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Water Resources Department

From

Er. G. Muralidharan, B.E.,
Chief Engineer, WRD.,
Chennai Region, PWD.,
Chepauk, Chennai – 600 005.

To

The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008.

Letter No. DB /T5(3) / F. NOC – Kuthambakkam village / 2022 / Dated.29.08.2022

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning permission for the revised proposal for the proposed construction of High Rise Group Development Residential cum Commercial building Consisting of 7 Residential Blocks, with combined and Extended Basement Floor and over and above each Block with Stilt Floor + 13 Floors - 1053 dwelling units, and a club House Block with G.floor + 2 Floors, in addition a commercial Block with Stilt Floor +4 Floors, abutting Padur Road, comprised in S.F.No.399/1A,1B, 1C, 1D, 1E, & 3B and 418/1A, 1B, 1C, & 1D2 of Kuthambakkam village,Thiruvallur District, within the limits of Poonamallee Panchayat Union – Technical opinon report along with NOC on inundation point of view – issued - Regarding.

Ref: The Member Secretary, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600 008 Letter No. CMDA / PP / HRB /N /235 /2022-3 / Dated: 09.06.2022 .

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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 for the Planning permission for the revised proposal for the proposed construction of High Rise Group Development Residential cum Commercial building Consisting of 7 Residential Blocks, with combined and Extended Basement Floor and over and above each Block with Stilt Floor + 13 Floors - 1053 dwelling units, and a club House Block with G.floor + 2 Floors, in addition a commercial Block with Stilt Floor +4 Floors, abutting Padur Road, comprised in S.F.No.399/1A,1B, 1C, 1D, 1E, & 3B and 418/1A, 1B, 1C, & 1D2 of Kuthambakkam village,Thiruvallur District, within the limits of Poonamallee Panchayat Union in favour of M/s. Sri Ram Properties Pvt. Ltd. No.9, Lakshmi Neela Rite Choice Chamber, 1st Floor, Bazullah Road, T.Nagar, Chennai – 600 017.

The proposed site was inspected and field observation reveals that, the land is surrounded by the pond, temple and residential houses on Northern side and Padur village B.T road & Teams India Tower Lines Pvt. Ltd on Southern side, KKR Lahshmi garden on Eastern Side and then Vellavedu main road & RSP Percision

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Engineering Private Limited on Western side, as per village map Nemam tank located on Northern Side of the applicant site. The above lands were ayacut lands of Nemam tank, These lands are classified as Dry lands as per Revenue records.

The field levels were takan from the known B.M from Padur Tank crest level top as (+)32.690m.

To protect the site safe against any inundation in the near future, the site must be raised minimum of 0.60 m above the MFL (or) above the main road level / nearer to the site, whichever is highest. The existing Road level is (+) 34.580 m. The MFL near the site under reference during 2015 floods was assessed (+) 32.250m. Hence it is recommended to the raise the field to the level (+)34.580m+0.60m= (+)35.180m (i.e) 2.49m above the crest level of Padur tank (+)32.690m.The existing ground level varies from (+)31.550m to (+)34.420m, and depth of filling 0.760m to 3.630m to avoid inundation.

Hence, it is recommended to raise the field level to (+) 34.580m + 0.60 m = (+) 35.180 m ie., (+)2.49 m, crest level of Padur Tank which is (+) 32.690m.

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 (+) 34.580 m + 0.60 m = (+) 35.180m	
			Required Level in m	Height Filling in m
1.	399/1A	(+) 32.450	(+)35.180m	2.730
2.	399/1B	(+) 32.370		2.810
3.	399/1C	(+) 31.840		3.340
4.	399/1D	(+) 31.630		3.550
5.	399/1E	(+) 31.580		3.600
6.	399/1F	(+) 31.550		3.630
7.	399/3B	(+) 34.120		1.060
8.	418/1A	(+) 33.790		1.390
9.	418/1B	(+) 33.850		1.330
10.	418/1C	(+) 33.960		1.220
11.	418/1D2	(+) 34.420		0.760
12.	Padur Village Road	(+) 34.580		

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Also the proposed land is to be raised from 0.760 to 3.630 m with hard earth with proper consolidation to avoid inundation problem during rainy season From the above existing field levels, the required filling varies from 0.760 to 3.630 m to avoid inundation.

Regarding drainage network purely dealt with CMDA or local body who maintaining the micro drains and whereas WRD concern only dealt with micro drains.Hence the drainage network to decide by the CMDA of applicant within the site, if the particular site is prone as vulnerable for high inundation then WRD will suggest only peripheral drain size or otherwise WRD suggestion not necessary.

Based on the available Revenue records and as much as considering the prevailing site conditions, necessary technical opinion along with NOC on inundation point of view for Planning permission for the revised proposal for the proposed construction of High Rise Group Development Residential cum Commercial building Consisting of 7 Residential Blocks, with combined and Extended Basement Floor and over and above each Block with Stilt Floor + 13 Floors - 1053 dwelling units, and a club House Block with G.floor + 2 Floors, in addition a commercial Block with Stilt Floor +4 Floors, abutting padur Road, comprised in S.F.No.399/1A,1B, 1C, 1D, 1E, & 3B and 418/1A, 1B, 1C, & 1D2 of Kuthambakkam village,Thiruvallur District, within the limits of Poonamallee Panchayat Union in favour of M/s. Sri Ram Properties Pvt. Ltd. No.9, Lakshmi Neela Rite Choice Chamber, 1st Floor, Bazullah Road, T.Nagar, Chennai-600017 is hereby issued to CMDA subject to following terms and conditions 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.

TERMS AND CONDITIONS:

1. The applicant's land should be filled with earth filling with proper compaction to the minimum Level of **(+)35.180 m i.e.** (+)2.49 m, above crest level of Padur Tank which is (+) 32.690m. to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 0.760 to 3.630 m 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.

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2. The all round pavement level within the site should not be less than **(+)35.180m**. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drains ie., micro drains of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains and sewerage treatment and its disposal and garbages/debris and other solid waste management as per norms in existence within the applicant's 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.

3. The necessary setback distance should be provided within the site 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 / 13.03.2019) during development and there should not be any construction activities in setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

4. The applicants should clearly demarcate the boundary of his land before commencement of any developmental activities in the presence of Revenue and WRD authorities. The applicant should maintain the measurement of Revenue records without any encroachments.

5. The permission granted to the applicants, should not be altered/modified/ changed to any others. Based on the 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 applicants are solely responsible of genuinety of the documents submitted.

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.

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7. 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.

8. The applicants 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.

9. 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 applicants are 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.

10. The applicant's lands are seem 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 applicant should get clearance certificate for his 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.

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

12. Regarding drainage network purely dealt with CMDA or local body who maintaining the micro drains and whereas WRD concern only dealt with micro drains. Hence, the drainage network to decide by the CMDA of applicant within the site, if the particular site is prone as vulnerable for high inundation then WRD will suggest only peripheral drain size or otherwise WRD suggestion 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.

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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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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.