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DIGITALLY VERIFIED RECORD

Water Resources Department

From

Er. M. Janaki, M.E, FIE.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai – 600 005.
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) / Online / Alandur Village 003432 **/ 2025 / Dated:02.05.2025.**

Sir,

Sub: CMDA – Area Plans Unit – HRB (South) –The Planning Permission for the Proposed Construction of High Rise Building (HRB) with 30.00 m height (FGL to Roof Top) consisting of Block 1 : Extended Basement floor (Pit Parking , STP Pump Room) + Stilt Floor(2Level Machanical Puzzle Parking)+ 1st Floor to 7 Floors for IT/ ITES use Building & Block 2: Ground Floor Utility Building (Meter Room , Generator Room & Drivers Toilet) at Developed plot No. 29 (NP) , TANSIDCO Industrial Estate , Guindy , Chennai – 600032, comprised in T.S. No. 14/29 part Block No. 2 of Alandur Guindy Village, Gunidy Taluk, within the limit of Greater Chennai Corporation – Technical opinion along with NOC on Inundation point of view– Issued – Regarding.

Ref: **1.**The Member Secretary CMDA, Gandhi Irvin Road, Egmore, Chennai–8 F-Online – Alandhur Village (14/29) / 2025 / Dated: 28.02.2024.

With reference to the 1st letter cited above & after careful consideration, the Technical opinion along with NOC on inundation point of view of this department is hereby issued for Planning Permission for the Proposed Construction of High Rise Building (HRB) with 30.00 m height (FGL to Roof Top) consisting of Block 1 : Extended Basement floor (Pit Parking , STP Pump Room)+ Stilt Floor (2Level Machanical Puzzle Parking) + 1st Floor to 7 Floors for IT/ ITES use Building & Block 2: Ground Floor Utility Building (Meter Room , Generator Room & Drivers Toilet) at Developed plot No. 29 (NP), TANSIDCO Industrial Estate, Guindy, Chennai – 600032, comprised in T.S. No. 14/29part, Block No.2 of Alandur Guindy Village Guindy Taluk, within the limit of Greater Chennai Corporation"in favour of The applicant ESCAPADE SERVICES LLP rep. by its Authorised Signatory Mr. Bharatkumar Mangilal Jain Email Id bharat@arihants .co.in Phone No. 9941155555.

In this Connection the proposed site was inspected and ascertain that the applicant site is vacant land the site is surrounded by Industrial units on East, West , and Northern side and the Thiruvika Industrial Estate Road is Running on Southern side of the applicant Site, This Road is running from East to West direction and this

road is Connected on GST Road Western side of the Applicant Site. The Adayar River is Running on Northern side of the Applicant Site But not abutting the applicant site as per the Village map, and Topo plan .

That land under reference is situated near the Right side of the Adayar River at an LS. 32620m (LS 9760m from mouth) Which is in the downstream side of Jafferkhanpet Bridge at L.S. 9850m The distance between Adayar River and proposed site under reference 30m .

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the datum TBM of Jafferkhanpet Bridge level is (+) 8.700m near the site. The top level of the GST Road Which is on Western side of the site is (+)9.420m. The existing Ground Level of the site is observed varying from (+)8.950m to (+)9.420m.respectively and the Maximum Flood Level near the site under reference during the 2015 & 2023 floods was assessed as (+) 9.895m respectively.

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 MFL (or) Road Top level abutting/ nearer to the site. Whichever is higher , here MFL is higher than Road level Hence the site must be raised to minimum level of 9.895m+0.600m=10.495m(ie) 1.795m above the datum TBM of Jafferkhanpet Bridge level is (+) 8.700m near the site. near the site.

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the proposed level (+)9.895 m + 0.600m = (+)10.495m	
			Required Level in m	Height Filling in m
1.	14/29	(+)8.970	(+)10.495	1.525
2.	14/29	(+)8.950		1.450
3.	14/29	(+)9.420		1.075

Also the proposed land is to be raised from 1.075m to 1.525m 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 are at 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 for The Planning Permission for the Proposed Construction of High Rise

Building (HRB) with 30.00 m height (FGL to Roof Top) consisting of Block 1 : Extended Basement floor (Pit Parking , STP Pump Room)+ Stilt Floor(2Level Machanical Puzzle Parking)+ 1st Floor to 7 Floors for IT/ ITES use Building & Block 2. Ground Floor Utility Building (Meter Room, Generator Room & Drivers Toilet) at Developed plot No. 29 (NP) , TANSIDCO Industrial Estate , Guindy , Chennai – 600032,comprised in T.S. No. 14/29, part Block No. 2 of Alandur Guindy Village Guindy Taluk, within the limit in favour of The applicant ESCAPADE SERVICES LLP rep. by its Authorised Signatory Mr. Bharatkumar Mangilal Jain Email Id bharat@arihants .co.in Phone No. 9941155555, is hereby issued to CMDA subject to following conditions and technical suggestion besides any other mandatory clearance and statutory permission from any other organization or department for the consideration of planning permission by Chennai Metropolitan Development Authority.

CONDITIONS:

1. The applicant land should be filled with earth filling with proper compaction to the minimum level of (+) 10.495m (ie)1.795m above the TBM of Jefferkhanpet bridge level as (+) 8.700m . 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 of depth from (+)1.075m to (+) 1.525m depending upon the existing field levels . Also the applicants should be 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 not be less than (+) 10.495m and the regular habitation should not be below MFL.

2. The applicant should clearly demarcate the boundary of his land before the commencement of any developmental activities in presence of Revenue, Local body and WRD authorities. Concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.

3. 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 genuinely of the documents submitted. If there is any discrepancy or any other encroachments activities the applicant is held responsible in the future.

4. 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.

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. 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.

7. 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 for the proposed building.

8. 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.

9. The applicants should not object at any time for the maintenance works / improvement works of the Channel 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.

10. The applicant should not contract any cross masonry across the water body area without obtaining prior permission from WRD. If any damaged to the water body should be restored by the applicant at their own cost.

Technical Suggestion:

(a). The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size as micro drain within the site as per site condition and the same should be connected to the local drain at their own cost, rainwater harvesting, roads with road side drain and sewerage treatment plants and its disposal and garbage's / 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.

(b). The applicant should provide necessary setback distance with in the site as per the site condition 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 CMDA should issue completion certificate only after obtaining completion certificate NOC from WRD.

(c). The applicant lands are seemed to be Ryotwari land which would be classified as **Manai lands** . Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicant for this land should get 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 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 same by the applicants 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 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 along with NOC on inundation point of view for the above proposed site and in event, the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

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

THE LANDLENS SUITE

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.
/landlens/verify-my-land

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.
/landlens/one/map

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.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

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
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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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.