

INDIAN RAILWAY WELFARE ORGANISATION
Group Housing Scheme (2018)
RAIL VIHAR, CHENNAI PHASE-II – B
AT AMBATTUR

Scheme IIInd Reopened From 1 May 2018

INDIAN RAILWAY WELFARE ORGANISATION(IRWO), SHIVAJI BRIDGE, RAILWAY
COMPLEX, (BEHIND SHANKER MARKET), NEW DELHI 110001
PHONE: (MTNL) 011-23413627 (Rly.)2-3495 (FAX) 011-23411173
e.mail : support@irwo.net (visit IRWO website at : www.irwo.net)

REGISTERED UNDER THE SOCIETIES REGISTRATION ACT XXI OF 1860

SALIENT FEATURES & TECHNICAL SPECIFICATIONS.



RAIL VIHAR, CHENNAI, PHASE-II – B, AMBATTUR (IIInd REOPENED),

INDEX

Item	Page
1. Introduction	2
2. The Scheme	2
3. Location	2
4. Salient Features of the Housing Scheme	3
5. Tentative Details of the Dwelling Units	3-6
6. Technical Specifications	7
7. How to Apply	8
8. Application Form	9-15
9. Schedule of Payment	16-17
10. Tentative Concept Plan of Dwelling Units	18-22
11. Location Plan	23

1. INTRODUCTION :

- 1.1 The Indian Railway Welfare Organisation (IRWO) had acquired land measuring 11.87 Acres in Ambattur Village near Ambattur Railway Station in Chennai. IRWO has already launched Chennai Ph-II-A Scheme for construction of 140 independent DUs in part area of land and these DUs are likely to be completed shortly. IRWO has launched Chennai Phase II-B scheme for construction of three types of DUs in multi-storey configuration of stilt+4 and stilt+3 in the balance area of land in 2014. There are some vacancies to be filled through booking including waiting list. The work of these DUs has been awarded and work has started.
- 1.2 The scheme will remain open from 1st May 2018. Application received in a month will be treated as one batch for the purpose of seniority. Booking of Application received during the period of each subsequent month will be considered as separate batch. The Booking will be closed once full response is received.

2. THE SCHEME

- 2.1 The present scheme envisages construction of multi-storey dwelling units of three types (Type-II, Type-III, Type-IV) with two sub-categories in Type-III and type-IV in the new Housing Scheme designated as Chennai Ph. II-B, at Ambattur at 'No Profit & No Loss basis', purely as a welfare measure.
- 2.2 For eligibility criteria, procedure for allotment of dwelling units, nomination and handing over etc refer to IRWO General Rules of April, 2013, as amended from time to time.

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 of Chennai Central – Arakkonam section. The area surrounding the property is also very good. There are very good English and 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. 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 Freehold.
- 4.2 Amenities : Open spaces, children's play areas, shops, a community centre are proposed with the colony.
- 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. TENTATIVE DETAILS OF DWELLING UNITS

- 5.1** The scheme offers five types of dwelling units, (Type-II, Type-III, Type-IV) with two sub categories in Type-III and Type-IV. The concept plan of various sub-categories of dwelling units have been indicated in the brochure. However, the layout and super area, carpet area of the various sub-categories of dwelling units under same type may slightly vary from what has been indicated in the concept plan and Table-1.
- 5.2** One Car Parking whether Covered or open shall be compulsorily allotted to each of the applicant of Type-III and Type-IV dwelling units through computerized draw of lots based on the option indicated in the application form. All the applicants of Type-III and Type-IV dwelling unit must indicate the option for compulsory covered or open car parking in the application form at Annexure-I. As far as possible allotment of compulsory car parking would be as per option indicated by allottee; however depending upon the availability of covered/open car parking, all allottees shall have to accept the car parking allotted through computerized draw and no representation in this regard would be entertained.

- 5.3** Allottees of Type-II Dwelling Units shall be compulsorily allotted either covered/open car parking or covered scooter parking through computerized draw of lots, to the extent possible, based on their option indicated in the application form. In the computerized draw first all the available covered car parking shall be allotted followed by available open car parking and the remaining allottees shall be allotted covered scooter parking. All the applicants of Type-II dwelling units must indicate the option for compulsory covered/ open car parking or covered Scooter parking. As far as possible allotment of compulsory car/scooter parking would be as per option indicated by allottee, however depending upon the availability of car/scooter parking allottees of Type-II shall have to accept the Car/Scooter parking allotted through computerised draw and no representation, in this regard, would be entertained.
- 5.4** Additional optional open and covered Car parking and covered scooter parking may also be available for which applicants may give the options in the appropriate column of the 'Application Form' at Annexure-I.
- 5.5** Charges for compulsory and optional Car and Scooter parking spaces are in addition to the cost of dwelling units indicated in Table-I and Annexure-II, as per note-7 below Table-1 and note 5 below Annexure-II.
- 5.6** As far as possible, allotment of covered parking spaces for cars and scooters will be made in the same block in which allotment of dwelling unit is made. However, IRWO reserves the right to allot parking spaces under other blocks also.
- 5.7** If an applicant does not indicate any option for compulsory car/scooter parking in the application form, he would be allotted any car car/scooter parking through computerized draw which he will have to accept.
- 5.8** The Project has been registered under Tamil Nadu, RERA. The registration number is TN/02/Building/ 0196/2017 dated 22.11.2017.
- 5.9** As per RERA Act, the "Agreement for sale" will be provided to the allottee at the time of calling installment alongwith Allotment Letter. The allottee will have to submit the same to IRWO on a Stamp paper prior to depositing the installment.

