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Wate Resources Department

From
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Chief [illegible]gineer, WRD.,
Che[illegible]n Region,
Chepa[illegible]. Chennai - 5.
Email i[illegible]cecrwrdhdo@gmail.com

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

Letter [illegible]o.DB/T5(3)/02091/F-NOC(Vayalanallur B village)/05592/2023/Dated.31.07.2023.

Sir,

Sub: CMDA - Area Plans Unit – Layout Division – layout of house sites in S.No.299/2A of Voyalanallur-B Village (Halet of Chokkanallur), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – specific remarks along with NOC on inundation point of view – issued – regarding.

Ref: 1.The Senior Planner Layout, Chennai Metropolitan Development Authority, Egmore, Chennai – 8, Letter No. Layout-1 / 0032 / 2023 / Dated: 06.03.2023.

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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 recorded for the the Planning Permission for laying of house sites in S.No.299/2A of Voyalanallur-B Village (Halet of Chokkanallur), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit for layout purpose, in favour of M/s.Samson Foundations rep. by its partner Thiru.Rajiv B.Sampat, No.191, Demellows Road, Choolai, Chennai 600 112.

The proposed site was inspected and field observation reveals that, the applicant site surrounded by Agricultural land on Northern side, Residential Area on Eastern side and the 10m – 7.20m layout road running within a site. The Parivakkam Road 18.0m (60' – 0') (Existing Road) abutting on Southern side of the site which is connects the Redhills – Nasarathpet Junction Road on Western side of the site. The Vayalanallur Tank (Eri) in SF.No.4[illegible] located on Northern side of the site which is under the control of WRD. The distance between the Vayalanallur Tank and applicant site is 1120m. The Thirukoilpattu Eri in SF.No.[illegible]75 and Kavalcheri in SF.No.368 on Western side of the site. The channel in SF.No 2[illegible]/1 which is flowing from West to East directions and this channel abutting on North Eri portion of applicant site. The Kuttai in SF.No.298/5 and the Government land Gramanatham) in SF.No.298/7 & 8 as per "A" Register" and also the Government land should not be encroached. The applicant land is used for once an irrigation purpose. At, present there are no cultivation activities due to vast Urbanization, these lands are classified as "Dry" lands as per "A" Register" of Revenue records.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken with reference to the Bench Mark from the crest level of the Weir in Vayalanallur Tank at F)23.100m. It could be susceptible against inundation potential must be

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ascertained based upon the existing filed levels. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous catastrophic floods. The observed Maximum Flood Level during 2015 floods in (+)23.020m and the Existing road (Parivakkam Road 13.0m (60' – 0') top level is (+)23.740m. To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.60m above the MFL (or) road top level abutting / nearer to the site. Whichever is higher, here Road level is higher than MFL. Hence it is recommended to the raise the existing field to a minimum level of (+)23.740m + 0.60m = (+)24.340m (i.e.,) 1.240m above the crest level of the Weir in Vayalanallur Tank at (+)23.100m.

The following are the evaluated field levels of the site under reference tabulated below:

Sl No	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the 2015 Flood Level (+)23.740m + 0.60m = (+)24.340m	
			Required Level in m	Height Filling in m
1.	299/2A	(+)23.270	(+)24.340m	(+)1.070
		(+)23.230		(+)1.110
		(+)23.320		(+)1.020

Also the proposed land is to be raised (+)1.020m to (+)1.110m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling varies from (+)1.020m to (+)1.110m to avoid inundation.

Based on the available Revenue records as well as considering the prevailing site condition necessary technical opinion, along with the "No Objection Certificate" on the inundation point of view of this department for the Planning Permission for laying of house sites in S. No.299/2A of Voyalanallur-B Village (Halet of Chokkanallur), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit for layout purpose, in favour of M/s.Sampson Foundations rep. by its partner Thiru.Rajiv B.Sampat, No.191, Demellows Road, Choolai, Chennai 600 112 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 filling with proper compaction to the minimum level of (+)24.340m (i.e.,) 1.240m above the crest level of the Weir in Vayalanallur Tank at (+)23.100m.To protect the site from inundation during floods. The process of earth

filling nd compaction should be done in layers of not more than 0.30metre depth to achie required degree of compaction for the depth from (+)1.020m to (+)1.110m deper ing upon the existing field levels. Also, the applicants should provide emergency pump g operation for the seepage water, if it is proposed to have basement floor and as well a dewatering arrangements during flood periods.The all round pavement level within the sit should not be less than **(+)24.340m.**

2. The applicants should clearly demarcate boundary of their land before comm ncement of any developmental activities in the presence of Revenue, Local body and W D authorities concerned without fail and should not encroach the Government land in SF. .298/7 & 8 and the same should be maintained as it is in the Revenue records

3. he permission granted to the applicants, should not be altered / modified / changed to any thers. Based on the records submitted by the applicants, the permission is granted. If any ocuments seem to be fake / manipulated / fabricated, in future the above permission will be ancelled without any correspondence. Hence, the applicants are solely responsible of gen nety of the documents submitted.

