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Public Works Department
Water Resources Department

From
Er.P.Jeyaram, B.E.,
Chief Engineer, PWD., WRD,
Chennai Region,
Chepauk, Chennai-5.

To
The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008

Letter No.DB / T5(3) / F – 011037 Culvert & Inundation – Pammal / 2017 / M /11.01.2019

Sir,

Sub: CMDA - APU – B.channel (South) - Planning permission for the proposed construction of stilt + 4 floors residential building with 90 dwelling units at S.F.No.167/9A & 9B Pammal village, Tambaram taluk – Technical report on inundation point of view – proposal approval accorded – regarding.

Ref: 1. Applicant Thiru.H.Chandankumar, S/o.V.C.Jain, No.20/43, Kasthurirangan Road, Alwarpet, Chennai - 18 dated 21.02.2017 addressed to the Tahsildar, Pallavaram.
2. The Tahsildar, Pallavaram letter No.801 / 2017 / A1 / 05.04.2017 addressed to the Member Secretary, CMDA, Chennai - 8.
3. Applicant Thiru.H.Chandankumar, No.20/43, Kasthurirangan Road, Alwarpet, Chennai - 18 / dated 08.08.2017
4. The Member Secretary (CMDA), Chennai-8 letter No.B1 / 7289 / 2018 / 31.05.2018 & 05.07.2018.

With reference to the letters cited above, after careful consideration the technical opinion along with permission for construction of culvert and NOC on inundation point of view of this department is hereby accorded for the Planning permission for the proposed construction of stilt + 4 floors residential building with 90 dwelling units at S.F.No.167/9A & 9B Pammal village, Tambaram taluk in favour Thiru.H.Chandankumar, No.20/43, Kasthurirangan Road, Alwarpet, Chennai - 600 018.

The proposed site was inspected and field observation reveals that, the site is surrounded by the vacant lands on East & West directions, vacant lands and then Pammal village irrigation channel running on Southern side which is from Thiruneermalai tank surplus water and falls into Adyar river in S.F.No.175 having MFL of 584 C/s and Thiruneermalai field channel running on Northern side which off takes from Thiruneermalai surplus channel having MFL of 182 C/s in S.F.No.167/1. Both the above channel are maintained & owned by the PWD/WRD.

The field levels at site were taken from known datum at Thiruneermalai tank weir crest top level as (+)8.870m. The respective field levels of the land under reference were taken from a known datum and found that the entire field level at the respective survey numbers within the site boundary was (+)7.650m. The Maximum Flood Level near the site under reference during the 2015 flood was assessed as (+)9.600m with respect to MSL. To protect the site 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. However the nearest road level as (+)7.980m which is lower than the MFL, hence the site to be raised to a minimum level of (+)9.600m + 0.60m = (+)10.200m which is 1.33m above the Thiruneermalai tank weir crest top level as (+)8.870m. This is practically and technically not feasible. Hence the site to be raised to a minimum level of (+)7.650+1.55 = (+)9.20m. i.e.0.33m above the Thiruneermalai tank weir crest top level as (+)8.870m. In order to protect the site under reference from inundation the site must be raised to a minimum level of (+)9.200m, as stilt floor / basement floor at (+)9.200m exclusively meant for car/cycle parking area rather than regular habitation. The average filling of site required is 1.55m. It is specifically recommended to construct the superstructure for habitation from first floor. The regular habitable activities in the proposed building should be only above (+)12.600m to counteract the problem of inundation and it is observed that the field level or all round pavement level has to be raised upto (+)9.200m.

Hydraulic Particulars of the field channel in S.F.No.167/1 of Pammal village, Tambaram taluk as follows. The bed level of the culvert should be fixed in presence of the Executive Engineer concerned and only after the existing channel original bed level is ascertained and restored for flow from North to South direction.

S. No	Channel S.F.No	Access to S.F.No		Proposed Bed level in M (+)	MFL in M (+)	Minimum Inner Width of channel as as per FMB Average	Minimum Inner Vent height in M or bottom level of deck slab	Width of Culvert in M	Area of culvert in Sqm	No of vents allowed
		From	To							
1	167/1	167/9A & B	existing Sankar Nagar Gandhi Salai 32nd	7.380	8.280	7.00	1.50m / (+)8.880	10.0	70.00	Nil

