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Water Resources Department

From
Er.G.Muralidharan, B.E.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai-5.
Email id.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 - 4964 Ottiyambakkam/2022/dated.07.06.2022

Sir,

Sub: CMDA - APU - Layout Division - Laying out of house sites -
S.F.No.171/2B1pt, 173/1 & 2, 174pt, 175/1pt & 178/2Apt of
Ottiyambakkam Village, Tambaram Taluk, Chengapattu District,
St.Thomas Mount Panchayat Union Limit - Specific remarks along
with NOC on inundation point of view - issued - Regarding.

Ref: 1.The Senior Planner, Chennai Metropolitan Development Authority,
Egmore, Chennai-8 Letter.No. L1 / 0010 / 2022 / dated: 30.03.2022.

With reference to the 1st letter cited above and after careful consideration, the technical opinion and NOC on inundation point of view of this department is hereby accorded for the planning permission for Laying out of house sites - S.F.No.171/2B1pt, 173/1 & 2, 174pt, 175/1pt & 178/2Apt of Ottiyambakkam Village, Tambaram Taluk, Chengapattu District, St.Thomas Mount Panchayat Union Limit in favour of Thiru.K.P.K.Kannan, Plot No.18, Grafton Court, Sea Cliff Canclave, South Part I, Raja Street, ECR, Akkarai, Chennai - 600 119.

In respect of the said subject, the above site was inspected by the field officers of this department and the field levels were taken from the Crest top level of the Ottiyambakkam Weir as (+)6.425m on Western side of the proposed site. Based on the observed field levels, the site condition and topography, the technical report is submitted as follows:-

The above site is surrounded by the vacant land on East & Western side. The layout road is running on Southern of the site. And Ottiyambakkam main road on Southern side and Karanai road on Eastern side. The Madurapakkam Odai which is on Northern & Eastern side in S.F.No.267 runs from West to East direction. The Ottiyambakkam tank (called as Periya Eri) in S.F.No.1/1C is located on Western side of the applicant land and the Surplus Course of this tank is running on Northern side in S.F.No.267. These lands are classified as Wet Lands in Revenue Records and which are ayacut fields of the Ottiyambakkam tank.

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The Madurapakkam Odai is running on Northern side of the applicant site is carrying the surplus water from 26 tanks nearly 4750 Cusecs during the peak flood season and it also carries the local catchment flooding and discharged into the Pallikaranai swamp. The Ottiyambakkam tank had discharged the surplus water of 2991 Cusecs during peak flood period. During 2015 flood, the Surplus Weir of Ottiyambakkam Tank was breached causing worst ever flooding in this area with Maximum Flood Level (M.F.L) in the Surplus course much which was higher than flood bank and made this area highly vulnerable flooding. During post 2015 flood, the Ottiyambakkam Weir was reconstructed with new design standards and discharge and the possibility of such breach is technically ruled now. Still the flood scenario at this site is analyzed based on the 2015 flood condition and the same is utilized for the proposed Long Term Flood Mitigation Project which is under implementation. /

Topographically, the macro drainage system of this area depends on two major macro drains, 1) The Madurapakkam Odai on North and 2) The Ottiyambakkam surplus course on North. The Madurapakkam Odai and Ottiyambakkam Surplus Course converge together in patta land on Western side of DLF Garden City Gated Community. The DLF Garden City and other Developers were insisted to provide peripheral Cut & Cover as part of their developmental conditions. The DLF have provided one Cut & Cover for a width of 7m which gives only partial flood relief. The absence of the defined Surplus Course and macro drains at about 5m downstream side of the applicant site will not have any direct impact on the applicant site but will have increased flood water afflux in the Ottiyambakkam Surplus Course. /

In the Comprehensive Flood Mitigation Plan for Chengalpattu District, a detailed solution was muted out by providing network of Cut & Cover beneath the layout roads to conveying the flood water from the upstream of DLF Garden City to downstream of Semmanchery TNSCB, macro drain which in turn empties into Southern part of Pallikaranai Swamp in Perumbakkam village. Implementing this Long Term Flood Mitigation Project (LTFMP) is found imperative to technically permit over all developments of these areas in and around DLF Garden City and TNSCB tenements. The CMDA may be insisted to deposit Rs.100 Crore for this Flood Mitigation Scheme from the Infrastructure and Amenities Charges (I & A)

