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Water Resources Department

From
Er.K.Asokan, M.Tech.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai - 5.
Email. id: cecrwrhdo@gmail.com

To
The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008.

Letter No.DB / T5(3) / 6305/ F – NOC – Chintadripet / 7559 / 2023/ Dated.12.09.2023.
Sir,

Sub: CMDA – Area Plans Unit – NHRB (North) – Planning Clearance for Proposed construction of Group Development of 4 Blocks, Block A – Ground Floor + 5 Floors Residential building with 72 dwelling units, Block B – Ground Floor + 5 Floors Residential building with 72 dwelling units, Block C – Ground Floor + 5 Floors Residential building with 126 dwelling units, Block D – Ground Floor + 5 Floors Residential building with 180 dwelling units, Totally 450 Dwelling units (Affordable housing) at Mayor Kabala Moorthy Road, Navalar Nedunchezian Nagar, Chintadripet, Chennai, Comprised in S.No.458/part, Block No.9 of Chintadripet Village within the limits of Greater Chennai Corporation - Specific Remarks along with NOC on inundation point of view, encroachment point of view and Drainage Pattern - issued - Regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600 008 Letter No.PC/ NHRB / N / 0313 / 2023 / Dated:25.07.2023.

With reference to the 1st cited above and after careful consideration, the technical opinion along with NOC on inundation point of view, encroachment point of view and Drainage Pattern of this department is hereby accorded for Planning Clearance for Proposed construction of Group Development of 4 Blocks, Block A – Ground Floor + 5 Floors Residential building with 72 dwelling units, Block B – Ground Floor + 5 Floors Residential building with 72 dwelling units, Block C – Ground Floor + 5 Floors Residential building with 126 dwelling units, Block D – Ground Floor + 5 Floors Residential building with 180 dwelling units, Totally 450 Dwelling units (Affordable housing) at Mayor Kabala Moorthy Road, Navalar Nedunchezian Nagar, Chintadripet, Chennai, Comprised in S.No.458/part, Block No.9 of Chintadripet Village within the limits of Greater Chennai Corporation in favour of the Chief Engineer, Tamil Nadu Urban Habitat Development Board, No:5, Kamarajar Salai, Chennai – 600 005.

The proposed site was inspected and field observation reveals that, the applicant site is surrounded by the Mayor Kabala Moorthy Road abutting on Southern side of the site and the site is abutting the Right Bank of Cooum River @ L.S.2200m on Northern side which is flowing from West to Eastern direction and this River finally confluence point to Bay of Bengal.

Y. Jayaram
 12/9/23

In this Connection, the applicant furnished only Block Map, Patta wherein it is mentioned as Corporation Public and in remarks Column District Collector reference as D.Dis.6694 – 43 / 7- 44 TK – B – 835 – 44 – TR – dated – 03 / 06 /2016, which also indicate the ownership of land is owned by corporation.

Regarding encroachment and in order to scrutiny & finalist the water course area by this department only by the Old Revenue records ie 1906 years viz village map, FMB and 'A' Register is very essential to ensure & declare the encroachment of water course or not. But applicant not furnished the old Revenue records. Hence the documents furnished by the applicant is insufficient. In case of any proceedings in respect of development in the said water course poromboke WRD will not be held responsibility since it is violation of the Government orders circular as well as Hon'ble supreme court & NGT judgements, Tank protection Act 2007, G.O.M.S.No.78/H&UD (UD4(3) D / 04.05.2017. Hence if there is any disciplinary regarding Ownership and encroachment of water course with respect to old Revenue records of 1906 year. The Revenue department TNUHB and CMDA will be held responsible. Since similar NGT case is still pending regarding NOC already issued on inundation point view vide, subject is CMDA – APU – MSB (N) Division – Planning permission for the construction of high rise commercial cum residential building group development viz Block – 1: Double basement floor + ground floor + 22 floors – commercial office building: combined double basement floor for tower – 2 & 3 + combined stilt floor cum ground floor for tower – 2 & 3: tower – 2 :1st floor to 19th floor – residential tower with 152 dwelling units (Totally 304 dwelling units) by availing premium FSI at old S.No.249/ 3, 4 & 5, 250/1, 2, 3, 4, 5 & 6, 251, 252/2A and T.S.No.2 Block No.4 of Arumbakkam Village, Poonamallee High road, GCC – Demarcation the TNHB land and PWD Cooum river boundary vide this office letter no.DB / T5(3) / F- NOC – Arumbakkam / 2020 / Dated:03.10.2020 to CMDA in favour of Tamil Nadu Housing Board (TNHB) for the proposed condition.

