Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Army Welfare Housing Organisation
South Hutments, Kashmir House
Rajaji Marg, New Delhi-110 011

Tel 011-23012619, 23792411
011-23792413, 23792416
Fax 011-23010599
E-mail awho@awhosena.in
Website www.awhosena.in

## TO WHOM IT MAY CONCERN

## AUTHORITY LETTER

1. It is certified that Army Welfare Housing Organisation (AWHO) is a Society registered under the Societies Registration Act XXI of 1860 and having its Head Office located at South Hutments, Kashmir House, Rajaji Marg, New Delhi-110011.

2. PAN No of Army Welfare Housing Organisation is AABTA4251G.

3. Naib Risaldar Baskaran A (Retd), who is appointed as Project In-Charge, AWHO Chennai project is authorized, on behalf of Managing Director AWHO, for:-

3.1 To sign, file, verify documents, correspondence with Tamil Nadu State Government and its various Departments and local administrative bodies viz TN RERA, DTCP Chennai, Panchayat etc in all matters pertaining to AWHO Project at Chennai including obtaining various NOCs/ approvals/ clearances/ registration of the project with TN RERA etc.

3.2 To sign, file, verify documents, correspondence with other Government Departments and any non-government agencies as Building works contractor etc appointed for the AWHO Project at Chennai.

4. This authorization shall be valid upto **30 June 2026**.

(Vikal Sahni)
Major General (Retd)
Managing Director
AWHO

File No. B/03020/Chennai/AWHO

Place : New Delhi

Date : 16 Jan 2026

**Distribution**

**Nb Ris Baskaran A (Retd)**
Project In-Charge
AWHO Chennai Project Office
C/o Embarkation HQ (Air Branch)
Old SHO Building, GST Road
St Thomas Mount, Chennai - 600016

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

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# 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.