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collected from these area layout and Residential Colony Developers and the amount specified may escalate based on SOR year in future. ✓

During the extreme flood of 2015, many tanks in the upper catchment area of these Odais were breached leading to the entire area of Ponmar, Sithalapakkam, Agaram Then and Ottiyambakkam and including applicant site was inundated up to the level of more than 0.45m to 0.60m. ie., (+) 9.895m. Hence, the Maximum Flood level assessed nearby the site is (+) 9.895m and nearby road level as (+).....m on North – Western side. As the site is located at close proximity with the Pallikaranai Swamp fringe area, and flanked by the Madurapakkam and Ottiyambakkam Odai, it is susceptible for inundation and hence the inundation potential must be ascertained based on all these factors. ✓

The applicant site is sloping from West - East to South – North draining towards the Madurapakkam Surplus Course. This sloping terrain should be maintained even after development of the layout by the way the storm drains are designed. ✓

In order to avert flooding inundation, the existing ground level of the site should be raised minimum 0.90m above the normalized Maximum Flood Level (M.F.L) Ottiyambakkam Odai of MSL (+)9.600m, considering all the factors of flooding, Maximum Flood Level, topography and proposed Long Term Flood Mitigation Project (LTFMP) works. ✓

Hence, to raise the field level to $(+)9.600\text{m} + 0.90\text{m} = (+)10.500\text{m}$ [ie., 4.075m above the crest of the Ottiyambakkam Weir as (+) 6.425m]. 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 +10.500m. ✓	
			Required Level ✓	Height Filling in m ✓
1	171/2B1 pt ✓	(+) 9.350 ✓	(+) 10.500 ✓	1.150 ✓
2.	173/1 ✓	(+)9.305 ✓		1.195 ✓
3.	173/2 ✓	(+)9.295 ✓		1.205 ✓
4.	174 pt ✓	(+)9.310 ✓		1.190 ✓
5.	175/1 pt ✓	(+)9.295 ✓		1.205 ✓
6.	178/2A pt ✓	(+)9.295 ✓		1.205 ✓

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The existing field levels reveal that the site under reference was partially filled with earth to avert inundation. The above filling levels should be maintained as staged filling with gradient from West - East to South - North draining towards the Madurapakkam Surplus Course. Also the proposed land is to be raised from 1.15m to 1.205m with hard earth with proper consolidation to avoid inundation problem during rainy season.

As the Madurapakkam Odai is on North side in S.F.No.267, which is running West to East direction. The Ottiyambakkam tank in S.F.No.1/1C is located on Western side of the applicant land and the Surplus Course of this tank is running on Northern side. The applicant has to form necessary suitable internal storm water drainage network i.e., lateral drain & peripheral drain as per site condition and roads with road side drain so that the ultimate disposal of storm water discharge into the Odai & Maduvu which is running on North & South during rainy season.

Regarding drainage network purely dealt with CMDA or local body who maintaining the Micro drains and whereas WRD concern only dealt with Macro drains. Hence the drainage network to decide 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 not necessary.

The applicant's land and surrounding area is in low lying area, so during every monsoon period, there is a high possibility of flooding and accordingly the residents are requested to take care of his belongings under his own cost, since the regular habitation is not advisable below MFL.

