

INDIAN RAILWAY WELFARE ORGANISATION

Group Housing Scheme (2008) **RAIL VIHAR, AMBATTUR, CHENNAI PHASE-II EXTENSION**

(SCHEME REOPENED UPTO 31.07.2008)

REOPENED SCHEME IN COMPLIANCE TO ARBITRATION AWARD OF SH. V.S. DUTTA
RESTRICTED TO CLAIMANTS IN THE ARBITRATION PROCEEDINGS

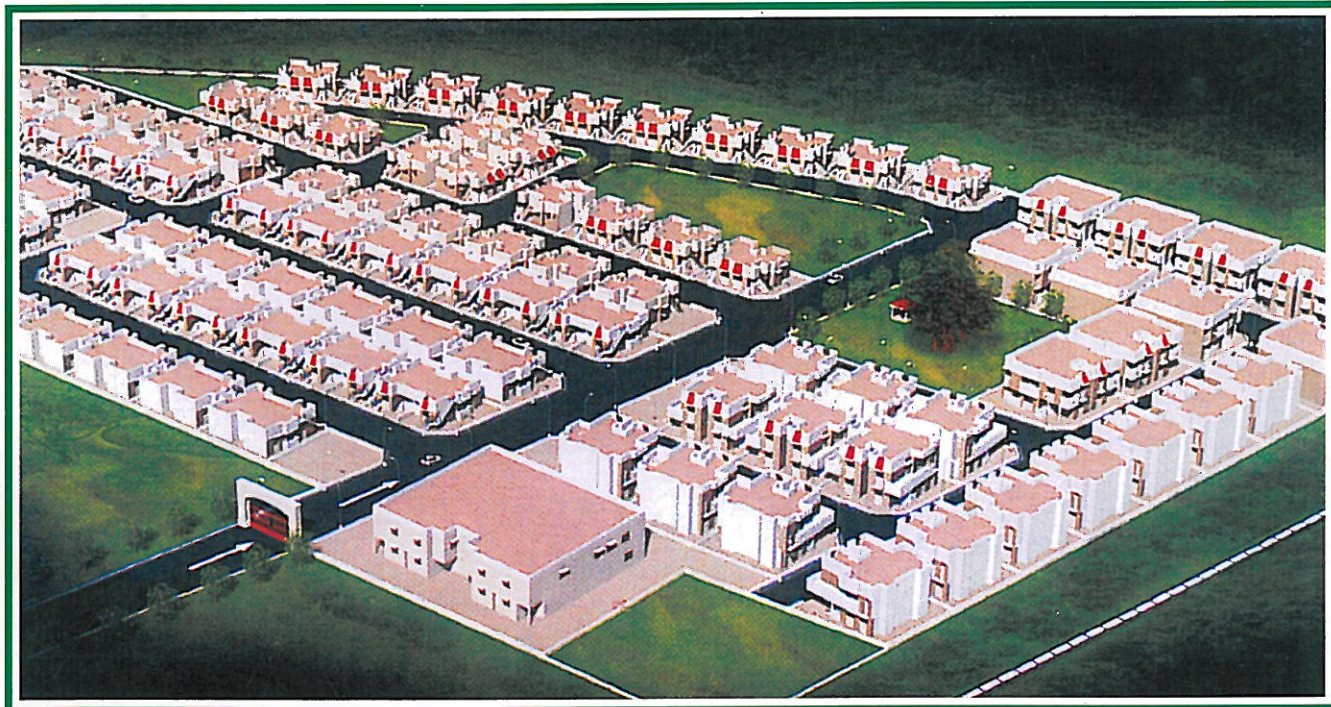
INDIAN RAILWAY WELFARE ORGANISATION (IRWO), SHIVAJI (MINTO) BRIDGE, RAILWAY COMPLEX
(BEHIND SHANKAR MARKET) NEW DELHI - 110001, PHONE : (MTNL) 23413627, 23411173
(RLY) : 2-3495 (FAX) : 011-23411879

REGISTERED UNDER THE SOCIETIES REGISTRATION ACT XXI OF 1860

Rs. 100.00

MAY, 2008

PART B - SALIENT FEATURES & TECHNICAL SPECIFICATIONS



RAIL VIHAR, AMBATTUR, CHENNAI PHASE - II EXTENSION

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1. INTRODUCTION :

1.1 Indian Railway Welfare Organisation (IRWO) has acquired land measuring 11.87 acres in Ambattur Village near Ambattur Railway Station in Chennai.

2. SCHEME :

2.1 The present scheme envisages construction of independent (twin) dwelling units of four types i.e. 'A', 'B', 'C' and 'D' in a group housing scheme at Ambattur on "No Profit No Loss" basis purely as a welfare activity.

3. LOCATION :

3.1 The site is located 18 kms from Chennai Central Railway Station and is close to Ambattur Railway Station on Chennai Central-Arakkonam section. The property is on high ground and generally level. The property abuts railway track on Chennai Central-Arakkonam section. The area surrounding the property is also very good. There are very good English & Tamil Schools and hospitals within a reasonable distance. There is a market centre and bus stop nearby. The ground water available in the property is potable.

