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Water Resources Department

From

Er. G. Muralidharan, 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)/011777/F – NOC(Thirunindravur Village)000738/ 2023 /Dated:20.02.2023.

Sir,

Sub: CMDA - Area Plans Unit – Layout Division – Laying out of house sites in S.No.243/3B and 243/4B of Thirunindravur Village, Avadi Taluk, Thiruvallur District, Thirunindravur Town Panchayat Limit – Existence of Water Body adjoining the site – specific remarks along with NOC on inundation point of view – issued – regarding.

Ref: 1.The Senior Planner, Chennai Metropolitan Development Authority, Egmore, Chennai – 8 Letter No. Layout-1 / 0214 / 2022-3 / Dated: 25.11.2022.

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With reference to the 1st cited above 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.No.243/3B, 243/4B, of Thiruninravur Village, Avadi Taluk, Thiruvallur District, Thiruninravur Town Panchayat Limit, in favour of Thiru.D.Rajasekar, Door No. 2/115, Gandhi Salai, Bharathi Nagar, Tharapakkam, Chennai – 600 122.

The proposed site was inspected and field observation reveals that, the proposed site is located on the Northern side of the Thiruninravur Tank in S.F.No.301. Thiruninravur Railway track along with station in S.F.No.244, 245, 246, 247, 248 is located in Northern direction of the site. Thiruvekada 1st Main Road is running in between the site and the track. Whereas 10th &11th cross Road is running adjacent on the Eastern & Western side side of the applicant's land. The applicant's land is surrounded by Residential land on all other directions. The applicant land is an ayacut area of Thiruninravur lake and at present ,there were no irrigation activities due to urbanisation and the applicant land is classified as dry lands as per Revenue Records.

Based on the field inspection and scrutiny of field maps, Thiruninravur lake in S.No.301 in Southern side is the only water body existing with its close proximity to be considered for inundation point of view.

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In order to ascertain the gravity of inundation of the said lands, the field levels were taken with reference to the Bench Mark from the Full Tank Level of Thiruninravur Tank (+) 33.560m and Maximum Water Level as (+) 34.40m. It could be susceptible against inundation potential must be ascertained based upon the existing filed levels. 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 during 2015 floods in (+) 35.120m and Thiruvekada 1st Main Road top level is (+)34.400m on North side. The Thiruvallur-Chennai Railway station Level is 37.200m. 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 Railway Station Level abutting / nearer to the site. Hence it is recommended to the raise the existing field to a minimum level of (+)37.200m + 0.60m = (+)37.800m (i.e.,) 4.240m above the Full Tank Level of Thiruninravur Tank (+)33.560m.

The following are the evaluated field levels of the site under reference tabulated below:

Sl.No	S.F.No.	Existing Field Level in m	Required height of filling with respect to the Station Level (+)37.200m + 0.60m = (+)37.800m.	
			Required Level in m	Height Filling in m
1.	243/3B	(+)35.180	(+)37.800m	2.620
2.	243/4B	(+)35.150		2.650

Also the proposed land is to be raised from (+) 2.620m to (+)2.650m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling varies from (+)2.620m to (+)2.650m to avoid inundation.

Based on the available Revenue records as well as considering the prevailing site condition, necessary technical opinion, along with the "No Objection Certificate" on the inundation point of view of this department for the Planning Permission for laying out of house sites in S.No.243/3B, 243/4B, of Thiruninravur Village, Avadi Taluk, Thiruvallur District, Thiruninravur Town Panchayat Limit, in favour of Thiru.D.Rajasekar, Door No. 2/115, Gandhi Salai, Bharathi Nagar, Tharapakkam, Chennai – 600 122 is hereby issued to CMDA subject to following terms and conditions besides any other mandatory clearance and statutory permission from

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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 (+)37.800m (i.e.,) 4.240m above the Full Tank Level of Thiruninravur Tank (+)33.560m.To protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth varies from (+) 2.620m to (+)2.650m depending upon the existing field level. 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.

2. The all round pavement level within the site should not be less than **(+)37.800m**. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable size within the site as per site condition since the patta or plan marked channel exist on North and Western side of the site. The internal micro rains formed within the site as per site condition should be connected to the local drain / channel at his own cost, 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.

3. The necessary setback distance should be provided with in 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 setback area in

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future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

4. The applicants should clearly demarcate the 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 / water body and the same should be maintained as it is in the Revenue records.

5. 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.

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 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.

8. The applicants' lands are seems to be Ryotwari land which would be classified as Dry 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 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.

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

10. 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.

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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 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.

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.

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

20.02.23



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