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Water Resources Department

From
Er.M.Janaki, M.E., F.I.E.,
Chief Engineer, WRD,
Chennai Region,
Chepauk, Chennai-5.
Email ID: cecrhdo@gmail.com

To
The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai-8.

Letter No.DB/T5(3) /F- NOC 0420 Velachery Village 10059 / 2025 / Dated.12.02.2025

Sir,



Sub: CMDA – Area Plans Unit – HRB (S) Division – Planning Permission for the proposed construction of High Rise Residential Building with Extended Double B.Floor (Meant for Parking) + Stilt Floor (Meant for Parking) + 1st Floor Association room & Residential Units) + 16 floors + 17th Floor (Residential Units , Gym and Open Swimming Pool with Change / Shower room). Totally 124 dwelling units, abutting Perungudi railway station road at Ambedkar Nagar, Seshadri Puram, Velachery, Chennai – 42,comprised in old S.No.714/4, 714/5 part, 714/6, 714/7. New T.S.No.34,35,36,37, Block No.238, Velachery village, Velachery Taluk, Chennai – 42 within the limits of Greater Chennai Corporation Zone – XIII, Division 179 - Specific 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 – 600008 Letter No. CMDA / PP/ HRB/ S / 0608 / 2024 / Dated:10.10.2024.

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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 the proposed construction of High Rise Residential Building with Extended Double B.Floor (Meant for Parking) + Stilt Floor (Meant for Parking) + 1st Floor Association room & Residential Units) + 16 floors + 17th Floor (Residential Units , Gym and Open Swimming Pool with Change / Shower room). Totally 124 dwelling units, abutting Perungudi railway station road at Ambedkar Nagar, Seshadri Puram, Velachery, Chennai – 42,comprised in old S.No.714/4, 714/5 part, 714/6, 714/7. New T.S.No.34,35,36,37, Block No.238, Velachery village, Velachery Taluk, Chennai – 42 within the limits of Greater Chennai Corporation Zone – XIII, Division 179 in favour of M/s.Iyra Developers Pvt.Ltd.,Rep by its Director Mohan Munikrishnan, Door No.S2, Plot No.31, Sayee Apartment, Rajamannar Street, T.Nagar, Chennai – 600 017.

The proposed site was inspected and field observation reveals that, the applicant site is located such that, the Perungudi Railway Station Road traverses abutting the site on South - Eastern side, with the Perungudi MRTS station nearby on

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Also the proposed land is to be raised from 1.100 m to 1.330 m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling from 1.100 m to 1.330 m to avoid inundation. The applicant is suggested that the regular habitation should not be 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 the Planning Permission for the proposed construction of High Rise Residential Building with Extended Double B.Floor (Meant for Parking) + Stilt Floor (Meant for Parking) + 1st Floor Association room & Residential Units) + 16 floors + 17th Floor (Residential Units , Gym and Open Swimming Pool with Change / Shower room). Totally 124 dwelling units, abutting Perungudi railway station road at Ambedkar Nagar, Seshadri Puram, Velachery, Chennai – 42,comprised in old S.No.714/4, 714/5 part, 714/6, 714/7, New T.S.No.34,35,36,37, Block No.238, Velachery village, Velachery Taluk, Chennai – 42 within the limits of Greater Chennai Corporation Zone – XIII, Division 179, in favour of M/s.Iyra Developers Pvt.Ltd.,Rep by its Director Mohan Munikrishnan, Door No.S2, Plot No.31, Sayee Apartment, Rajamannar Street, T.Nagar, Chennai – 600 017 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 applicant's land should be filled with earth with proper compaction to the level of (+) 5.750 m 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 a depth from 1.100 m to 1.330 m depending upon the existing field levels and the existing applicant land should be raised to a level of (+) 5.750 m (ie.,4.490 m above Bed level of Veerangal Odai which is (+) 1.260 m). 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 applicant is suggested not to have regular habitation below MFL. The all round pavement level within the site should not be lees than (+) 5.750 m.

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2. 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.

3. 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 drawing adopted for proposed construction.

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

5. 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.

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.

7. 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.

8. 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 Suggestion:

a. The applicant should prepare the layout proposal by suitable internal storm water drainage network drain as micro drains ie., Peripheral drain of size not less

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the same side. Further, the Seshadripuram 1st Main road runs abutting the applicant's land on Western side. Additionally, the Kallukuttai Lake is on North – Eastern side of the applicant's site, but not abutting and is away from site.

In connection to this, according to the CMDA's Second Master Plan, the applicant's land falls under the "Commercial Zone" classification. The Applicant's land is surrounded by Residential houses on North, Eastern and Western side. As per Revenue records, these lands are classified as "Vacant" lands, as per T.S. records.

Based on the field inspection and scrutiny of field maps, the Kallukuttai Lake on North - Eastern side of the site is the existing the water body with its close proximity to be considered for inundation point of view.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the Known Datum of Bed level of Veerangal Odai (+) 1.260 m.

As a safety measure, the proposed site must be analyzed with respect to the Maximum flood levels experienced in past. The Observed Maximum Flood Level in the previous years near the site is (+)4.450 m and the Maximum Flood Level in the previous years of the Pallikaranai Marsh Land is observed as (+)3.750 m. The Top level of the Perungudi Railway Station Road is (+) 4.920 m, which is on South – Eastern side.

To protect the site safe against any inundation in the near future, the site must the site must be raised to a level of 1.300 m above the MFL nearby site. Hence, it is recommended to raise the field level to (+) 4.45 + 1.30 m = (+) 5.750 m (ie.,4.490 m above Bed level of Veerangal Odai which is (+) 1.260 m).

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 past year flood level (+)4.45 m + 1.30 m = (+) 5.750 m	
			Required Level in m	Height Filling in m
1.	714/4	(+) 4.420	(+)5.750	1.330
2.	714/5pt	(+) 4.650		1.100
3.	714/6	(+) 4.490		1.260
4.	714/7	(+) 4.520		1.230

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than 0.90 x 0.60 m and Lateral drain of suitable size within the site as per site condition. The same should be connected to the local drain/channel, rainwater harvesting 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.

b. The necessary setback distance not less than 3.00 m 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 further 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 "Vacant" lands. 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.

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

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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.

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

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CMDA\20 Velachery



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