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CMDA010426Sholinganallur

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) / 10426&0198 / F – NOC – Sholinganallur Village / 2023 / dated.27.01.2023

Sir,

Sub: CMDA – Area Plans Unit – B Channel (South) – The Planning Permission for the Proposed construction of Stilt Floor + 3 Floors residential building with 11 dwelling units with 12.0m height at Plot No.10A, Classic Retreat, Sholinganallur, Chennai – 600119 comprised in S.No.602/2B19A, 602/2B19B & 602/2B19C as per patta of Sholinganallur Village within the limits of Greater Chennai Corporation - Remarks along with NOC on inundation point of view and with the details of drainage pattern - issued - Regarding..

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600008 Letter No. PP / NHRB / S(B2) / 0365 / 2022 /dated:10.10.2022.

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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 Planning Permission for the Proposed construction of Stilt Floor + 3 Floors residential building with 11 dwelling units with 12.0m height at Plot No.10A, Classic Retreat, Sholinganallur, Chennai – 600119 comprised in S.No.602/2B19A, 602/2B19B & 602/2B19C as per patta of Sholinganallur Village within the limits of Greater Chennai Corporation in favour of M/s.Sannareddy Homes(GPA), Door No.32/2, Plot No. 32, 1st Street, Kamdar Nagar, Nungambakam, Chennai – 600034.

The proposed site was inspected and field observation reveals that, the applicant site is surrounded by the Residential Area, Kumarasamy Nagar main road on Eastern side and the Marsh land (Pallikaranai swamp) on Northern side and the Perumpakkam main road running on Northern side and of the applicant's site. The 1st Right Street road (existing 30 feet road) abutting on Western side of the applicant's site. A Rettaikeni Thangal in S.F.No.507 was located in 500m away from the Southern side of the site and the Classic Farm 1st Main Road running on Southern side of applicant's site. At once the above said land is an ayacut land command by the Rettaikeni Thangal as source of Irrigation. At, present there is no cultivation activities due to vast Urbanization. These lands are classified as Dry lands as per Revenue records.

27/1/23

For SANNAREDDY HOMES

Proprietor

CMDA000198Sholinganallur

The Government land (Tharisu Nelam) in S.F.No.602/3A, 3B, 6, 8 and Sathupu Nelam in S.F.No.602/7 is under the control of Forest Department as per Revenue Records the Government land should not be encroached.

The Pallikaranai Swamp is on Northern side of the applicant site and carrying the surplus water from upper tanks and also carries the surrounding flood water and discharged into the Sea through Buckingham Canal. The Swamp had experienced major flood during the year of 2015 and this area is one among the zone which is more prone to flooding and vulnerable as well. In this circumstance, the historical rainfall of 2015(i.e., 2100mm per Annum) the entire surrounding lakes had a surplus and some of the upper tanks breached. So the entire area of Sholinganallur and including applicant site was inundated upto 0.45m. As the site is in close proximity with the swamp margin, it could be suscepticle against inundation and hence the inundation potential must be ascertained based upon the existing field levels.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken with reference to the Sill level of sluice in Rettaikeni Thangal (+)7.870m. The Hydraulic particular of the Rettaikeni Thangal in Full Tank Level (FTL) – (+)9.320m and Maximum Water Level (MWL) – (+)9.550m. 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 (MFL) near the site is from (+)4.300m and the existing 30 feet road (1st Right Street road) top level is (+)3.650m. To protect the site safe against any inundation in the near future, the site must be raised minimum of 0.60m above the MFL (or) above the road top level abutting/ nearer to the site, whichever is highest. The Maximum Flood Level (MFL) is higher than the Road level recorded at nearby the site. Therefore, the Maximum Flood Level (MFL) is taken into account for earth filling the land.

Hence, it is recommended to raise the field level to (+)4.300m + 0.60m = (+)4.900m (i.e. 2.97m below the Sill level of sluice in Rettaikeni Thangal (+)7.870m).

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 (+)4.300m + 0.60m = (+)4.900m	
			Required Level in m	Height Filling in m
1	602/2B19A	(+) 3.350	(+) 4.900	1.550
2	602/2B19B			
3	602/2B19C			

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For SANNAREDDY HOMES

Proprietor

Also the proposed land is to be raised 1.550m with hard earth with proper consolidation to avoid inundation problem during rainy season. From the above existing field levels, the required filling for 1.550m 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 Macro drains. Hence, the drainage network has to decided by the CMDA or 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, of this department for Planning Permission for the Proposed construction of Stilt Floor + 3 Floors residential building with 11 dwelling units with 12.0m height at Plot No.10A, Classic Retreat, Sholinganallur, Chennai – 600119 comprised in S.No.602/2B19A, 602/2B19B & 602/2B19C as per patta of Sholinganallur Village within the limits of Greater Chennai Corporation, in favour of M/s. Sannareddy Homes(GPA), Door No.32/2, Plot No. 32, 1st Street, Kamdar Nagar, Nungambakam, Chennai – 600 034 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 with proper compaction to the level of (+) 4.900m 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 a depth is 1.550m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)4.900m.(i.e. 2.97m below the Sill level of sluice in Rettaikeni Thangal (+)7.870m). Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor as well as dewatering arrangements during flood periods. The applicant is suggested not to have regular habitation below MFL.

2. The all round pavement level within the site should not be less than **(+)4.900m**. The applicant's should prepare the proposal by considering the suitable internal storm water drainage network drain as micro drains (i.e.) the peripheral drain size not less than the 0.90m x 0.60m and lateral drain of suitable size within the site as per site condition. The same should be connected to the local drain / channel,

For SANNAREDDY HOMES

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Proprietor

rainwater harvesting, roads with road side drain and sewerage treatment plant 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 applicant's 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 applicant 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.

4. 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 applicant is 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.

5. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue authorities and WRD and local body authorities concerned without fail and should not encroach the Government land(in S.F.No.602/3A, 3B, 6, 8, 7) and the same should be maintained as it is in the Revenue records.

6. The permission granted to the applicant, should not be altered/modified/ changed to any others. Based on the Revenue 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 applicant is solely responsible of genuinity of the documents submitted. If there is any discrepancy or any other encroachments activities, the applicant is held responsible in the future.

7. The necessary setback distance should be provided with in the site according to the site condition as per the norms in existence and as per the rules in force of CMDA (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 further also. The

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For SANNAREDDY HOMES

Proprietor

CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

8. 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.

9. 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.

10. The applicant for this land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body as well as confirming this site boundary. The applicant lands are seemed 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.

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

12. The sewage water from the applicant's' land should not let into the drains and for the disposal of the sewage water and 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 channel / river at any cost.

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

13. The applicant should not object at any time for the maintenance work / improvements work of the river which is proposed to be carried out by WRD. The applicant's should given an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvement / development works as per Revenue records (FMB) which are proposed to be carried out by WRD, in future periodically.

14. Clearance from MOEF, Pollution Control Board, CRRT, etc has to be obtained which is found to be mandatory.

15. Regarding drainage network purely dealt with CMDA or local body who maintaining the Micro drains and whereas WRD concern only dealt with Macro drains. Hence, the drainage network has to decided by the CMDA or applicant within

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For SANNAREDDY HOMES

CMDA000198Sholinganallur

Proprietor

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.

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.

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

For SANNAREDDY HOMES

Proprietor



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.



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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

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