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भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

M/s DRA Aadithya South City Projects Private Limited

Date: 20-12-2023

New Nos 109,111 and 113, Old
Nos. 76/1,77 and 78, Llyods
Road, Royapettah, Chennai-

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/121123/850851
Applicant Name*	G Shiyamalann
Site Address*	Building site located in TS Nos 3/1,3/3,5/6 and 5/8, Block 115, Madhavaram Village and at Erukanchery High Road, Madhavaram, Chennai- 600060
Site Coordinates*	13 07 48.06N 80 14 19.91E, 13 07 48.42N 80 14 20.08E, 13 07 48.32N 80 14 20.30E, 13 07 47.72N 80 14 20.62E, 13 07 48.73N 80 14 20.79E, 13 07 48.49N 80 14 20.98E
Site Elevation in mtrs AMSL as submitted by Applicant*	6.7 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 16514 mts from ARP and lies in the grid D16 of the published CCZM of Chennai airport. The Permitted top elevation for this grid is 126 mts.

Since the requested top elevation 59.91 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.



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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

11



TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From
Thiru. Abhash Kumar, I.P.S.,
DGP / Director,
Tamil Nadu Fire and Rescue Services,
No.17, Rukmani Lakshmipathi Salai,
Egmore, Chennai – 600 008.

To
The Member Secretary,
Chennai Metropolitan Development
Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008.

R.Dis.No.22304/C1/2023
PP NOC No. 37/2024

Dated. 12.03.2024

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested – Inspection at M/s. DRA Aadithya South City Projects Pvt Ltd, Erukkenchery High Road, T.S.No. 31, 3/3, 5/6, Block No.115 of Madhavaram Village, Madhavaram Taluk, Chennai – Reg.

Ref : 1) The applicant letter dated:22.12.2023.
2) The Joint Director, Northern Region, Report Rc.No.050/C/2024, Dated:27.02.2024.

Kindly refer to the letter cited above. The MSB inspection committee of the northern region has inspected the site of M/s. DRA Aadithya South City Projects Pvt Ltd, Erukkenchery High Road, T.S.No. 31, 3/3, 5/6, Block No.115 of Madhavaram Village, Madhavaram Taluk, Chennai for which the PP NOC has been requested. The committee has made certain observations with regard to fire and life safety, which are reproduced below:-

Observation:

It is a request for Planning Permission for the construction of residential building consisting of **2 blocks. Block 1 (Residential building)** consisting of Stilt floor (for parking use) + 1st floor (for parking use) + 2nd to 13th floors with the height of 42 meters up to terrace level. **Block 2 (Amenity building)** consisting of Ground floor (store) + 2 floor (Indoor games) with the height of 11 meters up to terrace level. The plot

area is 3431.21 Sq. m and total buildup area is 12542.90 sq. m. The proposal has side setback of 9 m at all around the building. The building is classified to come under Group "A"-Residential Building, sub division "A-4" Apartment as per the classification of the National Building Code of India Part IV Fire and Life Safety – 2016.

The following Fire & Life Safety measures should be provided in the proposed residential building before the issue of compliance certificate as listed below:

1. There should be a Wet-riser along with hose reel assembly per thousand square meters area covering all floor areas with landing valves along with delivery hoses. The raiser should be fully charged with adequate pressure at all times & should have both automatic and manual operation. To feed the wet-riser and sprinkler system an underground static water tank of minimum capacity 75000 liters should be provided with refilling facilities. A terrace level tank of capacity 5000 liters also should be provided in respective towers. One set of pump contains an electrical pump of capacity 2280 LPM and equal capacity of one Diesel Pump and an electrical pump of capacity of 180 LPM as a Jockey pump should be provided near the underground water tank. The pumps should be capable of developing pressure of 3.5 kg/cm² at terrace level hydrant point. Where more than one set of pump provided water capacity should be doubled.
2. Fire service inlets fitted with NRV at ground level should be provided.
3. Yard hydrant shall be provided on the podium.
4. Manually operated electric fire alarm system including talk back system to be provided at all floors.
5. The First aid firefighting equipment's should be provided at all floors in accordance with the IS 2190: 2010 requirements.
6. Automatic sprinkler system should be provided at stilt.
7. Public Address system should be provided connecting all the floors
8. Lightning arrester should be provided.

