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RERA Document

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DIGITALLY VERIFIED RECORD

FORM 'A'
[See rule 3(2)]

1

APPLICATION FOR REGISTRATION OF PROJECT
(Proposed Construction of Ground Floor + First Floor Part for Shop & Multi-purpose Hall & Conversion of Public Purpose Plot -1 to Prayer Hall/Community Hall Association Facility Purpose)

No:IRWO/RERA/MH. **Dated: 05-07-2021**

To
The Real Estate Regulatory Authority,
Tamil Nadu,Chennai.

Sir,

I/we hereby apply for the grant of registration of my/our project to be set up at

Taluk: Ambattur **District: Thriruvallur** **State: Tamil Nadu**

I. The requisite particulars are as under:-

(i)	Status of the applicant, whether individual/company/proprietorship firm/societies/partnership firm/competent authority;	Society
(ii)	In case of individual	
	(a) Name (b) Father's Name (c) Occupation (d) Permanent address (e) Photograph (f) Contact details (Phone No., email, Fax No.)	N.A.
	OR In case of firm/societies/trust/ companies/limited liability partnership/competent authority-	
	(a). Name	Indian Railway Welfare Organisation (IRWO)
	(b).Address	Indian Railway Welfare Organisation (IRWO), Railway Office Complex, Shivaji Bridge, Behind Shankar Market, New Delhi-110001. Email id: support@irwo.net , Ph.No.011-23411173
	(c).Copy of registration certificate	Reg.No.20399 dt.25/09/1989 under the Societies registration Act XXI of 1860 **(copy attached as Annexure-I)**
	(d).Main objects	To promote Social Welfare Schemes such as providing all possible help to acquire accommodation to serving Railway personnel, retired Railway personnel, personnel of Public Undertakings under the Ministry of Railways and the personnel of IRWO on No Profit No Loss Basis.

		To do all such things as are incidental or considered conducive by IRWO to the attainment of the above objects or any of them.
	(e). Name, photograph and address of chairman of the governing Body/partners/directors etc.	(a) Managing Director/Director Finance (b) Additional General Manager (Finance) (c) Chief Project Manager (Civil) HQ, Indian Railway Welfare Organisation, Railway Office Complex, Shivaji Bridge, Behind Shankar Market, New Delhi-110001 (d) Chief Project Manager, South Zone, Indian Railway Welfare Organisation, Engineering Construction Offices Complex, Southern Railway, Poonamallee High Road, Egmore, Chennai-600008 **(Attached as Annexure-II)**
(iii)	PAN Number of the promoter	AAATI 0400 L (**Attached as Annexure-VII)**
(iv)	Name and address of the bank or banker with which account in terms of section 4 (2) (1)(D) of the Act will be maintained	Indian Overseas Bank, Egmore, Chennai-600 008 -A/c No.052201000010195 and Indian Overseas Bank, Gole Market, New Delhi-110 001- A/c No.084001000009171
(v)	Details of project land held by the applicant	IRWO has acquired plot of land of 48076.25 sq.metres comprised in Survey No.583/1-A (39901.67 Sq.m) and Survey No.583/3 (8174.58 Sq.m) in Ambattur Village, Thiruvallur Dist., The land has been divided in two parts for construction of 140 DUs in Phase-IIA and 161 DUs in Phase-IIB. The proposed construction of Ground Floor and First Floor as part of shop and Multipurpose Hall in P.P. Plot No.1 in CMDA approved plot measuring 1470.00 Sqm.
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	Approval obtained from CMDA vide Letter No.PP/NHRB/ N/460/2019,dt.04.02.2020& layout approved vide P.P.D/L.O No.30/2017,Lr.No.L1/1771/2017, dt.04.08.2017. (a). Sub division layout plan approved by CMDA and the same has been sanctioned by Greater Chennai Corporation and attached as **Annexure-III** (b).CMDA Planning Permission approval letter attached as **Annexure-IV** (c). Building Permission approved by Greater Chennai Corporation is attached as **Annexure-V**
(vii)	Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc	**Details attached as (Annexure-VI)**
(viii)	Agency to take up external development works.....Local	Chennai Metropolitan Development Authority, Greater Chennai Corporation, Indian Railway Welfare

	Authority (exact Authority or any agreement to the Authority)/Self Development;	Organisation within the Project Boundary.
(ix)	Registration fee by way of demand draft dated.....,drawn on bearing number for an amount of Rs....., calculated as per sub-rule(3) of rule 3	**Demand Draft No:132447680, dt.13.04.2021,drawn on Indian Overseas Bank, Gole Market, New Delhi for an amount of Rs.34,100/- drawn in favour of "Tamil Nadu Real Estate Regulatory Authority (TNRERA) payable at Chennai.**
(x)	Any other information the applicant may like to furnish:	**Project address:** Rail Vihar, Gandhi Nagar, Taluk Office Road, Ambattur-600053, Thiruvllur District **Zonal Office Address:** O/o. Chief Project Manager (South Zone), Engineering Construction Offices Complex, Southern Railway, Poonamallee High Road, Egmore, Chennai-600 008 - Ph.044-25322372-Email: cpmszirwo@gmail.com

