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Ref.No.AU/IRS/CU/262-2021 Dt:12.03.2021

Report on

PREPARATION OF LOCAL LEVEL CRZ MAP FOR THE PROJECT SITE BEARING SURVEY NO.1633(PT), BLOCK NO.52, EGMORE VILLAGE,EGMORE - NUNGAMBAKKAM TALUK, CHENNAI DISTRICT BY SUPERIMPOSING ON APPROVED CZMP AS PER CRZ NOTIFICATION 2011



SPONSORED BY

General Manager,
(Commercial Development)
Rail Land Development Authority
Unit No.702-B, 7th Floor,
KonnectusTower-II, DMRC Building,
Ajmeri Gate, New Delhi-110002

Prepared by

INSTITUTE OF REMOTE SENSING

ANNA UNIVERSITY, CHENNAI-600 025

MARCH 2021

PROJECT DATA SHEET

Title: Preparation of Local Level CRZ Map for the Project site bearing Survey No.1633Pt, Block No.52, Egmore Village,Egmore – Nungambakkam Taluk, Chennai District by Superimposing on Approved CZMP as per CRZ Notification 2011

Project No. : AU/IRS/CU/262-2021 DT. 12.03.2021

Coordinator : Dr.C.Udhayakumar, Associate Professor

Done for : The General Manager
(Commercial Development)
Rail Land Development Authority
Unit No. 702-B, 7th Floor,
Konnectus Tower-II
DMRC Building, Ajmeri Gate
New Delhi-110 002.

Survey team: : Mr. E.Singaravel
Mr.G.N.S.N.Murthy

Data Processing : Mr. J. Prem Kumar

Report Preparation : Dr.C.Udhayakumar

Quality Check : Dr. R.Murugasan, Professor
Dr. K.SrinivasaRaju, Associate Professor
Dr.S.Jayalakshmi, Associate Professor

The quality assessment of the map and report has been completed for Superimposition of HTL/LTL/CRZ and the property having Survey No.1633Pt, Block No.52, Egmore Village,Egmore – Nungambakkam Taluk, Chennai District on the approved CZMP as per CRZ guideline 2011 by the Internal Quality Assessment on 16.02.2021 and the suggestions/corrections incorporated by the project team. The positional accuracy, attribute accuracy, completeness, semantic accuracy of the output were assessed and found satisfactory. The suggestion/ correction of the IQC have been incorporated and is satisfactory.

Dr.C.Udhayakumar (Principal Consultant)

Dr. R.Murugasan (QA member)

Dr. K.Srinivasa Raju (QA member)

Dr.S.Jayalakshmi (QA member)

18/3/21

DIRECTOR, IRS

Director
Institute of Remote Sensing
Anna University,
Chennai - 600 025

PREPARATION OF LOCAL LEVEL CRZ MAP FOR THE PROJECT SITE BEARING SURVEY NO.1633 (PT), BLOCK NO.52, EGMORE VILLAGE,EGMORE - NUNGAMBAKKAM TALUK, CHENNAI DISTRICT BY SUPERIMPOSING ON APPROVED CZMP AS PER CRZ NOTIFICATION 2011

ABSTRACT

At the request of The General Manager(Commercial Development),Rail Land Development Authority, Unit No.702-B, 7 th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, New Delhi-110002, a survey was carried out for Preparation of Local Level CRZ map for the project site bearing survey no.1633 (pt), block No.52, Egmore village, Egmore - Nungambakkam taluk, Chennai district by superimposing on approved CZMP as per CRZ notification 2011. Tide data collected from the various organizations were analysed. The Landsat ETM+, IRS 1D LISS III + PAN merged and Cartosat satellite images for the year 2011 of above site were interpreted for geomorphic features.

The approved CZMP as per CRZ notification 2011 has been used to prepare the final CRZ map. The Coastal Regulation Zone such as CRZ IB,CRZ II and CRZ IVB were drawn on the map. The CRZ map in 1:4000 for the site and 1:25,000 for 7km radius have been prepared. The ecologically sensitive areas like sand dunes, turtle nesting ground and mangrove areas are not in the vicinity of proposed site. The proposed site is outside CRZ.

The WGS84 spherical co-ordinates defining the High Tide Line are presented in the Annexure – I.

PREPARATION OF LOCAL LEVEL CRZ MAP FOR THE PROJECT SITE BEARING SURVEY NO.1633(PT), BLOCK NO.52, EGMORE VILLAGE,EGMORE - NUNGAMBAKKAM TALUK, CHENNAI DISTRICT BY SUPERIMPOSING ON APPROVED CZMP AS PER CRZ NOTIFICATION 2011

1.0 INTRODUCTION

Tamil Nadu is blessed with a coastline of nearly 1000km. The coastal zone is the area of interaction between land and sea. The coastal Zone in Tamil Nadu has a high concentration of population. There are ecologically fragile zone such as Pichavaram Mangroves, Muthupet Mangroves and Vedaranyam wetlands. There is a spurt of developmental activities arising from new industries and tourism centres. There is a need to protect the coastal environment while ensuring continuing production and development. This zone is extremely vulnerable and has to be managed judiciously striking a balance between ecological system and developmental needs.

