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Water Resources Department

From
Er.K.Asokan, M.Tech.,
Chief Engineer, WRD,
Chennai Region (FAC),
Chepauk, Chennai-5.
email id: cecrwrdhdo@gmail.com

To
The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai-8.

Letter.No.DB / T5(3) / F.NOC.04444Nanmangalam Village2936/2024/Dated.06.06.2024

Sir,

Sub: CMDA – APU – Layout Division – Proposed sub-division of house sites in the property comprised in S.No.199/6B1, 6B2, 6B3, and 212/1A, 1B, 1C of Nanmangalam Village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union limit – Specific remarks along with NOC on inundation point of view – issued – Regarding.

Ref: 1.The Member Secretary (CMDA), Chennai-8 Letter No. Layout – 1 / 0393 / 2023 / 22.03.2024.

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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 for Layout Division – Proposed sub-division of house sites in the property comprised in S.No.199/6B1, 6B2, 6B3, and 212/1A, 1B, 1C of Nanmangalam Village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union limit in favour of M/s.Lifestyle Vin Homes LLP, represented by its partner Mr.Priyank Pincha co-owner cum Power Agent on behalf of 1.Mr.G.Asokan & 2.Mrs.A.Menaka, No, 7A-1, Manonmaniammal Road, Kilpauk, Chennai – 600 010.

The proposed site was inspected and ascertained that, the proposed 7.2m wide Layout Road which runs on the North side. Also, the site is covered by Vacant land on Western side and the Residential Buildings covered by South side then the KPP Multi Speciality Hospital also functioning in this side. As per Revenue records, these lands are classified as "Dry" and "Wet" lands.

As per 'A' Register extract the S.No.213 of Nanmangalam Village is an odai, whereas during the site inspection it was observed that a 9.0m wide existing Tar road abuts on the Eastern side of the applicant's site (from South to North Direction). Hence the applicant's site S.No.212 abuts the existing road. The S.No.213 of an Odai is encroached by Local bodies, Odai width is 20m. At present the width of the Odai has been reduced to 11m due to encroachment (Medavakkam Main Road, Srinivasa Street width is 9m) according to the revenue records. Hence the culvert is not recommended. As per A.Register the S.F.No.213 is classified as Odai, at which the, Medavakkam Main Road, Srinivasa Street is formed and partly encroached the

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Odai without prior permission from WRD. Hence, it is Violation of Rules in force in existence.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from Crest level of Nanmangalam Tank (+)9.145m, The Top level of the existing Medavakkam – Madipakkam road (named as Medavakkam main road) which is adjacent the applicant's site in Eastern side is (+) 9.250 m. The observed Maximum Flood Level near the site during past floods is 0.90m above the embankment (i.e. (+) 8.480m + 0.90m = 9.380m. The Full Tank level and Maximum Water Level (MWL) of the Nanmangalam Tank (+) 9.145m and (+) 9.755m respectively. The Top level of the existing street road which is running on the Eastern side of applicant site is (+) 8.920m. The bed level of Odai bearing S.F.No.213 which is running on the Eastern side on near applicant's site is (+) 7.370m.

To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of MWL of tank, it is recommended to raise the field level to (+)9.750 m (ie.,0.60 m above Crest Level of Nanmangalam Tank which is (+) 9.145 m). 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 past year flood level (+) 9.380 m + 0.37 m = (+) 9.750 m	
			Required Level in m	Height Filling in m
1.	199/6B1	(+) 8.270	(+) 9.750 m	1.48
2.	199/6B2	(+) 8.230		1.52
3.	199/6B3	(+) 8.420		1.33
4.	212/1A	(+) 8.410		1.34
5.	212/1B	(+) 8.440		1.31
6.	212/1C	(+) 8.480		1.27

Also the proposed land is to be raised from 1.27 m to 1.52 m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling from 1.27 m to 1.52 m to avoid inundation. The regular habitation should not be below MFL since the existing ground levels are below MFL.

Based on the available Revenue records as well as site conditions, "No Objection Certificate" with a specific remark on the inundation point of view of this department for Layout Division – Proposed sub-division of house sites in the property comprised in S.No.199/6B1, 6B2, 6B3, and 212/1A, 1B, 1C of

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Nanmangalam Village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union limit in favour of M/s.Lifestyle Vin Homes LLP, represented by its partner Mr.Priyank Pincha co-owner cum Power Agent on behalf of 1.Mr.G.Asokan & 2.Mrs.A.Menaka, No,7A-1, Manonmaniammal Road, Kilpauk, Chennai – 600 010 is hereby issued to CMDA subject to the 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 (+)9.750 m (ie.,0.60 m above Crest Level of Nanmangalam Tank which is (+) 9.145 m). with filling varies from 1.27 m to 1.52 m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round pavement level within site should not be less than (+) 9.750 m. The regular habitation should not be below MFL. 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.

2. The applicant should clearly demarcate the boundary of their land especially on Northen 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 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 genuinety 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.

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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 applicant should not construct any cross masonry across the Channel without prior permission of WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.

8. 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 Lands / river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

Technical Suggestion:

(a). The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains is peripheral drain of size not less than 0.90 m x 0.60 m and lateral drain of suitable size within the site as per site condition. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment 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 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. 8/6/24

(c). The applicants' lands are seems to be Ryotwari land which would be classified as Dry and 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 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.

(d). 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 River / Eri / Channel / Pond at any cost.

At any cost, sewage / sullage should not be let into River / Eri / Channel / Pond, and the garbages, debris and construction materials should not be dumped into the River / Eri / Channel / Pond restricting the free flow of water.

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.

06/06/2024

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Zoning & Land Use Analysis

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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