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

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DIGITALLY VERIFIED RECORD

आजादी का अमृत महोत्सव

Tele: 22395553/ 7350
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AFS Tambaram
Chennai – 600 046

AFSTAM/4009/5/ATS (BM-II)

23 Feb 23

M/S. Alwarpet Properties Pvt Ltd
C/O Geoid Consultancy Pvt Ltd
Old No.42/3, New No.99, Ist Floor,
Velachery Main Road, Guindy,
Chennai – 600 032

NOC APPLICATION FOR THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING AT T.NAGAR VILLAGE

Dear Sir,

1. Reference is made to your application seeking No Objection Certificate (NOC) from the IAF for construction of commercial building.

2. The application has been scrutinized as per Air HQ policy guidelines in vogue which are uploaded on IAF website https//indianairforce.nic.in. As per Para.6 of GSR 751 (E), the area around the Aerodromes/ Airfield are divided into Color Coded Zoning Map (CCZM) for ease of obtaining NOC. Your Application for construction of Multi Storied commercial building falls in **Yellow Zone of CCZM** map. Building/ Installations having height more than 144 M, AMSL in Yellow zone are required to be processed with Indian Air Force (IAF) for obtaining NOC. However, the proposed building height is 55.13M, AMSL (structure Height: 42.00M + Site Elevation: 7.13 M + Crane Height: 06 M), thus, it falls within the jurisdiction of Local Municipal Authority (LMA). It is, requested to forward the application directly to Local Municipal Authority (LMA) for obtaining NOC. Subsequently, a copy of the NOC issued by LMA shall be forwarded to this office for future reference.

3. Due to the location of the site close to Chennai airport, **NOC is also to be obtained from Airport Authority of India (AAI), Chennai.**

4. In view of the above, the application is returned un-actioned. You are advised to forward the application to your LMA as per the GSR 751(E) for obtaining NOC.

5. For information and necessary action, please.

Rekha

(Rekha Singh)
Wg Cdr
SATCO
AFS Tambaram

Copy to: - HQ TC, IAF (CATCO)

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

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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.