3.2 The key plan of the location may be seen on the back cover of this Brochure.

4. SALIENT FEATURES OF THE HOUSING PROJECT :

4.1 The Land procured by IRWO is FREE HOLD.

4.2 **Amenities :** Open spaces, children's play areas, shops and a community centre are proposed

within the campus.

4.3 **Orientation of Houses :** Housing clusters have been planned and oriented in such a manner that to the extent possible the units receive adequate sunlight and are well ventilated throughout the year.

4.4 **Landscaping:** Landscaping of the whole complex is planned to provide clean environment

4.5 Design of Houses:

Wherever possible, effort has been made to provide:-

- i) Loft for storage in all types of houses.
- ii) Cupboard spaces in the bed rooms.

5. DETAILS OF DWELLING UNITS:

5.1 The Scheme offers the following four types of independent dwelling units, with exclusive entry & frontage.

5.2 **Type A:** Super Area 53 sq.m. (570 sft.) approx. (plot area 107 sqm.) consisting of living-cum-dining room, one bed room, a kitchen, one bath, one W.C., service area, entrance verandah & open staircase.

5.3 **Type B :** Super Area 71 sq.m. (764 sft) approx. (plot area 123 sqm.) consisting of living-cum-dining room, two bedrooms, a kitchen, two toilets, service area, entrance verandah, open staircase & open car space.

5.4 **Type C (Duplex Type) :** Super Area 132 sq.m. (1420 sft.) approx. (plot area 127 sqm.)

consisting of living-cum-dining room, three bed rooms, kitchen, three toilets, family hall, entrance verandah, internal staircase, covered car parking space, service area, open sit out area at 1st Floor.

5.5 **Type D (Duplex Type) :** Super area 167 sq.m. (1797 sft) approx. (plot area 145 sqm.) consisting of living-cum-dining rooms, three bed rooms, kitchen, three toilets, one study, a family hall, entrance verandah, balcony, sit out at 1st floor, internal staircase, covered car parking space.

5.6 Cost of Apartment:

Approximate cost of each type of house is indicated in Table 1.

Table 1

Type	Approx. Super area in Sqm.	Approx. Cost (Rs. in Lakhs)
A	53	12.20+EC
B	71	15.60+EC
C	132	21.60+EC
D	167	26.80+EC

Notes :

i) The super area indicated above comprises of the covered area of dwelling unit inclusive of verandah/ balconies, cupboard space, and covered car parking space for C & D dwelling units.

ii) Types, areas, costs as mentioned above and specifications in Table- 2 are tentative and subject to revision depending upon changes during approval of plans by the competent civic authority, accepted

cost of tender for works, escalation of labour and material cost, alterations in design and specifications, or any other unforeseen reasons and delays beyond the control of IRWO.

iii) The above cost does not include the cost of geysers, cupboard / loft covers, fans, light fixtures, lamp fixtures, lamps, etc. which will not be provided by IRWO. It also does not include charges such as stamp duty, registration charges, etc. required under the local bye-laws

at the time of registration of dwelling units.

iv) The cost of sub-station, distribution system and DG set for services like street light, water pumping etc. is included in the cost of each category of flat.

v) For optional reserved open car parking, outside the plot the cost will be extra and would be considered only if land is available for the same.

vi) The cost includes cost of internal

and external water supply and sewerage disposal and provides for an underground water tank with overhead water tank of 1000 litre capacity for individual houses. It is proposed to connect the sewerage system to the municipal sewer or provide a separate sewage treatment plant.

vii) In addition to the cost indicated in table-1, Equalisation charges (EC) have to be paid as per Annexure-II.

6. TECHNICAL SPECIFICATIONS:

Table 2

- 6.1 Foundations:** Brickwork in foundation in cement mortar and OPC with water proofing compound, with a coat of hot bitumen, and anti termite treatment.
- 6.2 Superstructure:** Walls in brick work with cement mortar.
- 6.3 Beams/Lintels/Slabs/Columns etc. :** Reinforced cement concrete.
- 6.4 Door/Window Frames:** Wooden frame with provision for future jali door shutters for external door and windows.
- 6.5 Door shutters:** 30/35 mm single leaf flush doors with commercial veneering on both sides. Teak wood panelled entrance door.
- 6.6 Window shutters:** Wooden Glazed Shutters.
- 6.7 Door/window fittings:** Anodised aluminium fittings.
- 6.8 Grills:** MS grill in all windows.
- 6.9 Flooring:** Porcelain Vitrified tile in Living/Dining and Bed rooms. Ceramic tile flooring in Kitchen and toilets/bathroom.
- 6.10 Kitchen:** Granite Stone working top with glazed tiles up to 0.60 m height on walls above the working top. Kitchens sink of Stainless Steel. No kitchen cabinet will be provided.
- 6.11 External Finishing:** Exterior finish of suitable colour.
- 6.12 Wall Finishing:** POP for Living/Dinning rooms with water bound distemper. All other internal walls will be plastered and painted with colour wash.
- 6.13 Toilets:** Coloured Glazed tiles upto full height, wash basin, mirror, chromium plated fittings with PVC/Ceramic cisterns with concealed plumbing.
- 6.14 Electrical:** Copper wiring in the concealed PVC conduits with MCBs.
- 6.15 Niches:** Only niches for ward-robies in bedrooms will be provided.

