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DIGITALLY VERIFIED RECORD

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-8.

Letter.No.DB / T5(3) / F- 003010 / Ayanavaram Village/ 002091 / 2026 / Dated.13.05.2026

Sir,

Sub: CMDA – Area Plan Unit – NHRB(North) – Proposed Construction of a Stilt floor (parking) + 5 Floors (Height -18.30m) Residential Building with 10 Dwelling units at Plot No.3617, Door No. M-25, M-Block, 10th Street, Anna Nagar East, Chennai-600102., Comprised in Old T.No:19 part, New T.S.No.19/49 and 19/50, Block No.12 of Ayanavaram Village Part 2 Village within the limits of Greater Chennai Corporation - Technical report along with NOC on inundation point of view – Issued – Regarding.

Ref: 1. The Member Secretary, Chennai Metropolitan Development Authority, Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008 Letter No. CMDA / PP / NHRB / N / 0150 / 2026 / Dated: 12.03.2026 addressed to the Applicant.

2. The Application received from Thiru C.Kasturi Raj Chairman & Managing Director M/s. Firm Foundations and Housing (P) Ltd represented by its GPA Dr.S.Shehnaz Ilyas and Syed Mohammed Shafiuddin ,Door No.93 Plot No.93, Q Block 4th Main Road, Anna Nagar, Email: design@firmfoundations.in Contact No:9940088333 / Dated: 16.03.2026.

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With reference to the 1 & 2 cited above and after careful consideration the technical opinion and NOC on inundation point of view of this department is hereby accorded for the Proposed Construction of a Stilt floor (parking) + 5 Floors (Height - 18.30m) Residential Building with 10 Dwelling units at Plot No.3617, Door No. M-25, M-Block, 10th Street, Anna Nagar East, Chennai-600102, Comprised in Old T.No:19 part, New T.S.No.19/49 and 19/50, Block No.12 of Ayanavaram Village Part 2 Village within the limits of Greater Chennai Corporation in favour of Thiru C.Kasturi Raj Chairman & Managing Director M/s.Firm Foundations and Housing (P) Ltd represented by its GPA Dr.S.Shehnaz Ilyas and Syed Mohammed Shafiuddin, Door No.93 Plot No.93, Q Block 4th Main Road, Anna Nagar, Email: design@firmfoundations.in Contact No:9940088333.

The proposed site was inspected and field observation reveals that, the applicant's site in the Old T.S.No.19 Part, New T.S.No.19/49 and 19/50, Block No.12 of Ayanavaram Village is located on Right bank of Otteri Nullah at LS 3350m. The Otteri Nullah is running on the Northern side of the applicant's land abuts as per Block

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map. The existing New Avadi road is traverses on the Northern side of the applicant's site at a considerable distance as per Topo plan and Block map. Also 2nd Main road traverses on Eastern side of the Applicant's site which connects the New Avadi road this makes accessibility towards the applicant's site through 10th street, M Block as per topo plan & Block map. Further, the applicant's site is surrounded by Primary Residential zones in all direction except Northern side of the applicant land as per CMDA Master Plan. At present an old RCC building exists in the applicants land which is proposed for dismantling and is being process ,the information learned from the applicant.

In order to ascertain the gravity of inundation of the said lands the field levels were taken from the know datum deck slab bottom level of Sathya Nagar Bridge as (+) 6.850m at LS 3455m and retaining wall top level as (+) 8.179m at same location. The maximum flood level observed during the past year in proposed site is (+)6.923 and the existing nearby road level (10th street) (+)6.527m.During past floods, the rainfall surface run-off occurred from West to East direction in the applicant's land.Since, the terrain slopes from West to East direction in the Applicant land.

