Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Tele: 22395553/7350
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Air Force Station, Tambaram
Chennai - 46

AFSTAM/5218/1/ATC

19 March 22

M/s Shriram Properties Ltd.
Lakshmi Neela Rita Choice Chamber,
1st Floor, New No. 9, Bazulla Road,
T. Nagar, Chennai – 600 017.

APPLICATION FOR ISSUE OF NOC

Dear Sir,

1. Reference is made to your application dated 25 Feb 22, for issuance of NOC for construction of multi storied residential apartment building consists of Towers 1,2,3,4,5,6 and 7 is located at Padur Main Road, Opposite to Government High School, Kuthambakkam, Chennai-600124 and in Survey No. 399/1A,1B,1C,1D,1E, 3B, 418/1D2, 1A, 1B and 1C. Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, Tamil Nadu.

2. Guidelines for issue of NOC has been issued by MoCA vide Gazette notification GSR 751E dated 30 Sep 15 to ensure time bound clearances for projects/ infrastructure under 'Ease of doing Business'. Colour Coded Zoning Maps (CCZM) have been formulated to assist decision making by Local Municipal Authority (LMA) based on the distance of the proposed infrastructure from IAF airfield.

3. The details of the proposal w.r.t nearest runway end (RW 12 dumbell) of AF Stn Tambaram are as follows.

Building No.	Coordinates of building	Distance and bearing of building from 12 Dumbell	Site Elevation	Proposed Height of building as per application	Crane height above building height during construction period	Elevation of highest point of the proposed building
Tower 1	13°02'55.90"N 80°01'21.22"E	326°/18539.57M	42.29M	48.28M	05.00M	**95.57M**
Tower 2	13°02'57.65"N 80°01'21.71"E	326°/18576.73M	42.29M	48.28M	05.00M	**95.57M**
Tower 3	13°02'54.93"N 80°01'23.51"E	326°/18476.73M	42.29M	49.25M	05.00M	**96.54M**
Tower 4	13°02'55.53"N 80°01'26.38"E	327°/18445.20M	42.29M	49.25M	05.00M	**96.54M**
Tower 5	13°02'54.81"N	327°/18392.72M	42.29M	48.28M	05.00M	**95.57M**

	80°01'28.45"E					
Tower 6	13°02'57.74"N 80°01'26.08"E	327°/18507.46M	42.29M	49.25M	05.00M	**96.54M**
Tower 7	13°02'58.18"N 80°01'24.02"E	327°/18552.54M	42.29M	49.25M	05.00M	**96.54M**

4. The proposed construction falls within "**YELLOW ZONE**" of CCZM, hence, NOC from IAF is not required. The proposal may be submitted to LMA for vetting and issue of necessary NOC. Subsequently, it is requested that a copy of the NOC issued by LMA, may be forwarded to the under mentioned address, within 30 days of issue of certificate, for the updating the records.

CHIEF OPERATIONS OFFICER
AIR FORCE STATION, TAMBARAM
CHENNAI – 600 046

5. For information and necessary action, please.

Yours sincerely,

(Nagendra Singh)
Wing Commander
Senior ATC Officer

Copy to: COO

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.