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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

ThalamuthuNatarajanBuilding, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

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E-mail: mscmda@tn.gov.in

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Letter No.CMDA/PP/HRB/S/0275/2023

Dated: 27.10.2023

To

**The Commissioner,
Tambaram Municipal Corporation,
Tambaram, Chennai.**

Sir,

Sub : CMDA – Area Plans Unit – HRB(South) Division – Planning Permission Application for the Proposed construction of High Rise Group development with 53.40m height consisting of **Extended Combined Double Basement Floor** comprising with 2 Blocks, **Block1:** Ground floor(Retail Shop, Cafeteria) + 12 Floors, **Block 2:** Ground floor (Retail Shop, Cafeteria) + 12 Floors and **Block 3 (MLCP):** Basement + 6 level + Terrace level(Two Wheeler Parking) with height of 18.30m **IT/ITES** building at Pallavaram - Thoraipakkam 200 Feet Radial Road (MMRD Road), Pallavaram, Chennai – 600043 comprised in Old Survey Nos. 109/1A1, 109/1A2, 109/1A3, 109/1B, 109/2A1, 109/2B, 109/3, 109/3A2, 109/3A3, 114/5C, 115/2C, 116/3, 116/4B, 116/4B2, 116/5, 116/8A, 116/8B, 116/11, 116/12A & 116/12B, T.S.Nos. 5/1, 6/1, 9/1, 9/2, 10, 11/1, 11/2, 13, 15, 17, 18, 19, 20, 21/1, 21/2, 21/3, 21/4, 21/5, 21/6, 21/7, 21/8, 21/9, 21/10, 21/11, 21/12, 21/13, 21/14, 21/15, 22, 23, 35/1, 35/2, 36, Block No.26, Ward No.C of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu District within the limits of Tambaram Corporation applied by **M/s. Brigade Enterprises Ltd (POA – Holder for M/s. Agni Estates and Foundations Pvt Ltd & Mrs. T.C. Rohini)** – Approved and forwarded to local body for issue of building license – Regarding.

- Ref :
- 1) Planning Permission Application received in the SBC No. CMDA/PP/HRB/S/0275/2023, dated 17.04.2023.
 - 2) AAI NOC in CHEN/SOUTH/B/052522/674245 dated 17.06.2022.
 - 3) AAI NOC in CHEN/SOUTH/B/052522/674247 dated 17.06.2022.
 - 4) Environmental Clearance in letter No.SEIAA-TN/F.No.8874/EC/8(a)/856/2022 dated 20.07.2022.
 - 5) Minutes of the 271st MSB panel meeting held on 30.05.2023.
 - 6) Online particular letter sent to the applicant on 12.06.2023.

- 7) DF&RS NOC in R.Dis.No.9000/C1/2023, PP.NOC.No.85/2023 dated 21.06.2023.
- 8) This office letter even No. dated 06.07.2023 addressed to The Government.
- 9) Government letter (Ms) No. 89, H&UD dept, dated 31.07.2023.
- 10) Letter from TANGEDCO in Lr.No.SE/CEDC/S-II/EE/C(NI)/F.land/D.138/23, dated 01.08.2023.
- 11) NOC from Petroleum & Explosive Safety Organisation (PESO) for HSD Yard in No.A/P/SC/TN/15/3407(P570703) dated 07.08.2023.
- 12) ELCOT NOC in ELCOT/ITPD/FSI/Brigade Enterprises Limited/2023 dated 08.08.2023.
- 13) WRD letter received in No.DB/T5(3)/F.NOC/004430 Zamin Pallavaram 007466/2023 dated 22.09.2023.
- 14) Structural vetted by Special Chief Engineer, PWD dated 26.09.2023.
- 15) This office DC advice letter dated 03.10.2023.
- 16) TDR division in No.TDR/OSR/7004/2023 dated 17.10.2023 along with OSR gift deed vide document No.10608/2023 dated 13.10.2023.
- 17) Applicant letter dated 17.10.2023 enclosing payment receipt, revised plan and undertakings.

The Planning Permission for the Proposed construction of High Rise Group development with 53.40m height consisting of **Extended Combined Double Basement Floor** comprising with 2 Blocks, **Block1:** Ground floor(Retail Shop, Cafeteria) + 12 Floors, **Block 2:** Ground floor (Retail Shop, Cafeteria) + 12 Floors and **Block 3 (MLCP):** Basement + 6 level + Terrace level(Two Wheeler Parking) with height of 18.30m **IT/ITES** building at Pallavaram - Thoraipakkam 200 Feet Radial Road (MMRD Road), Pallavaram, Chennai – 600043 comprised in Old Survey Nos. 109/1A1, 109/1A2, 109/1A3, 109/1B, 109/2A1, 109/2B, 109/3, 109/3A2, 109/3A3, 114/5C, 115/2C, 116/3, 116/4B, 116/4B2, 116/5, 116/8A, 116/8B, 116/11, 116/12A & 116/12B, T.S.Nos. 5/1, 6/1, 9/1, 9/2, 10, 11/1, 11/2, 13, 15, 17, 18, 19, 20, 21/1, 21/2, 21/3, 21/4, 21/5, 21/6, 21/7, 21/8, 21/9, 21/10, 21/11, 21/12, 21/13, 21/14, 21/15, 22, 23, 35/1, 35/2, 36, Block No.26, Ward No.C of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu District within the limits of Tambaram Corporation, has been examined and Planning Permission is issued based on the Government approval accorded in the reference 8th cited subject to the usual conditions put forth by CMDA in reference 15th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd to 4th, 7th & 10th to 13th cited and subject to the conditions **"That the applicant has to construct the ornamental clock tower leaving the required setback of 7.00m all around"**.

