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DIGITALLY VERIFIED RECORD

File No.SR-TPJ0ENGG/259/2023-O/o Sr.DEN/Co-Ordn./TPJ/SRly

SOUTHERN RAILWAY

T/W:280/V.Poopathy & 2 Others/SY/NOC

Divisional Office,
Works Branch,
Tiruchchirappalli,
Dt: 27.02.2025

To
The Commissioner,
Sirkali Municipality Commissioner's Office,
Kamarajar Road, Sirkali – 609110.

Sub: Request of NOC for Proposed Residential layout in T/S. No: 3/2, 3/3, 4 @ Sirkazhi Municipality, Ward – C, Block -12, Sirkazhi Taluk, Mayiladuthurai District - Reg.

Ref: Applicant's Commissioner, Sirkazhi Municipality Letter no.1224/2023/F1 dt: 31.05.2023

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With reference to the above NOC proposal, the feasibility report submitted by the Sr.Section Engineer/P.Way/MV and ADEN/MV dated: 29.08.2023 it is stated that there is "No Objection Certificate" from this end for the proposed construction of residential layout in Ward No: C, Block.No.12, old T.S.No.3/2, 3/3 & 4 at Sirkali Municipality, Sirkali Taluk, Sirkali. At Km 264/700 – 264/900 (LH Side), between Sirkali station limit In TPJ - VM (Main line) section, subject to the conformity of the dimensions shown in the Applicant's plan, attached herewith and to the conditions of the Agreement executed by with Railways.

Applicant shall spare the land, whenever required by Railway's future projects as per the land value fixed by the concern Revenue Department. The proposed residential layout shall be carried out by leaving 7 meters from Railway's limit and 57.9 meters from Center line of Railway Track to the proposed residential layout.

In this connection copy of Railway Approved plan No MIS - 3391 - 2023, Applicant's plan, Agreement (4Sheets) are enclosed herewith for further processing at your end.

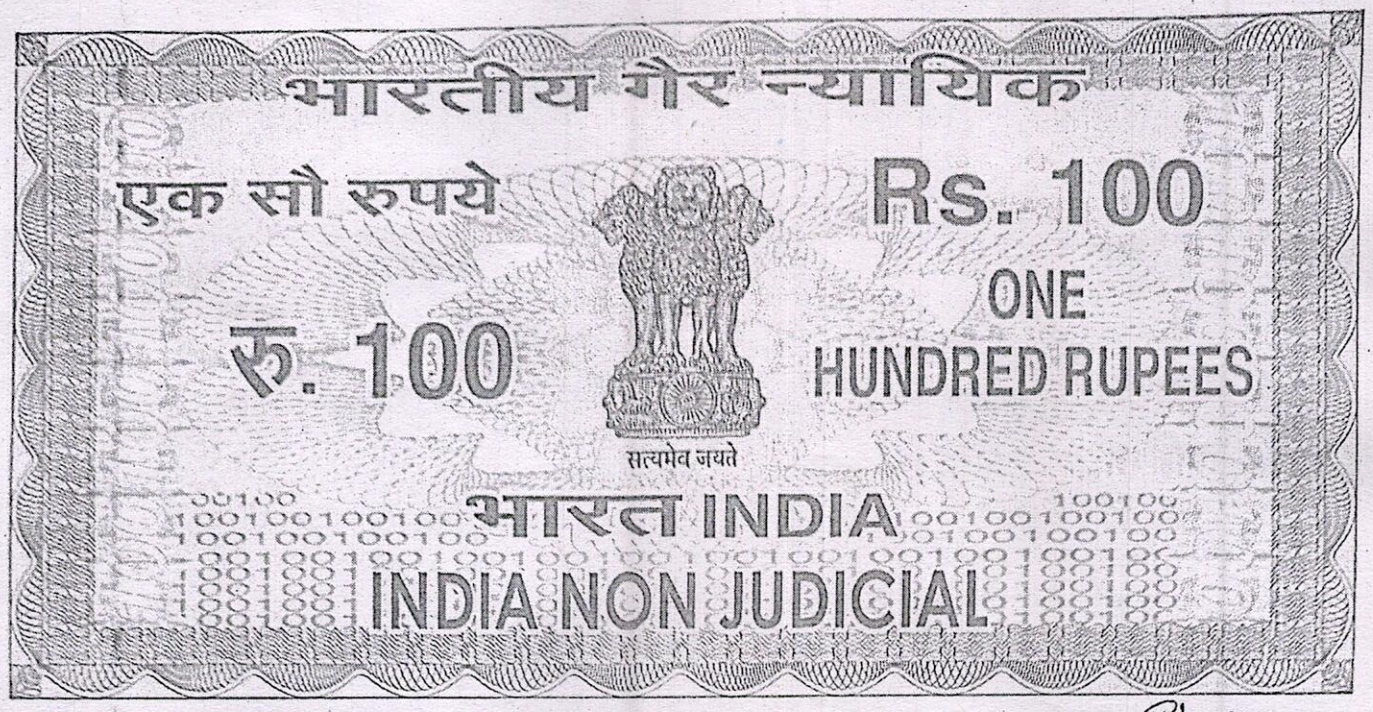
Encl: -As above.

