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WESTERN RAILWAY

**Headquarter Office
Churchgate
Mumbai 400 020**

No.W 73/3/1 Vol.VIII

Date: 24.4.17

**To
Chief Engineer/DP
MCGM, Municipal Head Office
Fort, Mumbai**

Sub: "Ease of Doing Business" issuance of construction permits.

- Ref: i. Minutes of the meeting held on 07.03.2017 issued by MCGM vide CHE/DP/35123/Gen dated 09.03.2017.
- ii. This office letter of even no. dated 07.04.2017.

Please refer the Minutes of the meeting held on 07.03.2017 and this office letter of even no dated 07.04.2017 and also recall our talks over phone on 10.04.2017, it was assured by you that the id and password to the concerned Railway officers will be provided by 17.04.2017 for on line linkage but it is stated that the Id and Password to the concerned Railway Officers of this Railway has not yet been provided.

Further this office has also not yet been advised by MCGM for marking of the buffer zone on GIS of MCGM as decided in the minute and assured by you over phone on 10.07.2017.

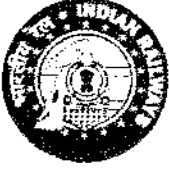
It is once again requested that the Id and Password to the concerned Railway Officers of this Railway may please be provided early.

R — *24.4.17*
(Ravindra Ram)
Chief Engineer (G)

Copy: The Executive Director (L&A)I,
Railway Board,
New Delhi.

o/c

<p>पश्चिम रेलवे / WESTERN RAILWAY, प्रधान कार्यालय, मुंबई Head Quarters Office, Churchgate</p> <p>27 APR 2017</p> <p>प्रेषण के लिए प्राप्त Received for Despatch</p>



WESTERN RAILWAY

**Headquarter Office
Churchgate
Mumbai 400 020**

No.W 73/3/1 Vol.VIII

Date:10.4.17

**The Executive Director (L&A)I,
Railway Board,
New Delhi.**

Sub: "Ease of Doing Business" issuance of construction permits

Ref: i)Rly.Board's letter No.2015/LML-I/19/2 dt. 07.3.17

ii)This Office letter of even No. dated 10.3.17

In reference to above, in regard to process NOC cases expeditiously a meeting was held with Assistant Engineer/PD, MCGM on 20.2.17 in the chamber of undersigned and various aspects of issue of NOC was discussed. Further, a meeting was held with Chief Engineer (PD), MCGM in his chamber jointly with CE (G), Central Railway on 07.03.17 and detailed discussion was held in this regard. The copy of the minutes was sent vide this office letter dated 10.03.2017. It was decided that the issues of NOC will be done in two phases. As decided, actions taken are furnished as below.

Phase-I:

1. a.) Sr. DEN/Estate south/BCT has been nominated as nodal officer to co-ordinate the matters with MCGM and his details i.e. Name, mobile no. and e-mail id and was sent to MCGM on 10.3.17.
- b) • To provide online linkage to the officers of Railways. Details of the officers, i.e. name, mobile no. ,e-mail id and divisional area covered for issue of NOC were also sent on 10.03.17 to provide id and password by MCGM for access to their system.
 - Necessary documents/guidelines including payments/parameters etc. to be considered for issue of NOC on single window basis at MCGM has been sent to MCGM for incorporating in their system. MCGM will make necessary changes in their software and provide user-id and password to concerned Railway officers.
 - Shri V.P. Chithore, Chief Engineer (PD), MCGM has been personally requested over phone and also vide this office letter of even No. dt.07.04.17 to provide id and password to the concerned Railway officers. He has assured that id and password of the linkage will be provided to Railways by 17.04.17.
- 2 To mark the buffer zone on GIS of MCGM, the staff will be deputed when GIS section of MCGM will be ready and ask Railway to depute the staff. CE/PD,MCGM has been personally requested to advise GIS section to expedite.

B. Phase-II: For Online approval system, software will be developed and will be integrated with online NOC approval system of MCGM.

