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Water Resources Department

From

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

To

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

Letter No.DB / T5(3) / F. NOC0730Pidarithangal Village 2031 / 2024 / Dated.15.03.2024

Sir,

Sub: CMDA - Area Plans Unit – Layout Division –Proposed laying out of house sites in the Land comprised in S.F.No.83/3 of Pidarithangai Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit - specific remarks along with NOC on inundation point of view – issued – regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority Egmore, Chennai – 8 Letter No. Layout-1 / 0374 / 2023-2 / Dated:18.01.2024.

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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 for the laying out of Proposed laying out of house sites in the Land comprised in S.F.No.83/3 of Pidarithangal Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit, in favour of M/s. PAV Infra Developers represented by its Authorized Signatory Mr. K.Parimelazhagan, No.55,3rd Floor, A1, Lakshimi Achi Building, Kavignar Bharathidasan Road, Seethammal Colony Extension, Teynampet, Chennai - 18.

The proposed site was inspected and field observation reveals that, the applicant site surrounded by Vacant land on Eastern, Western and Northern side. The Existing Village Road on Northwest direction and Pidarithangal Eri in S.F.No.151 on Southern side along with Poonamallee Pidarithangal Tank Sluice No.1 patta Channel running adjoining on West from South to North direction and then West to East direction within the site on Northern side, also the same patta Channel abutting on Eastern side running from South to North direction as per the Village map but not mentioned in FMB sketch and 'A' Register of Revenue Record as it was previously used for irrigation purpose. Due to vast Urbanization these channels are silted up.

The applicant should form micro drain bearing Survey No.83/3, so as to drain the strom water from S.F.No.83/2 to S.F.No.82. During the construction of micro drain the location of entry and exit of the drain should be fixed as demarcated in the village map.

Some of the farmers approached the Hon'ble high Court of Madras and filed the Writ Petition in W.P.No.27652/2022, seeking for a direction to remove the encroachment in the patta channel in S.F.No.12, 28, 29, 39, 40, 44, 73, 74, 76, 77, 80, 82,113,115,119/1, 2, 3A

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Part 45,120,121,122,123,124, of Pidarithangal Village, which are detailed Channel and destroyed by the respondent 5 ie., Rajkumar Impex Pvt.Ltd. In this Connection Contempt Petition was also filled in Con.Petition No.1126/23. The Thasildar, Poonamallee issued a proceedings to restore the Patta Channel vide reference 3rd cited. So, the applicant should ensure the free flow of water across the patta channel bearind S.F.No.83/3., these lands are classified as "Dry" lands as per "A" Register of Revenue records.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the Known datum of Sill level of Poonamallee Pidarithangal Tank (+)22.320m.

As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced past few year floods. The observed Maximum Flood Level is (+)22.230m and the Layout road level on Northwest direction (+)21.760m. 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) road top level abutting / nearer to the site. 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 (+)22.230 m + 0.60m = (+)22.830m (i.e.,) 0.51m above the the Known datum of Sill level of Poonamallee Pidarithangal Tank (+)22.320m.

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 2015 Flood Level (+)22.230 m + 0.60m = (+)22.830m.	
			Required Level in m	Height Filling in m
1.	83/3	(+)21.680	(+)22.830	(+)1.150
		(+)21.650		(+)1.180

Also the proposed land is to be raised (+)1.150 to (+)1.180 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 Proposed laying out of house sites in the Land comprised in S.F.No.83/3 of Pidarithangal Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit in favour of M/s. PAV Infra Developers represented by its Authorized Signatory Mr. K.Parimelazhagan, No.55,3rd Floor, A1, Lakshmi Achi Building, Kavignar Bharathidasan Road, Seethammal Colony Extension, Teynampet, Chennai 600 018 is hereby issued to CMDA subject to following conditions

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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 (+)22.830m (i.e.,) 0.51m above the Known datum of Sill level of Poonamallee Pidarithangal Tank (+)22.320m.To protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from (+)1.150 t((+)1.180 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. The all round pavement level within the site should not be less than (+)22.830m and the regular habitation should not be below MFL.

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. The applicant should not encroach the Eri in S.F.No.151 and Channel in Patta land bearing in S.F.No.83/3.

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

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Technical Suggestions:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable size as per prevailing site conditions within the site. 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 not less than 3m especially on South 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 CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. The applicants' lands are seems to be Ryotwari land which would be classified as "Dry" lands. Hence, these lands are to be converted into other zone from the industrial 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 applicant 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/tank at any cost.

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

e. The applicant should form a micro drain bearing Survey No.83/3, so as to drain the storm water form S.F.No.83/2 to S.F.No.82. During the construction of micro drain the location of entry and exit of the drain should be fixed as demarcated in the village map. The

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Patta Channel should be marked as per Village map and monitored and maintained by the applicant at his own cost. The Patta Channel should be maintained without encroachment as per Village map the Channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the 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.

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.

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.,
Chentnai Region, Chennai - 5

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Vastu & Property Management Tools

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