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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) / F- 8306 Nemilichery& Zamin Pallavaram village4825 / 2023 / dated.19.10.2023

Sir,

Sub: CMDA – Area Plans unit – HRB (South) Division – Planning permission for the proposed construction of Combined extended Doubled Basement floor for Block 1 to 14,' **Block -1** : Ground floor +14 floors – Residential Building with 116 Dwelling Units; **Block – 2** : Ground floor +14 floors – Residential Building with 58 Dwelling Units **Block – 3** : Ground floor +14 floors – Residential Building with 249 Dwelling Units **Block – 4** : Ground floor +14 floors – Residential Building with 58 Dwelling Units **Block – 5** : Ground floor +14 floors – Residential Building with 88 Dwelling Units **Block – 6** : Ground floor +14 floors – Residential Building with 88 Dwelling Units **Block – 7** : Ground floor +14 floors – Residential Building with 58 Dwelling Units **Block – 8** : Ground floor +14 floors – Residential Building with 88 Dwelling Units **Block – 9** : Ground floor +14 floors – Residential Building with 176 Dwelling Units **Block – 10** : Ground floor +14 floors – Residential Building with 352 Dwelling Units **Block – 11** : Ground floor +14 floors – Residential Building with 174 Dwelling Units **Block – 12** : Ground floor +14 floors – Residential Building with 264 Dwelling Units **Block – 13** : Ground floor +14 floors – Residential Building with 300 Dwelling Units **(Totally 2069 Dwelling unit)**; **Block – 14** : Ground floor + 5 floors - Club House with Gym, Yoga, play area, Spa, Mini Theatre, Swimming Pool, Pharmacy, Badminton Court, Party Hall & Departmental Store at Pallavaram Radial Road Situated in T.S.No.9/20A, 9/20B, 10/5, 10/6, 10/7-1, 10/7-2, 10/7-3, 11/4, 11/5, 11/6, 11/7A, 11/7B, 11/8, 11/10, 11/11, 12/9, 12/11, 12/12, 12/14, 13/1, 13/2A, 13/3A, 13/4A1, 13/4B1, 13/4C1, 13/5A, 15/1, 15/2A, 15/2B1, 15/4A, 15/4C, 15/5, 16/1, **Block No.25**, Ward – C, Old Survey No.136/1A,1B,1C, 137/4,5,6A,6B1,6B2,8,9, 138/1,2A1,2B,2A3, 143/1, 6B1, 6B2,7,8, 201/8,9A,9B,12, 202/12, 206/5,6,7 of Zamin Pallavaram village, within the limits of Tambaram Corporation and T.S.No.4/1, 4/3, 5/1, 5/2, 5/3, 5/4A1, 5/4A2, 5/4B, 5/5-2, 5/6, 5/7, 5/8, 5/9, 5/10-2, 6/1, 6/2, 6/3, 6/4-1, 6/11A1, 6/12, **Block No.19**, Ward – G, Old Survey No.21/1,2, 22/1A,1B,2, 24/1B, 99/2, 102/1,1A, 103, 103/2, 104,105,106/1,2, 107/1,2, 108, of Nemilichery village, within the limit of Tambaram corporation – Specific remarks along with NOC on inundation point of view – issued - Regarding.

Ref: 1. The Member Secretary, Chennai Metropolitan Development Authority, Chennai – 600008 letter.No. CMDA/PP/HRB/S/0298/2023/Dt:15.06.2023 & 19.09.2023

