Verified RealEstate™

RE REGULATORY RECORD

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

M/s Prestige Estates Projects Limited

Date: 04-09-2024

Prestige Polygon, No 471, Top Floor, Anna Salai, Nandanam, Chennai-600035

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/083124/1203893**
Applicant Name*	**G Shiyamalann**
Site Address*	**Building site Tower 1 located in Old Survey Nos 1064/1,2,3, TS No 8, Block No 50, Ward C, Madhavaram Village and in Door No 149, GNT Road, Madhavaram, Chennai- 600060**
Site Coordinates*	**13 08 06.13N 80 14 04.00E, 13 08 05.31N 80 14 04.17E, 13 08 06.16N 80 14 04.40E, 13 08 06.22N 80 14 04.40E, 13 08 05.42N 80 14 04.67E, 13 08 05.29N 80 14 04.69E, 13 08 06.57N 80 14 05.58E, 13 08 05.78N 80 14 05.61E, 13 08 06.51N 80 14 05.61E, 13 08 05.61N 80 14 05.65E, 13 08 06.69N 80 14 05.97E, 13 08 06.27N 80 14 06.07E, 13 08 06.33N 80 14 06.15E, 13 08 05.99N 80 14 06.24E**
Site Elevation in mtrs AMSL as submitted by Applicant*	**7.98 M**
Type Of Structure*	**Building**

*As provided by applicant

Your site is located at a distance 16803 mts from ARP and lies in the grid C16 of the published CCZM of Chennai airport. The Permitted top elevation for this grid is 126 mts.

Since the requested top elevation 85.48 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

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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

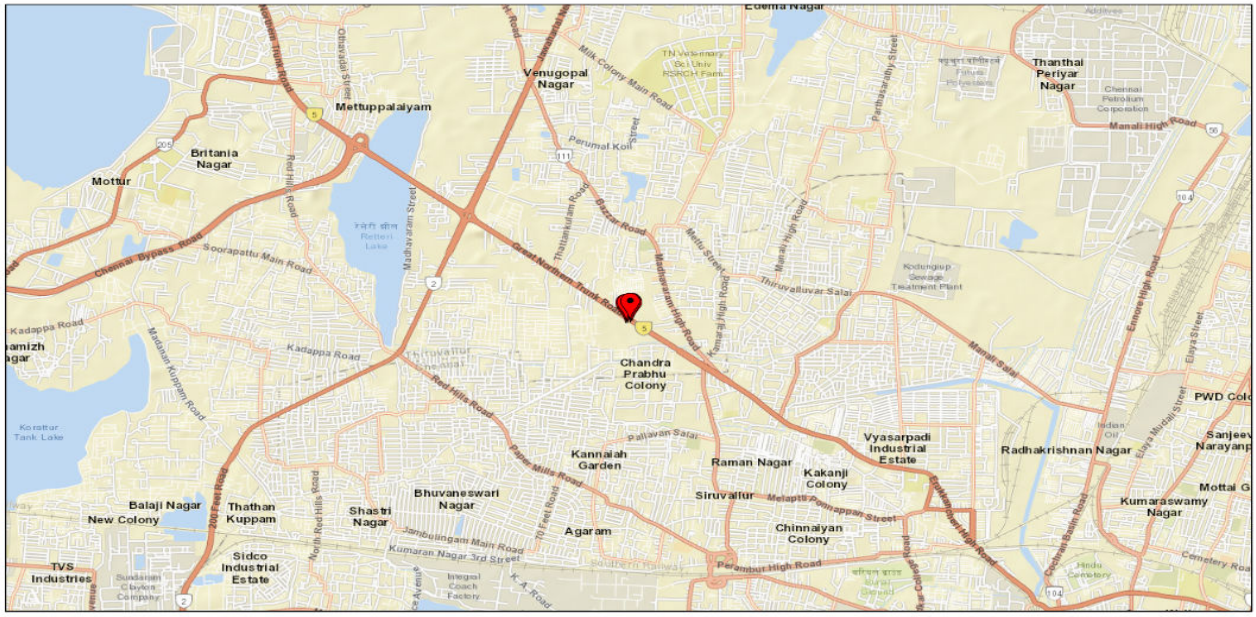
Address: General Manager Airports Authority of India, Regional Headquarter, Southern Region, Chennai Airport, Chennai-600027 (Tamil Nadu)

