Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. Layout-1/0292/2023 **Dated:12.02.2024**

To
The Commissioner,
Puzhal Panchayat Union,
Puzhal,
Chennai – 600 066.

Sir,

Sub: CMDA - APU – Layout Division – Laying out of house sites for the property comprised in S.No.95/1B, of Vilangadupakam Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit – Approved - Reg.

Ref:
1. The Layout proposal received in CMDA through online vide reference SBC No. CMDA/PP/Layout-1/0292/2023 on 01.09.2023.
2. The CE, PWD, WRD, Chennai Region in letter No. DB/T5(3)/7651/F.NOC – Vilangadupakkam Village 5482/2023/ dated 02.08.2023.
3. This office letter even No. dated 27.10.2023 addressed to the applicant.
4. Applicant letter dated 27.11.2023.
5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
6. This office DC Advice letter even No. dated 08.01.2024 addressed to the applicant.
7. Applicant letter dated 18.01.2024 enclosing the receipt for payments.
8. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
9. This office letter even No. dated 09.02.2024 addressed to the applicant enclosing the layout plan.
10. Applicant letter dated 05.02.2024 enclosing a copy of the Gift deed for the Road area and PP 1 & 2 sites registered as Doc. No.1088/2024 dated 02.02.2024 @ SRO, Red Hills.
11. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
12. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the Proposal Laying out of house sites in the land comprised in S.No.95/1B of Vilangadupakam Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulations requirements and approved.

2. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning permission for any development, Chennai Metropolitan Development Authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his application to prove

the same. Thus, CMDA primarily considers only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/ they shall have to prove it before the appropriate/competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

3. The applicant has remitted the following charges/fees in the reference 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.2850/-	CMDA/PP/Ch/11713/2023 dated 01.09.2023.
Development Charges	Rs.12,000/-	B-0024757 dated 19.01.2024
Layout preparation charges	Rs.8,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.28/2024 dated 12.02.2024.** Three copies of layout plan and planning permit **No.15750** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance with the conditions stipulated in the PWD remarks in the reference 2nd cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and releasing the layout.

6. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment, or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 11th & 12th cited.

7. The original Gift Deed registered as Doc. No.1088/2024 dated 02.02.2024 @ SRO, Red Hills. as in the reference 10th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th cited and Govt. letter in the ref.8th cited.

Yours faithfully,

for Member Secretary

14/2/24

Encl: 1. 3 copies of layout plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA
in the layout plan since the same is registered).
3. Original Gift Deed Doc.No.1088/2024 dated 02.02.2024 @ SRO, Red Hills.

Copy to: 1. Thiru.S.Thanikachalam,
52, Bajanai Koil Street,
Naravarikuppam,
Redhills,
Chennai – 600 052.

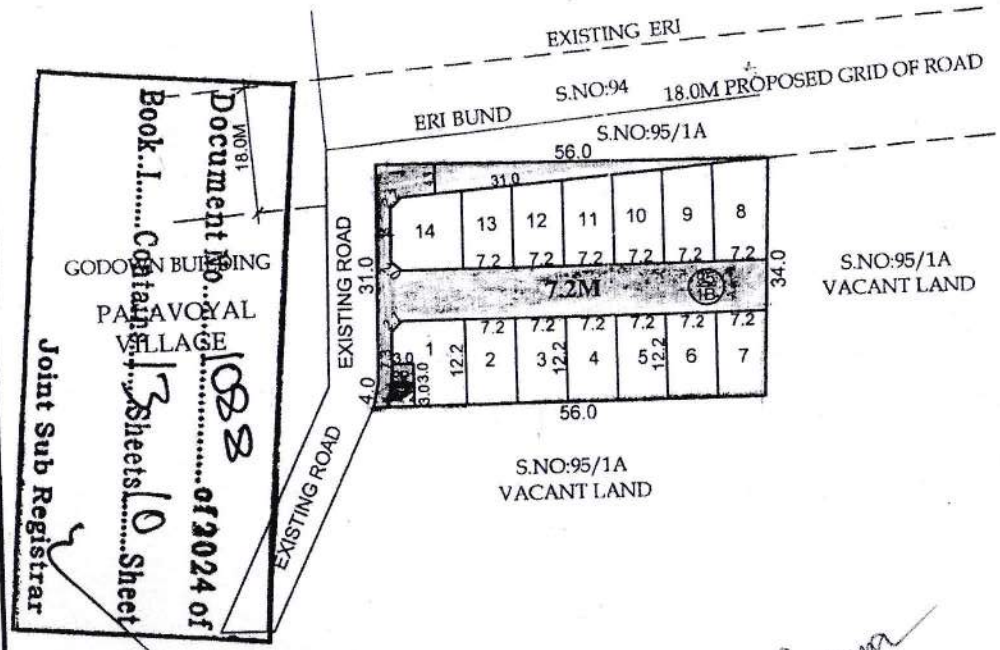
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
Thirumangalam @ Anna Nagar,
Chennai – 600 040.

4. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

5. Stock file /Spare Copy.

FILE NO.L1/0233/2



TOTAL EXTENT	(AS PER PATTA)	:	1900 SQ.M
ROAD AREA	(31%)	:	590 SQ.M
PLOTTABLE AREA	(69%)	:	1310 SQ.M
1% PUBLIC PURPOSE REQUIRED		:	13 SQ.M
PUBLIC PURPOSE PROVIDED		:	19 SQ.M
(PUBLIC PURPOSE AREA-1 : 9.0 SQ.M)			
(PUBLIC PURPOSE AREA-2 : 10.0 SQ.M)			
No.OF.PLOTS		:	14 Nos.

CONDITIONS :

LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR DB/T5(3)/7651 /F-NOC VILANGADUPAKKAM VILLAGE 5482 / 2023 / DATED:02.08.2023, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANTION AND RELEASE OF THE LAYOUT.

LEGEND

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2

ASSISTANT PLANNER
Chennai Metropolitan
Development Authority
No.8, Gandhi Irwin Road,
Egmore, Chennai - 600 008.

PUZHAL PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 95/1B OF VILANGADUPAKKAM VILLAGE.

SCALE - 1:800 (ALL MEASUREMENTS ARE IN METRE)

From

Tmt.K.Vedanayagi,
Commissioner
Puzhal Panchayat Union

To

Thiru.S.Thanikachalam,
No.52, Bajanai Koil Street,
Naravarikuppam, Redhills,
Chennai-52.

Rc. No. 428/2024/A3 Date:28-11-2025

Sir/Madam,

Sub : Planning Permission – **Puzhal** Panchayat Union – **Vilangadupakkam Village – Vilangadupakkam Panchayat-** S.No.95/1B – **Thiru. S.Thanikachalam** for Layout of house Sites Applied For Planning permission – Demand notice sent regarding.

Ref :
1. G.O.MS No.180 Rural Development and Panchayat Raj (PR-II (2)) Department, Dated.05.12.2024.
2. The Member Secretary, CMDA, Chennai Letter.No.Layout – 1 /0292/2023 Dated.12.02.2024.
3. CMDA, OL-PPD/LO No.28/2024, Dated.12.02.2024.
4. Commissioner, Puzhal Panchayat Union Na.Ka.No.29/2025/A3 dated 30.06.2025
5. The Member Secretary, CMDA, Chennai Letter.No.Comp-e-Gov/2480/2025 dated 02.07.2025
6. Commissioner, Puzhal Panchayat Union Na.Ka.No.29/2025/A3 dated 07.2025
7. Affidavit Received from the Applicant dated 02.08.2025.
8. Gift Deed Document No.1088/2024 dt.02.02.2024 AND 16440/2025 dt.20.11.2025 SRO Redhills.

