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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

By Post

Azadi Ka Amrit Mahotsav

सत्यमेव जयते
Goverment Of India

OFFICE OF DIVISIONAL
RAILWAY MANAGER
WORKS BRANCH
SALEM 636005

Southern Railway

SA/W.280/NOC/05/2024-25 Dt.19.09.2025

The Asst. Director,
Town and country planning office,
Dindigul – 624 001.

Sub: Issuing of Noc for the proposed Residential layout (Valid for Layout only) within 30m from Railway boundary at SF. No. 889/1B,2B & 897/1B1,1B2, 2B1, 2B4, 2B5, 2B7, 2B8, 2B9, 2B10, 2B12 and 898/3B1, 4A in Kulathur Village, Vedachanthur taluk, Dindigul Dist at Railway Km.63/600-900 in between EDU and DG Railway station in favour of the Director, Naga ltd, No.1, Trichy Road, Dindigul -624 005 forwarded by the Joint Director, Town and country planning office, Vivekananda Nagar, Dindigul. - reg

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Ref: The Asst. Director, Town and country planning, Dindigul. Letter No.1852/2024/DD-3 dt.08.05.2024

As per approval of competent Authority, the Director, Naga ltd, No.1, Trichy Road, Dindigul -624 005 has executed an Agreement with the Railways for granting of No objection certificate for the above proposed residential layout **(Valid for layout only)** near to the Railway Boundary. The permission is hereby granted subject to proposed residential layout within 30m from the Railway boundary in party's land at their own cost. The party strictly followed the following condition.

1. The proposed NOC request for residential layout is only Approved.
2. Buyers will be intimated to get separate NOC for the construction of building in the plot which are within 30m from the Railway boundary.
3. The proposal is only for plots, in future sewage and sullage should not be led to flow towards Railway side.
4. No trees should be planted/grow near Railway boundary.
5. Any tree planted along the Railway boundary is liable to be cut fully or partially for the safe working of Railways in terms of para-No.14 of Railway Act 1989 without any compensation.
6. **No objection certificate is given only for the area of 5478.76 sqm purpose of proposed residential layout & 1943.0 sqm layout road as per Railway Approved Plan No. SA/EDU/E/15. (Copy enclosed).**
7. 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 affect any danger to safety of the trains.

P.T.O

As the party has accepted all the conditions stipulated in the Agreement, the Railway Administration has no objection in proceeding with the layout activity as features below and strictly in accordance with Railways approved plan no. SA/EDU/E/15.

1	Name of Party featured by you	The Director, Naga ltd, No.1, Trichy Road, Dindigul -624 005
2	Railways Km	Km. 63/600 to 63/900 on LH side between Eriyodu and Dindigul Railway station.
3	SF No. Furnished by you	SF. No. 889/1B,2B & 897/1B1,1B2, 2B1, 2B4, 2B5, 2B7, 2B8, 2B9, 2B10, 2B12 and 898/3B1, 4A in Kulathur Village. Vedachanthur taluk, Dindigul Dist
4	Distance from the Centre line Railway track to Railway Land boundary	75.0m
5	Distance from the Railway boundary to Applicant's Land boundary	0m (Zero meter)
6	Distance from Railway Boundary to the proposed Residential layout.	1.0m (With Compound wall)
7	No. of Residential plots.	43 nos. (with in 30m from Railway Boundary)

Encl: As above

O/o Divisional Railway Manager Works
19 SEP 2025
S. Rly., Salem

Divisional Engineer/Central
Southern Railway, Salem.

मंडल इंजीनियर/ केंद्रीय
DIVISIONAL ENGINEER/CENTRAL
दक्षिण रेलवे, सेलम
SOUTHERN RAILWAY, SALEM

Copy to: 1. The Director, Naga ltd, No.1, Trichy Road, Dindigul -624 005
2. ADEN/KRR for information.
3. SSE/PW/E/KRR for follow action.

They may watch the proposed layout activity strictly in accordance with the above features and variation if any, has to be reported to this office immediately. They will ensure that no access from Railway land.

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.