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Water Resources Department

From
Er.G.Muralidharan, B.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 – 5601 Manapakkam L & T / 2021 / M /dated.17.06.2022

Sir,

Sub: CMDA - Area Plans Unit - High Rise Building Division - Planning Permission Application for the proposed construction of **High Rise Group development** consisting of 5 Residential cum Commercial use Towers with Combined & Extended Tripple B.Floor, 3rd Basement Floor part (for Towers 3 & 4) + 2nd & 1st Basement Floors (for Towers 1 to 5) over & above in Tower - 1, 2 & 3: Combined Ground Floor (for Towers 1 to 3 (3 dwelling units, Day Care, Mini Mart, Party Hall, Mini Theatre, Indoor Games, Multi - purpose Hall, Squash Court, Spa and Swimming Pool Ground level) + Combined First Floor (for Towers 1 to 3 (8 dwelling units, Gym & Yoga) + Second Floor (Tower - 1 with 5 dwelling units & Combined Tower - 2 & 3 with 9 (5 + 4) dwelling units, Indoor Amenities) + 3rd Floor to 16th Floor in each Tower - 1 to 3 with 15 Dwelling units in each Floor, Totally 235 dwelling units in Tower 1, 2 & 3; Tower - 4: Ground Floor + 16 Floors with 397 dwelling units; Tower - 5: Ground Floor + 16 Floors with 427 dwelling units. **Totally 1059 dwelling units,** abutting Mount-Poonamallee Road comprised in S.No.115/16 & 117 of Ramapuram Village, Maduravoyal Taluk, Zone-XI, Division-154 and S.No.22/1, 23 of Manapakkam Village, Alandur Taluk, Zone-XII, Division-157 within the limits of Greater Chennai Corporation - Specific remarks along with NOC on inundation point of view - issued -Regarding.

Ref: 1.The Member Secretary, SEIAA- TN, 3rd Floor, Panagal Maaligai, No.1, Jeenis Road, Saidapet, Chennai – 600 015 letter No.SEIAA – TN / F – 8849 / SEAC / 8b / ToR - 1110 / 2021 / dated.21.03.2022.

2.The Member Secretary (CMDA), Chennai-8 letter No.C3(N) / 715 / 2021, dated.12.04.2022 addressed to the applicant M/s.Larsen & Toubro Innovation Campus (Chennai) Ltd, represented by Thiru.G.Ravi Plot No.23, Mount Poonamallee Road, Manapakkam, Chennai – 600 089.

3.M/s.Larsen & Toubro Innovation Campus (Chennai) Ltd, represented by Thiru.G.Ravi Plot No.23, Mount Poonamallee Road, Manapakkam, Chennai – 600 089 letter, Ref.No.LTINNO-CH/21-22/20, dated – 03.05.2022.

With reference to the 1st to 3rd letter cited above and after careful consideration, the technical opinion along with NOC on inundation point of view of

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this department is hereby issued for the Planning Permission Application for the proposed construction of **High Rise Group development** consisting of 5 Residential cum Commercial use Towers with Combined & Extended Tripple B.Floor, 3rd Basement Floor part (for Towers 3 & 4) + 2nd & 1st Basement Floors (for Towers 1 to 5) over & above in Tower - 1, 2 & 3: Combined Ground Floor (for Towers 1 to 3 (3 dwelling units, Day Care, Mini Mart, Party Hall, Mini Theatre, Indoor Games, Multi - purpose Hall, Squash Court, Spa and Swimming Pool Ground level) + Combined First Floor (for Towers 1 to 3 (8 dwelling units, Gym & Yoga) + Second Floor (Tower - 1 with 5 dwelling units & Combined Tower - 2 & 3 with 9 (5 + 4) dwelling units, Indoor Amenities) + 3rd Floor to 16th Floor in each Tower - 1 to 3 with 15 Dwelling units in each Floor, Totally 235 dwelling units in Tower 1, 2 & 3; Tower - 4: Ground Floor + 16 Floors with 397 dwelling units; Tower - 5: Ground Floor + 16 Floors with 427 dwelling units. **Totally 1059 dwelling units,** abutting Mount-Poonamallee Road comprised in S.No.115/16 & 117 of Ramapuram Village, Maduravoyal Taluk, Zone-XI, Division-154 and S.No.22/1, 23 of Manapakkam Village, Alandur Taluk, Zone-XII, Division-157 within the limits of Greater Chennai Corporation in favour M/s.Larsen & Toubro Innovation Campus (Chennai) Ltd, represented by Thiru.G.Ravi Plot No.23, Mount Poonamallee Road, Manapakkam, Chennai – 600 089.