2. The applicant in the reference 17th cited has remitted the following charges in receipt No.B0024330, dated 18.10.2023:

Sl. No.	Charges	Amount
1.	Development charge for land and building under Sec.59 of the T&CP Act, 1971	₹.30,90,000/- (Rupees Thirty Lakh and Ninety Thousand only)
2.	Balance Scrutiny Fee	₹.85,000/- (Rupees Eighty Five Thousand only)
3.	Regularization charges	₹.20,70,000/- (Rupees Twenty Lakh and Seventy Thousand only)
4.	OSR Charges	NIL
5.	Security Deposit for Building (BG furnished)	₹.4,29,70,000/- (Rupees Four Crore Twenty Nine Lakh and Seventy Thousand only)
6.	Security Deposit for Display Board	₹.10,000/- (Rupees Ten Thousand only)
7.	Security Deposit for STP (BG furnished)	₹.23,00,000/- (Rupees Twenty Three Lakh only)
8.	Infrastructure & Amenities Charges	₹.5,62,80,000/- (Rupees Five Crore Sixty Two Lakh and Eighty Thousand only)
9.	Premium FSI Charges	NIL
10.	Shelter charges	₹.3,72,40,000/- (Rupees Three Crore Seventy Two Lakh and Forty Thousand only)
11.	Caution Deposit (BG furnished)	₹.8,84,30,000/- (Rupees Eight Crore Eighty Four Lakh and Thirty Thousand only)
12.	Flag Day Fee.	₹.500/- (Rupees Five hundred only)

2. The applicant has furnished the Bank Guarantee for Rs.4,29,70,000/- towards Security Deposit for building in B.G.No.04221GF231029390, dated 17.10.2023, Bank Guarantee for Rs.8,84,30,000/- towards Caution Deposit in B.G.No.04221GF231029381, dated 17.10.2023 & Bank Guarantee for Rs.23,00,000/- (Rupees Twenty Three Lakhs Only) towards Security Deposit for STP in B.G.No.04221GF231029393, dated 17.10.2023 valid upto 23.03.2031 issued by Kotak Mahindra Bank Ltd., Trade Finance, Anna Salai, Chennai – 600 035.

3. The applicant has reserved OSR area measuring an extent of 2073.89 Sq.m. The same has been registered through a gift deed document No. 10608/2023 dated 12.10.2023.

4. The Promoter has to submit the necessary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of TNCD&BR and enforcement action will be taken against such development.

5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

In this regard, the applicant has furnished the Structural design Drawings & Report vetted by PWD as in the reference 14th cited.

6. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and

GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

7. The Planning Permission holder shall be responsible to ensure that the Building / Structure in the adjoining site are not weakened / Damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

8. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

9. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

10. The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall at least be 50 Kilogram per Sq.m. All new buildings shall have solar assisted water heating system installed before they are utilized for business or other activity.

The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

11. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate.

12. As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, the promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate Regulatory Authority.
13. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.
14. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.
15. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regard the applicant has furnished an undertaking.
16. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.
17. Two sets plan for the proposed development is approved and numbered as **PP/HRB/29/2023/A to Q dated 27.10.2023** in Planning Permit No. **15608** are sent herewith. The Planning Permit is valid for the period from **27.10.2023 to 26.10.2031**.
18. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully


27-10-2023
for **Member Secretary**
27/10/23

Encl :

1. Two copies of Approved Plan
2. Two copies of Planning Permission

Copy to:

1. **M/s. Brigade Enterprises Ltd.**

(POA – Holder for M/s. Agni Estates and Foundations Pvt Ltd & Mrs. T.C. Rohini),
No. 5/142, Rajiv Gandhi Salai, Perungudi,
Chennai – 600096,

2. **The Deputy Planner,**
Enforcement Cell (South),
CMDA, Chennai 600008.
(With one set of approved plans)
3. **The Director of Fire & Rescue Service**
No.1, Greams Road, Chennai-600 006.
(With one set of approved plans)
4. **The Additional Commissioner of Police (Traffic)**
Greater Chennai,
Vepery, Chennai – 600007.
5. **The Chief Engineer**
TNEB, Chennai – 600002.
6. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai – 600034.
7. **The Chairperson**
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai 600008.
(With one set of approved plans)
8. **Thiru. Venkata Krishnan,** (Architect)
No.18, Third Seaward Road,
Valmiki Nagar, Thiruvanmiyur,
Chennai – 600 041.
9. **Thiru.H.N. Renuka Prasad,** (Structural Engineer)
G-11 & G-12, No.37, Ramanashree Chambers,
Cubban Road,
Bangalore - 560001.
Ph: 9545117488
10. **Thiru.Thirumanan**(Site Engineer),
No.3, Rajambal Street, Dhandeeswaram Nagar,
Velachery, Chennai.600042.

ELCOT /ITPD/FSI/Brigade Enterprises Limited/2023

08.08.2023

To

The Member Secretary,
Chennai Metropolitan Development Authority (CMDA)
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008

Sir,

Sub: ELCOT- MSB-IT Building – FSI – Proposed Construction of IT/ITES Building by M/s Brigade Enterprises Limited, No. 5/142,Rajiv Gandhi Salai,(OMR),Perungudi,Chennai-600 096. Survey Nos. 109/1A1, 109/1A2, 109/1A3, 109/1B, 109/2A1, 109/2B, 109/3, 109/3A2, 109/3A3, 114/5C, 115/2C, 116/2, 116/3, 116/4B, 116/4B2, 116/5, 116/8A, 116/8B, 116/11, 116/12A & 116/12B, and T.S. Nos. 5/1, 6/1, 9/1, 9/2, 10, 11/1, 11/2, 13, 15, 17, 18, 19, 20, 21/1, 21/2, 21/3,21/4, 21/5, 21/6, 21/7, 21/8, 21/9, 21/10, 21/11, 21/12, 21/13, 21/14, 21/15, 22, 23, 35/1, 35/2, 36, Situated Pallavaram -Thoraipakkam 200 feet radial Road (MMRD Road),Pallavaram - Relaxation of FSI- Issue of NOC – Regarding.

- Ref: 1. Application dated 31.05.2023 received on 01.06.2023 M/s Brigade Enterprises Limited,No.5/142,RajivGandhi Salai,(OMR),Perungudi,Chennai-600 096.
2. G.O. Ms. No.13 Information Technology Dept. dt. 16.08.2002.
3. G.O. Ms. No.15 Information Technology Dept dt. 21.7.2004.
4. G.O. Ms. No.18 Municipal Administration & Water Supply (MA1) Department dt. 04.02.2019.
5. The Tamil Nadu Government Gazette Extraordinary dated 04.02.2019.
6. G.O. Ms.No.16 Municipal Administration & Water Supply (MA1) Department dt. 31.01.2020.

This is with respect to the Application submitted by Tr. R.Thirumanan, Authorised Signatory of M/s Brigade Enterprises Limited, No.5/142, RajivGandhi Salai,(OMR),Perungudi,Chennai-600096, submitted application to issue NOC for relaxation of FSI for the proposed construction of Software & Computer Development Centre, comprising of Extended Combined Double Basement Floor

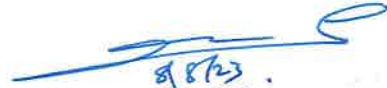
with Two Blocks, Block – I Ground Floor + 12 Floors (39710.80), Block – II Ground Floor + 12 Floors (35255.82), Block – III : Basement Floor + 6 level + Terrace Level (16261.16 NonFsiArea),Basement+6leve+Terrace Level (52.90) The total proposed Built up area 75019.51 sq mt at Pallavaram – Thoraipakkam 200 feet radial Road (MMRD Road), Pallavaram, Chennai-600 043.