TABLE – 1

Type of Dwelling unit	Sub Category of DU	No. of storey	Approx. Super area in Sq.M	Carpet area in Sq.M	Balcony and varandha area in Sq.M	Approx. cost in Rs. in lakh	Accommodation
II	--	Stilt+4	79	56.89	4.86	30.20	Living cum Dining, 2 Bed Rooms, 2 Toilets, Kitchen & verandah/balcony with lift
III	A	Stilt+3	113	85.88	6.93	43.30	Living cum Dining, 3 Bed Rooms, 3 Toilets, Kitchen & verandah/balcony with lift
III	B	Stilt+4	111.50	83.48	7.18	42.70	-do-
IV	A	Stilt+4	150.50	115.16	11.46	57.60	Living cum Dining, 4 Bed Rooms, 4 Toilets, Kitchen & verandah/balcony with lift
IV	B	Stilt+4	145.50	110.76	10.89	55.7-	-do-

- GST is payable extra on booking money/installment amount as per rule. Present rate of GST is 12% which may vary as per Government decision.
- Equalisation charges (EC) will be charged extra as per IRWO rules.

NOTES:

- Cost given in table above is purely tentative based on present day price and it may increase/decrease depending on the escalation in labour and material cost, as well as due to alternations in design and specification or any other unforeseen reasons and actual cost would be payable by Allottees. The above cost does not include cost of covered/open Car Parking. One covered or open car parking is compulsory for each allottee of Type-III-A, III-B, IV-A, IV-B . Allottees of Type III-A, III-B, IV-A and IV-B may also indicate option for additional covered/open car parking in the column provided in application form and these can be allotted as per availability through draw of lots.
- The construction of various categories of dwelling units indicated above is subject to adequate demand.

3. Super areas and carpet areas are tentative and subject to change on finalization of drawings. No claims shall be entertained on account of such variation/change. The super area indicated above comprises covered area of dwelling units inclusive of verandah/balconies, cantilevered cupboard space and proportional common areas in accordance with IRWO's General Rules.
4. The cost does not include transfer and other charges such as stamp duty, registration charges etc. required under the local bye-laws at the time of transfer of lease of land and dwelling unit. Any such charges will be payable extra by Allottees.
5. The above costs do not include the cost of geysers, cupboards/loft covers, fans, light fixtures, lamps etc. which will not be provided by IRWO.
6. Any enhancement in cost of land/development charges demanded by State Government/CMDA/Municipal Authorities under Land Acquisition Act or for any other reasons, shall be payable by the Allottees within the period as specified by the concerned authorities.
7. The charges for covered and open car parking and covered scooter parking would be in addition to the cost of dwelling units, and these are indicated below:

Car Parking:	Scooter Parking
Covered : Rs.2.00 lakhs	Covered : Rs.50,000/-
Open : Rs.1.00 lakh	

8. Allottees of type II would be compulsory allotted one car parking, either covered or open or covered scooter parking through draw of lots. Allottees of Type II should indicate the preference/option for scooter/car parking in the column provided in the Application form.
9. All efforts will be made to allot dwelling units of the sub category applied for under main type. However, IRWO reserves the right to book/allot any other sub category of the main dwelling units depending upon the availability of DU and the seniority as a primary member and applicants shall have to accept the booking/allotment and no claim in this regard shall be entertained.

6.0 TECHNICAL SPECIFICATIONS:

These are given for different types of dwelling units as below.

1. Earth Quake Resistant Structure: The building frame shall be designed as per provision of Earth Quake resistant building code as applicable in Chennai.
2. Foundations: RCC Pile/Raft Foundation for multi-storey blocks.
3. Super structure: Framed structures in RCC with brick/cement concrete blocks, in partition walls in cement mortar.
4. Beams/Lintels/Slabs/Columns etc: Reinforced cement concrete.
5. Door/Window: Main door frame will be of teak wood and all other doors & Window frames will be of Padauk wood or any other suitable type local wood and painted. Main door shall be 30/35mm thick panelled door with teak wood with style and rails and teak panels, and polished on outer side and painted on inner face. Internal doors shall be plain flush door or panelled doors and painted. Kitchen door shall be partly wire mesh fly proof and partly panelled and painted. Window will have wooden glazed shutters and painted.
6. Flooring: Flooring in all rooms verandahs/balconies shall be of Tiles. In staircase, flooring shall be of Kota or any other suitable type of stone tile.
7. Wall Finishing: All internal walls and ceiling shall be plastered with cement mortar and provided with POP/White Cement putty with suitable painting.
8. External Façade: Plaster finish with suitable exterior paint.
9. Bath Rooms/Toilets: Glazed tiles upto full height in bath room and toilets and upto 900mm height in W.C. area. White PVC/Ceramic fixtures, mirror and chromium plated brass fittings etc. along with concealed plumbing.
10. Kitchen: Granite stone working top with ceramic glazed tiles upto 600mm height on walls above the working top. Kitchen sink of Stainless Steel. No cabinets will be provided.
11. Electrical : Copper wiring in the concealed PVC conduits with MCBs. No fixtures such as geysers, bulbs holder and fans will be provided.
12. Internal water supply with CPVC and external water supply line with UPVC.
13. Water Supply : Corporation water shall be supplied.
14. Rain Water Harvesting : This will be provided in the campus.
15. Every unit has a future provision for adding separate independent solar panel in the roof top by the allottee.

Note: These specifications are purely tentative and subject to change on technical and other considerations.

<p>7.0 HOW TO APPLY</p> <p>7.1 Applications will have to be submitted in the Application Form in duplicate enclosed as Annexure-I to this Brochure along with Booking Money as given in the Payment Plan at Annexure-II and may be sent to the Administrative Officer, Indian Railway Welfare Organisation, Shivaji Bridge, (Behind Shankar Market), New Delhi-110001 or to the General Manager, IRWO, Engineering Construction Office Corporate, S.Railway, Poonamalle High Road, Egmore, Chennai-600008.</p> <p>7.2 Payment, as per Annex.II, should be made by an A/c Payee Demand Draft/Bankers' cheque in favour of IRWO Payable at New Delhi/Chennai. Payment by Cheque/Cash will not be accepted.</p> <p>8.0 SCHEDULE OF PAYMENTS</p> <p>8.1 On selection for booking of flat and issue of Allotment letter, the members will be required to make the payments in accordance with the Schedule given in Annexure-II. IRWO reserves the right to change the installment amount and schedule of payment depending upon the progress of work, revision of cost or any other reasons. Allottees shall be bound by such revision.</p> <p>8.2 After issue of Allotment letter, the first instalment as given in Annexure-II shall be paid by the Allottees when this is due as per Note No.1 below the Payment Plan Annexure-II. No separate intimation/letter for the first installment will be issued other than the Allotment letter. Though Demand letters for</p>	<p>other installments will be issued in advance depending upon the progress of work but no excuse for waiver of delayed charges due to non receipt of notice will be accepted. To avoid such eventualities allottees are advised to browse IRWO website regularly where the latest payment schedule would be available.</p> <p>8.3 In case of delay of payment of any installment of more than 7 days beyond the due date, delay charges @ 10.5% (ten and half percentage) per annum will be charged extra</p> <p>8.4 If an allottee does not pay two consecutive instalments on due dates, after issue of Allotment letter, a notice will be served to pay the installment within 90 days with interest (delayed charges). In case the allottee does not make payments after having been served the notice about default in payment of instalments, a final notice would be served to him/her to make payment within 30 days. If payment is not received by due date, his allotment will automatically be cancelled without any further intimation and his booking amount will be refunded after deducting penalty amount as per Para 20 of IRWO General Rules.</p> <p>8.5 The Project Account may not be closed at the time of occupation of houses by the allottees. The last installment</p>	<p>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 allottees or refund shall be made to them as the case may be.</p> <p>9.0 IRWO General Rules, 2013</p> <p>9.1 For rules regarding registration, resale, transfer, withdrawal from the scheme, maintenance fund etc. please refer to IRWO's General Rules, April, 2013 as amended , a copy of which may be obtained by paying prescribed cost, (at present Rs.100/-) to the nearest IRWO's office or directly to the IRWO's Head Office at New Delhi. If required by post, please add Rs.50/- to the cost indicated above.</p> <p>9.2 Allotment of dwelling units shall be done in accordance with the rules and laws of the local authorities in force and as amended from time to time</p>
---	---	---

INDIAN RAILWAY WELFARE ORGANISATION

Railway Group Housing Scheme
RAIL VIHAR, CHENNAI, PHASE-II-B AT AMBATTUR (IInd REOPENED)

Annexure -1
(Original) R-2

APPLICATION FORM FO BOOKING

Pleas read General Rules (2013) of IRWO carefully before filling up the form

To,
Adminstrative Officer IRWO
Railwat Complex Shivaji Bridge, Behind Shanker Market, New Delhi - 110001.

Registration No.....
For CHENNAI PHASE -II-B AT AMBATTUR
(REOPEN)

1. Membership No.

2. Full Name
Surname

3. Father's /Hubands Name

4. Designation

5. Department

6. Wether on Deputation : Yes / No

7. Date of Birth (D D M M Y Y)

8. Date of Appointment (D D M M Y Y)

9. Date of Retirement (if already retired)
(D D M M Y Y)

10. Correspondence Address

PIN

E-mail : _____

Phone Number Residence _____

Office _____

Mobile No. _____

11. Permanent Address _____

_____ Pin _____

12. For Retired/Spouse of deceased Railway Employee
(i) Name of retired/deceased, Railway Employee. _____
(ii) Pension Payment Order no. (PPO) _____
(Copy to be enclosed)

13. Details of property held at present by self/dependent children.

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

14. Co-Owner's Name & relationship _____

15. Co-Owner's Signature _____

16. Nominee's Name & relationship _____

17. Nominee's Signature _____

18. Type of Dwelling unit required : Mark one ✓ Type only.
Type II ☐ Type III A ☐ Type IV A ☐
Type III B ☐ Type IV B ☐

19. Booking Money sent Rs _____

20. Bank Draft/Cheque No. and Date _____

21. Name of Bank and Branch _____

22. Option for compulsory car/scooter parking (mark ✓ One only)

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

only for Type II

*For details see Payment Schedule - Annexure - II

23. Option for additional car/scooter parking for allotees

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

ACKNOWLEDGEMENT

(Blanks to be filled by applicant)

(for Office use only)

Membership No. _____ Booking No. for Rail Viah, Chennai, Phase II-B at Ambattur (IInd REOPENED) _____

Received from _____

Address _____

Application From for Booking along with Booking fee of Rs. _____ Bank Draft/Cheque No _____

Brancj _____

Administrative Officer IRWO, New Delhi

Note: No separate letter/receipt will be sent except the above acknowledgement Receipt in taken of the receipt of the Application.
Acceptance of cheque is subject to realisation.

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 allotment 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 or dependent children* :

(i) Do/Don't own in part/full on lease hold/freehold basis or have / 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.

*(iv) I have allotted a flat/house in IRWO _____ Scheme.

Place _____

Signature of applicant _____

Date _____

Designation _____



Specimen signature of Applicant

*Strike off which is not applicable

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 or banker's cheque accompanying the application should be crossed A/C Payee only, drawn in favour of IRWO, payable at New Delhi/Chennai. No cash will be accepted.
3. Application Form alongwith the demand draft/bankers' cheque 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 or General Manager/South Zone, IRWO, Engineering Construction Office Complex, Poonamallee High Road, Egmore Chennai - 600008.
4. The applicant must enter his/her Primary Registration number in the Application form. The applicant should also quote the Booking Number of the scheme for future correspondence which will be allotted alongwith booking letter.
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., Poonamallee 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. 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, CHENNAI, PHASE-II – B, AMBATTUR(IInd REOPENED),

Aks broucher rail vihar Chennai

Annexure 1
(Sheet 3)

Indian Railway Welfare Organisation

(To be submitted along with Application form for booking)

Name of Applicant _____

Primary Membership No. _____

Photo of Self (Applicant) (See note below)	Photo of Spouse (of Applicant) (See note below)
--	---

Details of Family Members including dependents (as per pass rules) :

Name	M/F	Age	Relationship

Signature of applicant

Note : Photographs of self & spouse affixed above are to be

attested by Controlling Office / Gazetted Officer.

INDIAN RAILWAY WELFARE ORGANISATION

Railway Group Housing Scheme
RAIL VIHAR, CHENNAI, PHASE-II-B AT AMBATTUR (IInd REOPENED)

Annexure -1
(Duplicate) R-2

APPLICATION FORM FO BOOKING

Pleas read General Rules (2013) of IRWO carefully before filling up the form

To,
Adminstrative Officer IRWO
Railwat Complex Shivaji Bridge, Behind Shanker Market, New Delhi - 110001.

