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Water Resources Department

From

Er.S.Manmathan, B.E.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai - 5.
Email. id: cecrwrddho@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 – NOC 5969 Perumbakkam Village 2201/2024/ Dt:01.08.2024.
Sir,

Sub: CMDA – Area Plans Unit – HRB (N) Division – Planning Permission for the proposed construction of High Rise Residential Group Development Building of 2 Blocks consisting of Block -1 : Stilt + 3 Floors (Parking) and 4th to 24th Floor Residential Building (626 Dwelling Units), Block – 2 : Stilt + 3 Floors (Parking) and 4th to 18th Floor Residential Building (360 Dwelling units), Block – 3 :Stilt + 2 Floors (Parking) and 3rd to 13th Floor Residential Building (264 Dwelling Units) – Totally 1250 Dwelling Units and Block – 4 : Club House – Ground + 4 Floors – Multipurpose Hall, Squash Court, Clinic, Games area, Saloon, Convenience Store, Pharmacy, Gym and Swimming Pool and Clock Tower with 30m Height, at S.Nos.453, 495/2c, 496, 497 & 498 of Sholinganallur – Medavakkam Road, Perumbakkam Village, Tambaram Taluk, Chengalpattu District within the limits of Greater Chennai Corporation - Specific Remarks along with NOC on inundation point of view and Drainage Pattern - issued - Regarding.

Ref: 1. The Member Secretary, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600008 Letter No. CMDA / PP/ HRB/ S / 0121 / 2024 / Dated:27.02.2024.

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 hereby accorded for Planning Permission for the proposed construction of High Rise Residential Group Development Building of 2 Blocks consisting of Block -1 : Stilt + 3 Floors (Parking) and 4th to 24th Floor Residential Building (626 Dwelling Units), Block – 2 : Stilt + 3 Floors (Parking) and 4th to 18th Floor Residential Building (360 Dwelling units), Block – 3 :Stilt + 2 Floors (Parking) and 3rd to 13th Floor Residential Building (264 Dwelling Units) – Totally 1250 Dwelling Units and Block – 4 : Club House – Ground + 4 Floors – Multipurpose Hall, Squash Court, Clinic, Games area, Saloon, Convenience Store, Pharmacy, Gym and Swimming Pool and Clock Tower with 30m Height, at S.Nos.453, 495/2c, 496, 497 & 498 of Sholinganallur – Medavakkam Road, Perumbakkam Village, Tambaram Taluk, Chengalpattu District within the limits of Greater Chennai Corporation in favour of M/s.Brigade Enterprises Limited, Represented by its Authorised Signatory Mr.Hrishikesh Nair, Door No:

Handwritten signature and date: 11/8/24

5/142, Plot No.5/142, Rajiv Gandhi Salai, OMR, Thiruvannamiyur, Chennai, Tamil Nadu – 600 041.

The proposed site was inspected and field observation reveals that, the applicant site is located such that, the Sholinganallur – Medavakkam Highway Road on Northern side. Further, the Pallikaranai Marsh Land in S.F.No. 534, wherein the surplus course of Ottiyambakkam Tank falls is on the Eastern side of the Applicant's side. The Applicant's land is surrounded by Residential houses on Western and Southern side. As per Revenue records, these lands are classified as "Dry" lands.

In addition to this, while scrutinizing the Revenue records, the applicant had not furnished Old A-Register for the S.F.No.534, which has been reported as "Pallikaranai Marsh Lands" by Field Engineers of this Department. Hence, the Concerned CMDA officials and Revenue authorities are responsible to verify and ensure with the above mentioned Revenue records of the applicant's site along with the Government Lands, which is along the boundary of the applicant's site and WRD will not to be held responsible in providing authentication of the above said Revenue records, ie., without encroachment of water bodies.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken with reference to the Temporary Bench Mark from Road Level of Sholinganallur – Medavakkam Highway Road (+) 2.850 m. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous floods is (+) 3.750 m.

The historical rainfall of 2015 & 2023 (i.e., 2100mm per Annum), the entire surroundings lakes had a surplus and some of the upper tanks were breached. So that the Upstream and Downstream side of the Sholinganallur – Medavakkam B.T. High Road and including the applicant site was submerged and inundated up to the level of 1.50 m (i.e. $2.48 + 1.50 = 3.980\text{m}$, say 4.00 m), where the existing ground level of the applicant's site is varying from (+) 2.120 m to (+) 2.480 m. The Top level of the Sholinganallur – Medavakkam B.T. High Road running on the Northern side of the applicant is (+) 2.850m. As the site is in close proximity with the Pallikaranai Marsh land, it could be susceptible against inundation and hence the inundation potential must be ascertained based upon the existing field levels. Accordingly, the applicant is suggested not to have regular habitation below the MFL.

