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Water Resources Department

From
Er.S.Manmathan, B.E.,
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.3416Ottiyambakkam Village6326/2024/Dated:01.08.2024.

Sir,

Sub: CMDA – APU – Reclassification Division – Reclassification of land comprised in Survey Nos.276/6A2 & 276/7A of Ottiyambakkam Village Tambaram Taluk, Chengalpattu district, within the limit of St. Thomas Mount Panchayat union limit from Agricultural Use Zone to Residential Use Zone - Specific Remarks along with NOC on inundation point of view along with Permissibility for Temporary Permission for Construction of RCC Small Bridge across the odai in S.F.No.229/1 so as to access from 276/7A to 229/2 Karanai Road – issued – regarding.

Ref: The Member Secretary, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600008 Letter No. R1 / 0028 / 2024-1 / Dated:18.04.2024.

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With reference to the 1st letter cited above and after careful consideration the "No Objection Certificate" of this department for Temporary permission for Construction of **RCC Small Bridge** across the Government Odai in S.No. S.F.No.229/1 so as to access from 276/7A to 229/2 Karanai Road of Ottiyambakkam village and technical opinion along with NOC on inundation point of view for Reclassification of land comprised in Survey Nos.276/6A2 & 276/7A of Ottiyambakkam Village Tambaram Taluk, Chengalpattu district, within the limit of St. Thomas Mount Panchayat union limit from Agricultural Use Zone to Residential Use Zone may in favour M/s.Goodland represented by Thiru. Senthur Pari, Door No.16, plot No.23, Second street, Ratna Nagar, Teynampet, Chennai 600 018 .

The proposed site was inspected and ascertained such that, the applicant's site is located in Ottiyambakkam Village (ie.,S.F.No.276/6A2 & 276/7A) and the Madurapakkam Odai in S.F.No.229/1 runs from North - South direction on Eastern Side which abuts the applicants site and function of this odai to balance the surplus water from Madurapakkam Odai to Ottiyambakkam Odai and carries

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surrounding flood water and discharges into the Pallikaranai Swamp and Vandalur – Kelambakkam Main Road or Karanai main Road runs parallel to the Odai in same S.F.No.229/2. At this juncture, it was observed that the existing Odai in S.F.No.229/1 had been encroached and converted as Karanai Main Road by the local body without prior permission from WRD. Hence, it is Violation of Rules in force in existence. The S.F.No.107 is shown as water body as per Topo Plan. The Ottiyambakkam Tank is located on Western side of the site and which is away from the site and the Ottiyambakkam tank surplus is running West to East direction, which is on Southern side in SF No.267 but not abutting the site. The Vacant land is surrounded by all other direction i.e. Northern, Southern and Eastern side of the site.. As per Revenue records, these lands are classified as **"Wet"** lands.

In addition to this, while scrutinizing the Revenue records, the applicant had not furnished Old A-Register for the S.F.No.229/1, which has been reported as "Odai" by Field Engineers of this Department. Hence, the Concerned CMDA officials and Revenue authorities are responsible to verify and ensure with the above mentioned Revenue records of the applicant's site along with the Government Lands, which is along the boundary of the applicant's site and WRD will not to be held responsible in providing authentication of the above said Revenue records, ie., without encroachment of water bodies.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the Crest level of the Ottiyambakkam Tank Weir (FTL) which is (+)6.425m. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous past floods. The Observed Maximum Flood Level near the applicant's site IS (+)7.900m. During Rainfall of past years the upper catchment area of these Odai were breached an leads to inundation upto 2-5 feet i.e.0.60m to 1.52m, the entire area Ponmar, Sithalapakkam, Agaramthen and Ottiyanbakkam including applicant's site was inundated more than 1.52 m (ie.,7.350 + 1.52 = 8.870 m) such that the MFL of the site is (+)8.870m. The Top level of the Existing Road (Vandalur – Kelambakkam Main Road) Karanai main Road is (+) 8.650m, 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 0.45m above the maximum flood level (or) nearest main road level whichever is higher. In order to protect the site

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against inundation the site field level must be raised to minimum a level of (+)8.870 + 0.45 = (+)9.32m (ie.,2.895m above the Crest level of the Ottiyambakkam Tank Weir (FTL) which is (+) 6.425m. 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 past flood level (+)8.870 + 0.45 = (+)9.320m	
			Required Level in m	Height Filling in m
1.	276/6A2	(+)7.280	(+)9.320	2.04
2.	276/7A	(+)7.350		1.97

Also the proposed land is to be raised (+)1.970m to (+) 2.04m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling varies from (+)1.970 m to (+) 2.04m to avoid inundation. Since, the existing field level is below MFL and the applicant is suggested not to have regular habitation below MFL.

