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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD



ஸ்ரீ ராமஜெயம்

Engineer **S. SATHYA NARAYANAN**

NOC Consultant for Airport, Indian Air Force,
Police, Fire, Highways, Railways etc.,

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H.O. : Gokulam House, No.2, E.V.R. Street, Meenambakam, Chennai – 600 027.

B.O. : ' No.10, Gokulam Mini Hall, Theradi Street, Thiruneermalai, Chennai – 600 132.

Airport NOC Certificate

NOC ID: CHEN/SOUTH/B/100523/799834

for Proposed Demolition Reconstruction of 4 block (Stilt + 9 Floors)
With 1008 Residential Units (4 Units as Refuge Area)

by

Tamil Nadu Urban Habitat Development Board

Site Address :

EAST CEMETRY ROAD, Comprised in Survey No. 1651/2pt,
Block No.23, Tondiarpet Village,
Tondiarpet Taluk, Chennai District,
within **Greater Chennai Corporation Limits**

NOC Survey Engineer : **D. RajaRam, Mob: 9790714115 / 044-29530618**
Sr. Officer, Air India-Delhi (Retd)

NOC Consultant
&
Online Applicant :

Engr. S. SATHYANARAYANAN
Airport N.O.C. Consultant
No. 2. E.V.R. Street,
Meenambakkam, Chennai-600 027
Mob : 98402 44050

Communication Address:

Executive Engineer, Division II,
VIYASARPADI, Chennai- 600 039.
Ph: 044-2664 5328
Email ID: tnuhdbnewdivision2@gmail.com

Contact Persons:

Er. S. Sudhalaimuthu Kumar, E.E.,	**Mob: 98421 03609**
Er. M. Rajendran A.E.E.,	Mob: 97881 58856
Er. K. Sekar J.E.,	Mob: 7358508196

As on Site: Plot Extent: 18061.95 Sq.m Applied Ht. for NOC : 40.00 m AGL
(Applied Ht .for NOC- AMSL : **40.00** m AGL+ S.E: **3.62 m** = **43.62** m AMSL
Permitted Ht. as per CCZM for the Zone of this site (Grid E18) **126.00** m AMSL

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Tamil Nadu Urban Habitat Development Board

Date: 10-10-2023

Executive Engineer, Division II,
VIYASARPADI, Chennai- 600

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/100523/799834**
Applicant Name*	**S Sathya Narayanan**
Site Address*	**EAST CEMETRY ROAD, Comprised in Survey No. 1651/2pt, Block No.23, Tondiarpet Village, within Greater Chennai Corporation Limits,**
Site Coordinates*	**13 06 38.79N 80 16 55.64E, 13 06 43.93N 80 16 57.56E, 13 06 37.54N 80 16 59.06E, 13 06 42.74N 80 17 0.89E**
Site Elevation in mtrs AMSL as submitted by Applicant*	**3.62 M**
Type Of Structure*	**Building**

*As provided by applicant

Your site is located at a distance 17537 mts from ARP and lies in the grid E18 of the published CCZM of Chennai airport. The Permitted top elevation for this grid is 126 mts.

Since the requested top elevation 43.62 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

3. 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

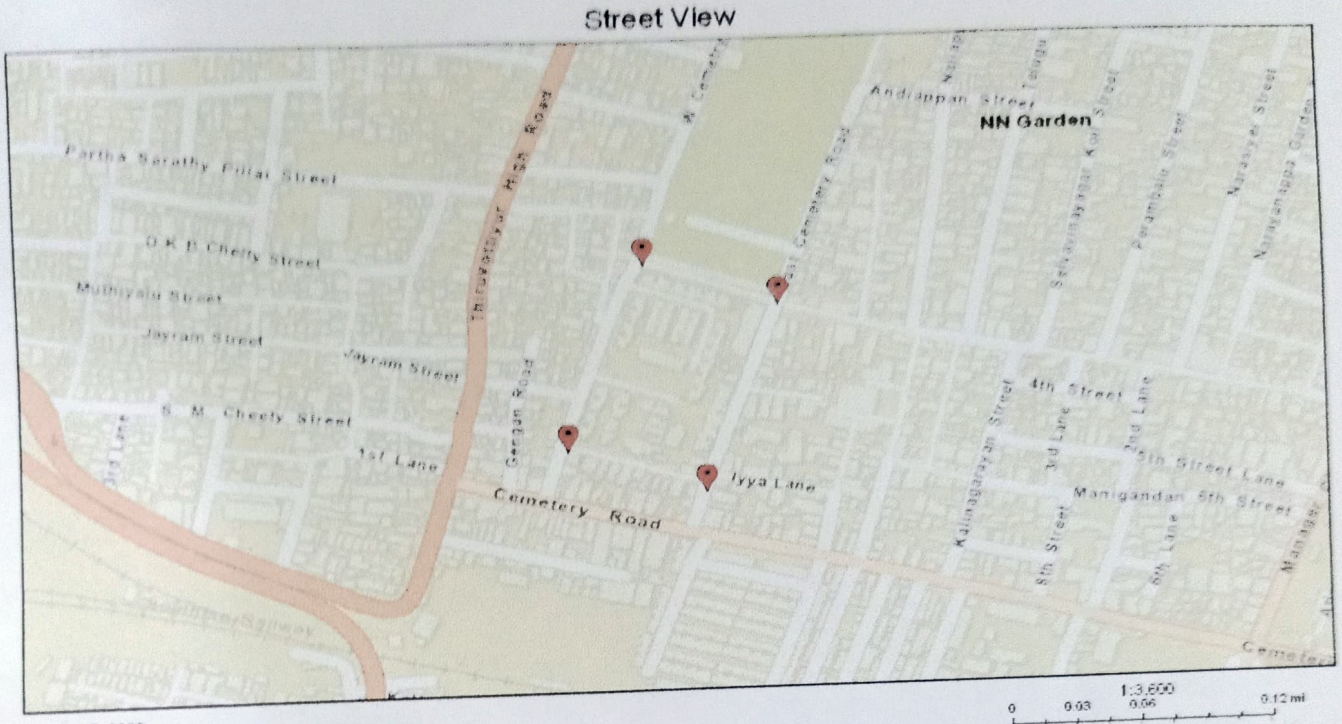
Address: General Manager Airports Authority of India, Regional Headquarter, Southern Region, Chennai Airport, Chennai-600027 (Tamil Nadu)

