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Water Resources Department

From
Er.K.Asokan, M.Tech.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai - 5.
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. NOC 4828 Goparasanallur Village 8485/2023/ Dated.19.10.2023.

Sir,

Sub: CMDA – Area Plan Unit – B Channel (Central) – the Planning Permission for the proposed construction of Group Development comprising 5 Blocks; Block A- Stilt Floor + 5 Floors (Height 18.02 m) Residential Building with 40 dwelling units; Block B to D – Stilt Floor + 5 Floors (Height 18.0m) Residential Building with 85 dwelling units; Block E – Stilt Floor + 3 Floors (Height 12.0 m) Office Building at Nagalakshmi Nagar 1st Main Road, Goparasanallur, Chennai – 600 056, comprised in S.No. 83/1, 84/1A, 84/2, 85/1, 91/3, 91/4B, 92/2 & 92/3 of Goparasanallur village within the limits of Poonamallee Panchayat Union - Specific Remarks along with NOC on inundation point of view and Drainage Pattern along with Temporary Permission for Construction of Culvert across the Channel – issued – regarding.

Ref: 1.The Member Secretary (CMDA), Chennai-8 letter No. CMDA/ PP/ NHRB / C / 0214 / 2023/ Dated: 08.06.2023

With reference to the 1st letter cited above, after careful consideration the technical opinion along with NOC on inundation point of view of this department is hereby accorded for proposed construction of Group Development comprising 5 Blocks; Block A- Stilt Floor + 5 Floors (Height 18.02 m) Residential Building with 40 dwelling units; Block B to D – Stilt Floor + 5 Floors (Height 18.0m) Residential Building with 85 dwelling units; Block E – Stilt Floor + 3 Floors (Height 12.0 m) Office Building at Nagalakshmi Nagar 1st Main Road, Goparasanallur, Chennai – 600 056, comprised in S.No. 83/1, 84/1A, 84/2, 85/1, 91/3, 91/4B, 92/2 & 92/3 of Goparasanallur village within the limits of Poonamallee Panchayat Union and Temporary permission for Construction RCC Box culverts across the Government channel in Survey No.90 of Goparasanallur village, in favour of M/s.LML Homes LLP represented by its Partner Mr. Mahesh Kumar Kothari , GPA for 1. Samuel Paulraj, 2. Ramachandran, 3. Franklin, 4.Sakthi Prabhakaran, Plot No.1C, New No.271, Ankur Manor, 1st Floor, Poonaamalle High Road, Kilpauk, Chennai – 600 010

The proposed site was inspected and ascertained that the Survey No.89 & 90 are Government Channel as per Revenue records, which runs in between the applicant site in S.F.No.91/3, 91/4B, 92/2, 92/3 on Northern side and S.F.No.83/1,

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84/1A, 84/2, 85/1 on Southern side. This Channel originates from Tangal bearing S.F.No.55 of Goparasanallur Village, which runs from East – West direction. This Channel does not have continuity to another Channel / any other water body. It abruptly ends in applicant's Patta Land on Western Boundary itself. The channel was once used for Irrigation purpose and at present the channel is silted up and defunct condition since the above lands are converted to residential areas due to urbanisation and there are no cultivation activities in and around the proposed site. The applicant site is surrounded by residential layouts, buildings and Educational institutions on all directions.

During the site inspection, the entire site was surrounded by residential area. Hence, necessary drainage arrangements must be adequately provided within the site as there is no other drainage facility currently available around the surroundings for draining out the surrounding rain water in that area. Hence, 3 Nos. of Box type Culvert have also been proposed at essential location in channel S.F.No.89 & 90 so as to access from the applicant's site in S.F.No.91/3, 91/4B, 92/2, 92/3 on Northern side and S.F.No.83/1, 84/1A, 84/2, 85/1 on Southern side.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken with reference to the Temporary Bench Mark from Known Datum of Poonamallee High Road level at (+) 20.585 m. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous 2015 floods. The Observed Maximum Flood Level near the site is (+) 19.580 m. The Approach Main road top level is (+) 19.980 m, which is on Southern side of the Applicant's land .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 maximum flood level (or) nearest main road level whichever is higher, hence the site must be raised to a minimum level of 0.60m from road level. In order to protect the site against inundation the site field level must be raised to minimum a level of (+) 19.980 + 0.600 = (+) 20.580 m (ie.,0.005m below the Poonamallee High Road level which is(+) 20.585m). The field levels were taken at the proposed site and furnished for reference as below:

