

INDIAN RAILWAY WELFARE ORGANISATION

Group Housing Scheme (2013)

RAIL VIHAR, ASANSOL PHASE-II

Third Reopened Scheme from 2nd December 2013 to 28th February, 2014

Scheme opened for IRWO Members/Blood Relations of IRWO Members, Employees of Central and State Govt. & Their PSU's, Personnel of Armed Forces and Employees of Nationalised Banks.

INDIAN RAILWAY WELFARE ORGANISATION (IRWO), SHIVAJI (MINTO) BRIDGE, RAILWAY COMPLEX
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REGISTERED UNDER THE SOCIETIES REGISTRATION ACT XXI OF 1860

Rs. 100.00

2010

SALIENT FEATURES & TECHNICAL SPECIFICATIONS



**RAIL VIHAR, ASANSOL - PHASE II
(3rd Reopened Scheme)**

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1. INTRODUCTION :

1.1 Indian Railway Welfare Organisation (IRWO) had acquired land measuring 5.664 acres in Kalyanpur Satellite Township project at Asansol from Asansol Durgapur Development Authority and have already completed the construction of the Asansol Phase-I housing scheme. IRWO had launched Asansol Phase-II housing scheme in January 2011. It was reopened in December 2012 & July 2013. The scheme is now being again reopened for booking dwelling units of various types.

1.2 For eligibility criteria, procedure of draw, allotment of dwelling units, withdrawal from scheme, nomination and handing over etc. refer to "General Rules" of IRWO dtd. April 2013 as amended from time to time.

1.3 Besides IRWO Members, following personnels are also permitted to apply for the allotment of dwelling units. However, priority shall be given in the order indicated below :

(i) IRWO Members

(ii) Blood relations of IRWO Members viz parents, spouse, children including adopted children; grand children brother (s) & sister(s).

(iii) Working/Retired :

(a) Employees of Central Government, Central Government PSU's Statutory authorities and Autonomous Bodies under Central Government.

(b) Army/Air Force/Naval

Personnel.

(c) Employees of State Government, State Government PSU's, Statutory authorities and Autonomous Bodies under State Governments

(d) Employees of Nationalized Banks

1.3.1 Spouses of Blood relations can be co-owners. Applications in respect of blood relation will have to be forwarded by the concerned IRWO member quoting the Primary Membership Number. In case more than one application is received from blood relations of an IRWO Member, he/she will have to specify the priority amongst these blood relations while countersigning the application.

1.3.2 Applications in respect of other categories will have to be forwarded by their controlling Officers.

1.3.3 Allotment both within the categories of IRWO members and within the category of blood relations shall be based on seniority of members as per IRWO Rules.

1.3.4 For other categories allotment will be decided by draw of lots, if required.

1.3.5 Applicants (other than IRWO members) will also be required to become member of IRWO for this specific scheme before allotment of DU to them. For that they are also to send

membership Application form for the specific Scheme (in Annexure-M) duly filled in alongwith Membership Application fee of Rs. 1000/- through D D / Banker's Cheque in favour of IRWO payable at Delhi/New Delhi.

1.4 In relaxation of provision of para 15 of IRWO General Rules. IRWO members who have already been allotted two dwelling units, may also apply for this scheme.

However 1st time applicant will get priority over 2nd time applicant and so on. Similarly among blood relations 1st priority blood relations will get priority over 2nd priority blood relations (In case more than one blood relations of an IRWO Member apply) Also allotment made to blood relations will not be considered as allotment made to IRWO members. IRWO members will have first priority of allotment based on seniority of members as per IRWO Rules. Further if allottees of other schemes which have not been declared as unpopular wish to switch over to this scheme they can also do so. In this regard para 4.2 of IRWO General Rules may be referred. As a last option vacant dwelling units can also be offered for sale to Central & State Govt. PSU's, Statutory Authorities & Autonomous Bodies.

2. SCHEME :

2.1 The present scheme envisages construction of dwelling units of 4 types - Type A/1/A, A/2A, A/3 and A/4 in Group Housing Scheme at Asansol Phase-II on "No Profit No Loss" basis purely as a welfare activity.