Note: These specifications are tentative and subject to change on Technical consideration, and depending on general trend in the housing sector. No claim on this account will be entertained.

7. HOW TO APPLY:

7.1 Applications for the IRWO Housing Scheme in Rail Vihar, Chennai Phase-II will have to be submitted in the Application Form in duplicate enclosed as Annexure-I to this Brochure alongwith Booking Money as given in Annexure-II.

7.2 Payment will be accepted only through Bank Draft drawn in favour of IRWO payable at New Delhi or Chennai.

7.3 Those primary members who have paid part cost of land and apply alongwith the relevant details and booking money as above, will get priority. In case the number of applicants are more than the number of units planned under that Category, the booking shall be done on the basis of the year of becoming Primary member of IRWO. Priority within a year of Primary membership shall be determined on the basis of draw of lots, if required.

7.4 Acceptance of Booking Money does not bind the organisation to construct and allot dwelling units.

8. SCHEDULE OF PAYMENT:

8.1 On selection for allotment of a dwelling unit and issue of the Booking Letter, the member will be required to make the payments in accordance with the Schedule given in Annexure-II. This cost is based on a rough and ready estimate of the cost of the Project. As and when the estimate is revised, the instalment amounts would also be revised for the prospective payments. IRWO

reserves the right to change schedule of payment depending upon the progress of work or other reasons.

8.2 The instalments as given in Annexure-II must be paid when due. If the payment of instalment on due date is not made, interest @9% per annum shall be payable by the applicant as given in Table-3 below:

TABLE - 3
Interest Payable per day

Installment Amount (Rs. in lakhs)	Interest Amount (Rs.)
0.90	22
1.10	27
1.30	32
1.50	37
1.55	38
1.60	39
1.70	42
1.90	47
2.00	49
2.20	54
2.50	62
2.85	70
3.45	85

Note: Interest payable on other amounts will be worked out and rounded off to the nearest rupee.

8.3 IRWO reserves the right to cancel the allotment in case of delayed payment on more than two successive occasions by an allottee. In such an event the applicant will be treated as having withdrawn from the scheme and the Withdrawal Rules will become applicable.

8.4 The construction accounts may not be closed at the time of occupation of houses by the allottees. The last instalment

payment shall, therefore, be considered tentative. As and when the accounts are closed, the allottees will be advised of the final actual cost and the difference between the final actual cost and the cost recovered will be payable by the allottees concerned.

8.5 Payment of Booking Money and last instalment will be accepted only through Bank Draft drawn in favour of IRWO, payable at New Delhi or Chennai. Other payments may be made through Bank Draft or local cheques drawn in favour of IRWO, payable at New Delhi or Chennai (subject to realisation).

9. MAINTENANCE FUND:

The maintenance of common services such as roads, common areas, street lighting, watch & ward, parks, water supply, sewerage etc. will be carried out by Residents Welfare Association (RWA) which would be set up according to the bye-laws of the Association on completion of Dwelling Units. For efficient maintenance and ensuring satisfactory functioning of common services in the complex a Maintenance Fund will be created by realising an initial maintenance cost from the allottees. The amount of initial Maintenance Fund will be 5% of the final cost of the dwelling unit. This fund will work as a corpus and shall be deposited in the joint names of the Welfare Association and IRWO and only the interest from the fund will be used to meet the maintenance expenditure. In case this is not sufficient to meet the maintenance expenditure, the RWA may realise additional

maintenance money from the allottees in accordance with its bye-laws. The bye-laws would be approved by IRWO and then registered. This maintenance corpus fund would be deposited in Bank in joint name of RWA and IRWO after the RWA bye-laws are formed, approved by IRWO and registered, election to RWA executive committee duly held and maintenance taken over by them.

10. IRWO'S LIABILITY :

IRWO's liability for maintenance and for replacement of any defective components in the construction shall cease immediately after the maintenance period which shall usually be for a period of 12 months from the virtual date of completion irrespective of the date of taking over of possession of the flat by the allottee.

11. COMMUNITY LIVING:

The allottees will take cognizance of rights of other residents specially those living in the same block. It is the duty of the allottee to keep his dwelling unit in good state of repair so as not to cause inconvenience or create unsafe or unhygienic conditions to others. The Residents Welfare Association will be empowered to take such action as deemed fit against those violating these norms.

12. GENERAL:

12.1 No Additions/alterations/modifications to the structure of whatsoever nature shall be undertaken without the prior

written approval of IRWO and the same shall be in accordance with the guidelines/instructions of local authorities.