9. Alternative & Independent power systems should be provided to Fire pumps, Emergency Lighting system and fire lift.
10. Number of Ramp, Exit, Location and its width should be conforms to the requirements of NBC of India, Part 4, Second Revision 2016.
11. Fire Exit - Internal staircases and External staircase:

2 staircases are provided. One staircase is internal staircase and another staircase is external wall.

As per clause 4.4.2.4.3.2 of the National Building Code of India part IV Fire and Life safety 2016 – As per plan the staircases have a minimum width of 1.25 meters without railing. The minimum width of tread without nosing shall be 250 mm for residential Building and the tread shall be constructed and maintained in a manner to prevent slipping. The maximum height of riser shall be 150 mm for Residential Building and the number shall be limited to 12 per flights.

Every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.

All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.

Exits shall be so arranged that they may be reached without passing through another occupied unit.

As per clause 4.4.2.4.3.4 of the National Building Code of India part IV fire and life safety 2016- All external stairs shall be directly connected to the ground.

Entrance to the external stairs shall be separate and remote form the internal staircase.

Care shall be taken to ensure that no wall opening or window opens on to or close to an external stairs.

The route to the external stairs shall be free of obstructions at all times.

The external stairs shall be constructed of non-combustible materials and any doorway leading to it shall have the required fire resistance.

No external staircase, used as a fire escape, shall be inclined at an angle greater than 45° from the horizontal.

❖ **Fire lifts:** As per clause 4.4.2.4.3 (h) (6) of NBC 2016. Lift shall not open in staircases. A staircase shall not be arranged around a lift shaft.

At least one lift should be designated as Fire lift. Fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15m in height or above shall be provided with fire lifts.

In case of fire, only fireman shall operate the fire lifts. In normal course, it may be used by other persons.

Each fire lift shall be equipped with suitable inter-communications equipment for communicating with the control room on the ground floor of the buildings.

The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.

12. Firefighting Shaft (Fire Tower): An enclosed shaft having protected area of 120 min fire resistance rating comprising protected lobby, staircase and fireman's lift, connected directly to exit discharge or through exit passageway with 120 min fire resistant wall at the level of exit discharge to exit discharge. These shall also serve the purpose of exit requirement / strategy from the occupants. The respective floors shall be approachable from Firefighting shaft enable the Fire fighters to access the floor and also enabling the Fire fighters to assist in evacuation through fireman's lift. The firefighting shaft shall be equipped with 120 min fire doors. The firefighting shaft shall be equipped with fireman talk back, wet riser and landing valve in its lobby, to fight fire by fire fighters.

13. The applicant should not provide any obstruction like transformer yard, generator, swimming pool, Landscape, LPG bank etc., in the setback area, so as to facilitate the easy movement and operation of an aerial ladder platform vehicle during emergency. The

setback area should not have any slope / gradient and not be elevated from the ground level.

14. Ramp to the basement is shown outside the building line.

15. **Vehicular access within the site** – Internal Vehicular access way including passage if any within the site shall have a clear width of 7.2m.

16. **Fire Fighting pump house**

As per clause 5.1.2.2 of the National Building Code of India part IV fire and life safety 2016

- a) Pump room provided at the basement.
- b) When installed in the basement, staircase with direct accessibility (or through enclosed passageway with 120 min fire rating) from the ground, shall be provided. Access to the pump room shall not require to negotiate through other occupancies within the basement.
- c) Pump house shall be separated by fire walls all around and doors shall be protected by fire doors (120 min rating).
- d) Pump house shall be well ventilated and due care shall be taken to avoid water stagnation.
- e) No other utility equipment shall be installed inside the fire pump room.
- f) Insertions like flexible couplings, bellows, etc., in the suction and delivery piping shall be suitably planned and installed.
- g) Installation of negative suction arrangement and submersible pumps shall not be allowed.
- h) Pump house shall be sufficiently large to accommodate all pumps and their accessories like PRVs, installation control valves, valves, diesel tank and electrical panel.
- i) Battery of diesel engine operated fire pump shall have separate charger from emergency power supply circuit.
- j) Exhaust pipe of diesel engine shall be insulated as per best engineering practice and taken to a safe location at ground level, considering the back pressure.