The S.F.No.276/7A on Eastern side of site is odai as S.No.229/1 and then 229/2 is is existing road as per topo plan and field report. side. As per the tentative layout plan 7.50m wide road is proposed in S.F.No.229/1 Hence, it is essential to construct RCC bridsge across the odai in S.No.229/1. In this connection to Construct RCC bridge across the odai in S.F.No.229/1 so as to access from the applicant's land in SF.No.276/7A to SF.No.229/2 as road.

Hydraulic Particulars Recommended for RCC Small Bridge across Madurapakkam Odai in S.F.No.229/1:

The bed level of theRCC Small Bridge should be fixed in presence of the Executive Engineer concerned and only after the existing odai original bed level is ascertained and restored for flow direction.

S. No	Odai S.F.No.	Access to S.F.No.		Proposed Bed level in 'm' (+)	MFL in 'm' (+)	Minimum Inner Width of odai in 'm' as per FMB Average	Minimum Inner Vent height in 'm' or bottom level of Deck slab	Width of RCC Small Bridge in 'm'	Area of RCC Small Bridge in Sq.m	No. of vents allowed
		From	To							
1.	229/1	276/7A	229/2 (Karanai Road)	6.100	8.870	15.80	3.27/ 9.32	7.50	118.50	2 Nos.
								Total	119.00 Sq.m	

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The applicant should adhere the above levels without causing any hindrance to free flow of water in the Government Odai.

Based on the request of the applicant and in view of the present site condition with respect to the available Revenue records for the Temporary permission for Construction of **RCC Small Bridge** across the Government Odai in S.No. S.F.No.229/1 so as to access from 276/7A to 229/2 Karanai Road of Ottiyambakkam village and technical opinion along with NOC on inundation point of view for Reclassification of land comprised in Survey Nos.276/6A2 & 276/7A of Ottiyambakkam Village Tambaram Taluk, Chengalpattu district, within the limit of St. Thomas Mount Panchayat union limit from Agricultural Use Zone to Reseidential Use Zone may in favour of M/s. Goodland represented by Thiru. Senthur Pari, Door No.16, plot No.23, Second street, Ratna Nagar, Teynampet, Chennai 600 018 is hereby issued 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 applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)9.320m (ie.,2.895m above the Crest level of the Ottiyambakkam Tank Weir (FTL) which is (+) 6.425m is order 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 metre depth to achieve required degree of compaction for the depth varying from 1.97 m to 1.204 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 be less than (+)9.320m and the applicant is suggested not to have regular habitation below MFL.

2. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities. The applicants should also maintain the measurement of the odai in S.No.229/1 earmarked in the Revenue records and should never be

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altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the Odai, the same should be restored to its original condition at their own cost.

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 and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicants are solely responsible of genuinety of the documents submitted.

4. 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. The applicants should not object at any time for the maintenance works / improvement works of the Odai which are proposed 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 any maintenance/improvement/development works as per Revenue records [FMB], which are proposed to be carried out by WRD in future periodically.

7. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD / Government Lands / river. The NOC for their site from the WRD is purely issued on the basis of inundation point of view.

8. The Odai in S.F.No.229/1 abuts on Eastern side of the applicant's land should be completely desilted and resectioned by constructing retaining wall on either side of the odai with concrete bed as per the FMB at the applicants own cost. The bed level of the above odai should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of entire Odai as per Revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and without encroachments. 21/8/24

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9. The Odai in S.F.No.229/1 stretch abutting the applicants boundary should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Odai should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Odai should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing odai to the downside area within the proposed layout site. Also, the applicants should de-silt the Odai 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 also.

10. The applicants should not carry out any other cross masonry structures across the Odai without prior permission from WRD.

11. The proposed RCC Small Bridge should be constructed by the applicants only, across the Odai in S.F.No.229/1 of Ottiyambakkam village as earmarked in the sketch and the applicants should strictly adhere to maintain the above hydraulic particulars of the Odai. The applicants should construct the RCC Small Bridge with size as mentioned in the table below as earmarked in the sketch at their own cost for temporary occupation for three years from the date of agreement. If the applicants land / road available on both sides of the odai, their permission is eligible for construction of RCC Small Bridge. The width of the Odai earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.

The bed level of the Odai should be fixed in presence of the Executive Engineer concerned only after the existing Odai original bed level ascertained and restored for flow direction. The applicant should provide a pucca concrete bed in the odai at the proposed bridge sites without fail in order to avoid erosion.

