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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-8.

பெருநகர வளர்ச்சிக் குழுமம்
பரப்பு திட்டப் பிரிவு
30 MAY 2025
004321
சென்னை-600008

Letter.No.DB / T5(3) / F- 4080 Vengaivasal village / 2025 / Dated.27.05.2025

Sir,

Sub: CMDA – Area Plan Unit – NHRB (South) – Proposed Construction of Stilt floor (Parking) + 4 floors + 5th Floor part (Height – 18.30 m) Residential Building with 48 dwelling units (Affordable Housing) at Vignarajapuram 4th Street Extension, Vengaivasal, Chennai – 600 100 comprised in Old S.Nos.38/4A as per document and S.No.38/4B1A1, 38/4B1B1 (as per Patta), Vengaivasal Village with the limits of St.Thomas Mount Panchayat Union - Technical report along with NOC on inundation point of view – issued – Regarding.

Ref: 1. The Assistant Planner, Area Plan Unit (CMDA), Chennai-8 Letter No. CMDA / PP / NHRB / S / 07 / 2024 / Dated: 24.12.2024
2. The Applicant's Letter Dated. 09.01.2025

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With reference to the 1st and 2nd 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 the Proposed Construction of Stilt floor (Parking) + 4 floors + 5th Floor part (Height – 18.30 m) Residential Building with 48 dwelling units (Affordable Housing) at Vignarajapuram 4th Street Extension, Vengaivasal, Chennai – 600 100 comprised in Old S.Nos.38/4A as per document and S.No.38/4B1A1, 38/4B1B1 (as per Patta), Vengaivasal Village with the limits of St.Thomas Mount Panchayat Union in favour of M/s.Sri Ayyan Homes rep by G.S.Kavitha and S.Karthikeyan, Door No. nil, Plot No.12B, Ground Floor, Vallakottai Murugan Street, Rajamanickam, E-mail: chakrai2008@gmail.com, Contact no.7299053835.

The proposed site was inspected and field observation reveals that, the applicant site is located on Eastern side of Vengaivasal Chitteri in S.F.No.121 along with Periya Eri in S.F.No.95. Also, the Vignarajapuram 4th Street Extension traverses abutting the applicant's land on Northern side, which inturn connects the Mohi Florence 6th Street on Western side, not abutting the site.

Furthermore, the Surplus course originating from the Vengaivasal Chitteri flows in a West-to-East direction, abutting the Southern boundary of the applicant's site. During field inspection, visible traces of this Surplus course were observed on the

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Southern side of the applicant's land, where it ultimately converges into the Perumbakkam Eri located in S.F.No.369. However, this Surplus course is not reflected in the existing Revenue Records. Therefore, it is imperative that the applicant duly considers the presence of this Surplus course while designing and constructing the Peripheral drain within the site, ensuring alignment with actual site conditions.

In addition to this, applicant's site is surrounded with Vacant lands on East, West and South. The above said applicant's site lies under Ayacut Lands of Vengaivasal Chitheri, which were once used for irrigation purpose and at present, the above lands are converted to residential areas due to urbanisation and there are no cultivation activities in and around the proposed site. These lands are classified as **"Dry"** lands as per Revenue records and the S.F.Nos. is sub divided into multiples as per A.Register.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from Known Datum of FTL of Vengaivasal Chitteri (+) 10.900 m. In connection to this, Maximum Water Level (MWL) & Full Supply Level (FSL) of Vengaivasal Chitteri in S.F.No.121 are (+) 11.435 m, (+) 10.220 m.

As a safety measure, the proposed site must be analyzed with respect to the Maximum flood level (MFL) experienced during previous floods is (+)10.320 m. Further, during the rainfall of 2015 & 2023 floods, the entire surrounding tanks had a surplus and some of the upper tanks were breached.

As the site is in close proximity with the Vengaivasal Chitteri in S.F.No.121 along with Periya Eri in S.F.No.95, it could be susceptible against inundation and hence the inundation potential must be ascertained based upon the existing field levels.

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. The Top Level of the Vignarajapuram 4th Street Extension which traverses abutting on Northern side of the applicant's site is (+) 10.300 m. The MFL is taken into account for earth filling the land, Hence, it is recommended to raise the field level to (+) 10.320 + 0.68 = (+)11.000 m (ie.,0.100 m above FTL of Vengaivasal Chitteri which is (+) 10.900 m). The field levels were taken at the proposed site and furnished for reference as below: 29/5/25

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the past year flood level 10.320 + 0.68 = 11.000 m	
			Required Level in m	Height Filling in m
1.	38/4B1A1	(+) 9.720	11.000	1.280
2.	38/4B1B1	(+) 9.810		1.190

Also the proposed land is to be raised from 1.190 to 1.280 m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling from 1.190 to 1.280 m to avoid inundation and the applicant is suggested not to have regular habitation 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 the Proposed Construction of Stilt floor (Parking) + 4 floors + 5th Floor part (Height – 18.30 m) Residential Building with 48 dwelling units (Affordable Housing) at Vignarajapuram 4th Street Extension, Vengaivasal, Chennai – 600 100 comprised in Old S.Nos.38/4A and S.No.38/4B1A1, 38/4B1B1 (as per Patta), Vengaivasal Village with the limits of St.Thomas Mount Panchayat Union in favour of M/s.Sri Ayyan Homes rep by G.S.Kavitha and S.Karthikeyan, Door No. nil, Plot No.12B, Ground Floor, Vallakottai Murugan Street, Rajamanickam, E-mail: chakrai2008@gmail.com, Contact no.7299053835 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 (+)11.000 m (ie.,0.100 m above FTL of Vengaivasal Chitteri which is (+) 10.900 m) with filling from 1.190 to 1.280 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. 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 regular habitation below MFL. The all round pavement level within the site should not be less than (+) 11.000 m and the regular habitation should not be below MFL.

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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 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).

5. 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.

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 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.

8. 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.

Technical Suggestion:

(a). The applicant should prepare the layout proposal by suitable internal storm water drainage network drain as micro drains ie., Peripheral drain of size not less than 0.90 x 0.60 m and lateral drain of suitable size within the site as per site condition. The same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment and its disposal and garbages/debris and other solid waste

2015/25

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 not less than 3.00 m especially on Southern side 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.

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. 22/5/25

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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

22/5/25

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

27/5/25

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

Verified RealEstate™

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.