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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore,Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in Web site: www.cmdachennai.gov.in

Letter No. L1/099/2025 **Date: 02.05.2025**

To

The Chief Engineer,
Water Resources Department,
Chennai Region (PWD),
Chepauk, Chennai – 600 005.

Sir,

Sub: CMDA – Area Plans Unit – Layout Division – Proposed layout of house sites comprised in S.Nos.140/4 of Thiruninravur Village, Avadi Taluk, Thiruvallur District, Thiruninravur Municipality Limit – Remarks on inundation aspects requested – Reg.

Ref: The Layout proposal received in CMDA from M/s.Gruhaanii Developers Pvt.Ltd Rep by. Thiru.V.K.Gubendiran in SBC No. CMDA/PP/Layout-1/099/2025 dated 15.04.2025.

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The proposal received in the reference cited for proposed layout of house sites in the property comprised in S.No.140/4 of Thiruninravur Village, Avadi Taluk, Thiruvallur District, Thiruninravur Municipality Limit is under process.

The channel comprising S.Nos.141/10 runs on the East of the site under reference. In this regard, your remarks on inundation aspects are requested, along with the NOC, to process the Layout/subdivision application further.

Yours faithfully

for Member Secretary

P.Surya
2/5/25

Encl.: One copy of Layout/sub-division plan

Copy to:

M/s.Gruhaanii Developers Pvt.Ltd
Rep by. Thiru.V.K.Gubendiran,
Door No.9, Somasundaram Street,
T.Nagar, Chennai – 600 017.

M/S. Gruhaanii Develop.
Thiruninravur Village

Water Resources Department

From

Er.M.Janaki,M.E.,F.I.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–NOC.3898 (Thirunindravur Village) / 6019 / 2025 / Dated.21.07.2025

Sir,

Sub: CMDA - Area Plans Unit – Layout Division –Proposed layout of house sites comprised in S.No.140/4 of Thiruninravur Village, Avadi Taluk, Thiruvallur District, Thiruninravur Municipality Limit - specific remarks along with NOC on inundation point of view – issued– regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, Egmore, Chennai – 8 Letter No.Layout-1 / 099 / 2025 / Dated:02.05.2025.

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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 for the Proposed layout of house sites comprised in S.No.140/4 of Thiruninravur Village, Avadi Taluk, Thiruvallur District, Thiruninravur Municipality Limit, in favour of M/s.Gruhaanii developers Pvt.Ltd., Rep by.Thiru.V.K.Gubendiran Door,No.9, Somasundaram Street, T.Nagar, Chennai-600017.

The proposed site was inspected and field observation reveals that, the Government field Channel in SF.No.140/6 abutting on Western side and SF.No.141/10 abutting the site on Eastern side. This field Channel originates from Thiruninravur tank which is 1.0km away from site on Western side of the proposed site. The applicant site is surrounded by vacant land on all direction.The applicant land is an ayacut field of Thiruninravur Tank and at present there is no irrigation activities due to urbanization these lands are classified as "Wet" lands as per "A" Register" of Revenue records. The existing Eastern side road abutting the site partly encroached and formed as road in Channel in SF.No.141/10 without prior permission from WRD which is violation of existing rules, High court, Supreme Court and NGT judgement as well as Government order & circular and tank production Act 2007 as well as vide GO.MS.No.78/ H&UD(UD4(3) Dept/ Dated: 04.05.2017.Which should be restored by the CMDA / GCC / Local body, WRD will not be held responsible for any inundation as well as for legal issues.

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The site was inspected and ascertain the gravity of inundation, Fly levels were taken from known datum of Thiruninravur tank FTL level as (+)33.560m and Thiruninravur Hissa tank MWL level as (+)34.400m Easern side & village road level as (+)33.250m. There was No Flood level observed near the site under reference during the past flood. Moreover the applicant land levels are near by MWL of tank even though site situated on ayacut side at this juncture the existing field level to be raised from MWL with free board 0.60m. Hence the site must be raised to a minimum level of MWL of tank ie (+)34.400m+0.60m=35.000m i.e.1.440m above the Thiruninravur tank FTL level as (+)33.560m.since the proposed site is in ayacut area.

The following are the evaluated field levels of the site under reference tabulated below:

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the MWL Level (+)34.400m + 0.60m = (+)35.000m	
			Required Level in m	Height Filling in m
1.	140/4	(+)34.110	(+)35.000	0.890

Also the proposed land is to be raised 0.890m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, to avoid inundation. Since the existing field level of the site are nearby MWL. Hence the applicant is suggested to have the regular habitation should not be below MWL.

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 the Proposed layout of house sites comprised in S.No.140/4 of Thiruninravur Village, Avadi Taluk, Thiruvallur District, Thiruninravur Municipality Limit, in favour of applicant M/s.Gruhaanii developers Pvt.Ltd., Rep by.Thiru.V.K.Gubendiran Door,No.9, Somasundaram Street, T.Nagar, Chennai-600017, 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.

Conditions:

1.The existing ground level of the site should be raised to minimum level of (+)35.000m i.e.1.440m above the Thiruninravur tank FTL level as (+)33.560m and the applicants' site with level varies from 0.890m with layers of not more than 0.30metre

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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 applicants 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 **(+)35.00m** and the regular habitation should not be below MWL.

2. The applicant should clearly demarcate the boundary of their land especially on Western side and Eastern 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 applicants, should not be altered / modified / changed to any others. Based on the Revenue 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. If there is any discrepancy or any other encroachments activities, the applicants are held responsible in future.

4. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

5. 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.

6. WRD is giving opinion only in connection with the inundation aspects, and does not deliver any rights to the applicants to encroach the WRD / Government Lands / River / channel. The NOC for this site issued form WRD is purely issued on the basis of inundation point of view.

7. 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 Government Channel, the same should be restored to its Original condition at their own cost.

8. The Government field Channel in SF.No.140/6 on Western side and SF.No.141/10 on Eastern side of the applicant land boundary stretch should be completely desilted

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and re-sectioned by constructing retaining wall on either sides of the channel as per the FMB at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

9. The Government field Channel in SF.No.140/6 on Western side and SF.No.141/10 on Eastern side of the applicant boundary 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 encroachments 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 within the proposed land, after the completion of project also.

10. The applicant should not object at any time for the maintenance works / improvement works of the channels which 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 CMDA or GCC or local body should verify and ensure that the applicant site and existing road is not in encroachment in channel SF.No.141/10 on Eastern side poramboke, since it is violation against prevailing Government orders, circulars, Hon'ble Supreme court & High Court, NGT Judgments, Tank protection Act 2007 and GO.MS.No.78/ H&UD (UD4(3) Dept/Dated:04.05.2017 etc. In case of any legal proceeding in respect of the development activities in the said channel poramboke WRD will not be held responsible. Also the competent authority should restore the channel as it is condition as per Revenue records.

Technical Suggestion:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size within the site, as per site condition and the same should be connected to local drain rainwater

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harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free flow of water. The applicants should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel/drain.

b. The necessary setback distance should be provided with in the site as per the site condition with the in accordance with 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 / Dated: 13.03.2019) during development and there should not be any construction activities in the setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. The applicants' land seems to be ryotwari land, which would be classified as "Wet" lands. Hence, these lands are to be converted from Agricultural Use Zone to Residential Use 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 applicant's land should not let into the drains and for the disposal of the sewage water and 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 channel / river at any cost.

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

The owner of the document received from the applicants in respect to the ownership is purely of applicant's 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. 21/2/25

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.,
Chennai Region, Chennai - 5

21/07/2025

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.