Based on the Undertaking by Tr R.Thirumanan, Authorised Signatory of M/s Brigade Enterprises, it is hereby submitted that the applicant has declared that applicant is constructing a building that will be fully utilised by IT/ITES Companies at Pallavaram - Thoraipakkam 200 feet Radial Road (MMRD Road), Pallavaram, Chennai - 600 0043 The IT/ITES buildings are eligible for FSI as laid down in the ICT Policy of Tamil Nadu 2002 & 2018 and Government orders referred above as applicable to IT/ITES Buildings subject to DCR in force at the time of issue. Hence, the Applicant claim may be considered conditionally.

This letter is valid up to six months from the date of issue. If the Applicant submits application with CMDA within this time limit, then the NOC is valid till the planning permission is given. If the Applicant does not complete the necessary formalities with CMDA within this time limit, the NOC given by us shall be automatically treated as withdrawn.

The said building will not be used for any other purpose except IT/ITES by following all conditions as stipulated in G.O.s and Guidelines. The said building will also be inspected by ELCOT authorities after completion of the construction to verify compliance with various undertakings/declarations submitted herein to obtain this ELCOT NOC. The Applicant shall furnish the building completion details within 30 days after obtaining completion certificate from CMDA to enable ELCOT officials to carry out inspection.

Yours faithfully,
For Electronics Corporation of
Tamil Nadu Limited


Managing Director

Copy to:

✓ M/s Brigade Enterprises Limited,
No. 5/142, Rajiv Gandhi Salai,(OMR),
Perungudi, Chennai-600096

Water Resources Department

From

Er. K.Asokan, M.Tech.,
Chief Engineer, WRD,
Chennai Region,
Chepauk, Chennai – 5.

Email id: cecrwrhdho@gmail.com

To

✓ The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 8.

Letter No. DB / T5(3) / F. NOC / 004430 Zamin Pallavaram 007466 / 2023 / Dated.22.09.2023.

Sir,

Sub: CMDA – Area Plan Unit – MSB (South) Division – Planning Permission for the proposed construction of High Rise Group development consisting of Extended Combined Double Basement Floor with 2 blocks, **Block1:** Ground floor (Retail shop, Cafeteria) +12 Floors and **Block 2:** Ground floor (Retail shop, Cafeteria) +12 Floors and **Block 3 :** (MLCP) – Basement + 6 level + Terrace level (Two wheeler parking) with height 18.30m IT/ITES building at Pallavaram – Thoraipakkam 200 feet Radial Road (MMRD Road), Pallavaram Chennai – 600043 comprised in old Survey Nos.109/1A1,109/1A2, 109/1A3, 109/1B, 109/2A1, 109/2B, 109/3, 109/3A2, 109/3A3, 114/5C, 115/2C, 116/3, 116/4B, 116/4B2, 116/5, 116/8A, 116/8B, 116/11, 116/12A, 116/12B, T.S.Nos.5/1, 6/1, 9/1, 9/2, 10, 11/1, 11/2, 13, 15, 17, 18, 19, 20, 21/1, 21/2, 21/3, 21/4, 21/5, 21/6, 21/7, 21/8, 21/9, 21/10, 21/11, 21/12, 21/13, 21/14, 21/15, 22, 23, 35/1, 35/2, 36 of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu District within the limits of Tambaram Corporation – NOC and temporary permission for construction of culvert across the channel and specific remarks on inundation point of view – issued – regarding.

Ref: 1. The Member Secretary, Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai-8 Letter No. CMDA / PP / HRB / S / 0275 / 2023 / Dated: 10.05.2023.

- *_*_* -

With reference to the 1st letter cited above and after careful consideration the technical opinion along with NOC on inundation point of view of this department is hereby accorded for Planning Permission for the proposed construction of High Rise Group development consisting of Extended Combined Double Basement Floor with 2 blocks, **Block1:** Ground floor (Retail shop, Cafeteria) +12 Floors and **Block 2:** Ground floor (Retail shop, Cafeteria) +12 Floors and **Block 3 :** (MLCP) – Basement + 6 level + Terrace level (Two wheeler parking) with height 18.30m IT/ITES building at Pallavaram – Thoraipakkam 200 feet Radial Road (MMRD Road), Pallavaram Chennai – 600043 comprised in old Survey Nos.109/1A1,109/1A2, 109/1A3, 109/1B, 109/2A1, 109/2B, 109/3, 109/3A2, 109/3A3, 114/5C, 115/2C, 116/3, 116/4B, 116/4B2, 116/5, 116/8A, 116/8B, 116/11, 116/12A, 116/12B, T.S.Nos.5/1, 6/1, 9/1, 9/2, 10, 11/1, 11/2, 13, 15, 17, 18, 19, 20, 21/1, 21/2, 21/3, 21/4, 21/5, 21/6, 21/7, 21/8, 21/9, 21/10, 21/11, 21/12, 21/13, 21/14, 21/15, 22, 23, 35/1, 35/2, 36 of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu District within the limits of Tambaram Corporation as well as temporary permission for the construction of RCC Culvert across the Channel Detailed

[Signature]
22/9/23

above tabulation of Zamin Pallavaram Village, in favour of M/s. Brigade Enterprises Ltd., (POA – Holder for M/s. Agni Estates and Foundations Pvt Ltd & Mrs. T.C.Rohini), No.5/142, Rajiv Gandhi Salai, Perungudi, Chennai- 600096.

In this connection, the proposed site was inspected and field observation reveals that, the above site is surrounded by vacant and commercial lands on East, West, and Southern side. And Pallavaram – Okkiyum Duraipakkam Radial Road on Northern side of the applicant site.

As per the Revenue Records Town Survey No.32 (Old S.F.No.109/4) - South & Town Survey No.37 (Old S.F.No.116/10 South) of Zamin Pallavaram village is classified channel and its running in between the applicant lands towards East to West direction. The surplus water from Pallavaram Putheri and also carry the surrounding flood water and discharged into the Keelkattalai Tank. The Channel had experienced major flood events during the year of 2015 and this area is one among the area which is more prone to flooding and vulnerable as well.

