFL in 2015 of channel	:	(+) 9.650m
4.	MWL of tank	:	(+) 7.580m
5.	Proposed Deck Slab Bottom level	:	(+) 10.500m
6.	Northern Side Road level	:	(+) 8.675m
7.	Both Side of channel having bund Top level	:	(+) 10.270m

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S. No	Channel S.F.No	Access to S.F.No		Proposed Bed level in M (+)	MFL in M (+)	Minimum Inner Width of channel as as per FMB Average	Minimum Inner Vent height in M or bottom level of deck slab	Width of Culvert in M	Area of culvert in Sqm	No of vents allowed
		From	To							
1	112/7	112/6A or 23/5	125/10 or 27/13A2	7.690	9.650	3.0m	2.81m or (+)10.500m	7.00	21.0	1 No
2	109/4	109/5 or 31	109/2A5 or 33/1	7.690	9.650	3.0m	2.81m or (+)10.500m	7.0	21.0	1 No
								Total	42.0 Sq.m	

19. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert 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 above proposal should be informed to the Executive Engineer, WRD., Lower palar Basin Division, Kancheepuram for monitoring and also completion of Culvert should be reported to the Executive Engineer.

20. The applicant should pay an annual lease rent of Rs.1,28,000/- (Rupees one lakh twenty eight thousand only) for occupation of 42sqm for two culverts as mentioned in the table in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Executive Engineer, WRD., Lower palar Basin Division, Kancheepuram and it should be paid at one lumpsum for three years of Rs.3,84,000/- (Rupees Three lakh eighty four thousand only) in advance before the commencement of work. During execution/ after construction of above culvert, if any deviations are noted in above measurements, accordingly the lease rent also is revised respectively.

21. The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

22. 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

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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.

23. The applicant should also to pay the caution deposit of sum of Rs.2,00,000/- (Rupees Two lakh only) in favour of the Executive Engineer, 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 stating that the construction work (culvert and field 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.
24. The construction of Abutments, Wing walls, Return walls, etc., should be constructed for the above proposed culvert and should also be constructed well within the applicant's land on either side. Moreover, the width of field channel as per Revenue records (FMB) should be maintained properly without any change.
25. The applicant should not claim any privilege on the above leased portion of the land and if the leased 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. Further, the leased portion land to be handed over to this department in original condition.
26. The above proposed culvert will be the Government WRD property after the construction. The applicant should not claim any privilege on the above lease portion of Government land (culvert land, culvert, field channel retaining wall abutting the applicant land) and should allow the WRD officials to inspect the channel as and when required and for the periodical inspection.
27. 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 Structural Engineer for construction of RCC culvert.
28. The WRD will not be held responsible for the Structural Stability, safety and soundness of the culvert proposed by the applicant and WRD specifically recommend only for construction of culvert. The applicant should construct the proposed RCC Culvert at his own cost. The applicant is solely responsible for the structural safety and stability of the proposed culvert and at any cost, WRD will not

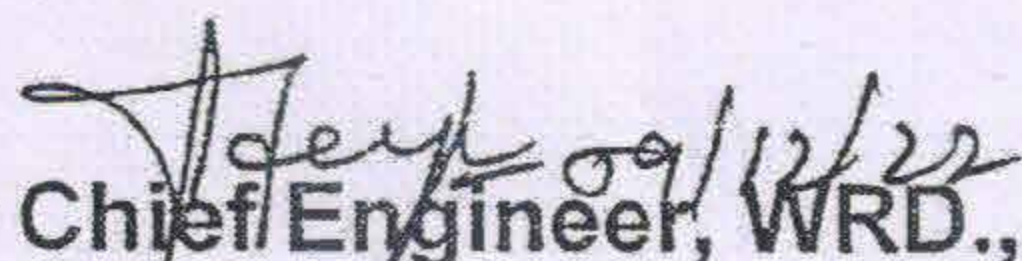
[Signature] 09/12/22

be held responsible for design and drawings adopted for proposed construction of RCC culverts.

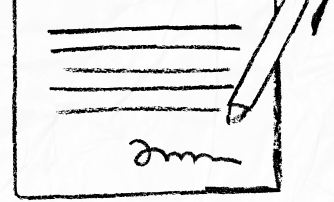
29. In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed culvert will also be removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity

The owner of the document received from the applicant in respect to the ownership is purely of applicant 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 along with NOC on inundation point of view for the above proposed site and in event, the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.


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


9.12.22



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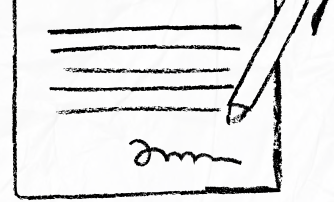
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