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Water Resources Department

From
Er.K.Asokan, M.Tech.,
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)/F.10004/NOC Varadharajapuram village0905/2024/Dated:15.02.2024.

Sir,

Sub: CMDA – Area Plans Unit – Reclassification Division – Reclassification of Land comprised in Survey Nos.544/1A, 545/1A, 1B & 545/2, 546/1A, 1B, 2 & 3, 547/1 & 2, 549/1& 2, 550, 551/1, 2 & 3, 553/1A, 1B, 2B & 3B, 554/1, 2, 3, 4A, 4B1 & 4B2, 555/1, 2, 3A & 3B, 556/2, 8A & 8B, 559/1 & 2, 560/1A, 1B & 2, 561/3B, 4A, 4B, 5 & 6, 562, 563/1, 2, 3 and 563/4 Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit from Agricultural Use Zone to Residential Use Zone – Specific Remarks along with NOC on inundation point view as well as temporary permission for construction of RCC Culvert – Issued – Regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai – 8 Letter No. R1 / 0093 / 2023-1 / Dated:23.11.2023.

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With reference to the 1st cited above and after careful consideration, the technical opinion along with NOC on inundation point of view of this department is hereby accorded the "Reclassification of Land comprised in Survey Nos.544/1A, 545/1A, 1B & 545/2, 546/1A, 1B, 2 & 3, 547/1 & 2, 549/1& 2, 550, 551/1, 2 & 3, 553/1A, 1B, 2B & 3B, 554/1, 2, 3, 4A, 4B1 & 4B2, 555/1, 2, 3A & 3B, 556/2, 8A & 8B, 559/1 & 2, 560/1A, 1B & 2, 561/3B, 4A, 4B, 5 & 6, 562, 563/1, 2, 3 and 563/4 Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit from Agricultural Use Zone to Residential Use Zone in favour of M/s.Omsakthi Agencies (Madras) Pvt. Ltd. And others, Omsakthy Tower – 1, No. N-1, Jawaharlal Nehru Road, Ekkattuthangal, Chennai – 600 032.

The proposed site was inspected and field observation reveals that, the applicant site is surrounded by Agricultural lands on all directions expect the DTCP Residential Area on Southern side of the site and the 7.2m wide approach road abutting on same side of the site. The Somangalam Branch Maduvu (Adayar tributary) in SF.Nos.548, 552 is flowing in-between the applicant site in SF.Nos.541, 551 & 553 and the Somangalam Maduvu (Adayar tributary) in SF.No.543 & 567 is abutting on Northern side of the applicant site which is flowing from East to Western direction as per village map. The applicant land is ayacut land of Somangalam Maduvu (Adayar tributary). At, present there are no cultivation activities due to vast

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Urbanization, these lands are classified as **"Wet"** lands as per "A" Register of Revenue records.

A Somangalam Maduvu (Adayar tributary in SF.No.567 & 543) which is abutting on Northern side and Somangalam Branch Maduvu (Adayar tributary) in SF.Nos.548, 552 is flowing in-between the applicant site are carrying the surplus water from Somangalam Big Tank, Somangalam Chitteri, Malaipattu Tank and Manimangalam Tank (weir no.1 & 2) and also carry the surrounding flood water and discharged into the Adayar river. This Somangalam Maduvu (Adayar tributary) had experienced major flood events during the year of 2015 & 2023 and this area is one among the zone which is more prone to flooding and vulnerable as well.

In these circumstances, the historical rainfall of 2015 & 2023 heavy rain in Michaung Cyclone the entire surrounding lakes had a surplus and some of the upper tanks were breached. So, the entire area of Perugalathur, Varatharajapuram, Mudichur, Tambaram and including applicant site was inundated upto the level of 3 – 7 feet. As the site is in proximity with the Maduvu (Adayar tributary) margin and In order to ascertain the gravity of inundation of the said lands, the field levels were taken with reference to the Bench Mark from the Crest level is **(+)11.920m** of existing old Subulakshmi Anicut (at present damaged in condition) across Adayar River in Varatharajapuram.