2.2 Type A/1/A is Three storeyed while A/2A, A/3 and A/4 are duplex type.

3. LOCATION :

3.1 The site is located within 8 kms. of Asansol Railway Station and is adjacent to Commercial Tax Office and Telecom Office.

3.2 Besides Polytechnique and Engineering College, Ramakrishna Mission and an ESI Hospital is also located within / nearby Kalyanpur Satellite Township.

3.3 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 Basic Civic Amenities like internal roads, water supply, drainage sewerage, street lights, children parks and community Centre have been planned in the complex.

4.2 Asansol Durgapur Development Authority would be providing main

water supply connection and peripheral project road and peripheral main drain to the colony. Power connection shall be available from State Electricity Board OR Local Power supply Corp.

5. NOTABLE FEATURES OF THE LAYOUT AND DESIGN :

5.1 Orientation of Dwelling Units - Dwelling units are suitably oriented to ensure natural ventilation and sunlight to the extent possible. Open spaces are being provided in front and rear of the dwelling units for lawns and gardening etc.

TABLE - 1
Tentative details and cost of Dwelling Units

Type	Size of Plot in M	Approx. Plot Area sq.ft.	Approx. Super Area sq.ft.	Accommodation	Approx. Cost (in Rs. lakhs) See Note No.2 + Service Tax + EC
A/1/A	Flatted	—	616 (57.275 sqm)	Living Dining, 1 Bedroom, WC, Bath & Kitchen	14.76
A/2A	13.05 x 9.5	1333 (123.975 sqm)	974 (90.51 sqm)	Living/Dining, 1 Bedroom, 1 Toilet & Kitchen on G.F. and 1 Bedroom with Toilet & terrace on F.F.	23.33
A/3	17.5 x 8.375	1577 (146.56 sqm)	1278 (118.81 sqm)	Living/Dining, 1 Bedroom, 1 Toilet & Kitchen on G.F. and 1 Bedroom with Toilet, Study room with WC & terrace on F.F.	30.62
A/4	15 x 13.9	2244 (208.5 sqm)	1728 (160.5 sqm)	Living/Dining, Kitchen, 1 Bed Room with Toilet and a store on G.F. and 2 Bed Rooms with 2 Toilets, Study room with WC & Terrace on F.F.	41.37

*EC denotes Equalisation charges, which would be extra on the approximate cost shown in last column Service Tax would also be extra..

6. TENTATIVE DETAILS OF DWELLING UNITS :

6.1 The housing project envisages construction of independent dwelling units of 4 types - A/1/A, A/2A, A/3 and A/4. Tentative layout of dwelling units are shown at Annexure-III and are only tentative and subject to change. No claim on this account will be entertained.

6.2 Tentative area and approximate cost of different types of dwelling units is indicated in Table-1.

6.3 Vacations are available for booking in category A-1/A, while applications in other categories shall be kept on waiting list.

NOTES :-

1. The construction of various categories of dwelling units indicated above is subject to adequate demand.
2. The cost given in the table above are as notified in November 2012 and are purely tentative. These may increase, depending on the escalation in labour and material cost, as well as due to alterations in design and specifications or any other unforeseen reasons and actual cost would be payable by allottees. Cost will be in addition to Equalisation charges payable. When the cost of initial (Phase II) scheme is revised same will be applicable to allottees of Reopened Scheme also and they will be advised accordingly.
3. 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.
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.
5. Super areas are tentative and subject to change on finalisation 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/balcony, cantilevered cupboard space, proportional common areas etc. Super area of all types of DU's indicated in Table-1 and Annexure II are based on architectural drawings.
6. Any enhancement in cost of land demanded by authority for any reason, whatsoever shall also be payable by the Allottees within the period as specified by the concerned authorities.

