



NEWSLETTER ANULOM

The official newsletter of ANULOM Technologies Pvt. Ltd. Pune

JANUARY 2024

Volume : 3 | Issue : 5

For Private Circulation only

What is a Residential Township?



It is related to Residential area/housing colony/township project. Residential area means land used as a permanent residence or domicile, such as a house, apartment, nursing home, school, child care facility or prison, land zoned for such uses, or land where no zoning is in place.

What is a residential township?

Townships are conglomerations of various housing kinds organized in a single guarded neighborhood. The township often has a high-end infrastructure and a wide variety of facilities.

What is a township in India?

In India, township refers to living together in a community within a large location, for getting better utilization of a particular land area.

What is the concept of integrated township?

But What Is Integrated Township? outskirts of cities to provide a peaceful and serene living environment. and entertainment. Several community recreational areas like parks, sports fields, multi-purpose courts and swimming pools encourage good health and lead to close bonding between residents.

Which is the largest residential township in India?

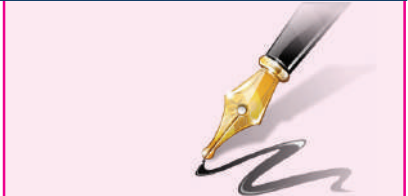
The largest township in India is Navi Mumbai, which is in the state of Maharashtra. Godrej Garden City, a township project in Ahmedabad that was started by realty firm Godrej Properties, has become the largest township in India to be certified at the Platinum level by the Indian Green Building Council.

Which is the largest private township in India?

Located in the heart of Ahmedabad, Godrej Garden City (GGC) is currently home to over 1,500 families and has a fully functional school, a city square retail facility, and a 70,000 sq ft clubhouse.

What are the functions of township?

Virtually all townships provide fire protection and many also offer law enforcement as well. Parks and recreation programs, public water and sewer services, trash collection



Editorial...

Dear Readers,

Welcome back once again to another issue of Anulom Newsletter. We are sure you are finding the contents of this Newsletter, informative and useful.

You can also contribute with an Article for this Newsletter on the subject you feel that the readers will find useful.

Wish you all a very happy, healthy, and prosperous New Year 2024.

– Editor

and recycling programs, sidewalks and trails, and cemeteries are other common township functions.

What are the basic facilities of a township?

Township Living

- Commercial Spaces and Offices,
- Schools,
- Hospitals,
- Malls, and other Retail establishments,
- Hotels, Restaurants, Cafes, etc.
- Other Entertainment Facilities like Multiplexes, Amphitheatres, etc.
- Club Houses, Swimming Pools, State-of-the-art Gymnasiums, etc.

What are the basic principles of town planning?

9 Key Principles of Town Planning

- Comprehensive Planning.
- Land-Use Planning.
- Transportation Planning.
- Environmental Planning.
- Economic Development Planning.

- Housing Planning.
- Urban Design and Architecture.
- Historic Preservation.

What are the characteristics of a township?

Townships are rectangular blocks of land about 6 miles square. The squares are gridded and numbered according to their position north or south of the base line. Ranges are columns of townships set side by side.

What is the concept of township planning?

Town planning is the process of managing land resources. It involves the control of existing and new developments, as well as strategy preparation to ensure manage future requirements. It is a dynamic process that changes in response to policy, development proposals and local needs.

What is the importance of township planning?

The sewage and housing systems, transport network and even the land use was all so well made because of Town planning. While planning a town; each node, junction, street, and every single patch of land is kept in mind. Even the nature of the population living in that area is studied through various surveys.

What is township area?

A township is a form of human settlement or administrative subdivision. Its exact definition varies among countries. Although the term is occasionally associated with an urban area, that tends to be an exception to the rule.

What are the advantages of staying in a township?

A well-rounded lifestyle from swimming pools to power back-up, townships give the advantage of upping your maximum livability possible. Gardens, clubhouse, community center, swimming pool, gymnasium and several other features advance your quality of living in a township.

What are the disadvantages of living in a township?

Social issues

- Infrastructure problems. Sewerage, water, and electrical Infrastructure within townships is often in need of repair, resulting in a lack of sanitation due to problems with accessibility and availability.
- Flood risk.
- Backyard shacks.
- Education.
- Gangs and violence.

