Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

Tele: 22395553/ 7350
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AFS Tambaram
Chennai – 600 046

AFSTAM/4009/5/ATS (BM-II)

12 November 2024

M/s M Jones Foundation Pvt Ltd,
C/o Shri M jones (Managing Director)
Velachery-Tambaram Main Road,
Kamakoti Nagar, Pallikaranai,
Chennai – 600 100.

NOC APPLICATION FOR THE PROPOSED CONSTRUCTION OF MULTISTORIED RESIDENTIAL APARTMENT BUILDING AT PALLAVARAM VILLAGE

Dear Sir,

1. Reference is made to your application seeking No Objection Certificate (NOC) from the IAF for construction of multistoried residential apartment building.

2. The application has been scrutinized as per Air HQ policy guidelines in vogue which are uploaded on IAF website https//indianairforce.nic.in. As per Para.6 of GSR 751 (E), the area around the Aerodromes/ Airfield are divided into Color Coded Zoning Maps (CCZM) for ease of obtaining NOC. Only, the building/ Installations having height more than **69M, AMSL** in Sky Blue zone are required to be processed with Indian Air Force (IAF) for obtaining NOC. Your application for construction of multistoried residential apartment building falls in **Sky Blue Zone** of published CCZM map of AFS Tambaram. The proposed height of the building is **65.91M**, **AMSL** (Structure Height: **50.51M** + Site Elevation: **10.40M** + Crane Height: **5M**) which falls in the jurisdiction of Local Municipal Authority (LMA). Thus, the case is to be processed with LMA for obtaining NOC. In addition, due to proximity of the site to Chennai Airport, **NOC is also to be obtained from Airport Authority of India (AAI), Chennai.**

3. In view of the above, the application is returned un-actioned. You are advised to forward the application to your LMA as per the GSR 751(E) and Airport Authority of India (AAI) Chennai, for obtaining NOC. **Subsequently, a copy of the NOC issued by LMA shall be forwarded to this office for future reference.**

4. For your information and necessary action, please.

Yours sincerely,

(Ranjana Saini)
Wing Commander
Senior ATC Officer

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.