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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

SOUTHERN RAILWAY

M.W.280/NOC/ Vinayagga Promoters/565983

DRM's office
Works Branch
Chennai Division
Dt: 31.12.2025

To
M/s.Vinayagga Promoters,
Rep by its partner A.Subramanian
Plot No.17 B/8, Dr.Solomon Street,
Zamin Pallavaram
Chennai – 600 043

SUB : Issuing of NOC in favour of M/s.Vinayagga Promoters for proposed construction of Stilt Floor+5 floors residential building at Plot no.6, Old Door No.4, New Door No.9, Sivasankaran Street, Rajaji Nagar, Pallavaram, Chennai, comprised in S.No. 352/2 and T.S.No.42, Block No.6, Ward-B of Zamin Pallavaram village, within the limits of Tambaram Municipal Corporation, Chengalpattu District, at Railway KM between 23/400 - 23/500 on LH side at Pallavaram Railway station in MS-VM section - Reg

REF :

1. Party's Letter No. NIL dated 30.05.2025
2. CE(G) Letter No. M.W.280/NOC/ Vinayagga Promoters/609536 dated 29.12.2025
3. Indemnity Bond and Deed of Unconditional Undertaking submitted by the party
4. Agreement executed between Railways and the party

With reference to CE(G)'s letter cited under Ref. 2, and upon submission of the Indemnity Bond, Deed of Unconditional Undertaking, and execution of the agreement with Railways, No Objection Certificate (NOC) is hereby issued to M/s.Vinayagga Promoters, represented by its partner A.Subramanian, for the construction of Stilt Floor+5 floors residential building at Plot no.6, Old Door No.4, New Door No.9, Sivasankaran Street, Rajaji Nagar, Pallavaram, Chennai, comprised in S.No. 352/2 and T.S.No.42, Block No.6, Ward-B of Zamin Pallavaram village, within the limits of Tambaram Municipal Corporation, Chengalpattu District, as per Division's Drawing No. **DM/PV/NOC/1**, duly approved by the Divisional Railway Manager, Chennai Division and Chief Engineer/General, Southern Railway, Chennai – 600003, subject to the following terms and conditions as stipulated in the letter cited under Ref. 2.

The NOC is issued subject to the conditions stipulated in the agreement executed between Railways and M/s.Vinayagga Promoters for the proposed construction at the site.

Terms and Conditions:

1. The party to submit an indemnity bond (i.e.Rs.100/- stamp paper) to the effect that if at a later date, 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.
2. It is to be ensured that the construction is carried out as per the structural drawings certified by Anna University so as to ensure safety of track.
3. Necessary precautionary arrangements to be made while construction of building.

