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Cholavaram, Tamil Nadu, India 🇮🇳

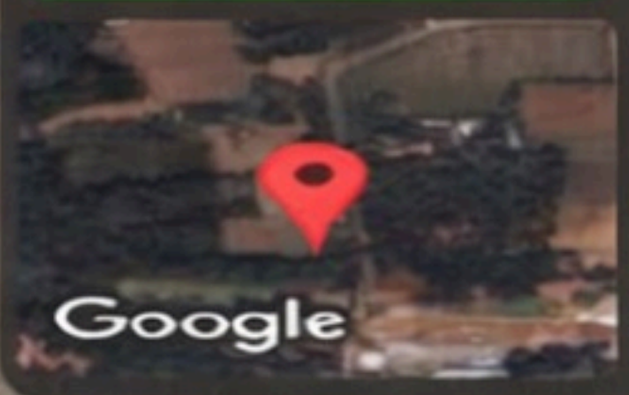
65v7+674, Sothuperumbedu, Cholavaram, Tamil Nadu 600067, India

Lat 13.245195° Long 80.162281°

Wednesday, 29/10/2025 12:21 PM GMT +05:30

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Karanodai, Tamil Nadu, India

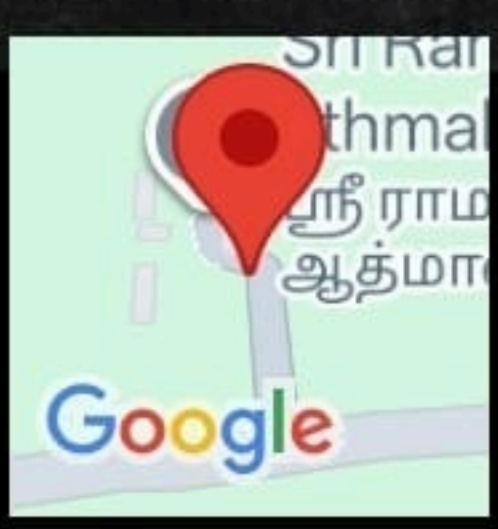
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Lat 13.245194° Long 80.162165°

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65W6+3VJ, Karanodai,
Sothuperumbedu, Tamil
Nadu 600067, India

27 Mar 2026 11:18 am

clear sky

32.0 °C





65W5+889, GNT
Rd, Karanodai,
Sothuperumbedu, Tamil

27 Mar 2026 11:16 am

clear sky

32.0 °C


1.5M NO DEVELOPMENT AREA


1.5M NO DEVELOPMENT AREA











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/ 4577(Sholavaram Village) /5140/ 2025 / dated.01.07.2025.

Sir,

Sub: CMDA – APU – Layout Division – Laying out of House Sites in the property comprised in S.No.483/1B and 483/3A1 of Sholavaram Village, Ponneri Taluk, Thiruvallur District within the limits of Sholavaram Panchayat Union – specific remarks along with NOC on Inundation point of view – issued - Regarding.

Ref: 1. The Member Secretary, CMDA, Chennai-8 Letter No. Layout-1 0120 / 2025 / Dated: 20.05.2025.

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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 Planning Permission for Laying out of House Sites in the property comprised in S.No.483/1B & 483/3A1 of Sholavaram Village Ponneri Taluk, Thiruvallur District, within the limits of Sholavaram Panchayat Union in favour of Thiru.A.Sumerchand Chordia, Door No.4, Ramanuuja Iyer Street, Sowcarpet, Chennai.

The applicant site is located such that, the Government channel in S.No.481 runs abutting the site on Northern side, which further continuous as the channel is S.No.464, 484 and so on with flow direction from East to West. In addition to this, it was observed that, as per 'A' register S.F.No.482 is classified as Government channel, abutting the site on Eastern side As per village map in S.No.482 the cart track and Government channel passes along the site on Eastern side whereas as per A.Register in S.No.482 only mentioned as channel. Similarly in F.M.B. but applicant furnished topo plan and tentative layout plan simply is specified as road. Accordingly road formed and fully encroached the channel without prior permission from WRD and the VAO of Sholavaram Village, Ponneri Taluk, Thiruvallur District, informed vide letter dated 17.06.2025 states that S.F.No.482 is acting as Panchayat Road for the past 25 years instead of channel as per A-Register. Hence, It is violation of rules is in force in existence. Therefore, the CMDA should verify and ensure that the proposed site is not

