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Water Resources Department

From
Er.C.Podupani Thilagam, M.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.NOC 5962Sithukadu village8612 / 2025/ Dated:30.09.2025.

Sir,

Sub: CMDA – Area Plan Unit – Layout Division – Proposal layout of house sites in S.No.164/2A2A of Sithukadu Village, (Korattur – B Village as per patta), Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union limit – Specific Remarks along with NOC on inundation point of view along with Permissibility for Temporary Permission for Construction of RCC Culvert across the Channel in S.F.No.164/1 so as to access from S.No.164/2A2A South to Existing road on North of Korattur Village – issued– regarding.

Ref: .1. The Member Secretary, CMDA, Chennai-8 Letter No. Layout – 1 / 0175 / 2025 /Dated:01.07.2025

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With reference to the 1st letter cited above and after careful consideration the Temporary Permission for Construction of RCC Culvert across the Channel in S.F.No.164/1 so as to access from S.No.164/2A2A South to Existing road on North of Korattur Village of Korattur Village and technical opinion along with NOC on inundation point of view of this department is hereby issued for layout of house sites in S.No.164/2A2A of Sithukadu Village, (Korattur – B Village as per patta), Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union limit in favour of Tmt.P.Sheeba, No.11/27, Perumal Kovil Street, Rajankuppam, Ayanambakkam, Chennai – 600 095.

The proposed site was inspected and field observation reveals that, the Cooum River at LS.36160m in S.F.No.148 on Northern side of the applicant site but not abuts the site and it is 430m away from the site. The Government Channel in S.F.NO.164/1 on Northern side of the site abuts the applicant site. The Existing Layout road runs on Northern side of the applicant site. All other dircction are surrounded by the layout vacant lands. At, present these land are Urbanized and there is no cultivation activities are carried out at this stretch. According to Revenue records, 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 the Known datum of Crest level of Weir in Vayalanallur Tank is (+)

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23.100m. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during past floods. It is observed that MFL near the site during past floods is (+)30.250m the nearest Layout road level (+) 29.130m

To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.6m above the MFL (or) road top level abutting / nearer to the site, whichever is higher.. The MFL 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 (+) 30.250+ 0.6m = (+)30.850m (ie.,7.75m above from the Known datum of Crest level of Weir in Vayalanallur Tank is (+) 23.100m. 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 past year flood level (+) 30.250+ 0.6m = (+)30.850m	
			Required Level in m	Height Filling in m
1	164/2A2A	(+)28.880	(+)30.850	(+)1.970
		(+)28.920		(+)1.930

Also the proposed land is to be raised from 1.930m to 1.970m with hard earth with proper consolidation to avoid inundation problem during rainy season. Since, the existing field level are below MFL and the applicant is suggested not to have regular habitation below MFL.

In this connection it is essential to Construct RCC Culvert across the Channel in S.F.No.164/1 to access from the applicant's land in SF.No.164/2A2A to Layout Road.

The Hydraulic particulars of the proposed RCC Culvert are follows:-

1. Existing Road Level on Northern side S.No.164/2A2A : (+) 29.130m
2. MFL during Past Year nearby site : (+) 30.250m
3. Proposed Bed level of Channel : (+) 28.050m
4. Proposed Deck slab bottom level of RCC Culvert : (+) 30.850m
5. Width of the Culvert as per FMB channel : 6.60m
6. Width of Culvert (Carriage way Width) Taken 30/9/25 9.00m

S. No.	Channel S.No	Access to S.No		Proposed Bed level in m (+)	MFL in m (+)	Minimum Inner Width of channel in m as per FMB	Minimum Inner Vent height in m or bottom level of deck slab	Width of RCC Culvert in m	Area of RCC Culvert in Sq.m	No of vents allowed
		From	To							
1.	164/1	Existing layout Road	164/2 A2A	28.050m	30.550 m	6.60m	2.80m or (+)30.850	9.00m	59.40 Sq.m	1 No
									Say 60.00 Sq.m	

Based on the available Revenue records as well as site conditions, "No Objection Certificate" with a specific remark on the inundation point of view of this department for Temporary Permission for Construction of RCC Culvert across the Channel in S.F.No.164/1 so as to access from S.No.164/2A2A South to Existing road on North of Korattur Village and technical opinion along with NOC on inundation point of view for layout of house sites in S.No.164/2A2A of Sithukadu Village, (Korattur – B Village as per patta), Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union limit in favour of Tmt.P.Sheeba, No.11/27, Perumal Kovil Street, Rajankuppam, Ayanambakkam, Chennai – 600 095 is hereby issued to CMDA subject to the 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 Proposed Culvert should be made of RCC of size and in S.F.No.164/1 of Korattur Village earmarked in the sketch for temporary occupation for three years from the date of agreement. Only if the applicant's land on South and Existing Road available on Northern side of the Government Channel / Odai, this permission is eligible for construction of Culvert.

2. The Proposed Culvert shall be made up of RCC Type with a minimum vent inner size, width and height of Bridge are specified below should be well within the boundary. The size & sill level of the proposed RCC Culvert Should be maintained as mentioned below in the specified S.F.No. and should be got executed only in the presence of WRD officials. The bed level of the Culvert should be fixed in presence

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of the Concerned Executive Engineer with respect to the existing Government Tank original bed level for the free flow of water in gravity. .