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 /

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nearer to the site, whichever is higher. The Top level of the Sholinganallur – Medavakkam Highway Road is (+) 2.850 m, which is on Northern side. The MFL level nearby the site is higher than the Road. Therefore, MFL is taken into account for earth filling the land. Hence, it is recommended to raise the field level to $(+) 4.00 + 0.60\text{m} = (+) 4.600\text{ m}$ (ie., 1.75 m above Top level of the Sholinganallur – Medavakkam Highway Road which is (+) 2.850 m).

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 past year flood level $(+)4.00\text{m} + 0.60\text{m} = (+) 4.600\text{m}$	
			Required Level in m	Height Filling in m
1.	453	(+) 2.210	(+)4.600	2.39
2.	495/2C	(+) 2.120		2.48
3.	496	(+) 2.310		2.29
4.	497	(+) 2.360		2.24
5.	498	(+) 2.480		2.12

Also the proposed land is to be raised from 2.12 m to 2.48 m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling from 2.12 m to 2.48 m to avoid inundation. The regular habitation should not be below MFL since the existing ground levels are 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 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.

Based on the available Revenue records and as much as considering the prevailing site conditions, necessary technical opinion along with NOC on inundation point of view, of this department for the Planning Permission for the proposed construction of High Rise Residential Group Development Building of 2 Blocks consisting of Block -1 : Stilt + 3 Floors (Parking) and 4th to 24th Floor Residential Building (626 Dwelling Units), Block - 2 : Stilt + 3 Floors (Parking) and 4th to 18th Floor Residential Building (360 Dwelling units), Block - 3 : Stilt + 2 Floors (Parking)

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and 3rd to 13th Floor Residential Building (264 Dwelling Units) – Totally 1250 Dwelling Units and Block – 4 : Club House – Ground + 4 Floors – Multipurpose Hall, Squash Court, Clinic, Games area, Saloon, Convenience Store, Pharmacy, Gym and Swimming Pool and Clock Tower with 30m Height, at S.Nos.453, 495/2c, 496, 497 & 498, Sholinganallur - Medavakkam Road, Perumbakkam Village, Tambaram Taluk, Chengalpattu District within the limits of Greater Chennai Corporation, in favour of M/s.Brigade Enterprises Limited, Represented by its Authorised Signatory Mr.Hrishikesh Nair, Door No: 5/142, Plot No.5/142, Rajiv Gandhi Salai, OMR, Thiruvannamiyur, Chennai, Tamil Nadu – 600 041 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 applicant's land should be filled with earth with proper compaction to the level of (+)4.600 m 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 from 2.12 m to 2.48 m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)4.600 m. (ie., 1.75 m above Top level of the Sholinganallur – Medavakkam Highway Road which is (+) 2.850 m). 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 applicant is suggested not to have regular habitation below MFL. The all round pavement level within the site should not be less than (+) 4.600 m and the regular habitation should not be below MFL.
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.

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4. The applicant should clearly demarcate the boundary of their land especially on Eastern side before the commencement of any developmental activities in presence of Revenue authorities and WRD and local body 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.
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.
9. The applicant should not object at any time for the maintenance works / improvement works of the channels which are proposed to be carried out by WRD. The applicant 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.

Technical Suggestion:

- a. The applicant should prepare the layout proposal by suitable internal storm water drainage network drain as micro drains ie., Peripheral drain of size not less than 1.20 x 0.90 m 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 and sewerage treatment and its disposal and garbages/debris and other

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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 3.00 m 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 further 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/garbagages should not be dumped into the channel / river at any cost.

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

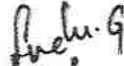
e. Regarding drainage network purely dealt with CMDA or local body who maintaining the Micro drains and whereas WRD is dealt with Macro drains only. Hence, the drainage network has to decided by the CMDA or applicant within the site. If the particular site is prone as vulnerable for high inundation, then WRD will suggest only peripheral drain size or otherwise, WRD suggestion is not forwarded necessary.

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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.


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


11/8/24



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