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PWD NOC

Water Resources Department

From
Er.G.Muralidharan, B.E.,
Chief Engineer, WRD.,
Chennai Region, PWD.,
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 –011979/ NOC – Korattur village / 2022 / Dated.16.12.2022

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division– Planning Permission Application for the Proposed construction of High Rise Residential Building With Basement Floor (Parking) + Stilt Floor(Parking) + 10floor(Residential) +11floor part(Residential) Residential use with 63 dwellings units, at Old S.No.613/2C & 610B/2, T.S.No.110/9 & 111/21, Block No.19, ward No E of Korattur village Ambathur Taluk, Chennai District,–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 – 600 008 Letter No.CMDA / PP / HRB / N / 306 / 2022, Dated.16.08.2022.

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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 High Rise Residential Building With Basement Floor (Parking) + Stilt Floor(Parking) + 10floor(Residential) +11floor part(Residential) Residential use with 63 dwellings units, at Old S.No.613/2C & 610B/2, T.S.No.110/9 & 111/21, Block No.19, ward No.E of Korattur village Ambathur Taluk, Chennai District in favour of Thiru N. Rajendran (GPA) and Thiru S. Anbazhagan(GPA) AP.No 95, 1st Street, 1st Sector, K.K.Nagar, Chennai – 600 078.

The proposed site was inspected and field observation reveals that it is located on Eastern side on Water canel Road and Southern side on Korattur Tank surplus Course. The applicant's site is surrounded by Residential Units and Commercial Units in all other directions and. These lands are classified as Dry lands as per Revenue records.

Based on the field inspection and scrutiny of field maps, Korattur Tank surplus course running 120m away from the applicant's site on Northern side is the only the water body existing with its close proximity to be considered for inundation point of view.

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In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the Datum of Korattur Tank at F.T.L as 11.640m

As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during floods that had occurred in the year 2015. The observed Maximum Flood Level near the site is (+)11.800m.

To protect the site safe against any inundation in the near future, the site must be raised minimum of 0.90 m above the MFL (or) above the road top level abutting/ nearer to the site, whichever is highest. The nearest water canal Road level is on Western side as (+)11.950m. The Road level is higher than the Maximum Flood Level recorded at 2015 nearby the site. Therefore, the road level is taken into account for earth filling the land.

Hence, it is recommended to raise the field level to (+) 11.950m + 0.90 m = (+) 12.850m (i.e.(+) 1.21m above Datum of Korattur Tank at F.T.L which is 11.640m.

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 (+)11.950m + 0.90 m = (+) 12.850m	
			Required Level in m	Height Filling in m
1.	T.S.No.110/9 (North side)	(+)11.630	(+)12.850	1.220
2.	T.S.No.110/9 (South side)	(+)11.550		1.300
3.	T.S.No.111/21 (North side)	(+)11.620		1.230
4.	T.S.No.111/21 (South side)	(+)11.540		1.310

Also the proposed land is to be raised from 1.220m to 1.310m with hard earth with proper consolidation to avoid inundation problem during rainy season From the above existing field levels, the required filling varies from 1.220m to 1.310m to avoid inundation.

Regarding drainage network purely which is dealt with CMDA or local body who are maintaining the Micro drain and whereas WRD is concerned with Macro drains only. Hence, the drainage network has to be decided by the CMDA or

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applicant within the site. if the particular site is prone as vulnerable for high inundation, then WRD will suggest only peripherial drain size or otherwise WRD suggestion is 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 High Rise Residential Building With Basement Floor (Parking) + Stilt Floor(Parking) + 10floor(Residential) +11floor part(Residential) Residential use with 63 dwellings units, at Old S.No.613/2C & 610B/2, .S.No.110/9 & 111/21, Block No.19, ward No E of Korattur village Ambathur Taluk, Chennai District in favour of Thiru N. Rajendran (GPA) and Thiru S.Anbazhagan(GPA) AP.No 95, 1st Street, 1st Sector, K.K.Nagar, Chennai – 600 078 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 filling with proper compaction to the minimum Level of (+) 12.850m (i.e.(+) 1.21m above Datum of Korattur Tank at F.T.L which is 11.640m 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 0.820 to 1.050 m depending upon the existing field levels. 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 all round pavement level within the site should not be less than (+) 12.850m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drains within the site ie., micro drains of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains and sewerage treatment 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.

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The sewage or any unhygienic drainage (Treated or Untreated) should not be let into Eri /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 should make drainage network at his 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. Since, the site exists in close proximity with the Korattur Tank surplus course on Northern side, the necessary setback distance should be provided within the site 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 / 13.03.2019) during development and no construction activities are to be executed in the setback area in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

4. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the Southern in the presence of Revenue and WRD authorities.

5. The permission granted to the applicant, should not be altered/modified/ changed to any others. Based on the 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 genuinety of the documents submitted.

6. 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.

7. 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.

8. The applicant's lands are seem 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 applicant should get clearance certificate for his 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.

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9. The sewage water from the applicant's 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 applicant, and as well as the construction materials/debris/garbages should not be dumped into the Course at any cost.

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

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

11. Regarding drainage network purely which is dealt with CMDA or local body who are maintaining the Micro drain and whereas WRD is concerned with Macro drains only. Hence, the drainage network has to be 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 peripherial drain size or otherwise WRD suggestion is 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.

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

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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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