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CMD/1665/Selaiyur

Water Resources Department

From

Er.K.Asokan,M.Tech.,
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) / 003692/ F.Selaiyur Village) / 1665 / 2024 /Dated:13.05.2024

Sir,

Sub: CMDA - Area Plans Unit – Layout Division –Proposed layout of house sites in property comprised in T.S.F.No.8/3, 8/4, 9/2 & 9/3 (Old S.Nos.217/2pt, 218 & 219/1), Ward-I, Block No.26 of Selaiyur Village, Tambaram Taluk, Chengalpattu District, Tambaram Corporation Limit - specific remarks along with NOC on inundation point of view – issued– regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, Egmore, Chennai – 8 Letter No.Layout-1 / 0016 / 2024 / Dated:28.02.2024.

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 the for the Proposed layout of house sites in property comprised in T.S.F.No.8/3, 8/4, 9/2 & 9/3(Old S.Nos.217/2pt,218&219/1), Ward -I, Block No.26 of Selaiyur Village, Tambaram Taluk, Chengalpattu District, Tambaram Corporation Limit, in favour of M/s. Ruby Builders & Promoters rep by Tmt.K.Ruby Manoharan &, M/s. Ruby Manoharan Property Developers Pvt. Ltd., rep by Tmt.K. Ruby Manoharan No.247B, Velachery Main road, Selaiyur, Chennai - 73.

The proposed site was inspected and field observation reveals that, the applicant site surrounded by Layout on Southern and Eastern side vacant land on Northern side of the site and The Eri (Selaiyur Lake) in S.F.No.145 on Western side along with it the Existing Yerikari to Vlachery – Tambaram main Road is on same side running from South to North direction is abutting the applicant site. The I.A.F. Road is on Southern side which is away from the site, The existing layout road 7.20m wide on Eastern side of site which connects IAF road on South. these lands are located in ayacut field of the tank and are classified as "Wet" lands as per "A" Register of Revenue records.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the Crest level of Selaiyur Tank is (+)9.180m. 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 past floods. The observed Maximum Flood Level near the site during past floods as assessed as (+)11.110m and existing Layout Road is (+)10.240m and the Full Tank Level of Selaiyur Tank (FTL) and Maximum Water Level of Selaiyur Tank (MWL) are (+)9.180m and (+)9.710m respectively.

[Signature] 13/5/24

To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of $(+)11.110\text{m} + 0.60\text{m} = (+)11.7100\text{m}$ say 11.750m (i.e.,) 2.570m above the Crest level of Weir wall of Selaiyur Tank is $(+)9.180\text{m}$.

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 Flood Level $(+)11.110\text{m} + 0.60\text{m} = (+)11.7100\text{m}$ say 11.750m .	
			Required Level in m	Height Filling in m
1.	217/2 pt	$(+)10.290$	$(+)11.750$	1.46
2.	218	$(+)10.230$		1.52
3.	219/1	$(+)10.080$		1.67

Also the proposed land is to be raised $(+)1.46\text{m}$ to $(+)1.67\text{m}$ with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, which are below MFL and the applicant is suggested to have regular habitation from above the 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 Layout of Proposed layout of house sites in property comprised in T.S.F.No.8/3, 8/4, 9/2 & 9/3(Old S.Nos.217/2pt,218&219/1), Ward -I, Block No.26 of Selaiyur Village, Tambaram Taluk, Chengalpattu District, Tambaram Corporation Limit, in favour of applicant M/s. Ruby Builders & Promoters rep by Tmt.K.Ruby Manoharan &, M/s. Ruby Manoharan Property Developers Pvt. Ltd., rep by Tmt.K. Ruby Manoharan No.247B, Velachery Main road, Selaiyur, Chennai-600 073 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 $(+)11.750\text{m}$ (i.e.,) 2.570m above the Crest level of Weir wall of Selaiyur Tank is $(+)9.180\text{m}$. To protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from $(+)1.46\text{m}$ to $(+)1.67\text{m}$ 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 $(+)11.750\text{m}$ and the regular habitation should not be below MFL.

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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 genuineness of the documents submitted.
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 in SF.Nos.66/1 Channel. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.
7. The applicants should not object at any time for the maintenance work / improvements work of the odai to be carried out by WRD. The applicant should not dump the garbages/debris in the odai and avoid the sewage water into the channel, etc.,. 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] are to be carried out by WRD in future periodically.

Technical Suggestions:

- a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains i.e peripheral drain of suitable size not less than 1.00m x 0.90m & lateral of suitable sizes within the site as per the 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

T. Jayaram 13/5/24

The existing ground level of the applicant site is observed as follows,

Sl. No.	T.S. No.	SF.No	Extent in Hect.	Original field Level (m)	Proposed filling Level (m)	Filling Depth (m)	Owner Name
1	8/2	217/2 pt	0.0820	(+) 10.290	(+) 11.750	1.46	M/s.Ruby Builders and Promoters
2	8/3	217/2 pt	0.08.15				
3	8/4	217/2 pt	0.08.15				
4	9/2	218	0.20.00	(+) 10.230		1.52	Mrs.Ruby Manoharan
5	9/3	219/1	0.46.00	(+) 10.080		1.67	M/s.Ruby Builders and Promoters
		0.90.50 Hect (or) 2.04 Acre.					

To overcome any possibility of inundation, the ground level of the site should be raised to a minimum level of **(+) 11.750m.** (ie. 0.640m above the Maximum Flood Level of 2015 flood, so as to avoid inundation during the heavy rains & Full Tank Level of Selaiyur tank.

Based on the specific remarks received from the Executive Engineer, WRD, Lower Palar Basin Division, Kancheepuram, it is recommend to accord the NOC on inundation point of view with the following terms and conditions besides any other mandatory clearance or statutory permission from any other organization or department.

TERMS & CONDITIONS :-

- 1) The existing ground level of the site must be raised to a minimum level of **(+)11.750m.** (ie. **0.640m.** above the Top Level of Maximum Flood Level of 2015 & Michaung Cyclone in 2023) with filling depth varying from 1.46 m to 1.67 m over the entire area of the applicant land



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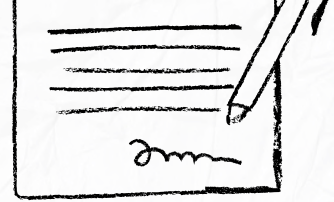
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