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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.

Lottor No.DB / T5(3) / F –NOC7350Mowlivakkam-Koluthuvanchery village / 2025 / dated.18.03.2025

Sir,

Sub: CMDA – Area Plans Unit – NHRB (Central) Division – Planning Permission for the Proposed construction of group housing development with combined basement consisting of 3 Blocks – Block 1 : Ground floor + 5 floors (height18.15m) with 118 dwelling units, Block – 2 : Ground floor (with swimming pool) + 5 floors residential building with 210 dwelling units and Block – 3 : Ground floor + 5 floors (height 18.15m) with 83 dwelling units totally 411 dwelling units at Bhel Nagarroad& 7.0m wide public road, Moulivakkam – Koluthuvanchery village, Kancheepuram comprised in S.Nos.1/1A1B, 1/1A1C, 1/1A1D, 1/1A1E, 1/1C1B, 1/1C1C, 1/4A2, 1/5A, 1/39, 1/40, 1/41, 1/42A, 1/42B, 1/70, 1/71 & 1/106 of Moulivakkam village and S.No.166/5 of Koluthuvanchery village within the limits of Kundrathur panchayat union – Remarks 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 letter No – PP / NHRB / C / 0506 / 2023 – 1 / 25.08.2023.

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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 Planning permission for Proposed construction of group housing development with combined basement consisting of 3 Blocks – Block 1 : Ground floor + 5 floors (height18.15m) with 118 dwelling units, Block – 2 : Ground floor (with swimming pool) + 5 floors residential building with 210 dwelling units and Block – 3 : Ground floor + 5 floors (height 18.15m) with 83 dwelling units totally 411 dwelling units at Bhel Nagarroad& 7.0m wide public road, Moulivakkam – Koluthuvanchery village, Kancheepuram comprised in S.Nos.1/1A1B, 1/1A1C, 1/1A1D, 1/1A1E, 1/1C1B, 1/1C1C, 1/4A2, 1/5A, 1/39, 1/40, 1/41, 1/42A, 1/42B, 1/70, 1/71 & 1/106 of Moulivakkam village and S.No.166/5 of Koluthuvanchery village within the limits of Kundrathur panchayat union, in favour of M/s.Casagrand Fresh Private Limited, Rep by its authorized Signatory Mr.R.Sumanth Krishna, Door No.111, Plot No.59, NPL Devi Building, L.B.Road, Thiruvanmiyur, Chennai – 600 041.

The proposed site was inspected and field observation reveals that the surrounded by vacant lands on all directions and some part of residential areas on Western side along with layout roads. The portion of Porur tank in S.No.2 & S.No.3, 4 & 5 as tank bund on North – Eastern side abutting the site & S.No.1B as Government land of Moulivakkam village and channel in S.No.130 on South - Western side but not abutting the site & S.No.127 as Government land as Kalam of Koluthuvanchery village. And another portion of Porur tank in S.No.138 of Thelliyaragaram village on Northern side of site. The above said lands were an ayacut area of Chembarambakkam eri which is the source of irrigation and located on foreshore area of Porur tank. At present, there are no irrigation activities due to vast urbanisation. These lands are classified as Wetland lands in submerged condition lands as per Revenue records, which was also confirmed by the District Collector, Kancheepuram vide his letter No – COLKPM / 361 / 2024 / B3 / 25.10.2024 and the same stated as the applicant land is not in encroachment.

The applicant site is mentioned as Porur tank submerged condition site as per Revenue records, whereas CMDA not informed land details, while scrutinising the Second Master Plan approved by the CMDA the applicant site already classified as primary residential zone which is furnished by the applicant regarding the submerged site condition, moreover during site it is assessed that surrounding area was urbanised as well as the applicant should not disturb the existing catchment drains to the tank and if so that should be re-aligned within the site for free flow of water to the tank during rainy season without any hindrance. In this regard the CMDA / Revenue department should verify & ensure before approval of reclassification of above land since reclassification issue lies entirely discretion of CMDA and WRD will not be held responsible at any cost regarding reclassification of above land since WRD issuing NOC regarding inundation point of view as per site condition. Further this case should not be considered or treated as precedent for any other cases in future.

Based on the field inspection and scrutiny of field maps, Porur Eri on North and channel on South is the water body existing with its close proximity to be considered for inundation point of view.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the Datum of Crest level of Porur tank weir as (+) 12.520m.

As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous catastrophic floods that had occurred in the

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previous year. The observed Maximum Flood Level near the site is (+)14.240m and existing nearest layout road level as (+)12.720m.

To protect the site safe against any inundation in the near future, the site must be raised minimum of 0.60m above the MFL (or) above the road top level abutting/ nearer to the site, whichever is highest.

Hence, it is recommended to raise the field level to (+)14.240m+ 0.60m = 14.840m (i.e.2.32m above Datum of Crest level of Porur tank weir which is (+)12.520m).

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

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the proposed level (+)14.240m + 0.60 m = (+)14.840m	
			Required Level in m	Filling height in m
	Moulivakkam village			
1	1/1A1B	(+) 12.470	(+)14.840m	2.370
2	1/1A1C	(+) 11.690		3.150
3	1/1A1D	(+) 11.800		3.040
4	1/1A1E	(+) 11.820		3.020
5	1/1C1B	(+) 11.850		2.990
6	1/1C1C	(+) 11.790		3.050
7	1/4A2	(+) 11.770		3.070
8	1/5A	(+) 11.740		3.100
9	1/39	(+) 11.820		3.020
10	1/40	(+) 12.520		2.320
11	1/41	(+) 12.450		2.390
12	1/42A	(+) 12.550		**2.290**
13	1/42B	(+) 12.500		2.340
14	1/70	(+) 11.260		3.580
15	1/71	(+) 11.150		**3.690**
16	1/106	(+) 12.530		2.310
	Koluthuvanchery village			
17	166/5	(+) 11.860		2.980
	Layout Road	(+) 12.720		

Also the proposed land is to be raised from 2.29mto3.69m with hard earth with proper consolidation to avoid inundation problem during rainy season. From the above existing field levels, to avoid inundation, since existing field level are below MFL. Hence the applicant is suggested not have regular habitation below the MFL.

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Regarding drainage networks are to purely dealt with CMDA or local body who maintaining the Micro drains and whereas WRD concern only dealt with Macro drains (Cooum, Adyar & B.Canal). Hence the drainage network to decide by the CMDA or applicant within the site. If the particular site is prone as vulnerable for high inundation, then WRD will suggest only peripheral drain size, otherwise WRD suggestion is not necessary.

Based on the available Revenue records including District Collector, Kancheepuram letter and as much as considering the prevailing site conditions, necessary technical opinion along with NOC on inundation point of view, of this department for Planning permission for Proposed construction of group housing development with combined basement consisting of 3 Blocks – Block 1 : Ground floor + 5 floors (height18.15m) with 118 dwelling units, Block – 2 : Ground floor (with swimming pool) + 5 floors residential building with 210 dwelling units and Block – 3 : Ground floor + 5 floors (height 18.15m) with 83 dwelling units totally 411 dwelling units at Bhel Nagar road & 7.0m wide public road, Moulivakkam – Koluthuvanchery village, Kancheepuram comprised in S.Nos.1/1A1B, 1/1A1C, 1/1A1D, 1/1A1E, 1/1C1B, 1/1C1C, 1/4A2, 1/5A, 1/39, 1/40, 1/41, 1/42A, 1/42B, 1/70, 1/71 & 1/106 of Moulivakkam village and S.No.166/5 of Koluthuvanchery village within the limits of Kundrathur panchayat union, in favour of M/s.Casagrand Fresh Private Limited, Rep by its authorized Signatory Mr.R.Sumanth Krishna, Door No.111, Plot No.59, NPL Devi Building, L.B.Road, Thiruvanmiyur, Chennai – 600 041 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 applicants' land should be filled with earth with proper compaction to the level of (+)14.840m 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 2.29m to 3.69m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)14.840m.(i.e.2.32m above Datum of Crest level of Porur tank weir which is (+)12.520m). Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor as

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well as dewatering arrangements during flood periods. The pavement level of entire area should not be less than (+)14.840m and the applicant is suggested not to have regular habitation below the MFL.

2. 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 building.

3. The WRD., will not be held 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 applicantis solely responsible for the structural safety and stability of the proposed building and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction.

4. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue authorities and WRD and local body authorities concerned without fail and should not encroach the Government land especially on North & South and the same should be maintained as it is in the Revenue records.

5. The permission granted to the applicant, should not be altered / modified / changed to any others. Based on the Revenue records submitted by the applicant, 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 genuinity of the documents submitted. If there is any discrepancy or any other encroachments activities, the applicant is held responsible in the future.

6. 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.

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

8. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the Government Lands. The NOC for this site issued from WRD is purely issued on the basis of inundation point of view.

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9. The applicant should not object at any time for the maintenance works / improvement works of the channels / tank 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.

10. The applicant 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 his own cost.

Technical Suggestion

a. The applicant should prepare the proposal by considering the suitable internal storm water drainage network as micro drain of suitable size within the site as per site condition and the same should be connected to the local drain at their own cost, rainwater harvesting, roads with road side drain and sewerage treatment plant and its disposal & garbages / debris and other solid waste management as per norms in existence within the applicant's 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 applicant 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 especially on North & South should be provided with in the site according to the site condition as per 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 / 13.03.2019) during development and there should not be any construction activities in further also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. The sewage water from the applicants' 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 applicant and as well as the construction materials / debris / garbages should not be dumped into the channel / river at any cost. 18/3/25

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.

d. The applicant for this land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body as well as confirming this site boundary. The applicant lands are seemed to be ryotwari land which would be classified as Wet lands in submerged condition which is confirmed by the District Collector, Kancheepuram and states that the applicant site is not in encroachmcnt. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority.

e. The applicant site is mentioned as Porur tank submerged condition site as per Revenue records, whereas CMDA not informed land details, while scrutinising the Second Master Plan approved by the CMDA the applicant site already classified as primary residential zone which is furnished by the applicant regarding the submerged site condition, moreover during site it is assessed that surrounding area was urbanised as well as the applicant should not disturb the existing catchment drains to the tank and if so that should be re-aligned within the site for free flow of water to the tank during rainy season without any hindrance. In this regard the CMDA / Revenue department should verify & ensure before approval of reclassification of above land since reclassification issue lies entirely discretion of CMDA and WRD will not be held responsible at any cost regarding reclassification of above land since WRD issuing NOC regarding inundation point of view as per site condition. Further this case should not be considered or treated as precedent for any other cases in future.

f. Regarding drainage networks are to purely dealt with CMDA or local body who maintaining the Micro drains and whereas WRD concern only dealt with Macro drains (Cooum, Adyar & B.Canal). Hence the drainage network to decide by the CMDA or applicant within the site. If the particular site is prone as vulnerable for high inundation, then WRD will suggest only peripheral drain size, otherwise WRD suggestion is not necessary.

The owner of the document received from the applicant 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. 18/3/25

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 applicant 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

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