Water Resources Department

From

Er. C,Podupani Thilagam, ME,
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 – 600 008.

Letter No. DB / T5(3) / F-NOC 006131 Annambedu Village440 / 2026 / Dated:02.02.2026.

Sir,

Sub: CMDA – APU – Layout Division – Proposed Laying out of House sites in S.No. 570/2, 4, 571/2, 3A, 3B, 3C1, 3C2, 3C3, 4A, 4C & 5 of Annambedu Village (Thiruninravur – B as per patta), Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – Specific Remarks along with NOC on Inundation Point of View as well as Temporary Permission for the Construction of RCC Culvert across the Channel S.F.No. 570/5, so as to access from his own lands S.F.No.570/4 on West to Existing layout road on East – issued – Regarding.

Ref: 1. The Member Secretary, Chennai Metropolitan Development Authority, Chennai–8 Letter No. Layout-1 / 0130 / 2025 / Dated: 12.06.2025.

****

With reference to the 1st letter cited above and after careful consideration the technical opinion and NOC on inundation point of view of this department is hereby accorded along with Temporary Permission for the Construction of RCC Culvert across the Channel S.F.No. 570/5, so as to access from his own lands S.F.No.570/4 on West to Existing layout road on East for Development purpose and for Laying out of House sites in S.No. 570/2, 4, 571/2, 3A, 3B, 3C1, 3C2, 3C3, 4A, 4C & 5 of Annambedu Village (Thiruninravur – B as per patta), Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit is hereby issued in favour of M/s. Maansarovar Foundation, No.46, Erullappan Street, Sowcarpet, Chennai 600 079.

The proposed site was inspected and field observation reveals that, the site is located such that, the Thiruninravur Tank S.F.No. 301 on Western side of the applicant site but not abutting the site is 1960m away from the site. The Government Channel in S.F. No. 570/1 on Western side, S.F. No. 571/1 on Northern side and S.F. No. 570/5 on Eastern side abuts the applicant site. This channel is originate from Thiruninravur Tank of Sluice No.2. The site is surrounded by vacant land on all other directions. the applicant's lands are classified as Wet land" as per 'A' Register of Revenue records and these are the ayacut land of Thiruninravur Tank.

21/2/26

Based on the Revenue records Survey No. 570/1, 571/1 & 570/5 is classified as Channel and it is running on Western, Northern & Eastern boundary of the proposed site . This branch field channel originates from Thiruninravur Tank Sluice No.2. It was previously used for irrigation purpose. Due to Urbanization , this irrigation branch field Channel is silted up. Hence, the applicant should desilt the Channel for drain out the surrounding rain water from the area in order to avoid flooding.

Therefore, the site under reference needs to be raised to the required level a change as specified in the table above, using hard earth with proper compaction to avoid inundation problem during monsoon season. However, this NOC is issued with respect to the flood mitigation perspective only. But during development of this land for other purposes, there is likely in run-off pattern of this site due change in the land cover in the form of roads, buildings, industrial sheds etc., Hence, during the planning and layout approval stages, the applicant should submit a separate technical report on the provision made for rain water harvesting, blue- green infrastructures facilities and rain water conservation ponds/tanks proposed to be provided to ensure that the net storm flow out of this parcel of land does not alter the present land use characteristics.

Based on the Revenue records, Survey Nos.571/1, 570/1 & 570/5 are classified as Channel and it is running along the Eastern, Western and Northern boundary of proposed site. Due to Urbanization of this area, this irrigation branch field channel is defunct and fully silted up. Hence, the applicant should desilt this channel to adequate for standard draining out the surrounding rain water in the area safely. The applicant has requested permission to construct RCC culvert across this branch field Channel.

The Field levels of the site were taken from a known datum of Sill level of Thiruninravur Tank Sluice No.2 is (+)29.910m. The Maximum Flood Level nearby site under reference during the past floods was assessed as (+)27.750m. The Top Level of the Existing layout Road is (+) 28.220m. As it inform that, due to stream flow overland flow was observed above the road level around 0.2m. Hence, MFL is assesses as 28.290m (i.e, 28.220+0.20= 28.420m). 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.

Since, the **MFL** nearby the site is higher than the Road Level. Hence, **MFL** is taken into an account for earth filling the land.Hence, it is recommended to rise the field level to (+)28.420m + 0.60m = (+)29.020m. (i.e.) (+)0.89m below the known datum of Sill level of Thiruninravur Tank Sluice No.2 is (+)29.910m .The field levels were taken at the proposed site and furnished for reference as below: 12/2/26

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the proposed to (+)28.420m + 0.60m = (+)29.020m	
			Required Level m	Height Filling in m
1.	570/2	(+)27.950	(+)29.020	1.070
2.	570/4	(+)27.870		1.150
3.	571/2	(+)28.070		0.950
4.	571/3A	(+)27.930		1.090
5.	571/3B	(+)27.850		1.170
6.	571/3C1	(+)27.760		1.260
7.	571/3C2	(+)27.830		1.190
8.	571/3C3	(+)27.840		1.180
9.	571/4A	(+)28.090		0.930
10.	571/4C	(+)27.920		1.100
11.	571/5	(+)28.050		0.970

Also the proposed land has to be raised from 0.930 to 1.260m with hard earth with proper consolidation to avoid inundation problem during rainy season. Since the existing field level are below MFL and the applicant is suggested not to have regular habitation below MFL.

