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Public Works Department
Water Resources Department

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

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

Letter.No.DB / T5(3) / F- Gerugambakkam / 2020 / dated.17.11.2020

Sir,

Sub: CMDA – Master Plan Unit – Reclassification division – reclassification of land comprised in S.F.No.446/1, 448/1A, 449/10Apt, 449/12, 450/2 & 451/2 of Gerugambakkam village, Pallavaram taluk, Kancheepuram district, Kundrathur panchayat Union limit from Institutional use zone to residential use zone – Technical report along with NOC on inundation point of view as well as temporary permission for construction of RCC small bridge across the channel in S.F.No.439/2 so as to access from applicant land in S.F.No.446/1 to 439/2 Tharapakkam main road as well as technical opinion along with NOC – issued – regarding.

Ref: 1.The Member Secretary (CMDA), Chennai-8 letter No.R1 / 13794 / 2019 / 09.06.2020.
2. The applicant M/s.Siddarth Foundation & Housing Ltd, Rep by its Director. Mr.Praneeth P.Jain GPA of Thiru.D.Ramu Tmt.Neelambal & Tmt.Tamilselvi, No.117, Sir Thiyagaraya Road, T.Nagar, Chennai – 600 017

With reference to the 1st and 2nd letter cited above & after careful consideration of this department, the technical opinion along with NOC on inundation point of view as well as temporary permission is hereby accorded for construction of RCC small bridge across the channel in S.F.No.439/2 so as to access from applicant land in S.F.No.446/1 to 439/2 Tharapakkam main road for the Planning Permission for the reclassification of land comprised in S.F.No.446/1, 448/1A, 449/10Apt, 449/12, 450/2 & 451/2 of Gerugambakkam village, Pallavaram taluk, Kancheepuram district, Kundrathur panchayat Union limit from Institutional use zone to residential use zone layouts in favour of M/s.Siddarth Foundation & Housing Ltd, Rep by its Director. Mr.Praneeth P.Jain GPA of Thiru.D.Ramu Tmt.Neelambal & Tmt.Tamilselvi, No.117, Sir Thiyagaraya Road, T.Nagar, Chennai – 600 017.

The proposed site was inspected by the field Engineers and ascertained that the land under reference is situated along the Right bank of Gerugambakkam channel at LS 1500m. This channel originating from Manapakkam channel and it is carrying the surplus water from Porur tank and also carries the surrounding flood

M. K. S. S. S.
17/11/2020

main road is running on East is (+)15.275m. Hence the site must be at the level of $15.275\text{m} + 0.60\text{m} = (+)15.875\text{m}$ since road level is higher than the MFL.

To ascertain the gravity of the said land, field levels were taken at the proposed site and furnished for reference as detailed below.

Sl. No.	Field Survey Nos.	Village Name	Existing field levels in metre	Proposed Level Road + 0.60m	Required Height of filling in metre
1	446/1	Gerugambakkam Village	(+)14.425	(+) 15.875	1.45
2	448/1A		(+)14.380		1.50
3	449/12pt		(+)14.350		1.53
4	450		(+)14.365		1.51
5	451/2		(+)14.390		1.49

Since, the channel is running in between the applicant's site and Tharapakkam main road, the applicant is requested to construct the RCC small bridge across the channel in S.No.439/2 running from North to South directions so as to access from 446/1 to 439/2 (West to East directions) of his land which is found essential during site inspection. In this regard, the applicant should get the design & drawing of the proposed RCC small bridge from the approved qualified chartered Engineer with the respect to the PWD/WRD channel hydraulic parameters and there should be only four vents provided. The existing bed level as (+)13.210m which should be restored to (+)12.280m. The bottom portion of the bridge should be provided by pucca concreting at bed level (+)12.280m so as to protect the erosion in future at his own cost. Moreover, the applicant should desilt & resection the existing irrigation channel as well as should protect the channel by construction of the retaining wall on either side of channel including bed lining upto the applicant's land entire stretch. The sill level of the proposed R.C.C small bridge and deck Slab bottom level should be maintained as mentioned below, the bed level of the RCC small bridge should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for the flow direction from its origin. The width of the Government irrigation channel mentioned below should be maintained without any encroachments and without bridge apparent structures. If the applicant's lands/roads are available on both sides of the channel only, this permission is eligible for construction of RCC small bridge. The applicant should not construct any other cross masonry structures across/along the channel. If necessity arises, prior permission from PWD/WRD should be obtained.