Coastal stretches of bays, estuaries, backwaters, seas, creeks etc., which are influenced by tidal actions. The land between the Low Tide Line (LTL) and the HTL have been declared as Coastal Regulation Zone by the Govt. of India.

Govt. of India have issued a notification during February 1991 classifying the Coastal Regulation Zone in order to regulate the various activities in the coastal zone. The Ministry of Environment and Forest, Govt. of India has approved a set of CRZ maps on 1:25,000 scale prepared from SPOT satellite imagery. On these maps, zones are demarcated as zone I, zone II & zone III by state regulatory authorities.

Since land values have gone up considerably, there is now a need to have the Coastal Regulation Zone maps at a larger scale so as to minimize the project costs.

1.1 Coastal regulation zone

The ministry of Environment and Forestry has notified the regulation rules along the nation's coastline and the gist is presented below.

Coastal regulation zone is the boundary from the high tide line upto 500m in the land -ward side. Area between the low tide line and high tide line. In the case of rivers, creeks and backwaters, the distance from the high tide level shall apply to both sides and this distance shall not be less than 100 meters or the width of the creek, river or backwater whichever is less.(Ministry of Environment and Forests Notification, Feb 1994 & MoEF revised CRZ notification dated 06.01.11). There are four type of category in coastal regulation zone .

i. Category - I (CRZ I)

Areas that are ecologically sensitive and important such as national parks , marine parks , sanctuaries , reserve forests , wildlife habitats , mangroves, corals/coral reefs , areas close to breeding and spawning grounds of fish and other marine life, areas of outstanding natural beauty. historically important and heritage areas, area rich in genetic diversity, areas likely to be inundated due to rise in sea level consequent upon global warming and such other areas as notified by government from time to time.

ii. Category - II (CRZ II)

Area that have already been developed up to or close to the shoreline. For this purpose ,developed area is referred to as area within the municipal limits or other legally designated urban areas which is already substantially build up ad which has been provided with drainage and approach roads and other infrastructure facilities such as water supply and sewerage lines.

iii. Category - III (CRZ III)

Area that are relatively undisturbed ad those which do not belong to either I or II . These will include coastal zone in the rural areas developed or undeveloped and also areas within municipal limits or in other legally designated urban areas which are not substantially built up.

iv. Category - IV (CRZ IV)

The CRZ Iv consists of the water area from the Low Tide Line to twelve nautical miles on the seaward side and the water area of the tidal influenced water body from the mouth of the water body at the sea upto the influence of tide which is measured as five parts per thousand during the driest season of the year.

v. others

Areas requiring special consideration for the purpose of protecting the critical coastal environment and difficulties faced by local communities namely CRZ area falling within municipal limits of Greater Mumbai, the CRZ areas of Kerala including the backwaters and backwater islands and CRZ areas of Goa.

1.2 Definitions

The accepted definitions of the terminology used in the context of coastal zone regulation is necessary to aid the planners.

i. High tide line:

The line of intersection of the land with the water's surface at the maximum height reached by a rising tide. The high tide line may be determined, in the absence of actual data, by a line of oil or scum along shore objects, a more or less continuous deposit of fine shell or debris on the foreshore or berm, other physical markings or characteristics, vegetation lines, tidal gages, or other suitable means that delineate the general height reached by a rising tide. The line encompasses spring high tides and other tides that occur with periodic frequency but does not include storm surges in which there is a departure from the normal or predicted reach of the tide due to the piling up of water against a coast by strong winds such as those accompanying a hurricane or other intense storm.

ii. Mean High Water Line/Mark (MHWL)

The line on the shore in tidal areas established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding area.

iii. Tidal Wetland:

A tidal wetland is a wetland that is inundated by tidal waters. Tidal waters rise and fall in a predictable and measurable rhythm or cycle due to the gravitational pulls of the moon and sun. Tidal waters end where the rise and fall of the water surface can no longer be practically measured in a predictable rhythm due to masking by other waters, wind, or other effects. Tidal wetlands are located channelward of the high tide line (i.e., spring high tide line) and are inundated by tidal waters two times per lunar month, during spring high tides.

iv. Spring tide

Burst of tide that happens two time during a lunar month due to the reinforced influences of Sun and moon when the sun , moon and earth are aligned. This tide happens around new moon and full moon days.

Govt. of India has issued a notification during January 2011 classifying the Coastal Regulation Zone in order to regulate the various activities in the coastal zone.

v. Mangroves

Mangroves are salt-tolerant plants of tropical and subtropical intertidal regions of the world. The specific regions where these plants occur are termed as 'mangrove ecosystem'. These are highly productive but extremely sensitive and fragile. Besides mangroves, the ecosystem also harbors other plant and animal species. Experiences have proved that the presence of mangrove ecosystems on coastline save lives and property during natural hazards such as cyclones, storm surges and erosion. These ecosystems are also well known for their economic importance. They are breeding, feeding and nursery grounds for many estuarine and marine organisms. Hence, these areas are used for captive and culture fisheries. The ecosystem has a very large unexplored potential for natural products useful for medicinal purposes and also for salt production, apiculture, fuel and fodder, etc.

