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CMDA\3393\2722Sholavaram Village

Water Resources Department

From

Er.M.Janaki.M.E.,F.I.E.,
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) / F.NOC.2722Sholavaram Village 3393 / 2025 /Dated.15.05.2025.

Sir,

Sub: CMDA - Area Plans Unit – Layout Division –proposed layout of house sites in the property comprised in S.F.No. 554/2A, 554/3A, 555/2 and 555/3 of Sholavaram Village, Ponneri Taluk, Tiruvallur District, within the limit of Sholavaram Panchayat Union Limit - Specific Remarks along with NOC on inundation point of view – issued- Regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, Egmore, Chennai – 8 Letter No. Layout-1 / 0049/ 2024 / Dated:13.03.2025

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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 layout of house sites in the property comprised in S.F.No. 554/2A, 554/3A, 555/2 and 555/3 of Sholavaram Village, Ponneri Taluk, Tiruvallur District, within the limit of Sholavaram Panchayat Union Limit, in favour of the M/S Pallagio Properties represented by its partner Thiru Balachander Jeyabalan GPA of M/S Vasan Publication Private Limited, Ethiraj House, F-205, First Street, Anna Nagar East, Chennai 600 102.

The proposed site was inspected and field observation reveals that, the applicant site is located in ayacut field of Sholavaram tank in S.F.No.621 on Western side of the site abutting the feeds from Sluice No.2. The Sholavaram Tank consists of 3 No. of Sluice and 2 No. of Weirs and the site is surrounded by vacant land on all other directions. The NH-5 Chennai - Kolkata Road on Eastern side of the site. Plan marked channel or patta channel runs in between the applicant site. Thus, the applicant is suggested to realign and form necessary suitable storm water drainage network (internally) with in the site as per the site condition the ultimate disposal of storm water discharge into the nearby drain during rainy season in order to avoid flooding/inundation. At present there is no Cultivation activities are carried out in this stretch due to vast Urbanisation also, the irrigation activities are gradually minimized as well as the irrigation rights of the Sholavaram Tank ayacuts was purchased under augmentation of Chennai water supply scheme for storage and situated in the downstream of S.F.No.621, Sholavaram tank beyond the Tank Bunds these lands are classified as "Dry" lands as per Revenue records and located on ayacut area of Tank. 15/5/25

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the known datum of Sluice No. 3 of Sholavaram Tank is (+)14.220m. It could be susceptible against inundation potential must be ascertained based upon the existing filed levels.

As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during past floods. It is observed that MFL near the site is assessed as (+)15.100m and existing NH Road Top Level is (+)15.600m. Rear side of Bund in S.F.No.621 is (+)14.180m.

To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of (+)15.600m + 0.60m = (+)16.200m (i.e.,) 1.980m above the known datum of Sluice No. 3 of Sholavaram Tank is (+)14.220m.

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

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the past Flood Level (+)15.600m + 0.60m = (+)16.200m	
			Required Level in m	Height Filling in m
1.	554/2A	(+)14.970	(+)16.200	1.230 m
2.	554/3A	(+)15.020		1.180 m
3.	555/2	(+)14.890		1.310 m
4.	555/3	(+)14.830		1.370 m

Also the proposed land is to be raised 1.180m to 1.370m with hard earth with proper consolidation to avoid inundation problem during rainy season. Since, the existing field levels are below MFL. Hence the applicant is suggested not to have regular habitation below MFL.

Based on the available Revenue records as well as considering the prevailing site condition, necessary technical opinion, along with the "No Objection Certificate" on the inundation point of view of this department for have applied for the layout of house sites in the property comprised in S.F.No. 554/2A, 554/3A, 555/2 and 555/3 of Sholavaram Village, Ponneri Taluk, Tiruvallur District, within the limit of Sholavaram Panchayat Union Limit, in favour of the M/S Pallagio Properties represented by its partner Thiru Balachander Jeyabalan GPA of M/S Vasan Publication Private Limited, Ethiraj House, F-205, First Street, Anna Nagar East, Chennai 600 102 is hereby issued to CMDA subject to 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 Chennai Metropolitan Development Authority.

15/5/25

Conditions:

1. The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)16.200m (i.e.,) 1.980m above the known datum of Sluice No. 3 of Sholavaram Tank is (+)14.220m. To protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from 1.180m to 1.370m depending upon the existing field levels. Also, the applicants 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 all round pavement level within the site should not be less than (+)16.200m and the regular habitation should not be below Road level.

2. The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD authorities concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.

3. The permission granted to the applicants, should not be altered / modified / changed to any others. Based on the records submitted by the applicants, 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 applicants are 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 applicants should abide by the rules and regulation of the WRD from time to time. The applicants 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 applicants to encroach the WRD / Government Channel/Tank and River. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

7. The applicant should not construct any cross masonry across the Tank without prior permission of WRD. If any damages occurred to the Tank, the same should be restored to its Original condition at their own cost.

