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Water Resources Department

From

Er.G. Muralidharan, B.E.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai – 600 005.
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.10544 / NOC – Sholinganallur Village / 2022 / Dated.28.10.2022.

Sir,

Sub: CMDA Area Plans Unit – Layout Division – Proposed Laying out of house sites in S.Nos.116/7Bpt, 8B2A, 8B2B, 117/1pt, 2, 118/2A1, 2A2, 2B, 2C, 2D, 119, 120/1A, 1B, 1C, 2A, 2B, 2C, 121/1, 2, 3, 122/1, 2, 3, 4, 123/1, 2, 3A, 3B, 124/1, 3A2, 135/2A, 136/2B1 & 2B2 of Sholinganallur village, Sholinganallur Taluk, Chennai District, Greater Chennai Corporation limit – Existence of water body within 100m to the site– specific remarks along with NOC on inundation point of view – Issued – Regarding.

Ref: The Senior Planner, Layout Chennai Metropolitan Development Authority, Egmore, Chennai – 8 Letter No. Layout-1 / 11438 / 2022 / Dated: 18.08.2022.

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With reference to the letter 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 the Proposed Laying out of house sites in S.Nos.116/7Bpt, 8B2A, 8B2B, 117/1pt, 2, 118/2A1, 2A2, 2B, 2C, 2D, 119, 120/1A, 1B, 1C, 2A, 2B, 2C, 121/1, 2, 3, 122/1, 2, 3, 4, 123/1, 2, 3A, 3B, 124/1, 3A2, 135/2A, 136/2B1 & 2B2 of Sholinganallur village, Sholinganallur Taluk, Chennai District, Greater Chennai Corporation limit" in favour of M/s. Adityaram Housing (p) Ltd, No.50, Adityaram Nagar, ECR, Sholinganallur, Chennai – 600 117.

The site is located on Western side of ECR and then thangal bearing S.F.No.78/1.The proposed site was inspected and field observation reveals that, the site is surrounded by vacant lands on North & Southern side and Ozhaveri Thangal exists within 100m on Eastern side & B.T road on Western side of the applicant site. The applicant land situated in the command area of Thangal, at present there are no irrigation activities under the thangal and also, the irrigation field channel is not functioning, this field channel is fully silted up and there was no traces found during site inspection. As per Revenue records and hence, these lands are classified as wet lands.

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South Buckingham Canal (which is in 400m fare away from the applicant site on Western side) which functioned for collecting flood water from upper tanks through Okkiyum Maduvu and discharged into sea at Muttukadu village. The South Buckingham Canal has experienced major flood events during the year of 2015 & 2021 and this area is one among the zone which is more prone to flooding and vulnerable.

Based on the village map it is found that the channel runs in between bearing S.F.Nos. 116 to 117, 118, 136 to 118, 135 to 118, 121, 124 to 123 and 123, 122 within the site and Eastern boundary of the site, but no such traces during the site inspection. Where as the field channel are not mentioned in FMB & A-register. it is termed as plan marked patta channel, Hence the applicant is requested to form peripheral and lateral drain of suitable size within the site and the same should be connected to local drain or B' Canal at their own cost in order to avoid inundation in future.

The field levels were taken from the known datum of top level of Sholinganallur Road Bridge is (+)8.600m MSL. The observed MFL near Sholinganallur Bridge level is (+)2.400m to (+) 3.650m (i.e. average of (+)3.025m with respect to MSL. The existing ground level of the applicant site various from (+)2.500m to (+)2.740m. The nearest B.T road level the site as level of (+)2.840m on Western side. 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) nearest road level whichever is higher, here road level is lower than MFL. Hence it is recommended to the raise the existing field to a minimum level of (+)3.025m+0.60m= (+)3.625m (i.e) 4.975m below top level of Sholinganallur Road Bridge is (+)8.600m MSL. The existing ground level varies from (+)2.500m to (+)2.740m, and depth of filling 0.885m to 1.125m to avoid inundation.

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 proposed MFL level (+)3.025m+0.60m = (+)3.625m	
			Required Level in m	Height Filling in m
1.	116/7B pt	(+)2.580		1.045

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2.	116/8B2A		(+)3.625	
3.	116/8B2B			
4.	117/1 pt	(+)2.550	(+)3.625	1.075
5.	117/2			
6.	118/2A1	(+)2.630	(+)3.625	0.995
7.	118/2A2			
8.	118/2B			
9.	118/2C			
10.	118/2D			
11.	119	(+)2.650	(+)3.625	0.975
12.	120/1A			
13.	120/1B	(+)2.680	(+)3.625	0.945
14.	120/1C			
15.	120/2A			
16.	120/2B			
17.	120/2C			
18.	121/1	(+)2.640	(+)3.625	0.985
19.	121/2			
20.	121/3			
21.	122/1	(+)2.700	(+)3.625	0.925
22.	122/2			
23.	122/3			
24.	122/4			
25.	123/1	(+)2.740	(+)3.625	0.885
26.	123/2			
27	123/3A			
28.	123/3B			
29.	124/1	(+)2.670	(+)3.625	0.955
30.	124/3A2			
31.	135/2A	(+)2.580	(+)3.625	1.045
32.	136/2B1	(+)2.500	(+)3.625	1.125
33.	136/2B2			

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Also the proposed land is to be raised 0.885m to 1.125m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling varies from 0.885m to 1.125m 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 proposed Laying out of house sites in S.Nos.116/7Bpt, 8B2A, 8B2B, 117/1pt, 2, 118/2A1, 2A2, 2B, 2C, 2D, 119, 120/1A, 1B, 1C, 2A, 2B, 2C, 121/1, 2, 3, 122/1, 2, 3, 4, 123/1, 2, 3A, 3B, 124/1, 3A2, 135/2A, 136/2B1 & 2B2 of Sholinganallur village, Sholinganallur Taluk, Chennai District, Greater Chennai Corporation limit in favour of M/s. Adityaram Housing (p) Ltd, No.50, Adityaram Nagar, ECR, Sholinganallur, Chennai – 600 117 is hereby issued to CMDA subject to 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 and conditions:

1. The applicants' land should be filled with earth filling with proper compaction to the minimum level of **(+)3.625m** (i.e.) 4.975m below top level of Sholinganallur Road Bridge is (+)8.600m MSL, to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 0.885m to 1.125m depending upon the existing field levels. 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.

The applicant is suggested not to have regular habitation below the MFL as well as the basement floor should be used as stilt floor during development in order to avoid any panic situation.

2. The all round pavement level within the site should not be less than **(+)3.625m**. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as peripheral drain of size not less than 0.75m x 0.90m and lateral drain of suitable size, as per prevailing site conditions within the site. Moreover the drainage channel of size 0.60m x 0.90m

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should be constructed in the proposed road side having bed level as (+)2.540m. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicant's 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.

3. The applicant should provide necessary setback distance (not less than 3m) especially Eastern side within the site as per site condition as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai – 2 vide Roc. No. 4367 / 2019–BA2 / Dated: 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.

4. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities especially Eastern side concerned without fail and should not encroach the Government land / water body and the same should be maintained as it is in the Revenue records.

5. 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.

6. 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.

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7. 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.

8. The applicants' lands are seems 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 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.

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

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

11. 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 the channel/river at any cost.

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

12. The applicant should not object at any time for the maintenance works / improvement works of the channels which are proposed to be carried out by WRD. The applicant should give an undertaking 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.

The owner of the document received from the applicants 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.

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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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

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

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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
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Services we run for you
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The LandLens suite
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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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