This is for information please.

R — *A*
10.4.17

(Ravindra Ram)
Chief Engineer (G)

पश्चिम रेलवे / WESTERN RLY. प्रधान कार्यालय, चर्चगेट Head Quarters Office, Churchgate
12 APR 2017
1 - प्रेषण के लिए प्राप्त Received for Despatch

रवीन्द्र राम
मुख्य इंजीनियर (सामान्य)
RAVINDRA RAM
CHIEF ENGINEER (GENERAL)



पश्चिम रेलवे
Western Railway

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प्रधान कार्यालय,
चर्चगेट, मुंबई - 400 020
HEADQUARTER OFFICE,
CHURCHGATE, MUMBAI-400 020

No. W 73/3/1 Vol.VIII

Date : 07.04.17

To,

Shri V.P.Chithore,
Chief Engineer (D.P),
MCGM, Municipal Head Office,
Fort, Mumbai.


Sub : "Ease of Doing Business" issuance of construction permits

Ref : Minutes of the meeting held on 7.3.17 issued by MCGM vide
No.CHE/DP/35123/Gen dt. 09.03.17

.....

Please refer minutes of the meeting held on 07.03.17. It was decided in the meeting that MCGM will provide ID and Password for on-line linkage to concerned officers of Railways. Accordingly, name, mobile no. and ID no. of the officers were sent to you vide this office letter of even No. dated 10.03.17. The ID and Password have not yet been received by this office.

You are requested to provide ID and Password to the Officers as advised by this office.


(Ravindra Ram)
Chief Engineer (G)



Sub: "Ease Of Doing Business" Issuance of construction permits.

DOCUMENT REQUIRED WITH PROPOSAL FOR GRANTING "NO OBJECTION CERTIFICATE" FOR PROPOSED CONSTRUCTION

1. Local body's forwarding letter in favour of Railway authority mentioning Survey Number, CTS No., Khasra No., F.P. No.8A, etc.
2. Attested photo copies of Property documents i.e. 7/12 extract, from No.6, 8A, Ruled Card, Annexure-II, etc. Attested photo copies of it in local language, those also be submitted Hindi / English translate by authorised translator.
3. Processing Fees.

A) For multi story Buildings. (Floor wise)

Sr.No.	Description	Application fee
1.	The building up to G+2 storey	Rs.2000/-
2.	G+2 to G+9 storey	Rs.5000/
3.	Above G+9 storey	Rs.10000/

B) For Row houses/Individual structures.

Sr.No.	Description	Application fee
1.	Up to 5 units	Rs.2000/-
2.	6 to 20 units	Rs.5000/
3.	Above 20 units orey	Rs.10000/

The Processing Fees should be paid in Cash Office /Stations and Money receipt should be enclosed in application.

4. Sale deed duly notarised true copy if required.
5. Partnership deed duly notarized/ true copy. Registration copy of firm notarised/ true copy.
6. If property card holder is the society them General body meeting minutes passing the Resolution of executive body of the society with name & sign by all member duly notarised & Undertaking by Chairman, Secretary & Treasures.
7. Undertaking on Rs.100 stamp paper & on original tracing (OT) in standard format with sign by all owners / property card holders/ Authorised person with legal documents i.e. Irrevocable power of attorney in favour of signing person duly notarized.

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8. Stability certificate in Standard format on letter head of Architect /Designer with licence/ Registration number & copy of registration /licence.
 9. Hand prepared sketch sign & counter sign by Railway officials showing Railway land boundary, Cross-section of Track, Gr.level, formational level etc. Mark nearest Br.No. / Culvert No., Level Crossing No., Chainage, Distance from above reference to proposed plot duly verifying with Railway land plan.
 10. Annexure 'A' 'B' & 'C' with standard format available in division.
 11. Village, Khasra plan mentioning Khasra No., CTS,FP.Nos, adjacent to proposed plot.
 12. Photographs showing proposed plot, Railway land / premises, area, boundaries etc. sign by owners /property card holders & counted signed by Railway officials.
 13. Construction clearance i.e CAO(C)'s Note.
 14. Visibility Certificate.