Registration No.....
For CHENNAI PHASE -II-B AT AMBATTUR
(REOPEN)

1. Membership No. <input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>
2. Full Name <input style="width: 980px;" type="text"/>	
3. Father's /Hubands Name <input style="width: 980px;" type="text"/>	
4. Designation <input style="width: 980px;" type="text"/>	
5. Department <input style="width: 980px;" type="text"/>	
6. Wether on Deputation : Yes / No	
7. Date of Birth <input style="width: 100px;" type="text"/>	8. Date of Appointment <input style="width: 100px;" type="text"/>
D D M M Y Y	D D M M Y Y
9. Date of Retirement <input style="width: 100px;" type="text"/> (if already retired)	
D D M M Y Y	
10. Correspondence Address <input style="width: 980px;" type="text"/>	
<input style="width: 980px;" type="text"/> PIN <input style="width: 100px;" type="text"/>	
E-mail : <input style="width: 400px;" type="text"/>	12. For Retired/Spouse of deceased Railway Employee
Phone Number <input style="width: 100px;" type="text"/> Residence <input style="width: 300px;" type="text"/>	(i) Name of retired/deceased, Railway Employee.
Office <input style="width: 300px;" type="text"/>	(ii) Pension Payment Order no. (PPO) <input style="width: 150px;" type="text"/>
Mobile No. <input style="width: 200px;" type="text"/>	(Copy to be enclosed)
11. Permanent Address <input style="width: 980px;" type="text"/>	
<input style="width: 980px;" type="text"/>	
<input style="width: 980px;" type="text"/>	
Pin <input style="width: 100px;" type="text"/>	

13. Details of property held at present by self/dependent children.

S.No.	Details of property	Location of property	Size of Plot/house	Purchased Form
(i)	<input style="width: 980px;" type="text"/>			
(ii)	<input style="width: 980px;" type="text"/>			

14. Co-Owner's Name & relationship <input style="width: 450px;" type="text"/>	19. Booking Money sent Rs <input style="width: 150px;" type="text"/>									
15. Co-Owner's Signature <input style="width: 450px;" type="text"/>	20. Bank Draft/Cheque No. and Date <input style="width: 150px;" type="text"/>									
16. Nominee's Name & relationship <input style="width: 450px;" type="text"/>	21. Name of Bankand Branch <input style="width: 150px;" type="text"/>									
17. Nominee's Signature <input style="width: 450px;" type="text"/>	22. Option for compulsory car/scooter parking (mark ✓ One only)									
18. Type of Dwelling unit required : Mark one ✓ Type only.	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Car</td> <td style="width: 30%;">Covered</td> <td style="width: 40%;"><input style="width: 100px;" type="text"/></td> </tr> <tr> <td>Car</td> <td>Open</td> <td><input style="width: 100px;" type="text"/></td> </tr> <tr> <td>Scooter</td> <td>Covered</td> <td><input style="width: 100px;" type="text"/></td> </tr> </table>	Car	Covered	<input style="width: 100px;" type="text"/>	Car	Open	<input style="width: 100px;" type="text"/>	Scooter	Covered	<input style="width: 100px;" type="text"/>
Car	Covered	<input style="width: 100px;" type="text"/>								
Car	Open	<input style="width: 100px;" type="text"/>								
Scooter	Covered	<input style="width: 100px;" type="text"/>								
Type II <input style="width: 50px;" type="text"/> Type III A <input style="width: 50px;" type="text"/> Type IV A <input style="width: 50px;" type="text"/>	only for Type II									
Type III B <input style="width: 50px;" type="text"/> Type IV B <input style="width: 50px;" type="text"/>										

*For details see Payment Schedule - Annexure - II

23. Option for additional car/scooter parking for allotees

Car	Covered	<input style="width: 100px;" type="text"/>
Car	Open	<input style="width: 100px;" type="text"/>
Scooter	Covered	<input style="width: 100px;" type="text"/>

ACKNOWLEDGEMENT

(for Office use only)

(Blanks to be filled by applicant)

Membership No. Booking No. for Rail Viah, Chennai, Phase II-B at Ambattur (IInd REOPENED)

Received from

Address

Application From for Booking along with Booking fee of Rs. Bank Draft/Cheque No

Brancj

Administrative Officer IRWO, New Delhi

Note: No separate letter/receipt will be sent except the above acknowledgement Receipt in taken of the receipt of the Application.
Acceptance of cheque is subject to realisation.

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 allotment 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 or dependent children* :

(i) Do/Don't own in part/full on lease hold/freehold basis or have / 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.

*(iv) I have allotted a flat/house in IRWO _____ Scheme.

Place _____

Signature of applicant _____

Date _____

Designation _____



Specimen signature of Applicant

*Strike off which is not applicable

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 or banker's cheque accompanying the application should be crossed A/C Payee only, drawn in favour of IRWO, payable at New Delhi/Chennai. No cash will be accepted.
3. Application Form alongwith the demand draft/bankers' cheque 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 or General Manager/South Zone, IRWO, Engineering Construction Office Complex, Poonamallee High Road, Egmore Chennai - 600008.
4. The applicant must enter his/her Primary Registration number in the Application form. The applicant should also quote the Booking Number of the scheme for future correspondence which will be allotted alongwith booking letter.
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., Poonamallee 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. 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

Railway Group Housing Scheme
RAIL VIHAR, CHENNAI, PHASE-II-B AT AMBATTUR (IInd REOPENED)

APPLICATION FORM FO BOOKING

Please read General Rules (2013) of IRWO carefully before filling up the form

Annexure -1
(Triplicate) R-2

To,
Administrative Officer IRWO
Railway Complex Shivaji Bridge, Behind Shanker Market, New Delhi - 110001.

