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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- 3310 Sholinganallur village5270/ 2024 / dated.28.06.2024

Sir,

Sub: CMDA – Area Plan Unit – HRB(S) Division – Planning Permission for the proposed construction of High Rise Building with Extended B.Floor (Meant for Parking)+Stilt Floor Part (Meant for Mechanical Car Parking) cum G.Floor part +10 Floors for Commercial (Office) Use, abutting TNHB Main Road, Shopping Complex site No.12, Sholinganallur, Chennai – 600 119. Comprised in S.No.235/26 of Sholinganallur Village, within the limits of Greater Chennai Coopration - Technical report along with NOC on inundation point of view – issued - Regarding.

Ref: 1. The Member Secretary,CMDA, Chennai-8 Letter No.CMDA /PP/ HRB /S/ 0233 / 2024 / Dated:08.04.2024.

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 Building with Extended B.Floor (Meant for Parking)+Stilt Floor Part (Meant for Mechanical Car Parking) cum G.Floor part +10 Floors for Commercial (Office) Use, abutting TNHB Main Road, Shopping Complex site No.12, Sholinganallur, Chennai – 600 119. Comprised in S.No.235/26 of Sholinganallur Village, within the limits in favour of M/s.Narendra Properties Pvt. Ltd., Rep. by its Chief Finacial Officer Thiru.Jitesh D Maher Old No.25, New No.49, Barnaby Road, Kilpauk, Chennai -1.

The proposed site was inspected and field observation reveals that the applicant land is surrounded by Residential Building on all direction and Arignar anna avenue Road is on Western side and TNHB Main road is on Southern side which traves and connect to the Rajivi Gandhi Road (IT High Road) on Western side and The 'B' Canal (Buckingham Canal) on Eastern side of the site collects flood water from upper tanks through okkiyam Maduvu and Discharged into sea at Muttukadu Village.The Eri in S.F.No.354 ion North-Western side is away from the site. However, The applicants land is low laying and is prone to inundation due to heavy rainfall and flooding. These lands are classified as Dry land as per revenue Records.

In order to ascertain the gravity of inundation of the said lands, the levels were taken from the Sholinganallur Road Bridge MSL as (+)8.600m.

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To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.99m above the nearest main road level. The Existing Road level (TNHB Road) is (+) 3.010m. The Maximum Flood Level of near the site is (+)2.700m. Hence, it is recommended to raise the field to the level of (+)3.010m + 0.99m = (+)4.000m (i.e) 4.6m below the Sholinganallur Road Bridge MSL as (+)8.600m.

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 (+)3.010m + 0.99m = (+)4.000m	
			Required Level in m	Height Filling in m
1	235/26	(+)2.480	(+)4.000	(+)1.52m

Also the proposed land is to be raised varies 1.52m with hard earth with proper consolidation to avoid inundation problem during rainy season. From the above existing field levels, the required filling varies 1.52m to avoid inundation. Since the existing field levels are below MFL. Hence the applicant is suggested not 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.

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 Application for the proposed construction of High Rise Building with Extended B.Floor (Meant for Parking)+Stilt Floor Part (Meant for Mechanical Car Parking) cum G.Floor part +10 Floors for Commercial (Office) Use, abutting TNHB Main Road, Shopping Complex site No.12, Sholinganallur, Chennai – 600 119. Comprised in S.No.235/26 of Sholinganallur Village, within the limits of Greater Chennai Corporation in favour of M/s.Narendra Properties Pvt. Ltd., Rep. by its Chief Finacial Officer Thiru.Jitesh D Maher Old No.25, New No.49, Barnaby Road, Kilpauk, Chennai -1 is here by 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.

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CONDITIONS:

1. The applicants' land should be filled with earth with proper compaction to the level of (+)4.000m (i.e) 4.6m below the Sholinganallur Road Bridge MSL as (+)8.600m 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 1.52m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)4.000m. 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 (+)4.000m.The applicant is suggested not to have regular habitation below MFL as well as the basement floor should be used a stilt floor during development in order to avoid any panic situation in future also.

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 authorities concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.

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.

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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 applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain i.e peripheral drain of size not less than 0.90m x 0.75m and lateral drain of suitable size within the site as per prevailing site conditions. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants' land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free flow of water. The applicant should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel/drain.

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 future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

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 "Dry" lands. Hence, these lands are to be converted into other zone from the agricultural 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/garbages should not be dumped into the channel / river at any cost. 28/6/24

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At any cost, sewage/sullage should not be let into channel, and the garbages, 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 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 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.

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

28/6/24

CMDA/3270/Sholinganallur

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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

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