

**GOVERNMENT OF INDIA
MINISTRY OF RAILWAYS
(RAILWAY BOARD)**

No. 2022/LML-I/19/12

New Delhi, Dt: 01/05/2023

The General Managers,
All Zonal Railways.

**Sub: Clarification sought by Southern Railway regarding grant of
“NOC” for construction of private buildings in private land near
the elevated track.**

Railway Board vide letter No.2015/LML-I/19/2 dated 25.06.2015 has issued detailed procedure for issue of “NOC” for construction/redevelopment of Government and private building on land adjoining railway boundary.

One of the Zonal Railway has sought clarification on grant of “NOC” for construction of private buildings in private land near the elevated track.

The construction of Government and private buildings near the railway land is governed by para 827 of the Indian Railways Works Manual (IRWM). The basic intention behind the stipulations of the para is to safeguard Railway's interest in such a manner that no future encroachments take place and there is no accrual of easement right such as Right of Way, Right to discharge sullage and storm water, etc. on railway land over a period of time. Although, it has been mentioned that an open space of approx. 30 metres between the Railway land boundary and the nearest edge of the building (the exact space to be left being governed by the local conditions) be suffice, it is also stipulated that in cities and towns, where land is valuable, it is not expected of the land owner of a plot to leave a large vacant space between his building and the railway boundary and it is deemed that Railway's interest will be adequately safeguarded if sufficient vacant space is left so as to ensure development of any future road access and drainage outside the railway land and to avoid request for surrender of railway land for such facility at future date.

In this regard it has been decided with the approval of Board (MI) that the existing guidelines of grant of NOC as applicable for ‘on ground track’ shall also be applicable for ‘elevated track’ whose basic premise is that for all such permission, the protection of railway track and land as well as safety of passengers is of paramount priority.


(Pameer Arora)
Director/Land & Amenities
Railway Board
☎ : 011-47845517

Copy to: PCE, Southern Railway (Ref: SR's letter No. W.280/M/NOC/Policy/E.199766 dated 09.11.2022 & 23.11.2022)

SOUTHERN RAILWAY

Headquarters office,
Works Branch,
Chennai - 600 003.

No.W.280/5/General (E. 293022)

Date: 24.04.2023.

Sr.DEN/Co-Ordn/MAS, SA, PGT, TVC, TPJ & MDU

Sub: Processing charges for issue of "No Objection Certificate" for construction of boundary wall and the proposals for development of Residential & Commercial Plots.

Ref: This office letter of even No. Dated.05.01.2017.

The extant instructions on collection of processing charges for issue of "No Objection Certificate" for plots, falling within 30m from Railway boundary is revised as per the table below:

Type of building	Within Corporation limits	Other area
Residential Plots	Rs. 8,000/- per plot	Rs. 6,000/- per plot
Commercial Plots	Rs. 30,000/- per plot	Rs. 20,000/- per plot

While issuing NOC for plots, following conditions are to be stipulated:

1. Boundary wall to be constructed without any opening on track side.
2. Along the boundary, inside the party land proposed to develop layout, sufficient width of land to be left vacant depending on the height of structures planned on the plot. Minimum width of such vacant space to be 6.00m.

Similarly, request being received for NOC to construct only boundary wall. Hence, the processing fee on the NOC request to construct boundary wall is to be levied as per the table below:

Type of building	Within Corporation limits	Other area
Boundary wall for residential building/ plots	Rs. 8,000/- upto 12m length of boundary and Rs.500/- per m beyond initial 12m.	Rs. 6,000/- upto 12m length of boundary and Rs.400/- per m beyond initial 12m.
Boundary wall for commercial building/plots	Rs. 30,000/- upto 100m length of boundary and Rs.100/- per m beyond initial 100m.	Rs. 20,000/- upto 100m length of boundary and Rs.75/- per m beyond initial 100m

Further, Divisions shall ensure that after construction of boundary wall, *no building is permitted to construct with in 30m inside the party land, without NOC from Railways.* The above rates are effective from 01.05.2023.

This issues with the approval of CE/G.

Aschrrn
24.04.2023

AXEN/LAND-I/HQ/MAS
For Chief Engineer/General

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SOUTHERN RAILWAY

Headquarters Office
Works Branch
Chennai - 600 003.

No.W.280/5/Vol.III

Date: 31.12.2019.

Sr.DEN/Co-ord/MAS, SA, PGT, TVC, TPJ & MDU

Sub: Revision of Processing charges for issue of "No Objection Certificate"
for construction / Re-development of Govt. & Private Buildings in the vicinity
of railway land - reg.

Ref: This office letter of even No. Dated.02.03.2016 F/91

The extant instructions on collection of processing charges for issue of 'No Objection Certificate' for the construction / Re-development of Govt. & Private Buildings on land adjoining Railway boundary within 30 meters (100 ft.) from Railway Boundary, is revised as follows which includes outsourcing of Plan preparation charges (i.e. Rs.2100/- per plan) and the revised charges come into effect from 01-01-2020.

Sl. No.	Type of Building	Within Corporation limits.	Other area
1.	(a) Residential upto G+2 floors	Rs.8,000/-	Rs.6,000/-
	(b) Residential Multi Storied building by Individual, more than G +2 floors	Rs.5,000/- per floor	Rs.4,000/- per floor
2.	(a) Each floor rise of Residential flats by developers, upto G+3 floors.	Rs.20,000/-	Rs.15,000/-
	(b) Each floor rise of Residential flats by developers, more than G+3 floors.	Rs.6,000/- per floor	Rs.5,000/- per floor
3.	(a) Commercial Complex up to G+2 floors	Rs.30,000/-	Rs.20,000/-
	(b) Commercial Complex more than G+2 floors	Rs.15,000/- per floor	Rs.8,000/- per floor

Receipt of this letter may be acknowledged.

Copy to: PFA/MAS - for kind information

(By: CE/G) 31/12/19
o/c Chief Engineer/General

प्रमाण अनुमोदित for 'A' & 'S' Pl.

निर्वाह
लिपिक का प्रमाण
प्रमाण (अनुमोदित)

Ref. orders @ PP-27 Pl.

31/12
31/12/19
Works Branch
Chennai-3.

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