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DIGITALLY VERIFIED RECORD

**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-11237Madambakkam village 00073 / 2026 / dated.07.01.2026**

**Sir,**

**Sub:** CMDA – APU – Layout Division – Laying out of house site in the proposed property comprised in S.No.568/3B2, 4A1 & 4A2 ofMadambakkam village, Tambaram Taluk, Chengalpattu District, Tambaram Corporation limit – Remarks along with NOC on inundation point of view – issued - Regarding.

**Ref:** 1.The CMDA, No.1, Gandhi Irwin Road, Egmore, Chennai –08 Letter No. Layout No.L1 / 0348 / 2025 / Dated:09.12.2025.

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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 Proposed Laying out of house site in the proposed property comprised in S.No.568/3B2, 4A1 & 4A2 of Madambakkam village, Tambaram Taluk, Chengalpattu District, Tambaram Corporation limit in favour of M/s.DAC Developers Private Limited, Flat No – A1, Door No – 19, K.Block, 1st main road, 1st Avenue, Anna Nagar, Chennai – 600 102.

The proposed site was inspected and field observation reveals that the applicant site is surrounded by the residential & vacant lands on all direction except on Western side wherein the Madambakkam Eri (S.F. No. 708), Madambakkam – Puduvanchery village B.T. Road (S.F. No.563/4, 565/3, 566/2, 567/5, 568/5 569/2, 432 and so on) on Eastern side runs on North to South of the applicant land. At present there are no irrigation activities due to urbanized. These land are classified as wet lands as Revenue Records and located on ayacut Area.

In order to ascertain the gravity of inundation of the said lands the field levels were taken from the know datum of crest level as (+).10.670m, MWL as (+).11.280m as well as Sill level of sluice No – 1 as (+)7.360m of Madambakkam tank. The maximum flood level observed during the past year in proposed site is (+)8.340m and the existing Madambakkam – Paduvanchery village B.T. Road Top level (+)7.980m. In the circumstances, the historical rainfall of 2015 (i.e. 2100m per annum) the entire surrounding lakes had a surplus and some of the upper tanks

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were breached. So, the Madambakkam tanks ayacut area and including applicant site was inundated upto the level of 2-3 feet (+).7.440m + 0.90m = (+).8.340m.

As the site is in close proximity with the Madambakkam tank it could susceptible against inundation and hence the inundation potential must be ascertained based upon the existing field levels. The protect the site safe against inundation raised to a minimum level of 0.66m above the maximum flood level of the proposed site.Hence the site must be raised to the level of (+)8.340m + 0.66m = (+)9.000m i.e., (1.67m below the datum of crest level, Madambakkam tank (+)10.670m and the applicant is suggested not to construct living portions of building below observed MFL. [(i.e.) the applicant shall take all regular activities above the level of (+)8.340m.

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 (+)8.340m + 0.66m = 9.000m | |
|---|---|---|---|---|
| | | | Required Level in m | Height Filling in m |
| 1. | 568/3B2B | (+) 7.440 | (+)9.00 | 1.56 |
| 2. | 568/4A1 | (+) 7.410 | | 1.59 |
| 3 | 568/4A2 | (+).7.480 | | 1.52 |

Also the proposed land is to be raised from 1.52m to 1.59m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels.

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 Laying out of house site in the proposed property comprised in S.No.568/3B2, 4A1 & 4A2 of Madambakkam village, Tambaram Taluk, Chengalpattu District, Tambaram Corporation limit in favour of M/s.DAC Developers Private Limited, Flat No – A1, Door No – 19, K.Block, 1st main road, 1st Avenue, Anna Nagar, Chennai – 600 102 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.

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**CONDITIONS:**

1. The existing ground level of the site should be raised to minimum level of (+)9.000 m (ie.,1.67 m below Full Tank Level of Madambakkam Tank which is (+) 10.670 m) with filling varies from 1.520 m to 1.590 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 pavement level within site should not be less than (+)9.000 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 commencement of any developmental activities especially on the Western side in the presence of Revenue and WRD authorities. The applicants should also maintain the measurement of the Government Eri earmarked in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the Government Eri, the same 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 for genunity 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& Act 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/

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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 tank without prior permission from WRD. If any damages occurred to the Government Channel, the same should be restored to its original condition at their own cost.

**Technical Suggestion:**

(a) The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains i.e.as peripheral drain of size not less than 0.90m x 0.90m and lateral 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 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 not less than 3.0m especially on Western side within the site 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 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.

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(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**

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.