12.2 Dwelling units shall be handed over to the allottees after a Completion Certificate is issued by the Chief Project Manager or General Manager of the Project. Decision of GM/IRWO with reference to any defects or deficiencies pointed out by the allottees shall be final & binding.

13. DELAY IN CONSTRUCTION :

13.1 IRWO is required to interact with a number of agencies for obtaining clearance of a housing scheme and for its execution. Though IRWO makes all efforts to complete the dwelling units as expeditiously as possible, it will not be responsible for delay in completion of the project or for the delay in providing services such as electricity, water supply, sewerage etc. on account of delay by the civic authorities and other difficulties, procedures etc. If construction of dwelling units is delayed for any reason whatsoever, no interest or compensation will be payable to the allottees on this account.

13.2 After dwelling units are ready, the allottees will be given a notice of two months to take the possession of the allotted unit after completing all formalities such as giving the undertaking and obtaining the no dues clearance certificate from IRWO. An allottee who exceeds the notice period of two months for taking over the

house, will be charged overhead expenses at the following rates per month:-

Table 4

Overhead Monthly Charges or part thereof

Type	Within 3 months	After 3 months
A & B	Rs. 500/-	Rs. 1,000/-
C & D	Rs. 1,000/-	Rs. 2,000/-

13.3 If the dwelling unit is not taken over by the allottee within the prescribed period due to any reason whatsoever, maintenance period will not be extended.

14. WITHDRAWAL RULES:

The withdrawal rules will be as under:

i. Demand Survey:

If a Member participating in a Demand Survey withdraws from the scheme before issue of the Project Brochure 10% of the amount realized during the Demand Survey will be deducted and the balance refunded without interest.

ii. Before issue of Booking Letter:

In case of withdrawal after depositing Booking Money but before the issue of the Booking Letter 50 % of the Booking Money shall be deducted and the balance amount refunded without interest.

iii. After Booking Letter but Before Allotment of Dwelling Unit:

In case of withdrawal after the issue of the Booking Letter but

before the allotment of the specific Dwelling Unit full Booking Money plus 10% of instalments due up to the date of withdrawal application plus interest due on delayed payment will be deducted and balance amount refunded without interest.

If the balance in the Member's account is not adequate to cover the above penalty and the Member does not make good the deficit the amount available will be forfeited and he shall be debarred from participation in further schemes of IRWO.

iv. After Allotment but before Possession:

In case of withdrawal after allotment of the Dwelling Unit but before its possession full Booking Money plus 15% of the instalments due up to the date of withdrawal application plus interest due on the delayed payment of instalments will be deducted and balance amount refunded without interest.

In case of death of the Primary Member before possession of the dwelling unit, if the spouse or the children (in absence of the spouse) desire to withdraw from the scheme, full money paid by the member (except interest on account of delayed payment) will be refunded without interest after deducting administrative charges of Rs. 2500/-. However, actual refund will be made as per provision of para-VII.

v. After Possession:

This will be treated as a case of sale and will be dealt with as per rules applicable to sale.

vi. In case of withdrawal where a waiting list exists on the date of withdrawal such that the Dwelling Unit can be allotted to another applicant, the penalty for withdrawal will be as per rules indicated below :-

- Before issue of Booking Letter Rs. 2500/-.
- In case of withdrawal after issue of booking letter:

Type A & B	Rs. 5,000- only.
Type C & D	Rs. 10,000/- only.

In case of withdrawal after three months from the date of issue of Booking Letter, an additional payment @ 9 % p.a. on the defaulted instalment is also payable. The total amount of penalty, however, will not exceed.

- Type A & B Rs. 10,000/-
- Type C & D Rs. 25,000/-

No interest is paid by IRWO on the amount to be refunded and the refund is made only after a substitute allottee is found.

In case no person on the waiting list accepts the offer, the case will be treated as "with no waiting list" and dealt with as per paras-14(i) to 14(iv) above as the case may be.

vii Further to the above conditions of withdrawal:

Actual refund will be made only after the DU is re-allotted and the money is realized from the new allottee.

The new allottee shall pay to IRWO the cost of the DU plus an equalization amount as if he is a new entrant to the scheme.

15. TRANSFER OF DWELLINGUNITS:

15.1 Transfer of dwelling units will be governed by the rules and policy framed/amended by IRWO from time to time. At present the rules of transfer are as under:

15.1.1 A Primary Member may be allowed to transfer his/her dwelling unit to another Primary Member only after a lapse of 3 years from the date of possession of the dwelling unit. However, in case of death of Primary Member, the transfer of the dwelling unit by the heirs may be allowed even before the lapse of the three year period.

15.1.2 As regard transfer of the dwelling units to other than Primary Member the provisions contained in Part-A of the Brochure will apply except that close relations will mean as defined in para-16.2 below.

16. CO-OWNERSHIP:

16.1 Co-ownership of dwelling units will be governed by the rules and policy framed/amended by IRWO from time to time. At present the rules regarding ownership of dwelling units are as under.

