Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Public Works Department
Water Resources Department

From
Er.K.Asokan, M.Tech.,
Chief Engineer, PWD.,
Chennai Region, WRD.,
Chepauk, Chennai – 600 005.

To
The Principal Secretary & Commissioner,
Director of Country & Town Planning,
Mount Road, Chennai – 600 002.

Lr.No.DB / T5(3) / F- DTCP – SEIAA Siruseri / 2020 / dated.25.08.2020

Sir,

Sub: DTCP approved – SEIAA Clearance – Planning permission for the construction Multi Storied Residential building which consists of combined double basement + stilt + 19 floors for Block – A, B & C, stilt +17 floors for Block – D, stilt + 16 floors for Block – E, ground + 4 floors for Block – F, club house residential building with 3217 dwelling units at S.F.No.116/1, 2, 4, 5A, 5B, 8 & 9, 117/1A1, 1A2, 2A, 3A & 3B, 120, 121/1A, 1B, 2, 3A & 3B, 139/4Bpt, 140/1pt, 141/1pt, 2A & 2B, 142, 143/2 & 3pt, 144/2B, 145/2B, 146/1 & 2 of total extent 40953.84 Sqm in Siruseri village, Vandalur (Thiruporur) taluk of Chengalpattu (Kancheepuram) district – specific remarks on Inundation point of view – issued – regarding.

Ref: 1.The Principal Secretary & Commissioner of DTCP, Chennai – 600 002 Proceeding Letter No. 1844 / 2019 / CP / 21.02.2019.
2.The Member Secretary, Local Town & Country Planning, Mamallapuram Proceeding letter No.81 / 2019 / 20.05.2019.
3. The Special Officer & Block Development Officer, Thiruporur Proceeding letter No.2825 /2019 / A1 / 31.05.2019.
4. The Member Secretary, SEIAA- TN, 3rd Floor, Panagal Maaligai, No.1, Jeenis Road, Saidapet, Chennai – 600 015 letter No.SEIAA – TN / F – 6721 / 2019 / 01.06.2020.
5. The applicant M/s.Alliance, Budget Housing India Pvt Ltd, No.36/1, Gandhi Mandapam Road, Kotturpuram, Chennai – 600 085 letter dated – 08.07.2020.

******

With reference to the letters cited above and after careful consideration the technical opinion along with NOC on inundation point of view of this department is hereby accorded for Planning permission for the construction Multi Storied Residential building which consists of combined double basement + stilt + 19 floors for Block – A, B & C, stilt +17 floors for Block – D, stilt + 16 floors for Block – E, ground + 4 floors for Block – F, club house residential building with 3217 dwelling units at S.F.No.116/1, 2, 4, 5A, 5B, 8 & 9, 117/1A1, 1A2, 2A, 3A & 3B, 120, 121/1A, 1B, 2, 3A & 3B, 139/4Bpt, 140/1pt, 141/1pt, 2A & 2B, 142, 143/2 & 3pt, 144/2B, 145/2B, 146/1 & 2 of total extent 40953.84 Sqm in Siruseri village, Vandalur

25/8/20

(Thiruporur) taluk of Chengalpattu (Kancheepuram) district in favour of M/s.Alliance, Budget Housing India Pvt Ltd, No.36/1, Gandhi Mandapam Road, Kotturpuram, Chennai – 600 085.

The proposed site was inspected by the field officers and the field levels were taken from the Crest level (+)10.360m of Siruseri Big Tank, which is located on North - West side of the applicant site in S.F.No.219 with Siruseri Chitheri and the Meyalon Thangal in S.F.No.229 on West side. The above site is surrounded by vacant lands on Northern and Eastern side, XS Real property layouts and roads on Western side, which road starts from layouts and joined in Karanai – Pudupakkam road & L & T Reality Eden Park Phase – I & II layouts on Southern side and then Karanai – Pudupakkam road. The XS Real property layout road on Western periphery of the applicant site level are (+).6.820m and (+).7.160m respectively. The applicant lands are approachable through XS Real Property layout road starting near Siruseri village in Karanai – Pudupakkam road.

The applicant lands are combined ayacut of Siruseri Periya Eri and Siruseri Chitheri, which are classified as wet lands in Revenue Records. Geographically the topography of the terrain in the applicant land area slopes from North to South direction, which influences the surface run-off pattern from North towards South direction. During the North East Monsoon 2015 unprecedented rainfall period, the surface run-off occurred from Northern side of the applicant site, towards Southern direction with observed MFL as (=).7.610m in the applicant site, which is 0.45m higher than the XS Real property layout road level as (+).7.160m at the entrance of the applicant site in the Western periphery.

In order to overcome the possibility of inundation, the ground level of the applicant site should be raised to a minimum level of (+).8.100m (i.e.,)2.26m below the Crest level (+)10.360m of Siruseri Big tank on North-Western side of the applicant site.

