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Water Resources Department

From
Er. K. Asokan, M.Tech.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai – 600 005.
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.003813 / NOC– Minjur Village /007562/2023/Dated.25.09.2023.

Sir,

Sub: CMDA – Area Plans Unit – Layout Division – Laying out of house sites in S.Nos. 69/1, 69/2, 69/3, 69/4, 69/5A, 69/5B, 70/1, 70/3, 70/4, 71/3, 72/1, 72/2, 72/3, 72/4, 72/6,72/7, 72/10A, 72/10B, 72/11A, 72/11B, 77/2, 77/3A, 77/3B, 77/4, 77/7B1and 77/7B2, 79/1C1, 79/1C2, 79/1D & 79/2 of Minjur Village, Ponneri Taluk, Thiruvallur District, Minjur Town Panchayat Limit – Existence of Kosasthalayar River adjacent to the site – Specific remarks along with NOC on inundation point of view – issued – Regarding.

Ref: The Senior Planner, Layout, Chennai Metropolitan Development Authority, Egmore, Chennai–8 Letter No. Layout-1 / 0108 / 2023 / Dated: 09.05.2023..

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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 the Planning permission for Laying out of house sites in S.Nos. 69/1, 69/2, 69/3, 69/4, 69/5A, 69/5B, 70/1, 70/3, 70/4, 71/3, 72/1, 72/2, 72/3, 72/4, 72/6,72/7, 72/10A, 72/10B, 72/11A, 72/11B, 77/2, 77/3A, 77/3B, 77/4, 77/7B1and 77/7B2, 79/1C1, 79/1C2, 79/1D & 79/2 of Minjur Village, Ponneri Taluk, Thiruvallur District, Minjur Town Panchayat Limit in favour of M/S.Thiruchendur Murugar Properties Pvt. Ltd., represented by its director, Mr. A. Sivasankar and Others, No.11, F-Block, Second Main Road, Anna Nagar East, Chennai - 600 102.

In this connection, the proposed site was inspected and field observation reveals that, the site is situated on Western side of Existing Village road in S.F.Nos. 84 & 85 and connected in this site with 9.00 Meter Road on Northern side and the same village road abutting on Southern side in Nallur village road in this S.F.Nos. 80, 81 & 82 this road are connected the Chennai Outer Ring Road on Southern side and the Nallur Road connects to Minjur – Ennore Road on East. Kosasthalayar River is running on Southern side of the site, the existing village road in between the site and river and vacant lands on all other directions. The proposed site and Road is fully mentioned as per A-Register, Village map and key plan The applicant land is

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surrounded by Residential & Vacant lands are North side East and West side as per Village map and Topo Plan.

It is observed that the above lands were once agriculture lands of tank and at present, there is no cultivation and the adjoining land were already urbanized by way of development of buildings, as per Revenue records and hence, these lands are classified as " dry" lands.

In order to ascertained the gravity of inundation of the said lands, the field levels of the site were taken from a known datum of Crest Level of Vallur Anicut is (+)4.740m, the top level of the Vallur – Nallur Village Road is (+)9.110m and the Maximum Flood Level (MFL) is (+)9.410m MSL.

To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.60m above the MFL (or) Road Top Level abutting / nearer to the site. Whichever is higher, here MFL is higher than Road level. Hence the site must be raised to minimum level of (+)9.410m + 0.60m = (+)10.010m [(i.e.) 5.270m above the Vallur Anicut Crest Level is (+)4.740m].

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 Proposed Level (+)9.410m + 0.60m = (+)10.010m	
			Required Level in m	Height Filling in m
1.	69/1	(+)8.380	(+)10.010	(+)1.630
2.	69/2	(+)8.410	(+)10.010	(+)1.600
3.	69/3	(+)8.455	(+)10.010	(+)1.555
4.	69/4	(+)8.520	(+)10.010	(+)1.490
5.	69/5A	(+)8.500	(+)10.010	(+)1.510
6.	69/5B	(+)8.470	(+)10.010	(+)1.540
7.	70/1	(+)8.445	(+)10.010	(+)1.565
8.	70/3	(+)8.435	(+)10.010	(+)1.575
9.	70/4	(+)8.380	(+)10.010	(+)1.630
10.	71/3	(+)8.320	(+)10.010	(+)1.690
11.	72/1	(+)8.315	(+)10.010	(+)1.695
12.	72/2	(+)8.300	(+)10.010	(+)1.710
13.	72/3	(+)8.290	(+)10.010	(+)1.720
14.	72/4	(+)8.270	(+)10.010	(+)1.740
15.	72/6	(+)8.260	(+)10.010	(+)1.750

