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Water Resources Department

From
Er,C.Podupani Thilagam, M.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- 8657online- Surapattu Village 9119 / 2025 / dated.16.10.2025.

Sir,

Sub: **CMDA – Area Plan Unit – HRB Division** – the Planning permission for the Proposed construction of Residential Building - High Rise Group Development with extended Combined Basement of 3 Blocks consists of Block 1: Double Basement + Ground Floor + 26 Floors (188 Dwelling Units), Block 2: Basement + Ground Floor + 26 Floors (188 Dwelling Units), Block 3: Basement + Ground Floor + 28 Floors (168 Dwelling Units) and Club House: Ground Floor + 1 Floors with Amenities (Pool Room, TT Room, Yoga / Meditation, Interactive Gym, Board Games and Learning Center) and Open Swimming Pool on the Ground Floor Level Totally 544 Dwelling Units) at Soorapattu Main Road, Soorapattu, Chennai 600 066. Comprised in Survey Nos: 48/1A1B, 49/1A, 50/1A1, 1A2, 1B, 1C, 2A, 2B, 52/1A, 1B, 2A, 2B, 3A, 3B, 4B1, 4B2, 4B3 & 53/3A of Soorapattu Village, Madhavaram Taluk, Chennai District within the Limits of Greater Chennai Corporation - Technical report along with NOC on inundation point of view – issued – regarding.

Ref: 1.The Member Secretary,CMDA Chennai-8 Acknowledgement No.CMDA / PP / HRB / N / 0771/ 2025 & Online Receipt No.CMDA / PP / Ch / 19977 / 2025 dated:16.09.2025
2. The applicant, Casagrand Premier Builder Limited Door No.111, Plot No.59, L.B Road, Thiruvanmiyur, Chennai letter dated:17.09.2025.

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With reference to the 1st and 2nd cited above and after careful consideration, the technical opinion along with NOC on inundation point of view of this department is here by accorded for the Planning permission of Proposed construction of Residential Building - High Rise Group Development with extended Combined Basement of 3 Blocks consists of Block 1: Double Basement + Ground Floor + 26 Floors (188 Dwelling Units), Block 2: Basement + Ground Floor + 26 Floors (188 Dwelling Units), Block 3: Basement + Ground Floor + 28 Floors (168 Dwelling Units) and Club House: Ground Floor + 1 Floors with Amenities (Pool Room, TT Room, Yoga / Meditation, Interactive Gym, Board Games and Learning Center) and Open Swimming Pool on the Ground Floor Level Totally 544 Dwelling Units) at Soorapattu Main Road, Soorapattu, Chennai 600 066. Comprised in Survey Nos: 48/1A1B, 49/1A, 50/1A1, 1A2, 1B, 1C, 2A, 2B, 52/1A, 1B, 2A, 2B, 3A, 3B, 4B1, 4B2, 4B3 &

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53/3A of Soorapattu Village, Madhavaram Taluk, Chennai District within the Limits of Greater Chennai Corporation in favour of M/s.Casagrand Premier Builder Limited, Door No.111, Plot No.59, L.B Road, Thiruvanmiyur, Chennai – 600 041.

The proposed site was inspected and field observation reveals that the Puzhal Lake and bund is adjacent to the applicant site on North – Western not abuts the site on Western side of the site and The Eri in S.F.No.46 on North- Eastern side, not abuts the site. The Government Channel in S.F.No.53/4A, 4B, 4C on Southern side of the applicant site but not abuts the site. The Ambattur – Red hills Road traverse on South- Eastern direction of the applicant site. All other directions are sourrended by Vaccant land and Residential development area. These are the ayacut of Puzhal Lake. At Present, there is no irrigation activities are carried out at this stretch. These lands are classified as Dry land as per Revenue Records.

In order to ascertain the gravity of inundation of the said lands, the levels were taken from the Known datum of the FTL of Redhills Tank (Puzhal Tank) is (+) 15.300m. and the existing Red hills Tank Bund rear side of ground level is (+) 13.220m.

