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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) / 01048 / F – NOC – 1048Sholinganallur Village03029 / 2024 / dated.26.04.2024

Sir,

Sub: CMDA – Area Plans Unit – HRB (South) - Planning Permission for the Proposed -construction of **High Rise Residential cum Commercial Building** with 36.0m height consisting of Extended Basement floor (Meant for Parking) +Stilt floor (Meant for Parking) + 11 floors (office Room & Association Room at 1st Floor, Association Room 2nd Floor, Partly Terrace at 4th Floor, Indoor Games at 6th Floor, Children's Play area at 8th Floor, Gym at 10th Floor and open Swimming Pool at Terrace Floor) – 88 dwelling units, at Plot No.P.P.6, abutting TNHB Main Road, Neighbourhood Scheme Phase-III, TNHB Block No.6,Sholinganallur, Chennai - 600119, Comprised in Survey Nos. 347/1B2, 347/1C2, 347/1D2, 347/1E2, 347/2A2, 347/2B2, 348/3B2, 348/3C, and 348/4B of Sholinganallur Village within the limits of Greater Chennai Corporation – 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 / 0865 / 2023 /dated:01.02.2024.(Minutes of the 274th MSB Panel Meeting on 01.02.2024, Agenda item No.05/274)

2. Applicant M/s. Ankur Foundation (PVT) Limited, Represented by, No. 25 (New 49), Barnaby Road, Kilpauk, Chennai – 600 010 letter no Nil dated: 09.02.2024.

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With reference to the 1st and 2nd 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 cum Commercial Building** with 36.0m height consisting of Extended Basement floor (Meant for Parking) +Stilt floor (Meant for Parking) + 11 floors (office Room & Association Room at 1st Floor, Association Room 2nd Floor, Partly Terrace at 4th Floor, Indoor Games at 6th Floor, Children's Play area at 8th Floor, Gym at 10th Floor and open Swimming Pool at Terrace Floor) – 88 dwelling units, at Plot No.P.P.6, abutting TNHB Main Road, Neighbourhood Scheme Phase-

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III, TNHB Block No.6,Sholinganallur, Chennai - 600119, Comprised in Survey Nos. 347/1B2, 347/1C2, 347/1D2, 347/1E2, 347/2A2, 347/2B2, 348/3B2, 348/3C, and 348/4B of Sholinganallur Village within the limits of Greater Chennai Corporation.in favour of M/s.Ankur Foundation (PVT) Limited, No. 25 (New 49), Barnaby Road, Kilpauk, Chennai – 600 010,

The proposed site was inspected and field observation reveals that, the applicant site is surrounded by the vacant lands North, West, and Housing board Layout road on East & Southern side of the applicant site. ASouth Buckingham Canal in S.F.Nos. 703 & 713 (which is running on Eastern side for away from the applicant site) is designed for collecting flood water from upper tanks through Okkiam Maduvu and discharged into sea at Muttukadu village. The South Buckingham Canal had experienced major flood events during the year of 2015 & 2023 and this area is one among the zone which is more prone to flooding and vulnerable as well. At present there are no cultivation activities due to vast Urbanization these lands are classified as Wet land as per Revenue records.

The field level were taken from the known datum at the Bench Mark from the Top level of Sholinganullur Road Bridge (+)8.600m.The observed Maximum Flood Level near Sholinganallur bridge is from (+)2.700m and the existing TNHB Layout road top level (ridge) is (+)3.480m.To protect the site safe against any inundation in the near future, the site must be raised minimum of 0.60m above the MFL (or) (or) nearest road level whichever is higher, here road level is higher than MFL. Hence it is recommended to the raise the existing field to a minimum level of (+)3.480m + 0.60m = (+)4.080m say 4.100m (i.e. 4.50m below Top level of Sholinganallur road Bridge (+)8.600m), The existing ground level varies from (+)3.030m to (+)2.870m, and depth of filling 1.07m to 1.23m to avoid inundation.

The field levels were taken at the proposed site and furnished for reference as below:

z	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the proposed level Existing TNHB Layout Road Level (+)3.480m + 0.60m = (+)4.080m say 4.100m	
			Required Level in m	Height Filling in m

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1	347/1B2	(+) 3.030	(+) 4.100	1.07
2	347/1C2			
3	347/1D2			
4	347/1E2			
5	347/2A2			
6	347/2B2			
7	348/3B2			
8	348/3C	(+) 2.870		1.23
9	348/4B			

Also the proposed land is to be raised from 1.07m to 1.23m with hard earth with proper consolidation to avoid inundation problem during rainy season From the above existing field levels,

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 Planning Permission for the Proposed - construction of **High Rise Residential cum Commercial Building** with 36.0m height consisting of Extended Basement floor (Meant for Parking) +Stilt floor (Meant for Parking) + 11 floors (office Room & Association Room at 1st Floor, Association Room 2nd Floor, Partly Terrace at 4th Floor, Indoor Games at 6th Floor, Children's Play area at 8th Floor, Gym at 10th Floor and open Swimming Pool at Terrace Floor) – 88 dwelling units, at Plot No.P.P.6, abutting TNHB Main Road, Neighbourhood Scheme Phase-III, TNHB Block No.6,Sholinganallur, Chennai - 600119, Comprised in Survey Nos. 347/1B2, 347/1C2, 347/1D2, 347/1E2, 347/2A2, 347/2B2, 348/3B2, 348/3C, and 348/4B of Sholinganallur Village within the limits of Greater Chennai Corporation, in favour of M/s. Ankur Foundation (PVT) Limited, Represented by, No. 25 (New 49), Barnaby Road, Kilpauk, Chennai – 600 010 is hereby issued to CMDA subject to following conditions and technical suggestion 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 (+)4.100m (i.e. 4.50m below Top level of Sholinganallur road

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Bridge (+)8.600m).To protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from 1.05m to 1.21m 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 all round pavement level within the site should not be less than (+)4.100m.

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

3.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.

4.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.

5.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.

6.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. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

7.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.

8.The WRD., will not be held responsible for the Structural Stability, safety and soundness of the building proposed by the applicant and WRD specifically

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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.

Technical Suggestions:

a.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains (i.e) peripheral drain of size not less than 0.60x0.90m and lateral drain of suitable size not less than within the site as per the site conditions and the same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment plant 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 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.

c. 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 industrial 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.

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d. 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/tank at any cost.

At any cost, sewage / sullage should not be let into channel/river, 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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For **Chief Engineer, WRD.,**
Chennai Region, Chennai - 5

SHO
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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