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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Date: 29-06-2018

Valid Upto: 28-06-2026

SPDL GREEN ACRES LLP

)ld Mahabalipuram Road, I.T High Way,
'adur, Chennai. Tamil Nadu 603103

No Objection Certificate for Height Clearance

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 for Safe and Regular Aircraft Operations.

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

NOC ID :	**CHEN/SOUTH/B/062018/314987**
Applicant Name*	**Dakshinamurthy J**
Site Address*	**281/1B2, 282, 283/1, 283/2, 284/1, 284/2A, 284/2B, 281/1B1A at Padur Village and Survey Nos 224/1, 225/1, 225/2, 226/1, 226/2, 222/2, 224/2, 227/1A, 227/1B, 227/1C, 227/2A, 227/2B, 227/2C and 227/3 of Kazhipattur Village,Padur Village / Kazhipattur Village / Chenglepet ,Chennai,Tamil Nadu**
Site Coordinates*	80 13 41.045-12 48 26.207, 80 13 41.545-12 48 26.874, 80 13 42.600-12 48 26.319, 80 13 43.566-12 48 25.616, 80 13 44.051 12 48 26.300
Site Elevation in mtrs AMSL as submitted by Applicant*	6.37 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	**105.12 M**

*As provided by applicant

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

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 office :-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. 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.

c. 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.

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No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall oject above the Permissible Top Elevation of 105.12 M, as indicated in para 2.

Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.

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

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

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

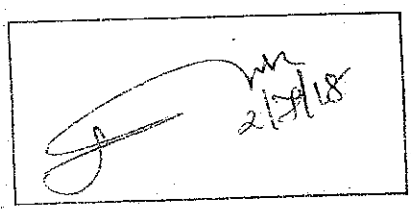
i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part 1 Section 4, available on DGCA India website: www.dgca.nic.in

j. 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.

k. 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.

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

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



Chairman NOC Committee

Region Name: SOUTH

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

	Name / Designation / Sign with Date
Prepared By :	
Verified By :	

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

SSPDL Green Acres LLP

Old Mahabalipuram Road, I.T
High Way, Padur, Chennai,
Tamil Nadu 603103

Date: 12-09-2018

System Generated Auto Assessment for Height Clearance

1. 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 GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	**CHEN/SOUTH/B/091018/333717**
Applicant Name*	**Dakshinamurthy J**
Site Address*	**281/1B2, 282, 283/1, 283/2, 284/1, 284/2A, 284/2B, 281/1B1A at Padur Village and Survey Nos 224/1, 225/1, 225/2, 226/1, 226/2, 222/2, 224/2, 227/1A, 227/1B, 227/1C, 227/2A, 227/2B, 227/2C and 227/3 of Kazhipattur Village, Chenglepet Taluk, Kancheepuram District**
Site Coordinates*	**80 13 36.655-12 48 27.408, 80 13 36.912-12 48 29.450, 80 13 37.692-12 48 28.212, 80 13 37.777-12 48 26.520, 80 13 38.571-12 48 29.209**
Site Elevation in mtrs AMSL as submitted by Applicant*	**6.33 M**
Type Of Structure*	**Building**

*As provided by applicant

Your site is located at a distance 21472 mts from ARP and lies in the grid W15 of the published CCZM of Chennai airport. The Permitted top elevation for this grid is 115 mts.

Since the requested top elevation 42.33 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

This assessment is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one provided by the applicant, this assessment will become invalid.

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,this assessment shall be treated as null and void

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

d. The assessment 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.

e. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This assessment for height 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.

f. 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.

g. This assessment has been issued w.r.t. the Civil Airports as notified in GSR 751(E). Applicant needs to seek separate NOC for Defence, if the site lies within jurisdiction of Defence Airport. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed civil aerodrome as outlined in Rule 13 of GSR751 (E).