17. Service ducts and shafts: As per clause 3.4.5.4 of the National Building Code of India part IV fire and life safety 2016.
18. Fire lift, Electrical Installation and Wiring, AC Duct & other Service Ducts should meet the requirements of NBC of India, Part 8, 2016.
19. The width and height of any arch or gate, if any, should have the clearance of not less than 7 m respectively.
20. The compulsory open space as per DCR set back area all around the building should be designed to withstand a weight of 64 tons at any point of operation for the use of Hydraulic platform vehicle. In any case, no ramp, landscape garden and swimming pool shall be allowed in the setback area. The entire setback area earmarked shall be hard paved or provided with reinforced concrete so as to withstand the weight of the Aerial Ladder platform.
21. The Service ducts such as power cables, communication cables, A/C ducts etc. should be protected with proper fire sealing/fire dampers.
22. The Cable gallery should be routed through fire resistant duct or fire protected tray. Suitable detectors shall be provided along the lines of the cable gallery.
23. As per section 3.2 of BIS 12459, 1988 – code of practice for fire safety in cable regularization, 1m transparent fire retardant coatings shall be applied to all cables at termination points in electrical panels and all cables inside the distribution boxes.
24. Fire Resistant and Low Smoke Emission Cable should be used.
25. Assembly points should be designated at the ground floor as per the requirements of fire and life safety measures.
26. Dos and Don'ts laminated hanging pads should be available in all floors in Prominent places.
27. Evacuation route plan should be displayed in each floor at prominent places.
28. If the construction is done with prefabricated materials, sufficient natural vent / mechanized ventilation system should be provided.

29. A trained Fire Officer with a crew shall be arranged to maintain as well as to operate the fire protection systems in case of any need.

30. During construction of the building the following fire protection measures should be provided in good working condition:

- 1) Dry riser minimum 100 mm diameter pipe with hydrant outlets on the floors constructed with a fire service inlet to boost the water in the riser from fire service pumps.
- 2) Drums filled with water of 2000 liters capacity with two fire buckets on each floor.
- 3) A water storage tank of minimum 20000 liters capacity, which may be used for other construction purposes also.

The MSB inspection team has recommended to issue of planning permission / no objection certificate to the proposed building subject to the fulfillment of the above mentioned conditions.

In view of compliance with the above said facts a PP/NOC is issued from the fire service point of view so as to accord planning permission for the above said proposed building subject to fulfillment of all the above said conditions, as recommended by the MSB committee. After completion of this project the compliance certificate should be obtained to ensure fire safety measures.

To:

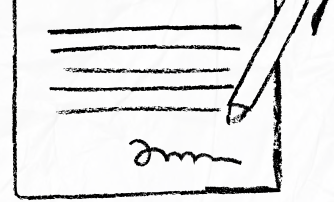
M/s. DRA Aadithya South City
Projects Private Limited,
No.109/111/113, Lloyds Road,
(Avvai Shanmugam Salai),
Royapettah, Chennai - 600 014.

Copy to:

The Joint Director, Fire and Rescue Services,
Northern Region, Chennai.

for Director,
Fire and Rescue Services,
Tamil Nadu.





our services doesn't just end there



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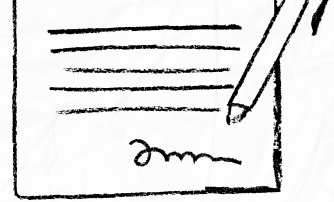
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