****

With reference to your application cited you are requested to remit the following fees as detailed below to enable us to issue permission for Layout of house sites.

Total extent of the Layout : 1900 Sq.mt (20452 Sq.ft)
Total Length of the Roads : 91 m
No of Plots (Regular) : 14 Nos

I. Infrastructure Fees

a) Distribution Line Charges — 91m*330/- = Rs. 30,030/-

b) Street Light charges — 3 Nos *27000/- = Rs. 81,000/-

II. Plot Approval Fees

Regular Plots (1- 14) — 14*1000 = Rs.14,000/-

III.Layout Approval Fees

20452 Sq Ft * Rs 5.00/- = Rs.1,02,260/-

(Advised to pay Online to the Vilangadupakkam Panchayat SNA Account Indian Bank, Saidapet Branch A/C No.7389687012 IFSC Code IDIB000S004 through NEFT Payment)

IV.Indian Children Welfare

DD in favour of "District Collector, Tiruvallur District" = Rs. 8,000/-

COMMISSIONER
PUZHAL PANCHAYAT UNION

28/11/25

வாடிக்கையாளர் ஒப்புதல் / ग्राहक पावती / Customer Acknowledgement

தேதி/दिनांक/Date

என்இஎஃப்டி/ஆர்டிஜிஎஸ் அறிவுறுத்தல் (கள்)
நாங்கள் ஒப்புகொள்கிறோம். குறிப்பு எண்.
हम एनईएफटी/आरटीजीएस अनुदेश संदर्भ संख्या की पावती देते हैं ।
We acknowledge receipt of NEFT / RTGS instruction(s). Reference no.

CNRBH0009471037

கிளை : வங்கி அதிகாரியின் பெயர் மற்றும் கையொப்பம்
शाखा : शाखा प्राधिकारी का नाम और हस्ताक्षर
Branch : Name and Signature of Bank Official

30030/-

வங்கியின் முத்திரை
बैंक की मुहर
Bank Seal

08 DEC 2025

கோரிக்கையின் தேதி மற்றும் நேரம்
अनुरोध की तिथि व समय सहित
With Date & Time of Request

NF-959_TAM/12/2020/SESHAASAI

வாடிக்கையாளர் ஒப்புதல் / ग्राहक पावती / Customer Acknowledgement

தேதி/दिनांक/Date

என்இஎஃப்டி/ஆர்டிஜிஎஸ் அறிவுறுத்தல் (கள்)
நாங்கள் ஒப்புகொள்கிறோம். குறிப்பு எண்.
हम एनईएफटी/आरटीजीएस अनुदेश संदर्भ संख्या की पावती देते हैं ।
We acknowledge receipt of NEFT / RTGS instruction(s). Reference no.

CNRBH0009471170

கிளை : வங்கி அதிகாரியின் பெயர் மற்றும் கையொப்பம்
शाखा : शाखा प्राधिकारी का नाम और हस्ताक्षर
Branch : Name and Signature of Bank Official

81000/-

வங்கியின் முத்திரை
बैंक की मुहर
Bank Seal

08 DEC 2025

கோரிக்கையின் தேதி மற்றும் நேரம்
अनुरोध की तिथि व समय सहित
With Date & Time of Request

NF-959_TAM/12/2020/SESHAASAI

வாடிக்கையாளர் ஒப்புதல் / ग्राहक पावती / Customer Acknowledgement

தேதி/दिनांक/Date

என்இஎஃப்டி/ஆர்டிஜிஎஸ் அறிவுறுத்தல் (கள்)
நாங்கள் ஒப்புகொள்கிறோம். குறிப்பு எண்.
हम एनईएफटी/आरटीजीएस अनुदेश संदर्भ संख्या की पावती देते हैं ।
We acknowledge receipt of NEFT / RTGS instruction(s). Reference no.