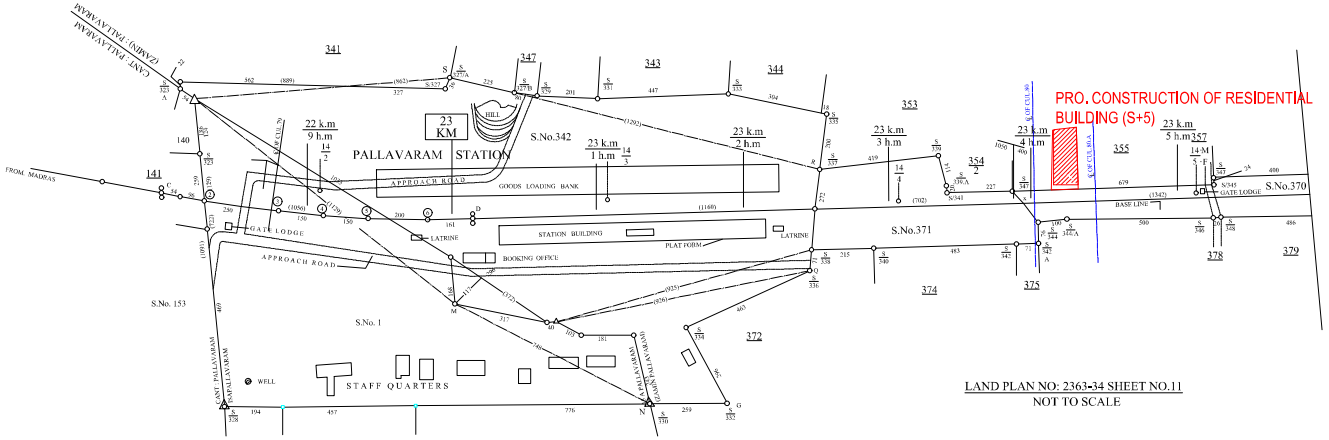
4. In case any refuse is dumped by the party into the Railway land, they will have to pay necessary charges for cleaning the same and an additional fine of Rs.10000/- each time a notice is issued to them.
5. Any tree planted along the Railway boundary is liable to be cut fully or partially for safe working of Railways in terms of Para 14 of Railway Act 1989, without any compensation.
6. Railway reserve the right to supervise/Inspect during the construction stage as well as during lifetime of the building to ensure that building/basements do not cause any danger to safety of the trains
7. No tree with height more than 10 meters shall be planted/grown between the nearest Railway boundary and the nearest face of the building from such Railway Boundary.
8. The proposed NOC request for construction of residential building (Stilt+5 floors) only is approved.

Encl: A copy of Drawing No. **DM/PV/NOC/1**

वरिष्ठ मंडल अभियंता/दक्षिण
Sr.DEN/SOUTH/MAS
दक्षिण रेलवे / SOUTHERN RAILWAY
चेन्नई / CHENNAI-600 003.

Copy to:

1. CGE/MAS – for kind information please
2. ADEN/TBM & SSE/P.Way/TBM – for information and site verification during construction of the above proposal



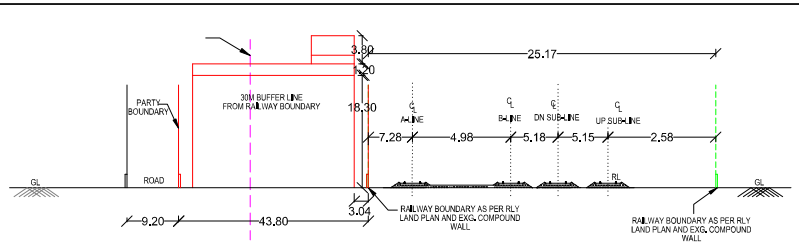
LAND PLAN NO: 2363-34 SHEET NO.11
NOT TO SCALE

SCHEDULE

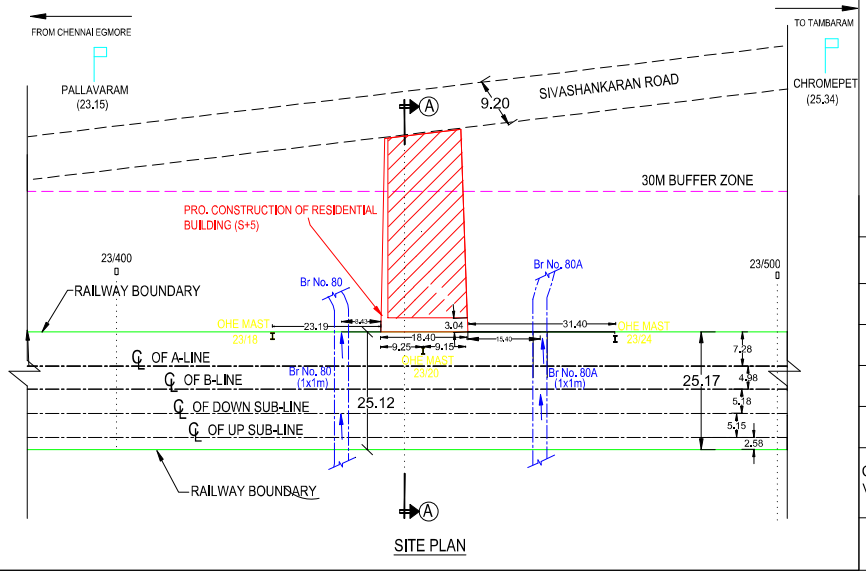
VILLAGE	S.No.	EXTENT		CLASSIFICATION AS PER REVENUE RECORDS	REMARKS
		ACRES	CENTS		
PADUPALLAVARAM (ZAMIN PALLAVARAM)	342	12	40	RY. PERMANENT	THESE INCLUDE LANDS RECENTLY ACQUIRED FOR M.L.SCIPTSW

