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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 – 600 008.

Letter No.DB / T5(3) / F-NOC 000993 Zamin Pallavaram Village) / 2026 / Dated:23.02.2026

Sir,

Sub: CMDA - Single Window Online Portal Application - Proposed Construction at SF.Nos. 131/2A, 131/2B, 131/5A, 131/5B, 131/5C, , 131/5D, 131/6, 131/4, 132/1B, 132/1C1, 132/3, 148/1, 148/2A, 148/2B, 148/2C, 148/3A, 148/3B, 148/4, 148/5A, 148/5B, 148/5C, 149/1, 149/2, 149/3, , 149/4, 153/2, 153/5, 160/4, 164, 165/2, 165/3, 165/4, 165/5, 165/6, 165/7A, 165/7B, 165/7C 166 of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpatttu District– specific remarks along with NOC on inundation point of view – issued – regarding.

Ref: 1. The Single Window Online portal application dated:29.12.2025.
2. The applicant M/s. Emerald Haven life Spaces II Private Limited, Nungambakkam High Road, Chennai-34, Letter Dated:31.12.2025

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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 the Proposed Construction at SF.Nos. 131/2A, 131/2B, 131/5A, 131/5B, 131/5C, , 131/5D, 131/6, 131/4, 132/1B, 132/1C1, 132/3, 148/1, 148/2A, 148/2B, 148/2C, 148/3A, 148/3B, 148/4, 148/5A, 148/5B, 148/5C, 149/1, 149/2, 149/3, , 149/4, 153/2, 153/5, 160/4, 164, 165/2, 165/3, 165/4, 165/5, 165/6, 165/7A, 165/7B, 165/7C 166 of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpatttu District, in favour of M/s. Emerald Haven life Spaces II Private Limited, Nungambakkam High Road, Chennai-34.

The proposed site was inspected and field observation reveals that, the applicant site surrounded by Government Channel in S.No.167/10, 146/10, 147/9, 141/1 on Western side of the applicant site and Government Channel in S.No.160/7, 153/1, 150/1,130/1, 129/9 on Eastern side abuts the applicant site. The Government Channel in S.No.131/1 on Northern side runs in-between and abuts the applicant site. The Government land Anathinam in S.F.No.131/4 has converted to patta land as per Go.(Ms)No.370 Revenue & Disaster Management Department Land Disposal Wing,

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[LD(1)] Department dated:11.10.2019. the Commercial/Residential Building on Eastern side and Pallavaram-Okkiyam Thoraipakkam Radial Road on Southern side of the applicant site. At present there is no cultivation activities are carried out at this stretch due to urbanization. These lands are classified as "Wet" lands as per "A" Register" of Revenue records.

Based on the field inspection and scrutiny of field maps, Government Channel in S.No.167/10, 146/10, 147/9, 141/1 on Western side and Government Channel in S.No.160/7, 153/1, 150/1,130/1, 129/9 on Eastern side. The Government Channel in S.No.131/1 on Northern side are the existing the water bodies 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 crest level of the Weir in Pallavaram Tank at (+)11.985m. It could be susceptible against inundation potential must be ascertained based upon the existing filed levels. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous catastrophic floods. The observed Maximum Flood Level during past floods is (+)8.015m i.e Highest groung level + 3feet water inundated at the site (7.115+0.9= 8.015m), The FTL of Pallavaram Tank is (+)11.985m & The MWL of Pallavaram Tank is (+)12.445m and the Existing Pallavaram –Duraipakkam (Radial road) top level is (+)9.050m. 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 MFL (or) road top level abutting / nearer to the site. Whichever is higher, here Road level is higher than MFL. Hence it is recommended to the raise the existing field to a minimum level of (+)9.050m + (0.45m to 0.95) = (+)9.500m to (+)10.000m (i.e.,) 2.485m above the crest level of the Weir in Pallavaram Tank at (+)11.985m.

The following are the evaluated field levels of the site under reference tabulated below:

Sl.No	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the Flood Level (+)9.050m + (0.45m to 0.95) = (+)9.500m to (+)10.000m	
			Required Level in m	Height Filling in m
1.	131/2A	(+)6.605	(+)9.500	2.890
2.	131/2B			

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3.	131/5A			
4.	131/5B			
5.	131/5C			
6.	131/5D			
7.	131/6			
8.	131/4			
9.	132/1B	(+)6.630	(+)9.500	2.870
10.	132/1C1			
.11.	132/3			
12.	148/1	(+)6.630	(+)9.750	3.070
13.	148/2A			
14.	148/2B			
15.	148/2C			
16.	148/3A			
17.	148/3B			
18.	148/4			
19.	148/5A			
20.	148/5B			
21.	148/5C			
22.	149/1	(+)6.725	(+)9.750	3.025
23.	149/2			
24.	149/3			
25.	149/4			
26.	153/2	(+)6.740	(+)10.000	3.260
27.	153/5			
28.	160/4	(+)6.815	(+)10.000	3.185
29.	164	(+)6.920	(+)10.000	3.080
30.	165/2	(+)6.870	(+)10.000	3.130

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31.	165/3			
32.	165/4			
33.	165/5			
34.	165/6			
35.	165/7A			
36.	165/7B			
37.	165/7C			
38.	166			

Also the proposed land is to be raised 2.870m to 3.260m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, since the existing field level is below MFL and suggested not to have regular habitation below MFL.