Real Estate (Regulation and Development) Act, 2016

This is an Act to establish the Real Estate Regulatory Authority for regulation and promotion of the real estate sector and to ensure sale of plot, apartment of building, as the case may be, or sale of real estate project, in an efficient and transparent manner and to protect the interest of consumers in the real estate sector and to establish an adjudicating mechanism for speedy dispute redressal and also to establish the Appellate Tribunal to hear appeals from the decisions, directions or orders of the Real Estate Regulatory Authority and the adjudicating officer and for matters connected therewith or incidental thereto. The Bill was passed by Rajya Sabha on 15th March 2016 and enacted on 25th March 2016. It was introduced by Dr. Girija Vyas, Minister of Housing and Urban Poverty Alleviation

The Real Estate Regulatory Authority (RERA) Bill was introduced in 2013. In December 2015, the Union Cabinet of India had approved 20 major amendments to the bill based on the recommendations of a Rajya Sabha committee that examined the bill. The Bill had been referred to a selection committee, which had given its report in July 2015. However, Congress, Left and AIADMK had expressed their reservations on the report through dissent notes.

Subsequently, by the powers vested by Section 1 of the Rera Act, the Ministry of Housing and Urban Poverty Alleviation vide Notification S.O. 1544(E) dated 26.04.2016 notified 61 Sections out of 92 Sections on 1st May of 2016 and vide Notification S.O. 1216(E) dated 19.04.2017 notified the remaining 31 Sections.

Structure

The Rera Act 2016 has been divided into **10 Chapters**, which is further categorized into **92 Sections**. The Act starts with the Preamble, provides title, extent and commencement, registration of real estate projects and real estate agents, functions and duties of promoter, rights and duties of allottees, about Real Estate Regulatory Authority, Central Advisory Council, Real Estate Appellate Tribunal, various offences, penalties, and adjudication, about finances, accounts, audits, and reports and other miscellaneous provisions.

Registration of Real Estate Project and Real Estate Agents

The Act enlists the registration policy of a real estate project and real estate agent and related provision under Section 3.

Sub-section (1) of Section 3 of the Act makes it mandatory for all real estate projects to register with RERA for launching a project to provide greater transparency in project marketing and execution. For ongoing projects which have not received a completion certificate on the date of commencement of the Act, will have to seek registrations within 3 months.

Each State RERA must either approve or reject the application for registration within 30 days from the date of application submitted by the promoter. Upon successful registration, the promoter of the real estate project will be provided with a registration number, a login ID, and a password to fill up the essential details on the website of the State RERA.

If the promoter fails to register, he shall be liable to a penalty that may extend up to a penalty of 10% of the estimated project cost. Furthermore, if he does not comply with the orders, directions or decisions issued by the State Rera, he shall be punishable with imprisonment which may extend up to three years or with a fine which may extend up to a further 10% of the estimated cost of the project.

Real estate agents who facilitate the selling or purchase of properties must take prior registration. Such agents will be issued a single registration number for each State or Union Territory, which must be quoted by the agent in every sale facilitated by him. If a real estate agent fails to register or contravenes section 9 (registration of real estate agent) and section 10 (Functions and duties of a real estate agent), he shall be liable to a penalty of 10,000 payable every day during which such default continues. This penalty may cumulatively extend up to 5% of the cost of the plot, apartment, or building of the real estate project.

Establishment of Real Estate Regulatory Authority and Appellate Tribunal

The establishment under Section 20 and 43 of the Act will help to establish state-level **Real Estate Regulatory Authorities** to regulate transactions related to both residential and commercial projects and ensure their timely

completion and handover. Appellate Tribunals will now be required to adjudicate cases in 60 days as against the earlier provision of 90 days and Regulatory Authorities to dispose of complaints in 60 days while no time-frame was indicated in the earlier Bill.

Offences, Penalties and Adjudication

Sections 59 to 72 of Chapter VIII of the Act provides the provisions regarding Offences, Penalties, and Adjudication.

Punishment for non-registration

Section 59, 60 and 62 of the Act provides the punishment to the promoters and the real estate agents for non-registration under Rera.

Protection of Homebuyers

The Act prohibits unaccounted money from being pumped into the sector, and as of now 70% of the money must be deposited in bank accounts through cheques compulsorily. A major benefit for consumers included in the Act is that builders will have to quote prices based on carpet area and not on super built-up area. The Act states that the carpet area include usable spaces like kitchen and toilets. Under Rera, its mandatory for the builders to disclose the carpet area.

