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DIGITALLY VERIFIED RECORD

Water Resources Department

From
Er. A.Muthaiya B.E.,
Chief Engineer, WRD
Chennai Region,
Chepauk, Chennai-5
Email id : [illegible]

To
The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai-8.

Letter No.DB / T5(3) NOC.1264 Vengaivasal Village2822 / 2023 /Dated.27.04.2023

Sir,

Sub: CMDA – APU- Layout Division- Sub - Division of house sites- SF.No.366/1B1B and 366/1B1A of Vengaivasal Village, Tambaram Taluk, Kancheepuram District, St.Thomas mount Panchayat Union limit – Technical opinion along with NOC on inundation point of view – issued – regarding.

Ref: 1. The Senior Planner, Chennai Metropolitan Development Authority, Chennai - 600 008 letter No. L1/0013/2023-2/Dated.08.02.2023.

*_*_*_*_*

With reference to the 1st letter cited above and after careful consideration the Technical opinion along with NOC on inundation point of view of this department is here by accorded to the Layout Division - Sub - Division of house sites in SF.No.366/1B1B and 366/1B1A of Vengaivasal Village, Tambaram Taluk, Kancheepuram District, St.Thomas mount Panchayat Union limit in favour of Thiru.Vijayakumar, Block No.3,Plot No.3,TF4,Classic Homes Patsnsesh Nestle Nanjundapuram Road, Coimbature.

The proposed site was inspected by the field Engineers and ascertained that the land under reference is in Vangaivasal Village in SF.No.366/1B1B and 366/1B1A. The Sahadevan salai on Western Side and Medavakkam - Mambakkam – Ponmar B.T Road on Southern Side of the applicant land. The Madavakkam – Ponmar B.T Road is in foreshore of the Perumbakkam Peria Eri in S.F.No.369 on Southern Side of the applicant land. The proposed site surrounded by vacant lands on Northern side. The Government lands in SF.No.368 & 369 on Eastern & Southern side of the site as per revenue records. The Surplus Course of the Vengaivasal Chiteri is running 60m far away at the Northern Side of the applicant land.The applicant land classified as "Wet land" and it is mentioned as Perumbakkam tank submerged condition site as per Revenue records.

The field levels at site were taken from known datum from the Weir crest level as FTL of Perumbakkam Peria Eri (+)12.515m and MWL of Perumbakkam Peria Eri is (+)13.200m. The Maximum Flood Level near the site under reference during the 2015 flood was assessed as proposed site area is (+)12.810m with respect to MSL and existing layout Road on Western side of the site (+)13.150m and the top level of the existing Medavakkam – Mambakkam - Ponmar Village B.T. on the Southern Side road level as (+)12.920m. It is observed from the field levels that in order to protect the site

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against the inundation, the site must be raised to 0.60m above the MFL or above the road top level abutting/nearer to the site whichever is higher. Here, road level is higher than the MFL, hence the site to be raised to (+)13.150m + 0.60m = (+)13.750m (i.e.)1.235m above the FTL of Perumbakkam Peria Eri Weir crest level as (+)12.515m. The field levels taken at the proposed site is furnished as below.

Sl. No.	Field Survey No.	Existing field level in M	Proposed filed level in M (+)13.150m+0.60m=(+)13.750m	Height of filling required in M
1	366/1B1A	(+)12.240	(+)13.750	1.510
2.	366/1B1B			

As per the existing field levels, the site under reference is inundable and required a filling to 1.510m. Hence, the site must be a raised to the required depth as indicated in the above table in respect of the survey no to provide safety against inundation in the near future. Since, the existing field level is below MFL.

Based on the available Revenue records as much as considering the prevailing site conditions, the necessary technical opinion along with NOC on inundation point of view of this department for Layout Division- Sub - Division of house sites- S. No.366/1B1B and 366/1B1A of Vangaivasal Village, Thambaram Taluk, Kancheepuram District, St.Thomas mount Panchayat Union limit in favour of Thiru Vijayakumar, Block No.3,Plot No.3,TF4,Classic Homes Patsnsesh Nestle, Nanjundapuram Road, Coimbature is hereby issued to Chennai Metropolitan Development Authority subject to the following conditions, besides as any other Mandatory clearance of statutory permission from any other organization or department for the consideration of planning permission by CMDA.

Terms and conditions:

1. The applicants' land should be filled with earth filling with proper compaction to the minimum level of **(+)13.750 m** (i.e)1.235m above the FTL of Perumbakkam Peria Eri Weir crest level as (+)12.515m 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 required degree of compaction for the depth to 1.980m depending upon the existing field levels. Also the applicants 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 **(+)13.750m** The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains (i.e., peripheral drain of

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size not less than 0.60 x 0.90m and lateral drain of suitable size as per site condition within the site, and the same should be connected to local drain rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free flow of water. The applicants should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel/drain.

3. The applicant should provide necessary setback distance side within the site as per site condition 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 / Dated: 13.03.2019) during development and there should not be any construction activities in future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

4. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD 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.

5. The permission granted to the applicants, 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. Hence, the applicants are 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 applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

8. The applicants' lands are seems to be Ryotwari land which would be classified as Wet lands as Perumbakkam tank submerged condition site. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The

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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.

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

10. The sewage water from the applicant 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 applicants, and as well as the construction materials/debris/garbages should not be dumped into the channel/river/tank 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 channel/river restricting the free flow of water.

The owner of the document received from the applicants 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 applicants 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
/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.