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Water Resources Department

From

Er. M. Janaki, M.E, FIE.,
Chief Engineer, WRD.,
Chennai Region,
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To

The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008.

Letter No. DB/T5(3)/F.NOC 10640Kannapalayam Village01286 / 2025 / Dated:03.03.2025.

Sir,

Sub: CMDA - Area Plans Unit – Layout Division – Proposed laying out of house sites in S.No.186/3A1A & 4A3 of Kannapalayam Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat union limit – NOC for construction of culvert across the Channel and specific remarks on inundation point of view – issued – regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, Egmore, Chennai – 8 Letter No. Layout-1 / 0336 / 2024 / Dated:03.12.2024..

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With reference to the 1st cited above and after careful consideration, the technical opinion along with NOC for construction of culvert across the Channel and inundation point of view of this department is hereby accorded for the Proposed laying out of house sites in S.No.186/3A1A & 4A3 of Kannapalayam Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat union limit in favour of Thiru. S.Jawahar & 5 others, No.201, Trunk Road, Poonamallee, Thiruvallur - 600 056.

The proposed site was inspected and field observation reveals that, the applicant site surrounded by Vacant land on North, East & Southern side of the applicant site & Existing 9.0m village Road abutting on Western side, as per A-Register in S.F.No.185 is classified as channel on Western side abutting the applicant site, this channel originates from Kannapalayam Dumel Eri (Banavaedu Eri) Sluice No.2 on Western side. Now the channel land is used as public road and one portion of the channel as functioning as road drain. To allow the rain water from North to South, the Veeraraghavaram tank is located on Eastern of the applicant site, the distance between Veeraraghavaram tank and site under reference is 260m, as per Revenue records. The high tension power line tower passing through in the applicant site, these lands are classified as "Wet" lands.

At present the GCC / Local body formed public road in S.F.No.185 entirely the channel defunct and converted as road which in violation of Government order & circular, Hon'ble Supreme court, High court & NGT Judgement and directions as well as Tamil Nadu Tank Protection Act 2007 and especially G.O.(Ms).No.78, Housing and Urban Development (UD4(3)) Department, Dated.04.05.20217, which states that no

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developmental activities shall be carried out defending the Government water bodies or water course lands under any circumstances., if any carried out, it should be stopped immediately. Further the WRD shall not be held responsible for any violations or legal proceedings arising from developmental activities in water bodies or water course lands.

In this regard, the government channel in S.F.No.185 should be restored to its original condition. To accommodate this essential drainage function and prevent any obstruction to water flow, the CMDA / GCC should insist to construct a storm water drain along the entire length, within the applicant's site or construct drain in the form of cut and cover system at his own cost, in order to maintain the free flow of water to Veeraraghavapuram Tank.

In addition to this, the CMDA / GCC should mandate the applicant's seeking approval on Western sides of the applicant's site to construct and implement a similar storm water drain along the entire length of their lands. Based on the restoration of channel or cut & cover type channel formats, the culvert construction could be decided. Since the CMDA insisted for culvert. Hence the applicant is suggest to apply separately regarding culvert construction it is advised to the applicant to provide necessary culvert arrangements in Western side for width of not less than 3.0m in his own land to ensure free flow of water across the land bearing S.No.186/3A1A, to this department.

The field level were taken from the known datum of weir crest level of Veeraraghavaram tank as (+)20.080m & the MFL near by site under reference during the past floods was assessed (+)20.380m.The existing village Road level abutting is (+) 20.650m. 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) nearest road level 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 (+)20.650m+0.60m=(+)21.250m (i.e)1.17m above the weir crest level of Veeraraghavaram tank as (+)20.080m.

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 existing village Road Level (+)20.650m+0.60m=(+)21.250m.	
			Required Level in m	Height Filling in m
1.	186/3A1A	(+)19.430	(+)21.250	1.820
2.	186/4A3	(+)19.310		1.940

Also the proposed land is to be raised 1.820m to 1.940m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field

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levels, which are below MFL and the applicant is suggested to have regular habitation from above the MFL.