7. TECHNICAL SPECIFICATIONS:

7.1 These are given for the different types of dwelling units in Table-2.

TABLE 2
Technical Specifications

1. **Foundations:** Brick work in cement mortar and DPC with water proofing compound.
2. **Superstructure:** RCC in columns beams, lintels and roof slabs and walls in brick work with cement mortar.
3. **Door/Window Frames:** All door & window frames will be of Malaysian Salwood and painted with ready mixed paint.
4. **Door/Window Shutters:** Doors shutters will be flush door shutters with commercial veneering on both faces and painted, except the main entrance door which shall have Teak Veneering on external face and polished. The window shutters will be of Gumari Wood with glazing and painted with ready mixed paint.
5. **Flooring:** Vitrified Tile flooring in Living/Dining and Ceramic Floor Tiles in Bed Rooms. Ceramic Mat finish tile flooring in toilet, bath, WC & Kitchen.
6. **Kitchen:** Granite Stone working top with light colour ceramic tiles up to 0.6 Meter. height on walls above the working counter. Kitchen sink of Stainless Steel. No cabinet will be provided.
7. **Toilets:** Glazed light coloured ceramic tiles on walls upto 2.10 M.. height in toilets and bath and upto 0.9 M. height in W.C. White glazed wash basin and W.C., C.P. fittings with concealed plumbing and a mirror.
8. **Electrical:** Copper wiring in the concealed PVC conduits with MCBs.
9. **Niches:** Only niches for ward-robies in bedrooms will be provided.
10. **External Facade :** Plain cement plaster with snowcem finish.

Note: All the above specifications are purely tentative and subject to change on Technical considerations. No claim on this account will be entertained.

8. HOW TO APPLY:

8.1 Applications for the IRWO's Housing Scheme in Rail Vihar, Asansol Phase II (3rd Reopened) is to be submitted in the Application Form available in this brochure for use by different categories of applicants.

Annexure 1A- For IRWO Members.

Annexure 1B - For Blood Relations of IRWO Members -

Annexure 1C - For other Categories.

Applications for the Housing Scheme, Asansol Phase II (3rd Reopened) have to be submitted in the application form as applicable to them as per Annexure 1A, 1B and 1C to this brochure alongwith Booking Money as given in 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 (EZ), IRWO, Kalighat Metro Station Building, 156, S.P. Mukherjee Road, Kolkata - 700026.

8.2 Payment of booking money should be made by an A/c Payee Demand Draft in favour of IRWO, payable at New Delhi / Kolkata. Payment by cash will not be accepted. Local Cheques payable at Kolkata and Delhi/New Delhi are acceptable for payment of instalments only as per Para 13 of IRWO General Rules.

8.3 Applicants other than IRWO members are also required to submit application form (in Annexure M) for the specific scheme alongwith membership fee of Rs. 1000/- (Rs. One Thousand

only) through DD/Bankers cheque in favour of IRWO payable at Delhi/New Delhi.

9. SCHEDULE OF PAYMENT:

9.1 On booking of a dwelling unit, the Applicant (Allottee) will be required to make the payments in accordance with the Schedule given in Annexure II. IRWO, however, reserves the right to change the schedule of Payment depending upon the progress of work or any other reasons, and the Allottees shall be bound by such revised Schedule. The cost is based on a rough and ready estimate of the cost of the Project based on present day prices and is subject to escalation during construction and any increase in cost on account of escalation would be advised to allottees. As and when the estimate is revised, the instalment amount may also be revised for the prospective payments.

9.2 After issue of Booking Letter, the instalments as indicated in booking letter shall be paid by the Allottees when these are due, No separate intimation / letter for the these instalments will be issued as the details will be available in booking letter itself. Though Notice calling for further instalments will be sent in advance 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.

9.3 In case of delay of payment of any instalment of more than seven days beyond the due date, delay charges at 10.5% (Ten and half

percent) will be charged extra on monthly bases; part month of delay would be taken as full month of delay.

9.4 If an allottee does not pay two consecutive instalments on due dates after issue of booking, a notice will be served to pay the instalment within 90 days with interest (delay charges). In case the allottee does not make payments after having been served the notice about default of payment of instalments, a final notice worked he served to him/her to make payment within 30 days. If the payment is not received by the due date, his/her allotment will automatically be cancelled unless the payment period is extended by competent Authority, and his deposits will be refunded after deducting the penalty amount as per para 20 of IRWO General Rules.

**10. IRWO GENERAL RULES
APRIL 2013**

10.1 For rules regarding registration re-sale, transfer, withdrawal from the scheme, maintenance fund etc., please refer to IRWO's General Rules, April 2013, 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. IRWO General Rules can also be downloaded from IRWO website.

