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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Tele: 22395553/7354
FAX: 22393036

Air Force Station
Tambaram
Chennai – 46

TAM/5218/1/ATC (PC- 49/19)

04 Nov 19

Shri C.N. Raghavendran & Shri C.R. Arvind,
New No. 6, Bishop Garden,
Off Greenways Road,
Chennai - 600034.

POLICIES/GUIDELINES FOR ISSUE OF NOC

Dear Sir,

1. Reference is made to your application for issue of NOC for proposed construction construction of Multi storied Building by M/s Shri C.N. Raghavendran and Shri. C.R. Arvind, located at New no.13, Mount Poonamallee Road, Nandambakkam, Chennai-600089 and in survey No.s 33/2C2B and 33/2C2C, Alandur village, Alandur Taluk, Kancheepuram District, Zone12, Tamil Nadu dated 06 Sep 19.

2. New policies and guidelines have been issued by Government (Gazette notification GSR 751E dated 30 Sep 15) to ensure time bound clearances for projects/infrastructure under the drive for 'Ease of doing Business' Colour coded Zoning Maps have been formulated to assist decision making by Local Municipal Authority (LMA) based on the distance of the proposed infrastructure from IAF airfield.

3. For all building and obstructions which falls within "**RED ZONE**" of Air Force Station Tambaram, NOC is to be obtained. NOC is also required from Tambaram, if the building height is more than 69M (AMSL) in "**SKY BLUE**" or "**PINK ZONE**", 144M (AMSL) in "**YELLOW ZONE**" and 174M (AMSL) in "**GREEN ZONE**". Comprehensive NOC procedures along with relevant forms are available on IAF web site www.indianairforce.nic.in>Services>ATS>NOC.

4. Since building is planned within "**YELLOW ZONE**" (13600M from 23 dumbell) of Tambaram and maximum height of the building is **54.99 M (AMSL),** NOC from IAF is not required. **The proposal may be submitted to LMA** and after issuance of NOC letter by LMA, a copy of letter may please be forwarded to Chief Operational Officer, Air Force Station, Tambaram, Chennai-46 within 30 days of approval for cross checking the clearances, monitoring the building and updating of Obstruction Data and Navigation charts.

5. For information and further necessary action, please.

Yours sincerely,

Wing Commander
Senior ATC Officer

ATS Section
AF Stn Tambaram

Tele: 22395553/7354
FAX: 22393036

Air Force Station
Tambaram
Chennai – 46

TAM/5218/1/ATC (PC- 51/19)

04 Nov 19

M/s ASV Construction Private Limited,
Represented by Shri.Vaibhav.B. Kamdar,
No.59, Ormes Road,Kilpauk,
Chennai - 600010.

POLICIES/GUIDELINES FOR ISSUE OF NOC

Dear Sir,

1. Reference is made to your application for issue of NOC for proposed construction of Multi storied Building site consists of IT/IETS and Multi level car parking blocks by M/s ASV Constructions Private Limited located at Plot No. 153 on the Mount Poonamallee High Road, Ramapuram, Chennai-60089 and in survey 153/1,153/2,153/3A and 153/4A, Ramapuram village, Manduravoyal Taluk, Thiruvallur District, Greater Corporation of Chennai, Tamil Nadu, Division No.154, Zone No.11. Dated 28 Aug 19.

2. New policies and guidelines have been issued by Government (Gazette notification GSR 751E dated 30 Sep 15) to ensure time bound clearances for projects/infrastructure under the drive for 'Ease of doing Business' Colour coded Zoning Maps have been formulated to assist decision making by Local Municipal Authority (LMA) based on the distance of the proposed infrastructure from IAF airfield.

3. For all building and obstructions which falls within "**RED ZONE**" of Air Force Station Tambaram, NOC is to be obtained. NOC is also required from Tambaram, if the building height is more than 69M (AMSL) in "**SKY BLUE**" or "**PINK ZONE**", 144M (AMSL) in "**YELLOW ZONE**" and 174M (AMSL) in "**GREEN ZONE**". Comprehensive NOC procedures along with relevant forms are available on IAF web site www.indianairforce.nic.in>Services>ATS>NOC.

4. Since both the block of building is planned within "**YELLOW ZONE**" (13600M from 23 dumbell) of Tambaram and maximum height of the building is **60.40 M (AMSL),** NOC from IAF is not required. **The proposal may be submitted to LMA** and after issuance of NOC letter by LMA, a copy of letter may please be forwarded to Chief Operational Officer, Air Force Station, Tambaram, Chennai-46 within 30 days of approval for cross checking the clearances, monitoring the building and updating of Obstruction Data and Navigation charts.

5. For information and further necessary action, please.

Yours sincerely,

ATS Section
AF Stn Tambaram

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.