

BEFORE THE NATIONAL GREEN TRIBUNAL, (SZ) AT CHENNAI

Original Application No. 91 of 2023 (SZ)

BETWEEN

Tribunal on its own motion SUO MOTO
Based on the news item published in 'The
New Indian Express', Chennai E-edition
Dated 30.06.2023, "Road being laid inside
Marshland in Perumbakkam"

Vs

The Member Secretary,

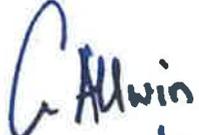
Chennai Metropolitan Development Authority & Ors.

....Respondents

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| 1. | 24.09.2019 | Letter No. DB/T5(3)/F – 007828 & 26 – Perumbakkam/2019 issued by Public Works Department (Water Resources Department) w.r.t. Survey No. 472 | 1-9 |
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| 3. | - | Culvert line for lake outlet channel | 18 |

Dated at Chennai on this the 14th day of August, 2025.


C. Allwin
I. A.
Counsel for Respondent No. 5

**Public Works Department
Water Resources Department**

From
Er.K.Asokan, B.E.,
Chief Engineer, WRD.,
Chennai Region, PWD.,
Chepauk, Chennai - 5.

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

Letter No.DB / T5(3) / F - 007828 & 26 - Perumbakkam / 2019 / 24.09.2019

Sir,

Sub: CMDA - APU - MSB (South) Division - Planning permission for the proposed construction of high raised building group development for 2 blocks consisting of Block - A: Extended basement floor + stilt floor + 1st floor (Podium level with swimming pool) + 2nd floor to 16th with 1693 dwelling units and Block - B: Ground floor + 3 floors with swimming pool at ground level bearing S.F.No.470, 471, 472/1 & 2 and 476/1B of Perumbakkam Village, Sholinganallur Taluk, Kancheepuram District - Specific remarks on inundation point of view along with permission for construction of culvert access over the channel portion - issued - regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, Chennai - 8 Letter.No.C3 (S) / 494 / 2019 / Date: 08.08.2019.

With reference to the 1st letter cited above and after careful consideration, the technical opinion and NOC on inundation point of view along with temporary permission for construction of cut & cover section across the surplus course of this department is hereby accorded for the Planning permission for the proposed construction of high raised building group development for 2 blocks consisting of Block - A: Extended basement floor + stilt floor + 1st floor (Podium level with swimming pool) + 2nd floor to 16th with 1693 dwelling units and Block - B: Ground floor + 3 floors with swimming pool at ground level bearing S.F.No.470, 471, 472/1 & 2 and 476/1B of Perumbakkam Village, Sholinganallur Taluk, Kancheepuram District in favour of M/s.Danub Homes LLP & M/s.Casa Grande Milestone Pvt Ltd, Both Rep by Thiru.Ashok Kumar, Door No.111/59, NPL Devi, LB Road, Thiruvanmiyur, Chennai - 600 041.

In continuation, the above site was inspected by the Field Engineers and reported that the field levels were taken from the deck slab bottom as (+)4.040m of Medavakkam - Sholinganallur B.T.Road on Northern side of the applicant site. The

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crest top level as (+)12.515m and MWL as (+)13.200m of Perumbakkam Tank in Perumbakkam Village on Western side of the applicant site.

The above site is surrounded by the partly vacant lands and burial ground on Eastern side and then 9.0m road having top level as (+)4.190m on South-East small stretch of the applicant boundary, vacant lands on Southern side, partly vacant lands & residential buildings under construction, Global hospital on Western side and Northern side, gifted road (+)4.340m on North which is perpendicular to the applicant site and then Medavakkam – Sholinganallur Road running on Northern side. The top level of the existing Sholinganallur – Medavakkam BT Highway Road is running in front of the site (Northern side) is (+)4.040m. These lands are classified as dry & other lands in Revenue Records and the total extent of the land is 6.06.00 Ha (14.97 Acres) and the applicant site were ayacut lands of Perumbakkam tank, at present, there is no irrigation activities due to urbanisation. The Perumbakkam – Nokkampalayam road on Western side with a top level as (+)6.550m.

