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Water Resources Department

From
Er.G.Muralidharan, B.E.,
Chief Engineer, WRD.,
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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 – 2883 – Vayalanallur –A village / 2022 /11.04.2022

Sir,

Sub: CMDA – Area Plan Unit – Layout Division – Laying out of house sites in S.F.No.85/1, 86/1B, 2B2, 3, 4B & 5, 91/8B2 and 92/3 of Voyalanallur – A village, Poonamallee taluk, Thiruvallur district, Poonamallee Panchayat Union limit – Existence of channel adjoining the site - Technical report along with NOC on inundation point of view - issued – regarding.

Ref: 1.The Member Secretary (CMDA), Chennai-8 letter No.Layout – 1 / 0126 / 2021-1 / 23.07.2021 & 07.09.2021.

With reference to the above letter cited and after careful consideration, the Technical opinion along with NOC on inundation point of view of this department is hereby accorded for the planning permission for Laying out of house sites in S.F.No.85/1, 86/1B, 2B2, 3, 4B & 5, 91/8B2 and 92/3 of Voyalanallur – A village, Poonamallee taluk, Thiruvallur district, Poonamallee Panchayat Union limit in favour of M/s.SPE Homes Private Limited, Represented by its Director Thiru.P.Lokesh & 2 Others, No.792, TKSPM Towers, Trunk Road, Poonamallee, Chennai – 600 056.

In this connection, the proposed site was inspected by the Field officers and the field levels were taken from the crest level of Vayalanallur Tank and these lands are ayacut of the tank situated at the fag end of the command area and classified as dry lands. The site under reference is located at South - Western side of Vayalanallur Tank. The site is surrounded by residendials and vacant lands on all directions. Hence, necessary drainage arrangements must be adequately provided within the site since there is no other drainage facility currently available around the surroundings and Voyanallur tank in S.F.No.44 on North - Eastern side, Thirukovilpattu eri in S.F.No.375 on South and then continues as Kavalcheri eri in S.F.No.368 on same direction and outer ring road on North – Eastern side. And the proposed site gains access from S.F.No.93 & 94 classified as road as per Revenue records.

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As per Revenue records, S.F.No.71, 72 & 73 mentioned as Government poromboke channel, 82 & 84/1 mentioned as kuttai, 83 & 84/2 mentioned as Anathenam Government land. The applicant land in S.F.No.85/1 abuts the channel in S.F.No.73 on Northern side of the site. This channel originates from village pond bearing S.F.No.71 of same village and confluence in kuttai in S.F.No.82 & 84/1.

To ascertain the threat due to inundation, field levels of the site were taken from a known datum at crest top level of weir in Vayalanallur Tank as (+)23.100m. The maximum flood level near the site under reference during the 2015 floods was observed as (+)23.320 MSL and nearest main road level as (+)23.960m on Western side.

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) the nearest main road level whichever is higher. Hence, the site must be raised to a minimum level of 0.60m from road level since it is higher than MFL. In order to protect the site against inundation the site field level must be raised to minimum a level of (+)23.960 + 0.600 = (+)24.560m i.e.1.46m above the crest top level of weir in Vayalanallur Tank as (+)23.100m.

To ascertain the gravity of inundation of the said land, field levels were taken at the proposed site and furnished for reference as detailed below.

Sl. No.	Field Survey Nos.	Existing Field Level in (m)	Proposed level (Road level (+0.600)	Height of filling required in (m)
1.	85/1	+ 21.850	**(+)24.560**	2.710
2.	86/1B	+ 23.200		1.360
3.	86/2B2	+ 23.620		0.940
4.	86/3	+ 22.165		2.395
5	86/4B	+22.430		2.130
6.	86/5	+22.750		1.810
7.	91/8B2	+23.650		0.910
8.	92/3	+23.740		0.820
9.	Village Road	+ 23.960		

From the existing field levels of the required filling varies from 0.82m to 2.71m to avoid inundation.

Hence, "No Objection Certificate" of this department with specific remark on the inundation point of view for the planning permission Laying out of house sites in S.F.No.85/1, 86/1B, 2B2, 3, 4B & 5, 91/8B2 and 92/3 of Vayalanallur – A village,

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Poonamallee taluk, Thiruvallur district, Poonamallee Panchayat Union limit in favour of M/s.SPE Homes Private Limited, Represented by its Director Thiru.P.Lokesh & 2 Others, No.792, TKSPM Towers, Trunk Road, Poonamallee, Chennai – 600 056 is hereby issued to Chennai Metropolitan Development Authority subject to the following conditions, besides as any other Mandatory clearance of statutory permission from any other organization or department for the consideration of planning permission by CMDA.

TERMS and CONDITIONS

1. The applicants' land should be filled with earth with proper compaction to the minimum level of (+)24.560m 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 varying from 0.82m to 2.71m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+) 24.560m and i.e.1.46m above the crest top level of weir in Vayalanallur Tank as (+)23.100m. Also the applicant 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.

2. The all-round entire pavement level within the site should not be less than (+)24.560m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size (peripheral & lateral), rainwater harvesting, roads with road side drain and sewerage alignment and its disposal & garbages/debris and other solid waste management as per norms in existence within the applicants' 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 (treated or untreated) should not be let into the 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 drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel.

3. 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 (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

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any construction activities. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

4. The channels along the Western boundary and within the stretch of applicants' land in S.F.No.73 should be completely desilted and resectioned by constructing retaining walls on either sides of the channel as per the FMB at the applicants' 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 channels as per Revenue records (FMB) along & within the stretch of applicants' land should be maintained properly without any change and without any encroachments.

5. The applicants should clearly demarcate their boundary especially on the North of applicant's land abutting the channel in S.F.No.73 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.73 should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicants 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 desilt the channel periodically and remove the obstruction then and there at their own cost in order to avoid any hindrance for free flow of water within the proposed land, after the completion of project also.

7. The applicant should not carry out any other cross masonry structures across the channels and if found necessary, prior permission from WRD should be obtained.

8. 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.

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11/4/22

9. 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.

10. 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.

11. The sewage water from the applicants' land should not let into the channel or 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 at any cost.

The applicant should not dump the garbages/debris in the channel and avoid the sewage water let into the channel, etc. At any cost, sewage/sullage should not be let into field channel, and the garbages, debris and construction materials should not be dumped into the channel restricting the free flow of water.

12. The applicants should not object at any time for the maintenance work / improvements work of the channel to be carried out by WRD. The applicants should give an undertaking in writing to the effect that the above proposal will not obstruct in case of any maintenance / improvement / development works as per Revenue records [FMB] which are proposed to be carried out by WRD in future periodically.

13. The applicant's lands seem to be ryotwari land which would be classified as wet & dry lands. Hence, these lands are to be converted into residential zone from the agricultural 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.

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

The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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.

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Failing to comply with any of the above conditions, WRD reserves rights to withdraw the Technical opinion with NOC on Inundation point of view for the above proposed site and in event the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

11/4/22

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

11/04

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THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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