Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

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HQ Training Command, IAF
JC Nagar Post
Bengaluru – 560 006

TC/4906/2/ATS (Ty BM-CMXXXVII)

20 June 2024

M/s Urbanrise Clover Land Pvt Ltd
No 36/1, Gandhi Mandapam Road
Kottupuram, Chennai-600 085
Ph: 9597081433

NOC FOR CONSTRUCTION OF MULTI STORIED BUILDING BY M/S URBANRISE CLOVER LAND PVT LTD

Dear Sir,

1. Please refer your application on the subject dated 15 May 2024.

2. The application has been examined under provisions mentioned in Aircraft Rules-2015 published as GSR 751(E), Gazette of India Extraordinary, by Central Government read in conjunction with Air HQ ASI Part III/ATS/01/2023, Works of Defence Act 1903 and other relevant orders on the subject. IAF has no objection for construction of multi storied building in survey Nos 740 and 742/1 part, Sholinganallur 1 Village, Sholinganallur Taluk, Chennai, Tamil Nadu by **M/s Urbanrise Clover Land Pvt Ltd.**

3. The NOC is issued subject to following conditions:-

(a) The NOC is for construction of multi storied building and cannot be used as document for any other purpose/claim whatsoever including ownership of land. NOC is issued from 'Aviation angle' only and clearances from Government/ other agencies shall be obtained, as applicable.

(b) NOC/all statutory clearances shall be obtained from the concerned authorities including approval of building plans. Clearance shall also be obtained separately from any other defence establishment, civil & military aerodrome in the vicinity of proposed construction.

(c) The site elevation and site coordinates provided in the application are taken for calculation of the permissible top elevation of the proposed structure. However, if at any stage it is established that the actual site elevation and site coordinates are different from those provided in the application, the NOC will be invalid.

20 June

(d) NOC is issued 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) Day/ night obstruction marking/lighting shall be provided based on International Civil Aviation Organization (ICAO) Annex-14 Chapter 6 & IS 5613.

(f) For garbage disposal system, 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.

(g) **Vertical extent (highest point) of multi-storied building blocks including lightening and crane shall not exceed the height mentioned in the table below. No extension or structure, permanent or temporary (eg Antennae, Mumty, Lightening Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment including crane of any kind), is permitted above the cleared height.**

Multi storied building	Coordinates nearest building block corner	Site Elevation(AMSL)	Permissible height/elevation of the multi storied building blocks including lightening arrester and crane
Block 1	12° 52' 53.31" N 80° 12' 57.99" E	3.05m	**117m AGL / 120.05m AMSL**
Block 2	12° 52' 53.85" N 80° 12' 59.10" E	3.66m	**117m AGL / 120.66m AMSL**

(h) No light or a combination of lights except obstacle lights shall be installed at the site at any time during or after the construction of the building, which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport.

(j) The commencement and completion of construction including installation of obstruction lights shall be intimated to **AOC, AF Stn Tambaram.**

(k) The site is located on a bearing of **158°** at a distance of **13.60** from ARP of **Chennai International Airport**. The applicant therefore needs to obtain NOC from AAI, Chennai also.

(l) The NOC is valid for **eight years** from the date of its issue. If the building is not constructed and completed within this period, a fresh/extension of NOC shall be obtained from Indian Air Force.

4. The NOC will be null and void if the construction is found to be in deviation from the submitted proposal and in event of non-adherence of the conditions mentioned in para 3.

Yours sincerely,

(JP Sebharwal)
Group Captain
Command ATC Officer

Copy to:-

AF Stn Tambaram (SATCO)

Date 20 JUN 24

Internal: -

C Nav O

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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