M. K. K. K.
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Hydraulic particulars of RCC small bridge.

S. No	Channel T.S.No / S.F.No	Access to S.F.No		Proposed Bed level in M (+)	MFL in M (+)	Minimum Inner Width of channel as per FMB Average	Minimum Inner Vent height in M / bottom level of deck slab	Width of bridge in M	Area of bridge in Sqm	No of vents allowed
		From	To							
1	439/2	446/1	439/2	To be ascertained by EE, PWD (below (+)12.280m)	15.210	38.0m.	3.60m / (+)15.875m	10.00	380.0	4 Vent
The qualified chartered structural Engineer prescribed the design for RCC bridge with pile foundation, the pile cap top level should be kept at (+)11.680m [i.e.(+)12.280m – 0.60m = (+)11.680m and bed level (+)12.280m. Also, the pier should be designed as single round columns and should not be in the form of nosing pier.									Total	380.0 sqm

Based on the available Revenue records as much as considering the prevailing site conditions, the necessary Technical opinion along with NOC on inundation point of view as well as temporary permission for the construction of RCC small bridge across the channel in S.F.No.439/2 so as to access from applicant land in S.F.No.446/1 to 439/2 as Tharapakkam main road of Gerugambakkam village and for the Planning Permission for the reclassification of land comprised in S.F.No.446/1, 448/1A, 449/10Apt, 449/12, 450/2 & 451/2 of Gerugambakkam village, Pallavaram taluk, Kancheepuram district, Kundrathur panchayat Union limit from Institutional use zone to residential use zone layouts in favour of M/s.Siddarth Foundation & Housing Ltd, Rep by its Director. Mr.Praneeth P.Jain GPA of Thiru.D.Ramu Tmt.Neelambal & Tmt.Tamilselvi, No.117, Sir Thiyagaraya Road, T.Nagar, Chennai – 600 017 is hereby issued to Chennai Metropolitan Development Authority subject to the following conditions, besides as any other Mandatory clearance of statutory permission from any other organization or department for the consideration of planning permission by CMDA.

Terms and Conditions

1. The applicant's land should be filled with earth with proper compaction to the level of (+)15.875m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth

M. Kalidass
17/11/2020

to achieve the required degree of compaction for an average filling varying from 1.45m to 1.53m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)15.875m (i.e.1.64m above the TBM of Adyar river boundary pillar pile top at Tharapakkam village as (+)14.240m).

2. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size (peripheral & lateral), rainwater harvesting, roads with side drain and sewerage alignment and its disposal & garbages/debris and other solid waste management as per norms in existence within the applicant's land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic drainage (i.e.treated or untreated) should not be let into the channel course at any cost and the debris and other materials should not be dumped into the channel course obstructing free flow of water. The applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel. There should not be any hindrance to the free flow of internal drain to the downside area. It must be ensured that any treated / untreated sewage from the applicant property shall never be let into the channel at any event of time.

3. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA (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 especially on Eastern side. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.

4. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the Eastern side in S.F.No.439/2 in the presence of Revenue and PWD / WRD authorities. The applicant should also maintain the measurement of the channel in S.F.No.439/2 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 his own cost.

5. The authorities concerned vide G.O.Ms.No.78 / H&UD (UD4(3) D / 04.05.2017 should not widen the road further in future without the concurrence of the PWD/WRD based on the Government orders & circulars as well as Hon'ble

M. Kalyanasundaram

Supreme Court & High Court judgments & NGT. The channel width should not be reduced further in future.

6. The Channel in S.F.No.439/2 runs on Eastern side along the boundary of applicant's land should be completely desilted and resectioned by constructing retaining wall on either side including bed lining of the channel upto the applicant's land stretch (upto the stretch) as per the FMB 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 PWD/WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) and along the stretch of applicant's land should be maintained properly without any change and no encroachments.

7. The Government supply channel in S.F.No.439/2 Eastern side abutting the boundary of the proposed land 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 provide 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. 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.

8. The sewage water from the applicant's land should not let into the channel and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicant, and as well as the construction materials/debris/garbage should not be dumped into the channel, at any cost.

The applicant should not dump the garbages/debris in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/sullage should not be let into field channel, and the garbages, debris and construction materials should not be dumped into the channel restricting the free flow of water.

9. The applicant should not object at any time for the maintenance work / improvements work of the channel which is proposed to be carried out by PWD/WRD. The applicant should give an undertaking in writing to the effect that the

M. Kallik
D.H. Jones

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 PWD/WRD in future periodically.

10. The proposed RCC small bridge should be constructed by the applicant's own cost only across the channel in Survey No.439/2 mentioned below of Gerugambakkam village as earmarked in the sketch and the applicant should strictly adhere to maintain the hydraulic particulars of the channel as given below. The applicant should construct the RCC small bridge size as mentioned in the table below at his own cost for temporary occupation for three years from the date of agreement. If the applicant's land/road available on both sides of the channel, this permission is eligible for construction of small 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 small bridge should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow direction.

Hydraulic particulars of RCC small bridge.