Email ID: vomm.noc@aai.aero

Contact No: 044-22560046

ANNEXURE

Street View



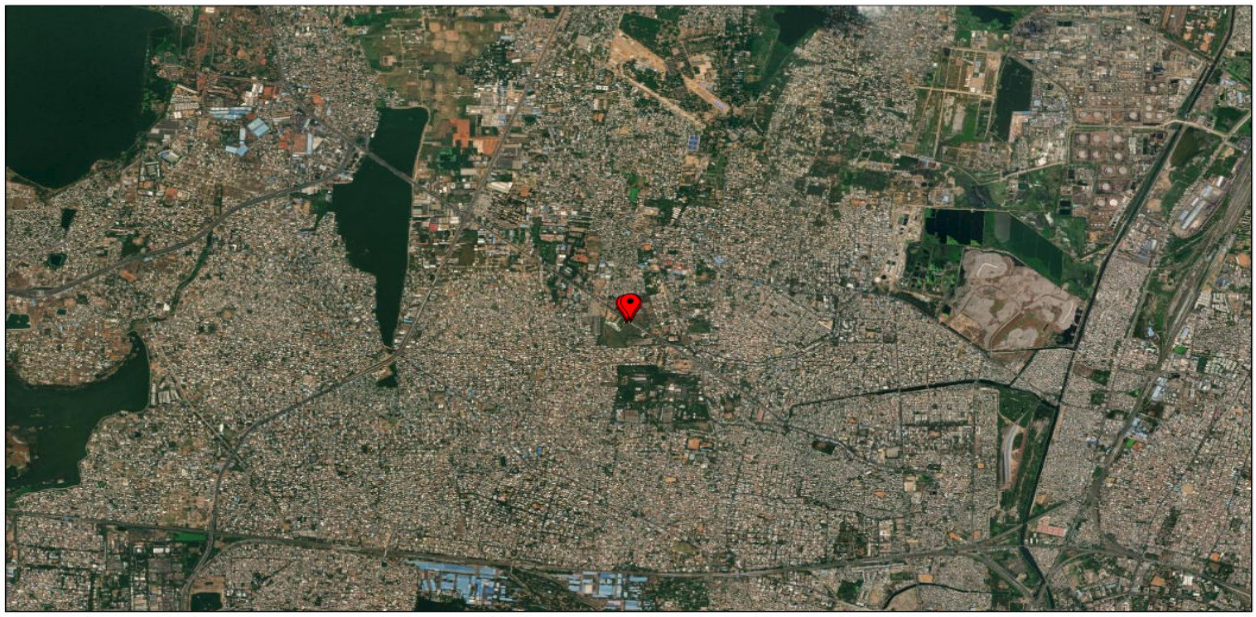
August 31, 2024

1:45,000
0 0.38 0.75 1.5 mi
0 0.5 1 2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

AAI

Satellite View



August 31, 2024

1:45,000
0 0.38 0.75 1.5 mi
0 0.5 1 2 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

AAI

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

M/s Prestige Estates Projects Limited

Date: 04-09-2024

Prestige Polygon, No 471, Top Floor, Anna Salai, Nandanam, Chennai- 600035

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/083124/1205057**
Applicant Name*	**G Shiyamalann**
Site Address*	**Building site Tower 2 located in Old Survey Nos 1064/1,2,3, TS No 8, Block No 50, Ward C, Madhavaram Village and in Door No 149, GNT Road, Madhavaram, Chennai- 600060**
Site Coordinates*	**13 08 06.92N 80 14 06.27E, 13 08 06.96N 80 14 06.40E, 13 08 06.92N 80 14 06.43E, 13 08 06.10N 80 14 06.52E, 13 08 06.23N 80 14 07.06E, 13 08 06.14N 80 14 07.10E, 13 08 06.35N 80 14 07.45E, 13 08 06.26N 80 14 07.50E, 13 08 07.29N 80 14 07.80E, 13 08 06.95N 80 14 07.94E, 13 08 06.96N 80 14 08.03E, 13 08 06.55N 80 14 08.14E**
Site Elevation in mtrs AMSL as submitted by Applicant*	**7.98 M**
Type Of Structure*	**Building**

*As provided by applicant

Your site is located at a distance 16894 mts from ARP and lies in the grid C16 of the published CCZM of Chennai airport. The Permitted top elevation for this grid is 126 mts.

