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F.6

Water Resources Department

From

Er.C. Podupani Thilagam B.E. M.E.,
Chief Engineer W.R.D
Water Resources Department
Chennai Region P.W.D.
Chepauk, Chennai 600 005.

To

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

Letter No. DB/T.5 (3)/F-GCC Sithalapakkam Village/ 3287/2026, dated 28.01.2026.

Sir,

Sub: CMDA –Regularization of Plots and Layouts Rule 2017 Proposed regularization of Existing Construction of Stilt Floor + 5 Floor (Height - 18.30m) House land for the residential purpopse at Plot No.20 (Passage) Ottiyambakkam Main Road, Nagalakshmi Nagar Extension Sithalapakkam, Chennai Comprised in S.No. 39/2A, 39/3A, 39/C, 39/4A, 39/4D and 39/4J (Document) S.No. 39/4A1B and 39/10B (Patta) of Sithalapakkam Village, in the limits of St.Thomas Mount Panchayat Union. – Specific Remarks on inundation Point of view approval accorded regarding.

Ref: 1. The Member secretary CMDA, Chennai 600 008, Letter No.Reg/C.P.P./ NHRB/S1004/2025, Greater addressed to the Executive Engineer P.W.D. W.R.D. Lower Palar Basin Division, Kancheepuram.

With reference to the 1st letter cited above after careful consideration the rectrical opinion on inundation Point of view of the department is hereby accorded for the Regulationsation of unapproved Residential Plot and layout rules 2017 – Regularisation of Exciting House land for the residential purppose at Plot No. 20 (Passage) still Floor + 5 floors (height 18.30m) Residential Building with 69 Dewelling units, Ottiyambakkam Main Road, Nagalakshmi Nagar Extension, Sithlapakkam, Chennai comprised (in S.No. 39/2A, 39/3A, 39/C, 39/4A, 39/4D and 39/4J (Document) S.No. 39/4A1B and 39/10B (Patta) of Sithalapakkam Village, in the limits of St.Thomas Mount Panchayat Union favour of M/S. Meera Homes rep. by the Proprietor K. Sivakumar, Plot No.10, Ganesh Avenue, Velacherry Main Road, Pallikaranai, Chennai 600 100.

The proposed site was inspected by the fieldd officer and the field levels were taken from the sill level of sluice (+) 311m of Arasan Kalani Tank in Tambaram Taluk which is located 400 m away from applicant site under reference, which is on Eastern side of the applicant's site. The Ponmar Tank in Tambaram Taluk.

The above site is surrounded by the Residential plots & Vacant land on Eastern side, Southernside & Northern.Side and 30 feet layout roads on Western side, having level as (+) 6.235m.

The above lands were aracut lands commanded by the Sithalapakkam Tank now converted into layouts. At present there is no cultivation activities is carried out in thiis land due to the layout conversion. The present ground level of the applicant site is)+) 6.028. The top level (ridge) of existing Classic from BT Road is running Western side of the applicant site is (+) 7.43 m. The full tank level and maximum water levels of the Arasan Kalani Tank.

Ottiyambakkam Tank conliuence with southern portion of Sithalapakkam Marsh which is in 500m away from the applicant site located at Western side and it is carrying the surplus water ' from 12 tanks and also carried the surrounding flood water and discharged into the Ponmar Middle Portion and interim to Arasan Kalani tank. The Swamp area had experience major flood events during the year of 2015 and this area is one among the zone which is more prone to flooding and vulnerable as well as a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous catastrophic floods.

In this circumstances, during the historical rainfall of 2015 (i.e., 2100mm per annum) the entire surrounding lakes had a surplused and some of the upper tanks were breached. Hence, the entire area of Arasan Kalani and Tambaram including applicant site were inundated. The maximum flood level of Southern portion of Ponmar Swamp a butting these site is (+)9.700m. As the site is in close proximaity with the swamp margin, it could be susceptible against inundation and hence the inundation potential has been be ascertained based upon the existing field levels.

From the existing field level, the filling required is 5.40m. The field levels also depicts that eh existing terrain at the proposed site is sloping down from East end towards the West end. The field levels require filling against the tolerable standards. Hence, it is recommended to the stilt floor due to the experience in the past 2015 flood i.e. above MFL as (+) 10.300m and superstructure for regular habitation i.e. above (+) 10.900m to counteract the problem of inundation in future.

Hence, "No Objection Certificate" of this department with a specific remark on the inundation point of view for the Regularization of unapproved residential plot and layout rules , 2017 – regularization of existing house land for the resiential purppose at Plot No.20 (Passage), S.No.39/2A, 39/3A, 39/C, 39/4A, 39/4D & 39/4J (Documents) S.No. 39/4A1B & 39/10B (patta) Of Sithalapakkam Village within the Limits of St.Thomas Panchayat Union, Thiru Meera Homes Rep.by its Proprietor K. Sivakumar GPA for Ravi and Haripriya. GCC subject to the following conditions, besides any other mandatory clearance or statutory permission from any other organization or department for the consideration of planning permission by GCC as per CMDA norms & rules in force.

TERMS & CONDITIONS:

1. The applicant land should be filled with earth with proper compaction to the level of (+) 8.200 m 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 is 2.40m depending upon the existing field levels and the

existing applicant land should be raised to a level of (+) 6.200 m and i.e 0.68m above the Sithalapakkam tank F.T.L. (+) 5.410 and superstructure for regular habitation i.e. above (+) 7.600 to counteract the problem of inundation in future.

2. The applicant should provide rain water harvesting arrangements at the above site at their own cost.

3. The applicant should make their own arrangements to collect the debris and garbages within the premises during the construciton of building and the same has to be disposed off ihe norms prescnbed by the Tamil Nadu Pollution Control Board and other departments concened and should not be dumped in the nearby channel, public places etc.,

4. This recommendation on inundation point of view is only applicable for the applicant's plots and the entire layout frame work could not be approved based on this report.

5. 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.

6. The PWD/WRD., will not be held responsible for the Structural Stability, safety and soundness of the building proposed by the applicant and PWD/WRD specifically recommend only for inundation point of view. The applicants is solely responsible for the structural safety and stability of the proposed building, at any cost and PWD/WRD will not be held responsible for design and drawing adopted for proposed construction.

7. The permission granted to the applicant, should not be alteredimodif:ed/changed to any others. Based on the revenue records submitted by the applicant, the persmission is tf any documents seem to be fake i manipulated I 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 exists at the applicant site in the future.

8. The PWD/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 PWD/WRD officers concerned before commencement of work. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.

9. The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

10. The applicant for their 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. The applicant should clearly demarcate the boundary of their land abutting the road on Western side, before the commencement of any developmental activities in presence of Revenue authorities concerned without fail and should not encroach the road abutting the land.

Failing to comply with any of the above corldtor7s, PWD/WRD reserves the rights to withdraw the permission on above survey number on inundation point of view and in that event, the applicant shall not be eligible for any compensation with so ever as well as legal entity.

28/1/26.

For Chief Engineer, PWD., WRD., 29.01.26.
Chennai Region, Chennai -5.

Copy to the Executive Engineer, PWD, WRD Lower Palar Basin Division, Kancheepuram for kind information with reference to the letter No. SM/VM4/325/ER/634/2025, dated 26.12.2025.

Copy to the M/S. Meera Homes Rep by its Proprietor K.Sivakumar G.P.A. for Ravi and Haripriya Door No. Nil Plot No.10, Ganesh Avenue, Velacherry Main Road, Pallikaranai.

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.