And also, Town Survey No.14 (old S.F.No.116/1) & Town Survey No.14/2 (old S.F.No.115/1) of Zamin Pallavaram village, the irrigation channel from Sluice No.1 of Pallavaram tank is running in between the applicant lands towards North to South direction and it ends in applicant land.

The Field Channel from sluice of Nemilicheri Tank runs in Southern side of T.S.No.35/2 (old S.F.No.116/12A) of the applicant site. This channel is a plan marked Channel not classified as sub-divisional Channel. At present this field channel currently is not found at site, which is silted up and defunct.

At present there are no cultivation activities due to vast urbanization. All other directions are surrounded by residential and commercial lands. These lands are classified as wet lands as per Revenue records.

The field levels were taken from the Crest Level of weir of Pallavaram Tank is (+)11.985m. Based on the observed field levels, the factual report is submitted as follows.

- The present ground level of the applicant site varies (+)6.600m to (+)7.130m.
- The Top level (ridge) of existing Pallavaram – Duraipakkam Road (Radial Road) is running at the Northern side of the applicant site is (+)8.720m
- The Maximum Flood Level (MFL) is ascertained during 2015 flood at the applicant site is (+)8.115m

Handwritten signature and date: 24/9/23

Hydraulic particulars of Keelkattalai tank

- Full Tank Level : (+)7.135m
- Maximum Water Level : (+)7.585m

To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.60m above the maximum flood level (or) nearest main road level whichever is higher. Hence, Road Level is higher than Maximum Flood Level (MFL). Hence, the site must be raised to minimum level of $(+)8.720\text{m} + 0.60\text{m} = (+)9.320\text{m}$ (i.e.) 2.665m above Crest Level of weir of Pallavaram Tank is $(+)11.985\text{m}$. in Zamin Pallavaram village. In order to avoid inundation, the site should be raised from the existing field level were $(+)9.320\text{m}$ and the required filling 2.19m to 2.72m avoid inundation.

The existing Ground Level of the site is observed as follows.

Sl. No.	Field Survey Number	Town Survey No.	Existing Field Level in m	Required height of filling with respect to the Existing Top Ridge Road Level (+)8.720m + 0.60m = (+)9.320m	
				Required Level in m	Height Filling in m
1.	116/4pt	5/1	(+)6.980	(+)9.320	2.34
2.	116/5	6/1			
3.	116/8A	9/1	(+)6.850		2.47
4.	116/8A	9/2			
5.	116/8B	10	(+)6.740		2.58
6.	116/3	11/1	(+)6.970		2.35
7.	116/2	11/2			
8.	115/2C	13	(+)7.130		2.19
9.	114/5C	15	(+) 7.130		2.19
10.	109/1A1	17	(+)7.010		2.31
11.	109/1A2	18			
12.	109/1A3	19			
13.	109/1B	20	(+)6.960		2.36
14.	109/3	21/1	(+)6.880		2.44
15.	109/3	21/2	(+)6.740		2.58
16.	109/3	21/3			

Heq 22/9/22

17.	109/3	21/4			
18.	109/3	21/5			
19.	109/3	21/6			
20.	109/3	21/6			
21.	109/3	21/7			
22.	109/3	21/8			
23.	109/3	21/9			
24.	109/3	21/10			
25.	109/3	21/11			
26.	109/3	21/12			
27.	109/3	21/13			
28.	109/3	21/14			
29.	109/2B	21/15	(+)6.870		2.45
30.	109/2A1	22	(+)6.930		2.39
31.	116/12	35/1	(+)6.720		2.60
32.	116/12	35/2	(+)6.600		2.72
33.	116/11	36	(+)6.850		2.47

In this circumstances, the historical rainfall of 2015 (i.e 2100mm per Annum), the entire surrounding lakes had a surplus and some of upper tanks were breached. So the entire area of Pallavaram and including applicant site was inundated up the level of 3 feet. Since the Existing field levels are below MFL. this site is in no proximity with Keelkattalai Tank.

In the near future, if 2015 flood happens again, the applicant's land will be surrounded by water. However, to avoid such circumstances the applicant has to make his construction in such a way that the ground floor should to be kept as silt floor. No residential activities should be entertained on ground floor. The applicant will be the sole responsible for all the properties kept at the ground level of the land.

The bed level of the culvert should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow from direction.

J. K. K. 22/9/20

During site inspection it is observed that the applicant had also requested for construction of RCC three Culvert across the Channel Detailed below tabulation of Zamin Pallavaram Village.

Hydraulic Particulars of the Culverts:

1. Proposed Deck Slab Bottom Level.(14) : (+)9.320m.
2. Proposed Deck Slab Bottom Level. (36) : (+)9.320m.
3. Proposed Bed Level of Channel (14). : (+)7.800m.
4. Proposed Bed Level of Channel (36).2 culverts : (+)7.500m.
5. Bed width of Channel (14) FMB. : (+)1.50m.
6. Bed width of Channel (36) FMB.2 culverts : (+)3.00m.
7. Proposed width of the RCC Culverts (14). : (+)10.00m.
8. Proposed width of the RCC Culverts (36). : (+)10.00m.

Sl. No.	Channel SF. No.	Access to SF. Nos.		Proposed Bed level in M (+)	MFL in M (+)	Minimum Inner Width of channel as per FMB Average	Minimum Inner Vent height in M or Bottom Level of deck slab	Width of Culvert in M	Area of small Culvert in Sqm	No. of vents allowed
		From	To							
1.	14	11/1	20	7.800m	(+8.115 m	1.50m	1.520m (or)9.320m	10m	15.00m ²	1 No.
2.	37	9/1	36	7.500m		3.00m	1.820m (or)9.320m	10m	30.00m ²	1 No.
3.	37	9/1	36	7.500m		3.00m	1.820m (or)9.320m	10m	30.00m ²	1No
Total									75.00 m ²	

Based on the available Revenue records with respect to the site consideration, the necessary Technical opinion along with NOC of this department on inundation point of view for the Planning Permission for the proposed construction of High Rise Group development consisting of Extended Combined Double Basement Floor with 2 blocks, **Block1:** Ground floor (Retail shop, Cafeteria) +12 Floors and **Block 2:** Ground floor (Retail shop, Cafeteria) +12 Floors and **Block 3 : (MLCP)** – Basement + 6 level + Terrace level (Two wheeler parking) with height 18.30m IT/ITES building at Pallavaram – Thoraipakkam 200 feet Radial Road (MMRD Road), Pallavaram Chennai – 600043 comprised in old Survey Nos.109/1A1,109/1A2, 109/1A3, 109/1B, 109/2A1, 109/2B, 109/3, 109/3A2, 109/3A3, 114/5C, 115/2C, 116/3, 116/4B, 116/4B2, 116/5, 116/8A, 116/8B, 116/11, 116/12A, 116/12B, T.S.Nos.5/1, 6/1, 9/1, 9/2, 10, 11/1, 11/2, 13, 15, 17, 18, 19, 20, 21/1, 21/2, 21/3, 21/4, 21/5, 21/6, 21/7, 21/8, 21/9, 21/10, 21/11, 21/12, 21/13, 21/14, 21/15, 22, 23, 35/1, 35/2, 36 of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu District within the limits of Tambaram Corporation as well as