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With reference to the 1st letter cited above and after careful consideration, the technical opinion along with NOC on inundation point of view of this Department is here by accorded for the Planning permission for the proposed construction of Combined extended Doubled Basement floor for Block 1 to 14,' **Block -1** : Ground floor +14 floors – Residential Building with 116 Dwelling Units; **Block – 2** : Ground floor +14 floors – Residential Building with 58 Dwelling Units **Block – 3** : Ground floor +14 floors – Residential Building with 249 Dwelling Units **Block – 4** : Ground floor +14 floors – Residential Building with 58 Dwelling Units **Block – 5** : Ground floor +14 floors – Residential Building with 88 Dwelling Units **Block – 6** : Ground floor +14 floors – Residential Building with 88 Dwelling Units **Block – 7** : Ground floor +14 floors – Residential Building with 58 Dwelling Units **Block – 8** : Ground floor +14 floors – Residential Building with 88 Dwelling Units **Block – 9** : Ground floor +14 floors – Residential Building with 176 Dwelling Units **Block – 10** : Ground floor +14 floors – Residential Building with 352 Dwelling Units **Block – 11** : Ground floor +14 floors – Residential Building with 174 Dwelling Units **Block – 12** : Ground floor +14 floors – Residential Building with 264 Dwelling Units **Block – 13** : Ground floor +14 floors – Residential Building with 300 Dwelling Units **(Totally 2069 Dwelling unit)**; **Block – 14** : Ground floor + 5 floors - Club House with Gym, Yoga, play area, Spa, Mini Theatre, Swimming Pool, Pharmacy, Badminton Court, Party Hall & Departmental Store at Pallavaram Radial Road Situated in T.S.No.9/20A, 9/20B, 10/5, 10/6, 10/7-1, 10/7-2, 10/7-3, 11/4, 11/5, 11/6, 11/7A, 11/7B, 11/8, 11/10, 11/11, 12/9, 12/11, 12/12, 12/14, 13/1, 13/2A, 13/3A, 13/4A1, 13/4B1, 13/4C1, 13/5A, 15/1, 15/2A, 15/2B1, 15/4A, 15/4C, 15/5, 16/1, **Block No.25**, Ward – C, Old Survey No.136/1A,1B,1C, 137/4,5,6A,6B1,6B2,8,9, 138/1,2A1,2B,2A3, 143/1,6B1,6B2,7,8, 201/8,9A,9B,12, 202/12, 206/5,6,7 of Zamin Pallavaram village, within the limits of Tambaram Corporation and T.S.No.4/1, 4/3, 5/1, 5/2, 5/3, 5/4A1, 5/4A2, 5/4B, 5/5-2, 5/6, 5/7, 5/8, 5/9, 5/10-2, 6/1, 6/2, 6/3, 6/4-1, 6/11A1, 6/12, **Block No.19**, Ward – G, Old Survey No.21/1,2, 22/1A,1B,2, 24/1B, 99/2, 102/1,1A, 103, 103/2, 104,105,106/1,2, 107/1,2, 108, of Nemilichery village, within the limit of

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Tambaram corporation in favour of M/s.Prestige Pallavaram Ventures No.471, Top Floor, Prestige Polygon, Anna Salai, Nandanam, Chennai-600 035,

In this connection, the proposed site was inspected and field observation reveals that, the above site is Surrounded by Vacant lands on East, South & Western side, and Cut & Cover Macro drain & Pallavaram – Okkiyum Thoraipakkam Radial Road is running on Northern side of the applicant site, As per Revenue records lands are classified as wet lands.

As per revenue records, the surplus course from weir of Putheri Tank is towards West to East direction. As per the geography of the land condition the surplus water spread over the patta lands and finally reach the Keelkattalai Tank. This course runs along the Western periphery of the applicant's patta lands bearing S.Nos. 108,105,104,103, & 99 of Nemilichery village and discharge into Nemilichery Thangal bearing old S.Nos.66 of Nemilichery village. Also, the field channel from the sluice of the Pallavaram tank is running in applicant's patta lands bearing survey No.107 & 106 of Nemilichery village. These channels are a plan marked channel not classified as sub divisional Channel. This field channel currently is not available at site. It is found that the channel is running as plan, wheras the FMB and A register which not mentioned. At present this channel is not functioning and currently the channel is not found at site, which is silted up and defunct. As the plan marked channel or patta channel cannot be restored to its original condition in the proposed development area because, the same may be realigned by forming internal storm water drain network as peripheral & lateral drains since the applicant site is huge extent.

The irrigation channel bearing Survey No.138/1 (T.S.No.15/1) & 143/1 (T.S.No.13/1) of Pallavaram village from the Sluice of the Pallavaram tank was running across the applicant land towards North to South Direction. Already irrigation channel has been rerouted to boundary of applicant's land bearing S.No.138/2A1pt, 138/2A3pt, 138/2Bpt & 148/8pt (T.S.No.13/2, 13/3, 13/4A, 13/4B, 13/4C, 13/5, 15/2B & 15/4) of the Pallavaram village vide G.O.(Ms) No.420 / Revenue and Disaster Management Department, Land Disposal Wing, LD-1(1) Section /Dated.14.08.2020. Hence the applicant is strictly instructed to abide all the terms and condition as specified in the Government Order as well as with necessary set back distance as per rules in force.

In these circumstances, the historical rainfall of 2015 (i.e 2100mm per Annum), the entire surrounding lakes had surplus and some of the upper tanks were breached. So the

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entire area of Pallavaram and including applicant site was inundated up to the level of 0.60m to 1.20m (2feet to 4feet). As the site near the Surplus course margin, it could be sustainable against inundation and hence the inundation potential must be ascertained based upon the existing field levels.These lands are classified as wet lands as per Revenue records.

To avoid flooding in the surrounding areas of the Radial Road, the Highways Department has constructed a Macro drain of size 5.00x2.50m on both sides of the Radial road. Due to this, the flood water in the surrounding areas is quickly drained away and avoids the effects of floods.