Digitally Signed by Ravi Mittal
Date: 27-02-2025 12:50:57
Reason: Approved

Divisional Engineer/East
Tiruchchirappalli

Copy to: 1. Thiru. V.Poopathy, 20, Mariamman Koil, Kathirgamam, Puducherry District - 605009 – for information and necessary action please.

2. SSE/P.Way/MV & ADEN/MV - Copy of Railway Approved plan No MIS 3391- 2023 and Applicant's plan, Agreement (4 sheets) is enclosed - For information.



தமிழ்நாடு தமிலநாடு TAMILNADU

EE 026152

தேதி: 12.02.2025.

V. Poopathy
Kathirgamam

S.சிவசங்கரன்
முத்திரைத் தாள் விற்பனையாளர்
உரிமம் என்: 28/97
வளவனூர், தமிழ்நாடு.

AGREEMENT FOR ISSUE OF NO OBJECTION FOR PROPOSED LAYOUT OF RESIDENTIAL BUILDING IN T.S.NO: 3/2, 3/3,&4, SIRKAZHI MUNICIPALITY WARD – C, BLOCK -12 , SIRKAZHI, MAYILADUTHURAI DISTRICT

An agreement made this 26th day of February Two thousand Twenty five between Thiru. V.Poopathy s/o Vadivel & 2 others, No.20, Mariamman Kovil Street, Kathirgamam, Puducherry. Here in called the Applicants of one part and The President of India Represented by the Divisional Railway Manager (Works), Tiruchchirappalli Southern Railway, on the other part here in called the Government (which expression shall include called unless the context does not admit their successors and assigns).

V. பூபதி

मंडल इंजीनियर / पूर्व
Divisional Engineer/East
तिरुच्चिरप्पल्लि/Tiruchchirappalli
दक्षिण रेलवे /Southern Railway

Whereas the Applicant owns layout land to an extent of .....area located near the boundary of Railway station, as per Railway Plan No. MIS- 3391-2023 attached and whereas the Applicant is desirous of laying layout land as per his/her plan attached. The drawing mentioned in the agreement is only for issuing NOC of the present proposal only and it should not be used for any other purpose.

Whereas on account of the said plot being in a location of close proximity to 'the· Railway boundary, adjacent to Railway land near Railway line and Railway Km.264/700-900 near Sirkazhi Railway Station (LH Side) the Railway Revenue regulations require (under the Railway's Act) that the prior permission in writing of the Railway is required before erecting any structure in the said land.

Whereas the Applicant understand that such permission cannot be claimed as a matter of right and may or may not by given by the Railway at its discretion and if given, the Railway may impose such conditions as deemed fit by the Railway.

Whereas the Government is agreeable to give such permission and grants ' No Objection' provided the Applicant agrees, if and when so required by the Railway at any future date, to pull down the structure and keep the plot vacant as of now and subject to the conditions laid down and mutually agreed to as under.

1. It is hereby agreed between the Government and the Applicant that the Government shall grant such conditional permission for putting up structure so applied for and the Applicant shall, if and when required by the Government at any future date, pull down the structure and keep the and as vacant as of now. It is further agreed that the approval is only for the structure approved as per the plan and description before said.

2. Compensation is not for payable for the damages if any, caused to the building of the Applicant consequent either on frequent movements of trains nearby or on other Railway operational works in that area. Decision of the Government is final in this regard.

3. Either construction of the building or any future improvements done to the structure will not be a hindrance to the normal working of the Railway and the decision of Government is final in this regard.

V. தமிழ்

मंडल इंजीनियर / पूर्व
Divisional Engineer/East
तिरुचिरापल्लि/Tiruchchirappalli
दक्षिण रेलवे /Southern Railway

4. Making trespass of any other king in Railway land for easy access to the building consequent on its existence or otherwise in close proximity to the Railway land is prohibited and it is agreed to by the applicant

5. It is hereby agreed to by the Applicant that a space of ------meters will be left by him/her between the Railway's boundaries or Compound wall (Where it exists). I agree to keep vacant of my land of ---- meters from centre line of Railway boundary towards the proposed to Residential Layout only. This however is independent of the requirements of the Bye-Laws of the local body concerned.

