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Water Resources Department

From
Er.K.Ashokan 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.006329 (Korattur Village)008310 / 2023 / Dated:05.10.2023.

Sir,

Sub: CMDA – Area Plans Unit – Reclassification Division – Reclassification of Land comprised in Survey Nos. 1/2B, 10/1A, 5/2, 9/1A, 1B, 2A, & 9/2B of Korattur Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit from Partly Non-Urban Use Zone & Partly Mixed Residential Use Zone to Residential Use Zone – Specific remarks along with NOC on Inundation point of view – Issued – Regarding.

Ref: 1. The Member Secretary, Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai – 8 Letter No. R1 / 0098 / 2023 - 1 / Dated: 27.07.2023.

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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 "Reclassification of Land comprised in 1/2B, 10/1A, 5/2, 9/1A, 1B, 2A, & 9/2B of Korattur Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit from Partly Non-Urban Use Zone & Partly mixed Residential Use Zone to Residential Use Zone, in favour of M/s.Timberland Estates Private Ltd, No.20/19, plot No.1, Umayal Road, Kilpauk, Egmore, Chennai - 600 008.

The proposed site was inspected and ascertained that the Bangaru Channel from Korattur anicut to Chembarambakkam tank in Korattur village is running in S.No.6 for crossing S.No.5/2 & 8/1 in Korattur Village, Poonamalle taluk of Thiruvallur district. Based on the Revenue records, the S.F.No.5/2 and then Chennai - Thiruvallur road & 8/1 is belongs to the applicant. The Bangaru channel is maintained & under the control by the WRD. The Chennai –Thiruvallur (SH 57) is running on the Southern side of the applicant site and the Coovam River in S.No. 274 (LS 39000m) are abutting the site on the Northern side in the downstream side of the Korattur Anicut Whereas SH 50A is abutting the Coovam river on the Northern side.

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In this connection, the applicant has already obtained the temporary permission for the construction of culvert across the Bangaru Channel (S.No.6) to access their lands from Thiruvallur Poonamallee Highway vide letter no. DB / T5(3) / F- 006788 – Bridge Bangaru / 2019 / dated:30.09.2019 and the letter No. DB/ F.40/ 2020/ 231M/ dated: 31.07.2020. The levels in S.No. 5/2, 8/1 mentioned in the above letters were found to be raised for development as road purpose as of the survey taken now. The applicant's land is surrounded by residential and vacant lands in all other direction. As per the Revenue records the above said lands are classified as Dry lands as well as the A register and Revenue Record furnished by the applicant is not clear to the records. Which is not readable to verify and ensure the S.No. for the above proposal If there is any discrepancy in revenue Records in future the Revenue Department, CMDA and the applicant are the responsible. WRD will not hold any responsibility in future also.

Based on the field inspection and scrutiny of field maps, the Bangaru Channel on Southern side and the Coovam River in Northern side are the water bodies existing with its close proximity to be considered for inundation point of view

The field levels were taken with reference to the Datum of Sill level of Korattur Head Sluice as (+) 30.310m and crest level is (+)32.520m. The MFL near the site during 2015 flood was assessed as (+) 31.320m.and MFL of Canal is (+) 27.890m To protect the site safe against any inundation in the near future, the site must be raised minimum free Board of 0.45 m above the MFL (or) above the road top level abutting/ nearer to the site, whichever is highest. The existing Road ridge top level abutting the field is (+)31.855m. The same road level raised about 1.05m from the original and it is assessed the existing road levels are above MFL near the site .Therefore, the Existing Road level is taken into account for earth filling the land.

Hence, it is recommended to raise the field level to (+)31.855m + 0.45m = (+)32.305m (i.e. 1.995m above the known datum of Sill level of Korattur Head Sluice which is (+) 30.310m).

The existing field levels were surveyed at the proposed site is furnished below:

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the proposed level (+)31.855m + 0.45 m = (+)32.305 m

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			Required Level in m	Height Filling in m
1	1/2B	(+) 28.955	32.305	3.350
2	5/2	(+) 32.080		0.225
3	9/1A	(+) 30.335		1.970
4	9/1B	(+)27.980		4.325
5	9/2A	(+) 30.295		2.010
6	9/2B	(+) 29.755		2.553
7	10/1A	(+) 28.250		4.055

the proposed land is to be raised from 0.225m to 4.325m with hard earth with proper consolidation to avoid inundation problem during rainy season From the above existing field levels, the required filling varies from 00.225m to 4.325m to avoid inundation Since the existing field levels are below MFL.

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 S.No. 1/2B, 10/1A, 5/2, 9/1A, 1B, 2A, & 9/2B of Korattur Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit from Partly Non-Urban Use Zone & Partly mixed Residential Use Zone to Residential Use Zone, in favour of M/s.Timberland Estates Private Ltd, No.20/19, plot No.1, Umayal Road, Kilpauk, Egmore, Chennai - 600 008 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.

Conditions

1. The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)32.305m (i.e. 1.995m above the known datum of Sill level of Korattur Head Sluice which is (+) 30.310m). 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 0.225m to 4.325m depending upon the existing field level. 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 (+)32.305m and the regular habitation should not be below MFL.

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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 Government land / water body and the same should be maintained as it is in the Revenue records.

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 Government channel and River stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at their own cost. The width of the channel/ River should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also the applicants should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project also.

8. The A register and Revenue Record furnished by the applicant is not clear to the records. Which is not readable to verify and ensure the S.No for the above proposal If there is any discrepancy in revenue Records in future the Revenue

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Department, CMDA and the applicant are the responsible. WRD will not hold any responsibility in future also.

9. The terms and condition as mentioned for the temporary permission for construction of the Culvert obtained before vide letter no. DB / T5(3) / F- 006788 – Bridge Bangaru / 2019 / dated:30.09.2019 and the letter No. DB/ F.40/ 2020/ 231M/ dated: 31.07.2020 should be followed strictly by the applicant while construction without any lapse.

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 necessary setback distance (especially not less than 15.00m on Northern and as per norms on Southern side) should be provided with in 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 setback area in future also, the CMDA should issue completion certificate only after obtaining compliance 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

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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 applicant 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 channel/river/tank at any cost.

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

The owner of the document received from the applicants 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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

05/10/23

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

05.10.23

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Sr.No. 15/2021
ROC No.75686/2021/F2
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