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WATER RESOURCES DEPARTMENT

From

Er.**R. Emaraj**, B.E.,
Chief Engineer, WRD
Chennai Region,
Chepauk, Chennai-5

To

The Member Secretary,
Chennai Metropolitan Development Authority
No.1, Gandhi Irwin Road,
Egmore, Chennai-8.

Lr.No. T5 (7) / 12819 / Inundation Point / 2013 / Dt. 25.02.2013.

Sir,

Sub: CMDA – Area Plan Unit – Layout Division – Planning Permission Layout of house sites in Survey numbers 58/4A, 4B, 59/1A, 1B1, 1B2, 1B3, 2, 3B, 3C, 62/1A, 1B, 2A, 2B1, 2B2, 64/1, 2, 3, 70/1, 2,3, 71/1, 2, 3, 4, 5, 5B, 6, 72/1, 2, 3, 4, 5, 6.,7 ,8, 73/1, 2, 3, 4, 5, 6, 7, 8, 9, 74/1, 2, 3A, 3B1, 3B2, 75/1, 2, 3, 4, 5,6 ,7, 76/1,2,4,6,7,8,9B, 10, 11, 12, 13A, 13B, 77/1, 2, 78/1A, 1B, 1C, 2, 79/1, 2, 3, 4,5, 6A, 6B, 6C, 7,8, 9A, 9B, 10A, 11, 80/2,3,4 81/3, 82/1A2, 1A3, 1B, 2, 83/1A, 1B, 1C, 2, 88/1, 2, 3, 4A1, 4A2, 4B, 5A1, 5A2, 5B, 89/1, 2, 3A, 3B, 4A, 4B, 5, 90/1A, 1B, 3, 91/1, 2, 3, 4A, 4B, 5, 6, 7, 94/1, 2, 95/1,2,3, 4,5,6A, 6B, 6C, 8, 9, 96/1, 2,3,4, 6, 99/1, 2A, 2B, 2C, 2D, 2E, 100/1A, 1B, 2,3, 101/1, 2A, 2B, 2C1, 2C2, 2C3, 2C4, 3A, 3B1, 3B2, 102/1A, 1B, 1C, 2A, 2B, 3, 4A, 4B, 5A, 5B, 5C, 5D, 6, 7, 8, 103/1A, 1B1, 1B2, 2A, 2B1, 2B2, 3, 4, 104/1, 2, 105/1, 3, 5A, 5B, 106/1, 7A, 7B, 8A, 8B2, 112/4, 5, 6, 113/5, 6, 144/1A1, 1A2 part,1A3, 1B, 155/1A1, 1A2, 1A3A, 1B, 157/1, 2, 3, 158/1, 2, 3, 159/1, 3, 161, 162/1,2,3,4,5,6 7A, 7B, 8A, 8B, 8C, 8D1, 8D2, 9A, 9B1, 9B2, 9B3, 9B4, 10A, 10B, 10C, 11A1, 11A2, 11A3, 11A4, 11B, 12A, 12C, 13A,13B, 14, 15, 16, 17,18, 19, 20, 171/1, 4, 5, 6, 7, 8A, 8B and 9 of Vengambakkam Village of Tambaram Taluk – Remarks on Inundation Point of View – Report - Submitted – Reg.

Ref: Member Secretary's (CMDA) Lr.No.L1 / 10014/2012/ Dt.06.08.2012.

(((((())))))

In the reference cited, the Member Secretary (CMDA) has requested to offer specific remarks on inundation point of view for the above Survey Numbers of Vengambakkam Village of Tambaram Taluk for which M/s.Sameera Foundations Private Limited, Chennai -34 have applied for planning permission for the layout of house sites.

In this connection, the following observations are made:

The above site is surrounded by Kolapakkam – Agaramthen Village B.T road at Eastern side, vacant lands in Western side and Northern Side and Vengambakkam Tank bund at Southern side. The Vengambakkam Tank surplus water is flows through Vengambakkam Thangal (Survey number: 135), Eri Ulvoy (Survey number 160) and Kulam (Survey numbers 156) and finally falls into Agaramthen tank.

Based on the Revenue records and subsequent field inspection the existing surplus course of the Vengambakkam Tank is running across the applicant land in Survey numbers 104 and 105 and 104/3 from South to North direction which is not owned by the applicant (shown in the Village plan submitted). Hence, M/s.Sameera Foundations Private Limited should allot the land for formation of surplus course having the width of 14m in their own land compulsorily for free flow of surplus water from Vengambakkam Tank to lower down kuttai thangal (Design calculation sheet is submitted). No planning permission should be given for Survey number 104/3 without forming the surplus course in that piece of land.

As per the Revenue records, the existing field channel from sluice No.2 is running through patta lands only. M/s.Sameera Foundations Private Limited should provide a field channel of inner size 0.60m width for water way in their own land comprising Survey Numbers 94, 91, 90, 89, 88, 77, 76, 63, 64 & 171 for irrigating existing lower down ayacut of Vengambakkam Tank.

Besides the above lands are an ayacut lands of Vengambakkam Tank and at present there are no cultivation activities is carried out in this land and it is classified as wet lands in Revenue Records and the total extent of M/s.Sameera Foundations Private Limited land is 59.54 acres.

