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.NOC.0653Thiruninravur-B Village 2653 / 2025 / Dated.17.04.2025.

Sir,

Sub: CMDA - Area Plans Unit – Layout Division – Proposed layout of house sites comprised in S.No.453/3A & 453/3B of Thiruninravur Village (as per revenue Thiruninravur 'B' village), Avadi Taluk, Thiruvallur District, Thiruninravur Municipality limit – Specific Remarks along with NOC on inundation point view as well as temporary permission for construction of RCC culvert across the Channel – issued – Regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, Egmore, Chennai – 8 Letter No. Layout-1 / 0385 / 2024 / Dated:21.01.2025.

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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 and Temporary Permission for Construction of RCC small across the Channel in S.F.No.452/4 so as to the applicant site access from Southern side in SF.No.453/3A to S.F.No.452/3G on Northern side of Thirunindravur Village and technical opinion along with NOC on inundation point of view for layout of Proposal for Proposed laying out of house sites in S.No.453/3A & 453/3B of Thiruninravur Village (as per revenue Thiruninravur B village), Avadi Taluk, Tiruvallur District, Thiruninravur Municipality limit in favour of Tmt.Mamtha & 2others, No.69, Thirumalairajapuram, Avadi post station, Gandhi Nagar, Thiruvallur District - 600 054.

The proposed site was inspected and field observation reveals that, the applicant site surrounded by Vacant land on West, Eastern side of the applicant site & the Government channel in S.F.No.452/4 (North),453/5 (South) abutting the applicant site, at present no cultivation activity is found in the area and also due to urbanisation, these lands are classified as "Dry" lands (Manavari), as per Revenue records. The above channel originate from Thirunindravur tank from West of the applicant site.

The Thirunindravur tank is located on the Western side of the applicant land area. The terrain slopes from West to East direction in the applicant site. During North East Monsoon rainfall period, a surface Runoff occurred from West to East direction of the applicant site.

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The applicant land is accessible through the thirunindravur – Puduchathiram Road on West through Rajankuppam village road and then layout road on North of the applicant's land. Hence, the applicant is essential to Construct culvert across the channel (S.F.No.452/4)in Thirunindravur village connecting S.F.No.453/3A South and 452/3G on North side Layout Road.

The field level were taken from the known datum of Full Tank level of Thirunindravur tank as (+)33.560m & the MFL near by site under reference during the past floods was assessed (+)29.950m, Maximum water level is (+) 34.400m & Tank Bund level is (+)35.770m, The top level of approach road is (+) 29.160m. To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.60m above the MFL (or) nearest road level whichever is higher, here MFL is higher than road level. Hence it is recommended to the raise the existing field to a minimum level of (+)29.950m+0.60m=(+)30.550m (i.e) 3.01m below the Full Tank level of Thirunindravur tank as (+)33.560m.

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 Maximum Flood Level (+)29.950m+0.60m=(+)30.550m.	
			Required Level in m	Height Filling in m
1.	453/3A	(+)28.900	(+)30.550	1.650
2.	453/3B	(+)28.950		1.600

Also the proposed land is to be raised 1.600m to 1.650m 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.

The applicant needs access to existing approach road on North for which it is essential to cross channel in S.F.No.452/4, Wherein the applicant has to construct RCC Culvert so as to access from his land to the existing approach road on North.
The Hydraulic particulars of the proposed RCC Culvert are follows:-

Proposed RCC Culvert width(carriage way) : 7.20m
Bed Width of channel as per FMB : 5.80m
Proposed Bed Level of Channel Tdcf 12/4/25 (+)27.700m

Bottom of Deck slab of proposed Culvert : (+)30.550m

Existing Road level in S.F.No.452/3G (North) : (+)29.160m

Existing applicant site level S.F.No.453/3A : (+)28.900m,(+)28.950m
S.F.No.453/3B

Sl. No.	Channel S.F. No.	Access to S.F. No.		Proposed Bed level in M (+)	MFL/FSL in M (+)	Minimum Inner Width of channel as as per FMB Average	Minimum Inner Vent height in M or bottom level of deck slab	Width of Small bridge in M	Area of small bridge in Sqm	No of vents allowed
		From	To							
1	452/4	453/3A	Approach road 452/3G	27.700	29.950	5.80	2.85m (+)30.550m /	7.20	41.76 say 42	1 No.

Based on the request of the applicant and in view of the present site condition with respect to the available Revenue records, temporary Permission for Construction of RCC small bridge across the Channel in S.F.No.452/4 so as to the applicant site access from Southern side in SF.No.453/3A to S.F.No.452/3G on Northern side of Thirunindravur Village and 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 laying out of Proposal for Proposed layout of house sites in S.No.453/3A & 453/3B of Thiruninravur Village (as per revenue Thiruninravur B village), Avadi Taluk, Tiruvallur District, Thiruninravur Municipality limit in favour of Tmt.Mamtha & 2others, No.69, Thirumalairajapuram, Avadi post station, Gandhi Nagar, Thiruvallur District - 600 054, 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 existing ground level of the site should be raised to minimum level of **(+)30.550m** i.e. 3.01m below the Full Tank level of Thirunindravur tank as (+)33.560m and the applicants' site with filling level varies from 1.600m to 1.650m with layers of not more than 0.30metre depth to achieve required degree of compaction to the entire area of the applicant's land to avoid inundation during the heavy rains. 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

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during flood periods. The all round pavement level within the site should not be less than (+)30.550m and the regular habitation should not be below MFL.