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the 2015 flood level (+)19.980m + 0.60m = (+)20.580m	
			Required Level in m	Height Filling in m
1.	83/1	(+)19.290		1.290
2.	84/1A	(+)19.540		1.040

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3.	84/2	(+)19.560	(+)20.580	1.020
4.	85/1	(+)19.450		1.130
5.	91/3	(+)19.320		1.260
6.	91/4B	(+)19.050		1.530
7.	92/2	(+)18.970		1.610
8.	92/3	(+)19.280		1.300

Also the proposed land is to be raised (+)1.020m to (+) 1.610m 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 (+) 1.610m to avoid inundation. Since, the existing field level is below MFL.

Regarding drainage network purely dealt with CMDA or local body who maintaining the Micro drains and whereas WRD is dealt with Macro drains only. Hence, the drainage network has to be decided by the CMDA or applicant within the site. If the particular site is prone to be as vulnerable for high inundation, in such case WRD will suggest only peripheral drain size or otherwise, the suggestion from WRD is not forwarded necessary.

Hydraulic Particulars Recommended for Culvert:

Maximum Flood Level during Dec.2015 (Assessed) nearby site - (+) 19.580 m

Existing Bed level of the channel in S.F.No.89 & 90 - (+) 19.480m

Proposed Bed level of the channel in S.F.No.89 & 90 - (+) 19.360m

Proposed Deck slab bottom level of the Culvert - (+) 20.580m

The bed level of the culvert should be fixed in presence of the Executive Engineer concerned and only after the existing channel original bed level is ascertained and restored for flow from East to West direction.

S. No	Channel S.F.No.	Access to S.F.No.		Proposed Bed level in 'm' (+)	MFL in 'm' (+)	Minimum Inner Width of channel in 'm' as per FMB Average	Minimum Inner Vent height in 'm' or bottom level of Deck slab	Width of Culvert in 'm'	Area of culvert in Sq.m	No. of vents allowed
		From	To							
1.	90	85/1	92/3	19.360	19.580	(6+5)/2=5.5	1.22/ 20.580	(6+6.2) /2=6.10	33.55	1 No.
2.	90	85/1	92/3	19.360	19.580	(4+3.5)/2=3.75	1.22/ 20.580	6.00	22.50	1 No.
3.	90	85/1	91/4B	19.360	19.580	(4+4)/2= 4	1.22/ 20.580	6.00	24.00	1 No.

19/12/23 80.05 say 81.00 sq.m

Based on the request of the applicant and in view of the present site condition with respect to the available Revenue records for the construction of RCC Box Culvert - 3 Nos. across the Government Channel in Survey No.90 of Goparasanallur village and technical opinion along with NOC on inundation point of view for proposed construction of Group Development comprising 5 Blocks; Block A- Stilt Floor + 5 Floors (Height 18.02 m) Residential Building with 40 dwelling units; Block B to D – Stilt Floor + 5 Floors (Height 18.0m) Residential Building with 85 dwelling units; Block E – Stilt Floor + 3 Floors (Height 12.0 m) Office Building at Nagalakshmi Nagar 1st Main Road, Goparasanallur, Chennai – 600 056, comprised in S.No. 83/1, 84/1A, 84/2, 85/1, 91/3, 91/4B, 92/2 & 92/3 of Goparasanallur village within the limits of Poonamallee Panchayat Union is now issued in favour of M/s.LML Homes LLP represented by its Partner Mr. Mahesh Kumar Kothari , GPA for 1. Samuel Paulraj, 2. Ramachandran, 3. Franklin, 4.Sakthi Prabhakaran, Plot No.1C, New No.271, Ankur Manor, 1st Floor, Poonaamalle High Road, Kilpauk, Chennai – 600 010 subject to the following conditions and technical suggestions, besides any other mandatory clearance of statutory permission from any other organization or department if necessary, for the consideration of Planning permission by Chennai Metropolitan Development Authority.

