Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

**Official Property Record**

Digitally Verified Record - Powered by Verified RealEstate™



**Water Resources Department**

**From**
**Er.K.Asokan, M.Tech.,**
Chief Engineer, WRD,
Chennai Region,
Chepauk, Chennai – 600 005.
E-mail ID: cecrhdo@gmail.com

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

**Letter No.DB/ T5(3)/ 05467/F.Nedungundram Village 6793/2023/ Dated:23.08.2023**

**Sir,**

**Sub:** CMDA – Area Plans Unit – Layout Division – Laying out of house sites – S.Nos.581/2A1B, 2A1C, 2A1D, 2A1E, 5, 583/1A3, 1B4, 1B5, 1B6, 2A3B, 2B1C, 2A4A of Nedunkundram Village, Vandalur Taluk, Chenglepet District, Kattankolathur Panchayat Union Limit – Existence of Water Body on its Southern side of the site – issued – Regarding.

**Ref:** 1. The Member Secretary, Chennai Metropolitan Development Authority Egmore, Chennai – 8 Letter No.Layout-1 / 0182 / 2023-2 / Dated: 19.06.2023.

-*-*-*-*-

With reference to the 1st & 2nd letter 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 Planning Permission for the Laying out of house sites – S.Nos.581/2A1B, 2A1C, 2A1D, 2A1E, 5, 583/1A3, 1B4, 1B5, 1B6, 2A3B, 2B1C, 2A4A of Nedunkundram Village, Vandalur Taluk, Chenglepet District, Kattankolathur Panchayat Union Limit in favour of Thiru.S.Murugan and 2 others, Door No.1, Plot No.54D, Jagajeevanram colony, 2nd Cross Street, Bharathi Nagar, Chennai – 600 040.

The proposed site was inspected and field observation reveals that, the applicant site surrounded by vacant land and residential house on Eastern side & Northern side. The Puthur Tank in SF.No.37 on Northern side of the site and the Sri Sai Avenue (Approach road) abutting on same side of the site and also which is connecting 1st Main road on Northern side of the site. The Kelambakkam – Vandalur Road running on Southern side and the Alapakkam – Mappedu Road on Eastern side of the site. At, present there are no cultivation activities due to vast Urbanization, these lands are classified as "Wet" lands as per "patta & "A" Register" of Revenue records.

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 Creast level of Puthur Tank (FTL) is (+)9.140m. The Puthur Tank Full Tank Level (FTL) – (+)9.140m and Maximum Water Level (MWL) – 9.750m. It could be susceptible against inundation



23/8/23

potential must be ascertained based upon the existing filed levels. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous 2015 floods. The observed Maximum Flood Level (MFL) during 2015 floods in (+) 8.000m and Existing the Sri Sai Avenue (Approach road) top level is (+)7.850m. To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.750m above the MFL (or) road top level abutting / nearer to the site. Whichever is higher, here MFL is higher than the Road level. Hence it is recommended to the raise the existing field to a minimum level of (+)8.00+ 0.750m = (+)8.750m (i.e.,) (-)0.390m below the Crest level of Puthur Tank (FTL) is (+)9.140m.

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 (+)8.000m+0.750m=8.750m | |
|---|---|---|---|---|
| | | | Required Level in m | Height Filling in m |
| 1. | 581/2A1B | (+)7.575 | (+)8.750 | 1.175 |
| 2. | 581/2A1C | (+)7.485 | | 1.265 |
| 3. | 581/2A1D | (+)7.315 | | 1.435 |
| 4. | 581/2A1E | (+)7.240 | | 1.510 |
| 5. | 581/5 | (+)7.280 | | 1.470 |
| 6. | 583/1A3 | (+)7.650 | | 1.100 |
| 7. | 583/1B4 | (+)7.485 | | 1.265 |
| 8. | 583/1B5 | (+)7.460 | | 1.290 |
| 9. | 583/1B6 | (+)7.150 | | 1.235 |
| 10. | 583/2A3B | (+)7.385 | | 1.365 |
| 11. | 583/2B1C | (+)7.515 | | 1.235 |
| 12. | 583/2A4A | (+)7.385 | | 1.365 |

Also the proposed land is to be raised (+)1.100m to (+)1.510m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling varies from (+)1.100m to (+)1.510m to avoid inundation. Since the existing field level of the site is below MFL.

23/8/23

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 Planning Permission for Laying out of house sites in S.Nos.581/2A1B, 2A1C, 2A1D, 2A1E, 5, 583/1A3, 1B4, 1B5, 1B6, 2A3B, 2B1C, 2A4A of Nedunkundram Village, Vandalur Taluk, Chenglepet District, Kattankolathur Panchayat Union Limit, in favour of Thiru.S.Murugan and 2 others, Door No.1, Plot No.54B, Jagajeevanram colony, 2nd Cross Street, Bharathi Nagar, Chennai – 600 040, 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 applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)8.750m (i.e.,) (-)0.390m below the Crest level of Puthur Tank (FTL) is (+)9.140m. 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 (+)1.100m to (+)1.510m 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 **(+)8.750m** 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.

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.



23/8/23

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

**Technical Suggestion:**

a. The applicants should prepare the layout proposal by consldering the suitable internal storm water drainage network drain as micro drains (i.e.) the peripheral drain of size not less than the 0.90m x 0.75m 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 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 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.

29/8/20

c. The applicants' lands are seems 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 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.

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.

23/8/2023

for Chief Engineer, WRD.,
Chennai Region, Chennai – 5.

23/8/2023



## our services doesn't just end there

### Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

### Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

### Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

### NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

### Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



# empowering your real estate decisions with smart tools

## Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

## Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

## Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

## Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

## Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate