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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

L&T Electricals & Automation Limited
Rep. by Authorised Signatory Sri G Ravi S/o Gajapathi
L&T Construction Campus TC-1 Building 2nd Floor
Mount Poonamalee Road Manapakkam Chennai 600089

Date: 14-07-2020
Valid Up to : 13-07-2028

No Objection Certificate for Height Clearance (Revised)

References:

i. **NOCID: CHEN/SOUTH/B/121818/356226 dated 02-01-2019**
ii. **AAI CHQ Letter No. AAI/20012/24/2019-(NOC) dated 30.06.2020**

A. On the request of Applicant M/s L&T Electricals & Automation Limited rep by Authorised Signatory Sri G Ravi S/o Gajapathi, and under the provisions of GSR 751(E) the case file was examined and approved for Aeronautical Study. Based on the aeronautical study report, the appellate committee, in its meeting held on 26.05.2020 has authorised the regional NOCC/SR to issue revised NOC to the proposed construction of Multistoried Residential Development Building as per following details.

NOC ID:	**CHEN/SOUTH/B/121818/356226**
Owner/Applicant Name*	M/s L&T Electricals & Automation Limited, rep by Authorised Signatory Sri G Ravi S/o Gajapathi
Type of Structure*	Building
Site Address*	Proposed construction of Multistoried Residential Development Building in Sy Nos 22/1 23 24 25/2 and 26/2 Manapakkam Village Alandur Taluk Chennai District Tamilnadu Sy Nos 115/2 115/16 116 and 117 situated at Ramapuram Village Maduravayon Taluk Chennai District Tamil Nadu

Plot/ Building	Coordinates		Permissible Top Elevation (P.T.E.) Above Mean Sea Level (AMSL)
Site Plot	13 01 23.09 N 80 10 49.35 E 13 01 28.02 N 80 10 50.71 E 13 01 28.03 N 80 10 52.92 E 13 01 30.42 N 80 10 53.34 E	13 01 30.83 N 80 10 46.82 E 13 01 28.24 N 80 10 47.13 E 13 01 25.05 N 80 10 46.44 E	61.46M (Sixty One Decimal Four Six meter)
	BUILDINGS		
Block - 1	13 01 27.01 N 80 10 47.20 E 13 01 26.70 N 80 10 47.88 E	13 01 28.78 N 80 10 48.50 E 13 01 28.96 N 80 10 47.77 E	70.47 meter (Seventy Decimal Four Seven meter)
Block - 2	13 01 24.25 N 80 10 48.31 E 13 01 23.97 N 80 10 49.17 E	13 01 27.94 N 80 10 50.32 E 13 01 28.18 N 80 10 49.46 E	70.93 meter (Seventy Decimal Nine Three meter)
Block – 3	13 01 29.46 N 80 10 47.53 E 13 01 30.34 N 80 10 47.61 E	13 01 29.94 N 80 10 51.73 E 13 01 29.06 N 80 10 51.64 E	70.40 meter (Seventy Decimal Four Zero meter)
Block - 4	13 01 30.01 N 80 10 52.38 E 13 01 29.97 N 80 10 52.99 E	13 01 28.32 N 80 10 52.71 E 13 01 28.37 N 80 10 52.14 E	71.65 meter (Seventy One Decimal Six Five meter)
Plot Size	30715.64 Sq Mts		

*Details as provided by the applicant

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

1 This authorization is issued as per the approval of the Appellate Committee of Ministry of Civil Aviation in its meeting held on 26.05.2020.

2 The permissible top elevation (P.T.E.) being authorized vide this letter is restricted to the building coordinates mentioned above and for the remaining plot elevation of 61.46m AMSL is to maintained.

3 The permissible top elevation (P.T.E.) has been cleared through Aeronautical Study and therefore it shall not give shielding benefit to any other structures.

4 The mitigation measures as mentioned under sub Para (a) (b) & (c) shall be adopted to fulfill the requirement of.

i A pilot's need to be made aware of potentially hazardous condition: and

ii The responsibility of the state to publish deviations from standards that would otherwise be assumed under licensing status.

a) The Airport Operator should publish the obstacle to fulfill the above requirement before its penetration of the Obstacle Limitation Surface. It is the responsibility of the applicant owner to notify the Airport Operator Airport Director accordingly.

b) The day marking and night lighting shall be provided by the applicant owner as per the guidelines specified in DGCA Civil Aviation Requirement Series B Part-1 Section 4 in Co-ordination with and to the satisfaction of the Airport Operator/Airport Director.

c) Any Temporary structure such as crane being used for the purpose of construction should not exceed the permissible top elevation without the written permission of the Airport Operator/Airport Director.

5 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.

6 The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map. 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.

7 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.

8 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.

9 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.

10 No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevations as indicated in para 2.

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

12 The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.

13 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.

14 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.

15 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 to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

16 This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction of unlicensed aerodrome as outlined in rule 13 of GSR751(E).

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

18 In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

19 This NOC supersedes any previously issued NOC.

Chairman NOC Committee

Region Name: SOUTH

Digitally signed by R SRIDHAR
Date: 2020.07.14 16:08:17 +05'30'

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

Email ID: vomm.noc@aai.aero
Contact No: 044-22560046

Prepared By:

Digitally signed by K S RAGUNATHAN
Date: 2020.07.14 16:07:05 +05'30'

Verified by:

Digitally signed by M K PRASANNA KUMAR
Date: 2020.07.14 16:07:38 +05'30'

Copy to:

1. The Member Secretary, CMDA, No: 1, Gandhi Irwin road, Egmore, Chennai-600 008 – for information and necessary compliance as per GSR-751(E) Gazette Notification.
2. The General Manager (NOC), Airports Authority of India, Rajiv Gandhi Bhavan, New Delhi- 110003.
3. The Airport Director, Chennai International Airport, Airports Authority of India, Chennai-600 027
4. File copy.

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

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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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.