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Water Resources Department

From
Er.M.Janaki, M.E., M.I.E.,
Chief Engineer, WRD.,
Chennai Region,
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To
The Directorate of Town and Country Planning,
2nd, 3rd & 4th Floor, C&E Market Road,
Koyambedu,
Chennai - 600 107.

Letter No.DB /T5(3)/ F – NOC – 9472 Kanathur Reddykuppam Village 7617 / 2024/ Dt: 15.11.2024.

Sir,

Sub: DTCP - SEIAA – Planning Permission for proposed Construction of Residential High Rise Building at S.F.Nos.18/1, 2 ,3, 8A, 8B, 10, 19/1, 2, 3, 4, 6B, 23/1A, 23/1C, 23/3A1C, 24/1, 25/1A, 1B, 1C, 1D, 2, 3, 4, 5, 6, 7, 8, 9A, 9B, 9C, 10, 29/12C1, 12C2, 12C3B, 30/5C1A, 6B, 7A, 8, 9, 10, 12C1A, 12C1B, 12C2, 12C3, 13A1, 13B, 31/1C1A1, 11, 13 of Kanathur Reddykuppam Village, Thiruporur Taluk, Chengalpattu District, Tamil Nadu - Specific Remarks along with NOC on inundation point of view– Approval accorded – regarding.

Ref:. 1.The Government of India, Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), TamilNadu Lr.Dated:20.08.2024.
2. The DTCP Online Application No.SWP / BPA / 0270950 / 2024

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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 Residential High Rise Building at S.F.Nos.18/1, 2 ,3, 8A, 8B, 10, 19/1, 2, 3, 4, 6B, 23/1A, 23/1C, 23/3A1C, 24/1, 25/1A, 1B, 1C, 1D, 2, 3, 4, 5, 6, 7, 8, 9A, 9B, 9C, 10, 29/12C1, 12C2, 12C3B, 30/5C1A, 6B, 7A, 8, 9, 10, 12C1A, 12C1B, 12C2, 12C3, 13A1, 13B, 31/1C1A1, 11, 13 of Kanathur Reddykuppam Village, Thiruporur Taluk, Chengalpattu District, Tamil Nadu, in favour of Mr.Pavan Voora, Managing Director, Voora Property Developers Private Limited, 'Voora' 139, Radhakrishnan Salai, Mylapore, Chennai, Chengalpattu, Tamil Nadu – 600 004.

The proposed site was inspected and ascertained that, the Buckingham Canal runs parallel on Western side, which is at a distance of 130 m from Eastern Boundary of the Buckingham Canal. The Terrain slopes from North to South in the Applicant's site towards Muttukadu Mouth. Further, numerous Panchayat Road (ie., Approach roads) on Eastern side of the applicant's land connects to the East Coast

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Road (towards Chennai – Pondicherry) on the same side, wherein the one portion of the applicant's land in S.F.No.30 directly abuts the ECR road. Also, a Government Channel in S.F.No.20/1 runs on Southern side bordering the applicant's site in S.F.No.19/6B. In addition to this, the site is surrounded with vacant lands on North and West direction along with several coconut trees in Eastern and Southern Periphery of the applicant's land. Based on the Revenue records, the proposed lands are mentioned as "Dry and Wet lands".

Additionally, according to the revenue records, the S.F.No.18/9, S.F.No.30/11 and S.F.No.20/3 are designated as Kulam (குளம்) and Anatheenam (அனாதீனம்) respectively, indicating that the aforementioned are Government lands / Government Waterbodies, which are sandwiched in between the applicant's land. Consequently, any encroachment upon these government lands / water bodies would be the responsibility of the applicant, and it is imperative that the concerned Revenue authorities verify and ensure compliance with the above mentioned revenue records. It is crucial to emphasize that any encroachment upon Water bodies or Government land should be avoided.

In this regard, it was observed that few Plan marked channels or Patta channels are found within the applicant's site in S.F.No.18 & 25. Hence, the Applicant has to realign and form necessary suitable storm water drainage network (internally) within the site, so that the Ultimate disposal of storm water discharge into the nearby Government Channel which is running on South during rainy season in order avoid inundation.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken with reference to the Bench Mark from Known Datum of Top Level of Muttukadu North Lock at (+) 3.425 m. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous catastrophic floods, because the site is in close proximity with the Buckingham Canal. The Maximum Flood Level of Buckingham Canal near the site is (+) 3.750 m. Further, the East Coast Road Top level is (+) 4.350 m, which is on Eastern 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. However, the Top level of the

