

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.

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AFS Tambaram
Chennai – 600 046

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

21 August 2024

Shri. S Ethiraja,
General Manager, Pacifica Aurum,
Near SRR Engineering College
Veeranam Road(OMR),
Padur, Chennai,
603103

**NOC APPLICATION FOR THE PROPOSED CONSTRUCTION OF
MULTISTORIED RESIDENTIAL APARTMENT BUILDING AT PADUR VILLAGE**

Dear Sir,

1. Reference is made to your application seeking No Objection Certificate (NOC) from the IAF for construction of multistoried residential apartment 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 multistoried residential apartment building falls in **Yellow Zone of published CCZM** map of AFS Tambaram. Only, the building/ Installations having height more than **144M, AMSL** in Yellow zone are required to be processed with Indian Air Force (IAF) for obtaining NOC. However, the proposed height of the building is **77.24M, AMSL** (Structure Height: **66M** + Site Elevation: **6.24M** + Crane Height: **5M**) which falls in the jurisdiction of Local Municipal Authority (LMA). Thus, the case is to be processed with LMA for obtaining NOC. In addition, due to proximity of the site to Chennai Airport, **NOC is also to be obtained from Airport Authority of India (AAI), Chennai.**
3. 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. **Subsequently, a copy of the NOC issued by LMA shall be forwarded to this office for future reference.**
4. For your information and necessary action, please.

Yours sincerely,

(S Sam Melehisedec)
Wing Commander
Senior ATC Officer

Copy to: - HQ TC, IAF (CATCO)

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](#)



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

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

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

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



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
3/350/2 Mettukuppam,
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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.