Original Tracing (OT)

1. Plan ,Cross-section along with plot, Railway land boundaries track.
2. Existing Structure in black colour & proposed structure should be in Red colour.
Railway land boundary are in Green colour.
Railway control line i.e.30m from Railway land boundary in Blue colour.
Building Control line i.e. face of structure nearest to Railway land boundary in red colours.
3. Drainage, sewerage arrangement as well as outlet connection to Municipal/local drainage is to be shown/marked on O.T.
4. Table for height & clearance from Railway land boundary for each structure within 30m from Railway land boundary.
5. Certificate for site verification mentioning Railway land plan number & sign Counter sign by Railway officials.
6. Width of Railway land boundary & reference. Same as mentioned in hand prepared sketch
7. If any Br./culvert at or near proposed plot mark dissection of flow & certify that the flow is not affect to embankment of the Railway track.
8. Mark entry to proposed plot. Entry should be not in Railway land/ premises.
9. Cross- section mark on plan & shown in details as mark on plan.

10. Building control line, Railway Control line are shown in plan as well as in cross-section also.

11. Nomenclature of Building /Structure are to be marked /shown.

12. KM/TP/GP are to be shown on plan also dissection of station /section.

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(On Printed Letter Pad)

STABILITY CERTIFICATE

DATE

Sub: NOC for proposed residential building on R.S.No..... F.P. No. /
Block No..... at Village: , Ta: & Di:
..... at Km.
..... on Section.

This is to certify that proposed buildings of above project is designed so as to have Earth Quake Resistance in accordance with Indian Standard Codes IS:1893 (Part-I) -2002 " Criteria for Earth Quake Resistant design of Structure" and IS: 4326 : 1976 " code of Practice for Earth Quake Resistant design and construction of Building ". Also the above Building is designed considering the Vibration due to the movement of the Trains which are in the vicinity. Dynamic effect of vibration due to Railway trains is also taken in to account in the design of the structure. R.C.C. for the above structure is designed as per IS : 456, Code of practice for plain and reinforce concrete & loads taken as per IS:875 and other BIS code. The grade of concrete to be used is M25. The structure is safe against Earth Quake and dynamic load coming due to the Train movements.

(Signature & name of Engineer)

Stamp with Registration No.

2/11/15

Undertaking

I/We ----- aged. ----- residing at -----
----- possessing the right of development by virtue of irrevocable .
power of attorney/ processing the right of land Survey No. ----- at -----.

I/We do here by agree and affirm that:

- 1) I/We will not claim any compensation for the above mentioned structure and demolish the same at My/Our own cost, as and when the Railway authority would ask me/us to do for their expansion program/need in future.
- 2) I/We will not throw solid garbage in the premises of the Railway.
- 3) I/We will construct a proper sewerage and rain water disposal system in my premises for avoiding any flooding in Railway premises during monsoon.
- 4) I/We will construct storm water drainage to take rain water from Railway premises which will accumulate because of my/our proposed construction.
- 5) I/We promise and undertake that upon infringement of any of the above mentioned conditions. I/We shall be held liable for the prosecution as well as the compensation what so ever incurred.
- 6) I/We am/are fully aware that the NOC, is for the proposed work as referred above and is given on this undertaking only. This undertaking is binding on me/us and my/our successors, administrators and legal heirs.
- 7) I/We understand that proposed construction is in vicinity of the Railway track which have normal train operations, alongwith consequent implications and will not claim compensation thereupon.