in encroachment of the Government channels. Since, it is violation against prevailing Government Orders, Circulars, Hon'ble Supreme Court & High Court, NGT Judgements, Tank Protection Act 2007 and G.O.(Ms).No.78, Housing and Urban Development [UD4(3)] Department, Dated, 04.05.2017, which states that no Developmental activities shall be carried out defending the Government water bodies or water course lands under any circumstances., if any carried out, it should be stopped immediately. Further, the Water Resources Department shall not be held responsible for any violations or legal proceedings arising from developmental activities in water bodies or water course lands.

The applicant's site is surrounded with Vacant Lands on Southern and Western direction. These Lands are classified as "Dry Lands" as per Revenue records. At present there is no irrigation activities due to vast urbanization.

In order to ascertain the gravity of inundation of the said lands the levels were taken from the Sholavaram Tank Weir Crest level as (+) 19.960m on Western side of the site. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during past floods. The observed Maximum Flood Level near the applicant's site was below Road level. The Top level of the Existing Road S.No.482 (+)22.160 which is Eastern side of the applicant's land. The Top Bund Level is (+)21.370m, Maximum water Level is (+)19.960m and Full Tank Level is (+)19.960m.

To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.60m above the nearest Main Road Level. The Existing Road level is (+)22.160m. So, it is recommended to raise the field to the level of (+)22.160m+0.60m=22.760m. (i.e). 2.80m above known datum Sholavaram Tank as (+) 19.960m.

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 (+)22.160m + 0.60m = (+)22.760m	
			Required Level in m	Height Filling in m
1	483/1B	(+)21.080	(+)22.760m	(+)1.680m
2	483/3A1	(+)21.070		(+)1.690m

1/7/25

Also the proposed land is to be raised varies from 1.680m to 1.690m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling varies 1.680m to 1.690m to avoid inundation. Since the existing field levels are below Road Level. 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 inundation point of view of this department for Planning Permission for Laying out of House Sites in the property comprised in S.No.483/1B and 483/3A1 of Sholavaram Village, Ponneri Taluk, Thiruvallur District within the limits of Sholavaram Panchayat Union in favour of Thiru.A.Sumerchand Chordia, Door No.4, Ramanuuja Iyer Street, Sowcarpet, Chennai 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 of (+)22.760m (i.e) 2.80m above from the Sholavaram Tank Weir Crest level as (+) 19.960m 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 1.680m to 1.690m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)22.760m. 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 (+)22.760m and suggested not to have regular habitation below road level.

2. 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.

3. 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.

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 applicant 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 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.

7. The application should not object at any time for the measurement work / improvement work of the channel which is 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.

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

9. The Government Channel in S.F.No.481 & 482 on Northern & Eastern side boundary along the stretch of applicants land should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at the applicants own cost. The bed level of the above channel should be ascertained and resorted before commencing the development activity in presence of the Executive Engineer. Moreover the width of entire field channel as per Revenue records (FMB) within the stretch of applicants land should be maintained properly without any change in measurement as per Revenue records at any cost.

10. The Government Channel in S.F.No.481 & 482 on Northern & Eastern side 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 encroachment 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 boundary along the proposed land.

11. The CMDA should verify and ensure that the proposed site is not in encroachment of the Government channels in S.No.482. Since, it is violation against prevailing Government Orders, Circulars, Hon'ble Supreme Court & High Court, NGT Judgements, Tank Protection Act 2007 and G.O.(Ms).No.78, Housing and Urban Development [UD4(3)] Department, Dated, 04.05.2017, which states that no Developmental activities shall be carried out defending the Government water bodies or water course lands under any circumstances., if any carried out, it should be stopped immediately. Further, the Water Resources Department shall not be held responsible for any violations or legal proceedings arising from developmental activities in water bodies or water course lands.

Technical Suggestion:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size within the site as per site condition. 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 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 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's land seemed to be Ryotwari land which would be classified "Dry Lands". Hence, these lands are to be converted into other zone from 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.

1/7/25

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

1/7/25

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

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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.