16.2 Co-ownership of dwelling units shall be restricted to blood relations only viz. parents, spouse, children, grand-children (including adopted ones), brothers and sisters.

17. Other terms/conditions are contained in part-A of the Brochure. In case of conflict between the provisions of this Brochure and those contained in Part-A, the provisions of this brochure will have precedence to the extent of conflict.

Registration No.....
For Ambattur (Chennai Ph-II Extension)

12. Total Emoluments : Rs. _____

13. Gross Income of the family _____

14. For Retired/Spouse of deceased Railway Employee _____

(i) Name of Retired/deceased, Railway Employee. _____

(ii) Pension Payment Order No. (PPO) _____
(Copy to be enclosed)

16. Nominee's Name _____

17. Nominee's relationship _____

18. Nominee's Signature _____

19. Type of Dwelling unit applied for Mark ✓ (one Type only)

Type A ☐

Type B ☐

Type C ☐

Type D ☐

20. Booking Money Rs. * _____

21. Amount paid earlier Rs. * _____

22. Net payment of Booking Money Rs. * _____

23. Bank Draft No. and Date _____

24. Name of Bank and Branch _____

25. Option for additional Open Parking space (Mark ✓)

Car	
Scooter	

* For details see Payment Schedule - Annexure-II

R-

(For Office Use only)

Administrative Officer IRWO, New Delhi

Note : No separate letter/receipt will be sent except the above acknowledgement Receipt in token of the receipt of the Application.

DECLARATION BY THE APPLICANT

I hereby declare that the particulars given in the Application form are correct and I have not willfully suppressed any material/information. I understand that I will be disqualified from Booking of my application and/or allotment of dwelling unit, if at any time any of the said particulars are found incorrect.

I also undertake to abide by all rules and instructions that may be issued from time to time by Indian Railway Welfare Organisation (IRWO). I have read the information in this Brochure and fully understand the contents.

I declare that, my wife/husband and dependent children.

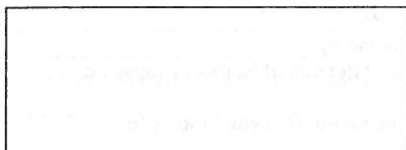
- (i) Do not own in part/full on lease hold/freehold basis or have not been allotted on hire purchase basis, any residential flat/premises/plot in Chennai Area.
- (ii) I have neither been allotted nor applied for any type of flat/House in any other scheme of IRWO.
- (iii) I have applied for a dwelling unit type in scheme of IRWO but have not yet been allotted the dwelling unit.

Place _____

Signature of applicant _____

Date _____

Designation _____



Specimen signature of the applicant

COUNTERSIGNED

- | | |
|---|------------------------------|
| 1. For serving employees in Railway/Undertaking. | Controlling Gazetted Officer |
| 2. For Senior Serving Railway Officers who themselves are the controlling officers. | Chief Personnel Officer |
| 3. For retired employees/spouse of deceased Railway employees. | Any Railway Gazetted Officer |

Place _____

Date _____

INSTRUCTIONS

1. The Application Form must be filled in Block Letters, it must be signed by the Applicant and submitted in duplicate. Applicant's copy to be retained as record by the applicant.
2. All drafts accompanying the application should be crossed A/C Payee only, drawn in favour of IRWO, payable at New Delhi. No cash or cheque will be accepted.
3. Application Form alongwith the demand draft should be sent by Registered Acknowledgement post or delivered in person to the Administrative Officer, IRWO Railway Complex, Shivaji Bridge, Behind Shankar Market, New Delhi - 110001.
4. The applicant must enter his/her Primary Registration number in the Application form. The applicant should also quote the Booking Number for future correspondence.
5. The original application must be countersigned as per the norms prescribed in the Application Form. Any change in Mailing Address should be intimated to IRWO at its Headquarters office, Railway Complex, Shivaji (Minto) Bridge, (behind Shankar market); New Delhi - 110001 or GM/IRWO Engineering Construction Office Complex, S. Rly., Poonamalle High Road, Egmore, Chennai - 600 008.
6. Incomplete/invalid/illegible application is likely to be rejected. No correspondence in this regard shall be entertained.
7. The gross income of the employee (item No. 13) includes own income, income of the spouse and dependent children.
8. Spouse of deceased railway employee should give name, designation, and department of his/her late husband/wife and submit a copy of pension payment order (PPO).

INDIAN RAILWAY WELFARE ORGANISATION

R-

Railway Group Housing Scheme
RAIL VIHAR, AMBATTUR (CHENNAI)
Application Form for BookingTo,
Administrative Officer/IRWO
Railway Complex, Shivaji Bridge, Behind Shankar Market, New Delhi - 110 001.Registration No.
For Ambattur (Chennai Ph-II Extension)

1. Primary Registration No. Year

2. Full Name

3. Designation

4. Father's/Husband's Name

5. Date of Birth

6. Date of Appointment

7. Date of Retirement

8. Correspondence Address

PIN

Phone Number Residence

Office

9. Permanent Address

Pin

10. P.F. No.

11. Scale of pay

12. Total Emoluments : Rs.

13. Gross Income of the family

14. For Retired/Spouse of deceased Railway Employee

(i) Name of Retired/deceased, Railway Employee.

(ii) Pension Payment Order No. (PPO)

(Copy to be enclosed)

15. Details of property held at present

S.No.	Details of property	Location of property	Size of Plot/house	Purchased From
(i)				
(ii)				

16. Nominee's Name

17. Nominee's relationship

18. Nominee's Signature

19. Type of Dwelling unit applied for Mark ✓ (one Type only)

Type A ☐

Type B ☐

Type C ☐

Type D ☐

20. Booking Money Rs. *

21. Amount paid earlier Rs. *

22. Net payment of Booking Money Rs. *

23. Bank Draft No. and Date

24. Name of Bank and Branch

25. Option for additional Open Parking space (Mark ✓)

Car	<input type="checkbox"/>
Scooter	<input type="checkbox"/>

* For details see Payment Schedule - Annexure-II

(For Office Use only)

ACKNOWLEDGEMENT
(Blanks to be filled by applicant)

R-

Primary Registration No. Booking No. for Ambattur (Chennai)

Received from

Address

Application Form for Booking along with Booking fee of Rs. Bank Draft No.

Branch

Administrative Officer IRWO, New Delhi

Note : No separate letter/receipt will be sent except the above acknowledgement Receipt in token of the receipt of the Application.

DECLARATION BY THE APPLICANT

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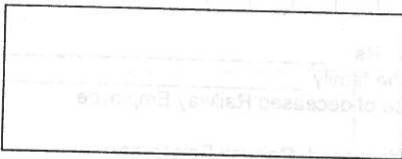
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- (ii) I have neither been allotted nor applied for any type of flat/House in any other scheme of IRWO.
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INDIAN RAILWAY WELFARE ORGANISATION

Railway Group Housing Scheme
RAIL VIHAR, AMBATTUR (CHENNAI)
Application Form for Booking

R-

To,
Administrative Officer/IRWO
Railway Complex, Shivaji Bridge, Behind Shankar Market, New Delhi - 110 001.

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Type D ☐

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Scooter	<input type="checkbox"/>

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Note : No separate letter/receipt will be sent except the above acknowledgement Receipt in token of the receipt of the Application.

DECLARATION BY THE APPLICANT

I hereby declare that the particulars given in the Application form are correct and I have not willfully suppressed any material/information. I understand that I will be disqualified from Booking of my application and/or allotment of dwelling unit, if at any time any of the said particulars are found incorrect.

I also undertake to abide by all rules and instructions that may be issued from time to time by Indian Railway Welfare Organisation (IRWO). I have read the information in this Brochure and fully understand the contents.

I declare that, my wife/husband and dependent children.

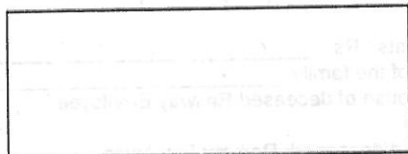
- (i) Do not own in part/full on lease hold/freehold basis or have not been allotted on hire purchase basis, any residential flat/premises/plot in Chennai Area.
- (ii) I have neither been allotted nor applied for any type of flat/House in any other scheme of IRWO.
- (iii) I have applied for a dwelling unit type in scheme of IRWO but have not yet been allotted the dwelling unit.

Place _____

Signature of applicant _____

Date _____

Designation _____



Specimen signature of the applicant

COUNTERSIGNED

1. For serving employees in Railway/Undertaking.
2. For Senior Serving Railway Officers who themselves are the controlling officers.
3. For retired employees/spouse of deceased Railway employees.

Controlling Gazetted Officer
Chief Personnel Officer

Any Railway Gazetted Officer

Place _____

Date _____

INSTRUCTIONS

1. The Application Form must be filled in Block Letters, it must be signed by the Applicant and submitted in duplicate. Applicant's copy to be retained as record by the applicant.
2. All drafts accompanying the application should be crossed AIC Payee only, drawn in favour of IRWO, payable at New Delhi. No cash or cheque will be accepted.
3. Application Form alongwith the demand draft should be sent by Registered Acknowledgement post or delivered in person to the Administrative Officer, IRWO Railway Complex, Shivaji Bridge, Behind Shankar Market, New Delhi - 110001.
4. The applicant must enter his/her Primary Registration number in the Application form. The applicant should also quote the Booking Number for future correspondence.
5. The original application must be countersigned as per the norms prescribed in the Application Form. Any change in Mailing Address should be intimated to IRWO at its Headquarters office, Railway Complex, Shivaji (Minto) Bridge, (behind Shankar market); New Delhi - 110001 or GM/IRWO Engineering Construction Office Complex, S. Rly., Poonamalle High Road, Egmore, Chennai - 600 008.
6. Incomplete/invalid/illegible application is likely to be rejected. No correspondence in this regard shall be entertained.
7. The gross income of the employee (item No. 13) includes own income, income of the spouse and dependent children.
8. Spouse of deceased railway employee should give name, designation, and department of his/her late husband/wife and submit a copy of pension payment order (PPO).

