

RE

REGULATORY RECORD

RERA Document

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भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Ms KVPS Property Developers Private limited

Date: 20-03-2020

Door No 4-A-B-c,
Sathyamurthy Street,
Tirunelveli Town,

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/031920/452133
Applicant Name*	M.Jagatheesan
Site Address*	Commercial Building site Block C located in Survey Nos 44/2,44/3,45/1 and 46/2, Block No 81, Ward-E, Kakapallam Village and at CTH road, Korattur, Chennai-600050, Greater Chennai Corporation Zone VII, Division 090corporation
Site Coordinates*	13 06 04.94N 80 11 15.64E, 13 06 04.12N 80 11 16.17E, 13 06 05.93N 80 11 16.69E, 13 06 04.06N 80 11 17.39E, 13 06 05.16N 80 11 17.94E
Site Elevation in mtrs AMSL as submitted by Applicant*	14.64 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 11835 mts from ARP and lies in the grid E13 of the published CCZM of Chennai airport. The Permitted top elevation for this grid is 95 mts.

Since the requested top elevation 40.24 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.

राजीव गांधी भवन
Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003
Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950
Phone: 24632950



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

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

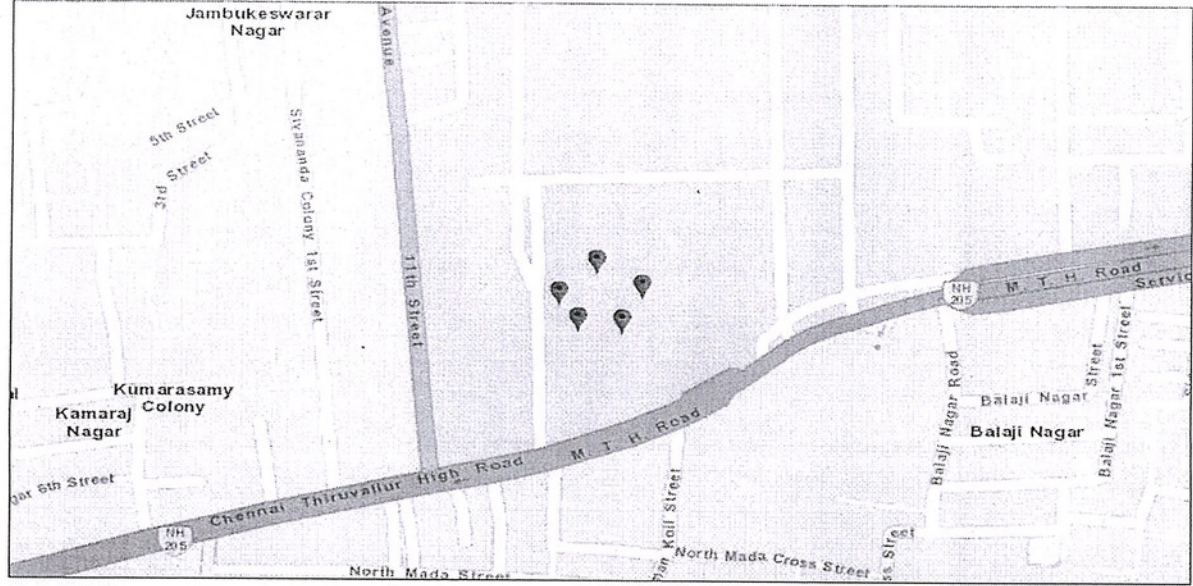
Region Name: SOUTH

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

Email ID: vommm.noc@aai.aero

Contact No: 044-22560046

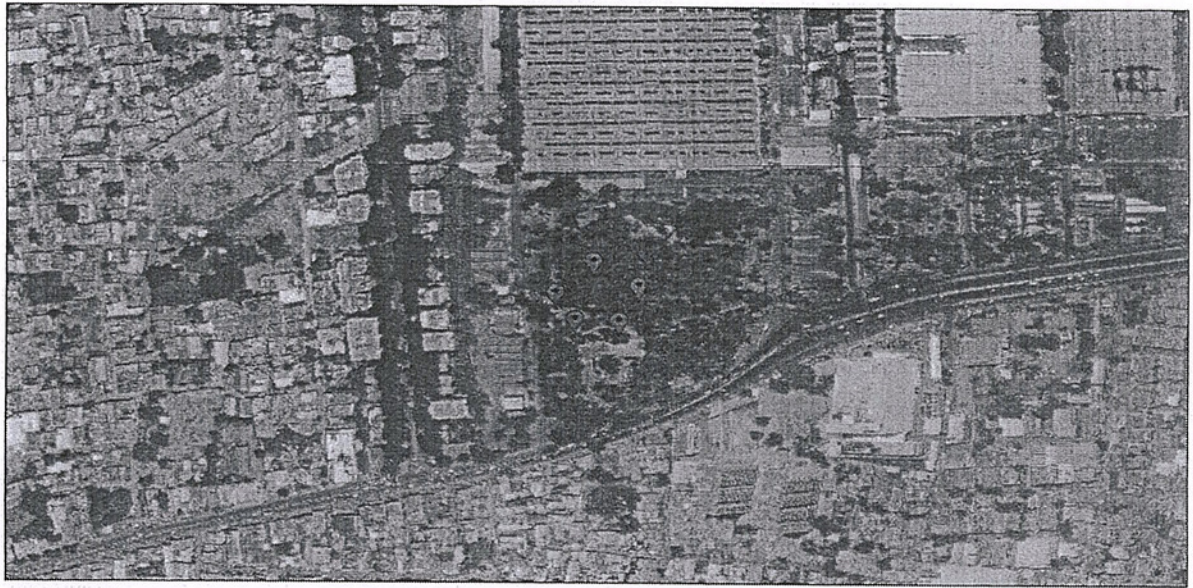
Street View



March 19, 2020

0 0.03 0.06 0.09 0.12
