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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

(Total three pages)

Regd Post

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Directorate of Ops (ATS)
Air Headquarters
Vayu Bhawan, Rafi Marg
New Delhi -110011

Air HQ/S 17726/01/ATS (PC-MMMCDLII) 22 January 2024

Ruby Builders & Promoters
C/o Mrs. Ruby Manoharan
247-B, Velachery Main Road,
Selaiyur, Chennai - 600073

NOC FOR CONSTRUCTION OF BUILDING

Dear Sir,

1. Please refer your application on the subject.

2. The application has been examined within **provisions mentioned under Section 5(2) of Gazette of India GSR 751 (E) read in conjunction with Sub Section (1) Clause (o) & Clause (r) of Sub Section 2 of Section 5 read with section 9A of Aircraft Act 1934,Works of Defence Act 1903** and other relevant orders on the subject. Air HQ has no objection for construction of buildings **with reduced height/ elevation as mentioned in Appendix to this letter,** at Survey Nos. 85/1, 2A, 2B, 86/1A, 1B, 87/4, 5A, 5B, 5C and 87/6, Village Vengaivasal, Taluka Tambaram, District Chengalpet, Tamil Nadu subject to following conditions: -

(a) The NOC is for construction of building and cannot be used as document for any other purpose/claim whatsoever including ownership of land.

(b) The applicant is responsible to obtain NOC/all statutory clearances from the concerned authorities including approval of building plans. Clearance shall also be obtained separately from any other defence establishment in the vicinity of proposed construction.

(c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structures. If however at any stage it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.

(d) The issue of the NOC is further subject to the provisions of Sec 9A of the Indian Aircraft Act 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc) Rules, 1994.

(e) Vertical extent (highest point) of the buildings **shall not exceed height/elevation as mentioned in Appendix to this letter**. **No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumty, Lightening Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.**

(f) Standard obstruction lightings as per International Civil Aviation Organization (ICAO) standards as stipulated in ICAO Annex-14 is to be provided by the applicant. The lights shall be kept **'ON'** at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. Applicant shall carry out periodic maintenance of the lights to keep them in serviceable and visible condition.

(g) A proper garbage disposal system in accordance with the provisions of Solid Waste Management Rules, 2016 / Gazette Notification SO 1357(E) (Para 4) or Environment (Protection) Act, 1986 including amendments shall be adhered to by the applicant for the purpose of avoiding bird activity.

(h) 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.

(j) The commencement and completion of construction including installation of obstruction lights shall be intimated to **Air Officer Commanding, Air Force Station Tambaram and CATCO, HQ TC IAF, Hebbal, JC Nagar Post, Bengaluru-560006**. Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.

(k) The NOC is valid for **eight years** from the date of its issue. If the buildings are not constructed and completed within this period, the applicant shall be required to obtain a fresh NOC from Indian Air Force.

Yours sincerely,

(Sudhir Babu)
Group Captain
Group Captain Operations ATS

Appendix

Site/ Tower		Latitude	Longitude	Site Elevation	Max Permissible Height/ Elevation
BlockA	Centre	12° 54' 45.31" N	80° 10' 07.52" E	12.92m AMSL	69.13m AGL/ 82.05m AMSL
	Corner 1	12° 54' 45.33" N	80° 10' 08.61" E	12.92m AMSL	
	Corner 2	12° 54' 44.61" N	80° 10' 08.37" E	12.92m AMSL	
	Corner 3	12° 54' 45.30" N	80° 10' 06.37" E	12.92m AMSL	
	Corner 4	12° 54' 46.01" N	80° 10' 06.67" E	12.92m AMSL	
BlockB	Centre	12° 54' 45.22" N	80° 10' 05.09" E	12.92m AMSL	65.62m AGL/ 78.54m AMSL
	Corner 1	12° 54' 46.03" N	80° 10' 05.96" E	12.92m AMSL	
	Corner 2	12° 54' 45.40" N	80° 10' 05.75" E	12.92m AMSL	
	Corner 3	12° 54' 44.59" N	80° 10' 05.27" E	12.92m AMSL	
	Corner 4	12° 54' 44.51" N	80° 10' 04.95" E	12.92m AMSL	
	Corner 5	12° 54' 44.13" N	80° 10' 05.24" E	12.92m AMSL	
	Corner 6	12° 54' 43.43" N	80° 10' 04.95" E	12.92m AMSL	
	Corner 7	12° 54' 44.41" N	80° 10' 04.21" E	12.92m AMSL	
	Corner 8	12° 54' 46.25" N	80° 10' 04.81" E	12.92m AMSL	
BlockC	Centre	12° 54' 47.06" N	80° 10' 06.40" E	12.92m AMSL	47.45m AGL/ 60.37m AMSL
	Corner 1	12° 54' 47.71" N	80° 10' 06.95" E	12.92m AMSL	
	Corner 2	12° 54' 46.30" N	80° 10' 06.43" E	12.92m AMSL	
	Corner 3	12° 54' 46.40" N	80° 10' 05.85" E	12.92m AMSL	
	Corner 4	12° 54' 47.86" N	80° 10' 06.39" E	12.92m AMSL	
Club House	Centre	12° 54' 42.95" N	80° 10' 05.77" E	12.92m AMSL	24.65m AGL/ 37.57m AMSL
	Corner 1	12° 54' 43.23" N	80° 10' 06.19" E	12.92m AMSL	
	Corner 2	12° 54' 42.40" N	80° 10' 06.03" E	12.92m AMSL	
	Corner 3	12° 54' 42.49" N	80° 10' 05.80" E	12.92m AMSL	
	Corner 4	12° 54' 43.15" N	80° 10' 05.35" E	12.92m AMSL	
	Corner 5	12° 54' 43.50" N	80° 10' 05.47" E	12.92m AMSL	

(Sudhir Babu)
Group Captain
Group Captain Operations ATS

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.