In this circumstances, it is informed that in the historical rainfall of 2015 the observed MFL is (+) 3.750 m (i.e., 2100 mm per Annum), the entire surrounding lakes were surplus and some of the upper tanks were breached. Also, the entire area of Perumbakkam, Sholinganallur, Semmanchery and including applicant site was inundated up to the level of 3 feet above the existing road level. As the site is in close proximity with the Pallikaranai Marsh land margin, it could be susceptible to inundation and hence, the inundation potential must be ascertained based upon the existing field levels.

The existing ground level of the applicant site is observed as varying from (+)2.810m to 3.160m. The present bed level and Maximum flood level of the Perumbakkam tank surplus course running in the middle of the applicant site is (+)2.200m and (+)3.250m

The natural drainage channel running in between the applicant land is Perumbakkam surplus course and maintained by PWD/WRD. The channel originates from weir No.1 of Perumbakkam tank. The surplus course carries surplus from the tank and surrounding areas catchment and rainy water and ultimately discharges into the Pallikaranai marsh land during monsoon season. As far as channel is concerned, the

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Perumbakkam Government surplus channel ends in S.F.No 206, 220 and 221 (upto cause way located in Perumbakkam – Nokkampalayam village road LS 0 m to 1320m) and then the patta channel LS 1321m to 1953m continue by the land gifted by the M/s.Urban Tree Infrastructures Private Limited firm and the said channel completely constructed as cut & cover channel upto S.F.No.296, 297 & 298. And then the patta channel surplus land gifted by the Gandhi Nagar Co-Operative Housing Society Limited upto S.F.No.291 which is open channel spreads over patta lands with larger width and surplusses towards Eastern direction falls into Pallikaranai Swamp behind the Global hospital having MFL during 2015 as (+)3.750m. It is also observed that the above culvert across the natural surplus course in patta land as well as above said roads, which was gifted by the above firms to the Perumbakkam Panchayat.

Under the above site conditions, the applicant should mandatorily form the defined surplus course to be continued from Western side as per the size mentioned below as Cut & Cover construction with inlet arrangements over the surplus course in patta land in S.F.No.471 for their access from 476/1B according to the development in their proposed project site at their own cost as per the directions of the department field Engineers.

Double barrel vent size – 3.50m x 2.50m

Inner Sill of cut & cover – (+)2.00m

Inner deck slab bottom level – (+)4.50m

Besides that the department is executing the Comprehensive Flood Mitigation Plan to avoid the inundation for the entire area i.e.Perumbakkam & Arasankazani villages by constructing open channel by constructing retaining wall on both sides and cut & cover sections [Double vent 4.0m x 2.30m] from Perumbakkam tank weir to Pallikaranai swamp at Ottiyambakkam village.

To overcome any possibility of inundation, the ground level of the site should be raised to a minimum level of (+) 5.200 m (i.e.) 1.16 m above the existing Sholinganallur – Medavakkam BT Highway on North-East side of the applicant site so as to avoid inundation during the heavy rains.

The existing ground level of the site is observed as follows :

| Sl. No | Field Survey Nos. | Existing field levels | Recommended filling level (+).5.200m | Height to be raised in meters |
|--------|-------------------|-----------------------|--------------------------------------|-------------------------------|
| 1 | 470 | (+) 3.120 m | (+) 5.200 m | 2.08 m |
| 2 | 471 | (+) 2.810 m | (+) 5.200 m | 2.39 m |
| 3 | 472/1 | (+) 3.090 m | (+) 5.200 m | 2.11 m |
| 4 | 472/2 | (+) 3.160 m | (+) 5.200 m | 2.04 m |
| 5 | 476/1B | (+)2.880 m | (+)5.200m | 2.32 m |

The existing field levels reveal that the site under reference is found inundable. The depth of filling required varies between 2.04 m to 2.39 m. The field levels also depicts that the existing ground level - terrain at the proposed site is sloping down from Western end towards the Eastern end abutting the Pallikaranai Marsh lands. The field levels require filling against the tolerable standards. Hence, it is recommended to construct the superstructure above the level of (+) 5.200 m from MSL to counteract the problem of inundation.