Since the requested top elevation 85.48 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

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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

ANNEXURE

Street View



August 31, 2024

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

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

AAI

Satellite View



August 31, 2024

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

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

AAI

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

M/s Prestige Estates Projects Limited

Date: 04-09-2024

Prestige Polygon, No 471, Top Floor, Anna Salai, Nandanam, Chennai-600035

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/083124/1205059**
Applicant Name*	**G Shiyamalann**
Site Address*	**Building site Tower 3 located in Old Survey Nos 1064/1,2,3, TS No 8, Block No 50, Ward C, Madhavaram Village and in Door No 149, GNT Road, Madhavaram, Chennai- 600060**
Site Coordinates*	**13 08 07.50N 80 14 08.34E, 13 08 07.56N 80 14 08.49E, 13 08 07.52N 80 14 08.50E, 13 08 06.71N 80 14 08.59E, 13 08 06.85N 80 14 09.04E, 13 08 06.72N 80 14 09.14E, 13 08 07.21N 80 14 09.92E, 13 08 07.99N 80 14 09.95E, 13 08 07.91N 80 14 09.99E, 13 08 07.18N 80 14 10.04E, 13 08 08.09N 80 14 10.35E, 13 08 07.68N 80 14 10.50E, 13 08 07.70N 80 14 10.54E, 13 08 07.35N 80 14 10.68E**
Site Elevation in mtrs AMSL as submitted by Applicant*	**7.98 M**
Type Of Structure*	**Building**

*As provided by applicant

Your site is located at a distance 16946 mts from ARP and lies in the grid C16 of the published CCZM of Chennai airport. The Permitted top elevation for this grid is 126 mts.

Since the requested top elevation 85.48 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

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

Designated Officer

Region Name: SOUTH

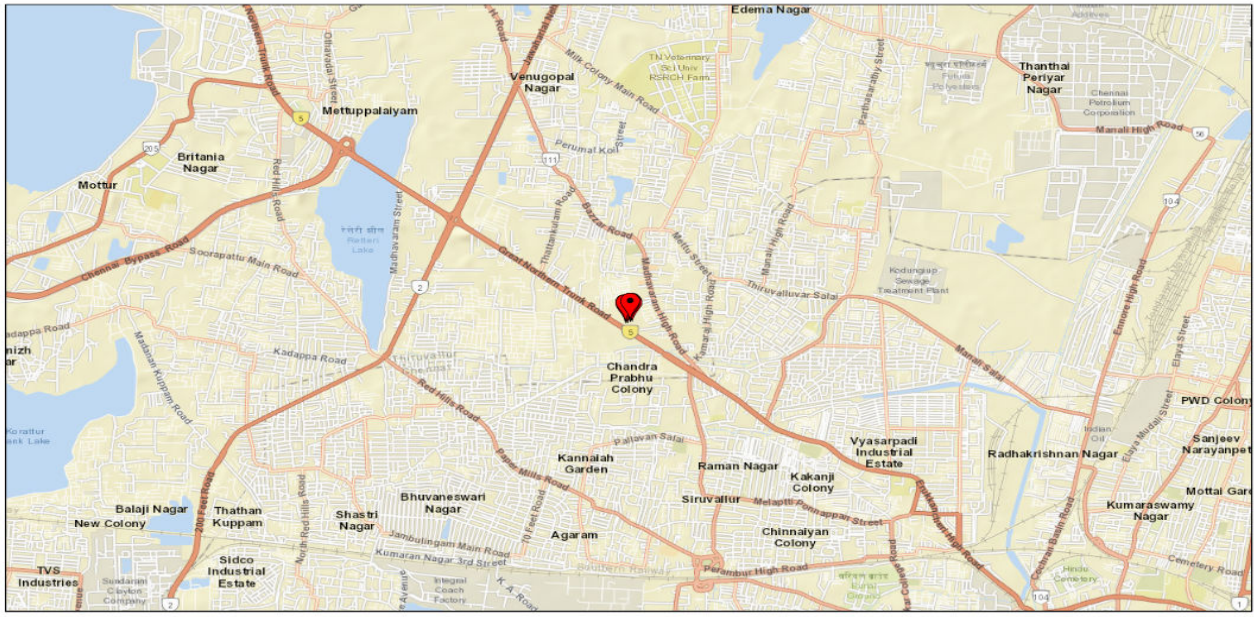
Address: General Manager Airports Authority of India, Regional Headquarter, Southern Region, Chennai Airport, Chennai-600027 (Tamil Nadu)

