

Water Resources Department

From

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To

The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
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Letter No.DB / T5(3) / F.NOC 002517Varadharajapuram Village 01239/2024/Dated:05.04.2024

Sir,

Sub: CMDA - Area Plans Unit – Layout Division –Proposed layout of house sites in S.F.No.1/1pt, 4/1A1AA1A1pt, 4/1B1A1Apt, 4/2pt, 4/3pt, 4/4pt, 4/5pt, 4/6 & 4/7 of Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit- specific remarks along with NOC on inundation point of view – issued – regarding.

Ref: 1. The Chief Planner Layout, Chennai Metropolitan Development Authority, Egmore, Chennai – 8 Letter No. Layout-1 / 0395 / 2023 / Dated:08.02.2024.

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 for the for the Proposed layout of house sites in S.F.No.1/1pt, 4/1A1AA1A1pt, 4/1B1A1Apt, 4/2pt, 4/3pt, 4/4pt, 4/5pt, 4/6 & 4/7 of Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit, in favour of M/s. Abi Estates Pvt.Ltd, No.397, Annasalai, Teynampet, Chennai 600 018.

The proposed site was inspected and field observation reveals that, the applicant site surrounded by Layout on Southern side & vacant land on all other directions of the site and existing (9m Wide layout road) on Northern side which connects the existing Panchayat (Adanur Village Road) on Eastern side of the site and the Government Channel (Odai) in S.F.No.73 & 130 is on Western side running from North to South direction and field Channel in S.F.No. 1 & 107 on Southern side, that both the channel abutting the applicant site. The applicant land is ayacut land of Orathur Tributary as a source of irrigation. Currently, no irrigation activates is carried out due to vast Urbanization, these lands are classified as "Dry" lands as per "A" Register of Revenue records and Patta.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the Inlet Sluice of the Mannivakkam Tributary of Adayar River in Mannivakkam Village as (+)18.200m. 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 past floods. The observed Maximum Flood Level of Orathur Tributary near the site during past floods as assessed as (+)19.400m and existing Adanur Village Road is (+)19.100m and the Full Tank Level of Adanur Tank (FTL) and Maximum Water Level of Adanur Tank (MWL) and Tank Bund Level of

5/124



Adanur Tank and Sluice Sill level of Adanur Tank are (+)25.510m and (+)26.000m and (+)27.210m and (+)22.600m respectively

To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of $(+)19.400\text{m} + 0.85\text{m} = (+)20.250\text{m}$ (i.e.,) 2.050m above the Inlet Sluice of the Mannivakkam Tributary of Adayar River in Mannivakkam Village as (+)18.200m.

The following are the evaluated field levels of the site under reference tabulated below:

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the past Flood Level (+)19.400m + 0.60m = (+)20.250m.	
			Required Level in m	Height Filling in m
1.	1/1pt	(+)18.920	(+)20.250	1.33
2.	4/1A1AA1A1pt	(+)18.960		1.29
3.	4/1B1A1Apt			
4.	4/2 pt	(+)19.100		1.15
5.	4/3 pt			
6.	4/4 pt	(+)19.070		1.18
7.	4/5pt	(+)19.050		1.20
8.	4/6	(+)18.960		1.29
9.	4/7			

Also the proposed level is

Also the proposed land is to be raised (+)1.150m to (+)1.330m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, which are below MFL and the applicant is suggested to have regular habitation from above the MFL.

Based on the available Revenue records as well as considering the prevailing site condition, necessary technical opinion, along with the "No Objection Certificate" on the inundation point of view of this department for the Layout of Proposed Sub-division of house sites in the land comprised in S.F.No.66/2A1 of Thiruvanchery Village, Tambaram Taluk, Chengalpet District, St. Thomas Mount Panchayat Union Limit, in favour of Thiru. Hariharan and 2 others, No.12, Vijayanthimala Street, Thiruvanchery, Chennai 600126 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 applicants' land should be filled with earth filling with proper compaction to the minimum level of $(+)20.250\text{m}$ (i.e.,) 2.050m above the Inlet Sluice of the Mannivakkam



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2. The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD authorities concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.
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. Hence, the applicants are solely responsible of genuineness of the documents submitted.
4. 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.
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. 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 in SF.Nos.66/1 Channel. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.
7. The applicant should not carry out any other cross masonry structures across the River / Eri / Channel / Pond without prior permission from WRD. If any damages occurred to the Channel / Odai or any water bodies that belong to government, the same should be restored and rectified to its original condition at their own cost by the applicant.
8. The channel (Odai) in S.F.No.73 & 130 on Western side and S.F.No. 1 & 107 on Southern side boundaries along the stretch of applicants land should be completely desilted and resectioned 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 resorted before commencing the development activity in presence of the Executive Engineer. Moreover the width of entire field channel as per Revenue records (FMB) within the stretch of



applicants land should be maintained properly without any change in measurement as per Revenue records at any cost.

9. The Government field channel stretch abutting the boundary S.F.No.73 & 130 on Western side and S.F.No. 1 & 107 on Southern side 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 encroachment as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant 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 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 boundary along the proposed land.

10. The applicants should not object at any time for the maintenance work / improvements work of the odai to be carried out by WRD. The applicant should not dump the garbages/debris in the odai and avoid the sewage water into the channel, etc,. The applicant 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] are to be carried out by WRD in future periodically.

Technical Suggestions:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains i.e peripheral drain of suitable size not less than 1.20m x 0.90m & lateral of suitable sizes within the site as per the site condition. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and 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. The necessary setback distance especially 3.00m on Western and Southern Side should be provided within the site as per site condition 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

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