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DIGITALLY VERIFIED RECORD

WATER RESOURCES DEPARTMENT

From:
Er. G.R.RADHAKRISHNA, B.E.,M.Sc.,MIE.,
Executive Engineer, WRD.,
Kosasthalaiyar Basin Division,
Thiruvallur.

To:
The Commissioner,
Cholavaram Panchayat Union,
Cholovaram, Chennai-67

Lr.No.DB.JDO.2/F.40 NOC/2025/961M/dated:13.11.2025.

Sir,

Sub : WRD - CMDA- Enforcement Cell (North – II Division) -Completion Certificate for the Proposed Layout House Sites in the Property comprised in S.Nos.554/2A, 554/3A, 555/2 and 555/3 of Sholavaram village, Ponneri taluk, Thiruvallur district, within the limits of Sholavaram panchayat Union - Rectification of defects – Remarks submitting - Regarding.

Ref
1. The Member – Secretary, Chennai Metropolitan Development Authority, Chennai - 8, Lr. No. Layout-1 /0049/2024 / Dated: 13.03.2025.
2. The Chief Engineer, WRD, Chennai Region, Chennai – 05 Lr.No. DB/ T5 (3) / F. Noc.2722 Sholavaram Village 3393/ 2025/ Dated 15.05.2025.
3. The Member Secretary, Chennai Metropolitan Development Authority, Chennai - 8, Lr. No. CMDA/PP/ LAYOUT-1/0049/2025. Planning permission No.: OL-PPD/LO/0151/2025, Permit No.: OL-2=02055, Dated:19.08.2025.
4. The Commissioner, Sholavaram Union office, Lr.No.Na.ka.No.2333/2025 /A3/ Dated:02.09.2025.
5. The Assistant Executive Engineer, Kosasthalaiyar Basin Sub-Division, WRD., Chepauk, Chennai-5 Lr.No. F.NOC/2025/Date.24.09.2025.
6. This Office Lr.No. DB.JDO.2/F.40 NOC/2024/844M/dated:06.10.2025
7. M/s.Pallagio Properties, Letter dated:09.10.2025.

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With reference to the letter 1st cited above, the Member Secretary CMDA has requested NOC from this department for inundation point of view for the proposed land comprised in S.F. Nos.554/2A, 554/3A, 555/2 and 555/3 of Sholavaram village, Ponneri Taluk, Thiruvallur District. In continuation to this, the Chief Engineer, WRD, Chennai Region, Chennai-05 has offered the remarks to the Member Secretary, CMDA for the above said lands vide reference 2nd cited.

[P.T.O]

The Member Secretary, CMDA vide reference 3rd cited has approved the layout of House Sites in the Property comprised in S.Nos.554/2A, 554/3A, 555/2 and 555/3 of Sholavaram village, Ponneri taluk, Thiruvallur district with some conditions.

In this circumstance, the Commissioner, Sholavaram Panchayat Union vide reference 4th cited, enquired whether the applicant has followed the conditions notified by the WRD regarding inundation. In this regard the Assistant Engineer, Redhills section, Redhills inspected the site and it was found that the site is not filled upto the prescribed levels.

So, vide reference 6th cited, the applicant was instructed to fill the proposed site upto the prescribed level (i.e) (+)16.200. And vide reference 7th cited, the applicant informed us that the site is now filled upto the prescribed levels.

In this regard the Assistant Engineer, Redhills section, Redhills inspected the site and the Commissioner, Sholavaram Panchayat Union is hereby informed that the site is now filled upto the prescribed levels and the conditions for issuing the No Objection Certificate from the inundation perspective has been Satisfied by the applicant. It is also insisted that the applicant should keep the campus secured to ensure that the earth deposited in ploted area is not unofficially borrowed for any other works.

Executive Engineer, WRD.,
Kosasthalaiyar Basin Division,
Thiruvallur.

13/11/25

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

Verified RealEstate™

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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