Registration No.....
For CHENNAI PHASE -II-B AT AMBATTUR
(REOPEN)

1. Membership No.	<input type="text"/>	<input type="text"/>
2. Full Name Surname	<input type="text"/>	
3. Father's /Hubands Name	<input type="text"/>	
4. Designation	<input type="text"/>	
5. Department	<input type="text"/>	
6. Wether on Deputation :	Yes / No	
7. Date of Birth	<input type="text"/>	<input type="text"/>
	D D M M Y Y	
8. Date of Appointment	<input type="text"/>	<input type="text"/>
	D D M M Y Y	
9. Date of Retirement	<input type="text"/>	(if already retired)
	D D M M Y Y	
10. Correspondence Address	<input type="text"/>	
	<input type="text"/>	PIN <input type="text"/>
E-mail :	<input type="text"/>	
Phone Number	Residence	
	Office	
	Mobile No.	
11. Permanent Address	<input type="text"/>	
	<input type="text"/>	
	<input type="text"/>	
	Pin <input type="text"/>	

12. For Retired/Spouse of deceased Railway Employee
(i) Name of retired/deceased, Railway Employee.
(ii) Pension Payment Order no. (PPO)
(Copy to be enclosed)

13. Details of property held at present by self/dependent children.

S.No.	Details of property	Location of property	Size of Plot/house	Purchased Form
(i)	<input type="text"/>			
(ii)	<input type="text"/>			

14. Co-Owner's Name & relationship	<input type="text"/>
15. Co-Owner's Signature	<input type="text"/>
16. Nominee's Name & relationship	<input type="text"/>
17. Nominee's Signature	<input type="text"/>
18. Type of Dwelling unit required : Mark one ✓ Type only.	
Type II	<input type="text"/>
Type III A	<input type="text"/>
Type IV A	<input type="text"/>
Type III B	<input type="text"/>
Type IV B	<input type="text"/>

19. Booking Money sent Rs	<input type="text"/>
20. Bank Draft/Cheque No. and Date	<input type="text"/>
21. Name of Bank and Branch	<input type="text"/>
22. Option for compulsory car/scooter parking (mark ✓ One only)	

Car	Covered	<input type="text"/>
Car	Open	<input type="text"/>
Scooter	Covered	<input type="text"/>

only for Type II

*For details see Payment Schedule - Annexure - II

23. Option for additional car/scooter parking for allotees

Car	Covered	<input type="text"/>
Car	Open	<input type="text"/>
Scooter	Covered	<input type="text"/>

ACKNOWLEDGEMENT

(Blanks to be filled by applicant)

(for Office use only)

Membership No.	<input type="text"/>	Booking No. for Rail Vihar, Chennai, Phase II-B at Ambattur (IInd REOPENED)	<input type="text"/>
Received from	<input type="text"/>		
Address	<input type="text"/>		
Application Form for Booking along with Booking fee of Rs.	<input type="text"/>	Bank Draft/Cheque No	<input type="text"/>
Branch	<input type="text"/>		

Administrative Officer IRWO, New Delhi

Note: No separate letter/receipt will be sent except the above acknowledgement Receipt in taken of the receipt of the Application.
Acceptance of cheque is subject to realisation.

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 allotment 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 or dependent children* :

(i) Do/Don't own in part/full on lease hold/freehold basis or have / 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.

*(iv) I have allotted a flat/house in IRWO _____ Scheme.

Place _____

Signature of applicant _____

Date _____

Designation _____



Specimen signature of Applicant

*Strike off which is not applicable

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 or banker's cheque accompanying the application should be crossed A/C Payee only, drawn in favour of IRWO, payable at New Delhi/Chennai. No cash will be accepted.
3. Application Form alongwith the demand draft/bankers' cheque 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 or General Manager/South Zone, IRWO, Engineering Construction Office Complex, Poonamallee High Road, Egmore Chennai - 600008.
4. The applicant must enter his/her Primary Registration number in the Application form. The applicant should also quote the Booking Number of the scheme for future correspondence which will be allotted alongwith booking letter.
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., Poonamallee 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. 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).