Based on the 2015 flood, Maximum Flood Level (M.F.L) of Ottiyambakkam Surplus course & Madurapakkam Odai, topography and tidal level and the available Revenue records, necessary technical opinion along with NOC on inundation point of view of this department for the Laying out of house sites - S.F.No.171/2B1pt, 173/1 & 2, 174pt, 175/1pt & 178/2Apt of Ottiyambakkam Village, Tambaram Taluk, Chengapattu District, St.Thomas Mount Panchayat Union Limit in favour of Thiru.K.P.K.Kannan, Plot No.18, Grafton Court, Sea Cliff Canclave, South Part I, Raja Street, ECR, Akkarai, Chennai - 600 119, is hereby issued to CMDA subject to following terms and conditions 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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TERMS and CONDITIONS:

1. The applicant's land should be filled with earth filling with proper compaction to the minimum Level of **(+) 10.500m** [i.e. 4.075m above the crest of the Ottiyambakkam Weir as (+) 6.425m] to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 1.15m to 1.205m depending upon the existing field levels. Also, the applicant 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.

2. The all round pavement level within the site should not be less than **(+)10.500 m**. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drain (peripheral) of size not less than 0.90 x 0.75 m 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 applicant 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.

3. The applicant should prepare the planning proposal by considering the suitable internal storm water drainage network and should be constructed within the applicant site, the Micro drain should be linked with Macro drain similarly the macro drain should be linked to local body drain / road drainage / channel or Maduvu or Odai.

4. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities in the presence of Revenue & WRD authorities. The applicant should also maintain the measurement surplus course (Odai) earmarked in the Revenue records and should never be altered and must be

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maintained at all time without any encroachments and should be maintained as per Revenue records (FMB). ✓

5. The necessary setback distance (not less than 3.0m) should be provided within the site especially on North & East along the odai boundary as per the norms in existence and as per the rules in force of CMDA (as per the 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 especially on North & East directions i.e. adjacent to Odai. And there should not be any construction activities carried out in this set back areas, since in future the Government may plan to develop the Odai in the above mentioned set back areas in future. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD. ✓

6. The permission granted to the applicant, should not be altered/modified/changed to any others. Based on the 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. ✓

7. 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. The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law in both State & Central level from time to time. ✓

9. The applicant's lands are seem to be Ryotwari land which would be classified as Wet lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicant should get clearance certificate for this site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming this proposed site boundaries. ✓

10. The applicant's land and surrounding area is in low lying area, so during every monsoon period, there is a high possibility of flooding and accordingly the residents are requested to take care of his belongings under his own cost, since the regular habitation is not advisable below MFL. ✓

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11. The applicant should not object at any time for the maintenance work / improvements work of the Odai 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. ✓

12. The sewage water from the applicant's land should not let into the drain 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/garbage should not be dumped into the Odai/Maduvu at any cost. ✓

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

13. Implementing this Long Term Flood Mitigation Project (LTFMP) is found imperative to technically permit over all development of these areas in and around DLF Garden City and TNSCB tenements. The CMDA may be insisted to deposit Rs.100.00 Crore for this Flood Mitigation Scheme from the Infrastructure and Amenities Charges (I & A) collected from these area layout and Residential Colony Developers and the amount specified may escalate based on SOR year in future. ✓

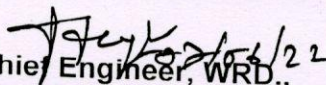
14. The applicant should not construct any cross masonry structures across or along the Odai or Madvu or surplus course without prior permission from this department. However if CMDA insists on culverts, the applicant should apply separately to this department for permission and construction of culvert. ✓

15. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands. The NOC for this site issued from WRD is purely issued on the basis of inundation point of view. ✓

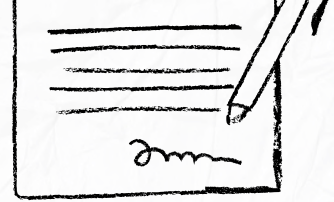
The owner of the document received from the applicant in respect to the ownership is purely of applicant's responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified by the Development / Revenue authorities. The specific remarks on inundation are purely issued on technical grounds in respect to the physical location of land.

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Failing to comply with any of the above conditions, WRD reserves rights to withdraw the Technical opinion with NOC on Inundation point of view for 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


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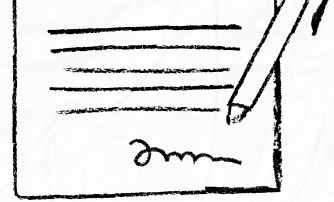
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