10.2 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.

No. R-III

Annexure 1-A
(Original)

Registration No.....
For ASANSOL PHASE II 3rd REOPENED

<p>1. Membership No. </p> <p>2. Full Name </p> <p>3. Designation </p> <p>4. Department </p> <p>5. Father's/Husband's Name </p> <p>6. Date of Birth </p> <p style="margin-left: 40px;">D D M M Y Y</p> <p>7. Date of Retirement </p> <p style="margin-left: 40px;">D D M M Y Y</p> <p>8. Correspondence Address </p> <p style="margin-left: 20px;"> PIN </p> <p>9. Phone Number E-mail </p> <p style="margin-left: 100px;">Residence </p> <p style="margin-left: 100px;">Office </p> <p style="margin-left: 100px;">Mobile </p> <p>10. Permanent Address </p> <p style="margin-left: 20px;"> Pin </p> <p>11. PF No. </p> <p>12. Scale of Pay </p>	<p>Year </p> <p>13. Total Emoluments: Rs. </p> <p>14. Gross Income of the Family </p> <p>15. For Retired/Spouse of deceased Railway Employee</p> <p>(i) Name of Retired/deceased, Railway Employee. </p> <p>(ii) Pension Payment Order No. (PPO) </p> <p>(Copy to be enclosed)</p>
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16. Details of property held at present held by self/spouse/dependent children.

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

17. Co-owner's Name & relationship _____

18. Co-owner's Signature _____

19. Nominee's Name & relationship _____

20. Nominee's Signature _____

21. Type of Flats required:
 Mark ☒ One Type only

A-1/A		A-2/A	
A-3		A-4	

22. Booking Money (as per annexure-II) Rs.* _____

23. Amount paid earlier * (if any) Rs. _____

24. Net payment of Booking Money Rs. _____

25. Bankers's Cheque/Bank Draft No. and Date _____

26. Name of Bank and Branch _____

* For details see Payment Schedule - Annexure-II

* For details see Payment Schedule - Annexure-III

(FOR OFFICE USE ONLY)

ACKNOWLEDGEMENT
(Blanks to be filled by applicant)

No. R-111

(For IRWO Members)

Annexure 1-A
(Original)

Primary Membership No. _____ **Booking application for Asansol Phase II 3rd Reopened**

Received from _____

Address

Application Form for Booking along with Booking money 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

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 have been 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 Asansol 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 been allotted a flat / houses in IRWO _____ Scheme.

(v) On the date of Application, I am working in Parent Cadre as

Place _____

Signature of applicant _____

Date _____

Designation _____



Specimen signature of the applicant

* Strike off whichever is not applicable

DECLARATION BY THE CO-OWNER

I (Name of co-owner), S/O / D/O

W/o (Resident of

do hereby solemnly affirm and declare as under :

That neither I nor my spouse or any of my dependent children own/have been allotted in full or part any residential plot or house or flat on free hold/lease hold/hire purchase basis in

Signature of Co-owner

Place

Date

Signature of Applicant

Designation

**Countersigned

Please read 'instructions' regarding the competent authority for countersignature

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 employee/spouse of deceased Railway employee. | 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.
2. All drafts or cheques accompanying the application should be crossed A/C Payee only, drawn in favor of IRWO, payable at New Delhi / Kolkata. No cash will be accepted.
3. Application Form along with the Banker's cheque/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 or in office of General Manager (E2), IRWO, Kalighat Metro Station Bldg., 156, S.P. Mukherjee Road, Kolkata-700026.
4. The applicant must enter his/her Membership number in the Application form. The applicant should also quote the Booking Number of this scheme for future correspondence which shall be conveyed to him/her along with 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 promptly to IRWO at its Headquarters office, Railway Complex, Shivaji (Minto) Bridge, Behind Shankar market, New Delhi - 110001
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).
8. Please indicate Co-owner's name if applicable to avoid complications later on . "IRWO General Rules" may be consulted for rules on this subject.
9. Affix photographs of self and spouse duly attested by controlling/Gazetted officer in the attached preform and, also provide details of your family members including dependents in Annexure-1A.
10. The gross income of family (Item 14) includes own income, Income of the spouse and dependent children.

