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Water Resources Department

From

Er.S.Manmathan, B.E.,
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) / F- 2327 Thirumudivakkam village 5930/ 2024 /dated.24.07.2024

Sir,

Sub: CMDA – Area Plan Unit – HRB(S) Division – Planning Permission for the proposed construction of High Rise Residential Building consists of Extended Basement Floor +Stilt Floor (Part)/ Ground Floor (part) +5 Floors(Residential with amenities) + 6th Floor to 19th Floor Residential – Totally with 394 Dwelling Units and open Swimming Pool at Ground Level at Survey Nos.236/2, 237/3B, 237/4B, 238/1B, 238/2, 238/3, 239/1A2, 239/2A, 269B/1A1, 269B/1B, 270/1A1, 270/2A, 272/1B, 272/3A, 272/3B of Thirumudivakkam Village, Kundrathur taluk, Kancheepuram District within the limits of Kundrathur Panchayat Union and Greater Chennai Cooperation - Technical report along with NOC on inundation point of view along with Drainage pattern - issued - Regarding.

Ref: The Member Secretary,CMDA, Chennai-8 Letter No.CMDA /PP/ HRB / S / 0048 / 2024 / Dated:07.03.2024

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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 here by accorded for Planning Permission for the proposed construction of High Rise Residential Building consists of Extended Basement Floor +Stilt Floor (Part)/ Ground Floor (part) +5 Floors(Residential with amenities) + 6th Floor to 19th Floor Residential – Totally with 394 Dwelling Units and open Swimming Pool at Ground Level at Survey Nos.236/2, 237/3B, 237/4B, 238/1B, 238/2, 238/3, 239/1A2, 239/2A, 269B/1A1, 269B/1B, 270/1A1, 270/2A, 272/1B, 272/3A, 272/3B of Thirumudivakkam Village, Kundrathur taluk, Kancheepuram District within the limits of Kundrathur Panchayat Union in favour of M/s.Casa Grand Fresh Private Limited, Rep. by its authorised signatory Mr.Raghunathan sumanth Krishna New No.111, Old No.59,NPI Devi Building, L B Road, Thiruvanmiyur, Chennai - 41.

The proposed site was inspected and field observation reveals that the applicant land is surrounded by vacant land on Western side and Thirumundivakkam Main Road in S.F.No. 635 and 636 on Southern side which traves and connects on Eastern side in S.F.No.639 and the Surplus Course from Chembarambakkam Tank

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on Northern side of the applicant's site in S.F.No. 274, 282/A, 282/B, 297 and so on is not abutting the applicants site and which confluence into Adyar river. The Patta Channel bearing S.F.No.269B/1B on same Southern side which Commence on Western side and ends on Eastern side and connect to the Channel on Eastern side in S.F.No. 271/2, 272/2 abuts the site and 335/1, 336/1, and 360A/2 are not abuts the sites. The applicant is suggested to construct a Culvert in order to maintain the patta Channel on Southern side in S.F.No.269B/1B and the same patta Channel connects Eastern side patta channel in between the site of land bearing in S.F.No.238/2 & 3, 239 and 272/3A & 3B is mentioned on Village Map, Not in FMB Sketch and A Register. Hence, the applicant has to re-align and form necessary suitable storm water drainage network(lateral and peripheral) within the site. So, that the ultimate disposal of storm water discharge into the near by Government Channel which is running on Eastern and Northern side in order to avoid inundation and these lands are classified as Wet land as per revenue Records.

In order to ascertain the gravity of inundation of the said lands, the levels were taken from the Bench mark of sill level of sluice No.3 (Natham Channel) of Chembarambakkam Tank as (+)18.780m.

As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during past floods. The Observed Maximum Flood Level near the site is (+)17.010m. the site must be raised to a minimum level of 0.6m above the MFL. The Existing Road Top level (Thirumundivakkam to Pallavaram Road) is (+)16.260m. The MFL nearby the site is higher than the Road level. Therefore, MFL is taken into account for earth filling the land. Hence, it is recommended to raise the field level of $(+)17.010 + 0.6m = (+)17.610m$ (i.e) 1.17m below the Bench mark of sill level of sluice No.3 (Natham Channel) of Chembarambakkam Tank as (+)18.780m.