Rs. 14000/-

கிளை : வங்கி அதிகாரியின் பெயர் மற்றும் கையொப்பம்
शाखा : शाखा प्राधिकारी का नाम और हस्ताक्षर
Branch : Name and Signature of Bank Official

வங்கியின் முத்திரை
बैंक की मुहर
Bank Seal

கோரிக்கையின் தேதி மற்றும் நேரம்
अनुरोध की तिथि व समय सहित
With Date & Time of Request

NF-959_TAM/12/2020/SESHAASAI

வாடிக்கையாளர் ஒப்புதல் / ग्राहक पावती / Customer Acknowledgement

தேதி/दिनांक/Date

என்இஎஃப்டி/ஆர்டிஜிஎஸ் அறிவுறுத்தல் (கள்)
நாங்கள் ஒப்புகொள்கிறோம். குறிப்பு எண்.
हम एनईएफटी/आरटीजीएस अनुदेश संदर्भ संख்या की पावती देते हैं ।
We acknowledge receipt of NEFT / RTGS instruction(s). Reference no.

Rs 102260.

கிளை : வங்கி அதிகாரியின் பெயர் மற்றும் கையொப்பம்
शाखा : शाखा प्राधिकारी का नाम और हस्ताक्षर
Branch : Name and Signature of Bank Official

வங்கியின் முத்திரை
बैंक की मुहर
Bank Seal

கோரிக்கையின் தேதி மற்றும் நேரம்
अनुरोध की तिथि व समय सहित
With Date & Time of Request

NF-959_TAM/12/2020/SESHAASAI

केनरा बैंक Canara Bank पादियनल्लूर (रेड हिल्स) शाखा चेन्नई-600052 (तमिलनाडु)
PADIANALLUR (RED HILLS) BR., THIRUVALLUR-600052 (TN.)
032613010753 327347

यह लिखत जारी करने की तारीख से तीन महीने तक वैध है।
Valid for three months only from the date of instrument
01122025

मांगने पर On Demand Pay DISTRICT COLLECTOR THIRUVALLUR DISTRICT को या उनके आदेश पर Or Order प्राप्त मूल्य के लिए

रुपये Rupees EIGHT THOUSAND ONLY

अदा करें For Value Received ₹ ***8,000.00

Purchaser Name: THANIKACHALAM S

केनरा बैंक Canara Bank

*****NOT OVER Rs.8,000.00

कृते केनरा बैंक For Canara Bank

D. Ls Blagdell 63095

प्राधिकृत हस्ताक्षर कर्ता AUTH. SIGNATORY | नाम NAME | पदनाम DESIGNATION | ह.आ.सं. S.P. No.

प्राधिकृत हस्ताक्षर कर्ता AUTH. SIGNATORY | नाम NAME | पदनाम DESIGNATION | ह.आ.सं. S.P. No

CHENNAI ACCOUNTS SECTION (760)

NAAC
DRAWEE BRANCH, D.P. CODE

₹ एक लाख और उससे अधिक डिमांड ड्राफ्ट के लिए दो प्राधिकृत हस्ताक्षरकर्ता की हस्ताक्षर आवश्यक
Demand Drafts of ₹1 Lakh and above require signature of two authorised signatories
Please sign above

एह OT
दह TT
एला OL
दला TL
एक OC

"327347" 600015112: 16

PROCEEDINGS OF THE COMMISSIONER, PANCHAYAT UNION PUZHAL
PRESENT. Tmt.K.Vedanayagi

D.Dis.No.428/2024/A3 **Date: 19.06.2026**

Sub : Planning Permission – Puzhal Panchayat Union - Vilangadupakkam Panchayat- Vilangadupakkam Village -S.No.95/1B - Thiru.S.Thanikachalam for Layout of house Sites -14 Plots- Planning permission orders issued- Reg