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temporary permission for the construction of RCC Culvert across the Channel Detailed above tabulation of Zamin Pallavaram Village, in favour of M/s. Brigade Enterprises Ltd., (POA – Holder for M/s. Agni Estates and Foundations Pvt Ltd & Mrs. T.C.Rohini), No.5/142, Rajiv Gandhi Salai, Perungudi, Chennai- 600096, is hereby issued to CMDA subject to following terms and conditions, besides any other mandatory clearance or statutory permission from any other organization or department for the consideration of planning permission by Chennai Metropolitan Development Authority.

CONDITIONS:

1. The applicant land should be filled with earth with proper compaction to the Minimum level of (+)9.320m to protect the site from inundation during floods. The process with a earth filling level and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average fillage varying from 2.19 to 2.60 Depending upon the existing field levels and the existing applicant land should be raised to a level of (+)9.320m (i.e) **2.665m above Crest Level of weir of Pallavaram Tank is (+)11.985m**. Also the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods. The All round pavements level within the site should not less than (+)9.320m, and the regular habitation should not be below MFL.
2. The applicant should clearly demarcate the boundary of the above said land before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned, The applicant should also maintain the measurement of the site without any encroachments Government lands / watercourse and the same should be maintained as it is in the Revenue records.
3. The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.
4. The permission granted to the applicant, should not be altered/modified/ changed to any others. Based on the Revenue records submitted by the applicant, the permission is granted. If any documents seem to be fake / manipulated / fabricated, in future the above permission will be cancelled without any correspondence and deposited amount for caution deposit, lease rent etc., will not be refunded.. Hence, the applicant is solely responsible of genuinity of the documents submitted. If there is any discrepancy or any other encroachments activities, the applicant is held responsible in the future.

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5. The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.

6. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands. The NOC for this site issued from WRD is purely issued on the basis of inundation point of view.

7. The applicants should not object at any time for the maintenance work / improvement work of the channel which are proposed to be carried out by WRD. The applicants should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvement / development works as per revenue records. (FMB) which are proposed to be carried out by WRD., in future periodically.

8. The Channel in S.F. Nos. 14, and 37 on abuts of the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either sides of the channel with concrete bed as per the FMB at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

9. The Channel runs in S.F. Nos. 14, and 37 stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also, the applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land, after the completion of project also.

10. The applicant should not carry out any other cross masonry structures across the channels without prior permission from WRD.

11. Existing field channel (Plan marked patta channels) from sluice of Nemilichery tank running in Southern side of T.S.Nos.35/2 (old S.F.No.116/12A) of the applicant

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site at the West to East direction of the applicant site. Hence, the plan marked channel may be restored to its original condition or realigned by forming internal storm water drain network as peripheral & lateral drains since the applicant site is huge extent. And these drains are to be maintained by the applicant at their own cost within the site.

12. The proposed Three RCC Culvert should be constructed by the applicant only across the channel in Survey No. 14, and 37 mentioned below of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu District, within the limit of Tambaram Corporation and the applicant should strictly adhere to maintain the above hydraulic particulars of the channel. The applicant should construct the RCC Culvert with size as mentioned in the table below at his own cost for temporary occupation for three years from the date of agreement. If the applicant's land / road available on both sides of the channel, this permission is eligible for construction of RCC Culvert. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.

The bed level of the culvert should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow direction. The applicant should provide a pucca concrete bed in the channel at the proposed bridge sites without fail in order to avoid erosion.

Hydraulic Particulars of the culverts:

1. Proposed Deck Slab Bottom Level.(14) : (+)9.320m.
2. Proposed Deck Slab Bottom Level. (36) : (+)9.320m.
3. Proposed Bed Level of Channel (14). : (+)7.800m.
4. Proposed Bed Level of Channel (36).2 culverts : (+)7.500m.
5. Bed width of Channel (14) FMB. : (+)1.50m.
6. Bed width of Channel (36) FMB.2 culverts : (+)3.00m.
7. Proposed width of the RCC Culverts (14). : (+)10.00m.
8. Proposed width of the RCC Culverts (36). : (+)10.00m.

Sl. No.	Channel SF. No.	Access to SF. Nos.		Proposed Bed level in M (+)	MFL in M (+)	Minimum Inner Width of channel as per FMB Average	Minimum Inner Vent height in M or Bottom Level of deck slab	Width of Culvert in M	Area of small Culvert in Sqm	No. of vents allowed
		From	To							

1.	14	11/1	20	7.800m	(+)8.115 m	1.50m	1.520m (or)9.320m	10m	15.00m ²	1 No.
2.	37	9/1	36	7.500m		3.00m	1.820m (or)9.320m	10m	30.00m ²	1 No.
3.	37	9/1	36	7.500m		3.00m	1.820m (or)9.320m	10m	30.00m ²	1No
Total									75.00 m ²	

13. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for above proposal should be informed to the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram for monitoring and also completion of three Culvert should be reported to the Executive Engineer.

14. The applicant should pay an annual lease rent of Rs.3,40,000/- (Rupees Three lakh forty thousand rupees only) for occupation of 75.00sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram and it should be paid at one lumpsum for three years of Rs.10,17,500/- (Rupees ten lakh seventeen thousand and five hundred rupees only) in advance before the commencement of work. During execution / after construction of above culvert, if any deviations are noted in above measurements, accordingly the lease rent also is revised respectively.

15. The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

16. The applicant should execute the lease agreement with the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period. The lease rent is subjected to revision from time to time as per guideline value / Government orders.

17. The applicant should also to pay the Caution Deposit of sum of Rs.10,00,000/- (Rupees Ten lakh only) in favour of the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department stating

[Signature] 22/9/20

that the construction work (Culvert and Irrigation field channel retaining wall) was completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant. If failed, the cost of restoration work will be borne from the caution deposit.