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 proposed level $(+17.010+0.600)m = (+)17.610m$	
			Required Level in m	Height Filling in m
1	236/2	(+)15.710	(+)17.610	1.90
2	237/3B	(+)15.760		1.85

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3	237/4B	(+)15.6200	(+)17.610	1.99
4	238/1B	(+)15.730		1.88
5	238/2	(+)15.580		2.03
6	238/3	(+)15.630		1.98
7	239/1A2	(+)15.610		2.00
8	239/2A	(+)15.560		2.05
9	269B/1A1	(+)15.640		1.97
10	269B/1B	(+)15.630		1.98
11	270/1A1	(+)15.610		2.00
12	270/2A	(+)15.580		2.03
13	272/1B	(+)15.650		1.96
14	272/3A	(+)15.670		1.94
15	272/3B	(+)15.680		1.93

Also the proposed land is to be raised varies from 1.85m to 2.05m with hard earth with proper consolidation to avoid inundation problem during rainy season. From the above existing field levels, the required filling varies 1.85m to 2.05m to avoid inundation. Since the existing field levels are below MFL. Hence the applicant is suggested not to have regular habitation 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.

Hydraulic Particulars Recommended for Culvert in SF No.269B/1B

Maximum Flood Level during past years nearby site - (+) 17.010m
 FSL / MWL of the Channel - (+) 16.640m
 Proposed Bed level of the patta channel - (+) 15.140m
 Proposed Deck slab bottom level of the Culvert - (+) 17.610m
 Width of the Channel - 3.00m
 Width of the Road - 12.00m
 South Road level as (+)16.260,
 North applicant land level in S.No.269B/1B as (+)15.630

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S. No	Channel S.F.No.	Access to S.F.No.		Proposed Bed level in 'm' (+)	MFL in 'm' (+)	Minimum Inner Width of channel in 'm' as per FMB Average	Minimum Inner Vent height in 'm' or bottom level of Deck slab	Width of Culvert in 'm'	Area of culvert in Sq.m	No. of vents allowed
		From	To							
1.	269B/1 B	269B/1 B	Road	15.140 m	17.010	3.00m	2.47m/17.610m	12.00 m	36.00	1 No.

The applicant should adhere the above levels without causing any hindrance to free flow of water in the patta Channel.

Based on the available Revenue records and as much as considering the prevailing site conditions, necessary technical suggestion inundation point of view of this department for Planning Permission for the proposed construction of High Rise Residential Building consists of Extended Basement Floor +Stilt Floor (Part)/ Ground Floor (part) +5 Floors(Residential with amenities) + 6th Floor to 19th Floor Residential – Totally with 394 Dwelling Units and open Swimming Pool at Ground Level at Survey Nos.236/2, 237/3B, 237/4B, 238/1B, 238/2, 238/3, 239/1A2, 239/2A, 269B/1A1, 269B/1B, 270/1A1, 270/2A, 272/1B, 272/3A, 272/3B of Thirumudivakkam Village, Kundrathur taluk, Kancheepuram District within the limits of Kundrathur Panchayat Union and Greater Chennai Corporation in favour of M/s.Casa Grand Fresh Private Limited, Rep. by its authorised signatory Mr.Raghunathan Sumanth Krishna, New No.111, Old No.59,NPI Devi Building, L B Road, Thiruvanniyur, Chennai - 41 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 with proper compaction to the level of (+)17.610m (i.e) 1.17m below the Bench mark of sill level of sluice No.3 (Natham Channel) of Chembarambakkam Tank as (+)18.780m 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 varying varies from 1.85m to 2.05m depending upon the

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existing field levels and the existing applicant land should be raised to a level of (+)17.610m. 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 pavement level of entire area should not be less than (+)17.610m. The applicant is suggested not to have regular habitation below MFL.

2. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue authorities 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 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.
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 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.
6. The applicants should not object at any time for the maintenance works / improvement works of the Channel which are proposed to be carried out by WRD. The applicants 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. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD / Government Lands / river. The NOC for their site from the WRD is purely issued on the basis of inundation point of view.

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8. The Government Channel in S F No. 271/2 and 272/2 abuts on Eastern side of the applicant's land should be completely desilted and re-sectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB at the applicants 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 Revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and without encroachments.

9. The Government Channel in S F No. 271/2 and 272/2 stretch abutting the applicants boundary should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Channel should be maintained. The applicants 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 applicants should de-silt the Channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project also.

10. The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD. The applicant should provide a pucca concrete bed in the channel at the proposed culvert sites without fail. The Culvert should be completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant's cost.

Technical Suggestion:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain drains of suitable sizes within the site as per the site condition and the same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains 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

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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. Since the site exists in close proximity with the Channel with the site the necessary setback distance should be provided within the site as per site conditions along of the channel 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 / 13.03.2019) during development and there should not be any construction activity in the set back area 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/garbage should not be dumped into the channel/river at any cost.

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

d. 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.

e. The proposed Culvert should be constructed by the applicants only, across the patta Channel in S.F.No.269B/1B of Thirumudivakkam village as earmarked in the sketch and the applicants should strictly adhere to maintain the above hydraulic particulars of the Channel. The applicants should construct the Culvert with size as mentioned in the table below as earmarked in the sketch at their own cost for temporary occupation for three years from the date of agreement. If the applicants land / road available on both sides of the channel, their permission is eligible for construction of Culvert. The width of the Channel earmarked in the FMB sketch

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should be maintained as per Revenue records and should be maintained without encroachments.

The bed level of the Channel should be fixed in presence of the Executive Engineer concerned only after the existing Channel original bed level ascertained and restored for flow direction. The applicant should provide a pucca concrete bed in the channel at the proposed bridge sites without fail in order to avoid erosion.

Hydraulic Particulars Recommended for Culvert in SF No.269B/1B

Maximum Flood Level during past years nearby site	- (+) 17.010m
FSL / MWL of the Channel	- (+) 16.640m
Proposed Bed level of the patta channel	- (+) 15.140m
Proposed Deck slab bottom level of the Culvert	- (+) 17.610m
Width of the Channel	- 3.00m
Width of the Road	-12.00m
South Road level as	(+)16.260,
North applicant land level in S.No.269B/1B as	(+)15.630

S. No	Channel S.F.No.	Access to S.F.No.		Proposed Bed level in 'm' (+)	MFL in 'm' (+)	Minimum Inner Width of channel in 'm' as per FMB Average	Minimum Inner Vent height in 'm' or bottom level of Deck slab	Width of Culvert in 'm'	Area of culvert in Sq.m	No. of vents allowed
		From	To							
1.	269B/1 B	269B/1 B	Road	15.140 m	17.010	3.00m	2.47m /17.610m	12.00 m	36.00	1 No.

f. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for above proposal should be informed to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of Culvert should be reported to the Executive Engineer.

g. The applicants 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 Structural Engineer for construction of culvert.

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h. The WRD., will not be held responsible for the Structural Stability, safety and soundness of the culvert as well as for building proposed by the applicants and WRD specifically recommend only for construction of culvert. The applicants should construct the proposed culvert at their own cost. The applicants are solely responsible for the structural safety and stability of the proposed bridge and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of Culvert.

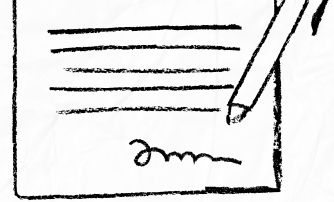
i. The applicants' lands are seen to be ryotwari land which would be classified as Wet lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicants should get clearance certificate for their site from the Revenue department to make 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.

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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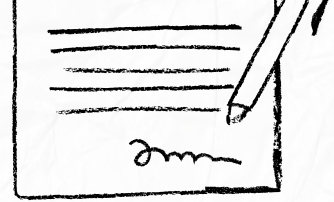
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