It could be susceptible against inundation potential must be ascertained based upon the existing filed levels. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous catastrophic floods. The observed Maximum Flood Level during the 2015 & 2023 floods in **(+)16.870m** and the existing layout road top level is **(+)14.960m** abutting on Southern side. 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, it is recommended to raise the field level to **(+)16.870m + 0.60m = (+)17.470m**. Since it is not practically possible to fill the site to level of **(+)17.470m**. Therefore, it is recommended to raise the field level to **(+)14.960m + 0.60m = (+) 15.560m** (i.e.,) **3.64m** above the Crest level is **(+)11.920m** of existing old Subulakshmi Anicut (at present damaged in condition) across Adayar River in Varatharajapuram) and the applicant is suggested not to construct living portions of building below observed MFL of **(+)16.870m**. i.e the applicant should construct living portions above **(+)16.870m** and the regular habitation should be from above MFL.

The existing field levels were surveyed at the proposed site is furnished below:

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Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the flood level (+)14.960m + 0.60m = (+)15.560m	
			Required Level in m	Height Filling in m
1	544/1A	(+)14.500	15.560m	1.060
2	545/1A	(+)14.520		1.040
3	545/1B			
4	545/2			
5	546/1A	(+)14.480		1.080
6	546/1B			
7	546/2	(+)14.450		1.110
8	546/3			
9	547/1	(+)14.560		1.000
10	547/2			
11	549/1	(+)14.470		1.090
12	549/2			
13	550			
14	551/1	(+)14.410		1.150
15	551/2			
16	551/3			
17	553/1A	(+)14.350	15.560m	1.210
18	553/1B			
19	553/2B			
20	553/3B			
21	554/1	(+)14.440		1.120
22	554/2			
23	554/3			
24	554/4A			
25	554/4B1			
26	554/4B2			
27	555/1	(+)14.580		0.980
28	555/2			
29	555/3A			
30	555/3B			
31	556/2	(+)14.640		0.920
32	556/8A			
33	556/8B			
34	559/1	(+)14.740		0.820
35	559/2			
36	560/1A	(+)14.560		1.000
37	560/1B			
38	560/2			
39	561/3B	(+)14.470		1.090
40	561/4A			
41	561/4B			
42	561/5			
43	561/6			
44	562	(+)14.680		0.880
45	563/1	(+)14.720		0.840
46	563/2			
47	563/3			
48	563/4			

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Also the proposed land is to be raised from 0.820m to 1.210m with hard earth with proper consolidation to avoid inundation problem during rainy season From the above existing field levels, the required filling varies from 0.820m to 1.210m to avoid inundation. Since the existing field levels are below MFL. Hence the applicant is suggested not have regular habitation below MFL is (+) 16.870m.

During site inspection it is observed that the applicant had also requested for construction of RCC minor bridge across the Somangalam Branch Maduvu (Adayar tributary) in SF.No.552 so as to access from the applicant's land in S.F.No.551/2 to S.F.No.546/3.

The Hydraulic particulars of the proposed RCC minor bridge are follows:-

1. Exising Approach 7.2 m Road Level - South side :(+) 14.960m
2. Either side of applicant land level SF.Nos.546/3 & 551/2 :(+) 14.450m & (+) 14.410m.
3. MFL during 2015 & 2023 nearby site :(+) 16.870m
4. Proposed Bed level of Channel :(+) 12.100m
5. Proposed Deck slab bottom level of RCC minor bridge :(+) 17.000m
6. Proposed Bed width of Channel (FMB) in SF.No.552 : (28.237+25.67)/2 =26.95m = 27.00m (approximately)
7. Proposed width of RCC minor bridge (Carriageway) : 12.00m
8. Existing bed level of Channel in SF.No.552 : (+) 12.100m

S. No.	Channel S.No	Access to S.No		Proposed Bed level in m (+)	MFL in m (+)	Minimum Inner Width of channel in m as per FMB	Minimum Inner Vent height in m or bottom level of deck slab	Width of RCC minor bridge in m	Area of RCC minor bridge in Sq.m	No of vents allowed
		From	To							
1.	552	551/2	546/3	12.100	16.870	27.00m	4.900m or (+)17.000	12.00	324.00 Sq.m	3 No.
Total Area of RCC Minor Bridge									324.00 Sq.m	