Based on the Revenue records and as much as considering the field conditions the "No Objection Certificate" of this department with a specific remark on the inundation point of view along with permission for Cut & Cover / Culvert for the Planning permission for the proposed construction of high raised building group development for 2 blocks consisting of Block - A: Extended basement floor + stilt floor + 1st floor (Podium level with swimming pool) + 2nd floor to 16th with 1693 dwelling units and Block - B: Ground floor + 3 floors with swimming pool at ground level bearing S.F.No.470, 471, 472/1 & 2 and 476/1B of Perumbakkam Village, Sholinganallur Taluk, Kancheepuram District in favour of M/s.Danub Homes LLP & M/s.Casa Grande Milestone Pvt Ltd, Both Rep by Thiru.Ashok Kumar, Door No.111/59, NPL Devi, LB Road, Thiruvanmiyur, Chennai - 600 041 is hereby issued to Chennai Metropolitan Development Authority subject to the following conditions, besides as any other Mandatory clearance of statutory permission from any other organization or department for the consideration of planning permission by CMDA.

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Terms and Conditions

1. The existing ground level of the site should be raised to minimum level of (+) 5.200 m i.e. 1.16 m above the existing Sholinganallur – Medavakkam BT Highway on North-East side of the applicant site with an average filling varying from 2.04 m to 2.39 m) i.e. varying filling of the entire area of the applicant land to avoid inundation from surplus course during maximum flood periods. The process of earth filling and compaction should be done in layers of not more than 0.30 m depth to achieve the required degree of compaction and the applicant land should be raised to a level of (+) 5.200 m. The regular habitation should not be below (+)5 200m and ground floor should provide as stilt floor. The resident should reside only in the first floor.
2. The all-round pavement level within site should not be less than (+)5.200m. The applicant should provide all-round storm water drainage network having sufficient size not less than 1.20 x 0.90m with a bed level of (+)4.300m micro drain of 0.90m x 0.90m, so that the ultimate disposal of storm water should be discharged to the nearest Municipal storm water drain. The applicant should make his own arrangements for disposal of Storm Water and the same is to be connected to the Municipal/Corporation storm water drain with their prior approval on Eastern side of the site. Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor.
3. The applicant should make his own arrangements to collect the debris and garbages within the premises during the construction of building and has to be disposed off as per the norms of Tamil Nadu Pollution Control Board and other departments concerned and should not be dumped in the nearby channel, road, public places etc.,
4. The applicants should make necessary arrangements for the sewerage treatment for its disposal by the applicants' own cost within the premises only after obtaining necessary permission from the Chennai Metropolitan Water Supply and Sewerage Board and as per the norms in existence and as amended from time to time and should not be let into the nearby channel without treatment. The treated water also should not be let into the surplus course at any cost. If so, the legal action will be taken against applicants and to that the constructed building will be banned for occupation.

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The sewage or any unhygienic drainage should not be let into the channel course/tank 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 drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel.

