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Water Resources Department

From
Er.C.Podupani Thilagam,
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-9778Koyambedu village 11673 / 2026 / dated.08.01.2026

Sir,

Sub: CMDA – APU – HRB (North) Division – Planning permission for the proposed Construction of High Rise Group Development consisting of combined extended basement floor Ground Floor + 1st Floor + 2nd to 16th Floor Residential Building with 135 dwelling units at Door No.9. Poonamallee High road, T.S.No.2/1, Block No.35, Ward No – 1, Koyambedu village, Aminjikarai taluk, Chennai district within the limit of GCC Remarks on inundation point of view, construction of culvert and design of compound wall - Submission - Regarding– issued – Regarding.

Ref: 1.The Member Secretary, CMDA, Thalamathu Natarjan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 8. Letter No. CMDA / PP / HRB / N / 0864 / 2025 / Dated: 28.10.2025.

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With reference to the 1st 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 the Planning permission for the proposed Construction of High Rise Group Development consisting of combined extended basement floor Ground Floor + 1st Floor + 2nd to 16th Floor Residential Building with 135 dwelling units at Door No.9. Poonamallee High road, T.S.No.2/1, Block No.35, Ward No – 1, Koyambedu village, Aminjikarai taluk, Chennai district within the limit of GCC in favour of M/s. Shriram Properties Limited (GPA), Lakshmi Neela Rite Choice Chamber, 1st Floor, Door No.9, Bazullah Road, T.Nagar, Chennai 600 017.

The proposed was inspected and field observations reveals that the Applicant's land is located in Block No. 35, T.S. No. 2/1, Ward No. 01 in Koyambedu village, Aminjikarai Taluk of Chennai District. The Applicant's land can be accessed traversing from Chennai - Bangalore Highway road, close to Koyambedu Metro Station.

To ascertain the gravity of inundation, field levels were taken and transferred from the TBM @ Inner Ring Road Bridge Deck of (+) 12.370 m to the site under reference.

The Applicant land is located adjoining the right bank of Cooum river at LS.15.940 km on Eastern side of the Cooum river and classified as "Manai" as per revenue records. As per the topography, the terrain slopes from West towards East in the Applicant land area. The average ground level of applicant site at lowest and at highest level are (+) 13.235m & (+) 14.010m respectively. At present there is no cultivation activity found in the applicant's land area and also due to urbanization, some of the adjacent areas / lands are also got urbanized.

During North East Monsoon 2015 rainfall, the surface runoff occurred in the Cooum river adjacent to the applicant site with an observed Maximum Flood Level of (+)10.250m, which is 3.94m lower than the top level of Chennai - Bangalore Highway road of (+)14.190m, The flood over topped the Rail Nagar Causeway with abnormal level and was marooned for a many days to recede halting traffic activities across the Causeway impacting the residents. The flood caused severe damage to the Causeway as well. The bed level, top level of left & right banks of Cooum river are (+) 7.520m. (+) 10.375m & (+) 13.840m. Therefore, in order to prevent inundation and flood damages in the future, the level of Applicant land should be raised to the levels as specified in the following table in Block No. 35, T.S. No. 2/1, Ward No. 01 in Koyambedu Village, Aminjikarai Taluk of Chennai District for inundation point of view.

Table: Details of Applicant's land with classification as per Revenue Records, Extent, Present field level and Recommended Filling levels.

S.No	Field Survey Nos.	Field Level in 'm'	Required Height of filling with respect to the Chennai – Poonamalle Highway road level (+) 14.190m + 0.600m= (+) 14.790m.	
			Required Level in 'm'	Height of filling in 'm'

1	Block No.35 & T.S.No.2/1	(+)13.235m lowest level	(+)14.790	(+) 1.555
		(+) 14.010m highest level		(+)0.780

On scrutiny, the Applicant land needs to be raised to the filling level specified in the table above, using hard earth with proper compaction to avoid inundation problem during rainy/monsoon season. However, this NOC is issued with respect to the inundation point of view only. Also the proposed land is to be raised varies from 0.78m to 1.555m 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 below road level.

But during development of this land for any other purpose, there is a tendency in change of run-off co-efficient of their field due change in the land cover in the form of roads, buildings, industrial sheds etc., Hence, during the planning and layout approval stages of this development, the applicant should submit a separate technical report on the provision made for rain water harvesting, blue- green infrastructures facilities and rain water conservation ponds / tanks proposed to be provided to ensure that the net storm flow out of this parcel of land does not exceeds the present land use characteristics.

As per the site condition there is no necessity for construction of culvert for the present site condition.

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 Planning permission for the proposed Construction of High Rise Group Development consisting of combined extended basement floor Ground Floor + 1st Floor + 2nd to 16th Floor Residential Building with 135 dwelling units at Door No.9. Poonamallee High road, T.S.No.2/1, Block No.35, Ward No – 1, Koyambedu village, Aminjikarai taluk, Chennai district within the limit of GCC in favour of M/s. Shriram Properties Limited (GPA), Lakshmi Neela Rite Choice Chamber, 1st Floor, Door No.9, Bazullah Road, T.Nagar, Chennai 600 017 is hereby issued to CMDA subject to following conditions

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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 (+)14.790m (i.e) 2.42m above the TBM @ Inner Ring Road Bridge Deck of (+) 12.370 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 varying varies from 0.780m to 1.555m 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 (+)14.790m.

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 especially on Western side 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.

9. The applicant should construct a RCC retaining wall along the boundary abutting to the river within their own premises. The RCC Retaining wall design should be prepared based on proper soil investigation and hydraulic particulars of river. The design of the RCC retaining wall should be submitted to the WRD for vetting and approval before the commencement of work.

10. The applicant should not object at any time for the maintenance work / improvements work of the odai 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 to be carried out by WRD in future periodically.

11. The applicant should not carry out any other cross masonry structures across the river without prior permission from WRD. The RCC retaining and proposed building should be completed without any damage

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to the Government property or the damage caused during execution if any will be rectified fully by the applicant's cost.

12. The applicant should provide a permeable type of pavement all-round the building stback areas and allocated foliage areas in the plot to have recharge of rainwater in the site.

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 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 "manai" 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.

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

Copy to the Superintending Engineer, WRD., Palar Basin Circle, Chennai for information with reference to his letter No. DB / DO.2 / F.2301 (Koyambedu) / 2025 / Dated:30.12.2025

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.