During site inspection it is observed that the applicant needs to construct Culvert in S.No. 570/5 so as to access from their land in S.No. 570/4 on West to Existing Layout Road on East.

The Hydraulic particulars of the proposed RCC Culvert are follows: 21/2/26

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.	570/5	570/4	Existing Layout Road in S.No.568	26.870	27.750	4.500m	2.15m or (+)29.020	9.00m	40.5 Sq.m.say 41.00 Sqm	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 Proposed Laying out of House sites in S.No. 570/2, 4, 571/2, 3A, 3B, 3C1, 3C2, 3C3, 4A, 4C & 5 of Annambedu Village (Thiruninravur – B as per patta), Avadi Taluk, Thiruvallur District , Poonamallee Panchayat Union Limit as well as Temporary Permission for the Construction of RCC Culvert across the Channel S.F.No. 570/5, so as to access from his own lands S.F.No.570/4 on West to Existing layout road on East in favour of M/s. Maansarovar Foundation, No.46, Erullappan Street, Sowcarpet, Chennai 600 079 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's land should be filled with earth filling with proper compaction to the minimum Level of (+)29.020m. (i.e.) (+)0.89m below the known datum of Sill level of Thiruninravur Tank Sluice No.2 is (+)29.910m in 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 0.930 to 1.260m 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 (+) **29.020m** and the applicant is suggested not to have regular habitation below MFL.
2. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD

2/2/26

authorities. The applicants should also maintain the measurement of the Channel as in S.F.No. 570/1, 571/1 & 570/5 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 and act 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 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 Government Channel in S.F.No. 570/1, 571/1 & 570/5 abuts on Western, Northern and Eastern side of the applicant's land should be completely de-silted and re-sectioned by constructing retaining wall on either side of the channel 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. 21/2/26

9. The Government Channel in S.F.No. 570/1, 571/1 & 570/5 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. The Culvert should be completed without any damage to the Government property or the damage caused during execution if any will be rectified full by the applicant's cost.

11. The proposed RCC Culvert should be constructed by the applicants only, across the Channel in S.F.No. 570/5 of Thiruninravur 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 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 on West and Road on East available on both sides of the channel, this permission is eligible for construction of RCC Culvert. 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 Culvert are follows:

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.	570/5	570/4	Existing Layout Road in S.No.568	26.870	27.750	4.500m	2.15m or (+)29.020	9.00m	40.5 Sq.m.say 41.00 Sqm	1 No.

12. 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.6,000/- (Rupees Six Thousand Only)** for occupation of 41.00 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 lump sum for three years of **Rs.18,000/- (Rupees Eighteen Thousand 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., 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.

16. The applicant should pay the caution deposit of sum of **Rs.2,00,000/- (Rupees Two lakh only)** in favour of the Executive Engineer,WRD., Kosasthalaiyar Basin Division,Thiruvallur 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 and road 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

21/2/26

some other large general common public schemes, the applicants should not object to handover the land to this department for which applicants are not entitled for any compensation. Further, the leased portion land to be handed over to this department in original condition.

19. The above proposed culvert 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 culvert 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 Culvert will also be removed without any correspondence, for which applicants are not entitled for any compensation and as well as legal entity.

23. The applicant should maintain the channel area as is in condition of Environmental, Ecology, and Naturalist and without encroachments & pollution etc., and should not deviate the Hydraulic particulars of the channel.

24. 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.

25. The applicant should not object the common public for using the Culverts at any time and any cost.

26. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the Culvert site at their own

21/2/26

cost. The applicant should not damage the Government property and cause any inconvenience to common public.

27. The applicant after conversion of this land to other activity should submit their detailed plan of development to WRD with network of drains, rain water harvesting structures, Blue-Green Infrastructure facilities, permeable pavements, and rain water conversion ponds / tanks to ensure that the excess run-off generated due to the new land cover or impermeability created by roads, building industrial sheds etc., does not generate flash floods out of this premises to downstream side leading to flood seenario to the area down under. After approval of this rainwater conversion infrastructure design and plan by WRD only, the development plan should be approved by the competent authority.

Technical Suggestion:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro 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 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 Channel with the site the necessary setback distance 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 there 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

21/2/26

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.

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

2/2/26.