4. he WRD officers should be allowed to inspect the site at any time, during execution and th eafter, if necessary. Advance intimation should be given to the WRD officers conce ed before commencement of work.

5. he applicants should abide by the rules and regulation of the WRD from time to time. T e applicants should also abide court of law of both State & Central Government from ti e to time.

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

7. ne applicant should not object at any time for the maintenance works / improv nent works of the channels which are proposed to be carried out by WRD. The applica should give an undertaking in writing to the effect that the above proposal will not obstruc in case any maintenance / improvement / development works as per Revenue record FMB , which are proposed to be carried out by WRD in future periodically.

8. ne Government Channe in SF.No.299/1 of Vayalanallur B village abutting on Northe side of the applicant land should be completely de-silted and re-sectioned by constru ting retaining wall on either sides of the channel with concrete bed as per the FMB at the applicant's own cost. The bed level of the above channel should be ascertained and restore before commencing the development activity in the presence of the concerned WRD E ecutive Engineer. Moreover, the width of entire channel as per Revenue records

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(FMB) ong & within the stretch of applicant's land should be maintained properly without any cha ge and without encroachments.

9. e Government Channe in SF.No.299/1 of Vayalanallur B village stretch on Nort e side the applicant boun lary should be marked as per FMB and monitored and maint'a d by the applicant at his own cost. The width of the channel should be maintained without ncroachments as per Revenue records and the hydraulic parameters of the field channe should be maintained The applicant should make necessary periodical arra g ents for free flow of water through the existing channel to the downside area within t proposed layout site. Also, the applicant should de-silt the channel periodically and rer ve the obstruction then and there without any hindrance for free flow of water at his own ost within the proposed land, after the completion of project also.

10. e applicants should not construct any cross masonry across the river without prior permiss n of WRD. If any damages occurred to the Government Channel, the same should restored to its Original condition at their own cost.

Techni al Suggestion:

a. e applicants should prepare the layout proposal by considering the suitable internal orm water drainage network drain as micro drains of suitable size within the site as per s e condition. The same should be connected to the local drain / channel at his own cost ra vater harvesting, roads with road side drain and sewerage treatment plant and its disposa and garbages / debris and other solid waste management as per norms in existen within the applicant's land according to existing rules in force and should get proper a proval from competent authority without fail.

e sewage or any unhygienic drainage (Treated or Untreated) should not be let into dra / channel / course at any cost and the debris and other materials should not be dumped to the drain / surplus course obstructing free flow of water. The applicants should make di nage network, at their own cost and the same is to be connected to natural storm water d nage / channel. There should not be any hindrance to the free flow of internal drain to ownstream.

b. The necessary setback distance should be provided with in the site as per site conditio as per the norms in existence and as per the rules in force of CMDA (as per the circular sued by the office of the Commissioner of Town & Country Planning, Chennai – 2 vide Ro No. 4367 / 2019–BA2 / Dated: 13.03.2019) during development and there should not be y construction activities in future also, the CMDA should issue completion certificat only after obtaining compliance certificate NOC from WRD. 31/3/22

e applicants' lands are seems to be Ryotwari land which would be classified as "Dry la ds. Hence, these lands are to be converted into other zone from the agricultural zone by he competent authority. The applicants should get clearance certificate for this site from th Revenue department to make sure that the site is not an encroached property from th water body as well as confirming this proposed site boundaries.

d. e sewage water from the applicant land should not let into the drain and for the dispo of the sewage water, suitable arrangements should be made for the same by the applica s, and as well as the construction materials/debris/garbages should not be dumpe nto the channel/river/tank at any cost.

any cost, sewage / sullage should not be let into channel/river, and the garbages, debris d construction materials should not be dumped into the channel/river restricting the free ow of water.

e owner of the documen received from the applicants in respect to the ownership is purel of applicant's responsibility and it is only for reference purpose to this department. The e val dity of this document should be verified by the Development / Revenue authori s. The specific remarks on inundation are purely issued on technical grounds in respect the physical location of and.

ming to comply with any of the above conditions, WRD reserves rights to withdraw the ical opinion on inundation point of view to the above proposed site and in event, the app ants shall not be eligible for any compensation whatsoever and as well as legal entity.

31/7/23

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

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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

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