DISTRICT: CHINGLEPUT
TALUK: SAIDAPET
VILLAGE: PALLAVARAM (CANTONEMENT) PALLAVARAM (ZAMIN) USAPALLAVARAM
SCALE: 1:2500(M)
ALL MEASUREMENTS ARE FROM MAIN LINE

NOTE -
CORRECTED AS PER JOINT VERIFICATION VIDE L.P. OF CASE No.



SECTION ON A-A



SITE PLAN

NOTES:-

1. ALL DIMENSIONS ARE IN METER EXCEPT LAND PLAN UNLESS OTHERWISE SPECIFIED.
2. PROPOSED RESIDENTIAL BUILDING FOR NOC SHOWN IN RED.
3. NOC IS ISSUED SUBJECT TO THE RULES AND CONDITIONS STIPULATED IN THE AGREEMENT TO BE EXECUTED BY THE PARTY WHILE WORKING AT THE SITE.
4. DRAINAGE / SULLAGE WATER SHOULD NOT LET INTO THE RAILWAY LAND AFTER CONSTRUCTION.
5. VIOLATIONS FOR NOTE- 3 WILL BE VIEWED SERIOUSLY AND NOC WILL BE CANCELED WITHOUT ANY PRIOR NOTICE.
6. THIS PLAN IS PREPARED BASED ON THE SSE/P-WAY/TBM VIDE LETTER NO. TBM/13/NOC/Vinayagga Promoters/Feasibilty Dt 03/07/25 & FORWARDED BY ADEN/TBM.
7. THIS PLAN IS PREPARED BASED ON L.P NO. 2363-34 SHEET NO. 7/A.
8. 30M BUFFER LINE FROM RAILWAY LINE IS SHOWN IN MAGENTA DOTTED LINE.
9. THIS PLAN IS PREPARED ON THE CMDA APPLICATION NO.TEMP/CMDA/3028/2024 SUBMITTED BY PARTY

CHENNAI DIVISION		SOUTHERN RAILWAY	DRM / Works / O / MAS	
CAD		PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (S+5) AT PLOT NO.- 6, OLD DOOR NO.4, NEW DOOR NO.9, SIVA SANKARAN STREET, RAJAJI NAGAR, PALLAVARAM, CHENNAI 600 043, COMPRISED IN S.No. 352/2 & T.S. No. 42, BLOCK No.6, WARD - B OF ZAMEEN PALLAVARAM VILLAGE, WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION, CHENGALPATTU DISTRICT, AT KM BETWEEN 23/400 AND 23/500 ON LH SIDE AT PALLAVARAM RAILWAY STATION IN MS-VM SECTION FOR ISSUANCE OF NOC IN FAVOUR OF M/s VINAYAGGA PROMOTERS (OUT-SIDE RAILWAY LIMIT)	Sr.DEN/SOUTH	CHANDRU PRAKASH S
CHD			Sr.DEN/Co-ordn	REBBAPRAGADA RAMAPRASADARAO
			ADRM / I /MAS	ANKUR CHAUHAN
CASE No. :M/W 280/ NOC/ PV/ VINAYAGGA PROMOTERS			DRM / MAS	SHAILENDRA SINGH
			CE / G	PREM RANJAN KUMAR
			SCALE - 1 : 100	
			DRG NO. : DM/PV/NOC/1	

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.