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Water Resources Department

From
Er.C. Podupani Thilagam, M.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 – 7765 / NOC Pakkam village / 8814/ 2025 / dated.07.10.2025.

Sir,

Sub: CMDA – APU – Layout Division – Proposed laying out of house sites in S.No.496/1B of Pakkam Village (Nathamedu as per Patta), Tiruvallur Taluk, Tiruvallur District, Tiruvallur Panchayat Union Limit - Specific remarks along with NOC on Inundation point of view– issued - Regarding.

Ref: 1. The Member Secretary, CMDA, Chennai-8 Letter No.Layout-1/0217 / 2025 / Dated: 14.08.2025.

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With reference to the 1st and 2nd letter cited above and after careful consideration the technical opinion and NOC on inundation point of view of this department is hereby accorded for Proposed laying out of house sites in S.No.496/1B of Pakkam Village (Nathamedu as per Patta), Tiruvallur Taluk, Tiruvallur District, Tiruvallur Panchayat Union Limit - Specific remarks along with NOC on Inundation point of view in favour of M/s.Superb Land Space Project Pvt. Ltd., No.46, Baker Street, Choolai High Road, Vepery, Chennai – 600 007.

The proposed site was inspected and field observation reveals that, the site is situated such that, the Pakkam Eri in S.F.No.850 exists on Southern side along with Pakkam Thangal in S.F.No.725 on Eastern side and Periya Eri in S.F.No.393 on Western side, wherein all the three at a considerable distance from the applicant's site. The Government Channel in S.F.No.496/2 (ie., running from West to East direction) along the Southern side abutting the site as per FMB Sketch & Village Map. The Existing Nathambedu Main Road abutting on the Eastern side of the site. Also, the applicant's site is surrounded with Vacant Lands on West and Residential Layout on North East & South directions. These lands are classified as **Wet** lands as per Revenue records. At present there is no irrigation activities due to vast urbanization and these lands are ayacut field of Pakkam tank.

Based on the field inspection and scrutiny of field maps, the Pakkam Eri in S.F.No.850, Pakkam Thangal in S.F.No.725 and Periya Eri in S.F.No.393 on Southern, Eastern and Western side of the site are the existing the water bodies with its close proximity to be considered for inundation point of view.

In order to ascertained the potential of Inundation necessary field level were taken with reference to the Pakkam Chitteri Tank. (i.e.,) FTL (+) 15.250m, MWL (+)

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15.550m & TBL (+) 16.470m corresponding levels and adjoining field levels were furnished separately. The MFL during the past floods nearby site is assessed as (+)15.100 m and the Top Level of Existing Layout road is (+).14.500m.

To protect the site safe against any inundation in the near future, the site must be raised minimum of 0.60 m above the MFL (or) above the road top level abutting/ nearer to the site, whichever is highest.

Hence, it is recommended to raise the field level to (+) 15.100 m + 0.60m = (+) 15.700 m (i.e.,0.45 m above were taken with reference to FTL (+) 15.250 m of Pakkam Chitteri Tank which is (+) 15.250 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 Full Tank Level (+) 15.100 + 0.60 m = (+) 15.700 m	
			Required Level in m	Height Filling in m
1	496/1B	(+) 14.180	(+) 15.700 m	1.52 m

Also the proposed land is to be raised 1.52 m hard earth with proper consolidation to avoid inundation problem during rainy season. Since, the existing field level is below MFL and the applicant is suggested not to have regular habitation below MFL.

Based on the available Revenue records as well as site conditions, "No Objection Certificate" with a specific remark on the inundation point of view of this department for Planning Permission for laying out of house sites in S.No.496/1B of Pakkam Village (Nathamedu as per Patta), Tiruvallur Taluk, Tiruvallur District, Tiruvallur Panchayat Union Limit in favour of M/s.Superb Land Space Project Pvt. Ltd., No.46, Baker Street, Choolai High Road, Vepery, Chennai – 600 007 is hereby issued to CMDA subject to the 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 existing ground level of the site should be raised to minimum level of (+) 15.700 m (i.e.,0.45 m above were taken with reference to FTL (+) 15.250 m of Pakkam Chitteri Tank which is (+) 15.250 m). with filling level 1.52 m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round

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pavement level within site should not be less than (+) 15.700 m. The regular habitation should not be below MFL. 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.

2. The applicants should clearly demarcate the boundary of their land before the commencement of any developmental activities in the presence of Revenue 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 if any damages occurred in the tank and it should be restored to its original condition at their own cost.

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 and acts of both State & Central Government from time to time.

6. The applicant should not object at any time for the maintenance work / improvements work of the tank to be carried out by WRD. The applicant should not dump the garbages / debris in the Tank and avoid the sewage water into the channel, etc,. 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] are to be carried out by WRD in future periodically.

7. The applicant should not carry out any other cross masonry structures across the River / Eri / Channel / Pond without prior permission from WRD If any damages occurred to the River / Channel or any water bodies that belong to government, the same should be restored and rectified to its original condition at their own cost by the applicant.

8. 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 / Channel. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

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9. The Government channel in S.F.No. 496/2, on Souhern side 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. 496/2, on Southern 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.

Technical Suggestion:

(a). The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable sizes within the site as per the site condition and the same should be connected to the local drain at their own cost, rainwater harvesting, roads with side drain and sewerage treatment plant and its disposal & garbages / debris and other solid waste management as per norms in existence within the applicants' land, according to the existing rules in force and should get proper approval from the 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 within their land 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

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in the set back areas in future also. The CMDA should issue the completion certificate only after obtaining compliance certificate from WRD.

(c). The applicants' lands are seems to be Ryotwari land which would be classified as "Wet land". Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicant 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 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 applicants, and as well as the construction materials / debris / garbages should not be dumped into the River / Eri / Channel / Pond at any cost.

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

The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

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

07/10/2025

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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.