Solemnly affirmed at:

Place:
Date:

Signature -----
()

(Power of attorney holder/land owner)

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CHECK LIST

PROPOSAL FOR GRANTING "NO OBJECTION CERTIFICATE" FOR PROPOSED
CONSTRUCTION

Location-		CTS/Revenue Survey No.-		
F. Plot No.-		KM/GP/TP/SP-		
Station-		Village-		
Section-		Division-		
Height of structure as per detailed plan-				
Height up to top of structural part from formation level		Clearance required i.e. Half of the height	Clearance Provided	Verification by HQ(Is in order or not)
S.N	Documents with Description	Placed at CP	Is in order Yes/No	
1	Local body's letter			
2	Whether site plan is verified by SE/AEN			
3	O.T with undertaking(duly signed by Owner/POA) mentioning LC gate/ bridges/culvert/curve/gradient post, block plan, nearest KM post, any permanent land mark, land boundaries, 30M control line in red			
4	Land boundary verified by			
5	Land boundary Countersigned by			
6	Whether X section of Track enclosed			
7	Under taking on stamp paper as per Standard format (duly notarized)			
8	Property card holder's name			
9	Property card / copy(7/12, 6,8-A etc.)			
10	English/Hindi translation of documents duly notarised if produced in regional language			
11	Irrevocable Power of attorney (duly notarised)			
12	Stability certificate(as per Standard format)			
13	Visibility Certificate w.r.t LC/Curves			
14	a) Annexure "A"			
	b) Annexure "B"			
	c) Annexure "C"			
	d) Signed by & countersigned by			
15	Copy of forwarding letter to CAO(C) CCG			
16	Processing fees			

(SSE /OS -LAND)
DIVN:

All above documents are checked & verified by me

Sr.DEN(Co)/

Proposal is in order or not

LCO/CCG

SSE/Land-CCG

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Annexure - 'A'

Checklist of Items to be sanctioned before sending the proposals to HQ by the divisions for NOC.

Sr.No.	Items	Yes	No	Remarks
1.	Proposals for NOC forwarded by Local bodies			
2	Plan showing the location of the proposed construction duly verified by sub division office.			
3	Marking of the nearest KMs post any permanent land mark belonging to Railways			
4	Position of existing L.C gates / bridges / culverts / curves / gradient post / Inter plan etc incorporating			
5	Original tracing to be prepared by division			
6	Undertaking by the party/power of Attorney duly verified by notary.			
7	Structural stability certificate			
8	General power of Attorney if given my party			
9	Site plan verified by division.			
10	Height of proposed building			
11	Position of building control line with respect to Railway boundary .			
12	Obstruction of visibility for train operations.			
13	Level of plot area with respect formation level of track.			

(11)

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Annexure ' B '

Site verification Report for Revenue Land survey No _____ of _____ Guntha _____ to be filled in by IOW/PW/AENs.

1. Distance of land adjacent to Railway Land Boundary central line of track, nearest structure line Bridge/ Level crossing / culvert/ station / staff & service building – edge of structure (Distance in figure be shown in mtrs.) _____
2. In case if L.C. is coming, is the visibility obstruct ? Give the clear distance of the visibility for rail and road in mtrs. On either side. If the visibility is clear, please indicate specially ' CLEAR' & in case, if same is obstructed, point out with the recommendation / suggestions of the distance for granting NOC to be considered in the interest of Railway / Govt. / General Public / Local Govt. / Road Users etc. (Impartial recommendation / suggestions) _____
3. Whether there is any ENCROACHMENT / UNAUTHORISED WORK BY ENCROACHING RAILWAY LAND, if it is yes, please be indicate the distance etc. in mtrs. Of land which is encroached upon In case no encroachment, please indicate ' No ' Encroachment upon Railway Land by party. _____
4. Please give the height of VENT pipe of the nearest Railway / structure / Bldg. Etc. and proposed the height of vent pipe of party's building which is to be erected at site by suggesting height if ground necessary. _____
5. Is the land at issue adjacent to the Railway land boundary / Track/ Curve etc., coming inside / outside the curve? If so please give the degree of the curve visibility restricted etc. in case if the structure increased / developed, suggest height of the proposed structure – Tenament Multi proposed building to be built impartially in the interest of Railway / Government public safety etc. _____
6. Whether the land at issue is coming opposite of KM/TP posts or within the K.M. or T.P. Posts section of the stations in between, the correct distance be indicated. _____
7. K.M. or T. P. Post Nos. or any high / low tension line of GEB or any pipe line facility under the track of land at issue adjacent to the Railway Land boundary / Track along the track, if the facility so granted by the Railway any farmer / outsiders, crosses the track and loading to see other etc. through the land if issue if any please specifically to mentioned about a later observations. _____
8. Whether the railway Land plan and the plans submitted by the party is verified at site ? Give the correct distance etc. and if the land plan NO. etc is available indication of land plan be inserted & clarify about the encroachment / unauthorized construction etc. _____
9. Railway land plan (LCO) with its section pertains to main / Branch line or siding etc. be indicated in the plans of party and hand prepared sketch so verified at site by you, duly signed by AEN. _____
10. Please state about technical site conditions whether the land acquisition for the proposed Railway development / direct entry/ conversion of gauge etc. is required land for staff quarters or any service building to be constructed / proposed be clearly state.