CONDITIONS:

1. The proposed RCC Box Culvert- 3 Nos of size & in S.F.No.90 should be constructed across the channel in between the applicant's lands as mentioned in table as earmarked in the sketch for temporary occupation for three years from the date of agreement. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachment. Only if the applicant's land/road available on both sides of the channel this permission is eligible for construction of culverts. The applicant should not carry out any other cross masonry structures across the channel without prior permission from WRD. The applicant should provide a pucca concrete bed in the channel at the proposed culvert sites without fail. However, if the CMDA insists for any more culverts during planning approval, the applicant should approach the WRD for getting separate approval for any additional culverts in future.

2. The proposed box culverts shall be made up of RCC Box Type with a minimum vent inner size, width and height for a carriage width are specified below should be well within the boundary. The size & sill level of the proposed RCC culverts should be

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maintained as mentioned below in the specified S.F.No and should be got executed only in the presence of WRD officials. The bed level of the culvert should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for the flow direction from its originates.

Hydraulic Particulars Recommended for Culvert:

Maximum Flood Level during Dec.2015 (Assessed) nearby site - (+) 19.580 m

Existing Bed level of the channel in S.F.No.89 & 90 - (+) 19.480m

Proposed Bed level of the channel in S.F.No.89 & 90 - (+) 19.360m

Proposed Deck slab bottom level of the Culvert - (+) 20.580m

S. No	Channel S.F.No.	Access to S.F.No.		Proposed Bed level in 'm' (+)	MFL in 'm' (+)	Minimum Inner Width of channel in 'm' as per FMB Average	Minimum Inner Vent height in 'm' or bottom level of Deck slab	Width of Culvert in 'm'	Area of culvert in Sq.m	No. of vents allowed
		From	To							
1.	90	85/1	92/3	19.360	19.580	(6+5)/2=5.5	1.22/ 20.580	(6+6.2)/ 2=6.10	33.55	1 No.
2.	90	85/1	92/3	19.360	19.580	(4+3.5)/2=3.75	1.22/ 20.580	6.00	22.50	1 No.
3.	90	85/1	91/4B	19.360	19.580	(4+4)/2= 4	1.22/ 20.580	6.00	24.00	1 No.
									80.05 say 81.00 sq.m	

3. Based on the Hydraulic particulars mentioned above, the design and drawings of the proposed RCC Box Type Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic parameters. The work schedule for the above proposal should be informed to the Executive Engineer, WRD., Kosasthalaiayar Basin Division, Thiruvallur for monitoring and also completion of culvert should be reported to the Executive Engineer.

4. The channel in S.F.No.90 in between the applicant's land should be completely desilted and resectioned by constructing retaining wall on either side as well as bed lining concrete of the channel as per the FMB at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover the width of entire field channel as per revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and encroachment at any cost.

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5. The applicant should clearly demarcate their boundary especially on the Northern and Southern side abutting the channel (S.F.No.90) before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the channel abutting the land. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.

6. The Government field channel stretch abutting the applicant boundary in S.F.No.90 should be marked as per FMB and monitored and maintained by the applicant at their own cost. The width of the channel should be maintained without encroachment as per revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also the applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project.

7. The applicant should pay an annual lease rent of Rs.1,83,000/- (Rupees One lakh and eighty three thousand only) for utilising Government land of 81.00 Sq.m in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.5,49,000/- (Rupees Five lakh and forty nine thousand only) in advance before the commencement of work. During execution/ after construction of above culvert if any deviations are noted in above measurements accordingly the lease rent also are revised respectively.

