Water Resources Department

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

Letter No.DB / T5(3) / F-12212 Hasthinapuram village/2022/dated.29.12.2022

Sir,

Sub: CMDA – Area Plans Unit –Layout Division – Planning Permission – Layout of house sites in the land comprised in Old S No.73/3 & 73/4, T.S.No.11/4 & 11/5, Old S.No 73/2 part, T.S No 11/3 and Old S.No 72/10, T.S No.13/10, ward No.F, Block No 95 of HasthinapuramVillage, Pallavaram Taluk, Kanchipuram District, Tambaram Corporation Limit Existance of Channel adjoining the site - Remarks on inundation point view as well as temporary permission for construction of culvert across the channel in old S F No 73/5 –issued – Regarding.

Ref: 1.The Senior Planner layout, Chennai Metropolitan Development Authority, Chennai – 600008 letter No.L1 / 0047 / 2022-2 Dated.31.05 2022 & 06.10.2022

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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 Culvert of this department is hereby accorded the Planning Permission for Layout of house sites in the land comprised in Old S.No.73/3 & 73/4, T.S No.11/4 & 11/5, Old S.No 73/2 part, T.S No.11/3 and Old S.No.72/10, T.S.No.13/10, ward No.F, Block No.95 of Hasthinapuram Village, Pallavaram Taluk, Kanchipuram District, Tambaram Corporation Limit in favour of Thiru.S.Suni Kothari,, Door No.(old):16, Dr.Sadasivam Road, T.Nagar, Chennai - 17.

The proposed site was inspected and field observation reveals that it is surrounded by Layout and Vacant land in all directions and approach Layout road (Bharathi street) is on Southern side and Nanmangalam Tank is on Eastern side which is adjacent to the applicant's site. There is no cultivation activities present at the site due to urbanisation. These lands are classified as Wet lands as per Revenue records.

Based on the field inspection and scrutiny of field maps, The field levels of the site were taken from a Crest level of weir of Nanmangalam Tank as (+)0.145m and

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the Channel in S.F.No-73/5 are on Western and Southern side as well as Nanmangalam tank on Eastern side of the site are the water bodies existing with its close proximity to be considered for inundation point of view and also culvert have been proposed at essential location for easy access to the site i.e. channel in S.F.No.73/5 sa as to acess from his land in S.F.No.73/4 to existing layout road in S.F.No.79(9.0m wide Bharathi street) on Western side of the site.

The Hasthinapuram Tank is located on Western side of the applicant site and Sembakkam tank located on South West of the applicant site. When these two tanks reaches Full Tank level condition the surplus water spreads over the patta lands which is located on Western side of applicant site and drains into Nanmangalam tank.

The applicant site is located on foreshore of Nanmangalam tank and ayacut area of the Hasthinapuram tank. The field channel in S.F.No.73/5 (T.S No.11/6) is running through the boundary of the applicant site. During monsoon period, the flood water spreads over the patta land and drains into Nanamangalam tank.

During, the historical rainfall of 2015 (i.e 2100mm per Annum) the entire surrounding lakes had a surplus and some of the upper tanks were breached. So the entire area of Sembakkam and Hasthinapuram, including applicant site was inundated i.e. MFL is (+)9.805m. As the site is in close proximity with the Water spread area of Nanmangalam tank, it could be susceptible against inundation and hence, the inundation potential must be ascertained based upon the existing field levels.

The applicant site located adjacent to the Nanmangalam tank when the tank reaches Maximum Water level (MWL) the applicant site will be in the submerged condition. Hence, the ground level of the site has to be raised above Maximum Water level (MWL) of Nanmangalam Tank for reducing the inundation during the rainy season.

The Present ground level of the site is varies (+)8.815m to (+)8.890m. The Hasthinapuram to Nanamangalam Village link Road level is (+)10.200 m. The Top level of the Existing layout approach Road is running on Western side of the applicants site is (+)9.435m. The Full Tank Level, Maximum Water Level and Top Bund Level of the Nanmangalam tank is on Eastern side of the site is (+)9.145m, (+)9.755m and (+)10.515m respectively

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To protect the site safe against any inundation in the near future, the site must be raised minimum of 0.450 m above with reference to the maximum water level (MWL). The existing Hasthinapuram – Nanmagalam village road level is (+) 10.260 m. Since , Road level nearby the site is higher than the MFL and MWL. Hence Road level is taken into an account for earth filling the land.