Ref :
1) Thiru.S.Thanikachalam, Application dated. 19.02.2024.
2) The CE, PWD, WRD, Chennai Region in Letter No.DB/T5(3)/7651/F.NOC–Vilangadupakkam Village 5482/2023/dated 02.08.2023.
3) The Member Secretary, CMDA, Chennai Letter.No.Layout – 1/0292/2023 Dated.12.02.2024, CMDA, PPD/LO No.28/2024 Dated.12.02.2024, Planning Permit No.15750.
4) G.O.Ms.No.112, H&UD Department dated 22.06.2017.
5) The Secretary (H&UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.
6) G.O.(Ms). No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
7) G.O.MS No.180 Rural Development and Panchayat Raj (PR-II (2)) Department, Dated.05.12.2024.
8) Commissioner of DR&PR Lr.No.4870/2024/PRI.MIS - 1 Dated:15.01.2025.16.05.2025 and 17.06.2025.
9) Gift Deed Document No.1088/2024 Dated.02.02.2024 and Additional Gift deed for the existing road obtained vide document no 16440/2025 dt.20.11.2025 in SRO,Redhills.
10) Commissioner, Puzhal Panchayat Union R.C.No.69/2025/A3 dated 27.06.2025
11) The Member Secretary, CMDA, Chennai Letter.No.Comp-e-Gov/2480/2025 dated 02.07.2025
12) Commissioner, Puzhal Panchayat Union R.C.No.69/2025/A3 dated .07.2025.
13) Affidavit received from the Applicant dated 02.08.2025.
14) Commissioner, Puzhal Panchayat Union RC.No.428/2024/A3 dated 28.11.2025
15) Commissioner, Puzhal Panchayat Union RC.No.428/2024/A3 dated 12.12.2025
16) The Executive Engineer,WRD,Kosasthalayar Basin Division,Thiruvallur-602001- Compliance Certificate Lr.No.DB/JDO.3/F.40/NOC/2026/369m dt:17.06.2026

ORDER:

Thiru.S.Thanikachalam, has requested Planning Permission for Layout of house Sites in the land comprised S.No.95/1B of Vilangadupakkam Village, Vilangadupakkam Panchayat with reference to the application 1st read above and based on permission obtained by the relevant department 2nd, 3rd, 8th, 9th and 11th & 16th read above permission is accorded to Thiru.S.Thanikachalam for House Sites of Layout (14 plots) in S.No.95/1B,

Vilangadupakkam Panchayat under Section 159, 160 & 161 of Tamil Nadu Panchayat Act, 1994 and Tamil Nadu Panchayat Building rules 1997 is hereby approved and ordered subject to the following conditions.

CONDITIONS

1. The condition specified in the Member Secretary, C.M.D.A (Layout condition accompanying Layout of lands in the Chennai Metropolitan Area). Layout – 1 /0292/2023As Date. 12.02.2024, PPD/LO No.28/2024 and subjected to the condition over leaf of Member Secretary, Chennai Planning permission No. 15750 dt:12.02.2024.
2. The other condition specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, Sub Rule 1 to 10) is Applicable.
3. The applicant is advised to abide by the rules and regulation that will be issued by the Government in this regard.
4. The applicant is advised to follow the condition laid down in the Chennai Metropolitan Development Authority letters cited.
5. In accordance to Ref. 7 cited, Street light and distribution line fees has been collected. With regards to storm water drain, taking into consideration the affidavit submitted by the individual, the total fee of Rs.5,91,500/-(Rupees Five Lakh Ninety One Thousand Five Hundred Only) as One-time payment after sale of 5 plots in the layout. Non Compliance of the same will lead to cancellation of this approval.
6. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of any deviation or violation of rules and conditions of this order at the conditions of the department concerned or if it is ascertained in future that the planning permission obtained is based either on wrong information furnished by the applicant or by misrepresentation of facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner, the planning permission accorded will be cancelled and license suspended without any further notice.
7. All PWD/WRD norms specified in PWD/WRD NOC received vide ref 2 cited to be followed. Also instructed to strictly abide on height of filling with respect to the proposed level as specified in PWD/WRD NOC.
8. As per the compliance certificate from The Executive Engineer,WRD, Kosasthalaiyar Basin Division,Thiruvallur cited in ref 16, wherein it is mentioned that the applicant has partially complied with the technical remarks regarding inundation issued by The Chief Engineer, WRD vide ref 2 and the compliance certificate was issued subject to the strict condition that both the plot level must be raised as required during construction.This

condition of the WRD Compliance Certificate is to be strictly adhered, failure will lead to cancellation of this approval without prior intimation.

