

**CLARIFICATION ON LAND TO PHASE I ALLOTTEES OF  
RAMAN VIHAR PROJECT COIMBATORE**

1. A number of allottees have approached this HQ seeking clarification on share of Phase I land out of total land of AWHO project at Raman Vihar, Coimbatore.
2. It is clarified that AWHO had acquired 33.65 acres of land in the year 2008 for launching AWHO Projects at Raman Vihar, Coimbatore out of NHB Loan. A total of 912 DUs were planned at the site, to be launched in two phases; Phase I comprising 496 DUs and Phase II comprising 416 DUs. Accordingly, planning and building permission for construction of 496 DUs was obtained from Coimbatore Local Planning Authority in 2012. However, due to limited demand, only 400 DUs were planned for construction in Apr 2012 as part of Phase I. Construction for Phase I comprising 400 DUs commenced in the year 2012, whereas balance 96 DUs (Part of Phase I DUs) which are yet to be constructed will be taken up later.
3. Out of 33.65 acres of land, 5.15 acres of land has been handed over/ gifted to Local authorities for OSR, Approach Road and Scheme Road. 18.37 acres of land has been utilized so far for constructing 400 DUs of Phase I, which includes land utilized for constructing roads, development of external services, common amenities etc. ***400 allottees of Phase I have been charged only for 15.14 acres of land and accordingly UDSL has also been distributed for 15.14 acres of land.***
4. It is brought to the notice of allottees that balance 96 DUs of Phase I shall be constructed on six pockets of vacant land totaling 1.57 acres, and Phase II has been planned in two pockets, totaling 8.56 acres of land. It is informed that whenever remaining 96 DUs and Phase II units are constructed, all the common amenities / roads / external services shall be shared with these allottees also. Phase I allottees have been charged only part share of cost of the common amenities/roads/ external services and balance cost has been paid by AWHO, which shall be recovered from subsequent allottees.
5. ***It is reiterated that the land was procured much before commencement of Phase I of the project, and no money of Phase I allottees has been utilized for purchase of 33.65 acres of land at the time of initial purchase.***
6. ***It is further intimated that balance 1.57 acres + 8.56 acres = 10.13 acres of land belongs to AWHO. It shall be utilized for construction of pending 96 DUs of Phase I (1.57 acres), and 8.56 acres of land shall be utilized for Phase II as per the discretion of AWHO. Phase I allottees have no lien on this land .***
7. This is for information of all allottees.