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16.	72/7	(+)8.240	(+)10.010	(+)1.770
17.	72/10A	(+)8.290	(+)10.010	(+)1.720
18.	72/10B	(+)8.200	(+)10.010	(+)1.810
19.	72/11A	(+)8.075	(+)10.010	(+)1.935
20.	72/11B	(+)8.080	(+)10.010	(+)1.930
21.	77/2	(+)7.890	(+)10.010	(+)2.120
22.	77/3A	(+)7.905	(+)10.010	(+)2.105
23.	77/3B	(+)7.910	(+)10.010	(+)2.100
24.	77/4	(+)7.880	(+)10.010	(+)2.130
25.	77/7B1	(+)7.895	(+)10.010	(+)2.115
26.	79/7B2	(+)7.825	(+)10.010	(+)2.185
27.	79/1C1	(+)7.605	(+)10.010	(+)2.405
28.	79/1C2	(+)7.595	(+)10.010	(+)2.415
29.	79/1D	(+)7.600	(+)10.010	(+)2.410
30.	79/2	(+)7.505	(+)10.010	(+)2.505

Also the proposed land has to be raised from (+)1.490m to (+)2.505m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels. Since, the existing field level is below MFL.

Based on the available Revenue records as well as considering the prevailing site condition, necessary technical opinion, the "No Objection Certificate" along with specific remarks on the inundation point of view of this department for Planning permission for "Laying out of house sites in S.Nos.69/1, 69/2, 69/3, 69/4, 69/5A, 69/5B, 70/1, 70/3, 70/4, 71/3, 72/1, 72/2, 72/3, 72/4, 72/6,72/7, 72/10A, 72/10B, 72/11A, 72/11B, 77/2, 77/3A, 77/3B, 77/4, 77/7B1, 77/7B2, 79/1C1, 79/1C2, 79/1D & 79/2 of Minjur Village, Ponneri Taluk, Thiruvallur District, Minjur Town Panchayat Limit" in favour of M/s. Thiruchendur Murugar Properties Pvt. Ltd., Represented by its director Mr. A. Sivasankar and others, No.11, F-Block, Second Main Road, Anna Nagar East, Chennai – 600 102 is hereby issued to CMDA subject to following conditions and technical suggestion 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 filling with proper compaction to the minimum level of (+)10.010m (i.e.) 5.270m above Vallur Anicut Crest Level is (+)4.740m to protect the site from inundation during floods. The process of earth filling

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and compaction should be done in layers of not more than 0.60 metre depth to achieve required degree of compaction for the depth from (+)1.490m to (+)2.505m depending upon the existing field levels. 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 (+)10.010m and the regular habitation should not be below MFL.

2. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD authorities concerned without fail and should not encroach the Kosasthalaiyar river in S.F.Nos.117 on the Southern side of applicant site as per FMB and monitored and maintained by the applicant at their own cost. The Government Land should be maintained without encroachments as per Revenue records and the applicants should make necessary periodical arrangements for free flow of water through the existing Government Land to the downside area along the proposed site.

3. The permission granted to the applicants, 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 permission will be cancelled without any correspondence. Hence, the applicants are 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 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.

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 not object at any time for the maintenance work / improvements work of the channel which is 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 / improvements / development works as per

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Revenue records (FMB), which are proposed to be carried out by WRD / Local body in future periodically.

Technical Suggestion:

(a) The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size as per prevailing site conditions within the site. 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 applicants' 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 natural storm water drainage / channel. There should not be any hindrance to the free flow of internal drain to downstream.

(b) The applicant should provide necessary setback distance within 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 the setback areas in future also. The CMDA should issue completion certificate only after obtaining completion certificate NOC from WRD.

(c) The applicants' lands are seems to be Ryotwari land which would be classified as dry lands. Hence, these lands are to be converted into other 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 sewage water from the applicants' land should not let 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. 25/9/19

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 owner of 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.,
Chennai Region, Chennai–5.

25.9.23

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.
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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.

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- Temple property check
- Waqf property check
- RERA register

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- 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
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