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Aymbakkam

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. NOC 6516 Koladi Village 01918 / 2023 / Dated.24.03.2023.

Sir,

Sub: CMDA – Area Plan Unit – Reclassification Division – Reclassification of Land comprised in Survey Nos 42/1, 49, 51 52/1 & 2 and 53/2 of Koladi village Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit from Agricultural 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 / 14316 / 2021-1 / Dated: 01.07.2022.

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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 the Land comprised in Survey Nos. 42/1, 49, 51, 52/1 & 2 and 53/2 of Koladi village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit from Agricultural Use Zone to Residential Use Zone for development of residential layout in favour of Thiru.P.V.Baskara Babu & Thiru.P.R.Rajendran, Door No.2/52, Lakshmi Talkies Road, Shenoy Nagar, Chennai – 600 030.

The proposed site was inspected and field ascertained that the land is situated on Northern side of Ayanambakkam tank in S.F. No.168 of Koladi village and S.No.695 in Ayanambakkam village and Western side of Koladi tank in S.F.No.15. It is surrounded by the vacant land & Brick Chamber on East & South The Koladi 10.0m wide existing Main Road exists runs on West & North This road connected with 400' wide Arterial Road on North side, Vanagaram – Ambathur road on East and Thiruverkadu – Ayapakkam main road on West. It is observed that the above lands were once agriculture lands and at present there is no cultivation activities carried out in these lands, as per Revenue records and hence, these lands are classified as Wet & dry lands. It is ascertained that the proposed site may be affected by flooding in Ayanambakkam tank & Koladi tank

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The field levels were taken from the crest top level (+)17.190m of Ayanambakkam tank which is WRD tank in S.F. No. 168 located on Sothern side of the site. The Full Tank Level (FTL) and Maximum Water Level (MWL) of the Ayanambakkam tank of (+)17.190m and 17.810m respectively.

However, the existing Koaldi main road abutting the proposed site is also taken into account i.e.(+)17.150m and assessed MFL nearby site as (+).16.920m . To protect the site against any inundation in future, the site must be raised to a minimum level of 0.60m above the maximum flood level of the nearby site or existing road level whichever is higher. The existing road level is compared with Maximum Flood Level and the road is on the higher side i.e. (+)17.150m. Hence, it is recommended to raise the proposed site to a level of (+)17.150 + 0.60m = (+)17.750m to counter the inundation in the near future. The existing field level of proposed site runs from (+)15.840m to (+)17.120m and has to be raised by a height varying from 0.63m to 1.91m depending upon the existing field levels to avoid inundation problem during rainy season. The existing field level were surveyed at the proposed site are furnished below.

The existing ground levels of the site are observed as follows.

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the proposed level (+) 17.150m + 0.60m = (+) 17.750m	
			Required Level	Height Filling in m
1.	42/1	(+)16.630 (+)17.120	(+)17.750	0.630
2.	49/1	(+)16.540 (+)16.680		1.070
3.	51/1	(+)16.720		1.030
4.	52/1A	(+)15.840		1.910
5.	52/2	(+)16.120		1.630
6.	53/2	(+)16.230		1.520
7	Koladi village Road	(+)17.150		

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Also the proposed land is to be raised from 0.63m to 1.91m with hard earth with proper consolidation to avoid inundation problem during rainy season.

Based on the available Revenue records as well as present site condition, "No Objection Certificate" with specific remarks on the inundation point of view of this department for Reclassification of the Land comprised in Survey Nos 42/1, 49, 51, 52/1 & 2 and 53/2 of Koladi village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit from Agricultural Use Zone to Residential Use Zone for development of residential layout in favour of Thiru.P.V.Baskara Babu & Thiru.P.R.Rajjendran, Door No.2/52, Lakshmi Talkies Road, Shenoy Nagar, Chennai – 600 030 is hereby issued for the above proposal subject to the 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 existing ground level of the site should be raised to minimum level of (+)17.750m [(i.e) 0.56 above the FTL of Ayanambakkam Tank (+)17.190m)] and the applicant's site with filling level varies from 0.63m to 1.91m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant's land to avoid inundation during the heavy rains. 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.

2. The entire pavement level should not be less than (+)17.750m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size within the site as micro drain as per site condition, and the same should be connected to the local storm water drain at their own cost, rainwater harvesting, roads with side drain and sewerage treatment plant and its disposal & garbages / debris and other solid waste management as per norms in existence within the applicant's land, according to the existing rules in force and should get proper approval from the 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

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applicant should make drainage network, at her own cost and the same is to be connected to natural storm water drainage / channel

3. The applicant should clearly demarcate the boundary of her land before commencement of any developmental activities in the presence of Revenue 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.

4. 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 future.

5. 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 / Dated. 13.03.2019) during development and 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.

6. 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

7. 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.

8. The applicant's land seems to be ryotwari land, which would be classified as Wet & dry land. 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 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.

9. WRD is giving opinion only in connection with the inundation aspects and does not deliver any rights to the applicant to encroach the WRD / Government

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Lands / River / channel. The NOC for this site issued form WRD is purely issued on the basis of inundation point of view.

10. 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.

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 is purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, WRD reserves the rights to withdraw the permission on above survey number on inundation point of view and in that event, the applicant shall not be eligible for any compensation what so ever and as well as legal entity.

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

Copy to the Superintending Engineer, WRD., Palar Basin Circle, Chepauk, Chennai – 5 with reference to his Letter No. DB / JDO-I / F.36 (NOC – Koladi Village) / 2023 / Dated: 15.03.2023.

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.