The field level were taken from the known datum of crest level of weir in the Pallavaram Tank as (+)11.985m.The Full tank Level and Maximum water level of the Pallavaram Tank is (+)11.985m to (+)12.445m, MFL near by site is (+) 9.020m and the Top level (ridge) of the existing Pallavaram – Thoraipakkam Road (Radial Road) level is (+)11.750m. It is observed from the field levels that in order to protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.60m nearest road level. Hence it is recommended to raise the field to the level (+)11.750+0.60=(+)12.350m,(i.e) 0.365m above the crest level of weir in the Pallavaram Tank as (+)11.985m.The existing ground level varies from (+)7.820m to (+)8.800m, the depth of filling (+)3.53m to (+)4.53m to avoid inundation.

The existing field levels are furnished below:-

Sl. No.	Town Survey No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the Existing Top Ridge Road Level (+)11.750m + 0.60m = (+)12.350m	
				Required Level in m	Height Filling in m
1.	9/20A	202/12	(+)8.370	(+)12.350	3.98
2.	9/20B				
3.	10/7-1	206/7	(+)8.280		4.07
4.	10/7-2				
5.	10/7-3				
6.	10/5	206/5	(+)8.310		4.04
7.	10/6	206/6	(+)8.330		4.02
8.	11/4	137/4	(+)8.400		3.95

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9.	11/5	137/6A	(+) 8.190		4.16
10.	11/6	137/5	(+)8.250		4.10
11.	11/7A	137/6B1	(+)8.220		4.13
12.	11/7B				
13.	11/8	137/6B2	(+)8.310		4.04
14.	11/10	137/8	(+)8.260		4.09
15.	11/11	137/9	(+)8.170		4.18
16.	12/9	201/9A	(+)8.370		3.98
17.	12/11	201/8	(+)8.230		4.12
18.	12/12	201/9B	(+)8.340		4.01
19.	12/14	201/12	(+)8.320		4.03
20.	13/1B	143/1	(+)8.560		3.79
21.	13/2A	143/6B2			
22.	13/2A	143/6B1	(+)8.600		3.75
23.	13/4A1	143/7	(+)8.420		3.93
24.	13/4B1		(+)8.640		3.71
25.	13/4C1				
26.	13/5A	143/8	(+)8.380		3.97
27.	15/1B	138/1	(+)8.390		3.96
28.	15/2A	138/2A1	(+)7.820		4.53
29.	15/2B1		(+)8.100		4.25
30.	15/4A	138/2B	(+)7.990		4.36
31.	15/4C				
32.	15/5	138/2A3	(+)7.820		4.53
33.	16/1	136/1A,1B &1C	(+)8.120		4.23
34	4/1	99/2	(+)8.800	(+)12.350M	3.55
35	4/3	102/1B	(+)8.560		3.79
36	5/1	108	(+)8.470		3.88
37	5/2	105	(+)8.460		3.89
38	5/3	104	(+)8.310		4.04

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39	5/4A1	103	(+)8.480		3.87
40	5/4A2	103			
41	5/4B	103			
42	5/5-2	102/2	(+)8.460		3.89
43	5/6	106/1	(+)8.420		3.93
44	5/7	107/1	(+)8.430		3.92
45	5/8	107/2	(+)8.390		3.96
46	5/9	106/2	(+)8.400		3.95
47	5/10-2	102/1A	(+)8.440		3.91
48	6/1	22/1A	(+)8.330		4.02
49	6/2	22/2	(+)8.380		3.97
50	6/3	22/1B	(+)8.340		4.01
51	6/4-1	24/1	(+)8.230		4.12
52	6/11A1	21/1	(+)8.270		4.08
53	6/12	21/2	(+)8.230		4.12

Also the proposed land has to be raised from 3.55m to 4.53m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels and the existing terrain at the proposed site is sloping down from Northern end to the Southern end. The existing field level is below MFL and hence the regular habitation should not be below MFL.

Regarding drainage network purely dealt with CMDA or local body who maintaining the macro drains and whereas WRD is dealt with Macro drains only. Hence, the drainage network has to decided by the CMDA or applicant within the site. If the particular site is prone as vulnerable for high inundation, then WRD will suggest only peripheral drain size or otherwise, WRD suggestion is not forwarded necessary.

Based on the available Revenue records, necessary technical opinion along with NOC on inundation point of view of this department for the Planning permission for the proposed construction of Combined extended Doubled Basement floor for Block 1 to14,' **Block -1** : Ground floor +14 floors – Residential Building with 116 Dwelling Units; **Block – 2** : Ground floor +14 floors – Residential Building with 58 Dwelling Units **Block – 3** : Ground floor +14 floors – Residential Building with 249 Dwelling Units **Block – 4** : Ground floor +14 floors – Residential Building with 58 Dwelling Units **Block – 5** :

19/1/25

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CONDITIONS:

1. The applicant land should be filled with earth with proper compaction to the Minimum level of (+)12.350m to protect the site from inundation during floods. The process with a earth filling level and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average fillage varying from 3.55m to 4.53 Depending upon the existing field levels and the existing

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applicant land should be raised to a level of (+)11.750m+0.60m=(+)12.350m, (i.e) 0.365m above the crest level of weir in the Pallavaram Tank as (+)11.985m. The regular habitation activities in the proposed building should be from first floor to counteract the problem of inundation and it observed that the field level or all round pavement level to be raised upto (+)12.350. Hence the basements floor of this building is preferable to be used as stilt floor or may be used as office floor, car parking rather than sensitive purpose, so as to safe guard the public and valuable things in the applicant site.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 and the same should be connected to the storm water drain.

