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Water Resources Department

From
Er.K.Asokan, M.Tech.,
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.NOC 05466 Minjur Village 08735 / 2023/ Dated.06.11.2023.

Sir,

Sub: CMDA – Area Plans Unit – Layout Division – Laying out of House sites – S No 63/7B and 66/11A of Minjur Village, Ponneri Taluk, Thiruvallur District, Minjur Town Panchayat Limit - Specific Remarks along with NOC on inundation point of view – issued - Regarding

Ref: 1 The Senior Planner, Layout , Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600008 Letter No. Layout – 1 / 0137 / 2023/ Dated 12.06.2023.

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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 for Laying out of House sites – S No 63/7B and 66/11A of Minjur Village, Ponneri Taluk, Thiruvallur District, Minjur Town Panchayat Limit in favour of Thiru.T.Kannan, Door No. 87, Chinna Seemavaram, Seemavaram South, Thiruvallur – 601 203.

The proposed site was inspected and field observation reveals that, the applicant site is located such that, the Government Channel in S.F.Nos. 64 & 65 which runs from East to West direction, abuts the applicant's land on the Southern side as per village map. Also, the Seemavaram – Nalur Road, which runs upto Minjur village traverses on Southern side in S.No.64 of the Applicant's site, along with a village road on Eastern side of the applicant's land As per A.Register the S.No. 64 is classified as channel, at which the Seemapuram – Nalur road is formed and partly encroached the Channel without prior permission from WRD. Hence, it is Violation of Rules in force in existence. Further, the Minjur Tank in S.F.No.62 is situated on the Eastern side of the proposed site and the site is situated in catchment area of tank. In addition to it, the site is surrounded by residential layouts and units on all directions. Currently, the applicant's land is found vacant and no encroachment is carried out by the applicant along the boundary of the Government Channel in S.F.No. 64 & 65 , which is on Southern side of the proposed site. At

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present there are no cultivation activities due to vast Urbanization, these lands are classified as "Dry" lands as per Revenue records

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from crest level of Vallur anicut as (+) 4.74m, the FTL of Minjur tank (+)8.680m. MWL of Minjur tank is (+) 8.840m. Based on memoir, the FTL of Minjur tank is (+)15.240m. MWL of Minjur tank is (+) 15.400m As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous catastrophic floods, because the site is in close proximity with Government Channel in S.F No. 64 & 65 along with Minjur Tank in S.F No.62. In this regard, during North – East Monsoon 2021, a Surface Runoff was only observed in the Applicant's site. The observed Maximum Flood Level near the site is (+)8.490 m with respect to MSL. To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.45m above the MFL (or) road top level abutting / nearer to the site, whichever is higher. The top level of the Existing Village Road ie.,Seemavaram – Nalur Road is (+) 8.190m on Southern side. The MFL recorded nearby the site is higher than the Road level. Therefore, MFL is taken into account for earth filling the land. Hence, it is recommended to raise the field level to (+)8.490m + 0.45m = (+)8.940 m (ie.,4.20 m above the crest level of Vallur Anicut which is (+)4.740 m). 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 2015 flood level (+)8.490m + 0.45m = (+)8.940 m	
			Required Level in m	Height Filling in m
1.	63/7B	(+)7.590	(+)8.940	(+)1.350
2.	66/11A			

Also the proposed land is to be raised to (+) 1.350m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling of (+) 1.350m to avoid inundation. Since, the existing field level is below MFL and the applicant is suggested to have regular habitation above MFL.

Based on the available Revenue records and as much as considering the prevailing site conditions, necessary technical opinion along with NOC on inundation

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point of view for Laying out of House sites – S.No 63/7B and 66/11A of Minjur Village, Ponneri Taluk, Thiruvallur District, Minjur Town Panchayat Limit, in favour of Thiru.T.Kannan, Door No. 87, Chinna Seemavaram, Seemavaram South, Thiruvallur – 601 203 is hereby issued to CMDA subject to following conditions and Technical suggestions 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 applicant's land should be filled with earth with proper compaction to the level of (+)8 940 m 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 of (+)1 350m depending upon the existing field levels and the existing applicant land should be raised to a level (+)8.940 m (ie.,4.20m m above the Crest level of Vallur Anicut which is (+)4 740m). 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. The all round pavement level within the site should not be less than (+)8.940 m.

2 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 and the same should be maintained as it is in the Revenue records

3 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.

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 6/11/25

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5. 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.

6. 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.

7. The applicant should not object at any time for the maintenance works / improvement works of the channels which are proposed to be carried out by WRD. The applicant should give 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

8. The applicants should not construct any cross masonry across the canal without prior permission of WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.

9. The Government Channel in S.F.No.64 & 65 on Southern side of the applicant land should be completely desilted and resectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB upto their stretch at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

10. The Government channel in S.F.No.64 & 65 stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant 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 applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land, after the completion of project also.

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Technical Suggestion:

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network micro drains of suitable size within the site as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment and its disposal and garbages/debris and other solid and liquid 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.

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

c. 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.

d. The sewage water from the applicants' 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.

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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.

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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
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Services we run for you
/services

The LandLens suite
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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.