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Chennai Metro Rail Limited
(A Joint Venture of Govt. of India and Govt. of Tamil Nadu)

Letter No. CMRL/CONS-DES0PH1(01)/14/2023 Dated: 04/09/2023

To

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

Sir,

Sub: CMRL – Issuance of NOC – Sites within 11mts - Chennai Metro
Rail Alignment – Phase I - Reg.

Ref: CMDA Letter No. B3/NHRB/N/0507/2023 Dated 12/05/2023

Request for NOC received from CMDA for construction of (Ground floor + 5 floors) Non High Rise Residential building at West Coovam River Road, Padavattamman Koil Street and Bazaar Street, Chinthadripet, Chennai, comprised in T. S. No. 3 part, T. S. No. 67 part, 68, 69, 70, Block No.3, 4 of Chinthadripet Village within the limit of GCC applied by **The Principal Secretary to Government, Housing & Urban Development Department, Chennai** in the reference cited above.

It is observed that the location of proposed construction site falls within CMRL protection zone along CMRL Phase-1 Alignment and the edge of pile of the proposed building is **9.76m** away from the edge of tunnel of running of Corridor – 1 of Phase I Alignment. However, it would not affect the proposed CMRL structures. Hence, NOC is issued subject to following conditions:

- The drawings / details submitted along with NOC application have been reviewed specifically in context to the NOC processing only, and CMRL is no way responsible for content of submission provided along with NOC application for other arrangement.
- The given details in the submitted drawings shall not be deviated.
- **The foundation for structure shall be with as per Enclosure-1. No drilling or excavations other than marked in the Enclosure shall be carried out in the site without prior consent from CMRL.**

T. L. S. S. S. S.

- Bore well if any should be proposed in the earmarked area as shown in Enclosure-2. Bore well construction shall be carried out only after obtaining separate NOC from CMRL.
- The work shall be executed under the supervision of CMRL. Applicant informed CMRL 7days in advance to start of Construction work and every stage in writing. The CMRL Nodal Officer is **Mr. Dinakaran, DGM (O&M-Civil)** and **his contact No. is 9265311387**, or any other Representative, authorized by CMRL.
- CMRL would impose conditions on the work site during the construction of the proposed work as required.
- CMRL may reserve its right to revoke the NOC during any stage of construction, if there is violation in subject NOC conditions.

Thanking You

Yours faithfully,

T. Livingstone Eliazer
09/09/23

T. Livingstone Eliazer

Chief General Manager (PP & D)

Encl: 1. Pile & Pile Cap Layout
2. Bore well Area Location Plan

Copy to: D(P)/CMRL – for kind information.
DGM(O&M-Civil)/CMRL – for information.

33950



STRUCTURAL & QUALITY CONTROL
TAMILNADU URBAN HABITAT DEVELOPMENT BOARD
NO.5, KAMARAJAR SALAI
CHENNAI - 600 005.

LINE EXTENT OF
EXISTING TUNNEL

WASHERMENPET METRO
AIRPORT METRO

PP
350.44 Sq.m

11.0

Ch - 4800.000

LINE EXTENT OF
EXISTING TUNNEL

Line Extension

GENERAL NOTES :

LEGEND:

■ - AREA PROPOSED FOR BOREWELL

DRAWN:

DESIGNED:

CHECKED:

APPROVED:

REV. DATE

DESCRIPTION

This drawing is the property of - CMRL - Chennai Metro Rail Limited and must not be passed to any person or body not authorized by it. Receive it not be copied or otherwise made use either in full or in part by such person or body without our prior permission in writing.