Annexure-II**PAYMENT PLAN**

Type of DU	Approx. Super Area (in Sqm.)	Approx. cost in Rs.(Lakh)	Booking money (Rs.)	Payment schedule – Installment in Rs. (Lakh)				
				Ist	2 nd	3 rd	4 th to 8 th	Last
1	2	4	5	6	7	8	9	10
Type-II	79	30.20	1,00,000	3.80	3.80	3.80	3.30	1.30
Type-III(A)	113	43.30	1,50,000	5.00	5.00	5.00	4.80	2.80
Type-III(B)	111.50	42.70	1,50,000	5.00	5.00	5.00	4.80	2.20
Type-IV(A)	150.50	57.60	2,00,000	7.00	7.00	7.00	6.40	2.60
Type-IV(B)	145.50	55.70	2,00,000	6.70	6.70	6.70	6.30	2.10

Notes:

- GST will be payable extra on booking money/installment amount as per rule.
 - Present rate of GST is 12% which may vary as per Government decision.
 - E C will also be payable extra as per rules.
1. First instalment will be payable within 2nd month of the issue of the Allotment Letter. Other installments will be required to be paid depending upon the progress of work for which advance notice will be given.
 2. The amount of various installments are according to the cost as estimated at present. The amount and/or the number of installments are liable to change due to change in cost of dwelling units.
 3. One time maintenance fund amount, additional maintenance charges and payment towards Depreciation reserve fund which will be in addition to the above costs, will be payable after draw of lots but before giving possession of the dwelling unit.
 4. In case bulk connection of water supply has to be provided, water supply connection charges will also be collected along with the last installment.
 5. Covered or Open car parking is compulsory for allottees of all main Type III & Type IV units, while covered/open car parking or covered scooter parking would be compulsory for allottees of all main Type II dwelling units. Charges for covered , open car parking and covered scooter parking shall be in addition to the cost of dwelling units.

Additional charges for parking

- a) Covered Car Parking : Rs. 2,00,000/-
- b) Open Car Parking : Rs. 1,00,000/-
- c) Covered Scooter Parking : Rs. 50,000/-

Parking charges are payable in two equal installments along with 4th and 8th installments.

6. All efforts will be made to allot dwelling units of the sub-category applied for under main type. However, IRWO reserves the right to book/allot any other sub-category of the same main dwelling units depending upon the availability of DU and seniority as a Member and the applicant shall have to accept the booking/ allotment and no claim in this regard shall be entertained.
7. The above cost does not include transfer and other charges like Stamp Duty, Registration Charges etc. required under local by-laws at the time of transfer of land and dwelling units.

IRWO

IRWO PHASE IIB

TYPE - II



PLAN OF TYPICAL UNIT (1,4,5 &8)



OVERALL BLOCK PLAN



PLAN OF TYPICAL UNIT (2,3,6 &7)



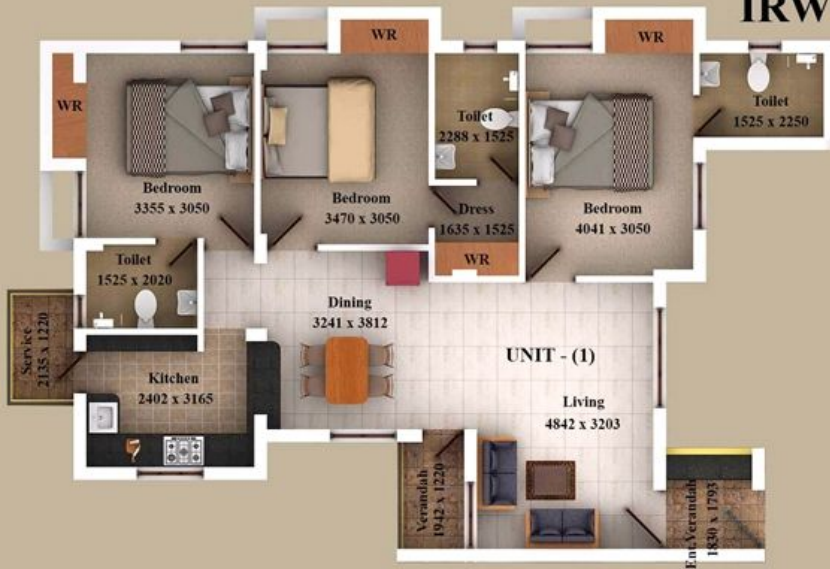
EXTERIOR VIEW

PLAN OF DWELLING UNITS

IRWO

IRWO PHASE IIB

TYPE - IIIA



PLAN OF TYPICAL UNIT (1,2,3 &4)



OVERALL BLOCK PLAN



TOP VIEW OF UNIT (4)



