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,
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 - 17/20)

20 Jun 2020

M/s KVPS Property Developers Pvt. Ltd.
Represented by Shri.S Ramesh,
Door No. 4-A-B-C, Sathyamurthy Street,
Tirunelveli Town, Tirunelveli-627006.

POLICIES/GUIDELINES FOR ISSUE OF NOC

Dear Sir,

1. Reference is made to your application for issuance of NOC for construction of multi storied commercial building consisting of Block A, B and C, located at CTH Road, Korattur, Chennai-600050 and in Survey No.s 44/2, 44/3, 45/1 and 46/2, Block No. 81, Ward-E, Kakapallam Village, Ambattur Taluk, Thiruvallur District, Greater Chennai Corporation Zone VII, Division 60, Tamil Nadu dated 02 Jun 2020.

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 **"GREEN ZONE" (22373M from 23 dumbell)** of Tambaram and maximum height of the building is **58.45M (43.60M+14.85M) AMSL** and 05.00M (Height of crane above the proposed building during construction), 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 construction of building, updating of Obstruction Data and Navigation charts.

5. This is for your information and necessary action, please.

Yours sincerely,

Group Captain
Senior ATC Officer

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Ms KVPS Property Developers Private Limited

Date: 19-03-2020

Door No 4-A-B_C,
Sathyamurthy Street,
Tirunelveli Town,

System Generated Auto Assessment for Height Clearance

1. Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	**CHEN/SOUTH/B/031520/451887**
Applicant Name*	**M.Jagatheesan**
Site Address*	**Block B located in Survey Nos 44/2,44/3,45/1 and 46/2, Block No 81, Ward E Kakapallam Village and at CTH Road,Korattur, Chennai-600050**
Site Coordinates*	**13 06 06.56N 80 11 16.82E, 13 06 05.95N 80 11 16.94E, 13 06 07.58N 80 11 17.88E, 13 06 07.25N 80 11 18.24E**
Site Elevation in mtrs AMSL as submitted by Applicant*	**14.9 M**
Type Of Structure*	**Building**

*As provided by applicant

Your site is located at a distance 11912 mts from ARP and lies in the grid E13 of the published CCZM of Chennai airport. The Permitted top elevation for this grid is 95 mts.

Since the requested top elevation 40.5 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

3. This assessment is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one provided by the applicant, this assessment will become invalid.

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site.In case of any discrepancy,this assessment shall be treated as null and void

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that assessment terms & conditions are complied with.

d. The assessment is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft(Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994.

e. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This assessment for height is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

f. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.

g. This assessment has been issued w.r.t. the Civil Airports as notified in GSR 751(E). Applicant needs to seek separate NOC for Defence, if the site lies within jurisdiction of Defence Airport. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed civil aerodrome as outlined in Rule 13 of GSR751 (E).

This assessment is system auto generated and thus does not require any signature

Designated Officer

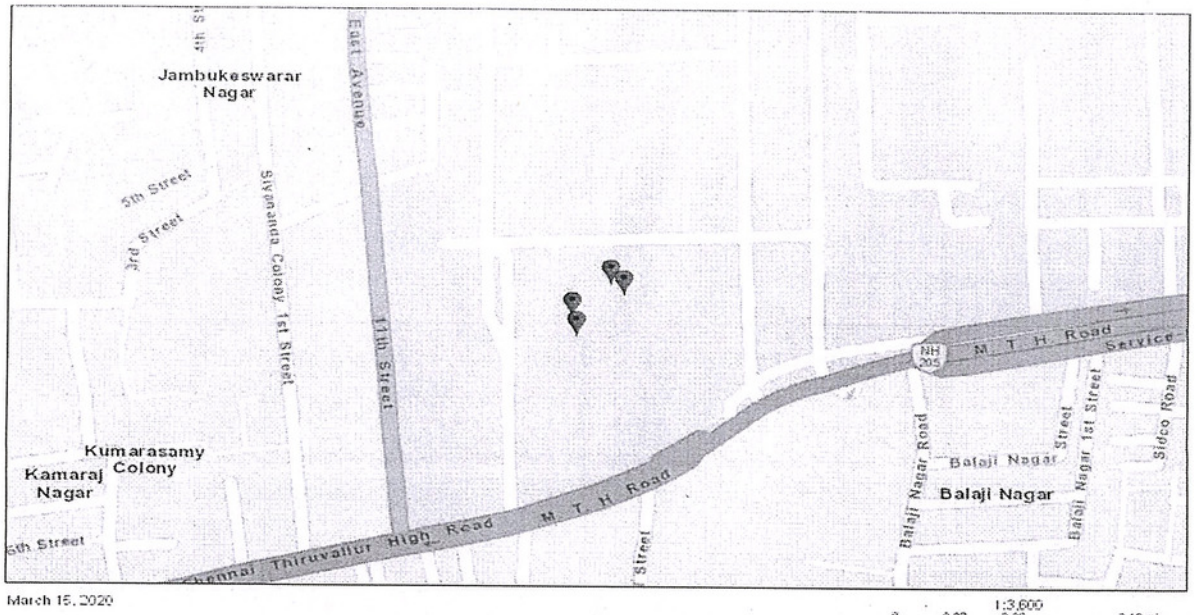
Region Name: SOUTH

Address: General Manager Airports Authority of India, Regional Headquarter, Southern Region, Chennai Airport, Chennai-600027 (Tamil Nadu)

Email ID: vomm.noc@aai.aero

Contact No: 044-22560046

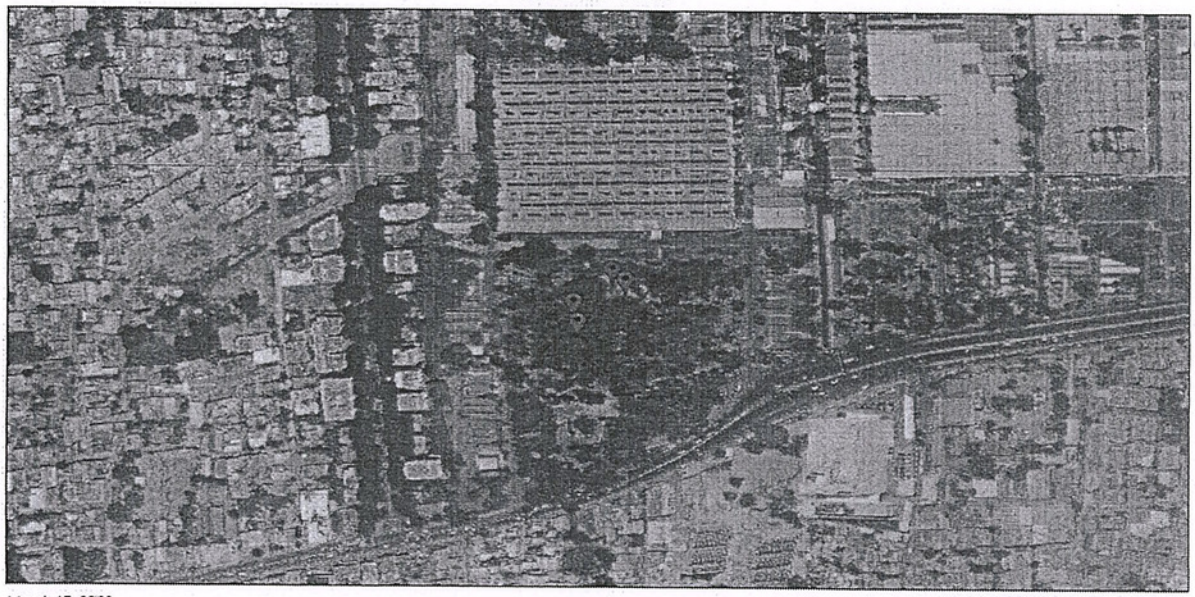
Street View



March 15, 2020

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.19 km

Satellite View



March 15, 2020

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.19 km

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.