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 JAS-ANZ

BY SPEED POST

संदर्भ सं. / Ref. No. : AAI/SR/NOC/RHQ/ दिनांक / Dated : 30-01-2012

To

Army Welfare Housing Organisation,
Rep by Col V. Subramani Director(EM&R),
16, Thiruvenkadam Street,
West Mambalam,
Chennai-600 033.

NO OBJECTION CERTIFICATE

CASE No: **MM 043 / 2012.**

1. Please refer to your NOCAS ID: CHEN/SOUTH/B/011112/001 to 006, dated: 11-01-2012 on the issue of NOC from AAI.
2. This office has no objection to the proposed construction of Residential Towers -1 to 6 - by **Army Welfare Housing Organisation,** hereinafter referred to as the applicant, in Sy no:172/1 & 173 of Thazambur village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu (Tower-3 WGS84 -12^0 51' 59.71"N, 80^0 12' 29.82"E) to the requested height of (in figure) **109M AGL** (in words) **One Zero Nine meters** above ground level so that top of the proposed structure when erected shall not exceed **5mts AMSL** (Site elevation) Plus **(+) 109mts AGL** (Height of the structure) **=114mts 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 5mts AMSL relative location of the proposed Residential Towers 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 Residential Towers 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 Residential Towers 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 Residential Towers.
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 Commissioner, Directorate of Town & Country Planning, No: 807, Anna Salai, Chennai - 600 002.
3. The Airport Director, AAI, Chennai Airport, Chennai – 600 027.
4. File copy.

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.