18. The construction of Abutments, Wing walls, Return walls etc., should be constructed for the above proposed culvert and should also be constructed well within the applicant's land on either side. Moreover, the width of field channel as per Revenue records (FMB) should be maintained properly without any change.

19. The applicant should not claim any privilege on the above leased portion of the land and if the leased portion of the land required for the Government for the benefit of some other large general common public schemes, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation. Further, the leased portion land to be handed over to this department in original condition.

20. The above proposed culvert will be the Government WRD property after the construction. The applicant should not claim any privilege on the above lease portion of Government land (Culvert land, Culvert, Field channel retaining wall abutting the applicant land) and should allow the WRD officials to inspect the channel as and when required and for the periodical inspection.

21. The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved Structural Engineer for construction of RCC Culvert / Bridge and proposed building.

22. The WRD will not be held responsible for the Structural Stability, safety and soundness of the culvert proposed by the applicant and WRD specifically recommend only for construction of culvert. The applicant should construct the proposed RCC Culvert at his own cost. The applicant is solely responsible for the structural safety and stability of the proposed culvert and at any cost, WRD will not be held responsible for design and drawings adopted for proposed construction of RCC Culvert / Bridge and proposed building.

23. In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed culvert will also be removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.

Technical Suggestion:

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a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network channel as micro drain of size not less than 1.50m x 1.20m as peripheral drain and lateral drain of size not less than 0.90m x 0.75m within the site condition and same should be local drain, rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free flow of water. The applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel/drain.

b. The necessary setback distance 1.00m of each side along the field channel of above said Town Survey No.14 (old S.No.116/1) of Zamin Pallavaram village and provide a setback distance not less than 3m of each side along the surplus course of the above said T.S.No.32(old S.F.No.109/4) & 37 (old S.F.No.116/10) should be provided as per the norms in existence and as per the rules in force of CMDA with in the applicant site.(circular issued by the office of the Commissioner of Town & Country Planning, Chennai – 2 vide Roc.No.4367 / 2019-BA2 / 13.03.2019) during development and there should not be any construction activities, in the set back areas in future also. The CMDA should in the completion certificate only after compliance certificate from WRD.

c. The irrigation channel T.S.No.14(old S.F.No.116/1) of Zamin Pallavaram village from Sluice No.1 of Pallavaram tank is running in between the applicant lands towards North to South direction and its ends in applicant land to be re-routed along T.S.11/1,11/2,5/1,6/1,&9/1 prior set back distance 1.00m should be provided along left-hand side of the re-routed channel for the purpose of flood drainage carrier in future.

d. The sewage water from the applicant land should not let into the drain and for the disposal of the sewage water suitable arrangements should be made for the same by the applicants and as well as the construction materials/debris/garbages should not be dumped into channel at any cost.

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At any cost, sewage / sullage should not be let into plan marked patta channel, and the garbages, debris and construction materials should not dumped into the Channel/river restricting the free flow of water.

e. The applicant lands are seem to be ryotwari land which would be classified as Dry & wet lands. Hence these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicant should get clearance certificate for their site form the Revenue department to make sure that the site is not an encroached property from water body as well as confirming this proposed site boundaries.

The owner of the document received from the applicant in respect to the ownership is purely of applicant's responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified by the Development / Revenue authorities. The specific remarks on inundation are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, WRD reserves rights to withdraw the Technical opinion on inundation point of view as well as temporary permission for the construction of culvert across the channel to the above proposed site and in event, the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.


for Chief Engineer, WRD.,
Chennai Region, Chennai - 5.
21/9/23



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

CHEN/SOUTH/B/052522/674245

मालिक का नाम एवं पता

M/s. Brigade Enterprises Ltd, represented
by its Authorized Signatory.Mr.R.
Thirumanan

दिनांक/DATE: 17-06-2022

OWNERS Name &
Address

Office at 5/142, Rajiv Gandhi Salai
(OMR), Perungudi, Chennai – 600096.

वैधता/ Valid Up to: 16-06-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी). **No Objection Certificate for Height Clearance**

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by 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 GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	CHEN/SOUTH/B/052522/674245
आवेदक का नाम / Applicant Name*	Arun Balaji
स्थल का पता / Site Address*	Proposed construction of High Rise Commercial Building (IT/ITES) Tower-1, located at Pallavaram Thoraipakkam Radial Road (MMRD), Zamin Pallavaram, Chennai 600 043, Comprised in S.Nos. 109/1A1, 1A2, 1A3, 1B, 2A, 2B, 3, 3A2, 3A3, 114/5C, 115/2C, 116/3, 4B, 4B2, 5, 8A, 8B, 11, 12A, 12B, T.S.Nos. 5/1, 6/1, 9/1, 9/2, 10, 11/1, 2, 13, 15, 17, 18, 19, 20, 21/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 22, 23, 35/1, 2, and 36, Block No. 26, Ward No. C, Zamin Pallavaram Village, Pallavaram Taluk, Pallavaram/Zamin Pallavaram/Chengalpet, Chennai, Tamil Nadu
स्थल के निर्देशांक / Site Coordinates*	

क्षेत्रीय मुख्यालय दक्षिणी क्षेत्र भा.वि.प्रा. परिचालन कार्यालय परिसर, चेन्नई हवाईअड्डा, चेन्नई - 600 027

दूरभाष संख्या : 44-2256 1234

Regional headquarter Southern Region, AAI Operational Offices Complex, Chennai Airport, Chennai 600 027
Tel. No: 44-2256 1234

	12 57 01.10N 80 10 19.43E, 12 57 02.12N 80 10 19.57E, 12 57 00.61N 80 10 20.31E, 12 57 00.96N 80 10 20.31E, 12 57 02.02N 80 10 20.47E, 12 57 02.16N 80 10 20.95E, 12 57 02.65N 80 10 20.99E, 12 57 00.54N 80 10 21.57E, 12 57 00.74N 80 10 21.59E, 12 57 00.72N 80 10 22.01E, 12 57 01.80N 80 10 22.15E, 12 57 01.99N 80 10 22.33E, 12 57 02.48N 80 10 22.36E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	7 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	70.83 M (Restricted)

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

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, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' 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".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट I सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Chennai, Kanchipuram विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Chennai, Kanchipuram Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता हैं, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

CHEN/SOUTH/B/052522/674245

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

क्षेत्रीय मुख्यालय दक्षिणी क्षेत्र भा.वि.प्रा. परिचालन कार्यालय परिसर, चेन्नई हवाईअड्डा, चेन्नई - 600 027