			street road in S.F.No.143)							
								Total	70.00	

Hence, based on the Revenue records and the above site conditions, "No Objection Certificate" of this department with specific remarks on the inundation point of view along with permission for construction of culvert across the channel for the Planning permission for the proposed construction of stilt + 4 floors residential building with 90 dwelling units at S.F.No.167/9A & 9B Pammal village, Tambaram taluk in favour of Thiru.H.Chandankumar, No.20/43, Kasthurirangan Road, Alwarpet, Chennai - 600 018 is hereby issued to CMDA 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 applicant's entire land should be filled with earth with proper compaction to the minimum level of (+)9.200m 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 average depth of filling is 1.55m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)9.200m and i.e.0.33m above the Thiruneermalai tank weir crest top level as (+)8.870m is preferable to be used as parking area, rather than regular habitation, sensitive usages etc.,. so as to safe guard the public and valuable things in the applicant site and the residential building first floor level has to fixed for regular habitation as (+)12.600m) (i.e.) 3.73m above the Thiruneermalai tank weir crest top level as (+)8.870m.

2. The regular habitation should be above (+)9.200m in order to avoid any inundation in future. If the prescribed levels were deviated the applicant will be held responsible for untoward incident/ panic situation such as live loss, valuable things loss etc.,. The all-round pavement level within the site should not be less than (+)9.200m. The applicant should provide all-round/cross and interior storm water drainage network of suitable size, so that the ultimate disposal of storm water should be discharged to the nearest natural storm water road side drains. The applicant should make drainage networks at his own cost and the same is to be connected to

the natural storm water drainage or channel. Also the applicant 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.

3. The applicant should clearly demarcate the boundary of his land before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the channel & applicant land boundary should be maintained as it is in the revenue records, especially on Northern side since channel is running. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA as well as for carry out the periodical maintenance works by PWD/WRD and there should not be any objection by the applicant at any time. If the applicant needs to construct a permanent compound wall on the all-round boundary of the applicant land, it has to be held only after demarcating the boundary in presence of the revenue officials and PWD/WRD.

4. 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 Structural Engineer for the construction of proposed building as well as the culvert.

5. The PWD/WRD., will not be held responsible for the Structural Stability, safety and soundness of the building proposed & culvert by the applicant and PWD/WRD specifically recommend on inundation point of view along with permission for construction of culvert. The applicant is solely responsible for the structural safety and stability of the proposed building & culvert, at any cost and PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of building & culvert.

6. The applicant should provide adequate rain water harvesting arrangements in the site at his own cost. The applicant should make his own arrangements for disposal of Storm Water and the same to be connected to the Corporation storm water drain/channel. The applicant should not make hindrance to the free flow of water in the drain and should remove obstruction if found any in the drain within his boundary at his own cost and it should be maintained periodically by the applicant.

7. The applicant should make their own arrangements to collect the debris and garbage's within the premises during the construction of building and the same has to be disposed off as per the norms prescribed by the Tamil Nadu Pollution Control

the natural storm water drainage or channel. Also the applicant 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.

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7. The applicant should make their own arrangements to collect the debris and garbage's within the premises during the construction of building and the same has to be disposed off as per the norms prescribed by the Tamil Nadu Pollution Control

Board and other departments concerned and should not be dumped in the nearby channel, public places etc.,. The sewage or any unhygienic drainage should not be let into the field channel at any cost and the debris and construction materials should not be dumped into the channel in order to avoid free flow of water.

8. The applicant should make necessary arrangements for sewerage treatment within the premises and its disposal made by the applicant at his own cost within the premises as per norms after obtaining necessary permission from the Chennai Metropolitan Water Supply and Sewerage Board and as per their norms in existence and as amended from time to time and should not be let into any of the nearby road side drain, channel etc.,.

9. The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter if situation arises necessary and never be objected. Advance intimation should be given to the PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with the inundation and permission for construction of culvert aspect and does not deliver any rights to the applicant to encroach the PWD / Government Lands. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.

10. The applicant should not construct any cross masonry structures across channel without prior permission from the PWD/WRD.

11. The proposed RCC Box Culvert- of size & in S.F.No.167/1 should be constructed across the channel on Northern side of the applicants lands as earmarked in the sketch for temporary occupation for three years from the date of agreement. The width of the channel earmarked in the FMB sketch should be maintained as per revenue records and should be maintained without encroachment. Only if the applicant's land/road available on both sides of the channel this permission is eligible for construction of culvert. The applicant should not carry out any other cross masonry structures across the channel without prior permission from PWD/WRD. The applicant should provide a pucca concrete bed in the channel at the proposed culvert sites without fail. However, if the CMDA insists for any more culverts during planning approval, the applicant should approach the PWD/WRD for getting separate approval for any additional culverts in future.