Based on the available Revenue records as well as considering the prevailing site condition, necessary technical opinion, along with the "No Objection Certificate" on the inundation point of view of this department for the Proposed Construction at SF.Nos. 131/2A, 131/2B, 131/5A, 131/5B, 131/5C, , 131/5D, 131/6, 131/4, 132/1B, 132/1C1, 132/3, 148/1, 148/2A, 148/2B, 148/2C, 148/3A, 148/3B, 148/4, 148/5A, 148/5B, 148/5C, 149/1, 149/2, 149/3, , 149/4, 153/2, 153/5, 160/4, 164, 165/2, 165/3, 165/4, 165/5, 165/6, 165/7A, 165/7B, 165/7C 166 of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpatttu District, in favour of M/s. Emerald Haven life Spaces II Private Limited, Nungambakkam High Road, Chennai-34 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 filling with proper compaction to the minimum level of (+)9.500m to (+)10.000m (i.e.,) 2.485m and 1.985m above the crest level of the Weir in Pallavaram Tank at (+)11.985m to protect the site from inundation during floods. The process of earth filling and compaction should be done in

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layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from 2.89 to 3.05 with respect to (+)9.500m and 3.08 to 3.26 with respect to (+)10.000m depending upon the existing field levels. Also, the applicants 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 (+)9.500 to (+)10.000m and the regular habitation should not be below MFL.

2. The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD authorities concerned without fail and should not encroach the Government Channel in S.No.167/10, 146/10, 147/9, 141/1 on Western side and Government Channel in S.No.160/7, 153/1, 150/1,130/1, 129/9 on Eastern side. The Government Channel in S.No.131/1 on Northern side and the same should be maintained as it is in the Revenue records.

3. The permission granted to the applicants, 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 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 applicants should abide by the rules and regulation of the WRD from time to time. The applicants 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 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.

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

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Revenue records [FMB], which are proposed to be carried out by WRD in future periodically.

8. The Government Channel in S.No.167/10, 146/10, 147/9, 141/1 on Western side and Government Channel in S.No.160/7, 153/1, 150/1,130/1, 129/9 on Eastern side. The Government Channel in S.No.131/1 on Northern side of the applicant 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.

9. The Government Channel in S.No.167/10, 146/10, 147/9, 141/1 on Western side and Government Channel in S.No.160/7, 153/1, 150/1,130/1, 129/9 on Eastern side. The Government Channel in S.No.131/1 on Northern side abutting the applicant land should be completely de-silted and re-sectioned by constructing retaining wall on either side of the channel as per the FMB up to their stretch 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.

10. The applicants should not construct any cross masonry across the water body area without obtaining prior permission from WRD. If any damaged to the water body should be restored by the applicant at their own cost. The applicant has to apply separately for obtaining Permission for Construction of Culvert across the Channel from this Department.

Technical Suggestion:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains ie., Peripheral drain of size not less than 0.90 x 0.20m and Lateral drain of suitable size within the site as per site condition. since there is patta channel running within the site. The same should be connected to the local drain / channel at his own cost, rainwater harvesting, roads with

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road side drain 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 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 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 should be provided with in the site for 1m on North, East and West side 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 seems to be Ryotwari land which would be classified as "Wet" lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicants should get clearance certificate for this 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 applicant 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 channel/river/tank at any cost.

At any cost, sewage / sullage should not be let into channel/river, 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 applicants in respect to the ownership is purely of applicant's responsibility and it is only for reference purpose to

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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.

28/2/26

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

27.2.2026

Copy to the Superintending Engineer, WRD., Palar Basin Circle, Chepauk, Chennai -5 for information vide his reference Letter No. . DB / JDO.1 / F.349 (Zamin Pallavaram Village) / 2026 / Dated: 11.02.2026

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.

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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.
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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.
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Property Tracker
Watch a property and hear about it when something new is registered against it.
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Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

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- 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.

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- Temple property check
- Waqf property check
- RERA register

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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
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- Escrow, negotiation and NRI property management
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