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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE COMMISSIONER OF POLICE, GREATER CHENNAI POLICE, VEPERY, CHENNAI - 07.
PRESENT: THIRU.A.ARUN, IPS.,

Rc.No.E2(1)/332/66779/2019 **Dated: 02.08.2024**

Short Title : Greater Chennai Police – Tamil Nadu Cinemas (Regulation) Rules 1957- Issue of No Objection Certificate for construction of Ground floor (Part)/ stilt (Part) + 2 floors Air Conditioned Cinema Theatre with 9 screens at survey No. 165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6, 165/176A7, 165/ 176A8 (as per patta) of Injambakkam Village, East Coast Road, Vettuvankanni,Chennai-115.

Read :
1. Application dt: 23.07.2019 received from Tr. Sanjay Jayapal, at No. 78/132, Dr. Radhakrishnaan Salai, Mylapore, Chennai-04.
2. This office letter in even No. dated: 20.05.2020, 02.02.2023, 26.05.2023 & 08.09.2023 addressed to the Authorities concerned.
3. Chennai District Gazette No.4 (Page No.12) 132A of Tamil Nadu Gazette dated 03.10.2020.
4. Application dated 03.01.2020 - Tr. Sanjay Jayapal, at No. 78/132, Dr. Radhakrishnaan Salai, Mylapore, Chennai-04 .
5. Letter from the Additional Chief Secretary/ Commissioner, Greater Chennai Corporation, Ripon Building, Chennai-03 in TP.D.C.No.D2/0380/2023, dated:08.03.2024.

&&&&&&

ORDER:-

Tr. Sanjay Jayapal, at No. 78/132, Dr. Radhakrishnaan Salai, Mylapore, Chennai-04, wherein he has requested for No Objection Certificate in ' Form B' towards location clearance for the proposed construction of Ground floor (Part)/ stilt (Part) + 2 floors Air Conditioned Cinema Theatre with 9 screens at survey No. 165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6, 165/176A7, 165/ 176A8 (as per patta) of Injambakkam Village, East Coast Road, Vettuvankanni,Chennai-115.

2) The following authorities were addressed as per Tamil Nadu Cinemas (Regulation) Rules, 1957 in this regard vide this office letter in even No. dated 25.02.2020.

i) The Commissioner, Greater Chennai Corporation, Chennai–03.
ii) The District Collector, Chennai, Chennai–01.
iii) The Joint Commissioner of Police, South Zone, GCP.
iv) The Additional Commissioner of Police, Traffic, GCP.

3) The following reports have been received from the concerned.

i) Notification in Form "A2" published in Chennai District Gazette No.4 (Page No.12) I32A of Tamil Nadu Gazette dated 03.10.2020 vide reference third cited received from Government Press.

ii) The applicant has sent a compliance report along with a copy of exhibition of a Notice in the proposed site in the reference fourth cited.

iii) The Additional Commissioner of Police, L&O (South) and the Joint Commissioner of Police, South Zone have recommended for the issue of "No Objection Certificate" in this regard.

iv) The Additional Commissioner of Police, Traffic has also given No Objection for issue of "No Objection Certificate" on traffic point of view.

v) The Additional Chief Secretary/ Commissioner, Greater Chennai Corporation, Ripon Building, Chennai-03 has published the A2 notice at the Greater Chennai Corporation board in the reference fifth cited.

4) The applicant has paid fee of Rs.9,000/- (for 9 screens each screen Rs.1000/-) was remitted vide Challan No.0557038, dated :16.08.2019.

5) The request of the applicant for issue of No Objection Certificate for the proposed construction of Ground floor (Part)/ stilt (Part) + 2 floors Air

Conditioned Cinema Theatre with 9 screens at survey No. 165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6, 165/176A7, 165/ 176A8 (as patta) of Injambakkam Village, East Coast Road, Vettuvankanni,Chennai-115 is considered and "No Objection Certificate" in form 'B' for the construction of Air Conditioned Cinema Theatre as stated above under rule 36 in Part II and u/r 106 Part – VII of Tamil Nadu Cinemas (Regulation) Rules 1957 is issued. This No Objection Certificate is valid for a period of 5 years from date of issue as per rule 36(3) of Tamil Nadu Cinemas (Regulation) Rules 1957. If within this period, the proposed cinema is not put up, a fresh no objection certificate should be applied.

6) If any violation of the conditions as laid down in Tamil Nadu Cinema (Regulation) Rules 1957 is noticed, this No Objection Certificate issued will be cancelled and necessary legal action will be taken.

Sd/- A.Arun.,
Commissioner of Police,
Greater Chennai Police.

To:-

Tr. Sanjay Jayapal, at No. 78/132,
Dr. Radhakrishnaan Salai, Mylapore, Chennai-04
Copy to: The Commissioner, Greater Chennai Corporation, Chennai-03.
Copy to: The District Collector, Chennai, Chennai–01.
Copy to: The Superintending Engineer, Planning and Designs Circle, PWD, Chepauk, Chennai-05.
Copy to: The Member Secretary, CMDA, Egmore, Chennai–8.
Copy to: The Additional Commissioner of Police, Traffic, GCP.
Copy to: The Joint Commissioner of Police, South Zone.
Copy to: The Deputy Commissioner of Police, Adyar District, GCP.
Copy to: The Assistant Commissioner of Police, Neelankarai Range, GCP.
Copy to: The Inspector of Police, J-8 Neelankarai Police Station, GCP.
Copy to: Stock file.

//t.c.f.b.o//

28/2

Deputy Commissioner of Police,
(Administration),
Greater Chennai Police.

2/8

NOTARY
CHENNAI
TAMIL NADU

Rc.No.E2(1)/332/66779/2019

O/o the Commissioner of Police,
Greater Chennai Police,
Vepery, Chennai-07.
Dated:02.08.2024

FORM "B"
No Objection Certificate
(Rule 36 in Part-II and Rule 106 in Part VII)

In exercise of the powers conferred in Rule 36 in Part –II / rule 106 in part VII of Tamil Nadu Cinemas (Regulation) Rule 1957, it hereby grants this certificate that there is "No Objection" from Police point of view is issued to Tr. Sanjay Jayapal, at No. 78/132, Dr. Radhakrishnaan Salai, Mylapore, Chennai-04 for the proposed construction of Ground floor (Part)/ stilt (Part) + 2 floors Air Conditioned Cinema Theatre with 9 screens at survey No. 165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6, 165/176A7, 165/ 176A8 (as per patta) of Injambakkam Village, East Coast Road, Vettuvankanni,Chennai-115 which comes under the licensing Authority of Commissioner of Police, Greater Chennai Police.

The "No Objection Certificate" is valid for a period of 5 years from date of the order as per rule 36(3) of Tamil Nadu Cinemas (Regulation) Rules 1957 in case of permanent Cinema. If the proposed Cinema Theatre is not constructed within this period, the applicant should apply for a fresh "No Objection Certificate".

Dated this **02nd day of August 2024**

2/8/24

For Commissioner of Police,
Greater Chennai Police,

19/25
2/8

NOTARY
CHENNAI
TAMIL NADU
REG.No.7077
GOVERNMENT OF INDIA

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

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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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