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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. License/10806/2022, dated. 27.07.2022.

Sir,

Sub : Police – Avadi Police Commissionerate – CMDA – Planning Permission Application for the proposed construction of **High Rise** Group development Residential cum Commercial building Consisting of 7 Residential Floor + 13 Floors – 1053 dwelling units and a Club House Block with G.Floor + 2 Floors, in addition a commercial Block with Stilt Floor + 4 Floors, abutting padur Road, comprised in S.No.399/1A, 1B, 1C, 1D, 1E, 1F & 3B and 418/1A, 1B, 1C & 1D2 of Kuthambakkam Village, Thiruvallur District, within the limits of Poonamallee Panchayat Union, applied by **M/s. Sri Ram Properties Pvt. Ltd., - NOC – Recommendation** – sent - Regarding.

Ref : Letter No.CMDA/PP/HRB/N/0235/2022-1, dated 23.05.2022 of the Member Secretary, Chennai Metropolitan Development Authority, Egmore, Chennai.600 008.

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Kind attention is invited to the reference cited.

2. The applicant **M/s.Sri Ram Properties Pvt. Ltd.,** has applied for Traffic NOC Planning Permission for the proposed construction of **High Rise** Group development Residential cum Commercial building Consisting of 7 Residential Floor + 13 Floors – 1053 dwelling units and a Club House Block with G.Floor + 2 Floors, in addition a commercial Block with Stilt Floor + 4 Floors, abutting padur Road, comprised in S.No.399/1A, 1B, 1C, 1D, 1E, 1F & 3B and 418/1A, 1B, 1C & 1D2 of Kuthambakkam Village, Thiruvallur District, within the limits of Poonamallee Panchayat Union.

3. In this connection it is informed that, the traffic flow at Padur Road was taken on 05.06.2022. Traffic flow which comes to 343 PCU/Hr compared to 900 PCR/Hr as per IRC Norms 106 vehicle is within the IRC Norms, as this road considered as Collectors Road.

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4. It is also informed that, the parking space has been calculated as per Panchayat Norms. The plan has shown that, the parking space would be provided for 935 Cars and 1077 Two Wheelers against CMDA requirement of 202 Car and 636 Two Wheelers. The applicant provided sufficient parking space for the above said site. Hence, parking is sufficient for the above said site.

5. The construction of Residential cum Commercial Building in this site is **"RECOMMENDED"** on traffic point of view, subject to the following conditions.

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

ii) The Entry and Exit should be provided with good illumination/reflection on the wall with flickers.

iii) Both the Entry and Exit gates security post/cabin should be kept deep inside from the main Road minimum 30-40 Meters.

iv) The gate compound wall should be constructed in both entry and exit with good bell mount shape to avoid hindrance to the main stream of vehicles on the public road.

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

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

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

viii) 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.

ix) Traffic Marshall of the applicant's should take care from the road.

x) The Commercial Block (Stilt + 4 Floors) should be designed as per the above conditions prescribed for entry/exit/vehicle parking well inside the land from the Main Road to avoid any small obstacle for the normal flow of traffic.

Yours faithfully,

For Commissioner of Police,
Avadi Police Commissionerate.

29/7/2022

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

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Services we run for you
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The LandLens suite
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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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