The qualified charted structural Engineer prescribed the design for RCC minor bridge with pile foundation, the pile cap top level should be kept at 0.60m below the specified exiting bed level of the channel. Also, the pier should be designed as single round columns and should not be in the form of nosing pier channel.(i.e, 12.100m – 0.60m = 11.700m)

Based on the Revenue available as well as present site condition, "No Objection Certificate" of this department with specific remarks on the inundation point of view of this department for Reclassification of Land comprised in Survey Nos.544/1A, 545/1A, 1B & 545/2, 546/1A, 1B, 2 & 3, 547/1 & 2, 549/1& 2, 550, 551/1, 2 & 3, 553/1A, 1B, 2B & 3B, 554/1, 2, 3, 4A, 4B1 & 4B2, 555/1, 2, 3A & 3B, 556/2, 8A & 8B, 559/1 & 2, 560/1A, 1B & 2, 561/3B, 4A, 4B, 5 & 6, 562, 563/1, 2, 3 and 563/4 of Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit from Agricultural Use Zone to Residential Use Zone in favour of M/s.Omsakthi Agencies (Madras) Pvt. Ltd. And others, Omsakthy

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Tower – 1, No. N-1, Jawaharlal Nehru Road, Ekkattuthangal, Chennai – 600 032 is hereby issued for the above proposal subject to the 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's land should be filled with earth filling with proper compaction to the minimum Level of (+)**15.560m** (i.e.,) 3.**64m** above the Crest level is **(+)11.920m** of existing old Subulakshmi Anicut (at present damaged in condition) across Adayar River in Varatharajapuram) is order 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 for the depth varying from 0.820m to 1.210m 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 be less than **(+)15.560m** and the regular habitation should not be below **MFL is (+)16.870m**.

2. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities. The applicants should also maintain the measurement of the Channel earmarked in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the Channel, the same should be restored to its original condition at their own cost.

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 and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicants are solely responsible of genuinety of the documents submitted.

4. 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.

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6. 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.

7. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD / Government Lands / river. The NOC for their site from the WRD is purely issued on the basis of inundation point of view.

8. The **Somangalam Branch Maduvu (Adayar tributary) in SF.No.548 & 552** running in-between the applicant's land should be completely desilted and resectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB at the applicants 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 applicants land should be maintained properly without any change and without encroachments.

9. The **Somangalam Maduvu (Adayar tributary) in SF.No.543 & 567** abuts on North side and **Somangalam Branch Maduvu (Adayar tributary) in SF.No.548 & 552** running in-between the applicants boundary should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Channel should be maintained. The applicants 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 applicants should de-silt the Channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project also.

10. The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.

11. The proposed RCC minor bridge should be constructed by the applicants only, across the **Somangalam Branch Maduvu in SF.No.552** of Varadharajapuram

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village as earmarked in the sketch and the applicants should strictly adhere to maintain the above hydraulic particulars of the Channel. The applicants should construct the RCC minor bridge with size as mentioned in the table below as earmarked in the sketch at their own cost for temporary occupation for three years from the date of agreement. If the applicants land / road available on both sides of the channel, their permission is eligible for construction of RCC minor bridge. The width of the Channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.

The bed level of the Channel should be fixed in presence of the Executive Engineer concerned only after the existing Channel original bed level ascertained and restored for flow direction. The applicant should provide a pucca concrete bed in the channel at the proposed bridge sites without fail in order to avoid erosion.

The Hydraulic particulars of the proposed RCC minor bridge are follows:-

1. Exising Approach 7.2 m Road Level - South side :(+) 14.960m
2. Either side of applicant land level SF.Nos.546/3 & 551/2 :(+) 14.450m & (+) 14.410m.
3. MFL during 2015 & 2023 nearby site :(+) 16.870m
4. Proposed Bed level of Channel :(+) 12.100m
5. Proposed Deck slab bottom level of RCC minor bridge :(+) 17.000m
6. Proposed Bed width of Channel (FMB) in SF.No.552 : (28.237+25.67)/2 =26.95m = 27.00m (approximately)
7. Proposed width of RCC minor bridge (Carriageway) : 12.00m
8. Existing bed level of Channel in SF.No.552 : (+) 12.100m

