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Water Resources Department

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

Letter No.DB / T5(3) / F.NOC0285Nedugundram village2501 / 2025 / Dated.03.04.2025

Sir,

Sub: CMDA – Area Plans Unit – HRB (South) Division – Planning permission for the proposed construction of High Rise Building consisting of Block – A – Stilt floor + 1st floor (parking) + 2nd floor to 9th floor residential building with 168 dwelling units , Block – B – Basement floor + ground floor + 2 floors – Amenities building and open swimming pool, adjacent to Amenities building at 12m wide link road situated in S.No.449/2 and 450/1B1A & 1C1 of Nedugundram village within the limits of Kattankolathur panchayat union – Technical report along with NOC on inundation point of view – issued - Regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority Chennai –8 letter no.CMDA / PP / HRB / S / 0511 / 2023 / 09.01.2025

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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 for the Planning permission for the proposed construction of High Rise Building consisting of Block – A – Stilt floor + 1st floor (parking) + 2nd floor to 9th floor residential building with 168 dwelling units , Block – B – Basement floor + ground floor + 2 floors – Amenities building and open swimming pool, adjacent to Amenities building at 12m wide link road situated in S.No.449/2 and 450/1B1A & 1C1 of Nedugundram village within the limits of Kattankolathur panchayat union in favour M/s.Sylversky Builders LLP, Door No – 961, 3rd floor, Siyat House, Poonamallee High Road, Chennai.

The proposed site was inspected and ascertained that the above site is surrounded by the paddy field on South, North and East, EB substation and 12m wide Samy Vivekananda street layout road on West as per top

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plan and as per Revenue records the land classified as wet land and these lands are located in ayacut field of Nedugundram periya eri & Aruvameri which is located on West far away from site and Tambaram bye-pass on North also far away from site..

The field levels at site were taken from known datum as crest level of Puthur Tank (+)9.140m (FTL),the existing layout road top level as (+)9.300m& Maximum Flood level is (+)9.750m.And the applicant existing field level varies from (+)9.100m to (+)9.300m. In order to overcome any possibility of inundation it is suggested that the field ground level of the site to be raised to a minimum level 0.45m, above the maximum flood level / nearest Village road level whichever is higher.Hence it is recommended to raise the field to the level of (+)9.750m + 0.45m =(+)10.200m (i.e)1.06m above the crest level of Puthur Tank (+)9.140m (FTL). 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 (+)9.750m + 0.40m = (+)10.200m.	
			Required Level	Height Filling in m
1	449/2	(+)9.100	(+) 10.200m	1.10
2	450/1B1A	(+)9.250		0.95
3	450/1C1	(+)9.300		0.90

As per the existing field levels, the site under reference is inundable and required a filling varies from 0.90m to 1.10m. Hence, the site must be raised to the required depth as indicated in the above table in respect of the survey nos. to provide safety against inundation in the near future since the existing field level are below MFL and the applicant is suggested not to have regular habitation below MFL.

Based on the available Revenue Records as well as considering the prevailing site conditions. No Objection Certificate with specific remark on the inundation point of view of this department for Planning permission for the proposed construction of High Rise Building consisting of Block – A – Stilt floor + 1st floor (parking) + 2nd floor to 9th floor residential building

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with 168 dwelling units , Block - B - Basement floor + ground floor + 2 floors - Amenities building and open swimming pool, adjacent to Amenities building at 12m wide link road situated in S.No.449/2 and 450/1B1A & 1C1 of Nedugundram village within the limits of Kattankolathur panchayat union in favour of M/s.Sylversky Builders LLP, Door No - 961, 3rd floor, Siyat House, Poonamallee High Road, Chennai is hereby issued to CMDA subject to the following Conditions and Technical Suggestions besides any other mandatory clearance and statutory permission from any other organization (or) department for the consideration of planning permission by the Chennai Metropolitan Development Authority.

CONDITIONS:

1. The applicants' land should be filled with earth with proper compaction to the level of (+)10.200m 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 0.90m to 1.10m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)10.200m. (i.e.1.06m above Datum of Crest level of Puthur tank weir which is (+)9.140m). 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 pavement level of entire area should not be less than (+)10.200m and the applicant is suggested not to have regular habitation below the 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 for the proposed building.

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

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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 as well as to maintained as it is in the Revenue records.

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 development proposal by considering the suitable internal storm water drainage network as micro drain i.e peripheral drain or al-round drain of suitable size not less than 1.0m x 0.90m 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

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own cost, rain water harvesting, roads with road 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 (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free flow of water. The applicant should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel/drain.

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

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

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

d. 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

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as Wet lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority.

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.

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

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THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.