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Water Resources Department

From
Er. K. Asokan, M.Tech.,
Chief Engineer, WRD.,
Chennai Region,
Chennai - 5.
Email: cecwrddho@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 - NOC2809Padi village5027 / 2023 / dated.26.06.2023

Sir,

Sub: CMDA - Area Plans Unit - NHRB(North) - Planning Permission for the Proposed Construction of Group Development of 5 Blocks; viz Block- 1 - Ground Floor + First floor (Height - 7.10m) Departmental Store (Commercial Building), Block 2 to 5: Stilt Floor Parking + 5 Floor (height - 18.00m) Residential Building with 20 dwelling units each Blocks (Totally 80 Dwelling Units Residence cum commercial building) at Padi kuppam Road / Puthu Nagar street, Padi, comprising in Old S.F.No 251/1, T.S.No.50 part, Block No.70 of Padi Village within the limit of Greater Chennai Corporation - 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 - 600 008 Letter No. PP / NHRB / 0088 / N/2023 / Dated :10.04.2023.

With reference to the 1st cited above and after careful consideration, the technical opinion along with NOC on inundation point of view as well as drainage pattern of this department is hereby accorded for Planning Permission for the Proposed Construction of Group Development of 5 Blocks; viz Block - 1 - Ground Floor + First floor (Height - 7.10m) Departmental Store (Commercial Building), Block 2 to 5: Stilt Floor Parking + 5 Floor (height - 18.00m) Residential Building with 20 dwelling units each Blocks (Totally 80 Dwelling Units Residence cum commercial buildings at Padi kuppam Road / Puthu Nagar street, Padi, comprising in Old S.F.No 251/1, T.S.No.50 part, Block No.70 Ward - 1 of Padi Village within the limit of Greater Chennai Corporation in favour of Thiru.R.Gandhi, Executive Engineer & ADO, Anna Nagar Division, TNHB, Thirumangalam, Chennai - 600 101.

The proposed site was inspected and field observation reveals that the applicant's land is located on Southern side of the Padi Eri in S.F.No.253 and Padi Kuppam road of S.F.No.242 & 243 is abutting on the Eastern side of applicant's land. A Meikal Land in S.F.No.239/1 is located on the Eastern side of proposed site where as Coovam river is running on the same side which is 320m away from the site. The site is situated on the left bank of Coovam River near Padikuppam cause way

The Padi canal is running on the Northern side as per Surveyor's letter for drainage purpose. There is no canal as per Revenue records and village map near

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the site but as per surveyor's letter, the padi canal is demarcated near the site through the S.No 238/4pt & 236/3pt, which is manmade canal micro drain by GCC to collect entire storm water drainage during rainy season from North, West to South and finally confluence into the Coovam river and the canal is maintained by the GCC. The applicant's site is surrounded by Commercial on Western side and residential unapproved layout in all other directions and on Southern side the existing road and then TNHB residential area. These lands are classified as Dry lands as per Revenue records.

Based on the field inspection and scrutiny of field maps, Padi canal in Northern side is the only water body existing with its close proximity to be considered for inundation point of view.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the Sill level of Padikuppam Causeway as (+) 7.030m across Coovam river at LS 15940m.

As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous floods that had occurred in the year 2015. The observed Maximum Flood Level near the site is (+)11.750m. It is assessed that canal running on North having bed width as 18.250m, sill level of canal as (+)8.170m, FSL of canal as (+)10.700m, existing road culvert across canal top level as (+)11.970m and retaining wall top level as (+)12.620m. Further the existing residential building of TNHB on Southern side having basement as road top level i.e. (+)12.320m and the existing building provided with stilt + 5 floors similarly as proposed at present by the TNHB. However the existing building base level is higher i.e. (+)12.320m than the MFL (+) 11.750m hence which is safe.

To protect the site safe against any inundation in the near future, the site must be raised minimum of 0.60 m above the MFL (or) above the road top level abutting/ nearer the site, whichever is highest. The existing Road level abutting the field is (+)12.320m on West. The Road level is higher than the Maximum Flood Level recorded at 2015 nearby the site. Therefore, the Existing Road level is taken into account or earth filling the land.

Hence, it is recommended to raise the field level to $(+)12.320\text{m} + 0.60\text{m} = (+)12.920\text{m}$ (i.e. 5.890m above level of Padikuppam Causeway which is (+)7.030m).

The field levels were taken at the proposed site and furnished for reference as below.

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Sl No	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the proposed level (+)12.320m + 0.60 m = (+)12.920m	
			Required Level in m	Height Filling in m
1	251/1(T.S.No.50)	(+) 12.630 ✓	12.920	0.290
		(+) 11.950		0.970

Also the proposed land is to be raised from 0.29m to 0.97m with hard earth with proper consolidation to avoid inundation problem during rainy season. From the above existing field levels, the required filling varies from 0.29m to 0.97m to avoid inundation.

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 Planning Permission for the Proposed Construction of Group Development of 5 Blocks; viz Block - 1 - Ground Floor + First floor (Height - 7.10m) Departmental Store (Commercial Building), Block 2 to 5: Still Floor Parking + 5 Floor (height - 18.00m) Residential Building with 20 dwelling units each Blocks (Totally 80 Dwelling Units Residence cum commercial building) at Padi kuppam Road / Puthu Nagar street, Padi, comprising in Old S.F.No 251/1, T.S No.50 part, Block No.70 Ward - 1 of Padi Village within the limit of Greater Chennai Corporation in favour of Thiru.R.Gandhi, Executive Engineer & ADO, Anna Nagar Division, TNHB, Thirumangalam, Chennai - 600 101 is hereby issued to CMDA subject to following Conditions & 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.

TERMS & CONDITIONS:

1. The applicants' land should be filled with earth with proper compaction to the level of (+)12.920m 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

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[Handwritten Date] 26/6/23

to achieve the required degree of compaction for a depth varying from 0.290m to 0.970m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)12.920m. (i.e. 5.890m above level of Padikuppam Causeway which is (+)7.030m). 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 all round pavement level within the site should not be less than (+)12.920m. ✓

2. 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. ✓

3. 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. ✓

4. 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. ✓

5. 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 Suggestions

A. The applicants should prepare the proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size as per prevailing site conditions within the site. 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 applicants' land according to existing rules in force and should get proper approval from competent authority without fail. ✓

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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 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. ✓

C. 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 ✓

D. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue authorities GCC and WRD authorities concerned without fail and should not encroach any Government properties (roads, Channels) & applicant land boundary should be maintained as it is in the Revenue records. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.

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

F. 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.

3. 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

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the same by the applicant and as well as the construction materials/debris/garbage should not be dumped into the channel / river at any cost. ✓

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

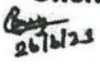
H. The applicant should not object at any time for the maintenance work / improvements work of the channel which is proposed to be carried out by GCC. The applicants should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvement / development works as per Revenue records (FMB) which are proposed to be carried out by GCC, in future periodically. ✓

I. The applicant should not construct any other cross masonry structures in the field channel at any cost without prior permission from GCC. ✓

J. Regarding drainage network purely dealt with CMDA or local body who maintain 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. ✓

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

26/11/23


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