Email ID: vomm.noc@aai.aero

Contact No: 044-22560046

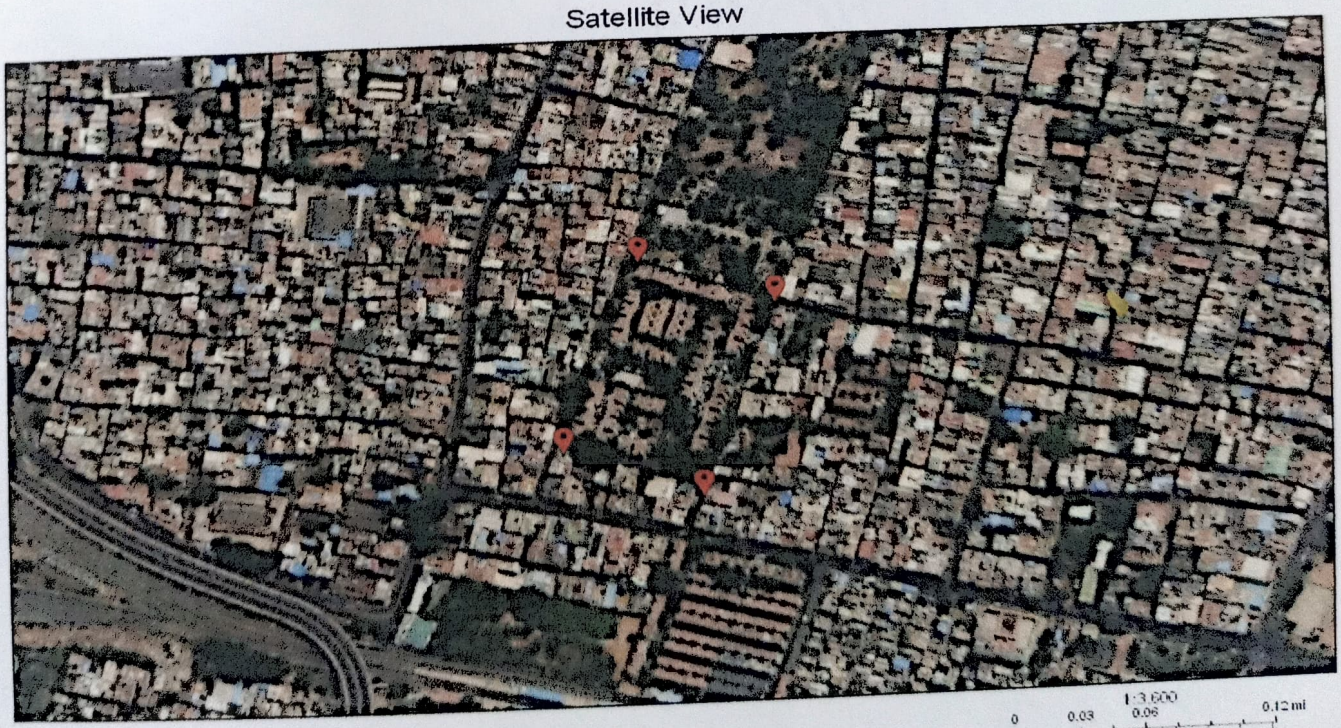
ANNEXURE

Street View



October 5, 2023

Satellite View



October 5, 2023

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.