दूरभाष संख्या : 44-2256 1234

Regional headquarter Southern Region, AAI Operational Offices Complex, Chennai Airport, Chennai 600 027

Tel. No: 44-2256 1234

क्षेत्र का नाम / Region Name: दक्षिण/SOUTH

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	Digitally signed by ALAGIRI VENIMADHAVAN Date: 2022.06.17 17:06:09 +05'30'
द्वारा तैयार Prepared by	Digitally signed by K S RAGUNATHAN Date: 2022.06.17 17:02:18 +05'30'
द्वारा जांचा गया Verified by	Digitally signed by JABIRA M YASEEN Date: 2022.06.17 17:04:27 +05'30'

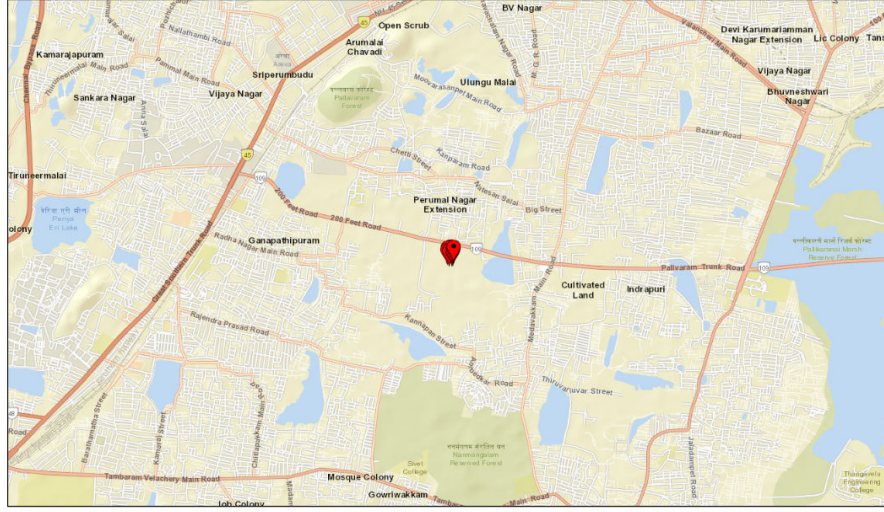
ईमेल आईडी / EMAIL ID : vommm.noc@aai.aero
फोन/ Ph: 044-22560046

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Chennai	4907.97	181.58
Kanchipuram	53044.87	70.03
NOCID	CHEN/SOUTH/B/052522/674245	

Street View



May 25, 2022

0 0.38 0.75 1.5 mi
0 0.5 1 2 km
Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) Google/Mapbox contributors, and the GIS User Community

AAI

Satellite View



May 25, 2022

0 0.38 0.75 1.5 mi
0 0.5 1 2 km
Source: Esri, Mapbox, Earthstar Geographics, and the GIS User Community

AAI



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

CHEN/SOUTH/B/052522/674247

मालिक का नाम एवं पता M/s. Brigade Enterprises Ltd, represented
by its Authorized Signatory.Mr.R. Thirumanan **दिनांक/DATE:** 17-06-2022

OWNERS Name & Address Office at 5/142, Rajiv Gandhi Salai
(OMR), Perungudi, Chennai – 600096. **वैधता/ Valid Up to:** 16-06-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी). **No Objection Certificate for Height Clearance**

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by 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 GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	CHEN/SOUTH/B/052522/674247
आवेदक का नाम / Applicant Name*	Arun Balaji
स्थल का पता / Site Address*	Proposed construction of High Rise Commercial Building (IT/ITES) Tower-2, located at Pallavaram Thoraipakkam Radial Road (MMRD), Zamin Pallavaram, Chennai 600 043, Comprised in S.Nos. 109/1A1, 1A2, 1A3, 1B, 2A, 2B, 3, 3A2, 3A3, 114/5C, 115/2C, 116/3, 4B, 4B2, 5, 8A, 8B, 11, 12A, 12B, T.S.Nos. 5/1, 6/1, 9/1, 9/2, 10, 11/1, 2, 13, 15, 17, 18, 19, 20, 21/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 22, 23, 35/1, 2, and 36, Block No. 26, Ward No. C, Zamin Pallavaram Village, Pallavaram Taluk,Pallavaram/Zamin Pallavaram/Chengalpet,Chennai,Tamil Nadu
स्थल के निर्देशांक / Site Coordinates*	12 57 00.93N 80 10 22.85E, 12 57 00.63N 80 10 23.14E, 12 57 00.89N 80 10 23.14E, 12 57 03.00N 80 10 23.14E, 12 57 00.56N 80 10 24.24E, 12 57 02.86N 80 10 24.44E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल)	6.99 M

क्षेत्रीय मुख्यालय दक्षिणी क्षेत्र भा.वि.प्रा. परिचालन कार्यालय परिसर, चेन्नई हवाईअड्डा, चेन्नई - 600 027

दूरभाष संख्या : 44-2256 1234

Regional headquarter Southern Region, AAI Operational Offices Complex, Chennai Airport, Chennai 600 027

Tel. No: 44-2256 1234

से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	71.39 M (Restricted)

*** जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant***

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायेगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

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, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in

AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' 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".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुम्टी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट I सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in



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CHEN/SOUTH/B/052522/674247

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता ।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Chennai, Kanchipuram विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है ।

m. This NOC ID has been assessed with respect to the Chennai, Kanchipuram Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता हैं, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा ।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी ।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

क्षेत्र का नाम / Region Name: दक्षिण/SOUTH

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	Digitally signed by ALAGIRI VENIMADHAVAN Date: 2022.06.17 17:06:20 +05'30'
द्वारा तैयार Prepared by	Digitally signed by K S RAGUNATHAN Date: 2022.06.17 17:02:33 +05'30'
द्वारा जांचा गया Verified by	Digitally signed by JABIRA M YASEEN Date: 2022.06.17 17:04:38 +05'30'

