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Water Resources Department

From
Er.M.Janaki, M.E, F.I.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 – 5032Sholinganallur Village7970/ 2024 / dated.27.09.2024

Sir,

Sub: CMDA – Area Plans Unit – HRB (S) Division - Planning Permission for the Proposed construction of high rise group development with 3 Towers consisting of extended combined double basement floor (for parking) + combined stilt floor (for parking) + combined 1st floor to 3rd (for parking) + combined 4th floor at tower 1: Residential (2 dwelling units), Gym, Spa, Association room, Tower 2: Incidental activities (Business center, change rooms), & Tower 3: Residential (2 dwelling units), TT Room, shop, Billiards, Indoor games with A.V.Room, Banquet hall, Badminton court, squash court, open swimming pool at open terrace + combined 5th floor at Tower 1: Residential (2 dwelling units), Tower 2: Double floor height incidental activities & Tower 3: Residential (2 dwelling units) + combined 6th floor with open Podium and in Tower 1: Residential (6 dwelling units), Tower 2: Residential (3 dwelling units) & Tower 3: Residential (6 dwelling units), over & above in Tower 1: 7th floor to 43rd floor with 216 dwelling units, Tower 2: 7th floor to 43rd floor with 216 dwelling units, Tower 3: 7th floor to 43rd floor with 207 dwelling units, 5.05m wide connecting bridge with steel ladder to Tower 1 to Tower 2 to Tower 3 at 143.35m height (at Terrace floor level), Totally 662 dwelling units and Tower 4: 30m height clock tower availing with Premium FSI at Door No – 295, Rajiv Gandhi Salai (OMR), Sholinganallur, Chennai – 600 119 comprised in S.Nos.476/14, 15, 16A1, 17B1A1A, 17B1B, 24A1, 25A1 & 32 of Sholinganallur Village & taluk, Chennai district within the limits of Greater Chennai Corporation - Technical 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 – 600 008 Letter No. CMDA / PP / HRB / S / 0367 / 2024 / dated:07.06.2024.
2.The applicant M/s.Brigade Enterprises Ltd, Rep by its Authorised signatory Mr.Thirumanan, No – 5/142, Rajiv Gandhi Salai, Perungudi, Chennai – 600 096 application dated – 14.06.24

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With reference to the 1st &2nd 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 with 3 Towers consisting of extended combined double basement floor (for parking) + combined stilt floor (for parking) + combined 1st floor to 3rd (for parking) + combined 4th floor at tower 1: Residential (2 dwelling units),

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Gym, Spa, Association room, Tower 2: Incidental activities (Business center, change rooms), & Tower 3: Residential (2 dwelling units), TT Room, shop, Billiards, Indoor games with A.V.Room, Banquet hall, Badminton court, squash court, open swimming pool at open terrace + combined 5th floor at Tower 1: Residential (2 dwelling units), Tower 2: Double floor height incidental activities & Tower 3: Residential (2 dwelling units) + combined 6th floor with open Podium and in Tower 1: Residential (6 dwelling units), Tower 2: Residential (3 dwelling units) & Tower 3: Residential (6 dwelling units), over & above in Tower 1: 7th floor to 43rd floor with 216 dwelling units, Tower 2: 7th floor to 43rd floor with 216 dwelling units, Tower 3: 7th floor to 43rd floor with 207 dwelling units, 5.05m wide connecting bridge with steel ladder to Tower 1 to Tower 2 to Tower 3 at 143.35m height (at Terrace floor level), Totally 662 dwelling units and Tower 4: 30m height clock tower availing with Premium FSI at Door No – 295, Rajiv Gandhi Salai (OMR), Sholinganallur, Chennai – 600 119 comprised in S.Nos.476/14, 15, 16A1, 17B1A1A, 17B1B, 24A1, 25A1 & 32 of Sholinganallur Village & taluk, Chennai district within the limits of Greater Chennai Corporation in favour of M/s.Brigade Enterprises Ltd, Rep by its Authorised signatory Mr.Thirumanan, No – 5/142, Rajiv Gandhi Salai, Perungudi, Chennai – 600 096.

The proposed site was inspected and field observation reveals that, the applicant site is surrounded by the OMR road on Eastern side, commercial building on Southern & Northern side and vacant lands on Western side. At once the above said land is an ayacut land located in Sholinganallur village. At, present there is no cultivation activities due to vast Urbanization. These lands are classified as Dry lands as per Revenue records. And the applicant land is nearby Government lands mentioned as Veeranam canal in S.Nos – 476/13B, 16B, 17A2, 17B2, 18B2, 23B, 24B & 25B also 22 mentioned as Tharisu land as per Revenue records and applicant should clearly demarcate their boundary without encroaching the above said Government lands.