Indian Railway Welfare Organisation

RAIL VIHAR, ASANSOL PHASE II (3RD REOPENED) SCHEME
(To be submitted along with Application form for booking)
By Blood Relations of IRWO Members

Name _____

Primary Membership No. _____

Self	Spouse
------	--------

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

Name	Male/Female	Age	Relationship

Signature of applicant

Note : Photographs of self & spouse affixed above are to be
attested by controlling/Gazetted Officer.

No. R-III

Annexure 1-A
(Duplicate)

Registration No.....
For ASANSOL PHASE II 2nd REOPENED

<p>1. Membership No. <input style="width: 100px;" type="text"/></p> <p>2. Full Name <input style="width: 900px;" type="text"/></p> <p>3. Designation <input style="width: 400px;" type="text"/></p> <p>4. Department <input style="width: 900px;" type="text"/></p> <p>5. Father's/Husband's Name <input style="width: 900px;" type="text"/></p> <p>6. Date of Birth <input style="width: 100px;" type="text"/></p> <p style="text-align: center; font-size: small;">D D M M Y Y</p> <p>7. Date of Retirement <input style="width: 100px;" type="text"/></p> <p style="text-align: center; font-size: small;">D D M M Y Y</p> <p>8. Correspondence Address <input style="width: 900px;" type="text"/></p> <p><input style="width: 600px;" type="text"/> PIN <input style="width: 100px;" type="text"/></p> <p>Phone Number <input style="width: 150px;" type="text"/> E-mail <input style="width: 300px;" type="text"/></p> <p>Residence <input style="width: 300px;" type="text"/></p> <p>Office <input style="width: 300px;" type="text"/></p> <p>Mobile <input style="width: 300px;" type="text"/></p> <p>10. Permanent Address <input style="width: 900px;" type="text"/></p> <p><input style="width: 900px;" type="text"/></p> <p><input style="width: 900px;" type="text"/></p> <p><input style="width: 900px;" type="text"/></p> <p>Pin <input style="width: 100px;" type="text"/></p> <p>11. P.F. No. <input style="width: 100px;" type="text"/></p> <p>12. Scale of Pay <input style="width: 100px;" type="text"/></p>	<p>Year <input style="width: 100px;" type="text"/></p> <p>7. Date of Appointment <input style="width: 100px;" type="text"/></p> <p style="text-align: center; font-size: small;">D D M M Y Y</p> <p>13. Total Emoluments: Rs. <input style="width: 300px;" type="text"/></p> <p>14. Gross Income of the Family <input style="width: 300px;" type="text"/></p> <p>15. For Retired/Spouse of deceased Railway Employee</p> <p>(i) Name of Retired/deceased, Railway Employee. <input style="width: 400px;" type="text"/></p> <p>(ii) Pension Payment Order No. (PPO) <input style="width: 200px;" type="text"/></p> <p style="text-align: center;">(Copy to be enclosed)</p>
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16. Details of property held at present held by self/spouse/dependent children.

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

17. Co-owner's Name & relationship _____

18. Co-owner's Signature _____

19. Nominee's Name & relationship _____

20. Nominee's Signature _____

21. Type of Flats required:

Mark ☒ One Type only

A-1/A		A-2/A	
A-3		A-4	

22. Booking Money (as per annexure-II) Rs. * _____

23. Amount paid earlier * (if any) Rs. _____

24. Net payment of Booking Money Rs. _____

25. Bankers's Cheque/Bank Draft No. and Date _____

26. Name of Bank and Branch _____

* For details see Payment Schedule - Annexure-II

* For details see Payment Schedule - Annexure-I

(FOR OFFICE USE ONLY)

ACKNOWLEDGEMENT
(Blanks to be filled by applicant)

No. R-III

(For IRWO Members)

Annexure 1-A
(Duplicate)

Primary Membership No. _____ Booking application for Asansol Phase II 3rd Reopened

Received from _____

Address

Application Form for Booking along with Booking money 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

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 have been 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 Asansol 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 been allotted a flat / houses in IRWO _____ Scheme.