9. No permanent construction should be made within 15m setback from the existing WRD water channel
10. Also, the applicant is required to adhere to all the above terms and conditions failing which, this planning permission is liable to be cancelled without any prior intimation.

Encl: Approved Plan Copies

15.6.26

COMMISSIONER,
PUZHAL PANCHAYAT UNION

To,

Thiru.S.Thanikachalam,
No.52, Bajanai Koil Street,
Naravarikuppam, Redhills,
Chennai- 600 052.

19/6/26.

Copy to:

1. The Special Officer/Block Development Officer (VP) - Vilangadupakkam Panchayat.

WATER RESOURCES DEPARTMENT

From

Er. G.R.RADHAKRISHNA, B.E.,M.Sc.,F.I.E.,
Executive Engineer, WRD.,
Kosasthalaiyar Basin Division,
Thiruvallur – 602 001.

To

The Commissioner,
Puzhal Panchayat Union,
Puzhal, Chennai-66.

Lr.No.DB/JDO.3/F. 40 / NOC /2026/369m /dated: 17 .06.2026.

Sir,

Sub: WRD – Inundation NOC – Issuance of Compliance Certificate from an inundation point of view for the layout site comprised in S.F. No. 95/1B, Vilangadupakkam Village, Ponneri Taluk – Site Inspection Remarks and Conditions – Regarding.

Ref :
1) The Member – Secretary Chennai Metropolitan Development Authority, Chennai - 8, Lr. No. Layout-1 / 995558/2022 / Dated: 25.07.2022.
2) The Chief Engineer, PWD, WRD, Chennai Region, Chennai - 05 DB/ T5 (3) /7651 / F. Noc. Vilangadupakkam Village 5482/ 2023/ Dated 02.08.2023.
3) The Commissioner, Puzhal Panchayat Union, Puzhal, Chennai-66. Lr No: Na. Ka No. 428/2024/A3 Dated. 12.12.2025.
4) The Assistant Executive Engineer, WRD., Kosasthalaiyar Basin Sub Division, Chennai, Lr No AEE – Chennai / 2026/Dated. .06.2026.

)(

With reference to the 1st cited, the Member Secretary CMDA has requested to No Objection Certificate (NOC) from the WRD from an inundation perspective for the lands in S.F. No. 95/1B of Vilangadupakkam village, Ponneri Taluk, Thiruvallur District, within Puzhal Panchayat Union limits. The Chief Engineer, WRD, Chennai Region, Chennai-05, issued remarks to the Member Secretary, CMDA, regarding the aforementioned lands vide the second reference cited.

Under these circumstances, the applicant, Thiru. S. Thanikachalam (residing at No. 52, Bajani Koil Street, Naravarikuppam, Redhills, Chennai – 600 052), has applied for a completion certificate. Vide the third reference cited, the Commissioner of Puzhal Panchayat Union, Puzhal, Chennai, instructed the applicant to obtain a Compliance Certificate from the WRD.

