Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

ISO 9001:2008 VEXIL BPS MS Q9115251.01 / Q9115251.02 JAS-ANZ

संदर्भ सं. / Ref. No. :

दिनांक / Dated :

No. AAI/SR/NOC/RHQ Date: 9/10/2015

CN Raghavendran & CR Arvind

New No 6
Bishop Garden
Off Greenways Road
Chennai 600028

NO Objection Certificate for Height Clearance

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 SO84 (E) dated 14th Jan. 2010 for Safe and Regular Aircraft Operations.

1. References:

NOCID	CHEN/SOUTH/B/080915/154941
Applicant Letter	
AAI Reference	MM378/2015

2. NOC Details for Height Clearance:

Applicant Name	CN Raghavendran & CR Arvind
Type of Structure	Building
Site Address	**New No 13 Mt Poonamallee Rd Nandambakkam SNos. 33/2C2B&33/2C2C Zone 12 Dn 158 Nandambakkam Alandur TK Kancheepuram Dist**
Site Cordinates	13 1 4.81N -80 11 17E 13 1 6.06N -80 11 16.11E 13 1 6.50N -80 11 17.15E 13 1 3.91N -80 11 18.82E 13 1 3.55N -80 11 18E
Site Elevation AMSL in **Mtrs**	**11 Mtrs ONE ONE**
Permissible height above Ground Level in Mtrs	**43.99 Mtrs** FOUR THREE DECIMAL NINE NINE[RESTRICTED]
Permissible Top Elevation AMSL in Mtrs	**54.99 Mtrs** FIVE FOUR DECIMAL NINE NINE[RESTRICTED]

3. This NOC 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 NOC will be invalid.

b. The issue of the 'NOC' is further subject to the provisions of Section 9-A 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.

c. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of

fixtures of any kind shall project above the **Permissible Top Elevation 54.99 Mtrs**, indicated in para 2.

d. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.

e. The certificate is valid for a period of **5** years from the date of its issue. If the building/structure/Chimney is not constructed & completed within the period, the applicant will be required to obtain a fresh 'NOC' from the Designated Officer of Airports Authority of India. The date of completion of Building/Structure/Chimney should be intimated to this office of AAI. Request for revalidation of NOC will not be entertained after the expiry of its validity period.

f. 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.

g. 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.

h. 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**

i. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans as this NOC for height is for the purpose of '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

j. This NOC has been issued w.r.t. the Civil Airportsas notified in S0 84(E). Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction of Defence Airport.

This certificate is issued for **"HEIGHT CLEARANCE ONLY"** with the approval of Competent Authority for **Permissible Top Elevation 54.99 Mtrs**.

09/10/2015

(P.V Muraleekrishnan)
Asst. General Manager(ATM-NOC)
for General Manager(ATM-SR)

Airports Authority Of India

Copy to :

1. The Executive Director(ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003

2. GM(NOC)/Airport Director(Bundle).

3. Guard File

4. The Airport Director, AAI , Chennai Airport, Chennai – 27
5. The Member Secretary, C.M.D.A, NO 1, Gandhi Irwin Salai , Egmore, Chennai - 600 008

Generate Letter | Issue | Print

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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