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Water Resources Department

From
Er.M.Janaki, M.E, F.I.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–NOC9399Kollacherivillage0007 / 2024 / dated.21.01.2025

Sir,

Sub: CMDA – Area Plan Unit – HRB (South) – Planning permission for proposed construction of high rised group development consisting of combined basement floor (Block – 1, Block – 2 & Block – 3), Block – 1: Stilt floor + 15 floors (165 dwelling units), Block – 2: Stilt floor + 15 floors (165 dwelling units)m Block – 3: (Club house with swimming pool): Ground floor + 2 floors (Totally 330 dwelling units) at Kundrathur main road, S.Nos.3/2, 4, 5/1 & 2, 42/3 and 43/1B & 3 of Kollacheri village, Kundrathur taluk of Kancheepuram district within the limits of Kundrathur Panchayat union – specific remarks along with NOC on inundation point of view – issued – regarding.

Ref: 1.The Member Secretary, CMDA, Chennai-8's letter No.PP / HRB / S / 0765 / 2024 / 05.11.2024.

With reference to the 1st letters cited above, after careful consideration the technical opinion along with NOC on inundation point of view of this department is hereby issued for the Planning permission for proposed construction of high rised group development consisting of combined basement floor (Block – 1, Block – 2 & Block – 3), Block – 1: Stilt floor + 15 floors (165 dwelling units), Block – 2: Stilt floor + 15 floors (165 dwelling units)m Block – 3: (Club house with swimming pool): Ground floor + 2 floors (Totally 330 dwelling units) at Kundrathur main road, S.Nos.3/2, 4, 5/1 & 2, 42/3 and 43/1B & 3 of Kollacheri village, Kundrathur taluk of Kancheepuram district within the limits of Kundrathur Panchayat union in favour of M/s.Casa Grand Fresh Private Limited, Door No.111, Plot No.59, NPL Devi Building, L.B. Road, Thiruvanmiyur, Chennai – 600 041.

The proposed site inspected by the field Engineer's and reported that the site located on Northern side of Chembrambakkam – Kudrathur – Porur road in S.No.44 abutting the site, vacant land on Eastern side of Moondramkattalai village) (i.e.boundary of the both village and the site is situated in the Mixed residential area as per CMDA SMP. The Kundrathur – Poonamalle road running on West which is away from the site and then ORR running on the same side. The S.No.43/2 is burial ground abutting the site on Eastern boundary, these lands are classified as wet & dry lands and once upon a time these lands are ayacut field of Chembarambakkam tank, at

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present these lands are urbanized by way of development of buildings and there is no irrigation activities.

In order to ascertain the gravity of inundation of the said lands, the fly levels were taken with reference to the Sill level of Chembarambakkam Tank Sluice No.4 i.e., (+)18.710m. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during the past Maximum Flood Level in the site under reference was assessed as (+)17.240m. The Kundrathur – Porur road running on Southern side of the site in S.No.44 and so on, is having Top level of road as (+)17.840m.

Also, the Chembarambakkam Tank surplus course runs in S.F.Nos.43, 10, 11 and so on, out of which the surplus course in S.F.No. 11 runs on South – Eastern side of the applicant's site of Moondramkattalai Village. Further, there is no irrigation activities at all due to vast urbanization. Initially, the S.F.No.16/1 of Moondramkattalai Village was classified as "Water body" and recently in Tamil Nadu Government Gazette dated 05.04.2023 (Part VI – Sec.1 of No. VI (1) / 236 / 2023) has been reclassified as "Commercial Use Zone". But, according to the Revenue Records, the same applicant's land in S.F.No.16, has not been subdivided / classified or mentioned as Water body but classified as Wet lands and hence No Water body exist abutting the site, as per Revenue records. The adjoining land in S.F.No.16/2 is under the ownership of Highways Department and these lands are classified as "Dry and Wet" lands as per Revenue records.

Further, in order to avoid inundation in the applicant's site of S.F.No.16/1, it is recommended to construct a channel having a minimum width of 2.00 m with a setback 0f 1.00 m, in order to drain the rain water along its boundary and thus connecting it to the existing culvert at S.F.No.18 in Kundrathur – Porur Road. In this regard, the applicant is proposed for road in S.No.15/2B3A and 16/1, so as to access to 16/2 Kundrathur – Porur Main Road, wherein now the applicant is suggested to form southern boundary drain in S.No.16/1 of width 2.0m Hence, it is essential to construct RCC Box Culvert in the newly proposed drain so as to access from S.No.16/1 to 16/2 (Bed Level (+) 15.080m, deck slab bottom level (+) 17.790m inner height of vent is 2.710m) for the proposed site on Eastern side of the site the technical opinion along with NOC on inundation point of view of this department was already accorded vide this office letter No - DB /T5(3)/ F. 07835 / NOC- Moondramkatalai Village 556 / 2023/ Dated.31.01.2024 for Planning Permission for Proposed Construction of High Rise Group

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Development (HRB) consisting of combined basement floor (Block – 1, Block -2 & Block – 3) Block 1: Ground floor + 21 floors (342 Dwelling Unit), Block 2: Ground floor + 21 floors (169 Dwelling Unit) with amenities, Block 3 : Ground floor + 21 floors (342 Dwelling unit) and open swimming pool at the ground level (Totally 853 Dwelling units) at Kundrathur Main Road, Survey Nos.15/2A2, 2A3, 2A4, 2B1, 2B2, 2B3A, 2B3B, & 16/1 of Moondramkattalai Village, Kundrathur Taluk, Kancheepuram District, within the limits of Kundrathur Town Panchayat, in favour of M/s.Casa Grand Fresh Private Limited, Door No.111, Plot No.59, NPL Devi Building, L.B. Road, Thiruvanmiyur, Chennai – 600 041.