Email ID: vomm.noc@aai.aero

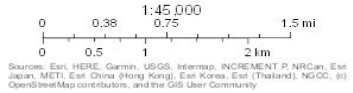
Contact No: 044-22560046

ANNEXURE

Street View

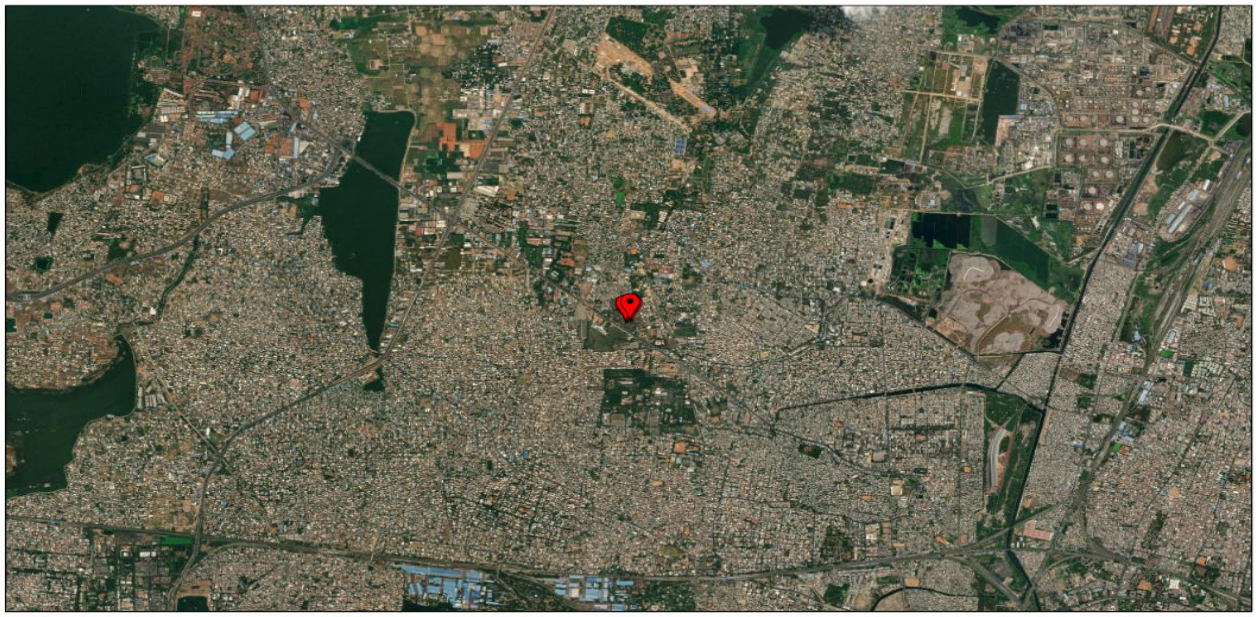


August 31, 2024

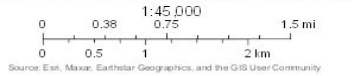


AAI

Satellite View



August 31, 2024



AAI

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

M/s Prestige Estates Projects Limited

Date: 04-09-2024

Prestige polygon, No 471, Top Floor, Anna Salai, Nandanam, Chennai- 600035

System Generated Auto Assessment for Height Clearance

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2. Assessment details for Height Clearance:

NOC ID :	**CHEN/SOUTH/B/083124/1205062**
Applicant Name*	**G Shiyamalann**
Site Address*	**Building site Tower 4 located in Old Survey Nos 1064/1,2,3, TS No 8, Block No 50, Ward C, Madhavaram Village and in Door No 149, GNT Road, Madhavaram, Chennai- 600060**
Site Coordinates*	**13 08 05.69N 80 14 08.94E, 13 08 04.83N 80 14 09.18E, 13 08 05.81N 80 14 09.29E, 13 08 05.68N 80 14 09.33E, 13 08 04.99N 80 14 09.67E, 13 08 04.83N 80 14 09.72E, 13 08 06.08N 80 14 10.56E, 13 08 06.05N 80 14 10.58E, 13 08 05.29N 80 14 10.62E, 13 08 05.12N 80 14 10.68E, 13 08 06.20N 80 14 10.95E, 13 08 05.79N 80 14 11.08E, 13 08 05.81N 80 14 11.14E, 13 08 05.49N 80 14 11.24E**
Site Elevation in mtrs AMSL as submitted by Applicant*	**7.98 M**
Type Of Structure*	**Building**

*As provided by applicant

Your site is located at a distance 16870 mts from ARP and lies in the grid C16 of the published CCZM of Chennai airport. The Permitted top elevation for this grid is 126 mts.