This assessment is system auto generated and thus does not require any signature

Designated Officer

Region Name: SOUTH

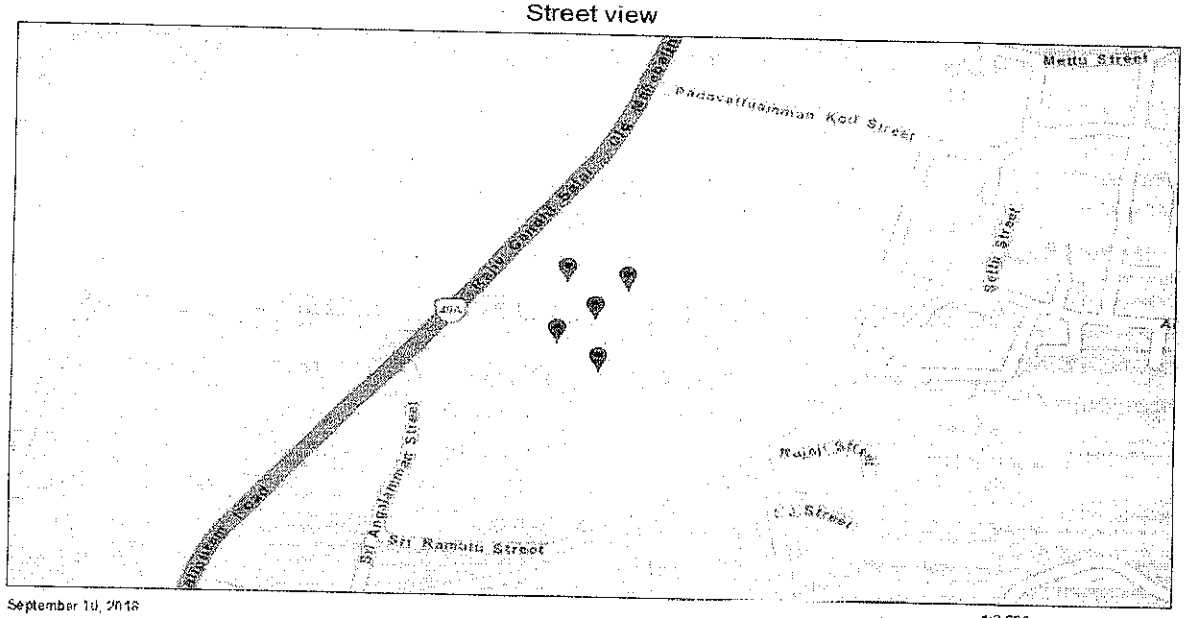
Address: General Manager Airports Authority of India, Regional Headquarter, Southern Region, Chennai Airport, Chennai-600027 (Tamil Nadu)