1.3 Geoinformatics in CRZ

It is important to ascertain the geographical location of a land area to be developed for a specific purpose along the coastline by appropriate technology. Especially because of the escalated land values in recent times, a very accurate assessment of the spatial disposition of the land area in relation to the coastal eco system at a suitably larger scale is warranted. This involves two tasks namely

a. Demarcation of the high tide lines accurately; and
b. Referencing the land to be developed to the high tide line.

The mean high tide line can be delineated by the conjunctive use of modern mapping equipments like GPS capable of getting the accurate geographical locations, remote sensing images indicating the physical and associated tonal information on the stretches tidal influence along the coast and creek, field equipments like salt meters to assess the in-situ pH value as indicator of tidal influence and the closer field inspection. The strengths of these technologies are judiciously adopted by the expert survey team for a dependable demarcation of the coastal features. The strengths of tools used for HTL/LTL demarcation are explained below.

i. GPS : The Global Positioning System (GPS) system of satellites in space orbit and the ground based receivers used for finding out the position of a point anywhere on the unobstructed earth surface having sight of four or more GPS Satellites on continuous basis worldwide, day and night. Depending on the type of GPS receiver, it is possible to position a point with even sub cm accuracy.

ii. Remote Sensing: This is space borne resource Satellite technology whereby it is possible to map the earth surface in various ranges of EMR spectrum thereby facilitating the picture reading of the earth surfaces in different ways at different intervals of time. The physical characteristics, natural impressions/ land cover footprints and tonal/textural indications can be interpreted with these images for land cover mapping on factual basis.

iii. GIS: This is spatial map environment where the information derived about the topography and thematic information about the tidal influence , land cover, etc. are organized and their spatial relationship features can be represented and analysed. The regulation zone such as 100m buffer from creek can be readily generated and presented to the user in an easily decipherable map form.

Institute of Remote sensing has vast and strong experience in the field modern mapping using the advanced data sources like remote sensing and the modern equipments like GPS. It has a very long experience in modern mapping in the form of field execution, training and the academics, as a result of which an expert team has been developed.

The Govt. of India has approved the Institute of Remote Sensing, Anna University as one of the authorized agencies for demarcating the HTL/LTL line as per Lr.No.J17011/8/92-1A III, dated 10.05.99 of Ministry of Environment & Forest, Govt. of India. Guidelines have been issued by the Govt. of India for demarcating the HTL/LTL line. The guidelines are taken into consideration by IRS while demarcating the HTL/LTL.

2.0 MAP COMPILATION

Based on the request of The General Manager(Commercial Development),Rail Land Development Authority, Unit No.702-B, 7 th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, New Delhi-110002, the work of GPS survey for Preparation of Local Level CRZ map for the project site bearing survey no.1633(pt), block No.52, Egmore village, Egmore - Nungambakkam taluk, Chennai district by superimposing on approved CZMP as per CRZ notification 2011 was taken up by Institute of Remote Sensing. The project site boundary and the remote sensing image were was georeferenced with control points collected with the GPS. The RMS of the georeferencing was reported to be 1m in planimetry. The proposed site boundary was superimposed on the CRZ map.

3.0 Results and discussion

Based on the request of The General Manager(Commercial Development),Rail Land Development Authority, Unit No.702-B,7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, New Delhi-110002, the work of GPS survey for Preparation of Local Level CRZ map for the project site bearing survey no.1633 (pt), block No.52, Egmore village, Egmore - Nungambakkam taluk, Chennai district by superimposing on approved CZMP as per CRZ notification 2011 was taken up by Institute of Remote Sensing. The HTL from approved CZMP (Map no. TN 109) has been used for the preparation of CRZ map. The field survey was conducted to survey the boundary of the proposed site. The proposed site boundary coordinates are shown in table 1. The Google image with site boundary, approved CZMP, CRZ map and CRZ map of 7km radius are shown in annexure II, III, IV and V respectively. The field photographs are shown in annexure VI.

Table 1. Boundary coordinates of the site

Label	Latitude	Longitude
A	13° 3' 45.225" N	80° 15' 29.833" E
B	13° 3' 46.287" N	80° 15' 31.151" E
C	13° 3' 44.395" N	80° 15' 32.859" E
D	13° 3' 43.085" N	80° 15' 31.257" E

4.0 Conclusion

It is concluded from the analysis that

i. The approved CZMP(Map no. TN 109) as per CRZ notification 2011 has been used to prepare the final CRZ map.

ii. The GPS survey was carried out in the project site to observe the coordinates of the site boundary. Based on these coordinates, site boundary was drawn and superimposed on the Final CRZ map.

iii. Along with HTL/LTL, 100m or width of the creek (whichever is less) buffer lines for the HTL (creek) was also drawn.

iv. The Coastal Regulation Zone such as CRZ IB,CRZ II and CRZ IVB were drawn on the map. The CRZ maps in 1:4000 for the site and 1:25,000 for 7km radius have been prepared.

v. The ecologically sensitive areas like sand dunes, turtle nesting ground and mangrove areas are not in the vicinity of proposed site.

vi. The proposed site is out side CRZ.