The field levels were taken based on the crest level {(+) 10.365m} of Surplus Weir of Vengambakkam Tank for ascertaining the field level of M/s.Sameera Foundations Private Limited's lands. The present ground level of M/s.Sameera Foundations Private Limited's site various from (+) 9.280M at Southeast corner, (+) 7.940 m at Northern portion and (+) 9.750m of Eastern portion of lands. The sill level of the Sluice of Vengambakkam Tank is (+) 7.790m which is located near M/s.Sameera Foundations Private Limited's lands. The top level of existing Kolapakkam-Agaramthen Village B.T. Road is (+) 9.710m which is running at the Eastern side of M/s.Sameera Foundations Private Limited's lands. The Full Tank Level and Maximum Water Levels of the Vengambakkam Tank in Southern side of M/s.Sameera Foundations Private Limited's lands are (+) 10.365m and (+) 10.900m respectively.

Based on the flood experience and in view of the proposed site conditions, it is suggested the following conditions should be adhering by M/s.Sameera Foundations Private Limited.

A. Conditions to be fulfilled before getting the planning permission

1. The existing ground level of the proposed site under reference should be raised to minimum level of (+) 10.010m at Southeast corner , (+) 9.70m at Northern portion and (+)10.300m at Eastern portion of lands to avoid inundation during floods.

2. M/s.Sameera Foundations Private Limited should allot the land for width of 14.00m leads to a length of 70.80m in their own Survey numbers 104 and 105 for formation of surplus course for free flow of water from Vengambakkam Tank and construct across the surplus course on their own cost after obtaining necessary design from the department.

3. Proper storm water drainage channel of size 0.45x0.75m should be constructed all-round the site and internal wherever its required by M/s.Sameera Foundations Private Limited at their own cost and this channel linked with the road side drainage channel / surplus course as shown in drawing for drain out the rain water.

4. In between M/s.Sameera Foundations Private Limited lands, a private land is situated in Survey numbers 76/3, 76/5A, 76/5B, 76/9A, 79/10B, 90/2, 95/6B, 104/3, 105/4, 159/2 & 162/12B. Hence, M/s.Sameera Foundations Private Limited should not object the land owners of Survey numbers 76/3, 76/5 A, 76/5B, 79/9A, 79/10B, 90/2, 95/6B, 104/3, 105/4, 159/2 & 162/12B to pass thro' the M/s.Sameera Foundations Private Limited's lands. M/s.Sameera Foundations Private Limited should not construct compound wall around their lands.

5. As per the Revenue records, the existing field channel form Sluice No.2 is running in Survey numbers 94, 91, 90, 89, 88, 77, 76, 63, 64 & 171 through their patta lands only. M/s.Sameera Foundations Private Limited should be maintained channel as per revenue records in their own land for irrigating existing lower down ayacut of Vengambakkam Tank and also M/s.Sameera Foundations Private Limited should strictly adhere to maintain the hydraulic particulars of the channel, and construct masonry field channel from sluice No.2 running in this land upto their North boundary, on their own cost with the Supervision & design of the WRD officials.

B Conditions to be followed after getting the planning permission

1. Necessary cross masonry structures across the surplus course in Survey numbers 104 & 105 and field channel should be made in their own cost.
2. The proposed site should be protected with flood protective arrangements around to safeguard the human life during floods.
3. M/s.Sameera Foundations Private Limited should provide rain water harvesting arrangements in the proposed site at their own cost.
4. No encroachment activities should be done in the existing Surplus Course land, Thangal land, Eri Ulvoy land and Kulam land lies in M/s.Sameera Foundation Private Limited's lands. Necessary demarcation should be done through the Revenue department in the presence of WRD Officials and M/s.Sameera Foundations Private Limited should fix the boundary posts of size 0.15 x 0.15 x 1.50m.
5. There should not be any hindrance to the free flow of water in the above noted Surplus Course and Field Channel.
6. Advance intimation should be given to the Water Resources Department Officials concerned before the commencement of the work.
7. M/s.Sameera Foundations Private Limited should carry out periodical desilting works and removals of obstructions if any form within their boundary at their own cost as and when required and ensures free flow.
8. M/s.Sameera Foundations Private Limited should allow the Water Resources Department Officials to inspect the site at any time during execution
9. M/s.Sameera Foundations Private Limited should allow the WRD Officials to inspect the drain as and when required.
10. M/s.Sameera Foundations Private Limited should abide by the rules and regulations of the Water Resources Department from time to time.
11. After the completion of the work, the damaged portion of the channel structure if any should be set right and restored to the original conditions by M/s.Sameera Foundations Private Limited at their own cost.
12. The Water Resources Department have every right address the CMDA to cancel the permission granted for this planning permission proposal in case of breach of any of the above conditions and in that event, M/s.Sameera Foundations Private Limited shall not be eligible for any compensation what so ever.

Encl:

1. Village map
2. Topo plan
3. Design calculation sheet
4. Patta, Chitta, Adangal
5. Extract of "A"Register -1No.

} 1 Set

Chief Engineer, WRD.,
Chennai region, Chennai-5.

Copy to the Superintending Engineer, WRD., Palar Basin Circle, Chepauk, Chennai-5 for favour of information.

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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.
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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.
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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.
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Property Tracker
Watch a property and hear about it when something new is registered against it.
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Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
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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
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Services we run for you
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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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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.