

EAST COAST RAILWAY

Office of the
Divl. Railway Manager(Engg)
Waltair, dt. 23-01-2021.

No. WEL/19/WAT/NOC/CGEWHO/VSKP/44

To
The General Manager,
Central Government Employees
Welfare Housing Organisation(CGEOWHO),
Pendurthi, Visakhapatnam.

Sub: Issue of NOC in favour of General Manager, Central Government Employees Welfare Housing Organisation, (CGEWHO), Visakhapatnam for construction of RCC roof building in stilt, Ground, First, Second, Third & Fourth floor residential building in Survey No. 62/183 of pendurthi mandal, Visakhapatnam to an extent of net site area of plot 31830.78 Sq.mt. between TP-861/11A and TP 891/17A on PDT-KTV stations on main line of Waltair division.

Ref : 1. Your request Lr. No. NIL, received Dated. 22.04.2019.

2. Dy.CE/(Genl.),E.Co.Rly./BBS Lr. No.-W6/1237/ NOC/CGEWHO/131, dated. 06.01.2021.

With reference to the letter cited above your request for issue of No Objection Certificate(NOC)., for construction of RCC roof building in stilt, Ground, First, Second, Third & Fourth floor residential building in Survey No. 62/1B3D of pendurthi mandal, Visakhapatnam to an extent of net site area of plot 31830.78 Sq.mt. between TP-861/11A and TP 891/17A on PDT-KTV stations on main line has been considered based on joint survey conducted by Town Surveyor, Municipal Corporation and Railway officials on 14.05.2019 as well as necessary documents submitted by you in support of your right of Possession pertaining to said extent of land.

In view of the above, this office (E.Co.Railway, Waltair Division) has no objection for above land boundary fixing as per the details in the joint survey report and for subsequent development, if any in future, subject to adherence of following conditions.

The schedule of above site is bounded as per documents & Affidavit submitted to this office from your end is as follows.

East : Sy. No. 62/3 Canal & 62/5.

West: Sy. No.62/1A

North: Sy. No. 62/1B2

South: Sy. No. 62/1B3.

Approval of competent authority is hereby communicated for granting no objection in favour of CGEWHO for above subject construction of RCC roof buildings subject to following:-

- (i). Minimum vacant space 18 m to 20 m is to be left between Railway boundary and nearest edge of building to ensure that it will not result in to accrual of various encroachments. No part of the building above or below the ground should be made trespassing into vacant space. Height of building should not exceed that given in drawing.

25/1/21
Sr. Divisional Engineer,
E.Co. Rly., Waltair.

Contd in page 2

- (ii). As per the commitment made vide CGEWHO's letter 12.11.202 that boundary wall should be constructed by the party in their CGEWHO's premises along the Railway boundary wall.
- (iii). No structures like Bore well and Rain water harvesting pit to be located between Railway boundary and proposed building line i.e. on vacant land to be left between railway boundary and the building.
- (iv) Intimation regarding proposed construction on land should be given to Waltair division at least 90 days before the commencement of the work so that division may inspect for the interest of the Railways during construction.
- (v). All drainages do not flow towards Railway land and should be away from it.
- (vi) All accesses are to be made away from the Railway land.
- (vii) Strict supervision should be exercised by SSE/Works & ADEN during the construction work to ensure safety of Railway tracks and that the above stipulations are complied with.
- (viii) Railway will not entertain at present or in future for any way leave permission of surrender of land in connection with construction being taken up on the land.
- (ix). It is entirely party's responsibility to safeguard the building due to any damages in future due to vibrations on any other means.

In addition to the above case subject to the following:

1. The said site is adjacent to the West side of Railway Boundary at KM 861/11A to 891/17A between Pendurthi - Kothavalasa stations on main line and is situated at survey no. 62/183 of Pendurthi mandal, Visakhapatnam Municipal limits, Visakhapatnam. The said site is situated 102.73 m to 105.32 m away from the nearest centre line of track (Main line) and 18m to 20m as proposed is left from the Railway boundary to the edge of the building. As agreed by you that the joint survey conducted on 14.05.2019 in your presence along with Town Surveyor and Railways Officials in demarcation of land boundary fixing, no further claim/clarification shall be entertained by Railways in future. You should make your own arrangement for any sort of requirement at present and in future as well by means of access/ approach to the building and including civil amenities viz., drainage, sewerage, water supply and road facilities etc., should not depend on Railway land in future.
2. You should maintain minimum vacant space of 102.73 m to 105.32 m from the nearest Railway track centre of Main line and 18 m to 20m as proposed is left from the railway boundary to the edge of the building i.e., no part of building should be trespassing into this vacant space. Height of building should not exceed that given in the drawing.
3. You should never obstruct the Railway operation and infringe the Railway property What so ever.

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रजिस्ट्रार, मंडल अभियन्ता/दक्षिण
पूर्व तट रेलवे, बालतेरु.
Sr. Divl. Engineer, South
E.Co. Rly., Waltair.