5. The applicants 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 Structural Engineer.
6. The PWD/WRD., will not be held responsible for the Structural Stability, safety and soundness of the building proposed by the applicants and PWD/WRD specifically recommend only on inundation point of view. They are solely responsible for the structural safety and stability of the proposed building and at any cost, PWD/WRD will not be held responsible for design and drawing adopted for proposed construction.
7. The applicants should provide rain water harvesting arrangements in the site at their own cost after getting prior approval from the competent authority.
8. The PWD/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 PWD/WRD officers concerned before commencement of work. The applicants should provide a pucca compound wall all-round the proposed site if necessary and the necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.
9. 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 NOC is issued only based on the documents submitted by the applicants and the applicants are fully responsible of genuineness of the documents submitted.
10. The applicants should abide by the rules and regulation of the PWD/WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

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11. The applicants have proposed Basement Floor + Stilt Floor and hence, the same may be used for office purpose other than the sensitive purpose so as to safeguard the public and valuable things (i.e.Regular habitation). Also the applicants should provide emergency pumping operation to bailout the water immediately.
12. PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD / Government Lands. The NOC for their site from the PWD/WRD is purely issued on the basic of inundation point of view.
13. The applicants' lands seem to be ryotwari land which would be classified as dry & other lands. Hence, these lands are to be converted into residential zone from the agricultural zone by the competent authority. The applicants should get clearance certificate for their site from the Revenue department to make sure that the site is not an encroached property from the water body.
14. Regarding Cut & Cover in S.F.No.471 of Perumbakkam village
- Double barrel vent size – 3.50m x 2.50m
- Inner Sill of cut & cover – (+)2.00m
- Inner deck slab bottom level – (+)4.50m
- a. The cut & cover sections should be constructed in S.F.No.471 of size mentioned above and as per the directions of department PWD/WRD field Engineers and standards.
- b. The size & sill level of the proposed RCC culvert should be maintained as mentioned above in the specified S.F.No and should be got executed only in the presence of PWD/WRD officials. The bed level of the culvert should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for the flow direction from its originates.
- c. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC culvert with cut & cover should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, PWD., WRD., Lower Palar Basin Division, Kancheepuram for getting approval before the commencement of work in respect of hydraulic parameters. The

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work schedule for the above proposal should be informed to the Executive Engineer, PWD., WRD., Lower Palar Basin Division, Kancheepuram for monitoring and also completion of cut & cover should be reported to the Executive Engineer.

d. The applicants should not claim any privilege on the above portion of the land and if the portion of the land required for the Government for the benefit of some other large general public schemes, the applicants should not object to handover the land to this department, for which applicants are not entitled for any compensation and as well as legal entity.

The above proposed cut & cover section will be the Government PWD/WRD property after the construction. The applicants should not claim any privilege on the above portion of patta land and should allow the PWD/WRD officials to inspect the channel as and when required and for the periodical inspection. The applicants should not object the public for usage of culvert.

e. The patta surplus course stretch abutting the applicants' boundary in S.No.471 should be marked as per size mentioned above and monitored and maintained by the applicant at their own cost. The width of the course should be maintained without deviations and the hydraulic parameters of the field drain should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing drain to the downside area within the proposed layout site. Also, the applicants should desilt the drain periodically and remove the obstruction then and there, without any hindrance for free flow of water at their own cost within the proposed land, even after the completion of project also.

f. The applicants should not carry out any other cross masonry structures across the channels without prior permission from PWD/WRD. The applicants should provide usual set back distance as per CMDA norms along the Patta surplus course.

g. The applicants should not object at any time for the maintenance work / improvements work of the tank to be carried out by PWD/WRD. The applicants should not dump the garbages/debris in the channel and avoid the sewage water into the channel, etc.. The applicants should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance/ improvement/ development

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works as per Revenue records [FMB] are to be carried out by PWD/WRD in future periodically.

Failing to comply with any of the above conditions, PWD/WRD reserves rights to withdraw the Technical opinion and NOC on inundation point of view as well as temporary permission for construction of cut & cover section across the surplus course to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

M. Kalidoss
For Chief Engineer, PWD., WRD.,
Chennai Region, Chennai-5.


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Water Resources Department

From
Er.M.Janaki, M.E., F.I.E.,
 Chief Engineer, WRD,
 Chennai Region,
 Chepauk, Chennai-5.
 Mail Id: cecwrwdhdo@gmail.com

To
The Member Secretary,
 Chennai Metropolitan Development Authority,
 No.1, Gandhi Irwin Road,
 Egmore, Chennai-8.