PRINCIPAL CONSULTANT

DIRECTOR/IRS

Director
Institute of Remote Sensing
Anna University,
Chennai - 600 025

Annexure – I

PREPARATION OF LOCAL LEVEL CRZ MAP FOR THE PROJECT SITE BEARING SURVEY NO.1633(PT), BLOCK NO.52, EGMORE VILLAGE,EGMORE - NUNGAMBAKKAM TALUK, CHENNAI DISTRICT BY SUPERIMPOSING ON APPROVED CZMP AS PER CRZ NOTIFICATION 2011

HTL REFERENCE POINTS

HTL Point	Latitude	Longitude
1	13° 4' 0.511" N	80° 15' 17.846" E
2	13° 3' 56.644" N	80° 15' 20.581" E
3	13° 3' 51.675" N	80° 15' 21.016" E
4	13° 3' 45.561" N	80° 15' 21.131" E
5	13° 3' 41.552" N	80° 15' 24.163" E
6	13° 3' 41.275" N	80° 15' 30.353" E
7	13° 3' 45.637" N	80° 15' 35.153" E
8	13° 3' 50.460" N	80° 15' 37.526" E
9	13° 3' 55.794" N	80° 15' 39.647" E
10	13° 3' 59.700" N	80° 15' 45.650" E
11	13° 3' 57.087" N	80° 15' 42.848" E
12	13° 3' 51.254" N	80° 15' 39.581" E
13	13° 3' 46.192" N	80° 15' 37.427" E
14	13° 3' 42.038" N	80° 15' 33.360" E
15	13° 3' 39.426" N	80° 15' 27.633" E
16	13° 3' 41.463" N	80° 15' 22.536" E
17	13° 3' 47.868" N	80° 15' 19.515" E
18	13° 3' 54.116" N	80° 15' 19.667" E
19	13° 3' 58.620" N	80° 15' 17.759" E