State Regulations under Rera

Section 84 of the Act provides that within six months of the Act being enforced, each State Government shall make rules for carrying out the provisions of the Act. The said Rules are to be notified by the State Government. As late as 31 October 2016, Central Government, released the Real Estate (Regulation and Development) (General) Rules, 2016, vide Notification by the Ministry of Housing & Urban Poverty Alleviation (HUPA). The Rules so issued by the Central Government are applicable to the five Union Territories without Legislature viz., Andaman & Nicobar Islands, Dadra & Nagar Haveli, Daman & Diu, Lakshadweep, and Chandigarh. The Rules have been issued after the prior release of Draft for comments.

As of 13 July 2019, Arunachal Pradesh, Meghalaya, Sikkim, and Nagaland have not notified the Rules. In the case of five north-eastern states, the RERA Act is facing certain constitutional challenges as the land in those states are community owned. West Bengal notified a similar law called the West Bengal Housing Industry Regulatory Act, 2017, which came into effect from 1 June 2018. However, as of July 2019, many states have not implemented the law and failed to notify a Permanent Regulator, Appellate Authority, or a website.

स्फुरणिका...

कमळासारखे फुला...

दिवसाची सुरुवात जेव्हा चांगल्या विचाराने होते तेव्हा ती कमळासारखीच असणार हे नक्की -

Whenever life plants you bloom with grace, rise like the Lotus from the mud.

या वाक्यला प्रत्येक शब्द मला महत्वाचा वाटतो किंवा तो विचार वाचनांती अभिप्रेत, मतितार्थ महत्वाचा वाटतो. Whenever life plants you याचा अर्थ मला एखादी झाडाची 'बी' जिथे पडेल किंवा छोटे 'रोपटे' जिथे लावले जाईल अशा पद्धतीचा वाटतो. बिचान्या 'बी'ला किंवा 'रोपट्या'ला काहीच choice नसतो. ते जगणार आहे की मरणार आहे, हे त्याला माहीतच नसते. तसेच आपले जेव्हा होते, आपल्याला choice नसतो. अशा ठिकाणी आपण पोचतो तिथेच जगावे लागणार आहे, काही इलाजच नाही, तेव्हा काय करावे?

Life plants you हे शब्द आपल्याला आपली अगतिकता अधोरेखित करतात. पण पुढचे शब्द आणखी महत्वाचे आहेत - bloom with grace - याचा अर्थ नुसते उमलायचे नाही तर gracefully bloom व्हायचे म्हणजे सौंदर्याविष्कार करित पूर्णपणे फुलायचे, नैसर्गिक पद्धतीने बहरायचे, मोहरायचे. टवटवीत रहा, लोभस रहा, गोड रहा, आनंद पसरवा, सुंदर दिसा, तरुण रहा, विकास पावा, बघणाऱ्यांच्या चेहऱ्यावर हसू आणा, नैसर्गिक सौंदर्याचा वारसा घेऊन तुम्ही आला आहात असे रहा, असे समजा. Bloom या शब्दातील गोडवा केवळ फुलणे एवढ्यापूरता मर्यादित नाही.

Rise like the Lotus from the mud या पुढल्या शब्दांत तर आणखीनच महत्वाची गोष्ट आहे. कमळ जेव्हा चिखलातून उगवते आणि उमलते, तेव्हा तर परमेश्वराची अगाध लीला जाणवते. माणसाची परिस्थिती जेव्हा चिखलासारखी असते, तेव्हा त्याने आपण कमळ आहोत असे जर समजले तरच तो बहरेल, मोहरेल, विकास पावेल. त्याने स्वतःला चिखलातला किडा समजले तर त्याचे काय होणार? तो विचारसुद्धा मनात आणायला नको.

- डॉ. अरविंद नवरे

डायरेक्टर, अनुलोम टेक्नोलॉजीज प्रा. लि.

मोबाइल : ९५५२३८४९३९



कोर्टाची पायरी चढण्यापूर्वी...