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Approach Road ie., the Panchayat Roads approaching the ECR is lesser compared to the MFL . Hence, in order to protect the site against inundation the site field level must be raised to minimum a level of (+) 3.750 + 0.600 = (+) 4.350 m (ie.,0.925m above Top Level of Muttukadu North Lock which is (+) 3.425 m). 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 previous flood level (+)3.750 m + 0.60m = (+)4.350 m.	
			Required Level in m	Height Filling in m
1.	18/1	(+)1.900	(+) 4.350	(+) 2.450
2.	18/2			
3.	18/3			
4.	18/8A			
5.	18/8B			
6.	18/10			
7.	19/1	(+)2.100	(+) 4.350	(+) 2.250
8.	19/2			
9.	19/3			
10.	19/4			
11.	19/6B			
12.	23/1A	(+) 2.750	(+) 4.350	(+) 1.600
13.	23/1C			
14.	23/3A1C			
15.	24/1	(+) 2.950	(+) 4.350	(+) 1.400
16.	25/1A	(+) 2.100	(+) 4.350	(+) 2.250
17.	25/1B			
18.	25/1C			
19.	25/1D			
20.	25/2			
21.	25/3			
22.	25/4			
23.	25/5			
24.	25/6			
25.	25/7			
26.	25/8			
27.	25/9A			
28.	25/9B			

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29.	25/9C			
30.	25/10			
31.	29/12C1	(+) 4.500	(+) 4.350	(-) 0.150
32.	29/12C2			
33.	29/12C3B			
34.	30/5C1A	(+) 2.500	(+) 4.350	(+) 1.850
35.	30/6B			
36.	30/7A			
37.	30/8			
38.	30/9			
39.	30/10			
40.	30/12C1A			
41.	30/121B			
42.	30/12C2			
43.	30/12C3			
44.	30/13A1			
45.	30/13B			
46.	31/1C1A1			
47.	31/11	(+) 4.300	(+) 4.350	(+) 0.050
48.	31/13			

Also the proposed land is to be raised (+) 0.050 m to (+)2.450 m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling varies from (+) 0.050 m to (+)2.450 m to avoid inundation. Since, the existing field level is below MFL. The regular habitation should not be below MFL since the existing ground levels are 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 proposed Construction of Residential High Rise Building at S.F.Nos.18/1, 2 ,3, 8A, 8B, 10, 19/1, 2, 3, 4, 6B, 23/1A, 23/1C, 23/3A1C, 24/1, 25/1A, 1B, 1C, 1D, 2, 3, 4, 5, 6, 7, 8, 9A, 9B, 9C, 10, 29/12C1, 12C2, 12C3B, 30/5C1A, 6B, 7A, 8, 9, 10, 12C1A, 12C1B, 12C2, 12C3, 13A1, 13B, 31/1C1A1, 11, 13 of Kanathur Reddykuppam Village, Thiruporur Taluk, Chengalpattu District, Tamil Nadu in favour of Mr.Pavan Voora, Managing Director, Voora Property Developers Private Limited, 'Voora' 139, Radhakrishnan Salai, Mylapore, Chennai, Chengapattu, Tamilnadu – 600 004 is hereby issued subject to the following conditions and technical suggestions, besides

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any other mandatory clearance of statutory permission from any other organization or department if necessary, for the consideration of Planning permission by DTCP / CMDA along with SEIAA clearance and report.

CONDITIONS:

1. The applicant's land should be filled with earth with proper compaction to the level of (+)4.350 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 (+) 0.050 m to (+)2.450 m depending upon the existing field levels and the existing applicant land should be raised to a level of (+) 4.350 m (ie.,0.925m above Top Level of Muttukadu North Lock which is (+) 3.425 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 less than (+) 4.350 m and the regular habitation should not be below MFL.

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 Southern 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

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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.

9. 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.

10. The Government channel in S.F.No.20/1 abutting the applicant's land on South, 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.

11. The Government field channel stretch abutting the applicant boundary in S.F.No.19/6B 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

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flow of water at their own cost within the proposed land, after the completion of project.

12. The applicant should leave a minimum Set back distance from the Periphery of the Government water bodies designated as "Kulam" (as per Revenue records) located in S.F.No.18/9 and 30/11 as per DTCP rules in force, so that no infrastructure should be formed in the Set back area.

13. The applicant should permit the farmers to apply fertilizers to their cultivation land if necessary.

14. The Bore wells should be provided as per the norms in existence that should not affect the surrounding bore wells / wells of water level of farmers. The provision of bore wells should be done after getting prior permission from the competent authorities.

15. If the Government require its land for the benefit of some other public schemes, the applicant should not object to handover the land to this department for which the applicant is not entitled for any compensation.

16.The applicant should submit their detailed plan of development to WRD with network of drains, rain water harvesting structured, Blue – Green infrastructure facilities, permeable pavements and rain water conversion ponds / tanks to ensure that the excess run – off generated due to the new land cover or impermeability created by roads, building industrial sheds etc., does not generate flash floods out of this premises of this to downstream side leading to flood scenario to the area down under.

17. The applicant should not construct any cross masonry across the Channel without prior permission of WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.

18. It is recommended to construct the building with the stilt floor so as to counteract the extreme flooding, hence the proposed stilt floor shall be kept above the level of (+) 4.350m. The MSL against inundation, wherein stilt is exclusively meant for parking facilities (with dewatering arrangements during flood periods) rather than regular habitations. Any basement floors for car parking should be insulated and waterproofed with proper pumping facility. The regular habitation and residence should reside only from first floor to have safeguard in view of inundation into prevent flood damages.

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Technical Suggestion:

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain of suitable sizes 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 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 **"Dry & Wet"** 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.

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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 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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Chennai Region, Chennai-5.

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