To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.90m above the MFL. The top level of existing Redhills – Ambattur Main Road level is (+)13.220m and Maximun Flood Level near the site is assessed as (+)12.800m. Hence it is recommended to raise the field to the level of (+)13.220m + 0.90m = (+)14.120m (i.e) 1.18m below the Known datum of the FTL of Redhills Tank (Puzhal Tank) is (+) 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 (+)13.220m + 0.90m = (+)14.120m	
			Required Level in m	Height Filling in m
1	48/1A1B	(+)13.680		(+)0.440
2	49/1A	(+)13.720		(+)0.400
3	50/1A1	(+)13.670		(+)0.450
4	50/1A2	(+)13.540		(+)0.580

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5	50/1B	(+)13.750	(+) 14.120	(+)0.370
6	50/1C	(+)13.680		(+)0.440
7	50/2A	(+)13.770		(+)0.350
8	50/2B	(+)13.720		(+)0.400
9	52/1A	(+)13.680		(+)0.440
10	52/1B	(+)13.700		(+)0.420
11	52/2A	(+)13.740		(+)0.380
12	52/2B	(+)13.670		(+)0.450
13	52/3A	(+)13.740		(+)0.380
14	52/3B	(+)13.800		(+)0.320
15	52/4B1	(+)13.700		(+)0.420
16	53/4B2	(+)13.560		(+)0.560
17	52/4B3	(+)13.710		(+)0.410
18	53/3A	(+)13.750		(+)0.370

Also the proposed land is to be raised varies from 0.32m to 0.58m with hard earth with proper consolidation to avoid inundation problem during rainy season. Since the existing field levels are above MFL. Hence the applicant is suggested not to have regular habitation below road level.

Based on the available Revenue records and as much as considering the prevailing site conditions, necessary technical suggestion on inundation point of view of this department for The Planning permission for the Proposed construction of Residential Building - High Rise Group Development with extended Combined Basement of 3 Blocks consists of Block 1: Double Basement + Ground Floor + 26 Floors (188 Dwelling Units), Block 2: Basement + Ground Floor + 26 Floors (188 Dwelling Units), Block 3: Basement + Ground Floor + 28 Floors (168 Dwelling Units) and Club House: Ground Floor + 1 Floors with Amenities (Pool Room, TT Room, Yoga / Meditation, Interactive Gym, Board Games and Learning Center) and Open Swimming Pool on the Ground Floor Level Totally 544 Dwelling Units) at Soorapattu Main Road, Soorapattu, Chennai 600 066. Comprised in Survey Nos: 48/1A1B,

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49/1A, 50/1A1, 1A2, 1B, 1C, 2A, 2B, 52/1A, 1B, 2A, 2B, 3A, 3B, 4B1, 4B2, 4B3 & 53/3A of Soorapattu Village, Madhavaram Taluk, Chennai District within the Limits of Greater Chennai Corporation in favour of M/s.Casagrand Premier Builder Limited, Door No.111, Plot No.59, L.B Road, Thiruvanmiyur, Chennai – 600 041 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.

CONDITIONS:

1. The applicants' land should be filled with earth with proper compaction to the level (+)14.120m (i.e) 1.18m below the Known datum of the FTL of Redhills Tank (Puzhal Tank) is (+) 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 0.30m depth to achieve the required degree of compaction for a depth varying varies from 0.320m to 0.580m 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 as well as dewatering arrangements during flood periods. The applicant is suggested not to have regular habitation below road level. The all round pavement level within the site should not be less than (+)14.120m.

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 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 authorities concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.

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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 and act 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 applicants should prepare the proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size within the site as per prevailing site conditions. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants' land according to existing rules in force and should get proper approval from 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 existing norms and 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

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

c. 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 that would be classified as "Dry" lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority.

d. 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.

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.

16/12/25

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

16/10/25

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.
/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

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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.