Email ID: vomm.noc@aai.acro

Contact No: 044-22560046

ANNEXURE

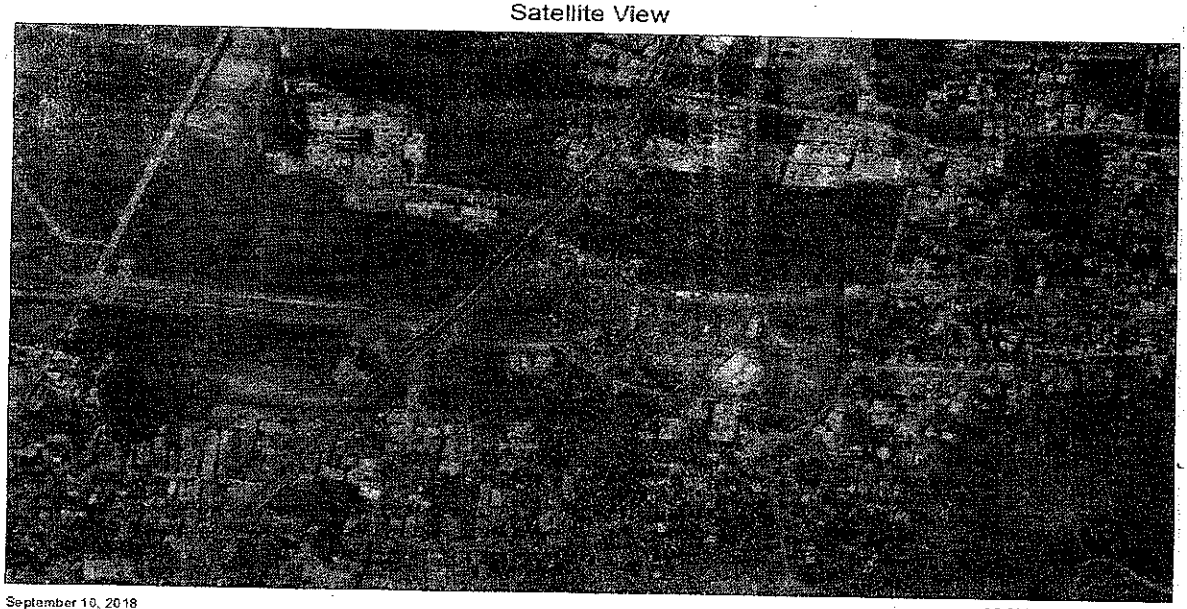
Street view



September 10, 2018

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Satellite View



September 10, 2018

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Date: 12-09-2018

SSPDL Green Acres LLP

Old Mahabalipuram Road, I.T
High Way, Padur, Chennai,
Tamil Nadu 603103

System Generated Auto Assessment for Height Clearance

1. 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 GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	**CHEN/SOUTH/B/091018/333716**
Applicant Name*	**Dakshinamurthy J**
Site Address*	**281/1B2, 282, 283/1, 283/2, 284/1, 284/2A, 284/2B, 281/1B1A at Padur Village and Survey Nos 224/1, 225/1, 225/2, 226/1, 226/2, 222/2, 224/2, 227/1A, 227/1B, 227/1C, 227/2A, 227/2B, 227/2C and 227/3 of Kazhipattur Village, Chenglepet Taluk, Kancheepuram District**
Site Coordinates*	**80 13 42.587-12 48 29.014, 80 13 42.835-12 48 29.713, 80 13 43.392-12 48 28.500, 80 13 43.857-12 48 26.990, 80 13 44.236-12 48 27.753**
Site Elevation in mtrs AMSL as submitted by Applicant*	**6.37 M**
Type Of Structure*	**Building**

*As provided by applicant

Your site is located at a distance 21417 mts from ARP and lies in the grid W15 of the published CCZM of Chennai airport. The Permitted top elevation for this grid is 115 mts.

Since the requested top elevation 42.37 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

This assessment is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one provided by the applicant, this assessment will become invalid.

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,this assessment shall be treated as null and void

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

d. The assessment 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.

e. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This assessment for height 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.

f. 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.

g. This assessment has been issued w.r.t. the Civil Airports as notified in GSR 751(E). Applicant needs to seek separate NOC for Defence, if the site lies within jurisdiction of Defence Airport. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed civil aerodrome as outlined in Rule 13 of GSR751 (E).