To ascertain the gravity of inundation of the said Land, corresponding field levels of the adjoining lands were taken and furnished as detailed below:

Sl. No.	Field Survey Nos.	Existing field levels in meter	Proposed filling Level (MFL (+)8.100m	Height to be raised in meter.
1.	116/1			
2.	116/2			

25/8/20

3.	116/4	(+)6.300	(+)8.100	1.80
4.	116/5A			
5.	116/5B			
6.	116/8			
7.	116/9			
8	117/1A1	(+)6.200	(+)8.100	1.90
9	117/1A2			
10.	117/2A			
11.	117/3A			
12.	117/3B			
13.	120	(+)6.200	(+)8.100	1.90
14.	121/1A	(+)6.200	(+)8.100	1.90
15.	121/1B			
16	121/2			
17	121/3A			
18	121/3B			
19	139/1B	(+)7.200	(+)8.100	0.90
20	139/2B1			
21	139/4B			
22	140/1	(+)6.150	(+)8.100	1.95
23	141/1pt	(+)6.250	(+)8.100	1.85
24	141/2A			
25	141/2B			
26	142	(+)6.250	(+)8.100	1.85
27	143/2	(+)6.350	(+)8.100	1.75
28	143/3pt			
29	144/2B	(+)7.400	(+)8.100	0.70
30	145/2B			

25/8/20

31	146/1			
32	146/2			

The existing ground level of the applicant site is observed as varying from (+)6.150m to (+).7.400m and the depth of filling required varies between 0.70m to 1.95m.

- The existing Road top level of the layout is (+)7.160m which is on Western side of applicant site.
- The Full Tank Level & Maximum Water Level of the Siruseri Big tank is (+).10.360m & (+).10.820m respectively.
- The maximum flood level assessed nearby site as (+)7.600m

During inspection it is noticed that the applicant site premises, a well exists in S.F.No.142, trial pits taken for sub soil exploration, site office with entrance arch and pavement block pathway at entrance are found present.

The existing field levels reveals that the site under reference is found inundable, the depth of filling required varies between 0.70m to 1.95m. If the applicant constructs the building on this site, they should be providing stilt floor so as to safe guard the public during flood. Hence, it is specifically recommended & suggested to construct the superstructure above the level of (+)8.100m MSL to counteract the problem of extreme flooding and inundation.

Based on the available Revenue records as much as considering the prevailing site conditions, the necessary Technical opinion along with NOC on inundation point of view for the Planning permission for the construction Multi Storied Residential building which consists of combined double basement + stilt + 19 floors for Block – A, B & C, stilt +17 floors for Block – D, stilt + 16 floors for Block – E, ground + 4 floors for Block – F, club house residential building with 3217 dwelling units at S.F.No.116/1, 2, 4, 5A, 5B, 8 & 9, 117/1A1, 1A2, 2A, 3A & 3B, 120, 121/1A, 1B, 2, 3A & 3B, 139/4Bpt, 140/1pt, 141/1pt, 2A & 2B, 142, 143/2 & 3pt, 144/2B, 145/2B, 146/1 & 2 of total extent 40953.84 Sqm in Siruseri village, Vandalur (Thiruporur) taluk of Chengalpattu (Kancheepuram) district in favour of M/s.Alliance, Budget Housing India Pvt Ltd, No.36/1, Gandhi Mandapam Road, Kotturpuram, Chennai – 600 085 is hereby issued to DTCP subject to the following conditions, besides any other mandatory clearance or statutory permission from any other

25/8/20

organization or department for the consideration of planning permission by DTCP Authority as per CMDA norms & rules in force.

Terms and Conditions

1. The applicants land should be filled with earth with proper compaction to the level of (+).8.100m 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 an average filling varying from 0.70m to 1.95m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)8.100m (i.e.) 2.26m below the Crest level (+)10.360m of Siruseri Big tank on North-Western side of the applicant site. The DTCP or concern authorities should ensure the filling level of the proposed site, which is specified above by the PWD/WRD without fail before issuing planning permission.

2. The applicants should prepare the above proposal by considering the suitable storm water drainage network of size not less than 1.20m x 1.20m with bed level as (+).6.860m all-round peripheral of the applicant site i.e.Macro drain, similarly Micro drain internal & lateral of size 0.75m x 0.75m should be constructed within the applicant site and the same should be linked with macro drain and the macro drain should be linked with local body drains / road side drainage network at his own cost for drain the rain water.

3. If the applicant constructs the building on this site, they should be providing stilt floor so as to safe guard the public during flood. Hence, it is specifically recommended & suggested to construct the superstructure above the level of (+)8.100m MSL to counteract the problem of extreme flooding and inundation. Also the applicant should provide suitable emergency pumping operation for the seepage water since the applicant proposed to have a basement floor as well as dewatering arrangements during flood periods and the same should be connected to the storm water drain.

4. The applicant should provide necessary rainwater harvesting, roads with side drain and sewerage alignment with treatment plant and for its disposal, garbages/debris and other solid waste management as per norms in existence within the applicants' land according to the existing rules in force and should get proper approval from the competent authority without fail.

25/8/20

The sewage or any unhygienic drainage should not be let into the drain/channel course at any cost and the debris and other materials should not be dumped into the drain/channel course 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.

5. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA (Circular dated.13.03.2019) during development. The DTCP should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.

6. 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.

7. The permission granted to the applicant should not be altered/modified/changed to any others. Based on the records submitted by the applicant the NOC is issued. 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 PWD/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 PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with inundation aspects and does not deliver any rights to the applicants to encroach the PWD / Government Lands.

9. The applicants' lands seem to be ryotwari land which would be classified as wet lands. Hence, these lands are to be converted into residential zone from the agricultural zone by the competent authority. The applicant should get clearance certificate for their 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.

The trueness of the document received from the applicant in respect to the ownership is purely of applicant responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified and ensured by the Development / Revenue authorities.

25/8/20

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

25/4/20

For Chief Engineer, PWD., WRD.,
Chennai Region, Chennai – 5

Copy presented to the Member Secretary, SEIAA- TN, 3rd Floor, Panagal Maaligai, No.1, Jeenis Road, Saidapet, Chennai – 600 015 for kind information vide reference letter No.SEIAA – TN / F – 6721 / 2019 / 01.06.2020.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate