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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

POLICE DEPARTMENT

From

Sandeep Rai Rathore, IPS.,
Commissioner of Police,
Avadi Police Commissionerate
Avadi, Chennai.600 054.

To

The Member Secretary,
Chennai Metropolitan Development Authority,
Egmore, Chennai-600 008

Rc. No. Tr Imp/ 11826/2023 **Dated : 05.04.2023**

Sir,

Sub: Police - Avadi Police Commissionerate - Planning permission for the proposed construction of Group development of High Rise Commercial Buildings with 2 Blocks in Block A: with Extended Basement Floor (Meant for Parking) + Ground floor + 1st Floor to 7th floor (For Retail Shop use) + 8th floor & 9th floor part are for Office Building and in **Block B** : Basement Floor (STP, Sump & Pump room) + Stilt Floor (Meant for parking) +1st floor (Dining Hall) + 2nd floor to 8th floor for Dormitory use and MLCP (9 Level with car parking 160 Nos), abutting CTH Road (formerly MTH Road, Padi), Chennai 600 050, comprised in Old S.Nos 3/1,4/1 & 2, of Kakapallam Village, T.S.Nos.44/2, 44/3, 45/1 & 46/2, Block No.81, Ward – E of Ambattur Town, Ambattur Taluk, Thiruvallur District, within the limits of Greater Chennai Corporation applied by M/s KVPS Property Developers Private Limited – Rep by its Director Thiru.S.Ramesh – NOC requested - Recommendation - sent - Regarding.

Ref: 1.Letter in CMDA/PP/HRB/N/714/2022 -1, dated 09.12.2022
2. C.No.21/DC.Tr/Avadi/CMDA/2022, 10.10.2022

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Kind attention is invited to the reference cited.

2) The applicant Tr.Ramesh, Director for M/s KVPS Property Developers Private Limited, has applied for Traffic NOC for the proposed construction of High Rise Commercial Building with 2 Blocks in **Block A:** with Extended Basement Floor (Meant for Parking) + Ground floor + 1st Floor to 7th floor (For Retail Shop use) + 8th floor & 9th floor part are for Office use Building and in **Block B** : Basement Floor (STP, Sump & Pump room) + Stilt Floor (Meant for parking) +1st

floor (Dining Hall) + 2nd floor to 8th floor for Dormitory use and MLCP (9 Level with car parking 160 Nos), abutting CTH Road (formerly MTH Road, Padi), Chennai 600 050, comprised in Old S.Nos 3/1,4/1 & 2, of Kakapallam Village, T.S.Nos.44/2, 44/3, 45/1 & 46/2, Block No.81, Ward – E of Ambattur Town, Ambattur Taluk, Thiruvallur District, within the limits of Greater Chennai Corporation.

3) In this connection, it is informed that the Traffic Flow was taken at CTH Road on 03.02.2023. During the regular traffic flow period which comes 9206 PCU/hr compared to 2900 PCU/hr as per IRC Norms: 106 (enclosed). Even though the vehicle flow is beyond the IRC norms, the vehicles coming to the proposed site may cause any traffic impact is manageable.

4) Also the plan has shown that parking space would be provided for 691 cars and 879 Two Wheelers against the CMDA requirement of 676 Cars and 866 Two Wheelers. Parking is sufficient with excess of 15 car and 13 Two wheelers in this site.

5) The construction of High Rise Commercial Building in this site is **"RECOMMENDED"** on traffic point of view subject to the following conditions:.

a) The Entry and Exit gates should be provided with bell mouth shape having easy access for the vehicle movement.

b) The parking space provided by the applicant should be maintained properly.

c) On the completion of the construction, the management should deploy sufficient manpower to manage the movement of vehicles at the entry and exit gates.

d) The drive way provided by the applicant should be maintained properly.

e) Securities to be deployed outside the entrance also to regulate the vehicles coming/going to shop.

f) The applicant has to ensure that the parking plan inside the campus is strictly followed. The marking for vehicular parking should be clearly maintained for easy and free movement of vehicles.

g) Way provided for OSR land should not be utilized for parking purpose.

Yours faithfully

D. Jayala

For Commissioner of Police
Avadi Police Commissionerate.

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
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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.