As the site is in close proximity with the Otteri Nullah River it could susceptible to inundation and hence the inundation potential must be ascertained based upon the existing field levels. The existing bed level, bridge top level and observed MFL of Otteri Nullah adjoining to the proposed site are (+)4.923m, (+)7.256m and (+)6.923m respectively. To protect the site safe against inundation the site must be raised above the maximum flood level of the proposed site. Hence the site must be raised to a minimum level of (+)6.923 + 0.60 = (+)7.523m (i.e., 0.673m above know datum deck slab bottom level of Sathya Nagar Bridge as (+)6.850m at LS 3455m)

The regular activities in the proposed building should be only above MFL to counteract the problem of inundation and it is observed that the field level or all round pavement level has to be raised upto (+)7.523m .

The field levels were taken at the proposed site and furnished for reference as below:

Sl.No.	Field Survey Nos.	Existing field levels in m.	Required height of filling with respect to the proposed level (+)6.923 + 0.60m = (+) 7.523m	Required Height filling in m.

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1	Old T.S.No.19 part, New T.S.Nos.19/49 & 19/50, Block No.12, Ayanavaram Part-2 village	(+) 6.605m	(+) 7.523m	(+) 0.918

Also the proposed land is to be raised 0.918m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels are below MFL and suggested to have regular habitation above MFL.

Therefore, 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. But during development of this land for any other purpose, there is likely 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

Based on the available Revenue records as well as site conditions, "No Objection Certificate" with a specific remarks on the inundation point of view of this department for the Proposed Construction of a Stilt floor (parking) + 5 Floors (Height-18.30m) Residential Building with 10 Dwelling units at Plot No.3617, Door No. M-25, M-Block, 10th Street, Anna Nagar East, Chennai-600102., Comprised in Old T.No:19 part, New T.S.No.19/49 and 19/50, Block No.12 of Ayanavaram Village Part 2 Village within the limits of Greater Chennai Corporation in favour of Thiru C.Kasturi Raj Chairman & Managing Director M/s.Firm Foundations and Housing (P) Ltd represented by its GPA Dr.S.Shehnaz Ilyas and Syed Mohammed Shafiuddin ,Door No.93 Plot No.93, Q Block 4th Main Road, Anna Nagar, Email: design@firmfoundations.in Contact No:9940088333 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.

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Conditions:

1. The existing ground level of the site should be raised to minimum level of (+)7.523 (ie., 0.673 m above know datum deck slab bottom level of Sathya Nagar Bridge as (+) 6.850m at LS 3455m) with filling varies from 0.918m 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 (+)7.523m. 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 applicant should clearly demarcate the boundary of their land especially on Northern side before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records (FMB).
3. The permission granted to the applicant, should not be altered / modified / transferred to any others. Based on the records submitted by the applicants, the permission is granted. If any documents found to be fake / manipulated / fabricated, in future the above permission will be cancelled without any prior intimation. Hence, the applicant is 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 applicant should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law and act of both State & Central Government from time to time.
6. 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.
7. 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 construction.

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8. The WRD., is not 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 is not responsible for design and drawing adopted for proposed construction.

9. The proposed site is in proximity to the Otteri Nullah River, the applicant should never alter the hydraulic particulars of the Otteri Nullah River.

10. The applicant should not object at any time for the maintenance works / improvement works of the Tank/ River that are proposed 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 proposed to be carried out by WRD in future periodically

11. The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD. If any damages occurred to the Channel, the same should be restored to its Original condition at their own cost.

12. The applicant should construct a RCC retaining wall along the boundary abutting to the Otteri Nullah in within their own premises. The RCC Retaining wall design should be prepared based on proper soil investigation and hydraulic particulars of Canal.The design of RCC Retaining wall should be submitted to the department for vetting and approval before the commencement of construction of wall.

Technical Suggestion:

(a). The applicant should prepare the planning proposal by considering the suitable internal storm water drainage network as micro drains 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

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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 with in 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 NOC from WRD.

(c). The applicants lands seem to be ryotwari land. Hence, these lands are to be converted into residential 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.

(d).The applicant should not let the sewage 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 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.

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for Chief Engineer, WRD.,

13.5.26 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

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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
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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.