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Water Resources Department

From
Er.K.Asokan, M.Tech.,
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)/6621/F.NOC Kundrathur-B Village /0179/2023/Dated.31.01.2024.

Sir,

Sub: CMDA – Area Plans Unit – HRB (South) Division - Planning Permission for the Proposed construction of High Rise Group development consisting of combined Basement floor (Block -1 & Block -2), **Block 1:**Ground floor + 12 floors (247 Dwelling Units), **Block 2:** Ground floor + 12 floor (209 Dwelling Unit) & GF+2 floors Amenities building adjoining to Block -2 (GF-Kids Play Area, FF-Indoor games, Pool room & TT room, SF-Gym, AV room & Yoga) and Open Swimming Pool at the Ground floor level (Totally 456 dwelling units) at Pallavaram – Kundrathur road (Jawaharlal Nehru road), S.Nos.7/1, 7/2 & 513/1A1B of Kundrathur "B" Village, Kundrathur Taluk, Kancheepuram District, within the limits of Kundrathur Town Panchayat - Specific Remarks along with NOC on inundation point of view - issued - Regarding.

Ref: 1. The Member Secretary, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600008 Letter No. CMDA / PP/ HRB / S / 526 / 2023 / Dated:04.08.2023.

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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 Group development consisting of combined Basement floor (Block -1 & Block -2), **Block 1:**Ground floor + 12 floors (247 Dwelling Units), **Block 2:** Ground floor + 12 floor (209 Dwelling Unit) & GF+2 floors Amenities building adjoining to Block -2 (GF-Kids Play Area, FF-Indoor games, Pool room & TT room, SF-Gym, AV room & Yoga) and Open Swimming Pool at the Ground floor level (Totally 456 dwelling units) at Pallavaram – Kundrathur road (Jawaharlal Nehru road), S.Nos.7/1, 7/2 & 513/1A1B of Kundrathur "B" Village, Kundrathur Taluk, Kancheepuram District, within the limits of Kundrathur Town Panchayat in favour of M/s.CASA GRAND FRESH PRIVATE LIMITED, Door No.111, Plot No.59, NPL Devi building, L.B. Road, Thiruvanmiyur, Chennai – 600 041.

The proposed site was inspected and field observation reveals that, the site is situated on Western side of the Adayar River in SF.No.515 and left bank of Adayar River at LS.19960m (LS.22640m from Mouth) which is flowing from South to Northern direction in Kundrathur village on Eastern boundary of village and the applicant site is surrounded by the Government land on Northern side, school play ground on Southern

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side of the site and the Bhramashakthi Waste Paper Mart, Gandhi Fish Market, Arasu Papermart Corner & Houses on Western side of the applicant site. The Pallavaram to Kundrathur Road abutting on Northern side, The manikandan street Ex-2 road connecting on Western side of the site and the PK Main road abutting on Eastern side of the site. At, present there are no cultivation activities due to vast Urbanization, these lands are classified as "Wet" lands as per Revenue records.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from a known datum of Temporary Bench Maark at Anagaputhur Bridge is (+)12.700m on North – Eastern side of the site. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous floods. The observed Maximum Flood Level near the site is (+)15.295m and the Manikandan street Ex-2 top road level is (+)12.770m. To protect the site safe against any inundation in the near future, the site must be raised minimum of 0.60m above the MFL (or) above the road top level abutting / nearer to the site, whichever is highest. The MFL is higher than the Road level nearby the site. Therefore, the MFL is taken into account for earth filling the land.

Hence, it is recommended to raise the field level to (+)15.295m + 0.60m = (+)15.895m. Since it is not practically possible to fill the site to level of (+)15.895m. Therefore, it is recommended to raise the field level to (+)12.770m + 0.60m = (+) 13.370m (i.e. 0.67m above the Temporary Bench Mark at Anagaputhur Bridge is (+)12.700m) and the applicant is suggested not to construct living portions of building below observed MFL of (+)15.295m. i.e the applicant should construct living portions above (+)15.295m the regular habitation should be from above MFL.

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 abutting road level (+)12.770m + 0.60m = (+)13.370m	
			Required Level in m	Height Filling in m
1.	7/1	(+)11.700	(+)13.370m	(+)1.670
2.	7/2	(+)12.575		(+)0.795
3.	513/1A1B	(+)12.165		(+)1.205

Also the proposed land is to be raised from 0.795m to 1.670m with hard earth with proper consolidation to avoid inundation problem during rainy season From the above existing field levels, the required filling varies from 0.795m to 1.670m to avoid inundation. Since the existing field level of the site is below MFL. 31/1/24

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 the planning Permission of Proposed construction of High Rise Group development consisting of combined Basement floor (Block -1 & Block -2), **Block 1:**Ground floor + 12 floors (247 Dwelling Units), **Block 2:** Ground floor + 12 floor (209 Dwelling Unit) & GF+2 floors Amenities building adjoining to Block -2 (GF-Kids Play Area, FF-Indoor games, Pool room & TT room, SF-Gym, AV room & Yoga) and Open Swimming Pool at the Ground floor level (Totally 456 dwelling units) at Pallavaram – Kundrathur road (Jawaharlal Nehru road), S.Nos.7/1, 7/2 & 513/1A1B of Kundrathur "B" Village, Kundrathur Taluk, Kancheepuram District, within the limits of Kundrathur Town Panchayat, in favour of M/s.CASA GRAND FRESH PRIVATE LIMITED, Door No.111, Plot No.59, NPL Devi building, L.B. Road, Thiruvanmiyur, Chennai – 600 041 is hereby issued to CMDA subject to 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 applicant's land should be filled with earth with proper compaction to the level of (+)13.370m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for a depth from (+)0.795m to (+)1.670m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)13.370m. (i.e. 0.67m above the Temporary Bench Mark at Anagaputhur Bridge is (+)12.700m). 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. The applicant is suggested not to have regular habitation below MFL. The all round pavement level within the site should not be less than (+)13.370m and the regular habitation should not be below MFL (i.e., (+)15.295m.

2. 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.

3. 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

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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.

4. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue authorities and WRD and local body authorities concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.

5. 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 the future.

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. 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.

Technical Suggestion:

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network micro drains of suitable size within the siteas per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting 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

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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 should be provided especially on Western side 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 / 13.03.2019) during development and there should not be any construction activities in further also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

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

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 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.

e. The applicants get the clearance from departments such as Environment, Pollution Control Board, CRZ, CRRT, SEIAA etc., and other statutory mandates if any, before commencement the project.

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.

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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

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Vastu & Property Management Tools

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