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RE REGULATORY RECORD

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**Water Resources Department**

**From**
**Er. C. Podupani Thilagam, ME.,**
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-8.

**Letter.No.DB / T5(3) / F- 001491 Kilambakkam Village / 2026 / Dated.12.03.2026**

**Sir,**

**Sub:** CMDA – APU – Layout Division – Laying out of house sites in the property comprised in S.No.102/5 of Kilampakkam Village, Vandalur Taluk, Chengalpattu District, Kattankulathur Panchayat Union Limit - Specific remarks along with NOC on inundation point of view – Issued – Regarding.

**Ref:** 1. The Member Secretary, Chennai Metropolitan Development Authority, Thalamuthu Natarajan Building,No.1, Gandhi Irwin Road, Egmore, Chennai-8 Letter No. Layout-1 / 0012 / 2026 Dated: 03.02.2026

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With reference to the 1st cited above and after careful consideration the Specific remarks along with NOC on inundation point of view of this department is hereby accorded for the Laying out of house sites in the property comprised in S.No.102/5 of Kilampakkam Village, Vandalur Taluk, Chengalpattu District, Kattankulathur Panchayat Union Limit in favour of M/s.VLC Enterprises & Real estate, Rep. by B.Lurth Raj Prem No.7, Bazzar Road, Vaazhga valamudan complex 2nd floor, Kundrathur, Chennai – 600 069.

The proposed site bearing S.No.102/5 of Kilampakkam Village, Vandalur Taluk, Chengalpattu District was inspected and field observation reveals that, the Kilambakkam Lake in S.F.No.162 is located on the North-East side of the applicant's land at a considerable distance but not abutting the applicant's site as per topo plan. Also, the Mannivakkam Lake(Periya Eri / Sitteri) in S.F.No.244 of Mannivakkam Village is located on Western side of the applicant's land at considerable distance but not abuts as per topo plan and a Channel in S.F.No.246/2 on western side of Mannivakkam Village abutting to the applicant land of Kilambakkam Village. The existing Mannivakkam main road traverses along the Western boundary of the applicant land which makes access to the applicant's site. Further, the applicant's site is surrounded by vacant lands on all directions except Western side as per topo plan.

The applicant's lands are classified as "Dry" lands as per "patta & "A" Register" of Revenue records falls in ayacut area of Kilambakkam tank and catchment of Mannivakkam tank.

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In order to ascertained the potential of Inundation, the field levels were taken with reference to the Bench mark Crest level of Kilambakkam Tank.(i.e.,) FTL(+)12.510m. The MWL of Kilampakkam Tank as (+) 12.970m.

As a safety measures, the proposed site should be analysed with respect to the flood level experienced during previous years flood records. During 2021, 2023 & 2024 floods, the maximum flood level near the proposed area was ascertained as (+)9.480m and the applicant site was found inundated $1^1/_2$ feet above the existing road level during the flood season. The Existing road top level on Western side of the applicant's site is (+)9.030m.. The existing ground level of the applicant's site is varying from (+)9.020 to (+)9.040m

In order to protect the site against the inundation, the site must be raised to a minimum level of 0.45m above the MWL/MFL of the nearest tanks or road level whichever is higher. Hence it is recommended to raise the field to the level of the site to a minimum level of (+)9.480 +0.45m = (+)9.930m (i.e. 2.58 below the Crest level of Kilambakkam Tank as (+)12.510m.)

| Sl.No. | Field Survey Nos. | Existing field levels in m. | Proposed level (m) | Required Height filling in m. |
|---|---|---|---|---|
| 1 | 102/5 | (+) 9.020 | (+)9.930m | 0.910m |
| | | (+) 9.040 | | 0.890m |

Also the proposed land is to be raised 0.890m to 0.910m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels are below MFL and suggested to have regular habitation above MFL.

Based on the available Revenue records as well as site conditions, "No Objection Certificate" with a specific remark on the inundation point of view of this department for the Laying out of house sites in the property comprised in S.No.102/5 of Kilampakkam Village, Vandalur Taluk, Chengalpattu District, Kattankulathur Panchayat Union Limit in favour of M/s.VLC Enterprises & Real estate,Rep.by B.Lurth Raj Prem No.7, Bazzar Road, Vaazhga valamudan complex 2nd floor, Kundrathur, Chennai – 600 069 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 Chennai Metropolitan Development Authority.

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**Conditions**

1. The existing ground level of the site should be raised to minimum level of (+)9.93m i.e. 2.58m below the Crest level of Kilampakkam Tank as (+)12.510m and the applicant's site with filling level varies from 0.890m to 0.910m with layers of not more than 0.30metre depth to achieve required degree of compaction to the entire area of the applicant's land to avoid inundation during the heavy rains. 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 all round pavement level within the site should not be less than (+)9.930m and the regular habitation should not be below MFL.

2. The applicant should clearly demarcate the boundary of their land especially on Eastern side before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records (FMB).

3. The permission granted to the applicant, 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 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 applicants should also abide court of law and act of both State & Central Government from time to time.

6. The applicant should not object at any time for the maintenance works / improvement works of the Channel 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.

7. 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 Lands / river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

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8. The Government Channel in S.F.No.246/2 abutting the applicant's land Western boundary stretch should be completely desilted and re-sectioned by constructing retaining wall on either sides of the Channel 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.

9. The Government Channel in S.F.No.246/2 abutting the applicant's land Western 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.

10. The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.

**Technical Suggestion:**

(a). The applicant should prepare the layout proposal by suitable internal storm water drainage network drain as micro drains ie., Peripheral drain of size not less than 0.60m x 0.90m and lateral drain of suitable size within the site as per site condition. The same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment and its disposal and garbages/debris and other solid waste management as per norms in existence within the applicant's land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain / channel / course at any cost and the debris and other materials should not be dumped into the drain / surplus course obstructing free flow of water. The applicants should make drainage network, at their own cost and the same is to be connected to

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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 not less than 3.0m on Western side along the channel should be provided with in 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 seem to be ryotwari land which would be classified as Dry lands. The applicants should get clearance certificate for their 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 applicants' land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicants, and as well as the construction materials / debris / garbages should not be dumped into the River / Eri / Channel / Pond at any cost.

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

The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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.

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

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.