4. The relevant Railway Rules should strictly be abide by you including your partner, assigners and agents etc.
5. Necessary Construction work of Apartment/individuals Houses/Group House should be constructed without opening (Outlets) into Railway land.
6. Railway will not be responsible for any damages whatsoever, if occurred to any building or structure in your private site after development that may so happen contingent upon any reason whatsoever natural calamities or any agent. As such, no claims in this regard shall be accepted by Railways.
7. No Sullage and storm water should be discharged/let out in to Railway land under any circumstances and own arrangements should be made from your end for the same.
8. It is to emphasize that, Railway Administration shall not be responsible for any legal disputes, if so arises in future.
9. The present NOC issued by the Railway Administration is absolutely basing on submission of relevant document by you and Railways Administration shall not be responsible for any deviation whatsoever in future.
10. Necessary arrangements and safety precautions should be taken up in future and ensure smooth working of Railway operations should be ensured.
11. It is also to mention that the Railway Administration has got every right to inspect the site Whatsoever at any time and has got right to take necessary action against you as per due process of Law, if any infringement/violation is noticed. It is further mentioned that, in case it has come to light that, the existing land in question belongs to Railways. The Railways has every right to recover the said land without any notice to the undersigned and without any compensation of any form. It is further mentioned that mere issuing of NOC does not confer right over the said land. In case of any development works or laying of track, take place in the long run the Railways is liberty to cancel the NOC issued in your favour.
12. A 2.00 Mtrs Height boundary wall should be constructed by you along the land Boundary of your plot adjoining Railway land as committed by you in the approved drawing with out encroaching into Railway Land.
13. Intimation regarding proposed construction on the land should be given to the Sr.DEN/South /WAT, ADEN/Track/WAT and SSE (W)/lines/WAT at least 90 days before the commencement of Work.
14. Railway will not entertain at present or in future for any way leave permission or surrender of land in connection with construction being taken up on the land.
- 15.. All drainages do not flow towards Railway land and should be away from it.
16. All accesses are made away from the Railway land.
17. The party will not use the land between Railway Boundary and his own land for his domestic purpose.

वरिष्ठ मंडल अभियन्ता/दक्षिण
पूर्व तट रेलवे, बालासोर.
Sr. Divl. Engineer/South
E. Co. Rly., Waltair.

18. The height of building should be restricted to safeguard the Railway Traffic proposed for future lines.
19. It is entirely party's responsibility to safeguard the building due to any damages in future due to vibrations or any other means.
20. No structures like Bore well and Rain water harvesting pit to be located between Railway Boundary and the building.

You are requested to acknowledge the receipt of this letter under adherence of all AFFIDAVIT conditions in line with above stipulations in order to ensure smooth working of Railway operation.

Encl: DRG.No. DRM (Engg)/Landcell/NOC/CGEWHO/VSKP - 21/2019.


25.01.21
(S.K. SARAN) / दलित
वरिष्ठ इंजीनियर (South),
Sr. Divisional Engineer (South),
E.Co. Railway, Waltair.
Sr. Divl. Engineer, Waltair.
E.Co. Rly., Waltair.

Copy to:

1. Municipal Commissioner, Visakhapatnam for information and necessary action please.
2. Town Surveyor, Visakhapatnam for information and necessary action please.
3. ADEN/Track/WAT & SSE (W)/lines/WAT for information and necessary action for strict supervision during the construction work to ensure that above stipulations are complied along with stipulation as per DRG.No. DRM (Engg)/Landcell/NOC/M/S Padmaja Nirmans/18/2017. The Railway's interest & safety of trains/ passengers should be ensured by regular inspection & monitoring.

EAST COAST RAILWAY

Headquarters Office
Rail Sadan, Chandrasekharapur,
Bhubaneswar - 751017
Dt. 06.01.2021

No. W6/1237/NOC/CGEWHO/ 131

To,
✓ The Sr. DEN (Coordination),
East Coast Railway,
Waltair.

Sub: Proposal for issue of NOC in favour of CGEWHO for construction of RCC roof building in stilt, Ground, First, Second, Third & Fourth floor residential building in survey No. 62/183 of pendurhti mandal, Visakhapatnam Dt. Visakhapatnam to an extent of net site area of plot 31830.78 sqmt. Between TP 861/11A and TP 891/17A on PDT - KTV main line of WAT division.

- Ref:**
1. Sr. DEN (South)/ WAT's Ltr. No. WEL/19/WAT/OFC/NOC /CGEWHO/44 dt. 25.09.2019, 29.01.2020, 26.05.2020, 21.08.2020 & 28.11.2020
 2. This office letter No. W6/1200/NOC/Correspondence/9205 dt. 05.11.2019 & 19.02.2020.
 3. This office letter No. W6/1237/NOC/CGEWHO/3312 dt. 09.07.2020 & 28.09.2020.

With reference to the above, token of approval of CGE is communicated for granting no objection for the above case subject to the followings: -

- (i) Minimum vacant space 18 m to 20 m is to be left between Railway boundary and nearest edge of the building to ensure that it will not result into accrual of various easement rights i.e. no part of the building above or below the ground should be made trespassing into this vacant space. Height of building should not exceed that given in the drawing.
- (ii) As per the commitment made vide CGEWHO's letter 12.11.2020 that boundary wall should be constructed by the party in their CGEWHO's premises along the Railway boundary wall.
- (iii) No structures like Bore well and Rain water harvesting pit to be located between Railway boundary and proposed building line i.e. on vacant land to be left between railway boundary and the building.
- (iv) Intimation regarding proposed construction on land should be given to WAT division at least 90 days before the commencement of the work so that division may inspect for the interest of the Railways during construction.

Sr DEN/S
S/DEN/CO

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- (v) All drainages do not flow towards Railway land and should be away from it.
- (vi) All accesses are to be made away from the Railway land.
- (vii) Strict supervision should be exercised by SSE/Works & ADEN during the construction work to ensure safety of railway tracks and that the above stipulations are complied with.
- (viii) Railway will not entertain at present or in future for any way leave permission or surrender of land in connection with construction being taken up on the land.
- (ix) It is entirely party's responsibility to safeguard the building due to any damages in future due to vibrations or any other means.

In this regard, original paper Drg. No. DRM/Engg/Land Cell/NOC/CGEWHO/VSKP-21/2019 is enclosed herewith for your information and necessary action please

Encl: As above

pranav
06.01.2021.
Dy.Chief Engineer/ General
For Chief General Engineer