S. No.	Channel S.No	Access to S.No		Proposed Bed level in m (+)	MFL in m (+)	Minimum Inner Width of channel in m as per FMB	Minimum Inner Vent height in m or bottom level of deck slab	Width of RCC minor bridge in m	Area of RCC minor bridge in Sq.m	No of vents allowed
		From	To							
1.	552	551/2	546/3	12.100	16.870	27.00m	4.900m or (+)17.000	12.00	324.00 Sq.m	3 No.
Total Area of RCC Minor Bridge									324.00 Sq.m	

The qualified charted structural Engineer prescribed the design for RCC minor bridge with pile foundation, the pile cap top level should be kept at 0.60m below the specified exiting bed level of the channel. Also, the pier should be designed as single round columns and should not be in the form of nosing pier channel.(i.e, 12.100m – 0.60m = 11.700m)

12. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for above

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proposal should be informed to the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram for monitoring and also completion of Culvert should be reported to the Executive Engineer.

13. The applicant should pay an annual lease rent of **Rs.1,21,500/- (Rupees One lakh twenty one thousand and five hundred only)** for occupation of **324.00 sq.m** in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram and it should be paid at one lumpsum for **three years** of **Rs.3,64,500/- (Rupees Three lakh sixty four thousand and five hundred only)** in advance before the commencement of work. During execution/ after construction of above bridge, if any deviations are noted in above measurements, accordingly the lease rent also will be revised respectively.

14. The applicants have to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

15. The applicant should execute the lease agreement with the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period. The lease rent is subjected to revision from time to time as per guideline value / Government orders.

16. The applicant should pay the caution deposit of sum of **Rs.2,00,000/- (Rupees Two lakhs only)** in favour of the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram, which will be refunded only after completion of six months based on the certificate received from concerned Assistant Executive Engineer of WRD department stating that the construction work (culvert and field channel retaining wall) was completed without any damage to the Government property or the damage caused during execution if any, will be rectified fully by the applicant. If failed, the cost of restoration work will be borne from the caution deposit.

17. The construction of Abutments, Wing walls, Return walls, etc., should be constructed for the above proposed Culvert and should also be constructed well within the applicants' land on either side. Moreover, the width of Channel as per Revenue records (FMB) should be maintained properly without any change.

18. The applicants should not claim any privilege on the above leased portion of the land and if the leased portion of the land required for the Government for the benefit of some other large general common public schemes, the applicants should not object to handover the land to this department for which applicants are not

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entitled for any compensation. Further, the leased portion land to be handed over to this department in original condition.

19. The above proposed RCC Minor Bridge will be the Government WRD property after the construction. The applicants should not claim any privilege on the above lease portion of Government land (culvert land, culvert, field channel retaining wall abutting the applicant land) and should allow the WRD officials to inspect the Channel as and when required and for the periodical inspection.

20. The applicants 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 Structural Engineer for construction of culvert / bridge.

21. The WRD., will not be held responsible for the Structural Stability, safety and soundness of the culvert as well as for building proposed by the applicants and WRD specifically recommend only for construction of culvert The applicants should construct the proposed RCC Minor Bridge at their own cost. The applicants are solely responsible for the structural safety and stability of the proposed bridge and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Culvert / bridge.

22. In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed RCC Minor Bridge will also be removed without any correspondence, for which applicants are not entitled for any compensation and as well as legal entity.

Technical Suggestion:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain (i.e.) the peripheral drain size not less than the 1.20m x 0.90m and lateral drain of suitable sizes within the site as per site condition and the same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains 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 make drainage network, at their own cost and the same is to be

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connected to natural storm water drainage/channel. There should not be any hindrance to the free flow of internal drain to downstream.

b. Since the site exists in close proximity with the **Somangalam Maduvu & Somangalam Branch Maduvu in SF.No.543, 548, 552 & 567** with the site the necessary **setback distance 3.0m** should be provided within the site as per site conditions along of the channel 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 / 13.03.2019) during development and their should not be any construction activity in the set back area in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. 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 channel/river at any cost.

At any cost, sewage/sullage should not be let into river, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.

d. The applicants' lands are seem to be ryotwari land which would be classified as **Wet** 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 their 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.

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.

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

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