PRINCIPAL CONSULTANT

DIRECTOR/IRS

Director
Institute of Remote Sensing
Anna University,
Chennai - 600 025

ANNEXURE II

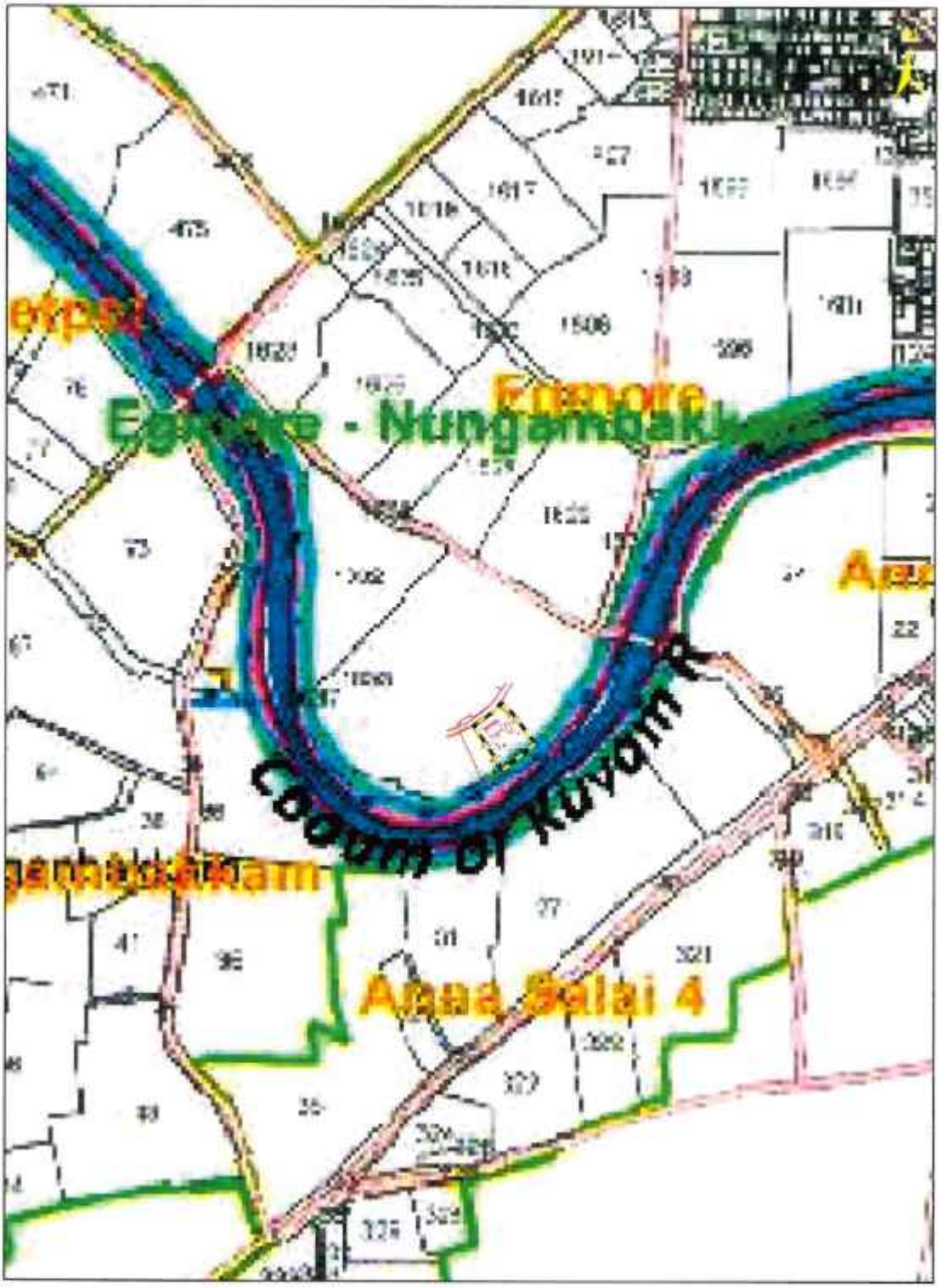
Satellite Image of the proposed site



Source: Google Earth

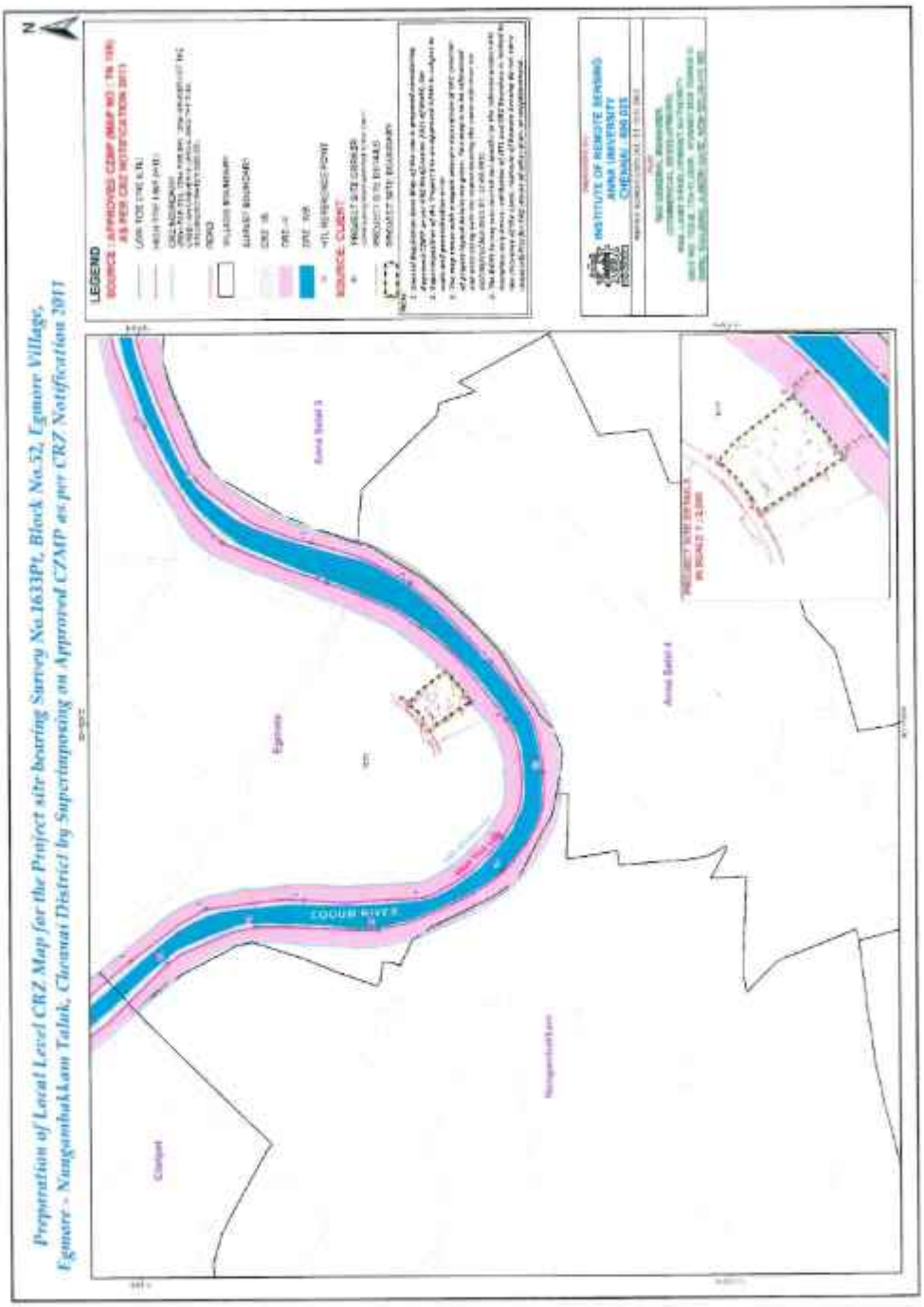
ANNEXURE III

Approved CZMP of the proposed site (Map .No.TN.109)