Lr.No.DB /T5(3) / 0655 / F.Online Perumbakkam Village / 6020 / 2025 / Dated.17.07.2025.
 Sir,

Sub: CMDA – APU – HRB (South) Division – Planning Permission for the Proposed Construction of High Rise Group Development consisting of combined extended Double Basement floor (Block – 2 & Block – 3) & combined extended single Basement floor (Block – 1, Block - 2 & Block – 3), **Block 1** : Ground Floor + 13 floors (84 Dwelling Unit), **Block – 2** : Ground Floor + 26 Floor (188 Dwelling Unit) **Block – 3**: Ground Floor + 26 Floor (188 Dwelling Unit) & **Block 4** : GF + 4 Floors – Club House and Open Swimming Pool at the Ground floor level (Totally 460 dwelling units) at 18 m wide Link Road S.Nos.283/1A, 1B, 284/1, 2A, 3, 285/1A, 1B1, 1B2, 1B3, 2B1, 2B2, 2B3, 286/2A, 2B, 1B2 Pt, 1B3 Pt, 1B4 Pt, 2C Pt, 266/2A, 2B & 473/1A1A pt, 473/1A2 pt, 473/1A1C, 473/1A1D of Perumbakkam village, Tambaram Taluk, Chengalpet District within the limits of St.Thomas Mount Panchayat Union - 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. CMDA / PP / HRB / S / 0876 / 2024 / Dt:25.01.2025.

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 Proposed Construction of High Rise Group Development consisting of combined extended Double Basement floor (Block – 2 & Block – 3) & combined extended single Basement floor (Block – 1, Block - 2 & Block – 3), **Block 1** : Ground Floor + 13 floors (84 Dwelling Unit), **Block – 2** : Ground Floor + 26 Floor (188 Dwelling Unit) **Block – 3**: Ground Floor + 26 Floor (188 Dwelling Unit) & **Block 4** : GF + 4 Floors – Club House and Open Swimming Pool at the Ground floor level (Totally 460 dwelling units) at 18 m wide Link Road S.Nos.283/1A, 1B, 284/1, 2A, 3, 285/1A, 1B1, 1B2, 1B3, 2B1, 2B2, 2B3, 286/2A, 2B, 1B2 Pt, 1B3 Pt, 1B4 Pt, 2C Pt, 266/2A, 2B & 473/1A1A pt, 473/1A2 pt, 473/1A1C, 473/1A1D of Perumbakkam village, Tambaram Taluk, Chengalpet District, within the limit of St.Thomas Mount Panchayat Union in favour of M/s.Casa Grand Premier Builders Limited, Door No.111, Plot No.59, NPL Devi Building, L.B.Road, Thiruvanmiyur, Chennai – 600 041.

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The proposed site was inspected and field observation reveals that, the applicant site is located such that, the Periya Eri along with Chitheri in S.F.No.428 is at Western and North - Western side of the applicant's land. Also, the Surplus Course of Perumbakkam Tank runs on the Southern side of the applicant's site, wherein a part of it runs across the applicant's land in between S.F.No.473/1A1D and S.F.No.473/1C, which carries the Surplus water from Perumbakkam Tank to Pallikaranai Swamp. Further, the Medavakkam - Sholinganallur Road traverses on Northern side of the site, but not abutting the site.

The Applicant's land is surrounded by Vacant lands on North and South Directions along with Educational Buildings & Residential houses on Eastern and Western Direction respectively. As per Revenue records, these lands are classified as "Dry and Wet" lands.

Under the above site conditions, the applicant should mandatorily form the defined surplus course to be continued from Western side as per the size mentioned below as Cut & Cover construction with inlet arrangements over the surplus course in patta land in S.F.No.473/1A1D for their access from S.F.No.473/1C according to the development in their proposed project site at their own cost as per the directions of the department Field Engineers.

