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Water Resources Department

From
Er. C. Podupani Thilagam, M.E.,
Chief Engineer, WRD,
Chennai Region,
Chepauk, Chennai – 600 005.
E-mail ID: cecrhdo@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 9079 ErumaiyurVillage10060 / 2025 / Dated:24.11.2025

Sir,

Sub: CMDA – Area Plan Unit – Layout Division – Planning Permission for Layout of House sites at S.No.15/2, 33/1B2, 2A, 2B, 2D, 34, 35/2C, 2D, 40/1A, 1B, 1C, 1D, 41/1, 2A, 2B, 2C, 2D, 42/1, 2, 43/1, 2A1, 2B, 3B, 44/1, 2, 3A2 & 65/1B1 of Erumaiyur Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit - Technical report 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 Lr.No. CMDA/ PP / Layout -1 / 0226 / 2025 / dated.18.09.2025

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With reference to the 1st letter cited above and after careful consideration the technical opinion and NOC on inundation point of view of this department is hereby accorded for Planning Permission for Layout of House sites at S.No.15/2, 33/1B2, 2A, 2B, 2D, 34, 35/2C, 2D, 40/1A, 1B, 1C, 1D, 41/1, 2A, 2B, 2C, 2D, 42/1, 2, 43/1, 2A1, 2B, 3B, 44/1, 2, 3A2 & 65/1B1 of Erumaiyur Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit in favour of M/s.Sumeru Developers rep by Lakshman Bhandari, Door No.45/32, Plot No.32, A Block, S3, 2nd Floor, Kumaran Nagar, Anna Nagar, Chennai. Email – sumerudevelopers0@gmail.com, Contact No. – 9176900060.

The proposed site was inspected and ascertained that the Periya Eri ie., Erumaiyur Tank in S.F.No.154 lies on the Western side of the applicant's site. Also, the Existing Village Road (also called as Dargas Road) traverses on the same side abutting the site in S.F.No.35/2D. Further, an Existing layout Road runs abutting the site in S.F.No.43/3B on Eastern side, which inturn connects with the Service Road of the Chennai Outer Ring Road (Vandalur – Minjur Road) on the same side.

In addition to this, the applicant's site is surrounded by the vacant land on all direction. The above lands were ayacut lands of Erumaiyur Tank. At present there are no cultivation and irrigation activities and the adjoining land were already urbanized by the way of development of House sites, these lands are classified as "Wet" lands as per "patta" & "A" Register" of Revenue records. 24/11/25

CMD/A99079/Erumaiyur

In this regard, it was observed that few Plan marked channels or Patta channels are found within the applicant's site. Hence, the Applicant has to realign and to 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 Erumaiyur Tank in S.F.No.154 on Western side of the site is the existing the water body 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 from the known datum at crest level of Erumaiyur Tank (i.e.,) 10.520m. The MFL during the past floods nearby site is assessed as (+)14.500m, the Existing Layout Road level abutting the site on Eastern side is (+)14.745 m and the Road Level of the Chennai Outer Ring Road (Vandalur – Minjur Road) on the Western site is (+)15.100 m.

To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.45m above nearest main road level. Since, the existing field level is nearby road level it is recommended to raise the field to the level of (+)14.745 m + 0.45 m = (+)15.195m say (+)15.200m (i.e) 4.680 m above the known datum at crest level of Erumaiyur Tank (i.e.,) 10.520 m.

The existing field levels were surveyed at the proposed site is furnished below:

Sl. No.	**Field Survey Number**	**Existing Field Level in m**	**Required height of filling with respect to the proposed level (+)14.745m + 0.45 m = (+)15.195m say 15.200 m**	
			Required Level in m	Height Filling in m
1.	15/2	(+)13.330	(+)15.200	1.900
2.	33/1B2	(+)13.780		1.420
3.	33/2A			
4.	33/2B			
5.	33/2D			
6.	34	(+)13.690		1.510
7.	35/2C	(+)13.880		1.320
8.	35/2D			
9.	40/1A	(+)13.670		1.530
10.	40/1B			
11.	40/1C			
12.	40/1D			
13.	41/1	(+)13.440		1.560
14.	41/2A			
15.	41/2B			
16.	41/2C			
17.	41/2D			
18.	42/1	(+)13.575		1.425
19.	42/2			

24/11/25

20.	43/1	(+)13.360		1.440
21.	43/2A1			
22.	43/2B			
23.	43/3B			
24.	44/1	(+)13.540		1.460
25.	44/2			
26.	44/3A2	(+)13.345		1.455
27.	65/1B1	(+)13.610		1.390

Also the proposed land is to be raised from 1.320 m to 1.900 m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels. Since, the existing field levels are below MFL and suggested to have regular habitation above 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 the proposed layout of House sites at S.No.15/2, 33/1B2, 2A, 2B, 2D, 34, 35/2C, 2D, 40/1A, 1B, 1C, 1D, 41/1, 2A, 2B, 2C, 2D, 42/1, 2, 43/1, 2A1, 2B, 3B, 44/1, 2, 3A2 & 65/1B1 of Erumaiyur Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit in favour of M/s.Sumeru Developers rep by Lakshman Bhandari, Door No.45/32, Plot No.32, A Block, S3, 2nd Floor, Kumaran Nagar, Anna Nagar, Chennai. Email – sumerudevelopers0@gmail.com, Contact No. - 9176900060 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 (+)15.200m (i.e) 4.680 m above the known datum at crest level of Erumaiyur Tank (i.e.,)10.520 m and the applicants' site with filling level varies from 1.320 m to 1.900 m with layers of not more than 0.30metre depth to achieve required degree of compaction to the entire area of the applicant's land to avoid inundation during the heavy rains. 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 all round pavement level within the site should not be less than (+)15.200 and the applicant is suggested not to have regular habitation below MFL.

2. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in the presence of Revenue and

24/11/25

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 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.

4. 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.

5. 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.

6. The permission granted to the applicant, 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 applicant is solely responsible of genuinety of the documents submitted.

Technical Suggestions

(a) The applicant 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 0.75 m 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 3.00 m on Western side) within the site as per site condition as per the norms in existence and as per the rules in

24/11/25

service 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 applicant's lands are seem 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 their 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 Channel / tank / kulam, and the garbages, debris and construction materials should not be dumped into the Channel / tank / kulam 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 the rights to withdraw the Technical report along with NOC in the above survey number and in that event, the applicant shall not be eligible for any compensation what so ever as well as legal entity.

24/11/25

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

24/11/25

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.