RAIL VIHAR, AMBATTUR (CHENAI PHASE-II EXTENSION)

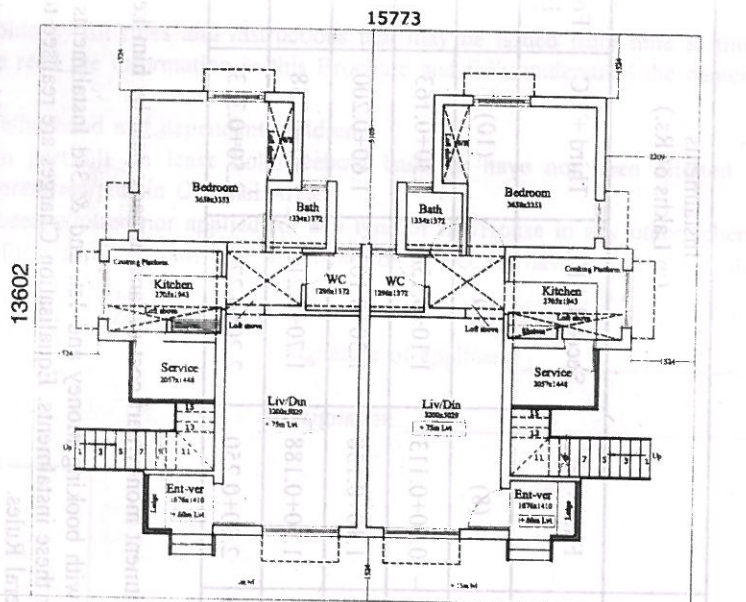
Payable Schedule

Type of Dwelling Unit	Approx. Super Area (Sq.m.)	Approx. Plot Area (Sq.m.)	Cost (Lakhs of Rs.)	Commitment Money (Rs.)	Part Cost of Land (Rs.)	Booking Money (Rs.) + EC	Installments (in Lakhs of Rs.)			
							First + EC	Second + EC	Third + EC	Fourth to Eighth
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
A	53	107	12.20	15,000	18,000	50,000+6800	0.90+0.113	1.10+0.138	1.30+0.163	1.55
B	71	123	15.60	15,000	26,500	70,000+9500	1.10+0.138	1.30+0.163	1.60+0.200	2.00
C	132	127	21.60	15,000	36,000	80,000+10800	1.50+0.188	1.70+0.212	1.90+0.238	2.85
D	167	145	26.80	15,000	46,000	1,00,000+13500	2.00+0.250	2.20+0.275	2.50+0.313	3.45
										(12)
										0.65
										0.90
										1.45
										1.85

Notes :

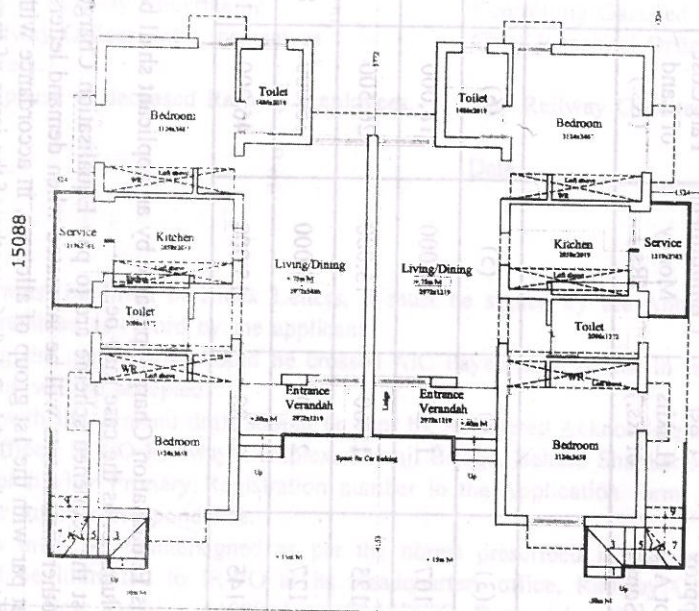
- * The Booking Money Plus Equalisation Charges payable by an applicant shall be net of commitment money/part cost of land already paid by him i.e. column 7 deducting amount of column 5 or column 6, as the case may be.
- 1A. Applicants applying against the reopened scheme are to pay Equalisation Charges (EC) along with booking money and 1st, 2nd & 3rd Installments (as indicated above). Equalisation Charges for other instalments will be intimated when demand letters are issued for these instalments. Equalisation Charges are realised to bring the 2nd group now joining the scheme, at par with the 1st group of allottees, in accordance with IRWO's General Rules.
- First three instalments will be payable within 2,4 & 6 months of the issue of the Booking letter. Other instalments will be required to be paid depending upon the progress of work for which two months advance notice will be given.
- The amount of various instalments are according to the cost as estimated at present. The amount and the number of instalments are liable to change if required, due to change in cost of dwelling units.
- Initial maintenance charges which will be in addition to the above costs will be collected after draw of lots but before giving possession of the dwelling unit.
- In case bulk connection of water supply has to be provided, water supply connection charges will also be collected alongwith the last instalment.
- Member can pay the entire estimated cost at the time of first instalment and shall be entitled to a rebate of 2½ % (two & half percent) of the cost of dwelling unit. No such rebate will be admissible on additional payment which may have to be made due to increase in cost.