Based on the available Revenue records as well as considering the prevailing site condition, necessary technical opinion, along with the "No Objection Certificate" on the inundation point of view of this department for the laying out of Proposal for Proposed laying out of house sites in S.No.186/3A1A & 4A3 of Kannapalayam Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat union limit in favour of Thiru. S.Jawahar & 5 others, No.201, Trunk Road, Poonamallee, Thiruvallur - 600 056, is hereby issued to CMDA 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 Chennai Metropolitan Development Authority.

Conditions:

1.The applicant land should be filled with earth filling with proper compaction to the minimum level of (+)21.250m(i.e)1.17m above the weir crest level of Veeraraghavaram tank as (+)20.080m.To protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from 1.820m to 1.940m depending upon the existing field levels. Also, the applicants 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. The all round pavement level within the site should not be less than (+)21.250m and the regular habitation should not be below MFL.

2.The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, WRD authorities.The applicant should also maintain the measurement of the channel as per the Revenue records without any encroachments and should be maintained as Revenue records(FMB). If any damages occurred to the water body and the same should be restore to its original at their own cost.

3.The permission granted to the applicant, should not be altered / modified / changed to any others. Based on the 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 applicants are solely responsible of genuinety of the documents submitted. Hence the applicant are solely responsible of genuinety of the document submitted. If there is any discrepancy or any other encroachments activities, the applicant are held responsible in 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 applicant 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 applicants to encroach the WRD / Government Lands / River / tank / Channel. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

7.The Government field Channel in S.F.No.185 on West, side of the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either sides of the channel as per the FMB upto their stretch at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

8.The Government field channel in S.F.No.185 on West, side stretch abutting the applicant boundary 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 encroachments 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 within the proposed land, after the completion of project also.

9.The applicant should not carry out any other cross masonry structures across the channels without prior permission from WRD. If any damages occurred to the channel, the same should be restored to its original condition at his own cost.The applicant / authorities concerned should restore the channel vide.G.O.78 H&UD(UD4(3)D/04.05.17 if the applicant site abuts the channel without fail.

10. 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 not dump th garbages / debris in the channel and avoid the sewage water into the channel, etc,.The applicant should give an undertaking in writing to the

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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.

11. At present the GCC / Local body formed public road in S.F.No.185 entirely the channel defunct and converted as road which in violation of Government order & circular, Hon'ble Supreme court, High court & NGT Judgement and directions as well as Tamil Nadu Tank Protection Act 2007 and especially G.O.(Ms).No.78, Housing and Urban Development (UD4(3)) Department, Dated.04.05.20217, which states that no developmental activities shall be carried out defending the Government water bodies or water course lands under any circumstances., if any carried out, it should be stopped immediately. Further the WRD shall not be held responsible for any violations or legal proceedings arising from developmental activities in water bodies or water course lands.

In this regard, the government channel in S.F.No.185 should be restored to its original condition. To accommodate this essential drainage function and prevent any obstruction to water flow, the CMDA / GCC should insist to construct a storm water drain along the entire length, within the applicant's site or construct drain in the form of cut and cover system at his own cost, in order to maintain the free flow of water to Veeraraghavapuram Tank.

In addition to this, the CMDA / GCC should mandate the applicant's seeking approval on Western sides of the applicant's site to construct and implement a similar storm water drain along the entire length of their lands.

Based on the restoration of channel or cut & cover type channel formats. The culvert construction could be decided. Since the CMDA insisted for culvert. Hence the applicant is suggest to apply separately regarding culvert construction to this department.

Technical Suggestions:

a.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable size not less than within the site as per the site conditions and the same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment plant 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

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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 within the site 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 "Wet" lands. Hence, these lands are to be converted into other zone from the industrial 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 applicant 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 channel/river/tank at any cost.

At any cost, sewage / sullage should not be let into channel/river, 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 applicants 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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

03/03/2025

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.
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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

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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.