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DIGITALLY VERIFIED RECORD

Water Resources Department

From
Er.K.Asokan, M.Tech.,
Chief Engineer, WRD,
Chennai Region (FAC),
Chepauk, Chennai-5.

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

Letter.No.DB / T5(3) / F- 4583 / Sittukadu Village/ 10637/ 2024 / Dated.07.06.2024

Sir,

Sub: CMDA – APU – Layout Division – Proposal for laying out of house sites for the property comprised in S.No.161/1B1, 1B2, 1B3A, 1B3B & 2 of Sittukadu Village, (Korattur 'B' Village as per patta), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Existence of water body adjacent to the site – specific remarks along with NOC on inundation point of view – issued – Regarding.

Ref: 1. The Member Secretary (CMDA), Chennai-8 Letter No. Layout – 1 / 0334 / 2023 / 19.12.2023

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With reference to the 1st 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 for laying out of house sites for the property comprised in S.No.161/1B1, 1B2, 1B3A, 1B3B & 2 of Sittukadu Village, (Korattur 'B' Village as per patta), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit in favour of M/s.VR Developers and Promoters rep. by its Managing Partner T.Ravindran GPA onbehalf of Ponmalar and Madhusudhan, No.53/54, 2nd lane, Madhavaram High Road, Perambur, Vichoor, Chennai 600 011, and M/s.M.V.Properties represented by its Managing partner Mr.R.Prabhu Radhan & Anitha Prabhu.

The proposed site was inspected and ascertained that, the land under reference is situated on Eastern side of Cooum River on Right bank at L.S. 36150m. The distance between Cooum River and Site under reference is 450m. The Cooum River S.No.148 is located on Western & Northern side of the applicant site, but not abutting the site. The Field Channel of S.No.161/7 abutting on Eastern side of the site. But, in CMDA letter cited in ref 1st cited S.No.161/5 has been mentioned as channel. But, on scrutiny with Revenue Records (1906 'A' Register - old) it has been found that 161/7 is channel. The Outer Ring Road is runs on Eastern side of the site not abutting the site. The Existing Village Road is located on Northern side abutting the applicant site. The Bangaru Channel Bearing S.F.No.226 is situated on South side of the

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applicant site but not abutting and the site is surrounded by vacant lands. As per Revenue records, these lands are classified as "Dry" lands.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from Known datum of Crest level of Weir in Voyalanallur tank is (+)23.100m on Eastern side of the site. It could be susceptible against inundation potential must be ascertained based upon the existing filed levels. Since the Cooum river is nearer to the site.

As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during past floods. The observed Maximum Flood Level during past floods as assessed as (+)30.250m and The Existing Village road level is (+)30.420m. 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 Road level is higher than MFL. Hence it is recommended to the raise the existing field to a minimum level of (+)30.420m + 0.60m = (+)31.020m (i.e.,) 7.92m above the Known datum of Crest level of Weir in Voyalanallur tank is (+)23.100m.

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

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the past year flood level (+) 30.420 m + 0.60 m = (+) 31.020 m	
			Required Level in m	Height Filling in m
1.	161/1B1	(+) 29.530	(+) 31.020 m	1.49
2.	161/1B2	(+) 29.360		1.66
3.	161/1B3A	(+) 29.090		1.93
4.	161/1B3B	(+) 29.140		1.88
5.	161/2	(+) 28.820		2.20
6.	Village Road	(+) 30.420		

Also the proposed land is to be raised from 1.49 m to 2.20 m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling from 1.49 m to 2.20 m to avoid inundation. The regular habitation should not be below MFL since the existing ground levels are below MFL.

Based on the available Revenue records as well as site conditions, "No Objection Certificate" with a specific remark on the inundation point of view of this department for Planning Permission for laying out of house sites for the property

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comprised in S.No.161/1B1, 1B2, 1B3A, 1B3B & 2 of Sittukadu Village, (Korattur 'B' Village as per patta), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit in favour of M/s.VR Developers and Promoters rep. by its Managing Partner T.Ravindran GPA onbehalf of Ponmalar and Madhusudhan, No.53/54, 2nd lane, Madhavaram High Road, Perambur, Vichoor, Chennai 600 011 and M/s.M.V.Properties represented by its Managing partner Mr.R.Prabhu Radhan & Anitha Prabhu is hereby issued to CMDA subject to the 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 Chennai Metropolitan Development Authority.

Conditions

1. The existing ground level of the site should be raised to minimum level of (+)31.020 m (ie.,7.92 m above from a known datum at Crest Level of Weir in Voyalanallur Tank which is (+) 23.100 m) with filling varies from 1.49 m to 2.20 m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round pavement level within site should not be less than (+) 31.020 m. The regular habitation should not be below MFL. Also, the applicant 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 applicant should clearly demarcate the boundary of their land especially on Northern side before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records (FMB).

3. 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.

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. 3/6/24

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. 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 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.

7. The applicant should not construct any cross masonry across the Channel without prior permission of WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.

8. The Government Channel in S.F No.161/7 abutting on Eastern side boundaries along the stretch of applicants land should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at the applicants own cost. The bed level of the above channel should be ascertained and resorted before commencing the development activity in presence of the Executive Engineer. Moreover the width of entire field channel as per Revenue records (FMB) within the stretch of applicants land should be maintained properly without any change in measurement as per Revenue records at any cost.

9. The Government Channel in S.F No.161/7 abutting on Eastern side and should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachment as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also the applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost boundary along the proposed land.

10. 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.

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Technical Suggestion:

(a) The applicant 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. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment 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.

(b) The necessary setback distance 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 future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

(c) 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.

(d) The sewage water from the applicants' 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 River / Eri / Channel / Pond at any cost.

At any cost, sewage / sullage should not be let into River / Eri / Channel / Pond, and the garbages, debris and construction materials should not be dumped into the River / Eri / Channel / Pond restricting the free flow of water. 23/16/24

The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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..

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

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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

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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
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Services we run for you
/services

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.