Hence, it is recommended to raise the field level to (+) 10.260 m + 0.450 m = (+)10.710m. (i.e.1.565m above the crest level top of Nanmangalam tank is (+)9.145m). 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 (+)10.260m + 0.450m = (+)10.710m.	
			Required Level	Height Filling in m
1	72/10	(+)8.890	(+)10.710	1.820
2	73/2	(+)8.865		1.845
3	73/3	(+)8.815		1.895
4	73/4	(+)8.650		2.060

Also the proposed land has to be raised from 1.820 to 2.060m with hard earth with proper consolidation to avoid inundation problem during rainy season.

In addition to this, the applicant had also requested for construction of RCC Culvert across the Channel in S.F.No.73/5 so as to access from the applicants site in S.F.No.73/4 to existing layout road in S.F.No.79.

The Hydraulic particulars of the proposed RCC Culvert are follows:-

1. Hasthinapuram to Nanmangalam village road exists : (+) 10.260m
2. Approach Road land existing level : (+) 9.435m
3. MFL during December 2015 : (+) 9.805m
4. FSL/MSF of Channel(Assessed) : (+) 9.535m
5. Proposed Bed level of Channel : (+) 8.655m
6. Proposed Deck slab bottom level of RCC Culvert : (+) 10.710m
7. Proposed Bed width of Channel (FMB) : (+) 7.00 m

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S. No.	Channel S.No	Access to T.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.	73/5	73/4 Applicant's site	Apporach Road in S.F.No 79	8.655	9.555	1.50	2.055m or (+)10.710	7.00	10.50 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 as well as temporary permission for construction of RCC Culvert across the channel in S.F.No.73/5 for the Planning Permission for Layout of house sites in the land comprised in Old.S.No.73/3 & 73/4, T.S.No.11/4 & 11/5, Old S.No.73/2 part, T.S.No.11/3 and Old S.No.72/10, T.S.No.13/10, ward No.F, Block No.95 of HasthinapuramVillage, Pallavaram Taluk, Kanchipuram District, Tambaram Corporation Limit in favour Thiru.S.Suni Kothari,, Door No.(old):16, Dr Sadasivam Road, T.Nagar, Chennai - 17 is hereby issued to CMDA subject to following terms and conditions 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.

TERMS AND CONDITIONS:

1. The applicant's land should be filled with earth filling with proper compaction to the minimum Level (+)10.710m. (i.e.1.565m above the crest level top of Nanmangalam tank is (+)9.145m). 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 1.820 to 2.060m 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.

2. The all round pavement level within the site should be less than (+)10.710m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain i.e peripheral drain of size not less than 1.20x0.90m and lateral drain of suitable sizes with in the site as per site

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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.

3. Since the site exists in close proximity with the Channel within the site the necessary setback distance should be provided within the site as per site conditions 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.

4. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities especially on the Southern and Western side 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.

5. 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 will not be refunded. Hence, the applicants are solely responsible of genuinety of the documents submitted.

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6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12.The Channel in S.F.No.73/5 (T.S.No.11/6) on abuts of 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

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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.

13. The Channel in S.F.No.73/5 (T.S.No.11/6) 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.

14. The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD.

15. The proposed RCC Culvert should be constructed by the applicants only, across the the Channel in S.F.No.73/5 of Hasthinapuram village, Pallavaram Taluk as earmarked in the sketch and the applicants should strictly adhere to maintain the below 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 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. Hasthinapuram to Nanmangalam village road exists : (+) 10.280m
2. Approach Road land existing level : (+) 9.435m
3. MFL during December 2015 : (+) 9.805m
4. FSL/MSF of Channel(Assessed) : (+) 9.555m

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5. Proposed Bed level of Channel : (+) 8.655m
6. Proposed Deck slab bottom level of RCC Culvert : (+) 10.710m
7. Proposed Bed width of Channel (FMB) : (+) 7.00 m

S. No.	Channel S.No	Access to T.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.	73/5	73/4 Applicant's site	Apporach Road in S.F.No.79	8.655	9.555	1.50	2.055m or (+)10.710	7.00	10.50 Sq.m	1 No

16. 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 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.

17. The applicant should pay an annual lease rent of Rs.32,000/- (Rupees Thirty Two Thousand only) for occupation of 10.50sqm 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.96,000 /- (Rupees Ninety Six 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.

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

19. 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.

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20. The applicant should pay the caution deposit of sum of Rs.1,00,000/- (Rupees one lakh 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.

21. 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.

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

23. 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.

24. 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.

25. 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.

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26. 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.

The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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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