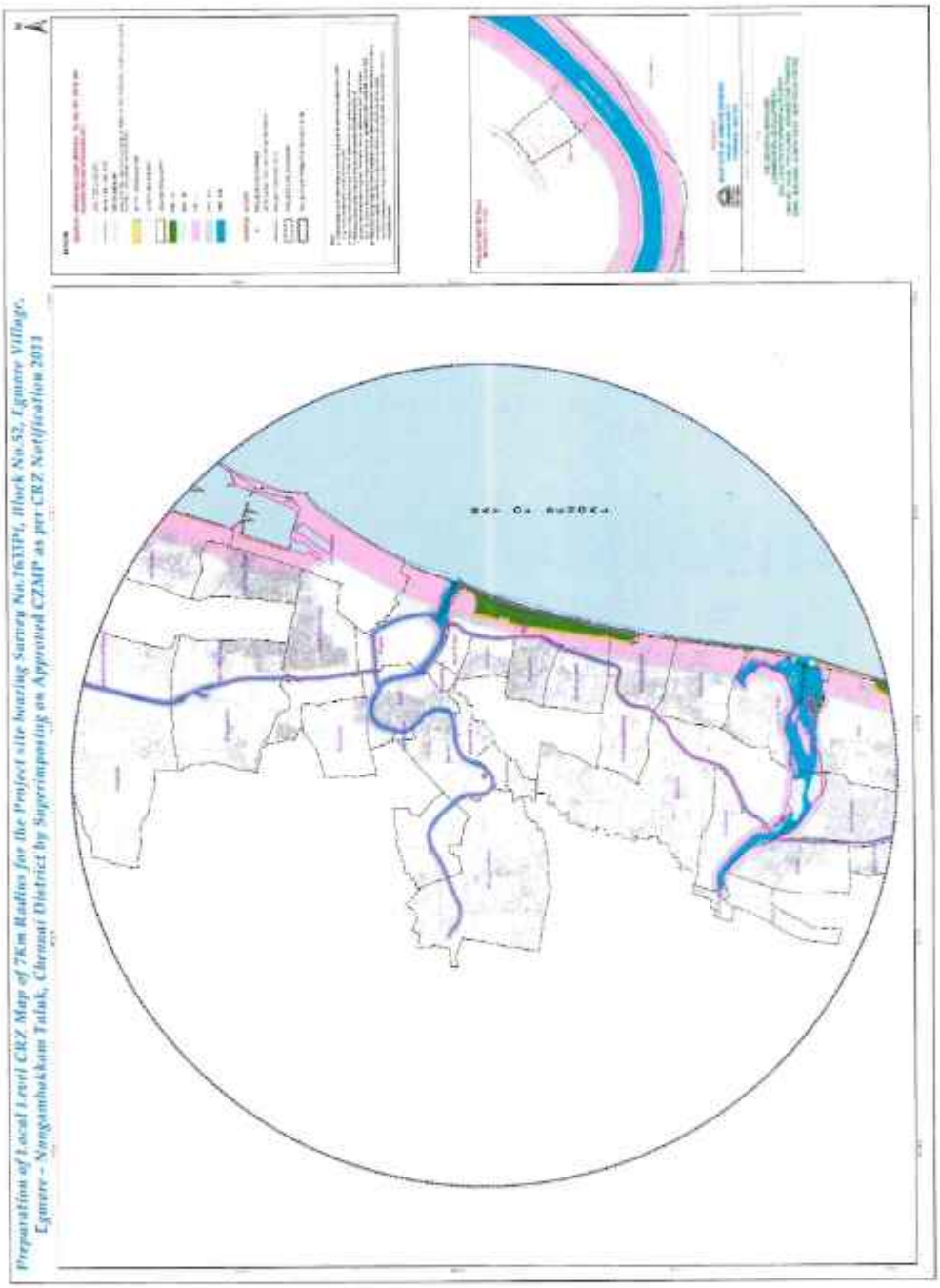
ANNEXURE IV

CRZ map of the proposed site



ANNEXURE V

CRZ map of 7 km radius of the proposed site



ANNEXURE VI

Field Photograph of the proposed site





WATER RESOURCES DEPARTMENT

From,
Er. G.D. Vijayraghavan, B.E,
Assistant Executive Engineer, WRD,
Cooum Basin Sub-Division,
Chepauk, Chennai -5.

To
The Executive Engineer, WRD,
Araniyar Basin Division,
Chepauk, Chennai – 5

Lr. No. F.24 / NOC/AEE / Cooum / 2023 / Dt: 28 .11.2023

Sir,

Sub: CMDA – Area Planning Unit –Reclassification Division – Reclassification of land situated in T.S. No -16338/8, Block No. 52, Egmore Village, Egmore Taluk, Chennai District within the limits of Greater Chennai Corporation Zone - Remarks on inundation point view and drainage pattern – Requested – Regarding.

Ref: 1. Chennai Metropolitan Development Authority Thalamuthu Natarajan Building, Chennai -8 Lr.No. R2/0092/ 2023 Dt. 10.10.2023
2.Southern Railway Lr.No.RLDA/2023/Victoria Crescent Egmore Village (1633)/2023/SE &EE Dated 02.11.2023.
3.ChiefEngineer,WRD,Endt.No.DB/T5(3)/F09012

*****

I submit that, the Member Secretary, CMDA vide the reference 1st cited, requested Water Resources Department for Specific remarks on inundation point of view to the reclassification of land situated in T.S.No1633/8, Block No.52 of Egmore Village, Egmore Taluk in Chennai District in the Greater Chennai Corporation Limit from Primary Residential use Zone to Commercial use Zone .