0 0.05 0.1 0.15
Scale: 1:3,600
Source: Esri, DeLorme, GeoEye, IGN, AerGRID, IGN, and the GIS User Community

Satellite View



March 19, 2020

0 0.03 0.06 0.09 0.12
0 0.05 0.1 0.15
Scale: 1:3,600
Source: Esri, DeLorme, GeoEye, IGN, AerGRID, IGN, and the GIS User Community



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Ms KVPS Property Developers Private Limited

Date: 19-03-2020

No 4-A-B-C. Sathyamurthy
Street, Tirunelveli Town,
Tirunelveli-627006

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/031520/451886
Applicant Name*	M.Jagatheesan
Site Address*	Block A located in Survey Nos 44/2,44/3,45/1 and 46/2, Block No 81, Ward E, Kakapallam Village and at CTH Road, Korattur, Chennai-600050, Greater Corporation of Chennai Zone VII, Division 090
Site Coordinates*	13 06 05.49N 80 11 17.62E, 13 06 03.43N 80 11 19.23E, 13 06 06.93N 80 11 19.51E, 13 06 04.95N 80 11 19.75E, 13 06 04.26N 80 11 20.30E, 13 06 05.58N 80 11 20.55E
Site Elevation in mtrs AMSL as submitted by Applicant*	14.85 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 11873 mts from ARP and lies in the grid E13 of the published CCZM of Chennai airport. The Permitted top elevation for this grid is 95 mts.

Since the requested top elevation 58.45 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.

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राजीव गांधी भवन
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सफदरजंग हवाई अड्डा नई दिल्ली-110003
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AIRPORTS AUTHORITY OF INDIA

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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