6. It is however is independent of the requirements of the Bye-Laws of the local body concerned

7. It is agreed to by the Applicant that he/she has made/there exists a separate and proper approach road to this proposed land which is outside the Railway boundary. His/her further agrees that is case of violation of this provision subsequently coming to notice, the No objection granted to him/her by the Government is liable to be cancelled at the discretion of the Government at the cost of the Applicant and the applicant is further liable to pay the damages which will be decided by the Government and the decision of the Government is final in this regard.

8. party's boundary and Railway boundary are abutting, a complete compound wall to be constructed by leaving one meter clearance from Railway's boundary without any opening in tract side at the cost of the party to avoid trespass in Railway land.

9. Near Railway Boundary trees likely to grow more than 1 meter or distance from nearest track whichever is less should not be planted.

10. In the event of Railway's acquiring party's land for Railway's development works in future, No compensation will be given to the structures erected by the party's land.

11. In case of any refuse/garbage is dumped by the resident into the Railway land, party will have to pay necessary charges for cleaning the same and an additional fine Rs.10,000/- (Rs.Ten thousand only) each time a notice is issued to party.

मंडल इंजीनियर / पूर्व
Divisional Engineer/East
तिरुचिरापल्लि/Tiruchchirappalli
दक्षिण रेलवे /Southern Railway

12. Any tree planted along the Railway boundary is liable to be cut fully or partially for safe working of Railways in terms of para 14 of Railway Act 1989, without any compensation.

13. Railway reserve the right to supervise, Inspec the proposed building during the construction stage as well as during lifetime of the building to ensure that building basement do not affect any danger to safety of the trains.

14. The septic tank and Depression trench etc., /Under Ground Drainage arrangement, proposed by the Applicant will be located sufficiently away from the Railway boundary wall and the Effluent Water will not be allowed to enter in to Railway premises. In case of violations of the same, the No Objection granted to him/her by the Government at the cost of the Applicant and Applicant if further liable to pay the damages.

15. In the event of any dispute, differences etc., arising between the party hereto on the interpretation or in the working of Agreement 14 same shall be referred to General Manager/Southern Railway or any one specifically maintained by him/her on his/her behalf whose decision thereon shall be final and binding on the party's hereto. The Applicant has no right to claim for any compensation for the structures erected and to be pulled down by him/her.

16. Since the party boundary abuts with Railway boundary, it requires construction of boundary wall at party's cost without providing entry/opening on railway/track side

17. it is known that if any land or part of land is identified as Railway land, then that portion or full land will be taken over by railways without any prior notice.

18. No tree with height more than 10 meters shall be planted/ growth between the nearest Railway boundary and the nearest face of the building from such Railway boundary

19. The proposed NOC request for Residential layout only is Approved.

20. The Terms and conditions mentioned in this office letter No.W.280/5 Dt. 26.12.02 should be strictly followed

मंडल इंजीनियर / पूर्व
Divisional Engineer/East
तिरुच्चिरापल्लि/Tiruchchirappalli
दक्षिण रेलवे /Southern Railway

21. CN has cleared this proposal with the condition that "According to feasibility in future doubling project or for other future developments, the land for requesting NOC is subject to necessary future requirement.

22. Railway's (Government's) Plan No: MIS- 3391-2023 The drawing mentioned in the agreement is only for issuing NOC of the present proposal only and it should not be used for any other purpose.

23.Planning clearance for this proposal with the conditions that.

i) This approval is strictly for the development of layout only and separate approval needs to be obtained for any construction activity in the plots near Railway boundary viz 32to40. The same condition should be obtained approval of layout from municipality.

This Agreement is signed by the parties as under for granting of No Objection by the Government to the Applicant.

Attached: Railway's (Government's) Plan No: MIS - 3391-2023
Applicant's Plan No: 3 Copies of Plan attached .

मंडल इंजीनियर / पूर्व
Divisional Engineer/East
तिरुच्चिरापल्लि/Tiruchchirappalli
Signature of दक्षिण रेलवे /Southern Railway
Divisional Railway Manager(works)
Southern Railway Tiruchchirappalli

V. பூபதி

Signature of the Applicant
Name: V.Poopathy S/o Vadivel
Address: 20, Mariamman Koil street,
Kathirgamam, Puducherry.

WITNESS :

1. S.J.VARUNKUMAR
Offic Supdt.
DRM/W/O/TPJ.

2. GYARSI LAL MEENA
Sr. Clerk
DRM/W/O/TPJ

S. Paithivinojan, No.6, III Cross,
Pari Nagar, Pakkamudayanpet,
Pondicherry - 605008

M. Magesh
No.116/19, Mariamman Kovil St.
Kunichempet, Pondicherry-605501

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

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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.