Ottiyambakkam Odai confluence with Southern portion of Pallikkaranai Marsh which is away from the applicant site located on North-Western side and it is carrying the surplus water from 12 tanks and also carried the surrounding flood water and discharged into the Pallikkaranai Swamp middle portion and interim to Okkium Maduvu and discharged into the Sea through Buckingham Canal. The swamp area had experienced major flood events during the year of 2015 & 23 and this area is

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one among the zone which is more prone to flooding and vulnerable as well as a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous catastrophic floods. and hence the inundation potential must be ascertained based upon the existing field levels.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken with reference to the Sill level of Elcot bridge as (+)1.230m on Western side of the site. The observed Maximum Flood Level (MFL) near the site is from (+)8.760m and the existing OMR road top level is (+)8.460m on East and MFL of Pallikaranai Swamp as (+).3.750m. To protect the site safe against any inundation in the near future, the site must be raised minimum of 0.45m above the MFL (or) above the road top level abutting/ nearer to the site, whichever is highest. The Maximum Flood Level (MFL) is higher than the Road level recorded at nearby the site. Therefore, the Maximum Flood Level (MFL)is taken into account for earth filling the land.

Hence, it is recommended to raise the field level to (+)8.760m + 0.45m = (+)9.210m (i.e. 7.98m above the Sill level of Elcot bridge (+)1.230m).

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 (+)8.760m + 0.45m = (+)9.210m	
			Required Level in m	Height Filling in m
1	476/14	7.290	9.210	1.92
2	476/15	7.860	9.210	1.35
3	476/16A1	7.820	9.210	1.39
4	476/17B1A1A	7.760	9.210	1.45
5	476/17B1B	7.760	9.210	1.45
6	476/24A1	8.610	9.210	0.60
7	476/25A1	8.660	9.210	0.55
8	476/32	8.630	9.210	0.58

From the above table the proposed land is to be raised (+).9.210m and filling to a depth of 0.55m to 1.92m with hard earth with proper consolidation to avoid inundation problem during rainy season The existing field levels are below MFL, hence the applicant is suggested not to have regular habitation below MFL 27/9/24

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 Planning Permission for the Proposed construction of high rise group development with 3 Towers consisting of extended combined double basement floor (for parking) + combined stilt floor (for parking) + combined 1st floor to 3rd (for parking) + combined 4th floor at tower 1: Residential (2 dwelling units), Gym, Spa, Association room, Tower 2: Incidental activities (Business center, change rooms), & Tower 3: Residential (2 dwelling units), TT Room, shop, Billiards, Indoor games with A.V.Room, Banquet hall, Badminton court, squash court, open swimming pool at open terrace + combined 5th floor at Tower 1: Residential (2 dwelling units), Tower 2: Double floor height incidental activities & Tower 3: Residential (2 dwelling units) + combined 6th floor with open Podium and in Tower 1: Residential (6 dwelling units), Tower 2: Residential (3 dwelling units) & Tower 3: Residential (6 dwelling units), over & above in Tower 1: 7th floor to 43rd floor with 216 dwelling units, Tower 2: 7th floor to 43rd floor with 216 dwelling units, Tower 3: 7th floor to 43rd floor with 207 dwelling units, 5.05m wide connecting bridge with steel ladder to Tower 1 to Tower 2 to Tower 3 at 143.35m height (at Terrace floor level), Totally 662 dwelling units and Tower 4: 30m height clock tower availing with Premium FSI at Door No – 295, Rajiv Gandhi Salai (OMR), Sholinganallur, Chennai – 600 119 comprised in S.Nos.476/14, 15, 16A1, 17B1A1A, 17B1B, 24A1, 25A1 & 32 of Sholinganallur Village & taluk, Chennai district within the limits of Greater Chennai Corporation in favour of M/s.Brigade Enterprises Ltd, Rep by its Authorised signatory Mr.Thirumanan, No – 5/142, Rajiv Gandhi Salai, Perungudi, Chennai – 600 096 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 (+) 9.210m 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 is 0.55m to 1.92mdepending upon the existing field levels and the existing applicant land should be raised to a level of (+)9.210m (i.e. 7.98m above the Sill level of Elcot bridge

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(+)1.230m). The all round pavement level within the site should not be less than (+)9.210m. 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.

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 for the proposed building.

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 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 mentioned as Veeranam canal in S.Nos – 476/13B, 16B, 17A2, 17B2, 18B2, 23B, 24B & 25B also 22 mentioned as Tharisu land as per Revenue records 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.

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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 as micro drains i.e. Peripheral drain of size not less than 1.20m x 0.90m and lateral drain of suitable size within the site as per prevailing site conditions having bed level as (+).8.100m. 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 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 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 / 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 **"Dry"** 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

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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 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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hello@verified.realestate
+91 9996 12 9996
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