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Water Resources Department

From

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Chennai Region,
Chepauk, Chennai - 5.
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To
The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008

Letter No.DB /T5(3) /04032/F--(Thirumudivakkam Village) /07015/ 2023/Dated.20.08.2023.
Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Laying out of house sites in the land comprised in SF.Nos.385/1, 3 & 4, 386/1 & 2, 403, 404/1 and 405/2 of Thirumudivakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit - specific remarks along with NOC on inundation point of view - issued - regarding.

Ref: 1.The Senior Planner Layout, Chennai Metropolitan Development Authority, Egmore, Chennai - 8 Letter No. Layout-1 / 0116 / 2023-1 / Dated: 13.05.2023.

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 Planning Permission for laying out of house sites in the land comprised in SF.Nos.385/1, 3 & 4, 386/1 & 2, 403, 404/1 and 405/2 of Thirumudivakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit, in favour of M/s.Omshakthy Homes Pvt. Ltd. Represented by its Authorized Signatory Mr.P.S.Sivakumar General Power Agent on behalf of 1.Thiru.N.R.Manigandan & 2.M/s.Omshakthy Agencies (Madras) Pt. Ltd. Represented by its Authorized Signatory Mr.P.S.Sivakumar, Omshakthy Tower - I, No.N-1, Jawaharlal Nehru Road, Ekkattuthangal, Chennai - 600 032.

The proposed site was inspected and field observation reveals that, the applicant site surrounded by vacant land on all direction except Eastern & Southern side and the site is located on Western & Northern side of Adayar River which is flowing from South to North direction. The 9.0m & 12.0m Wide Existing Road (Approach road) abutting on Northern side and Thirumudivakkam Main road running on same side of the site. The Government Odai in SF.No.404/3 abutting on Eastern side of applicant site in SF.No.404/1 as per Revenue Records. At present there is no cultivation activities due to vast Urbanization, these lands are classified as "Wet" lands as per "A" Register of Revenue records.

The Adayar River is carrying the surplus water from above upper tanks and also carrying the surrounding flood water and discharged into the sea. The Adayar River had experienced major flood events during the year of 2015 and this area is one among the

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zone more prone to flooding and vulnerable as well. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous catastrophic floods. These lands are in low laying area and its prone to inundation. In the past, this area was used as agriculture land. In these circumstances, it is necessary to provide the peripheral drain in the applicant land to prevent the flooding.

As the site is in close proximity with the Adayar River, 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 Top Level of Deck Slab of the Thiruneermalai Road across the Adayar River is (+)14.050m. The Existing bed level of Adayar River near site is (+)10.140m. It could be susceptible against inundation 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 during 2015 floods in (+)13.300m and the Existing Road (Approach road) top level is (+)12.370m Western side of the site. 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 $(+)13.300\text{m} + 0.60\text{m} = (+)13.900\text{m}$ (i.e.,) 0.150m above the Top Level of Deck Slab of the Thiruneermalai Road across the Adayar River is (+)14.050m.

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 $(+)13.300\text{m} + 0.60\text{m} = (+)13.900\text{m}$.	
			Required Level in m	Height Filling in m
1.	385/1	(+)12.210	(+)13.900	(+)1.69
2.	385/3	(+)12.090		(+)1.81
3.	385/4	(+)12.150		(+)1.75
4.	386/1	(+)12.720		(+)1.18
5.	386/2	(+)12.640		(+)1.26
6.	403	(+)12.550		(+)1.35
7.	404/1	(+)12.380		(+)1.52
8.	405/2	(+)12.440		(+)1.46

Also the proposed land is to be raised (+)1.180m to (+)1.810m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, which are below 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 Planning Permission for laying of house

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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 (ie., 15.0m especially on Eastern side) 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 "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/garbage 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 garbage, 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 entry.

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

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