Since the requested top elevation 85.48 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

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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.

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

Designated Officer

Region Name: SOUTH

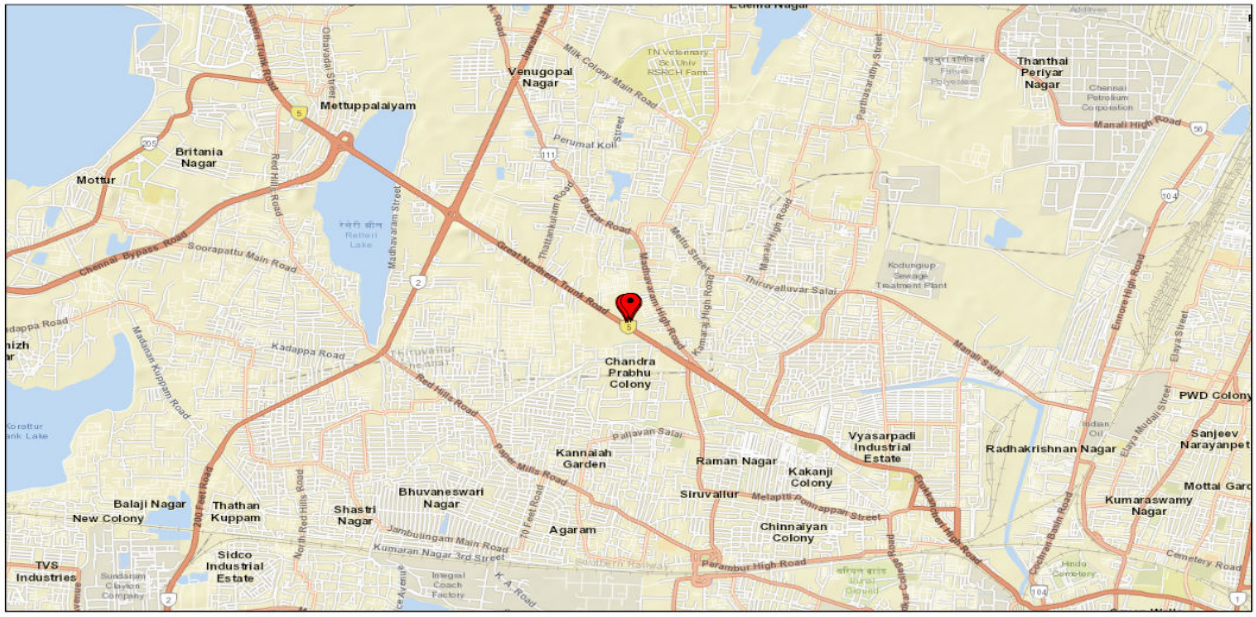
Address: General Manager Airports Authority of India, Regional Headquarter, Southern Region, Chennai Airport, Chennai-600027 (Tamil Nadu)