2. The applicant should clearly demarcate the boundary of their land especially on North-west, North and South side before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records (FMB).

3. The permission granted to the applicants, should not be altered / modified / changed to any others. Based on the Revenue 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 genuinety of the documents submitted. If there is any discrepancy or any other encroachments activities, the applicants are held responsible in future.

4. 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.

5. 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

6. The applicant should not object at any time for the maintenance works / improvement works of the channels which are proposed to be carried out by WRD. 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], which are proposed to be carried out by WRD in future periodically.

7. The Government field Channel in S.F.No.452/4 (North),453/5 (South) & North, West side of the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either sides of the channel as per the FMB upto their stretch 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 WRD Executive Engineer. Moreover, the width of entire channel as per

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Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

8. The Government field Channel S.F.No.452/4 (North),453/5 (South) & North, West side of the applicant boundary 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 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 within the proposed land, after the completion of project also.

9. WRD is giving opinion only in connection with the inundation aspects, and does not deliver any rights to the applicants to encroach the WRD / Government Lands / River / channel. The NOC for this site issued form WRD is purely issued on the basis of inundation point of view.

10. The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.

11. The proposed Culvert should be made of RCC Culvert of size of 5.80 m width of Chennal and carriageway as 7.20m in S.F.No.452/4 of Thirunindravur village, so as to access from their land in S.F.No.453/3A-South to S.F.No.452/3GB-North as earmarked in the sketch for temporary occupation for three years from the date of agreement. Only if the applicant's land/road available on both sides of the Channel, this permission is eligible for construction of Culvert.

12. The proposed Culvert shall be made up of RCC Type with a minimum vent inner size, width and height for a Bridge width are specified below should be well within the boundary. The size & sill level of the proposed RCC Culvert should be maintained as mentioned below in the specified S.F.No. and should be got executed only in the presence of WRD officials. The bed level of the Culvert should be fixed in presence of the Executive Engineer concerned only after the existing Channel original bed level ascertained and restored for the free flow direction from its origin.

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

Proposed RCC Culvert width(carriage way)	:	7.20m
Bed Width of channel as per FMB	:	5.80m
Proposed Bed Level of Channel	:	(+)27.700m
Bottom of Deck slab of proposed Culvert	:	(+)30.550m
Existing Road level in S.F.No.452/3G (North)	:	(+)29.160m
Existing applicant site level S.F.No.453/3A S.F.No.453/3B	:	(+)28.900m,(+)28.950m

Sl. No.	Channel S.F. No.	Access to S.F. No.		Proposed Bed level in M (+)	MFL/FSL in M (+)	Minimum Inner Width of channel as as per FMB Average	Minimum Inner Vent height in M or bottom level of deck slab	Width of Small bridge in M	Area of small bridge in Sqm	No of vents allowed
		From	To							
1	452/4	453/3A	Approach road 452/3G	27.700	29.950	5.80	2.85m (+)30.550m /	7.20	41.76 say 42	1 No.

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

14. The applicant should pay an annual lease rent of Rs.28,000/- (Rupees Twenty eight Thousand only) for occupation of 42 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.84,000/- (Rupees Eight four 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.

15. The applicants have to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail. 17/4/25

16. 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.

17. The applicant should pay the caution deposit of sum of Rs.2,00,000/- (Rupees Two lakhs 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.

18. The Abutment, Wing wall, Return wall, etc., for the above proposed Culvert should be constructed well within the applicant's land on either side. The proposed RCC culvert should be monitored and maintained for frequent inspection by the applicants at their own cost. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the bridge site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public.

19. 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 also removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.

20. The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition. The bottom portion of the bridge should be provided by Concreting at bed level at their cost so as to protect the erosion in future.

21. The WRD., will not be held responsible for the Structural Stability, safety and soundness of the Culvert proposed by the applicant and WRD specifically recommend only for construction of Culvert. The applicant should construct the proposed RCC Culvert at their own cost. The applicant is solely responsible for the structural safety and stability of the proposed RCC Culvert and at any cost, WRD will

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not be held responsible for design and drawing adopted for proposed construction of RCC Culvert.

22. 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.

23. 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.

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

25. The applicant should not claim any privilege on the above leased portion of the land (Culvert land, Culvert, Government Channel & retaining wall) and if the leased portion of the land required for the Government for the benefit of some other large general public schemes, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and as well as legal entity. Further, the leased portion land has to be handed over to this department as is in original condition. The above proposed RCC Culvert will be the Government WRD property after the construction.

26. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc., in the Government channel at the bridge site at their own cost. The applicant should not damage the Government property and cause any convenience to common public.

Technical Suggestion:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable size within the site as per the site conditions and 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.

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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 not less than 3.0m especially along the channel on South & North side should be provided with in 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 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 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 land which would be classified as dry lands (Manavari).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. 12/4/25

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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