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 Coolum Law Bridge top level of (+)6.350m. The Cooum River Right Bank near the applicant site is (+)5.200m to (+)5.600m and the Coolum Law Bridge top level (+)6.350m. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous 2015 & 2021 floods. The observed Maximum Flood Level near the site is (+)5.450m. The Mayor Kabala Moorthy Road top level is (+)5.150m on Southern side. To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.90m above the MFL (or) road top level abutting / nearer to the site.

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Whichever is higher, here MFL is higher than Road level. The MFL is taken into account for earth filling the land. Hence, it is recommended to raise the field level to $(+)5.450\text{m} + 0.90\text{m} = (+)6.350\text{m}$. (ie., The Bench mark level and applicant filling level should be same)

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 2015 flood level $(+)5.450\text{m} + 0.90\text{m} = (+)6.350\text{m}$	
			Required Level in m	Height Filling in m
1.	458/part	$(+)5.150$	$(+)6.350$	$(+)1.200$

Also the proposed land is to be raised $(+)1.200\text{m}$ with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling on $(+)1.200\text{m}$ to avoid inundation. Since the existing field level of the site is 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 furnished 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 Clearance for Proposed construction of Group Development of 4 Blocks, Block A – Ground Floor + 5 Floors Residential building with 72 dwelling units, Block B – Ground Floor + 5 Floors Residential building with 72 dwelling units, Block C – Ground Floor + 5 Floors Residential building with 126 dwelling units, Block D – Ground Floor + 5 Floors Residential building with 180 dwelling units, Totally 450 Dwelling units (Affordable housing) at Mayor Kabala Moorthy Road, Navalur Nedunchezian Nagar, Chintadripet, Chennai, Comprised in S.No.458/part, Block No.9 of Chintadripet Village within the limits of Greater Chennai Corporation, in favour of the Chief Engineer, Tamil Nadu Urban Habitat Development Board, No:5, Kamarajar Salai, Chennai – 600 005 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.

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CONDITIONS:

1. The applicant's land should be filled with earth with proper compaction to the level of (+)6.350m 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 on (+)1.200m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)6.350m. (ie., The Bench mark level and applicant filling level should be same). 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 (+)6.350m 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.
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 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.

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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.
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.
10. The applicants should not construct any cross masonry across the canal / Cooum River without prior permission of WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.
11. In case of any proceedings in respect of development in the said water course poromboke WRD will not be held responsibility since it is violation of the Government orders circular as well as Hon'ble supreme court & NGT judgements, Tank protection Act 2007, G.O.M.S.No.78/H&UD (UD4(3) D / 04.05.2017. Hence if there is any disciplinary regarding Ownership and encroachment of water course with respect to old Revenue records of 1906 year. The Revenue department TNUHDB and CMDA will be held responsible. Since somolar NGT case is still pending regarding NOC already issued on inundation point view vide, subject is CMDA – APU – MSB (N) Division – Planning permission for the construction of high rise commercial cum residential building group development viz Block – 1: Double basement floor + ground floor + 22 floors – commercial office building: combined double basement floor for tower – 2 & 3 + combined stilt floor cum ground floor for tower – 2 & 3: tower – 2 :1st floor to 19th floor – residential tower with 152 dwelling units (Totally 304 dwelling units) by availing premium FSI at old S.No.249/, 3, 4 & 5, 250/1, 2, 3, 4, 5 & 6, 251, 252/2A and T.S.No.2 Block No.4 of Arumbakkam Village, Poonamallee High road, GCC – Demarcation the TNHB land and PWD Cooum river boundary vide this office letter no.DB / T5(3) / F- NOC – Arumbakkam / 2020 / Dated:03.10.2020 to CMDA in favour of Tamil Nadu Housing Board (TNHB) for the proposed condition.
12. As the applicant site is located near the close proximity of Cooum River, the Ground Floor should be provided with stilt arrangements to prevent the flood damages.

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Technical Suggestion:

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network micro drains and lateral drain of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment 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 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 (ie., **15.0m especially on Northern side**) 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 "**Corporation**" lands. Hence, these lands are to be converted into residential 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.

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,

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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.

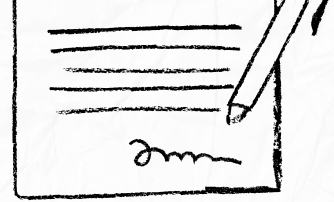
f. The applicants get the clearance from departments such as Environment, Pollution Control Board, CRZ, CRRT, SEIAA etc., and other statutory mandates if any, before commencement of the project.

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.


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


12/09/2023



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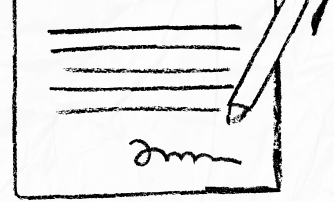
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