

RE

REGULATORY RECORD

# RERA Document

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(Total three pages)

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

Air HQ/S 17726/01/ATS (PC-MMMCDLVIII)

29 January 2024

✓ M/s Silversky Builders LLP  
C/o Mr. Pratik Jain  
Registered Office No. 52,  
Puzhal Ambattur Road,  
Puzhal, Chennai - 600066

**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. 449/2, 450/1B1A and 450/1C1, Village Nedugundram, Taluk Vandalur, 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.

*[Signature]*

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- (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

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Appendix

| Corner        | Latitude         | Longitude        | Site Elevation<br>AMSL | Max permissible<br>height/elevation |
|---------------|------------------|------------------|------------------------|-------------------------------------|
| BLOCK- A      |                  |                  |                        |                                     |
| Centre        | 12° 53' 23.64" N | 80° 07' 12.15" E | 25.82m                 | 39.69m AGL/<br>65.51m AMSL          |
| Corner-1      | 12° 53' 23.01" N | 80° 07' 12.84" E | 25.82m                 |                                     |
| Corner-2      | 12° 53' 23.12" N | 80° 07' 11.16" E | 25.82m                 |                                     |
| Corner-3      | 12° 53' 24.51" N | 80° 07' 11.48" E | 25.82m                 |                                     |
| Corner-4      | 12° 53' 24.33" N | 80° 07' 13.14" E | 25.82m                 |                                     |
| BLOCK- B      |                  |                  |                        |                                     |
| Centre        | 12° 53' 21.91" N | 80° 07' 11.99" E | 25.82m                 | 41.26m AGL/<br>67.08m AMSL          |
| Corner-1      | 12° 53' 21.04" N | 80° 07' 12.55" E | 25.82m                 |                                     |
| Corner-2      | 12° 53' 21.27" N | 80° 07' 11.18" E | 25.82m                 |                                     |
| Corner-3      | 12° 53' 22.77" N | 80° 07' 11.45" E | 25.82m                 |                                     |
| Corner-4      | 12° 53' 22.53" N | 80° 07' 12.80" E | 25.82m                 |                                     |
| AMENITY BLOCK |                  |                  |                        |                                     |
| Centre        | 12° 53' 22.76" N | 80° 07' 10.73" E | 25.82m                 | 29.30m AGL/<br>55.12m AMSL          |
| Corner-1      | 12° 53' 22.98" N | 80° 07' 10.90" E | 25.82m                 |                                     |
| Corner-2      | 12° 53' 22.98" N | 80° 07' 10.55" E | 25.82m                 |                                     |
| Corner-3      | 12° 53' 23.39" N | 80° 07' 10.55" E | 25.82m                 |                                     |
| Corner-4      | 12° 53' 23.39" N | 80° 07' 10.90" E | 25.82m                 |                                     |



(Sudhir Babu)  
Group Captain  
Group Captain Operations ATS

By Regd Post



**भारत सरकार सेवार्थ**  
**ON INDIA GOVERNMENT SERVICE**

m/s Silversky Builders LLP  
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ईन्वार्ज रजिस्ट्री / I/C Registry  
निदेशालय संचिका (एटीएस) / Dir of Ops (ATS)  
वायु सेवा मुख्यालय (वायु भवन)  
Air Headquarters, Vayu Bhawan  
नई दिल्ली / New Delhi-110011

Air HQ/S 17726/01/ATS (PC-mmmCDLVIII)

dt - 29/01/21

NC-I-1106/B030(I)/B030W(V), B030(V)/B031(I)/35/2018 C&P-2(III) DT:28.12.2018



nders Address :-



# 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](#)



# 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

## 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

## 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

## 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



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

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