S. No	Channel T.S.No / S.F.No	Access to S.F.No		Proposed Bed level in M (+)	MFL in M (+)	Minimum Inner Width of channel as per FMB Average	Minimum Inner Vent height in M / bottom level of deck slab	Width of bridge in M	Area of bridge in Sqm	No of vents allowed
		From	To							
1	439/2	446/1	439/2	To be ascertained by EE, PWD (below (+)12.280m)	15.210	38.0m.	3.60m / (+)15.875m	10.00	380.0	4 Vents
The qualified chartered structural Engineer prescribed the design for RCC bridge with pile foundation, the pile cap top level should be kept at (+)11.680m [i.e.(+)12.280m - 0.60m = (+)11.680m and bed level (+).12.280m. Also, the pier should be designed as single round columns and should not be in the form of nosing pier.									Total	380.0 sqm

11. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC small bridge should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur for getting approval before

M. K. K. K.
17/10/2020

the commencement of work regarding hydraulic particulars. The work schedule for above proposal should be informed to the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of RCC small bridge should be reported to the Executive Engineer.

12. The applicant should pay an annual lease rent of Rs.6,91,000/- (Rupees six lakh and ninety one only) for occupation of 380 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.20,73,000/- (Rupees twenty lakh and seventy three thousand only) in advance before the commencement of work. During execution/ after construction of above RCC small bridge, if any deviations are noted in above measurements, accordingly the lease rent also is revised respectively.

13. The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

14. The applicant should execute the lease agreement with the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur 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.

15. The applicant should also to pay the caution deposit of sum of Rs.15,00,000/- (Rupees fifteen lakh only) in favour of the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur, which will be refunded only after completion of six months based on the certificate from concerned Assistant Executive Engineer of this department stating that the construction work (RCC small bridge 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.

16. The construction of Abutment, Wing wall, Return wall, etc., should be constructed for the above proposed RCC small bridge and should also be constructed well within the applicant's land on either side. Moreover, the width of field channel as per Revenue records (FMB) should be maintained properly without any change.

M. Subramanian
12/11/2017

17. The applicant 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 applicant should not object to handover the land to this department for which applicant are not entitled for any compensation. Further, the leased portion land to be handed over to this department in original condition.
18. The above proposed RCC small bridge will be the Government PWD/WRD property after the construction. The applicant should not claim any privilege on the above lease portion of Government land (RCC small bridge land, RCC small bridge, field channel retaining wall abutting the applicant land) and should allow the PWD/WRD officials to inspect the channel as and when required and for the periodical inspection.
19. The applicant should not carry out any other cross/along masonry structures across the water courses before getting prior permission from PWD/WRD department.
20. 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 small bridge will also be removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.
21. The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.
22. 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 applicant is solely responsible of genuineness of the documents submitted.
23. The PWD/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 PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with inundation & RCC small bridge permission aspects and does not deliver any rights to the applicant to encroach the PWD / Government Lands.

M. K. Kishore
17/11/2020

24. The applicant's lands seem to be ryotwari land which would be classified as wet lands. Hence, these lands are to be converted into residential zone from the agricultural zone by the competent authority. The applicant 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.
25. PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the PWD / Government Lands. The NOC for their site from the PWD/WRD is purely issued on the basis of inundation point of view and temporary permission for construction of RCC small bridge.
26. 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 and qualified Structural Engineer for the proposed RCC small bridge.
27. The PWD/WRD., will not be held responsible for the Structural Stability, safety and soundness of the RCC small bridge proposed by the applicant and PWD/WRD specifically recommend only for inundation point of view and permission for RCC small bridge. The applicant is solely responsible for the structural safety and stability of the proposed RCC small bridge and at any cost, PWD/WRD will not be held responsible for design and drawing adopted for the above proposed construction.
28. Since, the proposed small bridge is having directly access to the village/district/street/High/NHA/other roads from the applicant land, the applicant should get the prior approval before commencement from the appropriate authority and the same should be submitted to the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur before signing the agreement.
29. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc at his own cost. The applicant should not damage the Government property and cause any inconvenience to common public. All safety measures should be taken without fail. Adequate arrangement for the safety of traffic by way of flagman, barricades, caution boards, danger lights (Day & Night) etc., as required, should to be provided. The applicant should engage proper watch and ward so as to avoid any untoward incident upto completion of work.

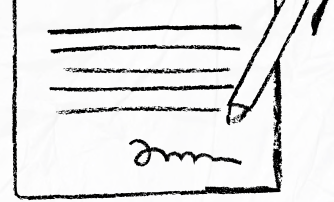
M. Kalidoss
12/11/2020

The owner of the document received from the applicant 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 and culvert are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, PWD/WRD reserves the rights to withdraw the permission on above survey number on inundation point of view and permission for RCC small bridge and in that event, the applicant shall not be eligible for any compensation what so ever and as well as legal entity.


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


13/11



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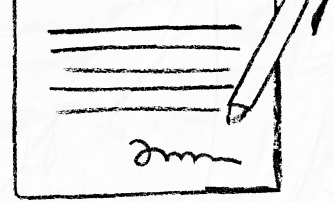
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real estate journey

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