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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-NOC01560Aminjikarai Village-online/ 2023 /dated.08.03.2024

Sir,

Sub: CMDA -Area Plans Unit –'B' Channel (North)– Planning Permission for the construction of a Stilt floor (parking) + 3 Floors (Office) Commercial Building (Height- 14.93m) availing Premium FSI with TOD Benefits at Old Door No.336 to 344, New Door no.336, Poonamalle High Road, Aminjikarai, Chennai – 600 029, Comprised in Old S,No.70/1 part, T.S.No.2/8, Block No.23, Ward-1of Aminjikarai Village within the limit of Greater Chennai Corporation – Remarks along with NOC on inundation point of view - issued - Regarding.

Ref: The Member Secretary, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600008 FileNo. CMDA/PP/NHRB/N/0735/2023 dated: 20.12.2023 (Online petition)

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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 construction of a Stilt floor (parking) + 3 Floors (Office) Commercial Building (Height- 14.93m) availing Premium FSI with TOD Benefits at Old Door No.336 to 344, New Door no.336, Poonamalle High Road, Aminjikarai, Chennai-600029, Comprised in Old S,No.70/1 part, T.S.No.2/8, Block No.23, Ward-1of Aminjikarai Village within the limit of Greater Chennai Corporation in favour of Shri Raman Developers Partner Mr. Siddhant sailesh Hindocha, Door No.15 PLOT No.6, 7th West Cross Street, Shenoy Nagar, Chennai.

The proposed site was inspected and field observation reveals that the applicant land is located on Eastern side of Left Bank of Cooum River inT.S.No.31 of Block map at L.S. 11400m and Poonamalli High Road is on Northern side and The applicant's land is surrounded by residential and commercial buildings on Eastern and Western side of the site as per SMP/CMDA. The Cooum River is the only water body existing with is close proximity to be considered for inundation point of view based on the field map & field survey.

In this regard the applicant furnished only latest Revenue records which are insufficient to verify and ensure the encroachment of water body. Since, the applicant site is abutting the Cooum river on the West and Poonamallee High Road on North. At this juncture the WRD in Online could not be processed with latest Revenue Record

8/3/24

(online) having Old Revenue Record only the assessment of Water body and Water course could be possible to very and ensure for inundation as well as encroachment. Hence, the CMDA and Revenue department is held responsible WRD will not be held responsible for the above proposal.

In order to ascertain the gravity of inundation of the said lands, the MSL levels were taken from the Left Bank of Cooum River as (+)9.140m. These land are classified as "Dry (mania)" as per adangal.

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) nearest main road level whichever is higher. The Top of Poonamalli High Road level is (+) 11.100m. The Maximum Flood Level of near the site is (+) 11.400m. Hence MFL is higher then the road Level so, it is recommended to raise the field to the level of (+)11.4000m + 0.60m = (+)12.000m (i.e) 2.86m above the MSL of Cooum River is (+)9.140m.

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 (+)11.4000m + 0.60m = (+)12.000m	
			Required Level in m	Height Filling in m
1	S.No.70/1 part & T.S.No.2/8 Block No.23, Ward-1	(+)11.100	(+)12.000	(+)0.900

Also the proposed land is to be raised varies from 0.900m with hard earth with proper consolidation to avoid inundation problem during rainy season. From the above existing field levels, the required filling varies 0.900m to avoid inundation. Since the existing field levels are below MFL. Hence, the applicant is suggested not have regular habitation below MFL.

Based on the available Revenue records and as much as considering the prevailing site conditions, necessary technical suggestion inundation point of view along with drainage pattern, of this department for Planning Permission for the construction of a Stilt floor (parking) + 3 Floors (Office) Commercial Building (Height- 14.93m) availing Premium FSI with TOD Benefits at Old Door No.336 to 344, New Door no.336, Poonamalle High Road, Aminjikarai, Chennai-600029, Comprised in Old S,No.70/1 part, T.S.No.2/8, Block No.23, Ward-1of Aminjikarai Village within the limit of Greater Chennai Corporation in favour of the Shri Raman Developers Partner Mr Siddhant Sailesh Hindocha, Door No.15 PLOT No.6, 7th West Cross Street, Shenoy nagar, Chennai 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 with proper compaction to the level of (+)12.000m (i.e) 2.86m above the Left Bank of Coum River is (+)9.140m 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 0.900m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)12.000m. 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 (+)12.000m.

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 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

3. 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.

4. 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.

5. 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. 8/3/24

6. 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.

7. 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.

8. 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.

9. The CMDA or GCC should verify and ensure that the proposed site is not in encroachment in river porombake, Since it is violation against prevailing Government orders, Circulars, Hon'ble Supreme Court & High Court, NGT Judgments, Tank Protection Act 2007 and G.O. MS.No.78/ H&UD (UD4(3) D/ dated: 04.05.2017 etc. In case of any legal proceeding in respect of the development activities in the said River porombake WRD will not be held responsible.

10. The application should not object at any time for the measurement work / improvement work of the channel which is 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 applicants should prepare the layout 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 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. 8/3/24

b. The necessary setback distance (especially on Western 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 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.

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. 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.

8/3/24

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

8/3/24



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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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