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Water Resources Department

From
Er.K.Asokan, M.Tech.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai - 5.
Mail 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) / 006633 / F-NOC (Vayalanallur – B Village) 0678 / 2024 / Dated:12.02.2024.

Sir,

Sub: CMDA – APU – Layout Division – Planning Permission for Laying out of house sites in the land comprised in S.Nos.304/5B1 and 310/2B, 3A, 3B & 4 of Vayalanallur–B Village (Ariyappanchery as per SMP Map), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – Specific Remarks along with NOC on inundation point view as well as temporary permission for construction of RCC Culvert so as to access from his land 304/5B1 to 310/3B – issued – Regarding.

Ref: 1. The Senior Planner Layout, Chennai Metropolitan Development Authority, Chennai – 600 008 Letter No. Layout-1 / 0199 / 2023-2 / Dated: 01.08.2023.

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With reference to the letter 1st cited above and after careful consideration, the technical opinion along with NOC on inundation point of view as well as temporary permission for construction of RCC Culvert so as to access from his land 304/5B1 to 310/3B of this department is hereby accorded for the Planning Permission for Laying out of house sites in the land comprised in S.Nos. 304/5B1 and 310/2B, 3A, 3B & 4 of Vayalanallur – B Village (Ariyappanchery as per SMP Map), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit in favour of M/s. J.S. Foundations represented by its partners 1. Thiru. Jose Anbarasu and 2. J. Jeyaraj.

The proposed site was inspected and field observation reveals that, the applicant site is surrounded by the Vayalanallur Village road abutting on Northern side, the Chennai Outer Ring Road (ORR) running (abutes) on South-West side of the site and other than all direction is vacant land & Residential land. The 9.00m & 7.20m layout road running within a site. The Vayalanallur Tank (Eri) in S.F.No.44 located on Northern side of the site which is under the control of WRD and the distance between the Vayalanallur Tank and applicant site is 1385m. The Thirukoilpattu Eri in S.F.No.375 and Kavalcheri in SF. No.368 on Western side of the site. The Government channel in S.F.No.304/6 is running in between the applicant site and it is flowing from West to East directions of this site. In S.F.Nos. 304/5B1 and S.F.No.310/3B. The S.F.No.301,302 and 303/1 existing Village Road running on Northern side and as per "A" Register and Village Map. The Government land (Gramanaththam) in S.F.No.303/3 as per "A" Register". The Outer Ring

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Road (ORR) is Located on South – West corner and Hi-Tension Power Line is crossing applicant site in this South – East corner of the applicant land. The applicant land is used for once an irrigation purpose. At present there are no cultivation activities due to vast Urbanization, these lands are classified as "Wet" lands as per "A" Register" of Revenue records.

Based on the Revenue records and the subsequent field inspection, it was assessed that there is a Field Channel existing in Survey No.304/6 of Vayalanallur "B" village. This Channel originates from Thirumazzhisai (Kavalcheri Eri) Sluice No. 2 and it is running in-between the applicant lands towards West – East direction. This channel is not having it s Continuity up-to another channel or any other water body it ends up in the applicant's Patta Lands and at present the channel silted up and defunct due to urbanization. Hence the applicant is suggested to restore the channel to its standards.

The Channel is running in between the site. The site has to be considered for inundation point of view. The field levels of the site were taken from a known datum i.e. Weir Level of Vayalanallur Tank is (+)23.100m. The Maximum Flood Level nearby site under reference during the 2015 floods was assessed as (+)23.020m MFL. To protect the site safe against any inundation in the near future, the site must be raised minimum of 0.60m above Maximum Flood Level. The Top Level of the existing approach road is (+)23.210m on Northern side. Since the Road Level nearby the site is higher than the MFL. Hence, Road Level is taken into an account for earth filling the land.

Hence, it is recommended to rise the field level to (+)23.210m + 0.60m = (+)23.810m. [i.e. (+)0 .710m Weir Level of Vayalannallur Tank which is (+) 23.100m].