Email ID: vomm.noc@aai.aero

Contact No: 044-22560046

ANNEXURE

Street View



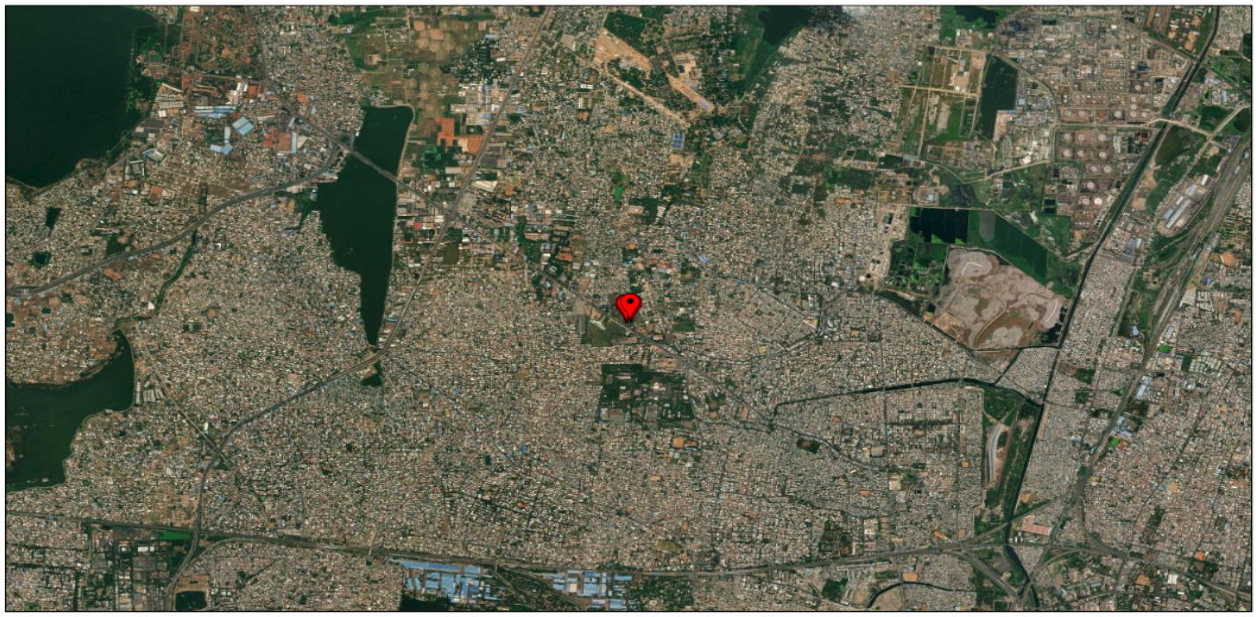
August 31, 2024

1:45,000
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

AAI

Satellite View



August 31, 2024

1:45,000
0 0.38 0.75 1.5 mi
0 0.5 1 2 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

AAI

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AIRPORTS AUTHORITY OF INDIA

M/s Prestige Estates Projects Limited

Date: 09-09-2024

Prestige Polygon, No 471, Top Floor, Anna Salai, Nandanam, Chennai- 600035

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/090124/1205063**
Applicant Name*	**G Shiyamalann**
Site Address*	**Building site Tower 5 located in Old Survey Nos 1064/1,2,3, TS No 8, Block No 50, Ward C, Madhavaram Village and in Door No 149, GNT Road, Madhavaram, Chennai- 600060**
Site Coordinates*	**13 08 04.75N 80 14 06.47E, 13 08 04.10N 80 14 06.66E, 13 08 04.21N 80 14 07.06E, 13 08 04.11N 80 14 07.10E, 13 08 04.96N 80 14 07.22E, 13 08 04.91N 80 14 07.25E, 13 08 05.19N 80 14 07.96E, 13 08 05.15N 80 14 07.99E, 13 08 05.24N 80 14 08.08E, 13 08 05.20N 80 14 08.10E, 13 08 04.60N 80 14 08.27E, 13 08 04.46N 80 14 08.29E, 13 08 05.32N 80 14 08.59E, 13 08 04.72N 80 14 08.71E**
Site Elevation in mtrs AMSL as submitted by Applicant*	**7.98 M**
Type Of Structure*	**Building**

*As provided by applicant

Your site is located at a distance 16844 mts from ARP and lies in the grid C16 of the published CCZM of Chennai airport. The Permitted top elevation for this grid is 126 mts.

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Designated Officer

Region Name: SOUTH

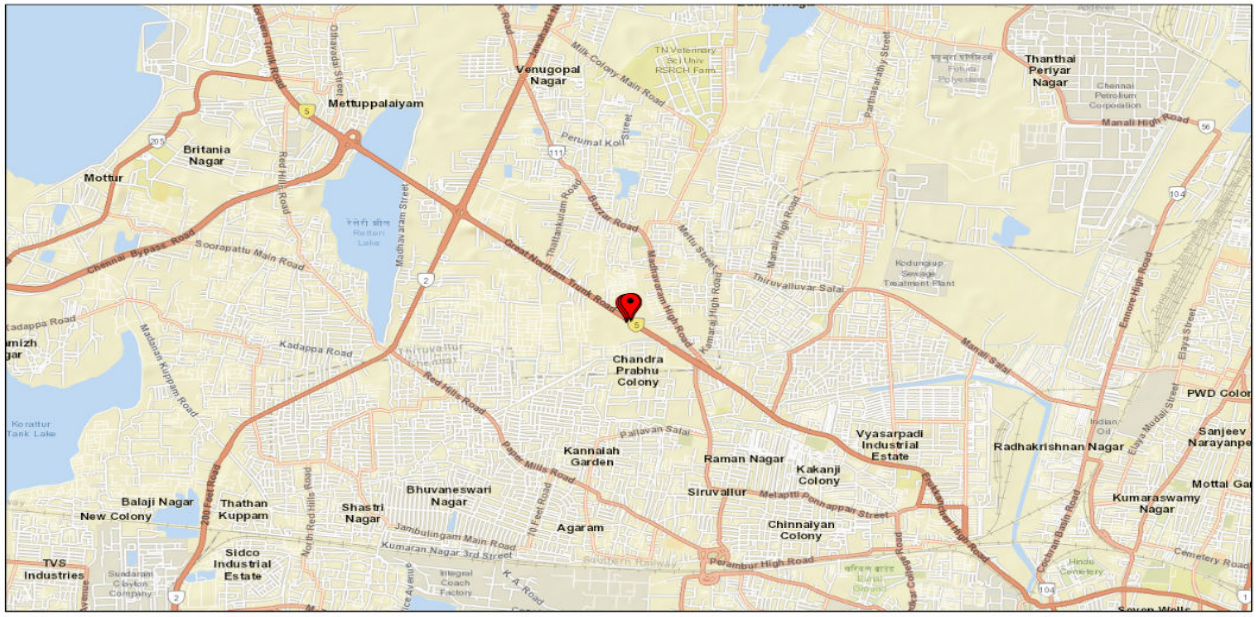
Address: General Manager Airports Authority of India, Regional Headquarter, Southern Region, Chennai Airport, Chennai-600027 (Tamil Nadu)

Email ID: vomm.noc@aai.aero

Contact No: 044-22560046

ANNEXURE

Street View



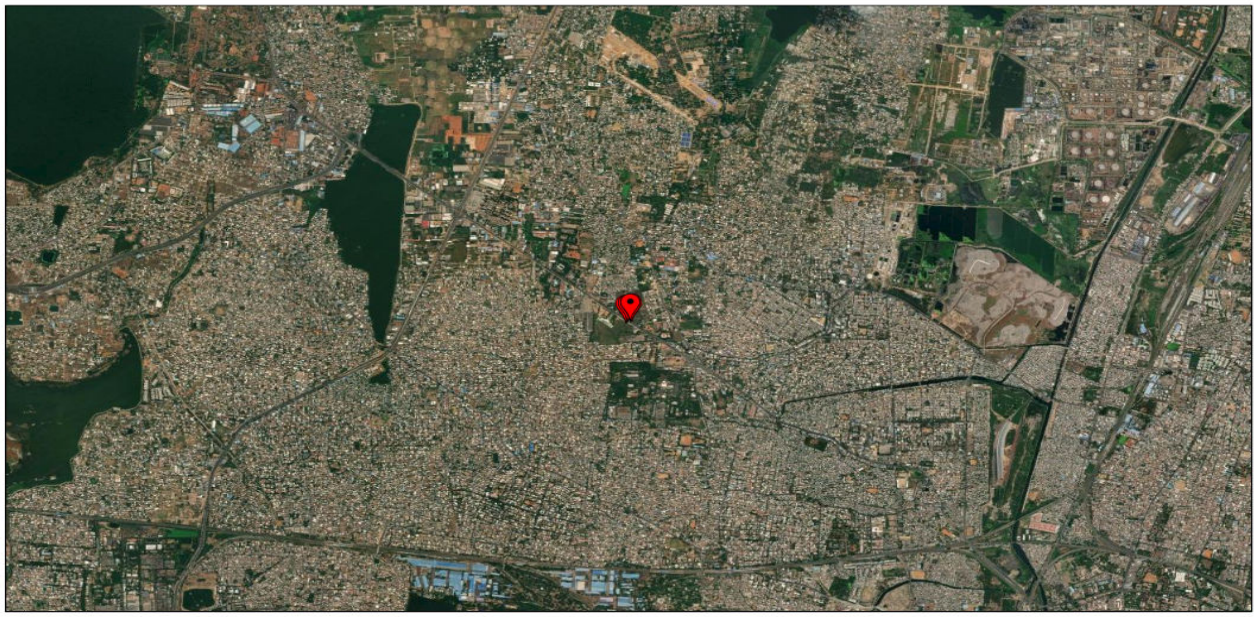
September 1, 2024

1:45,000
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

AAI

Satellite View



September 1, 2024

1:45,000
0 0.38 0.75 1.5 mi
0 0.5 1 2 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

