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Ramachandran 15.7.2025

25

WATER RESOURCES DEPARTMENT

FROM

Er.V. SHANMUGAM, BE., MBA., M.Sc.(I.T), M.I.E.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai – 600 005.

TO

The Member Secretary
Chennai Metropolitan Development Authority,
Egmore
Chennai-600 008.

Lr. No. T1 / 1091 / Appu / Gerugambakkam /2016 / Dated 20.04.2016.

Sir,

Sub : CMDA – Area Plans Unit – Reclassification Division – Variation to land use S.No.727/2, 744/2A2, 746/1, 747, 748, 749/1, 750/1, 750/2 & 754 of Gerugambakkam village from Institutional use zone, Agricultural use Zone & Industrial use zone to mixed Residential use zone – Inundation point of view – Technical Report Sent – Regarding.

Ref : The Member Secretary, Chennai Metropolitan Development Authority, Egmore, Chennai-8 Lr.No.R1 / 14025 / 2014 / Dated.21.01.2016.

In the reference cited, the Member Secretary, Chennai Metropolitan Development Authority, Egmore, Chennai–8 has requested the Water Resources Department to issue Technical Opinion on inundation point of view on reclassification of land use proposal, submitted by M/s.APPU Hotels Limited, registered office at PGP House No.57, Sterling Road, Nungambakkam, Chennai-34 from Institutional use zone, Agricultural Use zone & Industrial use zone to mixed residential use zone for the purpose of construction of gated community with residential flats, multiplex commercial complex in the applicant land of site bearing S.Nos.727/2, 744/2A2, 746/1, 747, 748, 749/1, 750/1, 750/2 & 754 of Gerugambakkam village for a extent of 21.872 Acres.

20.4.16

The site was inspected by the officials of Water Resources Department and the following observations are made.

The applicant land is located along the left bank of Adayar river at LS.18450 m and downstream side of Cowl Bazaar Causeway (18480 m). The Maximum Flood Level near the site under reference during the 2015 floods was assessed as (+) 13.200 m. As the site is in close proximity with the river margin, it could be susceptible of inundation and hence the inundation potential must be ascertained based upon the existing field levels. To protect the site against any inundation in the near future, the site must be raised to a minimum level of 0.60 m above the Maximum Flood Level. Hence, the site must be at the level of (+) 13.200 m + 0.60 = (+) 13.800 m. To ascertain the gravity of inundation of the said land, field levels were taken at the proposed site from a known datum and furnished for reference as below :

Sl. No.	Field survey Nos.	Existing field levels in m	Maximum flood level during 2015 (+) 13.200m+ 0.60m = (+) 13.800M	
			Proposed level	Height of filling required
1	727/2	(+) 11.060	(+) 13.800	(+) 2.740
2	744/2A2	(+) 11.750		(+) 2.050
3	746/1	(+) 9.680		(+) 4.120
4	747	(+) 11.800		(+) 2.000
5	748	(+) 11.850		(+) 1.950
6	749/1	(+) 11.100		(+) 2.705
7	750/1	(+) 11.150		(+) 2.650
8	750/2	(+) 10.950		(+) 2.850
9	754	(+) 9.050		(+) 4.750

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Comparing the observed field levels with the MFL of 2015 floods in Adayar River in the adjacent Cowl Bazaar Causeway, the proposed site must be raised above road levels i.e., (+) 13.200 + 0.60 m = (+) 13.800 m protect the site against any inundation in future. Hence the proposed site is to be raised by a height ranging from 1.950 m to 4.750 m with hard earth with proper consolidation as tabulated above.

Based on the recent flood experience and the recommendation of the Superintending Engineer, WRD., Palar Basin Circle, Chennai-5, Technical opinion on inundation point of view on the reclassification of land use proposal, submitted by M/s.APPU Hotels Limited, registered office at PGP House No.57, Sterling Road, Nungambakkam, Chennai-34 Institutional use zone, Agricultural Use zone & Industrial use zone to mixed residential use zone for the purpose of construction of gated community with residential flats, multiplex commercial complex in the applicant land of site bearing S.Nos.727/2, 744/2A2, 746/1, 747, 748, 749/1, 750/1, 750/2 & 754 of Gerugambakkam village for a extent of 21.872 Acres is hereby given subject to the following conditions, besides any other Mandatory clearance of statutory permission from any other organization or department for the consideration of planning permission by CMDA.

CONDITIONS :

1. The applicant should raise the existing ground level to the level of (+) 13.800 MSL (i.e., 0.60 m above the MFL of Adayar River in 2015). The process of earth filling and compaction should be done in layers of not more than 0.30 meter depth to achieve required degree of compaction.

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2. Since the applicant land is abutting the Adayar River a minimum of 3 m set back should be spared along the boundary of the applicant lands facing the Adayar River.

3. Since an Odai in the Survey No.750 /3 (As per Adangal) is located adjacent to the petitioner land, the demarcation of Odai should be done as per Revenue Records and boundary stones should be laid in presence of Revenue Officials.

4. The applicant should not made any hindrance to the inflow of the Odai located in the S.F.750/3.

5. No encroachment should be done in Government and poramboke lands is the Adayar River and the Odai in S.No.750/3 necessary demarcation should done through the Revenue Department in the presence of the WRD officials and the applicant should also fix the boundary stone of size 0.15 x 0.15 x 1.50m at their own cost.

