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Water Resources Department

From
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Chennai Region,
Chepauk, Chennai-5
Email id: cecwrdhdo@gmail.com

To
The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai-8.

Lr. No.DB/T5(3) /F-5066 Gerugambakkam Village (344, 345) / 8075 / 2025 / Dated.17.09.2025

Sir,

Sub CMDA – Area Plans Unit – Reclassification Division – Reclassification of land comprised in Survey Nos.344/2 and 355/1 of Gerugambakkam Village, Kunrathur Taluk, Kancheepuram District, Kunrathur Panchayat Union Limit from Partly Mixed Residential Use Zone, and Partly Agriculture Use Zone to Residential Use Zone – Specific Remarks along with NOC on inundation point of view – issued - Regarding.

Ref: 1.The Member Secretary Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600008 Letter No. R1 / 0051 / 2025 / Dt.29.05.2025

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With reference to the letter cited above and after careful consideration, the technical opinion along with NOC on inundation point of view of this department is hereby accorded for Reclassification of land comprised in Survey Nos.344/2 and 355/1 of Gerugambakkam Village, Kunrathur Taluk, Kancheepuram District, Kunrathur Panchayat Union Limit from Partly Mixed Residential Use Zone, and Partly Agriculture Use Zone to Residential Use Zone in favour of Thiru.Poonchelvan and 2 others, No.14/1, Aziz Mulk, 3rd Street, Greams Road, Thousand Lights, Chennai - 600 086.

The proposed site was inspected and field observation reveals that, the site is located on Left Bank of the Link Odai at L.S.2095, that flows from West to East on the Southern side, but not abutting the site. The distance between Link Odai and applicant's site is about 120.00 m. Also, an Existing Road of 7.3 m width traverses abutting the site on Western side, along with the Tharapakkam Main Road on the same side at a considerable distance away from the site.

The Link Odai is situated in Gergambakkam and Kolapakkam Village of Kundrathur Taluk in Kancheepuram District. The Link Odai collects the flood surplus of the Gerugambakkam Village, Tharapakkam Village, Kolapakkam Village, Kovur Village, Manimedu Village, Thandalam Village and other adjoining areas. This Odai acts as an excellent flood carrier and discharge the collected flood into the Adayar river at an L.S. of about 17850m.

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The applicant's site shall be accessed from Tharapakkam Main Road followed by the Existing Village Road on the West. This Road subsequently connects with the Existing 7.3 m Road, that provides direct access to the site. The applicant's site is surrounded with vacant lands on all sides, except with Residential area on West. These lands are classified as **Wet** land as per Revenue records.

In this regard, it was observed that few Plan marked channels or Patta channels are found in between and along the Southern Boundary of the applicant's site. Hence, the Applicant has to realign and form necessary suitable storm water drainage network (internally) within the site, so that the Ultimate disposal of storm water discharge into the nearby Government Channel during rainy season in order avoid inundation.

Based on the field inspection and scrutiny of field maps, the Link Odai on Southern side of the site flowing from the West to the East is the existing the water body with its close proximity to be considered for inundation point of view.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the TBM at Top Level of Boundary Stone of Adayar River at Tharapakkam Village as (+)14.240 m.

As a safety measure, the proposed site must be analyzed with respect to the Maximum flood levels experienced in past.

The observed Maximum Flood Level during past floods is **(+) 15.210 m** and the adjacent Existing Road top level is **(+) 14.950 m**. To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.60 m above the MFL (or) Road top level abutting / nearer to the site, whichever is higher. In this case, the MFL is higher than Road Level. Therefore, the MFL is taken into account for earth filling the land.

Hence, it is recommended to raise the field level to **(+) 15.210 m + 0.600m = (+)15.810 m** (i.e. 1.570 m above Top Level of Boundary Stone of Adayar River at Tharapakkam Village i.e (+)14.240 m). 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 (+) 15.210 m + 0.60 m = (+) 15.810 m	
			Required Level	Height Filling in m
1.	355/1	(+) 14.560	(+) 15.810	(+) 1.250
2.	344/2	(+) 14.480		(+) 1.330

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Also, the proposed land is to be raised from 1.250 m to 1.330 m with hard earth with proper consolidation to avoid inundation problem during rainy season. From the above existing field levels, the required filling from 1.250 m to 1.330 m in order to avoid inundation. Since, the existing field level is below MFL and the applicant is suggested to have regular habilitation above MFL.

Based on the available Revenue records and as much as considering the prevailing site conditions, necessary technical opinion along with NOC on inundation point of view, of this department for the Reclassification of land comprised in Survey Nos.344/2 and 355/1 of Gerugambakkam Village, Kunrathur Taluk, Kancheepuram District, Kunrathur Panchayat Union Limit from Partly Mixed Residential Use Zone, and Partly Agriculture Use Zone to Residential Use Zone in favour of Thiru.Poonchelvan and 2 others, No.14/1, Aziz Mulk, 3rd Street, Greams Road, Thousand Lights, Chennai - 600 086 is hereby issued to CMDA subject to following conditions and technical suggestion 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 applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)15.810 m (i.e1.570 m above Top Level of Boundary Stone of Adayar River at Tharapakkam Village i.e (+)14.240 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 0.30 metre depth to achieve required degree of compaction for the depth from 1.250 m to 1.330 m 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 and as well as dewatering arrangements during flood periods. The applicant is suggested not to have regular habitation below MFL. The all round pavement level within the site should not be less than (+) 15.810 m.

2. The applicant should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities concerned without fail and should not encroach the Government Land / Water body 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 records submitted by the applicant, the permission is granted. If any documents seem to be fake/manipulated/fabricated, in

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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 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.

6. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant 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.

Technical Suggestion

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains 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 drains 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 Eri / 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 applicant should make drainage network, at their own cost and the same is to be connect to natural storm water drainage/channel. There should not be any hindrance to the free flow of internal drain to downstream.

b. Since the site exists in close proximity the Link Odai, adjacent to the applicant land, the necessary setback distance should be provided within the proposed site, as per site condition and 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 / 13.03.2019) during development. Further, there should not be any construction activities in the setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

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c. 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 applicant, and as well as the construction materials/debris/garbages should not be dumped into the Channel at any cost

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

d. The applicant's lands are seem to be Ryotwari land which would be classified as Wet lands. The applicant should get clearance certificate for her site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming their proposed site boundaries. Hence, these lands are to be converted into Residential Use zone from the agricultural Use zone by the competent authority.

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.

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

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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.