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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

SOUTHERN RAILWAY

M.W.280/NOC/05/2024/ **M/s Ruby Builders & Promoters**

DRM's Office,
Works Branch,
Chennai Division,
Date: 07.08.2025

To
M/s Ruby Builders & Promoters
No. 247-B, Velachery Main ROAD,
Selaiyur,Chennai-600 073

SUB: Issuance of **No Objection Certificate (NOC) in favor of M/s Ruby Builders & Prmoters** for the proposed Residential Site Layout in SY. No. 2299B/1A, 2303B/1 and 2304/1 of Palur village, Chengalpattu Taluk, Chengalpattu district at Railway km. 11/700 -11/900 (OHE Mast No. 11/26- 11/32) UP/DN line side between Palur and Palayasivaram Railway stations in CGL-AJJ section, within 30 mtrs from railway land boundary – reg

Ref:

1. Party's Letter No. NIL dated 10.08.2024
2. CE(G) Letter No. No.W.280/M/NOC/Ruby Builders/567678 dated 30.07.2025
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 M/s Ruby Builders & Prmoters, residing at No. No. 247-B, Velachery Main ROAD, Selaiyur, Chennai-600 073, as per Division's Drawing No. **DM/PALR/23**, 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 Ruby Builders & Promoters for the proposed construction at the site.

Terms and Conditions:

1. Planning clearance has been accorded subject to:

a) The NOC is agreed for the layout only.

b) Buyers should be intimated by the promoter to get separate NOC for the construction of buildings in plots which are within 30 meters from Railway boundary.

c) Since the proposal is only for Plots, in future, the sewage and sullage should not be lead to flow towards Railway land side.

d) No tall trees should be planted/ grown near the Railway Boundary. Not all trees will be allowed to be planted or grown between the proposed development area and the nearest Railway boundary.

2. 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.
3. Balance NOC processing charges has been submitted vide DD No. 929202 for Rs. 36400/- .
4. The terms and conditions mentioned in this office letter No.W.280/5 Dt.26.12.02 should be strictly followed.
5. The party may be asked 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. The proposed NOC request for Residential Site Layout only is approved.

Encl: A copy of Drawing No. **DM/PALR/23**

Sr.DEN/WEST/MAS

वरि.मं.इं / पश्चिम / चेन्ने
Sr. DEN / West / MAS

Copy to:

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

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.