Triple vent size – 3.50m x 2.50m each

Inner Sill of cut & cover – (+) 2.400 m

Inner Deck slab bottom level – (+) 4.900 m

Besides that the department is executing the Comprehensive Flood Mitigation Plan to avoid the inundation for the entire area i.e., Perumbakkam & Arasankazhani villages by constructing open channel by constructing retaining wall on both sides and Cut cover sections [Double vent 4.0m x 2.30m] from Perumbakkam tank weir to Pallikaranai swamp at Ottiyambakkam village.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken with reference to the Known Datum Bench Mark from Sill Level of Sluice No. 2 of Perumbakkam Big Tank (Periya Eri), which is (+) 9.230 m. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous floods, the Maximum Flood Level of Perumbakkam Tank Surplus Course, which is running across the applicant's site (ie., in S.F.No.473) is (+) 2.800 m and having the Bed Level as (+) 2.270 m. The Full Tank Level and Maximum

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Water Level of Perumbakkam Big Tank (Periya Eri) is (+) 12.515 m and (+) 14.570 m respectively.

The historical rainfall of 2015 & 2023 (i.e., 2100m per Annum), the entire surroundings lakes had a surplus and some of the upper tanks were breached. So the entire area of Sholinganallur, Perumbakkam, Semmanjeri, Navalur and Downstream side of Perumbakkam Tank's Ayacut area including the applicant site was submerged and inundated upto a level of 4 – 5 Ft ie., (Existing applicant's Ground level – 3.68 + 1.52 m = 5.20 m), where the existing ground level of the applicant's site is varying from (+) 2.950 m to (+) 3.680 m. The Top level of the Medavakkam – Sholinganallur Road, which is running on the Northern side of the applicant is (+) 5.230 m.

As the site is in close proximity with the Surplus Course of Perumbakkam Tank and Perumbakkam Big Tank (Periya Eri), it could be susceptible against inundation and hence the inundation potential must be ascertained based upon the existing field levels.

In this regard, this Department had already accorded NOC along with Specific remarks on Inundation point of view for Planning Permission on Construction of High Rise building group development in S.F.No.470, 471, 472/1 & 2 and 476/1B along with Temporary permission for Construction of Culvert access over the channel in favour of M/s.Danub Homes LLP & M/s.Casa Grande Milestone Pvt Ltd, Both Rep.by Thiru.Ashok Kumar, Door No.111/59, NPL Devi, LB Road, Thiruvanmiyur, Chennai – 600 041, vide this Office letter No. DB / T5 (3) / F – 007828 & 26 – Perumbakkam / 2019 / 24.09.2019, that is adjacent / nearby the aforementioned proposal S.F.Nos, for which the Filling Level was recommended as (+) 5.200 m.

Henceforth, to protect the site safe against any inundation in the near future, it is recommended to raise the field level from 5.400 m to 5.900 m (ie., 3.830 to 3.330 m below Sill Level of Sluice No. 2 of Perumbakkam Big Tank (Periya Eri), which is (+) 9.230 m), due to the existing Terrain condition, where the terrain slopes from West to East Direction.

The following are the evaluated field levels of the site under reference tabulated below:

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| Sl. No. | Field Survey Number | Existing Field Level in m | Required height of filling with respect to the past year flood level | |
|---------|---------------------|---------------------------|--|---------------------|
| | | | Required Level in m | Height Filling in m |
| 1. | 283/1A | (+) 3.680 | 5.800 | 2.120 |
| 2. | 283/1B | | | |
| 3. | 284/2A | (+) 3.620 | 5.700 | 2.080 |
| 4. | 284/1 | (+) 3.620 | 5.700 | 2.080 |
| 5. | 284/3 | | | |
| 6. | 285/1A | (+) 3.350 | 5.600 | 2.250 |
| 7. | 285/1B1 | | | |
| 8. | 285/1B2 | | | |
| 9. | 285/1B3 | | | |
| 10. | 285/2B1 | | | |
| 11. | 285/2B2 | | | |
| 12. | 285/2B3 | (+) 3.300 | 5.900 | 2.600 |
| 13. | 266/2A | | | |
| 14. | 266/2B | (+) 3.510 | 5.500 | 1.990 |
| 15. | 286/1B2 pt | | | |
| 16. | 286/1B3 pt | | | |
| 17. | 286/1B4 pt | | | |
| 18. | 286/2A | | | |
| 19. | 286/2B | | | |
| 20. | 286/2C pt | (+) 2.950 | 5.400 | 2.450 |
| 21. | 473/1A1A pt | | | |
| 22. | 473/1A1C | | | |
| 23. | 473/1A1D | | | |
| 24. | 473/1A2 pt | | | |