Similarly the present proposed site is low lying area additionaily the nearby Kundrathur – Porur main road is in elevation causing rain water from the surrounding areas to flow directly into the proposed site. Subsequently the rain water flows through the main canal located in the nearby Moondramkattalai village, which is contiguous to these S.Nos. From there the water partially flows through Kundrathur village before reaching Adyar river. Hence the applicant therefore suggested to construct a culvert in S.No.42/3pt patta land on Southern side having bed level as (+).15.040m and deck slab bottom level as (+)18.440m will facilitate the efficient drainage of rain water from the surrounding areas from Western side. To avoid inundation in this site a drain should be designed having width of 2.0m with a setback 0f 1.00 m. in S.No.4 & 5 to be formed and maintained to drain the rain water along its boundary and connected culvert in S.No.42/3pt should connects to the existing channel in S.No.16/1 of Moondramkatallai.

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) nearest main road / ground level whichever is higher, hence the site must be raised to a minimum level of 0.60m from Road level. In order to protect the site against inundation the site field level must be raised to minimum a level of (+) 17.840 + 0.600 = (+) 18.440 m (i.e.0.27m below the Sill level of Chembarambakkam Tank Sluice No.4 which is (+)18.710m.) 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 Previous Maximum flood level (+)17.840 m + 0.60m = (+)18.440m	
			Required Level in m	Height Filling in m
1.	3/2	(+)14.860		3.58

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2.	4	(+)14.980		3.46
3.	5/1	(+)15.020		3.420
4.	5/2	(+)15.030		3.41
5.	42/3	(+)16.040	18.440	2.40
6.	43/1B	(+)16.500		1.94
7.	43/3	(+)16.100		2.34

Also the proposed land is to be raised 1.94m to 3.58m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, Since, the existing field level is below MFL. And the applicant is suggested not to have regular habitation below 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 Planning permission for proposed construction of high rised group development consisting of combined basement floor (Block – 1, Block – 2 & Block – 3), Block – 1: Stilt floor + 15 floors (165 dwelling units), Block – 2: Stilt floor + 15 floors (165 dwelling units)m Block – 3: (Club house with swimming pool): Ground floor + 2 floors (Totally 330 dwelling units) at Kundrathur main road, S.Nos.3/2, 4, 5/1 & 2, 42/3 and 43/1B & 3 of Kollacheri village, Kundrathur taluk of Kancheepuram district within the limits of Kundrathur Panchayat union in favour of M/s.Casa Grand Fresh Private Limited, Door No.111, Plot No.59, NPL Devi Building, L.B. Road, Thiruvanmiyur, Chennai – 600 041 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 with proper compaction to the level of (+)18.440m 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 1.94m to 3.58m depending upon the existing field levels and the existing applicant land should be raised to a level of (+) 18.440 m (i.e.0.27m below the Sill level of Chembarambakkam Tank Sluice No.4 which is (+)18.710m.). 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

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regular habitation below MFL. The all round pavement level within the site should not be less than (+)18.440 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 and should be marked as per FMB. The same should be monitored and maintained by the applicant at their own cost before the commencement of any developmental activities in presence of Revenue authorities and WRD and local body authorities concerned without fail and should not encroach the Government lands abutting the applicant's 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 should not object at any time for the maintenance works / improvement works of the channels which are proposed to be carried out by WRD. The

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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.

10. In order to avoid inundation in the applicant's site of S.F.No.4 & 5 Kollacheri village, it is recommended to construct a channel having a minimum width of 2.00 m with a setback 0f 1.00 m, in order to drain the rain water along its boundary and thus connecting it to the existing culvert at S.F.No.18 of Moondramkattalai village in Kundrathur – Porur Road.

11. The proposed RCC box culvert shall be constructed only in S.F.No.42/3pt. Culvert should be maintained without encroachment. The proposed RCC Box culvert should be constructed, Monitored and maintained by the applicant at is own cost.

12. The Proposed box culvert shall be made up of RCC Box Type with a clear vent inner size size 2.00m(span) width of water way x 3.40m height at S.No.42/3pt within the boundary. The size & sill level of the proposed RCC culvert should be maintained as mentioned above in the specified Survey No.42/3pt and should be got executed only in the presence of WRD officials without any violation.

13. Based on the hydraulic particulars mentioned above (Bed Level (+) 15.040m, deck slab bottom level (+) 18.440m inner height of vent is 3.40m), the design and drawings of the proposed RCC Box Type Culvert should be obtained from the Qualified structural Design Engineer.

14. The applicant should construct the proposed RCC Box Culvert at applicant own cost. They are solely responsible for the structural safety and stability of the proposed culvert, at any cost WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culvert.

15. The Channel stretch abutting the applicants land should be completely desilted and resection by construction retaining wall on either side of the odai and periodically maintained by the applicant at is own cost, after the completion of culvert there should not be made any encroachment on it.

Technical Suggestion:

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network micro drains of suitable size within the site as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment and its disposal and

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garbages/debris and other solid and liquid 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 with in the site according to the site condition 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 any construction activities in further also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. The applicant for this land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body as well as confirming this site boundary. The applicant lands are seemed to be Ryotwari land which would be classified as **"Dry and Wet"** lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority.

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 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.

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. 21/1/25

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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