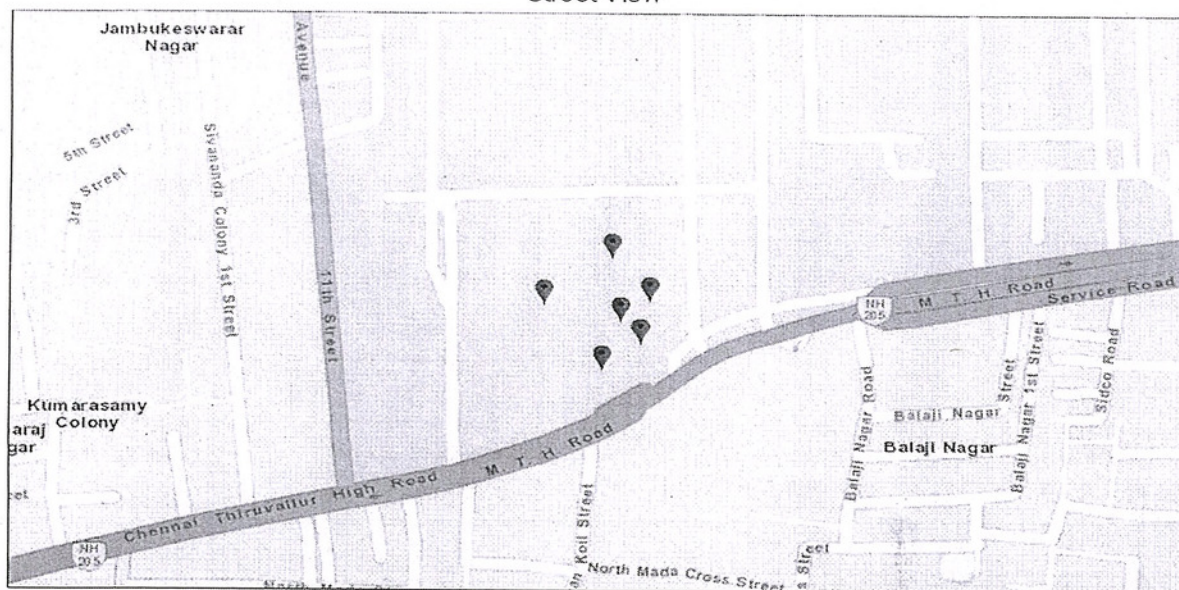
Region Name: SOUTH

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

Email ID: vommm.noc@aai.aero

Contact No: 044-22560046

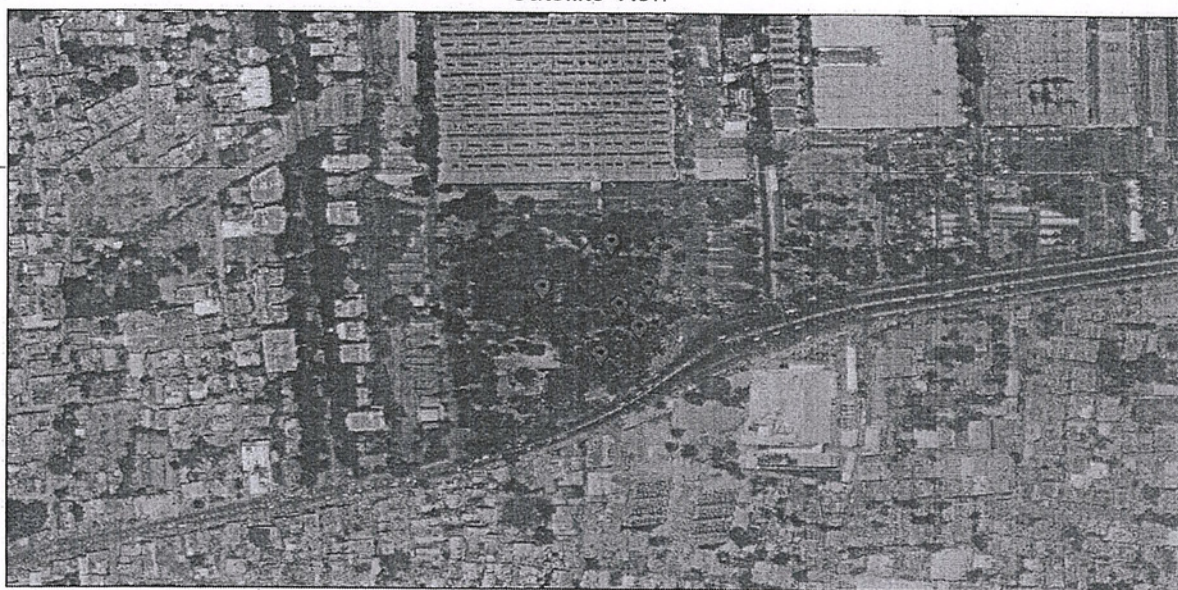
Street View



March 15, 2020

[illegible]

Satellite View



March 15, 2020

0 0.03 0.06 0.12 mi
0 0.05 0.1 0.191 m

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

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.

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.