Chennai Metro Rail Limited,
Depot Admin Building,
Poonamallee High Road,
Chennai-600 107
Phone: 23792000
Fax: 23792200
Email: chennai@metrorail@gmail.com



CHENNAI METRO RAIL LIMITED

TITLE :
NOC FOR PROPOSED BUILDING BETWEEN EXISTING
CHENNAI CENTRAL AND GOVT. ESTATE METRO STATIONS

DRAWING NAME:

BOREWELL AREA LOCATION PLAN

DRAWING NUMBER

CMRL-P1/NOC/C1/2308003

SHEET NO. SHEET SIZE

01 of 02 A3

SCALE:

1:500

DRAWN DATE

16/08/2023

Water Resources Department

From
 Er.K.Asokan, M.Tech.,
 Chief Engineer, WRD.,
 Chennai Region,
 Chepauk, Chennai - 5.
 Email. id: cecrwrhdho@gmail.com

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

Letter No.DB / T5(3) / 6306/ F – NOC – Chintadripet / 7560 / 2023/ Dated.12.09.2023.
 Sir,

Sub: CMDA – Area Plans Unit – NHRB (North) – The Planning Clearance for Proposed construction of Ground floor + 5 Floors Residential building (Affordable housing) with 78 Dwelling units (Height – 17.88m) at West Coovum River road, Padavattamman koil street and Bazaar Street, Chintadripet, Chennai, Comprised in TS.No.3part, 67part, 68, 69, 70 Block No.3, 4 of Chintadripet Village within the limits of Greater Chennai Corporation - Specific Remarks along with NOC on inundation point of view, encroachment point of view and Drainage Pattern - issued - Regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600008 Letter No. B3/ NHRB / N / 0507/ 2023 / Dated:12.05.2023.

With reference to the 1st cited above and after careful consideration, the technical opinion along with NOC on inundation point of view, encroachment point of view and Drainage Pattern of this department is hereby accorded for The Planning Clearance for Proposed construction of Ground floor + 5 Floors Residential building (Affordable housing) with 78 Dwelling units (Height – 17.88m) at West Coovum River road, Padavattamman koil street and Bazaar Street, Chintadripet, Chennai, Comprised in TS.No.3part, 67part, 68, 69, 70 Block No.3, 4 of Chintadripet Village within the limits of Greater Chennai Corporation in favour of the Chief Engineer, Tamil Nadu Urban Habitat Development Board, No:5, Kamarajar Salai, Chennai – 600 005.

The proposed site was inspected and field observation reveals that, the applicant site is surrounded by the 11.60m wide West coovam river road abutting on Northern side, 8.2m wide bazaar street road abutting on Southern side and the padavattaman koil street abutting on Western side of the site. The applicant site shall be accessed by traversing through West Coovum river road in Chintadripet. The site is located on Right Bank of Coovum River @ L.S.2300m on Southern side which is flowing from West to Eastern direction and this River finally confluence point of Bay of Bengal.

In this Connection, the applicant furnished only Block Map, Patta wherein it is mentioned as TS.No.3part, 67part,68, 69 & 70 is Corporation public and in remarks Column District Collector reference as Coll's R.D.Dis.4 – DT.14.02.57. TK - TR DT:03-08-2016 & TKB-MR 13/49.TR DT:03-08-2016, TR DT:03-08-2016 , TR DT:03-08-2016 & TR DT:03-08-2016, which also indicate the ownership of land is owned by corporation and State.

Heef 12/9/23

Housing Board land. Hence encroachment could not be accessed with the insufficient documents (ie., 1906 years old Revenue records not furnished) furnished by the applicant. It is the held responsible of the Revenue department and CMDA, WRD will not be held responsible.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken with reference to the Bench Mark from the Coolum Law Bridge top level of (+)6.350m. The Cooum River Right Bank near the applicant site is (+)4.930m to (+)5.370m & the Coolum Law Bridge top level (+)6.350m and the Cox Colony Road level (+)4.700m. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous 2015 & 2021 floods. The observed Maximum Flood Level near the site is (+)5.230m. The West coovam river road top level is (+)4.930m on Northern side. To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.45m above the MFL (or) road top level abutting / nearer to the site. Whichever is higher, here MFL is higher than Road level. The MFL is taken into account for earth filling the land. Hence, it is recommended to raise the field level to $(+)5.230\text{m} + 0.45\text{m} = (+)5.680\text{m}$. (ie., (-) 0.670m below the Coolum Law Bridge top level of (+)6.350m.)