8. The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

9. The applicant should execute the lease agreement with the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period. The lease rent is subjected to revision from time to time as per guideline value / Government orders.

10. The applicant has to pay the caution deposit of sum of Rs.3,00,000/- (Rupees Three lakh only) in favour of the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur, which will be refunded only after completion of six months on the

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certificate from concerned Assistant Executive Engineer of this department that the construction work (Culvert and field retaining wall) was completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant. If failed the cost of restoration work will be borne from the caution deposit.

11. The applicant should not claim any privilege on the above leased portion of the land and if the leased portion of the land required for the Government for the benefit of some other large general public schemes the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and as well as legal entity. Further, the leased portion of land to be handed over to this department as is in condition.

12. The above proposed culvert will be the Government WRD property after the construction. The applicant should not claim any privilege on the above leased portion of Government land (Culvert land, Culvert abutting the applicant land) and should allow the WRD officials to inspect the channel as and when required and for the periodical inspection.

13. In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed culverts also removed without any correspondence for which applicant is not entitled for any compensation and as well as legal entity.

14. The permission granted to the applicant 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 and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicant is solely responsible of genuinety of the documents submitted.

15. The proposed RCC Box Culverts should be monitored and maintained for frequent inspection by the applicant at their own cost. The width of the channel should be maintained without encroaching as per revenue records and should maintain the hydraulic parameters of the field channel without any change.

16. The Abutment, Wing wall, Return wall, etc., for each of the above proposed culverts should be constructed well within the applicant's land on either side.

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Moreover the width of field channel as per Revenue records (FMB) should be maintained properly without any change at any cost.

17. 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. WRD is giving opinion only in connection of permission for construction of culverts and does not deliver any rights to the applicant to encroach the WRD / Government Lands.

18. 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.

19. 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 Structural Engineer for construction of culverts and Building.

20. The WRD., will not be held responsible for the Structural Stability, safety and soundness of the culvert proposed by the applicant and WRD specifically recommend only for construction of Culvert. The applicant should construct the proposed RCC Box Culvert at their own cost. They are solely responsible for the structural safety and stability of the proposed culverts, at any cost and WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culverts and Building.

21. The applicant should not object at any time for the maintenance work / improvements work of the channel/tank 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 to be carried out by WRD in future periodically.

22. The applicant should maintain the channel area as is in condition of Environmental, Ecology, Naturalist and without encroachments & pollution etc., and should not deviate the Hydraulic particulars of the channel.

23. The applicant's land should be filled with earth with proper compaction to the minimum level of (+)20.580m 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 m depth to achieve the required degree of compaction for a depth varying from 1.020 m to 1.610 m depending upon the existing field levels and the existing applicant land

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should be raised to a minimum level of (+) 20.580 m (ie.,0.005m below the Poonamallee High Road level which is (+) 20.585 m.The all-round entire pavement level within the site should not be less than (+) 20.580 m.

24. The applicant should not object the common public for using the culverts at any time and any cost.

TECHNICAL SUGGESTIONS:

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network, as minor drain of suitable size within the site as per site conditions, rainwater harvesting and sewerage alignment & garbages/debris and other solid waste management 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 drainage should not be let into the field channel at any cost and the debris and construction materials should not be dumped into the channel in order to avoid free flow of water.

b. Since the site exists in along the Channel in S.F.No.90, the necessary setback distance should be provided within the site 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 / 13.03.2019) during development. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. 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.

d. Regarding drainage network purely dealt with CMDA or local body who maintaining the Micro drains and whereas WRD is dealt with Macro drains only. Hence, the drainage network has to decided by the CMDA or applicant within the site. If the particular site is prone as vulnerable for high inundation, then WRD will suggest only peripheral drain size or otherwise, WRD suggestion is not forwarded necessary.

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

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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 with NOC on Inundation point of view along with permission for construction of culverts to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

19/10/23

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

Jadu. G
19/10/23.



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