ईमेल आईडी / EMAIL ID : vommm.noc@aai.aero
फोन/ Ph: 044-22560046

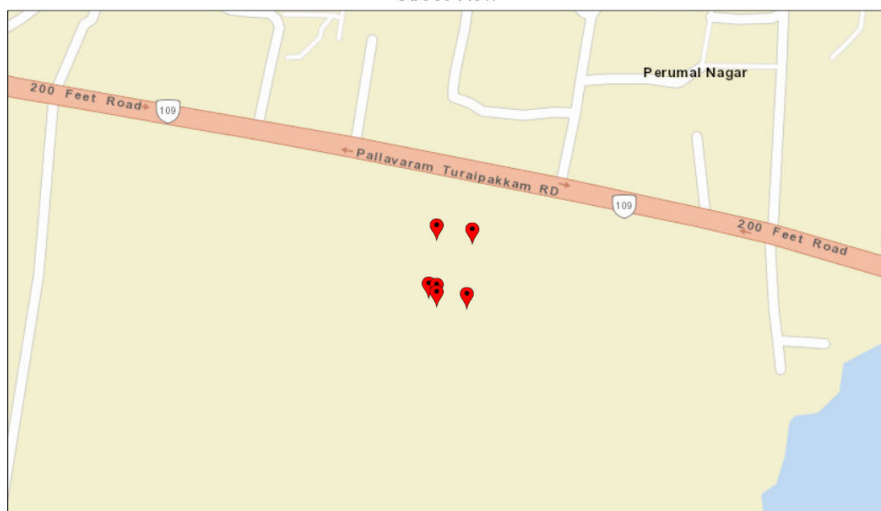
ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

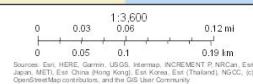
Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Chennai	4896.07	180.83
Kanchipuram	53139.83	70.07
NOCID	CHEN/SOUTH/B/052522/674247	



CHEN/SOUTH/B/052522/674247



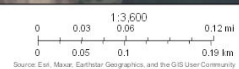
May 25, 2022



44



May 25, 2022



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Regional headquarter Southern Region, AAI Operational Offices Complex, Chennai Airport, Chennai 600 027
Tel. No: 44-2256 1234



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CHEN/SOUTH/B/061522/677733

मालिक का नाम एवं पता M/s. Brigade Enterprises Limited,
represented by its Authorized Signatory. **दिनांक/DATE:** 12-08-2022
Mr. R. Thirumanan
OWNERS Name & Address Office at 5/142, Rajiv Gandhi Salai
(OMR), Perungudi, Chennai – 600096. **वैधता/ Valid Up to:** 11-08-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी). **No Objection Certificate for Height Clearance**

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by 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 GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	CHEN/SOUTH/B/061522/677733
आवेदक का नाम / Applicant Name*	Arun Balaji
स्थल का पता / Site Address*	Commercial Building (MLCP) Tower-3, at Pallavaram Thoraipakkam Radial Road (MMRD), Zamin Pallavaram, Chennai 600 043, in Old S.Nos. 109/1A1, 1A2, 1A3, 1B, 2A, 2B, 3, 3A2, 3A3, 114/5C, 115/2C, 116/3, 4B, 4B2, 5, 8A, 8B, 11, 12A, 12B, T.S.Nos. 5/1, 6/1, 9/1, 9/2, 10, 11/1, 2, 13, 15, 17, 18, 19, 20, 21/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 22, 23, 35/1, 2, and 36, Block No. 26, Ward No. C, Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu Dt, Tamil Nadu, India.,Pallavaram/Zamin Pallavaram/Chengalpet,Chennai,Tamil Nadu
स्थल के निर्देशांक / Site Coordinates*	12 56 58.37N 80 10 22.34E, 12 57 00.06N 80 10 22.57E, 12 56 58.18N 80 10 23.50E, 12 56 59.94N 80 10 23.72E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) /	6.96 M

क्षेत्रीय मुख्यालय दक्षिणी क्षेत्र भा.वि.प्रा. परिचालन कार्यालय परिसर, चेन्नई हवाईअड्डा, चेन्नई - 600 027

दूरभाष संख्या : 44-2256 1234

Regional headquarter Southern Region, AAI Operational Offices Complex, Chennai Airport, Chennai 600 027

Tel. No: 44-2256 1234

Site Elevation in mtrs AMSL as submitted by Applicant*	
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	75.37 M (Restricted)

*** जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant***

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायेगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

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, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' 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".

छ) कोई भी रेडियो/ टीवी एंटीना, लाइटनिंग अरेस्टर, सीढ़िया, मुम्टी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट I सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

CHEN/SOUTH/B/061522/677733

सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Chennai, Kanchipuram विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Chennai, Kanchipuram Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता हैं, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

क्षेत्र का नाम / Region Name: दक्षिण/SOUTH

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	Digitally signed by ALAGIRI VENIMADHAVAN Date: 2022.08.12 19:00:03 +05'30'
द्वारा तैयार Prepared by	Digitally signed by K S RAGUNATHAN Date: 2022.08.12 18:43:42 +05'30'
द्वारा जांचा गया Verified by	Digitally signed by JABIRA M YASEEN Date: 2022.08.12 18:53:13 +05'30'

ईमेल आईडी / EMAIL ID : vommm.noc@aai.aero
फोन/ Ph: 044-22560046

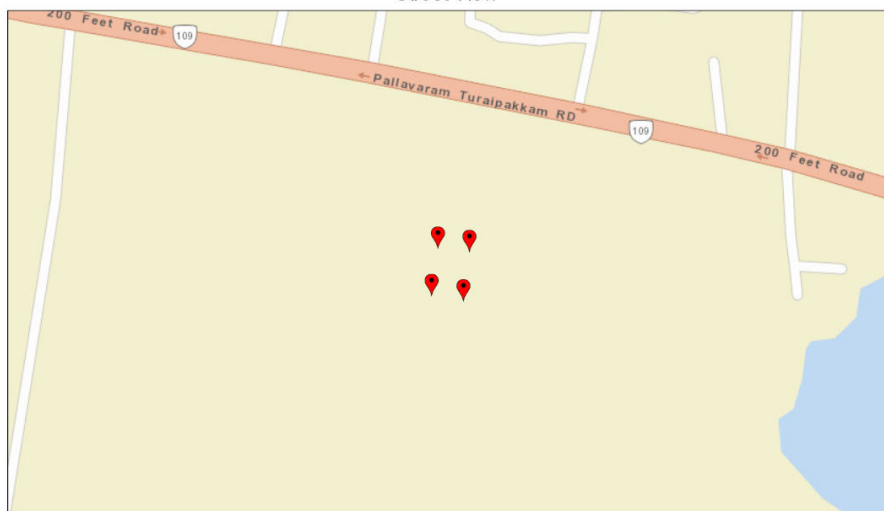
ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Chennai	4986.6	181.01
Kanchipuram	53098.4	70.15
NOCID	CHEN/SOUTH/B/061522/677733	



CHEN/SOUTH/B/061522/677733



June 15, 2022

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

AA



June 15, 2022

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.19 km

1:3,600

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

44

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