RAIL VIHAR, AMBATTUR (CHENNAI PHASE II EXTENSION) PLAN OF DWELLING UNITS



ROAD
GROUND FLOOR PLAN

16383



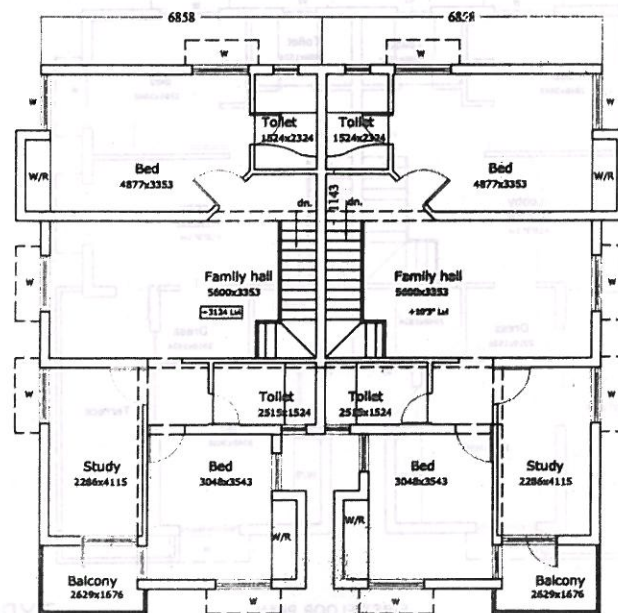
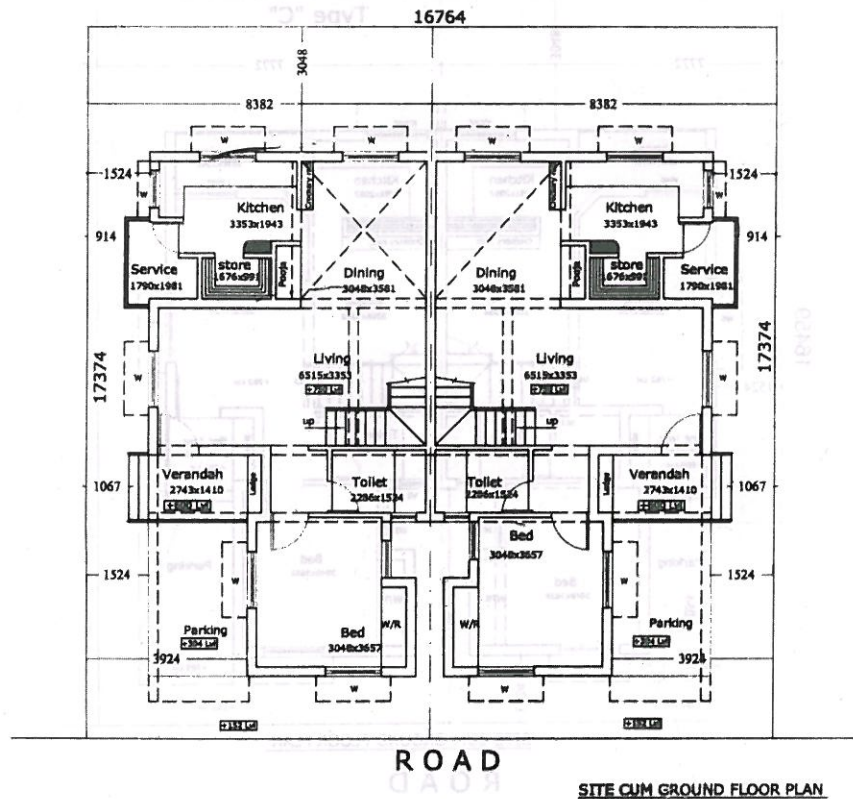
ROAD

GROUND FLOOR PLAN

TYPE B

Note : Dimensions may vary as per Actual Construction and site conditions

RAIL VIHAR, AMBATTUR (CHENNAI PHASE II EXTENSION) PLAN OF DWELLING UNITS



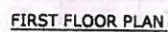
FIRST FLOOR PLAN

TYPE - D

Note : Dimensions may vary as per Actual Construction and site conditions



ROAD



Note : Dimensions may vary as per Actual Construction and site conditions

LOCATION PLAN OF RAIL VIHAR, AMBATTUR, CHENNAI PHASE - II