Also the proposed land is to be raised from 1.990 m to 2.600 m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling from 1.990 m to 2.600 m to avoid inundation. The regular habitation should not be below Road Level since the existing ground levels are below Road Level .

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 the Planning Permission for the proposed

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Construction of High Rise Group Development consisting of combined extended Double Basement floor (Block – 2 & Block – 3) & combined extended single Basement floor (Block – 1, Block - 2 & Block – 3), **Block 1** : Ground Floor + 13 floors (84 Dwelling Unit), **Block – 2** : Ground Floor + 26 Floor (188 Dwelling Unit) **Block – 3**: Ground Floor + 26 Floor (188 Dwelling Unit) & **Block 4** : GF + 4 Floors – Club House and Open Swimming Pool at the Ground floor level (Totally 460 dwelling units) at 18 m wide Link Road S.Nos.283/1A, 1B, 284/1, 2A, 3, 285/1A, 1B1, 1B2, 1B3, 2B1, 2B2, 2B3, 286/2A, 2B, 1B2 Pt, 1B3 Pt, 1B4 Pt, 2C Pt, 266/2A, 2B & 473/1A1A pt, 473/1A2 pt, 473/1A1C, 473/1A1D of Perumbakkam village, Tambaram Taluk, Chengalpet District within the limits of St.Thomas Mount Panchayat Union, in favour of M/s.Casa Grand Premier Builders Limited, Door No.111, Plot No.59, NPL Devi Building, L.B.Road, Thiruvanmiyur, Chennai – 600 041 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 applicant's land should be filled with earth with proper compaction to the level of (+) 5.400 to 5.900 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 0.30m depth to achieve the required degree of compaction for a depth from 1.990 m to 2.600 m depending upon the existing field levels and the existing applicant land should be raised to a level of 5.400 m to 5.900 m (ie., 3.830 to 3.330 m below Sill Level of Sluice No. 2 of Perumbakkam Big Tank (Periya Eri), which is (+) 9.230 m). 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 (+) 5.400 to 5.900 m and the regular habitation should not be below Road Level.
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 for Proposed building.
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

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- 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 especially on Southern side 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.
 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. 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.
 9. The applicant should mandatorily form the defined surplus course to be continued from Western side as per the size mentioned below as Cut & Cover construction with inlet arrangements over the surplus course in patta land in S.F.No.473/1A1D for their access from S.F.No.473/1C according to the development in their proposed project site at their own cost as per the directions of the department Field Engineers.

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Triple vent size – 3.50m x 2.50m each

Inner Sill of cut & cover – (+) 2.400 m

Inner Deck slab bottom level – (+) 4.900 m

10. 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 Suggestion:

a. The applicant should prepare the layout proposal by suitable internal storm water drainage network drain as micro drains i.e., Peripheral drain of size not less than 1.20 x 0.90 m and Lateral drain of suitable size within the site as per site condition. 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 (i.e. 6.00m especially on Southern side) should be provided within 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 "Dry and Wet" lands. Hence, these lands

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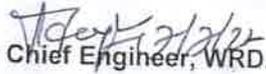
are to be converted into other zone from the agricultural zone by the competent authority.

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.

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