The applicant land is located at Egmore Village of Egmore Taluk in Chennai District, as per the extract permanent land register the total extent of the proposed site is 6109.00 Sqmt. Within the limit of Greater Chennai Corporation, on inspection it is observed that the total extent of the land

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is 6109.00 Sqmt. the proposal is for conversion of Primary Residential Zone to Commercial use Zone for their vacant land, during inspection it is observed that the land is on the Western side of Cooum River, the vacant land of the area is about 4291.00 Sqmt.on the Southern side of vacant land three storys building had constructed in an area of 1818.00 Sqmt, in that building Railway Recruitment Board and some other Railway offices are functioning.

The applicant site is located on T.S.No1633/8, Block No.52 of Egmore Village. Egmore Taluk in Chennai District within the Greater Chennai Corporation. the proposed site in which the specific remarks on inundation point of view required, the site is inspected during inspection it reveals that the proposed site is located on the West side of the Cooum river @ L.S.5450m, it is ascertained that the land is situated on the left bank of Cooum river, and close to the Commander- in- Chief Road bridge, the reference land is just abutting to the Cooum River and highly influenced by the Cooum river.

Cooum River is one of the major flood carrier, discharges the flood into the Bay of Bengal. The proposed site is in close proximity with the river front and hence requires analysis on the possibility of flood prone phenomena.It is experienced thtat there was a heavy discharge in Cooum River during monsoon. Although the river experienced a massive discharge at this location, since just abutting to the Cooum River and also it is prone to tidal effect, the river has been suitably widened and deepened subsequently under Eco-Restoration Project during 2019. The Maximum flood level observed near the site under reference at the top of the Commander- in- Chief Road Bridgeis +5.980m MSL. The inundation potential was examined based upon the existing field levels.

To ascertain the gravity of inundation, Fly levels were taken commencing from Commander- in- Chief Road bridge top level i.e., + 5.980 MSL to the proposed site to evaluate the existing ground level within the site boundary. The field levels were taken in a closed grid and for inundation point of view, lowest ground level has been taken for comparison against the maximum flood level to determine the depth of filling required, if necessary. As safety is the

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main factor, the site must be raised to a minimum level of 0.88 above the observed maximum flood level. Hence the site must be above the level of (+) 6.500m.

A statement of existing ground level on the field survey number within the site boundary and the depth of filling required are indicated below:

SL. No	Field survey Nos	Existing Field Level			Proposed level= MFL 5.70 + 0.80= (+)6.50 MSL	Required depth of filling in m
1	T.S.No1633/8, Block No 52 (Vacant Land)	4.66	4.440	4.730	(+)6.500	(+) 0.800
2	Cheriyan Road	(+) 5.955				
3	Cooum River bund Level	(+) 5.650				
4	Railway Recruitment Board Building Ground floor finished level	(+) 6.500				

From the above field level findings, it is quite evident that the site requires filling to the required depth as indicated in the table to counteract the threat of inundation. The field levels also depicts that the required filling is within the permissible limits. In this connection, Planning permission for approval as per CMDA rules may kindly be approved subject to the following terms and conditions:

1) The existing ground level of the site should be raised to a minimum level of (+) 6.50m with filling of 0.800m i.e0.80 above the MWL over the entire area of the applicant site, so as to avoid inundation are during maximum flood period.

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2) The process of earth filling and compaction should be done in layer not more than 0.15m depth to achieve required degree of compaction.

3) The foundation footings should be placed in the original soil strata to avoid unequal settlement of the superstructure.

4) The applicant should clearly demarcate a boundary of their land abutting to the river shall leave a minimum set back as per norms in existence and as per the rules of CMDA, and there should not be any construction activities in set back areas in future also. The CMDA should issue completion certificate only after only after obtaining compliance certificate NOC from WRD.

5) The applicant should make their own arrangements for disposal of Storm Water and it should be connected to the Corporation Storm Water Drain with their prior approval and also should provide adequate dewatering arrangements to bail out of water in case of flood season.

6) Advance intimation should be given to the WRD officers concerned before the commencement of work.

7) The applicant should provide necessary rain water harvesting arrangements in the site at his own cost.

8) The applicant should allow the WRD officials for inspecting the site at any time during execution.

9) Letting out the Sewage water suitable arrangements should be made in the applicant's land by the applicant at his own cost which should be ensured by GCC while providing the plan from construction.

10) The WRD is not responsible for the structural stability and soundness of the building proposed by the applicant and this recommendation is for inundation point of view only.

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11) The applicant should abide by the rules and regulations of the WRD from time to time.

12) The applicant land is located very close proximity of Cooum River, the Ground floor should be provided with stilt arrangement to prevent the flood damages.

The applicant should abide by the rules and regulations of PWD from time to time. Failing to comply any of the above conditions, the Department reserve the right to withdraw the permission granted.