8. The applicants should not object at any time for the maintenance work / improvements work of the Government Tank to be carried out by WRD. The

15/5/25

applicant should not dump the garbages/debris in the Tank and avoid the sewage water into the Government Tank, etc,. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance/improvement/ development works as per Revenue records [FMB] are to be carried out by WRD in future periodically.

Technical Suggestions:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable sizes within the site as per the site condition. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment plant 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 especially on Western Side should be provided within the site as per site condition 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 not be any construction activities in future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. The applicants' lands are seems to be Ryotwari land which would be classified as "Dry" lands. Hence, these lands are to be converted into Residential Zone from the irrigation zone by the competent authority. The applicants 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.

d. The sewage water from the applicant land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the same by

16/6/25

the applicants, and as well as the construction materials/debris/garbages should not be dumped into the channel/river/tank at any cost.

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

The owner of the document received from the applicants 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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

15/5/25

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

15/5/25

WATER RESOURCES DEPARTMENT

From:
Er. G.R.RADHAKRISHNA, B.E.,M.Sc.,MIE.,
Executive Engineer, WRD.,
Kosasthalaiyar Basin Division,
Thiruvallur.

To:
The Commissioner,
Cholavaram Panchayat Union,
Cholovaram, Chennai-67

Lr.No.DB.JDO.2/F.40 NOC/2025/961M/dated:13.11.2025.

Sir,

Sub : WRD - CMDA- Enforcement Cell (North – II Division) -Completion Certificate for the Proposed Layout House Sites in the Property comprised in S.Nos.554/2A, 554/3A, 555/2 and 555/3 of Sholavaram village, Ponneri taluk, Thiruvallur district, within the limits of Sholavaram panchayat Union - Rectification of defects – Remarks submitting - Regarding.

Ref
1. The Member – Secretary, Chennai Metropolitan Development Authority, Chennai - 8, Lr. No. Layout-1 /0049/2024 / Dated: 13.03.2025.
2. The Chief Engineer, WRD, Chennai Region, Chennai – 05 Lr.No. DB/ T5 (3) / F. Noc.2722 Sholavaram Village 3393/ 2025/ Dated 15.05.2025.
3. The Member Secretary, Chennai Metropolitan Development Authority, Chennai - 8, Lr. No. CMDA/PP/ LAYOUT-1/0049/2025. Planning permission No.: OL-PPD/LO/0151/2025, Permit No.: OL-2=02055, Dated:19.08.2025.
4. The Commissioner, Sholavaram Union office, Lr.No.Na.ka.No.2333/2025 /A3/ Dated:02.09.2025.
5. The Assistant Executive Engineer, Kosasthalaiyar Basin Sub-Division, WRD., Chepauk, Chennai-5 Lr.No. F.NOC/2025/Date.24.09.2025.
6. This Office Lr.No. DB.JDO.2/F.40 NOC/2024/844M/dated:06.10.2025
7. M/s.Pallagio Properties, Letter dated:09.10.2025.

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With reference to the letter 1st cited above, the Member Secretary CMDA has requested NOC from this department for inundation point of view for the proposed land comprised in S.F. Nos.554/2A, 554/3A, 555/2 and 555/3 of Sholavaram village, Ponneri Taluk, Thiruvallur District. In continuation to this, the Chief Engineer, WRD, Chennai Region, Chennai-05 has offered the remarks to the Member Secretary, CMDA for the above said lands vide reference 2nd cited.

[P.T.O]

The Member Secretary, CMDA vide reference 3rd cited has approved the layout of House Sites in the Property comprised in S.Nos.554/2A, 554/3A, 555/2 and 555/3 of Sholavaram village, Ponneri taluk, Thiruvallur district with some conditions.

In this circumstance, the Commissioner, Sholavaram Panchayat Union vide reference 4th cited, enquired whether the applicant has followed the conditions notified by the WRD regarding inundation. In this regard the Assistant Engineer, Redhills section, Redhills inspected the site and it was found that the site is not filled upto the prescribed levels.

So, vide reference 6th cited, the applicant was instructed to fill the proposed site upto the prescribed level (i.e) (+)16.200. And vide reference 7th cited, the applicant informed us that the site is now filled upto the prescribed levels.

In this regard the Assistant Engineer, Redhills section, Redhills inspected the site and the Commissioner, Sholavaram Panchayat Union is hereby informed that the site is now filled upto the prescribed levels and the conditions for issuing the No Objection Certificate from the inundation perspective has been Satisfied by the applicant. It is also insisted that the applicant should keep the campus secured to ensure that the earth deposited in ploted area is not unofficially borrowed for any other works.

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

13/11/25

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
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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

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