The field levels were taken at the proposed site and furnished for reference as below:

Sl. No.	Town Survey Number	Existing Field Level in m	Required height of filling with respect to the 2015 flood level $(+)5.230\text{m} + 0.45\text{m} = (+)5.680\text{m}$	
			Required Level in m	Height Filling in m
1.	3part	(+4.750	(+5.680	(+0.930
2.	67part			
3.	68			
4.	69			
5.	70			

Also the proposed land is to be raised (+)0.930m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling on (+)0.930m to avoid inundation. Since the existing field level of the site is below MFL.

Regarding drainage network purely dealt with CMDA or local body who maintaining the Micro drains and whereas WRD is dealt with Macro drains only. Hence, the drainage network has to decided by the CMDA or applicant within the site. If the particular site is prone as vulnerable for high inundation, then WRD will suggest only peripheral drain size or otherwise, WRD suggestion is not forwarded necessary.

Handwritten signature and date: 12/19/20

Based on the furnished Revenue records and as much as considering the prevailing site conditions, necessary technical opinion along with NOC on inundation point of view, of this department for the Planning Clearance for Proposed construction of Ground floor + 5 Floors Residential building (Affordable housing) with 78 Dwelling units (Height – 17.88m) at Wet Coovum River road, Padavattamman koil street and Bazzar Street, Chintadripet, Chennai, Comprised in TS.No.3part, 67part, 68, 69, 70 Block No.3, 4 of Chintadripet Village within the limits of Greater Chennai Corporation, in favour of the Chief Engineer, Tamil Nadu Urban Habitat Development Board, No:5, Kamarajar Salai, Chennai – 600 005 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 with proper compaction to the level of (+)5.680m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for a depth on (+)0.930m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)5.680m. (ie., (-) 0.670m below the Coolum Law Bridge top level of (+)6.350m.). Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor as well as dewatering arrangements during flood periods. The applicant is suggested not to have regular habitation below MFL. The all round pavement level within the site should not be less than (+)6.350m and the regular habitation should not be below MFL.
2. The applicant 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 and qualified Structural Engineer.
3. The WRD., will not be held responsible for the Structural Stability, safety and soundness of the building proposed by the applicant and WRD specifically recommend only for inundation point of view. The applicant is solely responsible for the structural safety and stability of the proposed building and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction.
4. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue authorities and WRD and local body authorities concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.

Hay 12/9/23

5. The permission granted to the applicant, should not be altered/modified/ changed to any others. Based on the Revenue records submitted by the applicant, 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 applicant is solely responsible of genuinity of the documents submitted. If there is any discrepancy or any other encroachments activities, the applicant is held responsible in the future.
6. 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.
7. The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.
8. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the Government Lands. The NOC for this site issued from 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 micro drains and lateral drain of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting 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 should be provided with in the site according to the site condition as per the norms in existence and as per the rules in force of CMDA (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 activities in further also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

Handwritten signature: Hefi219/23

c. The applicant for this land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body as well as confirming this site boundary. The applicant lands are seemed to be ryotwari land which would be classified as "Corporation & State Housing Board" lands. Hence, these lands are to be converted into residential zone by the competent authority.

d. The sewage water from the applicants' land should not let into the drains and for the disposal of the sewage water and suitable arrangements should be made for the same by the applicant and as well as the construction materials/debris/garbage should not be dumped into the channel / river at any cost.

At any cost, sewage/sullage should not be let into channel, and the garbage, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.

e. Regarding drainage network purely dealt with CMDA or local body who maintaining the Micro drains and whereas WRD is dealt with Macro drains only. Hence, the drainage network has to be decided by the CMDA or applicant within the site. If the particular site is prone as vulnerable for high inundation, then WRD will suggest only peripheral drain size or otherwise, WRD suggestion is not forwarded necessary.

f. The applicants get the clearance from departments such as Environment, Pollution Control Board, CRZ, CRRT, SEIAA etc., and other statutory mandates if any, before commencement the project.

The owner of the document received from the applicant 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 applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

[Signature]
for Chief Engineer, WRD.,
Chennai Region, Chennai- 5.

[Signature]
12/9/2023

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