/P.T.O/

Consequently, the site was inspected and recorded the field levels using the Full Tank Level (FTL) of the adjacent Redhills Tank, which stands at (+) 15.300m, as the datum. Based on the field inspections and observed levels, the following observations have been made:

1. The proposed layout road levels for the sites in S.F. No. 95/1B of Vilangadupakkam village, Ponneri Taluk, range from (+)15.390m to (+)15.690m. This is 0.510m to 0.810m lower than the recommended level of (+)16.200m. Additionally, the proposed layout plot levels range from (+)15.100m to (+)15.340m, which is 0.860m to 1.100m lower than the recommended level. However, the applicant has stated that the plot level will be raised to the required level during the construction stage.
2. The applicant has successfully secured the boundary by constructing protective fencing.
3. The applicant has partially complied with the technical remarks regarding inundation issued by the Chief Engineer, WRD, Chennai Region, Chennai-05, vide Lr. No. DB/ T5 (3) /7651 / F. Noc-Vilangadupakkam Village 5482/ 2023 dated 02.08.2023.

Therefore, the conditions required to issue a No Objection Certificate from an inundation perspective have been partially met at this stage. Accordingly, this Compliance Certificate (CC) is issued subject to the strict condition that both the plot level must be raised as required during construction.

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

Water Resources Department

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

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

Letter No.DB/T5(3)/7651/ F.NOC Vilangadupakkam Village 5482/2023/dated.02.08.2023

Sir,

Sub: CMDA – APU – Layout Division – Proposed Layout of house sites in S.No.95/1B of Vilangadupakkam Village, Ponneri Taluk, Tiruvallur District, Puzhal Panchayat Union limit – Existence of Waterbody & Channel within 100m - Remarks along with NOC on inundation point of view - issued -Regarding.

Ref: 1. The Senior Planner - Layout, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600 008 Letter No. Layout -1/9558/2022-1/dated :25.07.2022.

*****

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 the Layout of house sites in S.No.95/1B Vilangadupakkam village, Ponneri Taluk, Tiruvallur District, Puzhal Panchayat Union limit in favour of Thiru.S.Thanikachalam, No.52, Bajanai Koil Street, Naravarikuppam, Redhills, Chennai – 600 052.

In this connection, the proposed site was inspected by the Field officers and the field levels were taken from the known Datum of Redhills Tank at F.T.L as (+)15.300m.

The water body & Channel exists in S.No.94 Pallikuppam Eri on Northern side of the site which is the under the control of Panchayath board and also Existing road which runs and abutting Northern side to the applicant site. The proposed site is presently surrounded by residential and commercial units in all directions. These lands are classified as Dry lands as per Revenue records and located on ayacut field area of tank.

At present, the Tank Ayacut had been completely urbanized and no cultivation field found. The site is located on Southern side of the Vilangadupakkam Village Road. Pallikuppam eri is the only water body existing with its close proximity to be considered for inundation point of view.

2/8/23

As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous floods that had occurred in the year 2015. The observed Maximum Flood Level near the site is (+)7.450m and nearest Vilangadupakkam Village Road level is (+)7.210m.

To protect the site safe against any inundation in the near future, the site must be raised minimum of 0.90m below the MFL (or) above the road top level abutting/ nearer to the site, whichever is higher. The MFL is higher than the Existing Road Level. Therefore, the MFL is taken into account for earth filling the land.

Hence, it is recommended to raise the field level to (+)7.450m + 0.90m = (+)8.350m (i.e.(+)6.95m below Datum of Redhills Tank at F.T.L as (+)15.300m.

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 proposed level (+)7.450m + 0.90m = (+)8.350m	
			Required Level in m	Height Filling in m
1.	95/1B (Northern side)	(+)7.120m	(+)8.350m	1.230m
2.	95/1B (Southern side)	(+)7.050m		1.300m
3.	Vilangadupakkam main road		(+)7.210m	

Also the proposed land is to be raised from 1.230m to 1.300m with hard earth with proper consolidation to avoid inundation problem during rainy season From the above existing field levels, the required filling varies from 1.230m to 1.300m to avoid inundation. Since the existing field level is below MFL.

