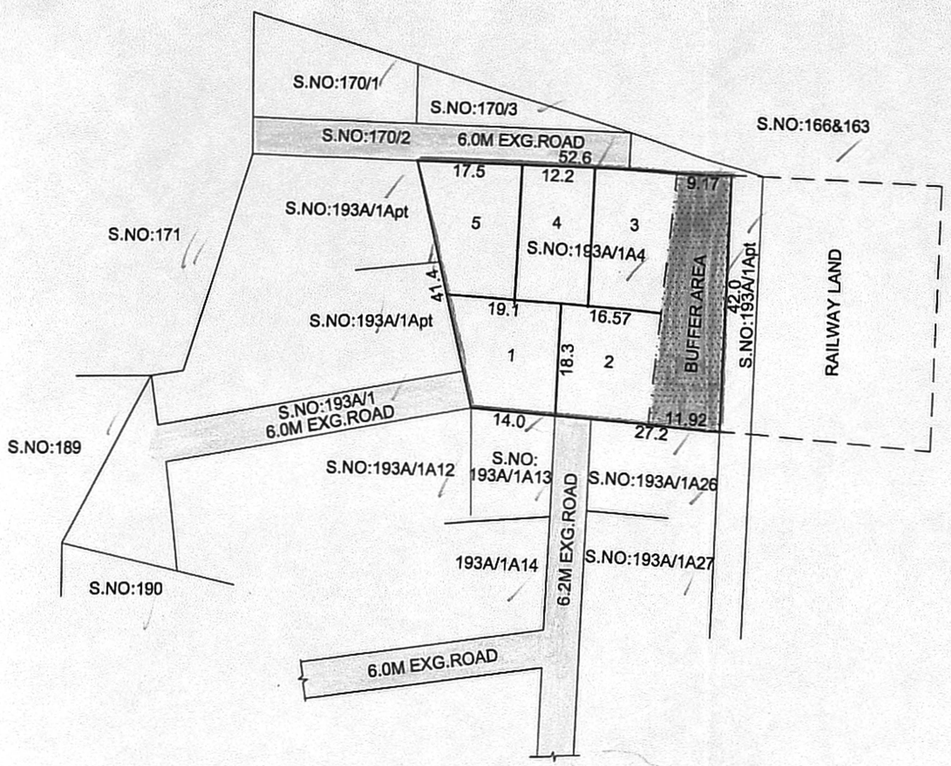


**SITE EXTENT** : 2100 SQ.M

**NO.OF.PLOTS** : 5 Nos.

**CONDITIONS :**

(I) THE NOC FROM SOUTHERN RAILWAY VIDE THE DIVISIONAL RAILWAY MANAGER'S OFFICE, WORKS BRANCH, CHENNAI-3, LETTER NO.M/W.280/NOC/41/2019, DATED:04.12.2019 SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS :

1.Your NOC location is nearer to Vandalur yard, Planning section of this office has cleared the proposal with condition with your signature on the plan and willingness to spare the land for railways future requirement as marked in the plan.

2.Your land boundary is abutting with railway land, you should construct a compound wall without opening to railway side through your boundary (duly leaving your land left for railway future development works) at his cost for your safety and to avoid future encroachment. While constructing boundary wall, you have to inform this office to ensure its distance as 9.17m from the railway boundary on MAS end and 11.92m on CGL end from the railway boundary as shown in Division's original tracing Drg No.DM/VDR/36.

3.All the plots are falling within distance of 30m from Railway Boundary and falling within NOC limit. The plot which falls within total distance of 27.925m from centre line of UP line should be left for Railway's future Development work.

4.This NOC is for forming layout with Plot No.1,2,3,4 & 5 only and separate NOC should be obtained if any building (residential/Commercial) is proposed to be built in that housing plot.

5.The terms and conditions mentioned in this office letter No.W.280/5 Dt.26.12.02

6.In the event of Railway acquiring party's land for Railway's development works in future, no compensation will be given to the structures erected by You, This should be clearly mentioned and incorporated in the Agreement itself.

7.In case any refuse is dumped by you 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 you.

8.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.

9.Near Railway boundary trees likely to grow more than 10m or distance from nearest track whichever is less should not be planted.

10.Your drainage and salvage water should not be let in the Railway land after proposed is completed.

11.Minimum distance between Railway boundary to part's land boundary/Party's compound wall should be 6.10m or incase of erecting building duly leaving a setback distance of H/2 from Railway boundary.

(II)TNCDBR-2019, RULE NO: 47 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

LEGEND :

- SITE BOUNDARY
- EXISTING ROAD
- BUFFER AREA

CONDITION:-

THE SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D / L.O NO. 74 / 2021

**APPROVED**

VIDE LETTER NO : L1 / 16171 / 2019

DATE : 23/4/2020

FOR CHIEF PLANNER(LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

415

PREPARED BY 21/4/204

P.A.I 22.04.2021.

A.P 22/04/2021

# KATTANKOLATHUR PANCHAYAT UNION

## SUB - DIVISION OF HOUSE SITES IN S.No.193A / 1A4 OF VANDALUR VILLAGE.

SCALE-1:800 (ALL MEASUREMENTS ARE IN METRE)