6. Proper storm water drainage channel should be constructed all-round boundary of the applicant at their own cost and this channel linked with existing "Storm Water" to drain out the excess flood water so as to avoid inundation in the adjacent areas during rainy season.

7. The Applicant should provide adequate dewatering arrangements to bail out the water within the premises and necessary drainage facilities must be provided as the norms of the Pollution Control Board.

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8. The PWD., WRD., is not responsible for the Structural Stability and soundness of the building proposed by the company and PWD/WRD recommend only for inundation point of view.

9. The applicant should provide rain water harvesting arrangements in the site at their own cost

10. The applicant should not let out any sewage and sullage water in to the river and necessary sewage treatment plant arrangement should be provided as per the pollution control board norms.

11. The applicant should make their own arrangements to collect the garbage's within the premises and has to be disposed off as per pollution control board norms.

12. The PWD/WRD officials should never be objected to inspect the site at any time during execution.

13. The PWD/WRD is giving opinion only in connection with the inundation aspect. This opinion does not deliver any rights to the applicant to encroach the PWD/Government land.

14. The earth filling should be properly done and compacted and retaining wall should be provided along the Adayar river boundary to avoid any inundation. Construction of retaining wall and raising of land should be done before commencing any construction activities.

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15. There should be a gap of about 3.00 m should be maintained from the Adayar left bank and the applicant compound wall.

16. Advance intimation should be given to the PWD / WRD officers concerned before the commencement of work.

17. The applicant should abide by the rules and regulations of the PWD / WRD from time to time.

Failing to comply with any of the above conditions, WRD reserves rights to withdraw the NOC on inundation point of view to the above survey number and in that event, the applicant shall not be eligible for any compensation whatsoever.

20.4.16

for CHIEF ENGINEER, WRD,
CHENNAI REGION, CHENNAI-5.

20/4/16

கெருகம்பாக்கம் ஊராட்சி

சு.ஜெகதீஸ்வரி, D.M.E. சுந்தரேசன், M.Com., B.L.,
தலைவர் / செயல் அலுவலர்,
கெருகம்பாக்கம் ஊராட்சி
தொலைபேசி : 98411 67338, 98400 18856

நெ.1/123, சங்கரலிங்கனார் தெரு,
கெருகம்பாக்கம், சென்னை-600128.

குன்றத்தூர் ஊராட்சி ஒன்றியம் (இ) படப்பை, காஞ்சிபுரம் மாவட்டம்.

பெறுநர் : நாள்/தேதி 17.02.2026

பெறுநர்:

ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையம்,
எண்.133, G- பிளாக், முதல் அவன்யு,
அண்ணாநகர் கிழக்கு,
சென்னை – 600102.

அய்யா:

பொருள்: மனைப்பிரிவு ஒப்புதல் - கெருகம்பாக்கம் கிராமம் புல எண்கள்: 727/2PT, 744/2A2PT, 745/2B1PT, 746/1PT, 747PT, 748PT, 749/1PT, 750/1PT, 750/2, 751PT & 754PT பரப்பளவு 13.18 ஏக்கர் (53337 ச.மீ) ஒப்புதல் வழங்கியது. TNRERA ஒப்புதல் வழங்குவது தொடர்பாக.

பார்வை: 1) CMDA/PP/LAOUT-1/0236/2025 DT:22.12.2025
2) கெருகம்பாக்கம் பஞ்சாயத்து தலைவர் ஒப்புதல் கடித எண்.

காஞ்சிபுரம் மாவட்டம், குன்றத்தூர் வட்டம், கெருகம்பாக்கம் கிராம புல எண்கள்: 727/2PT, 744/2A2PT, 745/2B1PT, 746/1PT, 747PT, 748PT, 749/1PT, 750/1PT, 750/2, 751PT & 754PT பரப்பளவு 13.18 ஏக்கரில் மனைப்பிரிவு ஒப்புதல் M/s. VGN BUILDERS PVT LTD, என்ற நிறுவனத்திற்கு பார்வை 1-ல் காணும் கடிதத்தில் வழங்கப்பட்டுள்ளது.

பார்வை 1-ல் கண்டுள்ள ஆணையில் குறிப்பிட்டுள்ள நிபந்தனைகள் அனைத்தும் மனைப்பிரிவு உரிமைதாரரால் நிறைவேற்றப்பட்டுள்ளது. மேலும் நீர்வளத்துறையின் (WRD) தடையின்மைச் சான்று கடிதம் எண்.T1/1091/APPU/GERUGAMBAKKAM/2016, நாள்:20.04.2016-ல் குறிப்பிட்டுள்ள நிபந்தனைகள் அனைத்தும் மனைப்பிரிவு உரிமைதாரரால் நிறைவேற்றப்பட்டுள்ளது என்பதை இதன் மூலம் தெரிவித்துக்கொள்கிறேன்.

தங்கள் உண்மையுள்ள தலைவர்.

கெருகம்பாக்கம் ஊராட்சி மன்ற தலைவர்.

S. Jegadeeswari
17/2/26
தலைவர் / செயல் அலுவலர்,
கெருகம்பாக்கம் ஊராட்சி

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