12. The proposed RCC Small Bridge 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 Small Bridge should be 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 RCC Small Bridge should be fixed in presence of the Executive Engineer concerned only after the existing odai original bed level ascertained and restored for the flow direction from its originates.

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Hydraulic Particulars Recommended for RCC Small Bridge across Madurapakkam Odai in S.F.No.229/1:

S. No	Odai S.F.No.	Access to S.F.No.		Proposed Bed level in 'm' (+)	MFL in 'm' (+)	Minimum Inner Width of odai in 'm' as per FMB Average	Minimum Inner Vent height in 'm' or bottom level of Deck slab	Width of RCC Small Bridge in 'm'	Area of RCC Small Bridge in Sq.m	No. of vents allowed
		From	To							
1.	229/1	276/7A	229/2 (Karanai Road)	6.100	8.870	15.80	3.27/ 9.32	7.50	118.50	2 Nos.
								Total	119.00 Sq.m	

13. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Small Bridge should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for above proposal should be informed to the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram for monitoring and also completion ofRCC Small Bridge should be reported to the Executive Engineer.

14. The applicant should pay an annual lease rent of Rs.3,95,000/- (Rupees Three Lakh and Ninety five Thousand only) for occupation of 119.00 sq.m in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram and it should be paid at one lumpsum for three years of Rs.11,85,000/-(Rupees Eleven Lakh and eighty five Thousand only) in advance before the commencement of work. During execution/ after construction of above bridge, if any deviations are noted in above measurements, accordingly the lease rent also will be revised respectively.

15. The applicants have to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

16. The applicant should execute the lease agreement with the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram before commencing the work and it should be renewed once in three years for which the applicant

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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.

17. The applicant should pay the caution deposit of sum of Rs.3,00,000/- (Rupees three lakhs only) in favour of the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram, which will be refunded only after completion of six months based on the certificate received from concerned Assistant Executive Engineer of WRD department stating that the construction work (culvert and field odai 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.

18. The construction of Abutments, Wing walls, Return walls, etc., should be constructed for the above proposed RCC Small Bridge and should also be constructed well within the applicants' land on either side. Moreover, the width of Odai as per Revenue records (FMB) should be maintained properly without any change.

19. 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 common public schemes, the applicants should not object to handover the land to this department for which applicants are not entitled for any compensation. Further, the leased portion land to be handed over to this department in original condition.

20. The above proposed RCC Small Bridge will be the Government WRD property after the construction. The applicants should not claim any privilege on the above lease portion of Government land (culvert land, RCC Small Bridge, field odai retaining wall abutting the applicant land) and should allow the WRD officials to inspect the Odai as and when required and for the periodical inspection.

21. The applicants 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 RCC Small Bridge.

22. The WRD., will not be held responsible for the Structural Stability, safety and soundness of the RCC Small Bridge as well as for building proposed by the

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applicants and WRD specifically recommend only for construction of RCC Small Bridge The applicants should construct the proposed RCC Small Bridge at their own cost. The applicants are solely responsible for the structural safety and stability of the proposed bridge and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Small Bridge.

23. 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 RCC Small Bridge will also be removed without any correspondence, for which applicants are not entitled for any compensation and as well as legal entity.

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

25. The applicant should not object the common public for using the RCC Small Bridge at any time and any cost.

26. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Odai at the bridge site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public.

27. The applicant should not carry out any other cross masonry structures across the odai without prior permission from WRD. The applicant should provide a pucca concrete bed in the odai at the proposed RCC Small Bridge sites without fail. The RCC Small Bridge should be completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant's cost.

Technical Suggestion:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains i.e peripheral drain of suitable size not less than 0.90m x 0.75m & lateral of suitable sizes within the site as per the site condition and the same should be connected to the local drain/odai, rainwater harvesting, roads with road side drains 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. 16/8/24

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The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain /odai/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/odai. There should not be any hindrance to the free flow of internal drain to downstream.

b. Since the site exists in close proximity with the Odai with the site the necessary setback distance of 3.00m size should be provided especially on Eastern side of the site as per site conditions along of the odai 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 and their should not be any construction activity in the set back area in future also. 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 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 odai/river at any cost.

At any cost, sewage/sullage should not be let into river, and the garbages, debris and construction materials should not be dumped into the odai/river restricting the free flow of water.

d. The applicants' lands are seem to be ryotwari land which would be classified as Wet lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicants should get clearance certificate for their 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.

The owner of the document received from the applicants 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. Verified 24

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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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity

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

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.