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Water Resources Department

From
Er.M.Janaki, M.E., F.I.E.,
Chief Engineer, WRD,
Chennai Region,
Chepauk, Chennai-5.

To
The Directorate of Town and Country Planning,
No.800,Kannadhasan Street,
Kannathur Reddy Kuppam,Thiruporrur,
Chengalpattu-603 112.

Letter No.DB/T5(3) /F- NOC Kanathur Reddykuppam Village 1479 / 2025 / Dated.11.03.2025

Sir,

Sub: DTCP – Planning Permission for the proposed construction of Residential High Rise Group Development Building of Extended Combined Double Basement Floor + Combined Ground/Stilt Floor For Tower 01,Tower 02 & Tower 03 – **Tower 01**- Ground Part/Stilt Floor Part + 34 Floors with Swimming Pool at 3rd Floor Level (with 126 DU) + **Tower 02** – Ground Part/Stilt Floor Part +33 Floor (With 128 DU), **Tower-03**-Ground Part/Stilt Floor Part +33 Floors (With 63 DU),Totally 317 Dwelling Units Comprised in SF.No.8/15, 8/19, 8/20, 8/2B1A & 8/2B1F1A of Kanathur Reddykuppam Village, Thiruporur Taluk, Chengalpattu District - Specific Remarks along with NOC on inundation point of view - issued - Regarding.

Ref: 1.The Directorate of Town and Country Planning Online Building Plan Application No. SWP/BPA/0410186/2024.
2.M/s.Altis Properties Private Limited, Chennai Letter Dated: 04.11.2024

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With reference to the 1st and 2nd letter cited above and after careful consideration the technical opinion and NOC on inundation point of view of this department is hereby accorded for Planning Permission Planning Permission for the proposed construction of Residential High Rise Group Development Building of Extended Combined Double Basement Floor + Combined Ground/Stilt Floor For Tower 01,Tower 02 & Tower 03 – **Tower 01**- Ground Part/Stilt Floor Part + 34 Floors with Swimming Pool at 3rd Floor Level (with 126 DU) + **Tower 02** – Ground Part/Stilt Floor Part +33 Floor (With 128 DU), **Tower-03**-Ground Part/Stilt Floor Part +33 Floors (With 63 DU),Totally 317 Dwelling Units Comprised in SF.No.8/15, 8/19, 8/20, 8/2B1A & 8/2B1F1A of Kanathur Reddykuppam Village, Thiruporur Taluk, Chengalpattu District in favour of M/s.Altis Properties Private Limited, No.19.Blue Haven ,4th Floor, Harrington Road, Nungambakkam, Chennai.

The proposed site was inspected and field observation reveals that, the Buckingham Canal in SF.No.4 runs along the Western side of applicant site. The site

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is surrounded by Vaccant Lands on Southern side and Northern side of the site. The existing Chennai-Kovalam road running on Eastern side of this site. These lands are classified as "Dry" lands as per "A" Register" of Revenue records.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from Known datum of Muttukadu North Lock Top level as (+)3.425m. The Maximum Flood Level near the site under reference during the past flood was assessed nearby site is (+)3.600m and Eastern side of the Chennai-Kovalam road top level as (+)4.350m of applicant site. And a surface runoff merging with MFL of Buckingham Canal have created as afflux of MSL (+)3.750m at applicant site, Which is 0.15m above the MFL of Buckingham Canal near the applicant site. In order to protect the site against the inundation, the site must be raised to 0.45m above the road top level abutting/nearer to the site, whichever is higher than the MFL level, the site must be raised to a minimum level of (+)4.350m + 0.45m = (+)4.800m i.e.1.375m above the Muttukadu North Lock Top level as (+)3.425m

The existing field levels were surveyed at the proposed site is furnished below:

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the proposed level (+)4.350m + 0.45m = (+)4.800m	
			Required Level in m	Height Filling in m
1	8/2B1F1A	(+)3.900	(+)4.800m	0.900
2	8/20 (Previously 8/2B1F1)	(+)2.800		2.000
3	8/2B1A	(+)2.800		2.000
4.	8/19	(+)2.750		2.050
5.	8/15	(+)2.720		2.080

Also the proposed land is to be raised (+)0.900m to (+)2.080m with hard earth with proper consolidation to avoid inundation problem during rainy season since the above existing field levels are below MFL and suggested to have regular habitation above 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 Planning Permission for the proposed construction of Residential High Rise Group Development Building of Extended Combined Double Basement Floor + Combined Ground/Stilt Floor For Tower 01,Tower 02 & Tower 03 – **Tower 01**- Ground Part/Stilt Floor Part + 34 Floors with Swimming Pool at 3rd Floor Level (with 126 DU) + **Tower 02** – Ground Part/Stilt

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Floor Part +33 Floor (With 128 DU), **Tower-03-**Ground Part/Stilt Floor Part +33 Floors (With 63 DU),Totally 317 Dwelling Units Comprised in SF.No.8/15, 8/19, 8/20, 8/2B1A & 8/2B1F1A of Kanathur Reddykuppam Village, Thiruporur Taluk, Chengalpattu District, in favour of M/s.Altis Properties Private Limited, No.19.Blue Haven ,4th Floor, Harrington Road, Nungambakkam, Chennai is hereby issued to DTCP subject to following conditions and Technical suggestions besides any other mandatory clearance and statutory permission from any other organization or department for the consideration of planning permission by Directorate of Town and Country Planning.

CONDITIONS:

1.The applicant's land should be filled with earth with proper compaction to the level of (+)4.800 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 0.900 m to 2.080 m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)4.800 m (ie.,1.375m above the Muttukadu North Lock Top level as (+)3.425m. 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 (+)4.800 m.

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 Western side before the commencement of any developmental activities in presence of Revenue authorities and WRD and local body authorities concerned without fail

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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 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 after conversion of this land to other activity should submit their detailed plan of Development to WRD with network of drains, Rain Water Harvesting structures, Blue-Green Infrastructure facilities, Permeable Pavements and Rain Water Conservation 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 to downstream side leading to flood scenario to the area down under. After approval of this Rainwater conversion infrastructure design and plan by WRD only, the development plan should be approved by the competent authority.

10. Bore wells should be provided as per the norms in existence the should not affect the surrounding bore wells/wells of water level of farmers. The provisions of bore wells should be done after getting prior permission from the competent authority WRD,EB., etc.

11.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.

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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.

Technical Suggestion:

a.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size within the site as per site condition, and the same should be connected to local drain rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel 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/drain.

b.The necessary setback distance should be provided with in the site as per the site condition with the in accordance with 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 / Dated: 13.03.2019) during development and there should not be any construction activities in the setback areas in future also. The DTCP should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. The applicants' land seems to be ryotwari land, which would be classified as "Dry" lands. Hence, these lands are to be converted from Agricultural Use Zone to Residential Use Zone by the competent authority. The applicant 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.

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

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same by the applicant and as well as the construction materials/debris/garbages should not be dumped into the channel / river at any cost.

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.

e.The applicant should provide rain water detention tanks in the top of the proposed residential buildings, so as to collect the rainwater and allow to drain after the rainfall ceases, so as to mitigate the flood thereby reducing this risk of flood damages.

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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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