2. The applicant should clearly demarcate the boundary of the above said land before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned, The applicant should also maintain the measurement of the site without any encroachments Government lands / watercourse and the same should be maintained as it is in the Revenue records.

3. 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.

4. 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.

5. 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.

6. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands. The NOC for this site issued from WRD is purely issued on the basis of inundation point of view.

7. The applicants should not object at any time for the maintenance work / improvement work of the Thangal which are proposed to be carried out be WRD. The applicants should

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give an under taking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvement / development works as per revenue records. (FMB) which are proposed to be carried out by WRD., in future periodically.

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 proposed construction.

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 drawings adopted for proposed construction.

10.The applicant should not carry out any other cross masonry structures across the channels without prior permission from WRD.

11. No encroachment activities should be done on the existing water body located in S.F.No.138/1 (as per 'A' Register Channel) and Kuttai in S.F.No.100 of Nemilichery village the adjacent boundary of the applicant land.

12. The irrigation channel bearing Survey No.138/1 (T.S.No.15/1) & 143/1 (T.S.No.13/1) of Pallavaram village from the Sluice of the Pallavaram tank was running across the applicant land towards North to South Direction. Already irrigation channel has been rerouted to boundary of applicant's land bearing S.No.138/2A1pt, 138/2A3pt, 138/2Bpt & 148/8pt (T.S.No.13/2, 13/3, 13/4A, 13/4B, 13/4C, 13/5, 15/2B & 15/4) of the Pallavaram village vide G.O.(Ms) No.420 / Revenue and Disaster Management Department, Land Disposal Wing, LD-1(1) Section /Dated.14.08.2020. Hence the applicant is strictly instructed to abide all the terms and condition as specified in the Government Order as well as with necessary set back distance as per rules in force.

Technical Suggestion:

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain (as peripheral drain of size not less than 1.20mx0.90m and lateral drain of suitable size of as per the site condition and same should be local drain, rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management

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disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free flow of water. The applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel/drain.

b. Existing field channel (plan marked patta channels) from weir of Putheri Tank runs through applicant's patta lands bearing S.F.No.108,105,104,103 & 99 of Nemilichery village from the Northern to Southern direction and also field channel from sluice of Pallavaram tank is running through the applicant's patta lands bearing S.F.No.107/2, 106/1, 106/2 & 102/1A of Nemilichery village from North to South direction to be re-routed along the peripheral of the applicant site ie. Storm water drain of size 3.00mx2.10m should be constructed along the Western & Northern boundary and this drain must be linked with the Radial road side Macro channel leading to KeelKattalai Tank and similar storm water drain of size 1.50mx2.10m should be constructed in Eastern & Southern side and this channel must be linked with the existing Macro drain in S.F.No.138/1 of Pallavaram village leading to Keelkattalai tank as shown in drawing to drain out the rain water. Also this Channel should be constructed by applicant at his own cost as shown in the figure for the purpose of flood drainage carrier in future.

c. The necessary setback distance especially Southern side of SF No.100 (Kulam) not less than 3m & S.F.No.136/1, 21/3 (Burial ground) should be provided as per the norms in existence and as per the rules in force CMDA within the applicant site.(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 the set back areas in future also. The CMDA should in the completion certificate only after compliance certificate from WRD.

d. The sewage water from the applicant land should not let into the drain and for the disposal of the sewage water suitable arrangements should be made for the same by the applicants and as well as the construction materials/debris/garbages should not be dumped into channel at any cost.

At any cost, sewage / sullage should not be let into plan marked patta channel, and the garbages, debris and construction materials should not dumped into the Channel/river restricting the free flow of water.

e. The applicant lands are seem 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. The applicant should get clearance certificate for their site form the Revenue department to make sure that the site is not an encroached property from water body as well as confirming this proposed site boundaries.

f. Regarding drainage network purely dealt with CMDA or local body who maintaining the macro drains and whereas WRD is dealt with Macro drains only. Hence, the drainage network has to decided by the CMDA or applicant within the site. If the particular site is prone as vulnerable for high inundation, then WRD will suggest only peripheral drain size or otherwise, WRD suggestion is not forwarded necessary.

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.

19/10/23

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

19/10/2023



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