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Water Resources Department

From
Er.K.Asokan, M.Tech.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai - 5.
Email. id: cecnwrdhdo@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 – NOC0180Medavakkam village5195 / 2023 / dated.07.07.2023

Sir,

Sub: CMDA – Area Plans Unit – Layout Division – Laying out of house sites in S.No.106/3 of Medavakkam Village, Tambaram taluk, Chengalpattu district within the limit of St.Thomas Mount Panchayat Union – existence of water body adjoining the site – 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. Layout – 1 / 0227 / 2022 – 2 / 21.12.2022.

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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 Laying out of house sites in S.No.106/3 of Medavakkam Village, Tambaram taluk, Chengalpattu district within the limit of St.Thomas Mount Panchayat Union in favour of Tmt.D.Krishnaveni & 3 Others, Door No – 12B, Lakshmi Narayana Perumal Koil Street, Pallikaranai, Chennai – 600 057.

The proposed site was inspected and field observation reveals that the applicant land is located on Eastern side of Periya Eri of Medavakkam Village in S.No.261 and also the Vadakkupattu lake & Medavakkam pond located on South-West and South-East side of the applicant's site. The existing Thiruvallur road and then Medavakkam – Velachery road on Eastern side of the applicant's site. The site is surrounded by vacant lands and residential areas on all directions. The applicant lands are ayacut lands of Medavakkam Periya Eri & Kalleri tank. At present there are no cultivation activities due to vast Urbanization and these lands are classified as a wet land as per Revenue records. The site is situated on Eastern boundary of Medavakkam village i.e.abutting Pallikaranai village boundary on Western side. The Pallikaranai periya eri in S.No.303 on Eastern side of the site having FTL & MWL of tank is (+).11.985m & (+).12.445m and Pallikaranai Anai eri in S.No.232 on North – East of the site having FTL & MWL as (+).8.155m & 8.535m.

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It is mentioned as Pallikaranai tank submerged condition site as per Revenue records, but CMDA not informed land details in accordance with Second Master Plan, whereas it is mentioned as Primarily Residential zone as per Second Master Plan furnished by the applicant regarding the submerged site condition, moreover during site inspection it is assessed that surrounding area was urbanised as well as the applicant should not disturb the existing catchment drains to the Pllikaranai Anai tank and if so that should be re-aligned within the site for free flow of water to the tank during rainy season without any hindrance. In this regard the CMDA / Revenue department should verify & ensure before approval of above land since issue lies entirely discretion of CMDA and WRD will not be held responsible at any cost regarding above said land since WRD issuing NOC regarding technical opinion along with NOC on inundation point of view as per site condition. Further this case should not be considered or treated as precedent for any other cases in future. Moreover the Revenue Divisional Officer informed that the S.No.106/3 is classified private patta wet land as per Revenue records and it is not water body vide his letter No.774 / 2023 / A / 03.03.2023 based on the Tahsildar, Tambaram recommendation.

The field levels taken from crest top level of Pallikaranai Anai eri as (+).8.155m. The existing village road abutting on East as (+).11.240m which is formed on tank bund of the Pallikaranai Periya eri, the existing cement concrete Vadukapattu – Pallikaranai Anai eri road on Western side of the site is (+)10.130m and MFL during 2015 assessed as (+)8.900m & (+)8.550m and the applicant field level as (+)9.230m located on foreshore area of the Pallikaranai Anai eri as well as ayacut field of the Pallikaranai Periya eri and which is above the MWL of Pallikaranai Anai eri as well as MFL nearby site.

To protect the site safe against any inundation in the near future, the site must be raised above the MFL (or) above the road top level abutting/ nearer to the site, whichever is highest. Here the existing Road level abutting the field is higher than the MFL i.e.(+)11.240m. Based on the site condition if road level taken into account the catchment drains will be affected. Therefore existing cement concrete Vadukapattu – Pallikaranai Anai eri road on Western side of the site is (+).10.130m the road Level is taken into account for earth filling the land.

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Hence, it is recommended to raise the field level to (+)10.130m + 0.37m = (+)10.500m (i.e.2.345m above crest top level of Pallikaranai Anai eri as (+).8.155m).

Also the proposed land is to be raised to 1.27m with hard earth with proper consolidation to avoid inundation problem during rainy season since the existing field levels are below MFL.

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 Laying out of house sites in S.No.106/3 of Medavakkam Village, Tambaram taluk, Chengalpattu district within the limit of St.Thomas Mount Panchayat Union in favour of Tmt.D.Krishnaveni & 3 Others, Door No – 12B, Lakshmi Narayana Perumal Koil Street, Pallikaranai, Chennai – 600 057 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 applicants' land should be filled with earth with proper compaction to the level of (+)10.500m 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 an average depth to 1.27m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)10.500m.(i.e.2.345m above crest top level of Pallikaranai Anai eri as (+).8.155m).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 pavement level of entire area should not be less than (+)10.500m.

2. 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

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documents submitted. If there is any discrepancy or any other encroachments activities, the applicant is held responsible in the future.

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

4. 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.

5. 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.

6. 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 Suggestions

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains (i.e, Pheripheral drain size not less than 0.90m x 0.60m and lateral drains of suitable size within the site as per condition), rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management 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 their own cost and the same is to be connected to the natural storm water drainage or channel/drain.

b. The necessary setback distance (not less than 3.0m) 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 future 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 and Pallikaranai anai tank submerged condition site as per Revenue records, whereas CMDA not informed land details in accordance with Second Master Plan whereas it is mentioned as Primarily Residential zone as per Second Master Plan furnished by the applicant regarding the submerged site condition, moreover during site inspection it is assessed that surrounding area was urbanised as well as the applicant should not disturb the existing catchment drains to the Pllikaranai Anai tank and if so that should be re-aligned within the site for free flow of water to the tank during rainy season without any hindrance. In this regard the CMDA / Revenue department should verify & ensure before approval of above land since issue lies entirely discretion of CMDA and WRD will not be held responsible at any cost regarding above said land since WRD issuing NOC regarding inundation point of view as per site condition. Further this case should not be considered or treated as precedent for any other cases in future. Moreover the Revenue Divisional Officer informed that the S.No.106/3 is classified private patta wet land as per Revenue records and it is not water body vide his letter No.774 / 2023 / A / 03.03.2023 based on the Tahsildar, Tambaram recommendation. 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.

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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.

7/7/23

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

7/7/2023



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