The site was inspected and ascertained that the land under reference is situated on Southern side of Ramapuram Tank and Mount-Poonamalle road on Southern side of the applicant site. The distance between Adyar River and proposed site under reference is 745m and it is ascertained that the proposed site may be affected by flooding in Adyar river. The field levels of the site were taken from a known datum of Nandhampakkam Check dam crest level of (+)4.750m. The Maximum Flood Level near the site under reference during the 2015 floods was assessed (+)11.800m and nearest Mount – Poonamallee road top level as (+)11.310m. To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.90m above the Maximum Flood Level. Hence the site must be at the level of (+)11.800m +0.90 = (+)12.700m and the applicant is suggested not to construct living portions or regular habitation of building below (+)12.700m. The field level findings at the proposed site are furnished below:

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Sl.No	Field Survey Nos.	Existing field levels in m.	Proposed level (MFL Level +0.90)	Height of filling required in m.	Owner Name
Ramapuram Village					
1.	S.No.115/16	(+)10.330	(+)12.700	2.370	LARSEN & TOUBRO LIMITED,
		(+)10.510		2.190	
2.	S.No.117	(+)10.450		2.250	
		(+)10.620		2.080	
Manapakkam Village					
3.	S.No.22/1	(+)10.650		2.050	
4.	S.No.23	(+)10.520		2.180	
5.	Mount – Poonamallee Road	(+)11.310			

The applicant should allot the land for formation of new channel within applicant land of suitable size not less than 0.90m x 0.75m as peripheral and 0.60m x 0.45m as lateral with proportionate bed level connecting above the storm water drain MFL compulsorily for free flow of water in order to avoid inundation and S.F.No.118 in Ramapuram village mentioned as Pathai & S.F.No.27 to 30 as Salai in Manapakkam village, hence the applicant should maintain the above S.F.Nos. and Mount – Poonamalle road as per Revenue records without any encroachments. At present, no cultivation is made in the surrounding area since urbanised. The applicant lands are classified as wet & dry lands as per Revenue records.

Based on the available Revenue records as well as considering the prevailing site conditions, "No Objection Certificate" of this department with specific remark on the inundation point of view for the Planning Permission Application for the proposed construction of **High Rise Group development** consisting of 5 Residential cum Commercial use Towers with Combined & Extended Tripple B.Floor, 3rd Basement Floor part (for Towers 3 & 4) + 2nd & 1st Basement Floors (for Towers 1 to 5) over & above in Tower - 1, 2 & 3: Combined Ground Floor (for Towers 1 to 3 (3 dwelling

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units, Day Care, Mini Mart, Party Hall, Mini Theatre, Indoor Games, Multi - purpose Hall, Squash Court, Spa and Swimming Pool Ground level) + Combined First Floor (for Towers 1 to 3 (8 dwelling units, Gym & Yoga) + Second Floor (Tower - 1 with 5 dwelling units & Combined Tower - 2 & 3 with 9 (5 + 4) dwelling units, Indoor Amenities) + 3rd Floor to 16th Floor in each Tower - 1 to 3 with 15 Dwelling units in each Floor, Totally 235 dwelling units in Tower 1, 2 & 3; Tower - 4: Ground Floor + 16 Floors with 397 dwelling units; Tower - 5: Ground Floor + 16 Floors with 427 dwelling units. **Totally 1059 dwelling units,** abutting Mount-Poonamallee Road comprised in S.No.115/16 & 117 of Ramapuram Village, Maduravoyal Taluk, Zone-XI, Division-154 and S.No.22/1, 23 of Manapakkam Village, Alandur Taluk, Zone-XII, Division-157 within the limits of Greater Chennai Corporation in favour M/s.Larsen & Toubro Innovation Campus (Chennai) Ltd, represented by Thiru.G.Ravi Plot No.23, Mount Poonamallee Road, Manapakkam, Chennai – 600 089 is hereby issued to CMDA subject to the 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 & CONDITIONS:

1. The existing ground level of the site should be raised to minimum level of (+)12.700m [(i.e) 7.95m above the Crest level (+)4.750m of Nandhambakkam check dam] with filling varies from 2.05m to 2.37m 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 (+)12.700m. The regular habitation should not be below (+)12.700m. 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 applicants should provide all-round and interior storm water drainage network of suitable size within the site not less than 0.90m x 0.75m as peripheral and 0.60m x 0.45m as lateral drains as per site conditions with proportionate bed level connecting at above the storm water drain MFL compulsorily for free flow of water in order to avoid inundation by the applicant at their own cost and this channel must be linked with nearest existing channel/local drain so that the ultimate disposal

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of storm water should be discharged to the nearest local water drain / channel with prior approval at their own cost.

3. The applicants should provide rainwater harvesting and sewerage treatment and its disposal and garbages/debris and other solid waste management as per norms in existence within the applicants' 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.

4. The applicants 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.

5. The WRD., will not be held responsible for the Structural Stability, safety and soundness of the building proposed by the applicants and WRD specifically recommend only for inundation point of view. The applicants are 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.

6. The applicants should provide the necessary setback distance within the site 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) at their own land and there should not be any construction activities in the set back areas. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

7. If the applicants need to construct a permanent compound wall on the all-round the boundary of the site, it should be executed after clearly demarcating the boundary by the Revenue Department officials and WRD officials especially on Southern boundary. The Government land should not be encroached at any cost.

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8. The WRD officers should be allowed to inspect the site at any time, i.e., during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.

9. 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.

10. 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.

11. The applicants' lands seem to be ryotwari land which would be classified as wet & dry lands. Hence, these lands are to be converted into commercial zone from the agricultural zone by the competent authority. The 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.

12. WRD is giving opinion only in connection with inundation point of view and does not deliver any rights to the applicants to encroach the PWD / Government Lands.

The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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 with NOC on inundation point of view for the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

17/6/2022

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

17/06/2022

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.