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DIGITALLY VERIFIED RECORD

Water Resources Department

From
Er.G.Muralidharan, B.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.

Letter No.DB / T5(3) / F – 11366 - NOC – Vengaivasal village / 2022 / dated.30.11.2022

Sir,

Sub: CMDA – Area Plans Unit – Reclassification Division – Reclassification of land comprised in Survey. Nos. 85/1, 2A & 2B, 86/1A & 1/B, 87/4, 5A, 5B and 6 of Vengaivasal village, Tambaram Taluk, Cnennai District, St, Thomas Mount Panchayat Union limit from Special and Hazardous Industrial use zone to Residential Use Zone – Remarks on inundation aspects – issued – regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600008 Letter No. R1/10921/2022-1 /dated : 07.08.2022.

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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 Reclassification of land comprised in Survey. Nos. 85/1, 2A & 2B, 86/1A & 1/B, 87/4, 5A, 5B and 6 of Vengaivasal village, Tambaram Taluk, Chennai District, St. Thomas Mount Panchayat Union limit from Special and Hazardous Industrial use zone to Residential Use Zone to develop a residential layout in favour of M/s. Ruby Builders and Promoters represented by its partner Tmt. K.Ruby Manoharan, Ground floor, 247/B, Velachery Main Road, Selaiyur, Chennai - 600 059.

The proposed site was inspected and field observation reveals that the site is located on North - East side of Periya Eri. The applicant's site is surrounded by Vacant land at North, West and Eastern directions and the Vengaivasal Periya Eri is located in the South & South East side of applicant land. The Vengaivasal – Madambakkam Village B.T. Road is abutting on Eastern side of the applicant land. The applicant land bearing S.Nos. 87/5C, 6, 86/1B is adjoining to the Vengaivasal Periya Eri (S.F.No.95). These lands are classified as Wet lands as per Revenue records and the applicant land situated in command area of Periya Eri.

Based on the field inspection and scrutiny of field maps, The Periya Eri is the only 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 Bench mark as sill level of Sluice No.2 in Vengaivasal Periya Eri (+) 7.010m.

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 year 2015. The observed Maximum Flood Level near the site is (+)11.280m. The Present ground level of the applicant site varies from (+)10.410m to (+)10.680m. The Maximum Water Level of the Vengaivasal Periya Eri is (+)11.660m.

To protect the site safe against any inundation in the near future, the site must be raised minimum of 0.60m above the top level of the existing Vengaivasal – Santhoshpuram Village Road is on the Eastern side of the site is (+)10.270m or MFL whichever is higher. Here MFL is high. Hence, it is recommended to raise the field level to (+)11.280m + 0.60m = (+)11.880m is 4.87m above sill level of Sluice No.2 in Vengaivasal Periya Eri (+) 7.010m.

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 (+)11.280m + 0.60m = (+)11.880m	
			Required Level in m	Height Filling in m
1	85/1	(+)10.410m	(+) 11.880	1.47
2	85/2A			
3	85/2B	(+)10.520m		1.36
4	86/1A	(+)10.600m		1.28
5	86/1B	(+)10.560m		1.32
6	87/4	(+)10.680m		1.20
6	87/5A			
6	87/5B	(+)10.650m		1.23
6	87/5C			
6	87/6			

Also the proposed land is to be raised from 1.20m to 1.47m with hard earth with proper consolidation to avoid inundation problem during rainy season From the above existing field levels, the required filling varies from 1.20m to 1.47m to avoid inundation.

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, of this department for Reclassification of land comprised in Survey. Nos. 85/1, 2A & 2B, 86/1A & 1/B, 87/4, 5A, 5B and 6 of Vengaivasal village, Tambaram Taluk, Chennai District, St, Thomas Mount Panchayat Union limit from Special and Hazardous Industrial use zone to Residential Use Zone, to develop a residential layout in favour of M/s. Ruby Builders and Promoters represented by its partner Tmt.K.Ruby Manoharan, Ground floor, 247/B, Velachery Main Road, Selaiyur, Chennai - 600 059 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 (+) 11.880m i.e. (+) 4.87m above Sill level of Sluice No.2 in Vengaivasal Periya Eri (+) 7.010m 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 1.20m to 1.47m depending upon the existing field levels. Also, the applicant 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 applicant is suggested not to have regular habitation below MFL as well as the basement floor should be used as stilt floor during residential development in order to avoid any panic situation.

2. The all round pavement level within the site should not be less than (+)11.880m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains i.e. to peripheral drain of size not less than 0.60mx0.90m and lateral drain of suitable size within the site 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 Eri / 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 applicant 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. Since the site exists in close proximity with the Periya Eri on South West side respectively, the necessary setback distance should be provided within the proposed site, as per site condition especially (not less than 3.0m) on South and South East side 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 especially on Southern side. Further, there should not be any construction activities in the setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

4. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the Southern side in the presence of Revenue and WRD authorities. The applicant should also maintain the measurement mentioned in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB).

5. The permission granted to the applicant, 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.

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. The applicant's lands are seem to be Ryotwari land which would be classified as Wet 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.

9. 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 applicant, and as well as the construction materials/debris/garbages should not be dumped into the Periya Eri at any cost

At any cost, sewage / sullage should not be let into river, and the garbages, debris and construction materials should not be dumped into the Periya Eri restricting the free flow of water.

10. 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.

11. The applicants 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 applicants 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 Revenue records (FMB), which are proposed to be carried out by WRD in future periodically.

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.

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.

30/11/22

for Chief Engineer, WRD.,
Chennai Region, Chennai - 5

30.11.22

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.