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Public Works Department
Water Resources Department

From
Er.T. Murugu Subramonian, B.E.,
Chief Engineer, PWD., WRD,
Chennai Region,
Chepauk, Chennai-5.

To
The Member Secretary,
Chennai Metropolitan Development Auhority,
No.1, Gandhi Irwin Road,
Egmore, Chennai-8.

Letter No.DB / T5(3) / F – 014067 & 002303 - Inundation – Nandambakkam / 2017 / 28.03.2018

Sir,

Sub: CMDA – Area Plan Unit – MSB (South) Division – Planning Permission for the proposed construction of Multistoried Building with Basement Floor + Stilt Floor + 8 Floors + 9th Floor (part) Office purpose at Door No.13, Mount – Poonamallee Road, Nandambakkam village, Chennai-69 bearing S.F.Nos.33/2C2B, 2C2C and 3C2 of Nandambakkam village - Technical report with NOC on inundation point of view – approval accorded – regarding.

Ref: 1.The Member Secretary (CMDA), Chennai-8 letter No. C3 (S) / 9525 / 2016 / 09.10.2017.
2. The applicant Thiru.C.N.Raghavendran and Thiru.C.R. Arvind, New No.6, Bishops Garden, Off Greenways Road, Chennai-28 letter dated - 25.11.2017

With reference to the 1st and 2nd letter cited above, after careful consideration the technical opinion with NOC on inundation point of view of this department is hereby accorded for the proposed construction of Multistoried Building with Basement Floor + Stilt Floor + 8 Floors + 9th Floor (part) Office purpose at Door No.13, Mount – Poonamallee Road, Nandambakkam village, Chennai-69 bearing S.F.Nos.33/2C2B, 2C2C and 3C2 of Nandambakkam village in favour of Thiru.C.N.Raghavendran and Thiru.C.R.Arvind, New No.6, Bishops Garden, Off Greenways Road, Chennai-28.

The site under reference is situated on Right side of Adayar River near Nandhambakkam MIOT Bridge LS 29880m. Adayar River is located in Western side of proposed site. The distance between Adyar River and site under reference is 210m. The site is surrounded by commercial area with private road on Western side, commercial & residential areas on North & East side and the Mount - Poonamallee highway road is running on Southern side. The Adyar river is also one of the major flood carriers for the Kancheepuram district, Chennai city and suburbs, which collects the flood surplus of the upper tanks and discharge into sea during monsoon season. The river has a very vast catchment area of about 808 Sq.km. The River

had experienced major flood events during the yester years of 1976, 1985, 1996, 2005 & 2015 respectively and nearby area zone is more prone to flooding and vulnerable as well. As a safety measure, the proposed site must be analysed with respect to the flood levels experienced during previous catastrophic floods. During those days Adyar river outflanked on either side of the bund and inundated surrounding residential and industrial establishments all along its entire course. The inundation is such that water levels in surrounding areas abutting Adyar river like Adanur village is 2m, Varadharajapuram village is 3m, Anakaputhur village is 5m, Cowl Bazar is 5.50m, Manapakkam is 6m, Jafferkhanpet and Saidapet is 4m to 6m and at kotturpuram is 4m above the existing ground level of the respective areas. Almost all the areas abutting Adyar river flooded for 3 days causing heavy losses to Public infrastructure and Private properties and as well as in panic condition. The field levels of the site were taken from a known datum of Nandhambakkam Checkdam crest level of (+)4.750m. The Maximum Flood Level near the site under reference during the 2015 floods was observed as (+)12.795m and the Nandambakkam MIOT hospital old bridge deck slab bottom level as (+)10.220m, bridge top level as (+).11.500m and bed level of river as (+).3.620m & MFL of river as (+).11.300m.

To overcome any possibility of inundation during the flood time the ground level of the site should be raised to a minimum level of 0.60m above the maximum flood level. Hence the site must be at the level of (+).12.795m + 0.60m = (+)13.395m. Since, it is not possible to fill the site to level of (+)13.395m, when the abutting road is at (+)10.910m it is recommended to fill the site to a level of 0.60m above the road level is to 10.910 + 0.600 = (+)11.510m.

To ascertain the gravity of inundation of the said land, field levels were taken at the proposed site and furnished for reference as detailed below.

Sl. No.	Field Survey Nos.	Existing Field Level in (m)	Proposed level (Road level (+0.600)	Height of filling required in (m)
1.	33/2C2B	9.110	(+)11.510	2.40
2.	33/22C	9.020		2.49
2.	33/3C2	8.960		2.55
	Mount Poonamallee Road	(+)10.720		

Hence, "No Objection Certificate" of this department with a specific remark on the inundation point of view for proposed construction of Multistoried Building with Basement Floor + Stilt Floor + 8 Floors + 9th Floor (part) Office purpose at Door No.13, Mount – Poonamallee Road, Nandambakkam village, Chennai-69 bearing S.F.Nos.33/2C2B, 2C2C and 3C2 of Nandambakkam village in favour of Thiru.C.N.Raghavendran and Thiru.C.R. Arvind, New No.6, Bishops Garden, Off Greenways Road, Chennai-28 is hereby issued to CMDA subject to the following conditions, besides as any other Mandatory clearance of statutory permission from any other organization or department for the consideration of planning permission by CMDA.

TERMS and CONDITIONS

1. The applicants land should be filled with earth with proper compaction to the level of (+).11.510m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for a depth varying from 2.40m to 2.55m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)11.510m and i.e.1.29m above the existing Nandambakkam MIOT hospital old bridge deck slab bottom level of (+)10.220m. And it is specifically recommended to construct the superstructure (i.e.Ground floor/basement top) 2.580m above the existing Nandambakkam MIOT hospital old bridge deck slab bottom level of (+)10.220m. The regular activities in the proposed building should be only above (+)12.795m to counteract the problem of inundation. Hence, the basement floor of this building is preferable to be used as stilt floor, car parking or may be used as Office floor rather than sensitive purposes, so as to safe guard the public and valuable things in the applicant site.

2. The all-round pavement level within the site should not be less than (+)11.510m. The applicant should provide all-round and interior storm water drainage network, so that the ultimate disposal of storm water should be discharged to the nearest natural storm water channel/drains. The applicant should make drainage networks at their own cost and the same is to be connected to the natural storm water drainage or channel. 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.

3. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the road & applicant land boundary should be maintained as it is in the revenue records especially on Southern side since Mount - Poonamalle highway road is running. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.

4. If the applicant needs to construct a permanent compound wall on the all-round boundary of the applicant land, it has to be held only after demarcating the boundary in presence of the revenue officials.

5. 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 Structural Engineer.

6. The PWD/WRD., will not be held responsible for the Structural Stability, safety and soundness of the building proposed by the applicant and PWD/WRD specifically recommend only for technical opinion with NOC on inundation point of view. They are solely responsible for the structural safety and stability of the proposed building, at any cost and PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of building.

7. 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 NOC will be cancelled without any correspondence. Hence, the applicant is solely responsible of genuinety of the documents submitted.

8. The applicant should provide rain water harvesting arrangements in the site at their own cost as per norms.

9. The applicant should make necessary arrangements for the sewerage treatment and for its disposal necessary suitable arrangements should be made by the applicant at their own cost within the premises only after obtaining necessary permission from the Chennai Metropolitan Water Supply and Sewerage Board and as per the norms in existence and as amended from time to time and should not be let into the nearby channel or storm water drain.

10. The applicant should make their own arrangements to collect the debris and garbages within the premises during the construction of building and the same has to be disposed off as per the norms prescribed by the Tamil Nadu Pollution Control Board and other departments concerned and should not be dumped in the nearby channel, public places etc.,.

11. The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter. Advance intimation should be given to the PWD/WRD officers concerned before commence of work. PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the PWD / Government Lands. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.

12. The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

Failing to comply with any of the above conditions, PWD/WRD reserves rights to withdraw the Technical opinion with NOC on Inundation point of view to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

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

Copy to the Superintending Engineer, PWD., WRD., Palar Basin Circle, Chennai – 5 for kind information with reference to the letter No.DB / DO.II / F.36 / 2018 / dated.15.02.2018.

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.