AAI

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AIRPORTS AUTHORITY OF INDIA

M/s Prestige Estates Projects Limited

Date: 09-09-2024

Prestige Polygon, No 471, Top Floor, Anna Salai, Nandanam, Chennai- 600035

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/090124/1205064**
Applicant Name*	**G Shiyamalann**
Site Address*	**Building Site Club House located in Old Survey Nos 1064/1,2,3, TS No 8, Block No 50, Ward C, Madhavaram Village and in Door No 149, GNT Road, Madhavaram, Chennai-600060**
Site Coordinates*	**13 08 04.48N 80 14 04.81E, 13 08 03.82N 80 14 05.03E, 13 08 03.66N 80 14 05.21E, 13 08 04.85N 80 14 06.05E, 13 08 04.00N 80 14 06.29E**
Site Elevation in mtrs AMSL as submitted by Applicant*	**7.98 M**
Type Of Structure*	**Building**

*As provided by applicant

Your site is located at a distance 16812 mts from ARP and lies in the grid C16 of the published CCZM of Chennai airport. The Permitted top elevation for this grid is 126 mts.

Since the requested top elevation 43.63 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

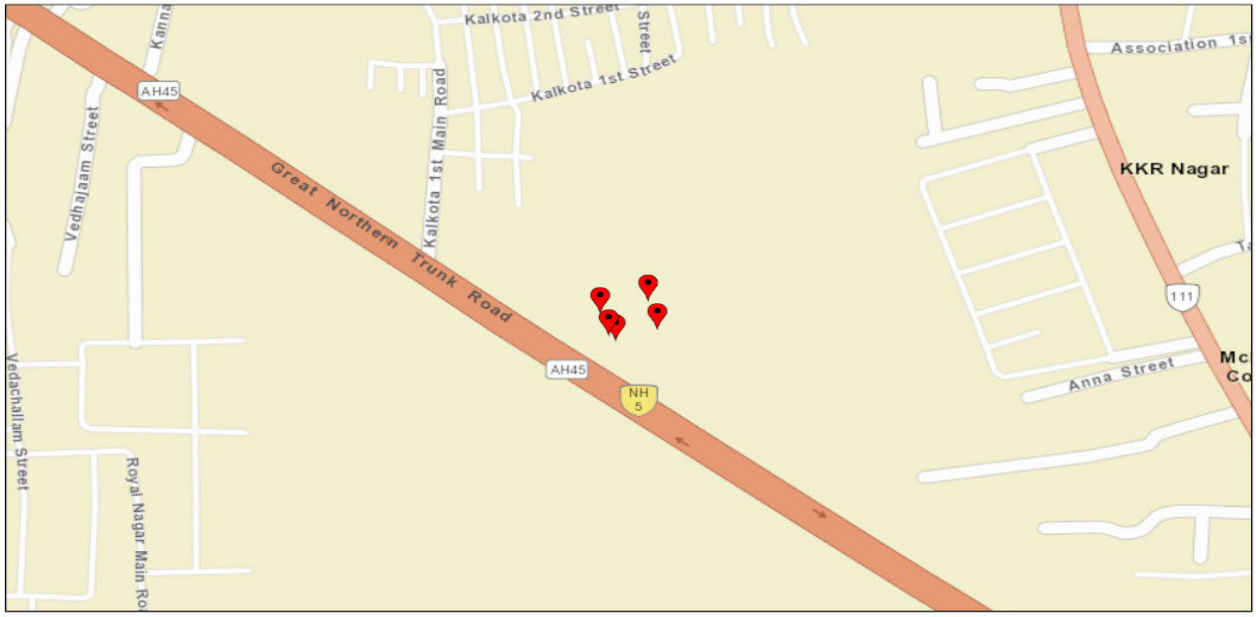
Address: General Manager Airports Authority of India, Regional Headquarter, Southern Region, Chennai Airport, Chennai-600027 (Tamil Nadu)

Email ID: vomm.noc@aai.aero

Contact No: 044-22560046

ANNEXURE

Street View



September 1, 2024

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

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

AAI

Satellite View



September 1, 2024

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

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

AAI

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
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+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.