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 Layout of house sites in S.No.95/1B of Vilangadupakkam village, Ponneri Taluk, Tiruvallur District, Puzhal Panchayat Union limit in favour of Thiru.S.Thanikachalam, No.52, Bajanai Koil Street, Naravarikuppam, Redhills, Chennai – 600 052 is hereby issued to CMDA subject to following conditions and technical suggestion besides any other mandatory clearance and statutory permission from any other organization or department for the

21/8/23

consideration of planning permission by Chennai Metropolitan Development Authority.

CONDITIONS:

1. The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)8.350m (i.e.(+)6.95m below Datum of Redhills Tank at F.T.L as (+)15.300m to protect the site from inundation during floods.

The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 1.230m to 1.300m depending upon the existing field levels. Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods. The entire pavement level within the site should not be less than (+)8.350m.

2. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially the channel runs along Northern sides in the presence of Revenue and WRD authorities.

3. 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. Hence, the applicant is solely responsible of genuinety of the documents submitted.

4. 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.

5. 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.

6. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands / river. The NOC for his site from the WRD is purely issued on the basis of inundation point of view.

7. The applicants 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 applicants should give an undertaking in writing to the effect that the above

21/8/20

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.

SUGGESTIONS:

a) The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drains within the site ie., micro drains of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel, at their own cost rainwater harvesting, roads with road side drains 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.

b)The sewage or any unhygienic drainage (Treated or Untreated) should not be let into Eri /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 Applicant should make drainage network, at his 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.

c)The necessary setback distance especially on North should be provided within the site 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 / 13.03.2019) during development and no construction activities are to be executed in the setback area in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

d)The applicant's lands are seem to be Ryotwari land which would be classified Dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicant should get clearance certificate for his 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.

e)The sewage water from the applicant's land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the same

21/8/23

by the applicant, and as well as the construction materials/debris/garbages should not be dumped into the Eri at any cost.

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

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.

for Chief Engineer, WRD.,
Chennai Region, Chennai - 5
02/08/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 02 SEP 2026

FG 847034

M. Shanthi

M. SHANTHI
STAMP VENDOR
L.No. 1057-1 / உ7 / 2021
337/G8, Opp. Murasolimaran Park, Paper Mills Road,
Perambur, Chennai-600 011.

Thanikachalam

AFFIDAVIT

The Chairperson,

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No.133, G-Block, 1st Avenue, Anna Nagar (East),

Chennai -600102.

Sub: Affidavit for complying the WRD inundation conditions

Ref: RERA Registration application number TNRERA/PLI/0446/2026 Dated 22-01-2026

I, **Mr. S.THANIKACHALAM** residing at No.25/2, Bajanai Koil Street, Naravarikuppam, Redhills, Chennai - 600052, is the Owner of the proposed project, **"SRI ELUMALAI AVENUE PART – I"** (name of the project), Comprised in Survey Numbers 95/1B of Vilangadupakkam Village, as per Patta (Vilangadupakkam Village), Ponneri Taluk, Tiruvallur District, Puzhal Panchayat Union Limit.

S. Thanikachalam

Further to the RERA project registration application I have submitted at your esteemed office, I hereby do hereby solemnly affirm and state that all conditions stipulated by the Water Resources Department (WRD) with respect to inundation have been fully complied with. The said compliance in accordance with the letter issued by the Chief Engineer, Water Resources Department (WRD), Chennai Region, Chepauk, Chennai – 600005, bearing **Letter No. DB/JDO.3/F.40/NOC/2026/369m/dated 17.06.2026.**

The promoter hereby undertakes and agrees to indemnify and keep indemnified the Authority and representatives and future potential allottees of the project from and against alllosses, damages, claims, demands, costs, expenses, actions, proceedings, and consequences that may arise due to non-fulfilment of the conditions stipulated in aforesaid letter of the Water Resources Department.

Signature of OI Deponent

S. Thanikachalam

S.THANIKACHALAM

Chennai

02nd September 2026

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

Verified RealEstate™

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.