The field levels were taken at the proposed site and furnished for reference as below:

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the proposed to (+)23.210m + 0.60m = (+)23.810m.	
			Required Level m	Height Filling in m
1.	304/5B1	(+)21.820	(+)23.810	1.990
2.	310/2B	(+)21.670		2.140
3.	310/3A	(+)21.720		2.090
4.	310/3B	(+)21.745		2.065
5.	310/4	(+)21.650		2.160

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Also the proposed land has to be raised from 1.990 to 2.160m with hard earth with proper consolidation to avoid inundation problem during rainy season. Since the existing field level is below MFL.

In this connection it is essential to Construct RCC Culvert across the Channel in S.F.No.304/6 so as to access from the applicant's land in SF.No.304/5B1 to 310/3B existing Road on Northern side. Moreover the CMDA in his mentioned that channel in 310/6 where as channel is running 304/6 as per Revenue records.

The Hydraulic particulars of the proposed RCC Culvert are follows:

1. Existing Approach 9.0 m Road Level - North side : (+) 23.210m
2. MFL during December 2015 nearby site : (+) 23.020m
3. Proposed Bed level of Channel : (+) 21.680m
4. Proposed Deck slab bottom level of RCC Culvert : (+) 23.810m
5. Bed width of Channel as FMB : 4.00 m
6. Proposed width of RCC culvert (Carriage way) : 9.00m

Sl. 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 Culvert in m	Area of RCC Culvert in Sq.m	No of vents allowed
		From	To							
1.	304 / 6	304 / 5B1	310 / 3B	21.680	23.020	4.00	2.130m or (+)23.810	9.00	36.00 Sq.m.	1 No.

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 laying out of house sites in the property comprised in S.Nos.304/5B1 and 310/2B, 3A, 3B & 4 of Vayalanallur – B village (Ariyappanchery as per SMP Map), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit as well as temporary permission for construction of RCC Culvert across the Channel S.No. 304/6 of Vayalanallur-B Village so as to access from the applicant's land in S.Nos. 304/5B1 to 310/3B within their land in favour M/s. J.S. Foundations represented by its partners 1.Thiru.Jose Anbarasu, and 2. J. Jeyaraj 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.

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CONDITIONS:

1. The applicant's land should be filled with earth filling with proper compaction to the minimum Level of **(+)23.810m** [i.e.(+) 0.710m above weir level of Vayalanallur Tank which is (+) 23.100m] 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 1.990 to 2.160m 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 (+)23.810m.

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 genuinely 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.

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

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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 Channel in SF.Nos. 304/6 abuts on Northern side of the applicant's land should be completely de-silted and re-sectioned 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 Channel in S.F.Nos.304/6 stretch abutting 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.

11. The proposed RCC Culvert should be constructed by the applicants only, across the Channel in S.F.No.304/6 of Vayalanallur-B Village (Ariyappanchery as per SMP Map),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 Culvert 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 Culvert. The width of the Channel

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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 Culvert are follows:

1. Existing Approach 9.0 m Road Level - North side : (+) 23.210m
2. MFL during December 2015 nearby site : (+) 23.020m
3. Proposed Bed level of Channel : (+) 21.680m
4. Proposed Deck slab bottom level of RCC Culvert : (+) 23.810m
5. Bed width of Channel as FMB : 4.00 m
6. Proposed width of RCC culvert (Carriage way) : 9.00m

Sl. 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 Culvert in m	Area of RCC Culvert in Sq.m	No of vents allowed
		From	To							
1.	304 / 6	304 / 5B1	310 / 3B	21.680	23.020	4.00	2.130m or (+)23.810	9.00	36.00 Sq.m.	1 No.

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., Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for above proposal should be informed to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur 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.9500/- (Rupees Nine Thousand and Five Hundred only) for occupation of 36.00 sq.m in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.28,500/- (Rupee Twenty Eight Thousand 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.

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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 Wet 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.

12.02.24

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.

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Ask anything about a property and get an answer grounded in live government records, with the sources shown.
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Verify My Land
Every record check run on one property and returned as a single report.
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Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
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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.
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Property Tracker
Watch a property and hear about it when something new is registered against it.
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Run the transaction in one place: documents, stamping, signatures and the parties.
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The registers themselves, read for you.

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- 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

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