12. The proposed box culvert shall be made up of RCC Box Type with a minimum vent inner size, width and height for a carriage width are specified below should be

well within the boundary. The size & sill level of the proposed RCC culvert should be maintained as mentioned below in the specified S.F.No. and should be got executed only in the presence of PWD/WRD officials. The bed level of the culvert should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for the flow direction from its originates.

S. No	Channel S.F.No	Access to S.F.No		Proposed Bed level in M (+)	MFL in M (+)	Minimum Inner Width of channel as as per FMB Average	Minimum Inner Vent height in M or bottom level of deck slab	Width of Culvert in M	Area of culvert in Sqm	No of vents allowed
		From	To							
1	167/1	167/9A & B	existing Sankar Nagar Gandhi Salai 32nd street road in S.F.No.143)	7.380	8.280	7.00	1.50m / (+).8.880	10.0	70.00	Nil
								Total	70.00	

13. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Box Type Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, PWD., WRD., Lower Palar Basin Division, Kancheepuram for getting approval before the commencement of work. The work schedule for the above proposal should be informed to the Executive Engineer, PWD., WRD., Lower Palar Basin Division, Kancheepuram for monitoring and also completion of culvert should be reported to the Executive Engineer.

14. The channel in S.F.No.167/1 along the boundary of applicants land should be completely desilted and resectioned by constructing retaining wall on either side as well as bed lining concrete of the channel as per the FMB at the applicants own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned PWD/WRD Executive Engineer. Moreover the width of entire field channel as per revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and encroachment at any cost.

15. The Government field channel stretch abutting the applicant boundary in S.F.No.167/1 should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachment as per revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also the applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project.

16. The applicant should pay an annual lease rent of Rs.1,77,000/- (Rupees one lakh seventy seven thousand only) for utilising Government land of 70 Sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, PWD., WRD., Lower Palar Basin Division, Kancheepuram and it should be paid at one lumpsum for three years of Rs.5,31,000/- (Rupees five lakh and thrity one thousand only) in advance before the commencement of work. During execution/ after construction of above culvert if any deviations are noted in above measurements accordingly the lease rent also are revised respectively.

17. The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

18. The applicant should execute the lease agreement with the Executive Engineer, PWD., WRD., Lower Palar Basin Division, Kancheepuram before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period. The lease rent is subjected to revision from time to time as per guideline value / Government orders.

19. The applicant has to pay the caution deposit of sum of Rs.1,00,000/- (Rupees one lakh only) in favour of the Executive Engineer, PWD., WRD., Lower Palar Basin Division, Kancheepuram, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department that the construction work (Culvert and field channel retaining wall) was completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant. If failed the cost of restoration work will be borne from the caution deposit.

20. The applicant should not claim any privilege on the above leased portion of the land and if the leased portion of the land required for the Government for the benefit of some other large general public schemes, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and as well as legal entity. Further, the leased portion of land to be handed over to this department as is in condition.

21. The above proposed culvert will be the Government PWD/WRD property after the construction. The applicant should not claim any privilege on the above leased portion of Government land (Culvert land, Culvert, field channel retaining wall abutting the applicant land) and should allow the PWD/WRD officials to inspect the channel as and when required and for the periodical inspection.

22. In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed culverts also removed without any correspondence for which applicant is not entitled for any compensation and as well as legal entity.

23. The permission granted to the applicant 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 and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicant is solely responsible of genuinety of the documents submitted. If there is any discrepancy or any other encroachments activities held at the applicant site in the future.

24. The proposed RCC Box Culvert should be monitored and maintained for frequent inspection by the applicant at their own cost. The width of the channel should be maintained without encroaching as per revenue records and should maintain the hydraulic parameters of the field channel without any change.

25. The Abutment, Wing wall, Return wall, etc., for ~~each of~~ the above proposed culverts should be constructed well within the applicants land on either side. Moreover the width of field channel as per revenue records (FMB) should be maintained properly without any change at any cost.

26. The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

27. The applicant should not object at any time to carry out the periodical maintenance/desilting/improvements works by PWD/WRD.

28. The applicant should not object the common public for using the culverts at any time and any cost.

Failing to comply with any of the above conditions, PWD/WRD reserves rights to withdraw the Technical opinion with NOC on Inundation point of view along with permission for construction of culvert to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

for M. [illegible] 11/1/18

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

Copy forwarded to the Special Chief Engineer, PWD., WRD., Palar Basin Circle, Chepauk, Chennai-5 for information with reference to the letter No.DB / DO-I / F - 349 / 2018 / CE-245 / dated.09.11.2018.

11/1



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