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Designated Officer

Region Name: SOUTH

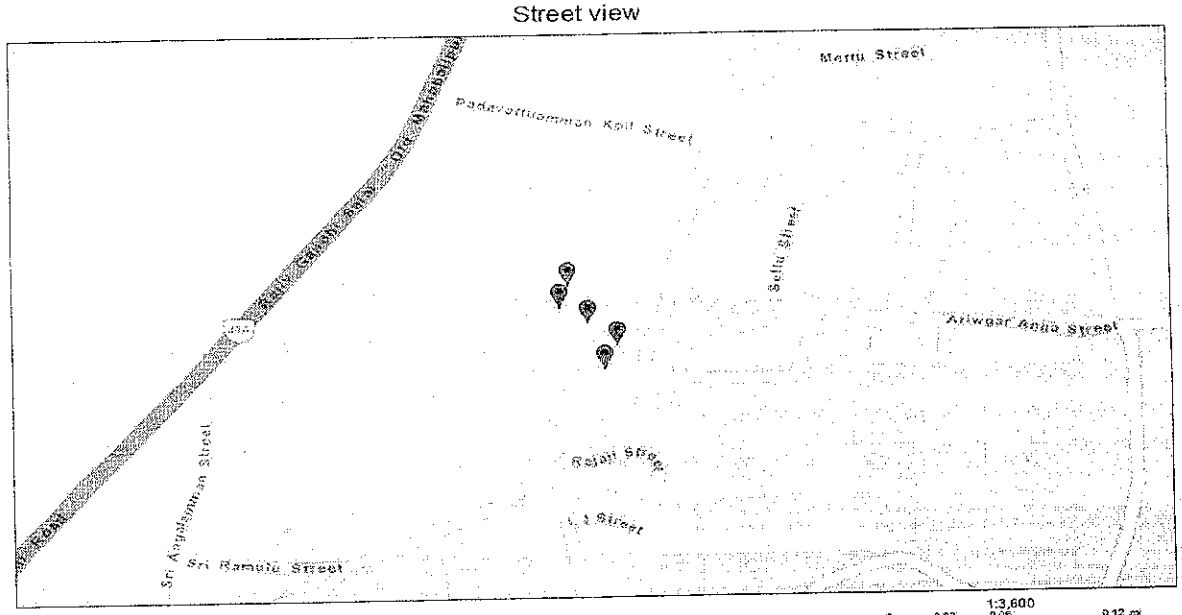
Address: General Manager Airports Authority of India, Regional Headquarter, Southern Region, Chennai Airport, Chennai-600027 (Tamil Nadu)