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11. Please indicate the bank of height of railway track & how much land required for future conversion of gauge – double line from MG to BG & pipe line facility along the track to be considered for outsiders, local Govt. State Govt. in further considering doubling of track etc. _____
12. Whether the sufficient land is available for proposed unmanned L.C. into manned / widening & construction of staff quarters for G.K. for the deposit / ACF work with duty bunk etc. Please indicate very clearly with all technical data for its requirement as per the extant rules. _____
13. Whether previously any NOC is issued If so No. & date be indicate. For any review for the distance applied and to be considered under no distance within 15.24 M.R.L.B. will & considered as per the circular issued. _____
14. While submitting the proposal sent for site verification on receipt from the Revenue deptt. by the Divisional Office plan will be sent of AENs only (**No direct receipt of plans from the party by any subordinate offices is allowed**) The building control line may be proposed without any prejudice, keeping the railway's interest. _____
15. PW/IOW has to watch the site of colonies S. Quarts. Road etc. and in case if the Railway land is found encroached upon AEN be approached on M.H.No. W338 (Encroachment) who will refer the cases to Distt. Collectors/ DDOs from their ends and with a copy to DRM(W) _____
16. AEN's remarks / recommendation specially for considering N.O.C. for granting at a distances from the R.L.B. etc. remaining above issues on verification of site by subordinates. Plans should be verified and signed both by PW/IOW and AENs concerned. _____
17. PW/IOW has to give the distance of the adjacent land at issue so referred to them by DEN/AEN for the land at issue other than railway lines but of falling nearby the staff colonies / station area where the railway land is adjoining for which N.O.C. is proposed by Revenue Department. _____
18. Hand prepared plan / sketch with all details must be enclosed duly signed by PW/AEN which returning verified plan sent them. _____

IOW

AEN

Countersigned by

Sr. DEN

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1. C.E. Case No
2. Land Survey No
3. (i) Railway line Section
(ii) Block Section
4. Proposed boundary of Canal (mark in Black colour)
(i) Distance from nearest track in

VG-KOD
VG-KOD
VG-KOD

(ii) Distance from railway boundary in

:- 151.20 Meter from centre line of UP Track (For Zund Minor-I) and 27.00 Meter from centre line of JN-KOD Main Line (For Zund Minor-II).
:- 120.12 Meter (For Zund Minor-I) and 12.37 Meter (For Zund Minor-II)

5. Obligatory point :-

- (i) Height of Bank/ near plot
- (ii) Curve details (with in Km. on other side)

:- Shown in sketch.
:- Curve No- 28A, Kms- 574/5-8 D-0.5, Rdius-3500 Meter,
Curve No- 28B, Kms- 574/9-11 D-0.5, Rdius-3500 Meter,
Curve No- 29, Kms- 577/12-578/4 D-2, Rdius-875 Meter,

- (iii) Gradient :- Copy of Index- Section attached
- (iv) Details of LC (with in Km on other.....

