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Water Resources Department

From

Er. M. Janaki, M.E, FIE.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai – 600 005.
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-002 Online Arasankazhani Village001157 **/2025/ Dated:03.03.2025.**

Sir,

Sub: CMDA – Area Plans Unit – NHRB – Planning Permission for the Proposed Construction of Non – High – Rise Building (NHRB) with 18.30m height Stilt + 5 Floor (Part) Residential Building with 110 dwelling units Availing Premium FSI with affordable housing benefits (Gym, Indoor Game Room, Home Theatre Room and Association Room at 5th Floor) at Ottiyambakkam – Sithalapakkam Road , Arasankazhani Chennai Comprised in S.No. 41/3A, 41/3B1 and 42/1 of Arasankazhani Village, within the limits of St.Thomas Mount Panchayat Union Limit – Technical opinion along with NOC on Inundation point of view– Issued – Regarding.

Ref: **1.**The Member Secretary CMDA, Gandhi Irvin Road, Egmore, Chennai-8, SBCNo; CMDA/ PP/ NHRB/ S/0037/ 2025 Online Receipt No. CMDA/ PP/ Ch/ 17139/2025/ Dated ; 20.01.2025.

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With reference to the 1st letter cited above & after careful consideration, the Technical opinion along with NOC on inundation point of view of this department is hereby issued for the Planning Permission for the Proposed Construction of Non – High – Rise Building (NHRB) with 18.30m height Stilt + 5 Floor (Part) Residential Building with 110 dwelling units Availing Premium FSI with affordable housing benefits (Gym, Indoor Game Room, Home Theatre Room and Association Room at 5th Floor) at Ottiyambakkam – Sithalapakkam Road , Arasankazhani Chennai Comprised in S.No. 41/3A, 41/3B1and 42/1 of Arasankazhani Village, within the limits of St.Thomas Mount Panchayat Union Limit "in favour of The applicant M/S. DAC DEVELOPERS PVT LTD Email Id Liaison officer @ gmail. Com in Phone No. 9500199338,

In this connection the proposed site was inspected and ascertained that the applicant site is located on Eastern side of Arasankazhani Anicut Thangal Bund in S.No. 38 and which is abutting on Western side of the applicant site ,The vacant land and Residential houses is located on South, East and Northern side of the applicant site The surplus Course from Ottiyampakkam Tank and Arasankazhani

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Anicut Thangal is running on the Southern side of the applicant site as per the village plan the Surplus courses.S.No. 254 is in flowing from West to East direction .Ottiyampakkam Main Road on Eastern side of the applicant site and not abutting. These road is running from North to South direction as per the topo plan. . At present there is no cultivation activities carried out in this land due to urbanization. These land is classified as Royathwari **Wet land** as per the Revenue Records.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the sill level of the Sluice in Arasankazhani Anicut Thangal is (+) 9.755m near the site. The top level of the Sithalapakkam – Ottiyambakkam Village B.T. Road on East is (+)11.050m. The Top level of the existing embankment bund of the Surplus Course on the southern side of the applicant site is (+)11.460m . The existing Bed level of the Surplus Course running from Arasankazhani Anicut Thangal & Ottiyambakkam tank is (+) 8.655m. The existing Ground Level of the site is observed varying from (+)10.420m to (+)10.665m. The Full Tank Level and Maximum Water Level of the Arasankazhani Anicut Thangal are (+)10.890m and (+)11.280m respectively and the Maximum Flood Level near the site under reference during the 2015 & 2023 floods was assessed as (+)10.650m respectively.

To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.950m above the nearest Sithalapakkam – Ottiyampakkam Village B.T. Road Level is (+) 11.050m, The site must be raised to minimum level of (+)11.050m + 0.950m = (+)12.00m [(i.e.) is 2.245m above the sill level of the Sluice in Arasankazhani Anicut Thangal (+) 9.755m near the site.

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the proposed level (+)11.050m + 0.950m = (+)12.00m	
			Required Level in m	Height Filling in m
1.	41/3A	(+)10.665	(+)12.00	1.335
2.	41/3B1	(+)10.580		1.420
3.	42/1	(+)10.420		1.580

Also the propcsed land is to be raised from 1.335m to 1.580m with hard earth with proper consolidation to avoid inundation problem during rainy season from the

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above existing field levels, since the existing field levels are below MFL and the applicant is suggested not to have regular habitation below MFL.

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 for Planning Permission for the Proposed Construction of Non – High – Rise Building (NHRB) with 18.30m height Stilt + 5 Floor (Part) Residential Building with 110 Dwelling units Availing Premium FSI with affordable housing benefits (Gym, Indoor Game Room, Home Theatre Room and Association Room at 5th Floor) at Ottiyambakkam – Sithalapakkam Road, Arasankazhani Chennai Comprised in S.No. 41/ 3A, 41/3B1 and 42/1 of Arasankazhani Village, with in the limits of St. Thomas Mount Panchayat Union Limit in favour of The applicant M/S. DAC DEVELOPERS PVT LTD Email Id Liaison officer @ gmail. Com in Phone No. 9500199338, is hereby issued to CMDA subject to following conditions and technical suggestion 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 existing ground level of the site should be raised to minimum level of (+)12.000m [(i.e.) 2.245m above the sill level of the Sluice in Arasankazhani Anicut Thangal (+) 9.755m near the site. and the applicant's site with a filling level varies is **1.335m to 1.580**m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round pavement level within site should not be less than (+)12.000m and the applicant is suggested not to have regular habitation below MFL. 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.

2. The applicant should clearly demarcate the boundary of his land before the commencement of any developmental activities in presence of Revenue and WRD authorities. The applicant should also maintain the measurements as per Revenue records without any encroachments and should be maintained as per Revenue records (FMB).

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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 genunity 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.

5. 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.

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 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 should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved and qualified Structural Engineer for the proposed building.

9. The WRD will not be held responsible for the Structural Stability, safety and soundness of the building proposed by the applicant and WRD specifically recommend only for inundation point of view. The applicant is solely responsible for the structural safety and stability of the proposed building and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction.

10. The applicants should not object at any time for the maintenance works / improvement works of the Channel which are proposed to be carried out by WRD. The applicants should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance/improvement/development works

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as per Revenue records [FMB], which are proposed to be carried out by WRD in future periodically.

Technical Suggestion:

(a). The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain(ie) peripheral drain of size not less than 0.750m x 0.90m and lateral drain of suitable size within the site as per prevailing site conditions. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain 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.

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 not less than 3.00m especially on West should be provided with in the site as per the site condition in accordance with 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 completion certificate NOC from WRD.

(c). The applicant lands are seemed to be Ryotwari land which would be classified as **Ryotwari Wet** lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicant for this land should get 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 boundaries.

(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

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the same by the applicants 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 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 along with NOC on inundation point of view for 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

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We're honored to be part of your real estate journey

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