Email ID: vomm.noc@aai.aero

Contact No: 044-22560046

ANNEXURE

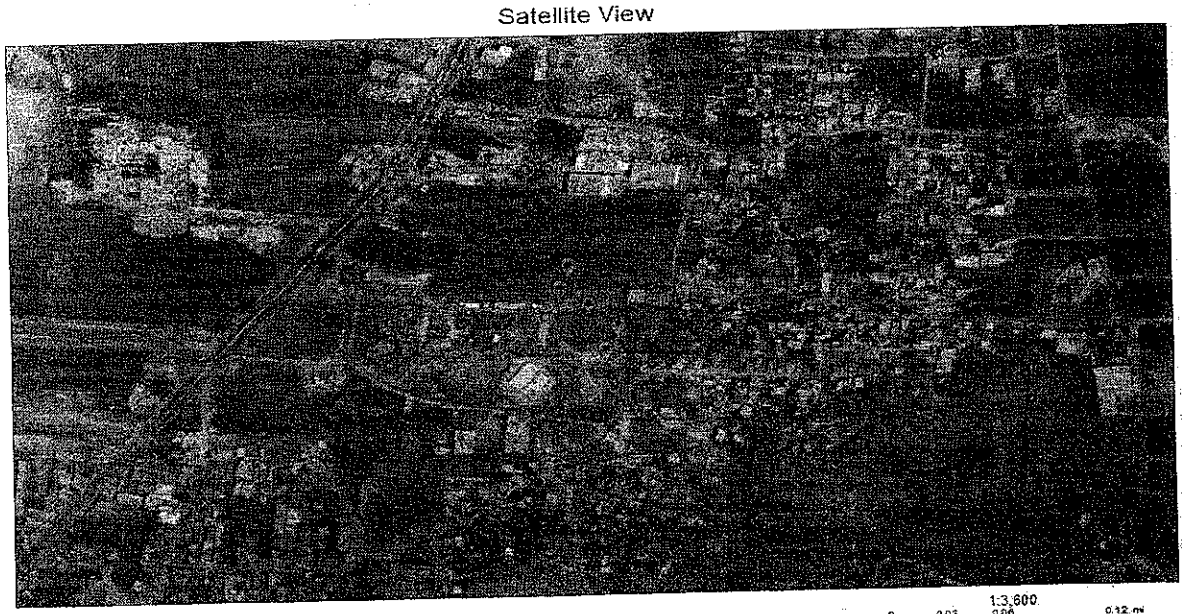
Street view



September 10, 2018

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Satellite View



September 10, 2018

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

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AIRPORTS AUTHORITY OF INDIA

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1. 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 GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	**CHEN/SOUTH/B/091018/333715**
Applicant Name*	**Dakshinamurthy J**
Site Address*	**281/1B2, 282, 283/1, 283/2, 284/1, 284/2A, 284/2B, 281/1B1A at Padur Village and Survey Nos 224/1, 225/1, 225/2, 226/1, 226/2, 222/2, 224/2, 227/1A, 227/1B, 227/1C, 227/2A, 227/2B, 227/2C and 227/3 of Kazhipattur Village, Chenglepet Taluk, Kancheepuram District**
Site Coordinates*	**80 13 38.904-12 48 27.928, 80 13 39.403-12 48 28.437, 80 13 40.550-12 48 27.910, 80 13 41.289-12 48 27.267, 80 13 41.735-12 48 27.888**
Site Elevation in mtrs AMSL as submitted by Applicant*	**6.57 M**
Type Of Structure*	**Building**

*As provided by applicant

Your site is located at a distance 21452 mts from ARP and lies in the grid W15 of the published CCZM of Chennai airport. The Permitted top elevation for this grid is 115 mts.

Since the requested top elevation 42.57 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

This assessment is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one provided by the applicant, this assessment will become invalid.

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,this assessment shall be treated as null and void

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

d. The assessment 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.

e. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This assessment for height 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.

f. 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.

g. This assessment has been issued w.r.t. the Civil Airports as notified in GSR 751(E). Applicant needs to seek separate NOC for Defence, if the site lies within jurisdiction of Defence Airport. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed civil aerodrome as outlined in Rule 13 of GSR751 (E).

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Designated Officer

Region Name: SOUTH

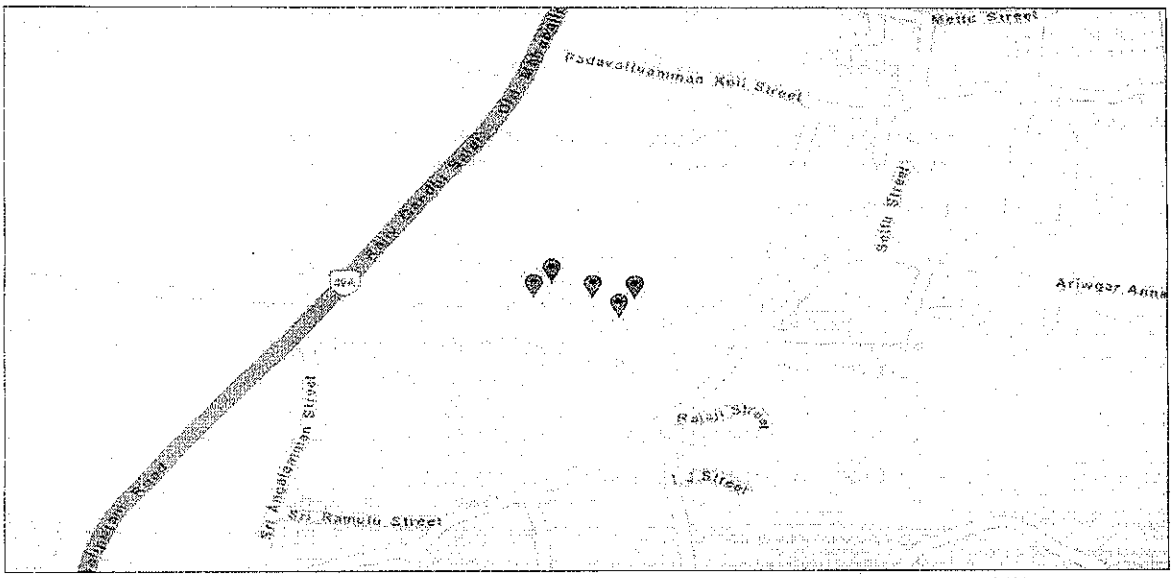
Address: General Manager Airports Authority of India, Regional Headquarter, Southern Region, Chennai Airport, Chennai-600027 (Tamil Nadu)

Email ID: vomm.noc@aai.aero

Contact No: 044-22560046

ANNEXURE

Street view



September 10, 2018

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Sateilite View



September 10, 2018

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.