:- Copy of index plan attached
:- (1) LC No 9 Kms 573/1-2,
(2) Lc no 10 Kms 574/3-4
(3) Lc no. 11 Kms 575/3-4
(4) Lc no 14 Kms 577/8-9
(5) Lc no 15 Kms 577/17-578/1

(v) Details of Bridge (with in 1 Km Either side)

Zerox copy of bridge list (span/Clearance & Free board)

Sr. No	Br.No	Span	Clearance	Free board
1	12	1x3.05		
2	13	1x3.05		
3	14	1x3.05		
4	15	2x0.76		
5	16	2x0.76		
6	17	1x3.05		

Bridge details from completed list.

Any other remarks :-

- 01- No syphon is available in canal infront of railway bridges it should be made so that natural drainage could not obstructed.
- 02- In front of all level crossing syphon should be made if it not made it will be deemed consent of closure of level crossing.

23/2/17

13/5/14

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Sub: "Ease Of Doing Business" Issuance of construction permits.

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FOR PROPOSED CONSTRUCTION

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5. Partnership deed duly notarized/ true copy. Registration copy of firm notarised/ true copy.
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7. Undertaking on Rs.100 stamp paper & on original tracing (OT) in standard format with sign by all owners / property card holders/ Authorised person with legal documents i.e. Irrevocable power of attorney in favour of signing person duly notarized.

- (239)
8. Stability certificate in Standard format on letter head of Architect /Designer with licence/ Registration number & copy of registration /licence.
 9. Hand prepared sketch sign & counter sign by Railway officials showing Railway land boundary, Cross-section of Track, Gr.level, formational level etc. Mark nearest Br.No. / Culvert No., Level Crossing No., Chainage, Distance from above reference to proposed plot duly verifying with Railway land plan.
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11. Nomenclature of Building /Structure are to be marked /shown.

12. KM/TP/GP are to be shown on plan also dissection of station /section.

July - 635

WESTERN RAILWAY

Headquarter Office,
Churchgate, Mumbai - 400020
Date ; 10.03.2017

Chief Engineer ,
Development Plan,
MCGM, Mumbai

Sub.:- Ease of Doing Business-Integration of external agencies with Building proposal section of MCGM for granting single window Building proposal approach.

Ref.:- Minutes of meeting issued by MCGM No. CHE/DP/35123/Gen Dated 09.03.2017.

Please find below following information's as asked under reference;

1. Details of Nodal officer

Name : Senior Divisional Engineer (Estate/S), Mumbai - Central. (Shri Vikash Geharwal)

Mobile No. 9004499204

Email id : sdenestsbct@gmail.com

2. Online linkages to be provide by MCGM.

Sr. No.	Name	Mobile No.	Email Id	Divisional area covered for issuing NOC
1.	Chief Engineer (General) - CCG (Shri . Ravindra Ram)	9004490203	cegwrly@gmail.com	Western Railway
2.	Dy. Chief Engineer (General) - CCG (Shri A.K. Jain)	9004490216	dycegwrly@gmail.com	Western Railway
3.	Land Controlling Officer - CCG	9004490238	lcoccgwrly@gmail.com	Western Railway
4.	Sr. Divisional Engineer (Estate/S) - Mumbai Central (Shri . Vikash Geharwal)	9004499204	sdenestsbct@gmail.com	Km 0 (Churchgate) to Km 16/ 13-14 between Khar -Santa Cruz
5.	Divisional Engineer(Estate/N) Mumbai Central (Shri. Devesh Sharma)	9004499206	dennestbct@gmail.com	Km 16/13-14 between Khar -Santa Cruz to Km 61/18-20 between VR - VTN

Other details will be provided later on.



(A.K. Jain)

Dy. Chief Engineer (General) - Churchgate

C/- Sr. DEAT/CO. IBCT - for inf. & further compliance of minutes.

By email.