Verified RealEstate™

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

ISO 9001:2000
QMS CERTI. No. 3632

BY SPEED POST

पत्र सं / Ref. No. : AAI/SR/NOC/RHQ/ दिनांक / Dated 15-12-2011

To

Sri. N.R. Dhanapalan & Smt Violet Dhanapalan,
No.35, Ramasamy Street,
Sri Devi Karumari Amman Nagar,
Valasaravakkam, Chennai-600087

19 DEC 2011

20 DEC 2011
021642

**NO OBJECTION CERTIFICATE**

CASE No: **MM 578 / 2011.**

1. Please refer to your NOCAS ID: CHEN/SOUTH/B/111511/011, dated 15-11-2011 on the issue of NOC from AAI.
2. This office has no objection to the proposed construction of Commercial building by **Sri N.R. Dhanapalan & Smt Violet Dhanapalan,** hereinafter referred to as the applicant, at old Door No.8 & 70, New Door no: 27, Plot Nos:48,69&70, GST Road, Chennai-600044 in R Sy nos: 508/64part & 508/66, Block no:21, TS patta no:73(part) of Zamin Pallavaram Village & Municipality, Alandur Taluk, Kancheepuram District, Chennai-600044, Tamil Nadu (WGS84 -12$^0$ 56' 59.22"N, 80$^0$ 08' 18.14"E) to the requested height of (in figure) **36.20M AGL** (in words) **Three Six Dec Two Zero meters** above ground level so that top of the proposed structure when erected shall not exceed **24mts AMSL** (Site elevation) Plus **(+) 36.20mts AGL** (Height of the structure) **= 60.20mts AMSL.**
3. This No Objection Certificate is being issued on the express understanding that the site elevation/reduced level (height above mean sea level) viz 24mts AMSL relative location of the proposed Commercial building and its distance and bearing from the ARP / Runway ends as tendered by the applicant are correct. If, however, at any stage it is established that the said data as tendered by the said applicant is actually different that the one tendered, and which could adversely affect aircraft operations, the structure or part(s) thereof in respect of which this "No Objection Certificate" is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India. The applicant is, therefore advised in his / their own interest to verify the elevation and other data furnished for the site before embarking on the proposed construction.
4. The issue of this "No Objection Certificate" is further subject to the provisions of Section 9A of the Indian Aircraft Act, 1934, and those of any notification issued thereunder from time to time and under which also the applicant may be called upon by the Airports Authority of India to demolish in whole or in part the structure now being authorised vide this "No Objection Certificate".
5. No Radio / TV Antenna, Lightening Arresters, Staircase, Mumtee, Overhead Water Tank and attachment and Fixtures of any kind shall project above the height indicated in Para 2 above.
6. The use of electric fire or oil fired is obligatory, within 8 Km of the Aerodrome.
7. This certificate is valid for a period of **5(five)** years from the date of issue. If the Commercial building is not constructed and completed within the above mentioned period of 5 (five) years, he will be required to obtain fresh "No Objection Certificate" from the General Manager (Aero)-SR, Airports Authority of India, Southern Region, Chennai Airport, Chennai – 600027. The date of completion of Commercial building should be intimated to the General Manager (Aero)–SR, AAI, Chennai Airport, Chennai – 27.
8. No light or a combination of lights which by reason of its intensity, configuration of 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 Commercial buildings.
9. Day and night markings with secondary power supply **shall** be provided as per ICAO standard
10. **This NOC is for height clearance only.**
11. This NOC is issued with the approval of competent authority.

(V. Pradeep Kumar)
Joint General Manager (ATM)-NOC.
For General Manager (Aero)-SR.

Copy forwarded for information to:

1. The Executive Director (ATM), A A I, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110 003.
2. The Member Secretary, C.M.D.A, NO 1, Gandhi Irwin Salai, Egmore, Chennai - 600 008.
3. The Airport Director, AAI, Chennai Airport, Chennai – 600 027.
4. File copy.

क्षेत्रीय मुख्यालय, चेन्नई एयरपोर्ट, चेन्नई - 600 027, दूरभाष / TEL. 22561515, फैक्स / Fax 22561[illegible]
SOUTHERN REGION, CHENNAI AIRPORT, CHENNAI - 600 027, ई.मेल / E-Mail : [illegible]

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.