मूळ दावा अर्जाचे स्वरूप असे असते :

१. कागदावर सर्वात प्रथम वरील बाजूस न्यायालयाचे नाव (उदा. - दिवाणी न्यायाधीश, वरिष्ठ स्तर यांची न्यायालयात) लिहावे.
२. त्याखाली उजवीकडे दाव्याचा क्रमांक (आपण एवढेच लिहावयाचे. प्रत्यक्ष क्रमांक कार्यालय लिहिते)
३. नंतर कागदाच्या मधोमध वादी व प्रतिवादींची नावे, वय, व्यवसाय, पत्ता.
४. त्याखाली कोणत्या कायद्याच्या कोणत्या कलमाखाली दावा आहे आणि त्याचे स्वरूप काय आहे.
५. त्यानंतर प्रत्यक्ष दाव्याचा मजकूर लिहिण्यास प्रारंभ करावा. या मजकूरात दाव्याची फक्त वस्तुस्थिती लिहावी. स्वतःचे मत किंवा युक्तीवाद (आर्ग्युमेंट) त्यात असू नये. वस्तुस्थितीतील प्रत्येक घटक क्रमांक टाकून वेगवेगळ्या परिच्छेदात लिहावा. दाव्यासंबंधातील वस्तुस्थिती लिहून झाली की, वादीची



FEEDBACK FROM OUR SATISFIED CUSTOMERS...

Happily, satisfied with the service provided by Anulom. Thank you Varsha..

— MAANSEE PAWAR

Had a great experience with Anulom for e-filing Notice of Intimation (NOI) towards Bank Mortgage Loan. Thank you, Ms. Sarika, for your support to get it done.

— BHASKAR PARAB

I have very good experience using the services from Anulom for NOI. Miss Pornima V Bhalerao from Anulom team has been very helpful and has patiently cleared all my doubts. Thanks to her and the Anulom team for making this process very easy to understand and execute

— ANANT CHAVAN

न्यायालयाकडे काय मागणे आहे, ते वेगळ्या परिच्छेदात लिहावी. त्यास 'प्रेयर' असे म्हणतात.

६. त्याखाली डावीकडे स्थळ (गावाचे नाव) आणि दिनांक लिहावा आणि उजवीकडे वादीची सही.
७. त्याखाली सर्व मजकूर खरा असल्याबद्दल प्रतिज्ञा लिहून त्याखाली न्यायालयाच्या अधिकाऱ्यासमक्ष प्रतिज्ञा / शपथपूर्वक स्वाक्षरी करावी. शपथपूर्वक स्वाक्षरीसाठी मूळ अर्जाची छायांकित प्रत वापरावी. ही प्रत मूळ हिरव्या कागदावरील (लेजर पेपरवरील) प्रतीसह सादर करावी. याशिवाय प्रतिवादीला देण्यासाठी आणखी एक वेगळी प्रत सादर करावी लागते. जितके प्रतिवादी, तितक्या प्रती द्याव्या लागतात.

अर्जासोबत पुराव्याचे कागदही जोडावेत. अर्जासह सर्व कागदपत्रांची अनुक्रमणिका तयार करून ती सुरुवातीलच जोडावी. तसेच आपल्यातर्फे साक्षीदार म्हणून ज्या व्यक्ती न्यायालयात येणार असतील त्यांचे नाव - पत्ते लिहून ती यादी सुद्धा सादर करावी.

(क्रमशः)

- अॅड. अविनाश चाफेकर

मोबाइल : ९८५०९३५९११

I have been using Anulom for agreement registration and the service has always been excellent. Afsana was the technical representative for the remote registration. There were no issues, communication was very good and the whole remote registration was completed very quickly. Had a good experience again. Afsana is very consistent and knowledgeable and able to complete the process very quickly.

— SANDEEP KSHRISAGAR

Miss Sarika helped me throughout the process in a structured way. Thank you.

— NITIN KUMAR SINGH

I have very good experience using the services from Anulom for NOI. Miss Shakuntala and Miss Pornima from Anulom team has been very helpful and has patiently cleared all my doubts. Thanks to her and the Anulom team for making this process very easy to understand and execute.

— SANGRAM THALEKAR

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This Newsletter is being published on the 10th of every month for private circulation only and is not for sale. It is published by the owner, printer and publisher M/s. Anulom Technologies Pvt. Ltd; and Editor Yashodhan Jatar, 6, Mayur Apartments, 997/20, Navi Peth, Pune 411 030, and is sent through email to the customers and well-wishers of Anulom Technologies Pvt. Ltd; Pune.

Designed by Amogh Arts, Pune, for and on behalf of Anulom Technologies Pvt. Ltd;

The editor does not necessarily agree with the opinions published in the Articles in this magazine.

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