The Hydraulic particulars of the proposed RCC Culvert are follows:-

1. Existing Road Level on Northern side S.No.164/2A2A : (+) 29.130m
2. MFL during Past Year nearby site : (+) 30.250m
3. Proposed Bed level of Channel : (+) 28.050m
4. Proposed Deck slab bottom level of RCC Culvert : (+) 30.850m
5. Width of the Culvert as per FMB channel : 6.60m
6. Width of Culvert (Carriage way Width) : 9.00m

S. No.	Channel S.No	Access to S.No		Proposed Bed level in m (+)	MFL in m (+)	Minimum Inner Width of channel in m as per FMB	Minimum Inner Vent height in m or bottom level of deck slab	Width of RCC Culvert in m	Area of RCC Culvert in Sq.m	No of vents allowed
		From	To							
1.	164/1	Existing layout Road	164/2A 2A	28.050 m	30.550 m	6.60m	2.80m or (+)30.850	9.00m	59.40 Sq.m	1 No.
									Say 60.00 Sq.m	

3. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified Structural Engineer and the same should be submitted to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur, for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for the above proposal should be informed to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of RCC Culvert should be reported to the Executive Engineer after complition..

4. The Government Channel in S.F.No.164/1 running within the applicant's land should be completely desilted and resectioned by constructing retaining wall on Northern side of the Government Channel along entire boundary as per the FMB at the applicant's own cost.

5. The applicants should clearly demarcate their boundary especially on Northern side of Channel in S.F.No.164/1 before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the Channel abutting the land.

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Moreover, the width of entire Government Channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and no encroachments at any cost.

6. The Government Channel abutting the applicant's boundary on Northern side should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Government Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Government Channel should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing Government Channel to the downside area within the proposed site. Also, the applicants should de-silt the Government 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.

7. The applicant should pay an annual lease rent of Rs.6,000/- (Rupees Six thousand only) for utilising Government land of 60.00 sq.m., in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.18,000/-(Rupees Eighteen Thousand only) in advance before the commencement of work. During execution / after construction of above Culvert, if any deviations are noted in above measurements, accordingly the lease rent also are to be revised respectively.

8. The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

9. The applicant should execute the lease agreement with Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period. The lease rent is subjected to revision from time to time as per guideline value / Government orders.

10. The applicant is also to pay the caution deposit of sum of Rs.2,00,000/- (Rupees Two lakh only) in favour of the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department that the construction work (Culvert, Government Channel & retaining wall) was completed without any damage to the Government property or the damage caused

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during execution if any, will be rectified fully by the applicant. If failed, the cost of restoration work will be borne from the caution deposit.

11. The applicant should not claim any privilege on the above leased portion of the land (Culvert land, Culvert, Government Channel & retaining wall) and if the leased portion of the land required for the Government for the benefit of some other large general public schemes, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and as well as legal entity. Further, the leased portion land has to be handed over to this department as is in original condition. The above proposed RCC Culvert will be the Government WRD property after the construction.

12. The Abutment, Wing wall, Return wall, etc., for the above proposed Culvert should be constructed well within the applicant's land on either side. The proposed RCC Culvert should be monitored and maintained for frequent inspection by the applicants at their own cost. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the bridge site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public.

13. In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed Culvert also removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.

14. The permission granted to the applicant, 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 and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicant is solely responsible of genuinety of the documents submitted.

15. The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition for the Proposed Culvert. The bottom portion of the bridge should be provided by Concreting at bed level at their cost so as to protect the erosion in future.

16. The WRD., will not be held responsible for the Structural Stability, safety and soundness of the Culvert proposed by the applicant and WRD specifically recommend only for construction of Small bridge. The applicant should construct the

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proposed RCC Culvert at their own cost. The applicant is solely responsible for the structural safety and stability of the proposed RCC Culvert and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Culvert.

17. 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 concerned WRD officers before commencement of work. WRD is giving opinion only in connection with the permission for construction of Culvert aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands.

18. The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law and act of both State & Central Government from time to time.

19. The applicant should not object at any time for the maintenance work / improvements work of the channel / tank 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 to be carried out by WRD in future periodically.

20. The applicant should maintain the channel area as is in condition of Environmental, Ecology, and Naturalist and without encroachments & pollution etc., and should not deviate the Hydraulic particulars of the channel.

21. All safety measures should be taken without fail. Adequate arrangement for the safety of traffic by way of flagman, barricades, caution boards, danger lights (Day & Night) etc., as required should to be provided. The applicant should engage proper watch and ward so as to avoid any untoward incident upto completion of work.

22. The applicant should not carry out any other cross masonry structures across the channel without prior permission from WRD. The applicant should provide a pucca concrete bed in the channel at the proposed culvert sites without fail. The Culvert should be completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant's cost.

23. The applicant's land should be filled with earth with proper compaction to the minimum level of (+)30.850 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 0.30 m depth to achieve the required degree of compaction for a depth varying from 1.930m to 1.970m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+)30.850m (ie. 7.75m above from the

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Known datum of Crest level of Weir in Vayalanallur Tank is (+) 23.100m. The all-round entire pavement level within the site should not be less than (+)30.850 m. The applicant is suggested to have regular habilitation not below the MFL, since the existing field levels are below MFL.

24. The applicant should not object the common public for using the Culverts at any time and any cost.

25. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the bridge site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public.

TECHNICAL SUGGESTIONS:

a. The applicant should prepare the development proposal by considering the suitable internal storm water drainage network as micro drain of suitable sizes within the site as per site condition and the same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains 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 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 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 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.

c. 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. 5/9/25

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.

d. The necessary setback distance should be provided within the site as per site site conditions along the channel 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 activity in setback area in future also. Moreover, the applicant should provide adequate passage along the channel course as per norms which are found necessity for accessing purpose of the heavy machinery for maintenance work / improvements work of the channel which are proposed to be carried out by WRD.

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.

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 with NOC on Inundation point of view along with permission for construction of Culverts 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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Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
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Property Tracker
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- 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
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Who holds it, and which office keeps the record.

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- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
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