Encl: 1. Block map - 3 copies
2. Topo plan - 3 copies
3. Patta - 3 copies

28/11/23

Assistant Executive Engineer, WRD.,
Cooum Basin Sub division,
Chepauk,Chennai -05

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WATER RESOURCES DEPARTMENT

From,
Er. G.D. Vijayraghavan, B.E,
Assistant Executive Engineer, WRD,
Cooum Basin Sub-Division,
Chepauk, Chennai -5.

To
The Executive Engineer, WRD,
Araniyar Basin Division,
Chepauk, Chennai – 5

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is 6109.00 Sqmt. the proposal is for conversion of Primary Residential Zone to Commercial use Zone for their vacant land, during inspection it is observed that the land is on the Western side of Cooum River, the vacant land of the area is about 4291.00 Sqmt.on the Southern side of vacant land three storys building had constructed in an area of 1818.00 Sqmt, in that building Railway Recruitment Board and some other Railway offices are functioning.

The applicant site is located on T.S.No1633/8, Block No.52 of Egmore Village. Egmore Taluk in Chennai District within the Greater Chennai Corporation. the proposed site in which the specific remarks on inundation point of view required, the site is inspected during inspection it reveals that the proposed site is located on the West side of the Cooum river @ L.S.5450m, it is ascertained that the land is situated on the left bank of Cooum river, and close to the Commander- in- Chief Road bridge, the reference land is just abutting to the Cooum River and highly influenced by the Cooum river.

Cooum River is one of the major flood carrier, discharges the flood into the Bay of Bengal. The proposed site is in close proximity with the river front and hence requires analysis on the possibility of flood prone phenomena.It is experienced thtat there was a heavy discharge in Cooum River during monsoon. Although the river experienced a massive discharge at this location, since just abutting to the Cooum River and also it is prone to tidal effect, the river has been suitably widened and deepened subsequently under Eco-Restoration Project during 2019. The Maximum flood level observed near the site under reference at the top of the Commander- in- Chief Road Bridgeis +5.980m MSL. The inundation potential was examined based upon the existing field levels.

To ascertain the gravity of inundation, Fly levels were taken commencing from Commander- in- Chief Road bridge top level i.e., + 5.980 MSL to the proposed site to evaluate the existing ground level within the site boundary. The field levels were taken in a closed grid and for inundation point of view, lowest ground level has been taken for comparison against the maximum flood level to determine the depth of filling required, if necessary. As safety is the

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main factor, the site must be raised to a minimum level of 0.88 above the observed maximum flood level. Hence the site must be above the level of (+) 6.500m.

A statement of existing ground level on the field survey number within the site boundary and the depth of filling required are indicated below:

SL. No	Field survey Nos	Existing Field Level			Proposed level= MFL 5.70 + 0.80= (+)6.50 MSL	Required depth of filling in m
1	T.S.No1633/8, Block No 52 (Vacant Land)	4.66	4.440	4.730	(+)6.500	(+) 0.800
2	Cheriyan Road	(+) 5.955				
3	Cooum River bund Level	(+) 5.650				
4	Railway Recruitment Board Building Ground floor finished level	(+) 6.500				

From the above field level findings, it is quite evident that the site requires filling to the required depth as indicated in the table to counteract the threat of inundation. The field levels also depicts that the required filling is within the permissible limits. In this connection, Planning permission for approval as per CMDA rules may kindly be approved subject to the following terms and conditions:

1) The existing ground level of the site should be raised to a minimum level of (+) 6.50m with filling of 0.800m i.e0.80 above the MWL over the entire area of the applicant site, so as to avoid inundation are during maximum flood period.

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2) The process of earth filling and compaction should be done in layer not more than 0.15m depth to achieve required degree of compaction.

3) The foundation footings should be placed in the original soil strata to avoid unequal settlement of the superstructure.

4) The applicant should clearly demarcate a boundary of their land abutting to the river shall leave a minimum set back as per norms in existence and as per the rules of CMDA, and there should not be any construction activities in set back areas in future also. The CMDA should issue completion certificate only after only after obtaining compliance certificate NOC from WRD.

5) The applicant should make their own arrangements for disposal of Storm Water and it should be connected to the Corporation Storm Water Drain with their prior approval and also should provide adequate dewatering arrangements to bail out of water in case of flood season.

6) Advance intimation should be given to the WRD officers concerned before the commencement of work.

7) The applicant should provide necessary rain water harvesting arrangements in the site at his own cost.

8) The applicant should allow the WRD officials for inspecting the site at any time during execution.

9) Letting out the Sewage water suitable arrangements should be made in the applicant's land by the applicant at his own cost which should be ensured by GCC while providing the plan from construction.

10) The WRD is not responsible for the structural stability and soundness of the building proposed by the applicant and this recommendation is for inundation point of view only.

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11) The applicant should abide by the rules and regulations of the WRD from time to time.

12) The applicant land is located very close proximity of Cooum River, the Ground floor should be provided with stilt arrangement to prevent the flood damages.

The applicant should abide by the rules and regulations of PWD from time to time. Failing to comply any of the above conditions, the Department reserve the right to withdraw the permission granted.

Encl: 1. Block map - 3 copies
2. Topo plan - 3 copies
3. Patta - 3 copies

28/11/23

Assistant Executive Engineer, WRD.,
Cooum Basin Sub division,
Chepauk,Chennai -05

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

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