2. We enclose the following documents in triplicate, namely:-

(i)	Authenticated copy of the PAN Card of the promoter:	Photocopy attached as **Annexure-VII**
(ii)	Audited balance sheet of the promoter for the preceding financial year	The Audited Balance sheet for the preceding financial year 2019-2020 attached as **Annexure-VI.**
(iii)	Copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentification of such title, if such land is owned by another person;	Photocopy of Sale Deed executed in favour of IRWO on 12-3-2004. (a).A copy of Sale Deed is attached as **Annexure-VIII** (b).A copy of Gift Deed executed in favour of Greater Chennai Corporation is attached as **Annexure-IX.**
(iv)	The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details;	**NIL**
(v)	Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed;	**NIL**
	(A). Authenticated copy of the building permit and sanctioned plan from the	Authenticated copies of approval issued from CMDA vide Planning Permit No.

	competent authority in accordance with the laws applicable for the project, and where the project proposed to be developed in phases, an authenticated copy of the planning permission, building permit/building sanction plan, partial completion certificate for each of such phases;	13316/B/NHRB/N47/2020,dt.04.02.2020 is enclosed as **Annexure-IV** along with a copy of building Permit No.CEBA/WDCN07/0018/2020 ,dt.11.06.2020 of Greater Chennai Corporation for construction of Ground Floor and First Floor for shop and multipurpose hall as **Annexure-V**
(vi)	The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;	Photocopy of sanctioned plan along with specifications attached as i). Sanctioned Plan-**Annexure-XI** ii).Specifications- **Annexure-X**
(vii)	The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;	(a). Sewerage Line to be connected to CMWSSB mains. (b). Drinking Water to be supplied by CMWSSB. (c). Roads & Drains to be executed by IRWO & maintained by Greater Chennai Corporation. (d). Street Lights to be provided and maintained by Greater Chennai Corporation. (e). The external electrical work to be executed by IRWO and will be handed over to TANGEDCO for future maintenance. (f). The NOC has been obtained from Fire Services Department and a copy of the same is attached as **Annexure-XII**
(viii)	The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;	(a).Location Plan attached as **Annexure-XIII** (b).Longitude and latitude Plan attached as **Annexure-XIV**
(ix)	Proforma of the allotment letter, agreement for sale and the Conveyance deed proposed to be signed with the allottees;	a. A proforma copy of Agreement for Sale is attached as **Annexure-XV** b. A copy of Conveyance Deed attached as **Annexure-XVI.** **Note: IRWO has developed Chennai Phase-IIA Project of 140 dwelling units and further developing Chennai Phase-IIB project consisting of 161 Multi-storeyed Dwelling Units. The Multi-Purpose Hall is proposed to be constructed and handed over to both the phases of Residents Welfare Associations to cater to the needs of the allottees as a common facility.** **IRWO, in consultation with both the RWAs will formulate bye-laws for the effective functioning of the Multi-Purpose Hall.**
(x)	The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other	a. Configuration - Ground Floor + 1st Floor b. Number of Units – One c. Approximate Super Area (in Sqm)-681.19 Sqm (GF-556.69 Sqm & FF-124.50 Sqm).

	common areas, if any, details of which have to be furnished separately;	d. **Carpet Area as per RERA Act In Sqm – 568.65 Sqm** (GF-474.10 Sqm & FF-94.55 Sqm). e. Exclusive Balcony Area – NIL
(xi)	The number and areas of covered parking available in the project;	**NIL**
(xii)	The number of open parking areas available in the project;	a. Open Car Parking Available for visitors- **11 Nos.** b. Open Two Wheeler Parking Available for visitors-**23 Nos.**
(xiii)	Details of Undivided Shares pertaining to the Project;	**N.A.**
(xiv)	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	**N.A.**
(xv)	The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professional or key persons, if any associated with the development of the proposed project;	Photocopies enclosed as **Annexure-XVII**
(xvi)	A declaration in FORM 'B'	Declaration Form 'B' is enclosed as **Annexure-XVIII**

3. We solely affirm and declare that the particulars given in herein are correct to our Knowledge and belief.

Yours faithfully,
Signature and seal of the applicant(s)

05/07/2021

(C. RAMAYAN),
Deponent.

CHIEF PROJECT MANAGER
INDIAN RLY. WELFARE ORGANISATION
Engineering Construction Officers Complex
S. Rly., Poonamallee High Road,
Egmore, Chennai-600 008.

Encl: Annexure-I to XVIII.

Date : 05.07.2021

Place: Chennai.

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.