EXTERIOR VIEW

PLAN OF DWELLING UNITS

IRWO

IRWO PHASE IIB

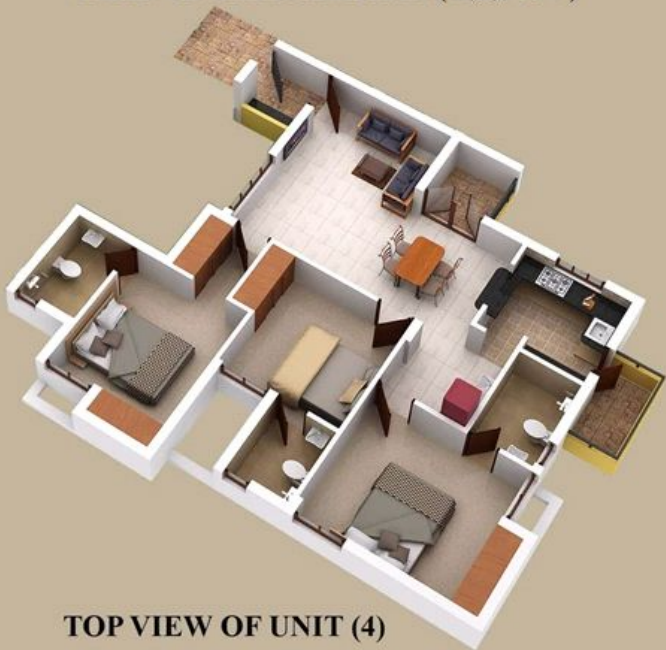
TYPE - IIIB



PLAN OF TYPICAL UNIT (1,2,3 &4)



OVERALL BLOCK PLAN



TOP VIEW OF UNIT (4)



EXTERIOR VIEW

PLAN OF DWELLING UNITS

IRWO

IRWO PHASE IIB

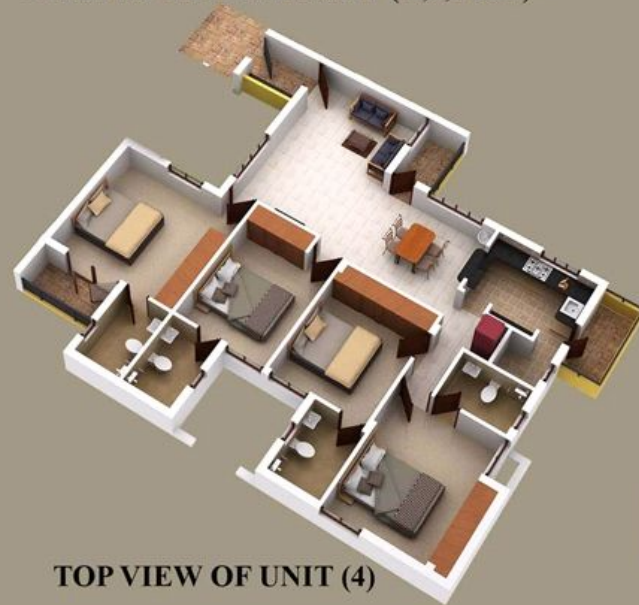
TYPE - IVA



PLAN OF TYPICAL UNIT (1,2,3 & 4)



OVERALL BLOCK PLAN



TOP VIEW OF UNIT (4)



EXTERIOR VIEW

PLAN OF DWELLING UNITS

IRWO

IRWO PHASE IIB

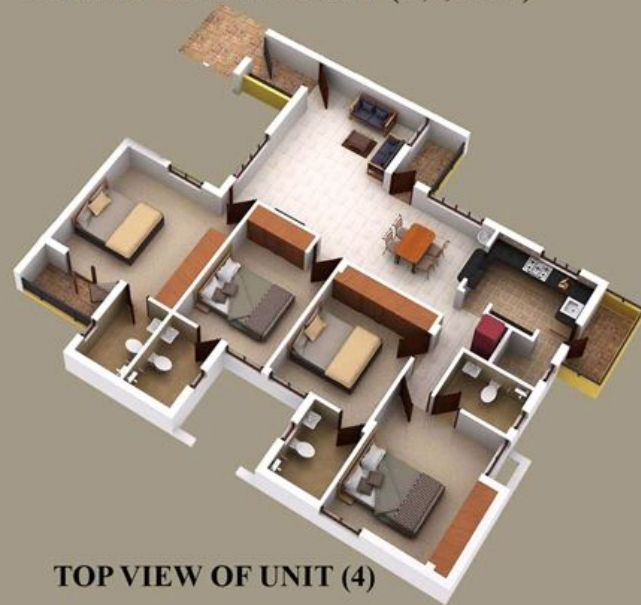
TYPE - IVB



PLAN OF TYPICAL UNIT (1,2,3 & 4)



OVERALL BLOCK PLAN



TOP VIEW OF UNIT (4)



EXTERIOR VIEW

PLAN OF DWELLING UNITS

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