(v) On the date of Application, I am working in Parent Cadre as

Place _____

Signature of applicant _____

Date _____

Designation _____



Specimen signature of the applicant

* Strike off whichever is not applicable

DECLARATION BY THE CO-OWNER

I (Name of co-owner), S/O / D/O

W/o (Resident of

do hereby solemnly affirm and declare as under :

That neither I nor my spouse or any of my dependent children own/have been allotted in full or part any residential plot or house or flat on free hold/lease hold/hire purchase basis in

Signature of Co-owner

Place

Date

Signature of Applicant

Designation

****Countersigned**

Please read 'instructions' regarding the competent authority for countersignature

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 employee/spouse of deceased Railway employee. | 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.
2. All drafts or cheques accompanying the application should be crossed A/C Payee only, drawn in favor of IRWO, payable at New Delhi / Kolkata. No cash will be accepted.
3. Application Form along with the Banker's cheque/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 or in office of General Manager (E2), IRWO, Kalighat Metro Station Bldg., 156, S.P. Mukherjee Road, Kolkata-700026.
4. The applicant must enter his/her Membership number in the Application form. The applicant should also quote the Booking Number of this scheme for future correspondence which shall be conveyed to him/her along with 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 promptly to IRWO at its Headquarters office, Railway Complex, Shivaji (Minto) Bridge, Behind Shankar market, New Delhi - 110001
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).
8. Please indicate Co-owner's name if applicable to avoid complications later on. "IRWO General Rules" may be consulted for rules on this subject.
9. Affix photographs of self and spouse duly attested by controlling/Gazetted officer in the attached preform and, also provide details of your family members including dependents in Annexure-1A.
10. The gross income of family (Item 14) includes own income, Income of the spouse and dependent children.

INDIAN RAILWAY WELFARE ORGANISATION
Railway Group Housing Scheme 2011
Application Form for booking for Blood Relations of IRWO Members
RAIL VIHAR ASANSOL PHASE-II (3RD REOPENED)
(To be submitted in duplicate)

Annexure 1-B
(Original)

To,
 Administrative Officer/IRWO
 Railway Complex, Shivaji Bridge
 Behind Shankar Market, New Delhi-110001

Registration No.
 (To be filled up by IRWO Office)

Specific Scheme
 Membership No.

--	--	--	--	--	--

 (Will be allotted by IRWO)

1. Primary Membership No. IRWO Member

--	--	--	--	--	--

2. Year of joining of IRWO Member

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3. Full Name of IRWO Member

4. Full Name of Applicant

5. Relationship with IRWO Member

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6. Correspondence Address of Applicant

7. Email Address of Applicant

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

8. Phone Number: Residence _____ Office _____
Mobile _____

9. Permanent Address

PIN

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10. Co-owner's Name & relationship _____

11. Co-owner's Signature _____

12. Nominee's Name & relationship _____

13. Nominee's Signature _____

14. Type of Flat Required

Mark ✓ One Type only

A-1/A		A-2/A	
A-3		A-4	

15. Booking Money Paid _____

16. Bank Draft/Banker's Cheque No. & Date _____

17. Name of bank & Branch _____

INSTRUCTIONS

1. The Application Form must be filled in Block Letters, it must be signed by the Applicant and submitted in duplicate.
2. All drafts or cheques accompanying the application should be crossed A/C Payee only, drawn in favor of IRWO, payable at New Delhi/Kolkata. No cash will be accepted.
3. Application Form along with the Banker's cheque/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 or in office of General Manager (E2), IRWO, Kalighat Metro Station Bldg., 156, S.P. Mukherjee Road, Kolkata-700026.
4. The IRWO Member forwarding/countersigning the application must enter his/her Primary Membership No. in the Application Form. The applicant should also quote the Registration No. of the scheme, once allotted to him/her, in all 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 immediately intimated to IRWO Office.
6. Incomplete/invalid/illegible application are likely to be rejected. No correspondence in this regard shall be entertained.
7. Please indicate Co-owner's name if applicable, to avoid complications later on. (only spouse can be the co-owner in case of Blood Relations Applicants) IRWO General Rules may be consulted for more details on this subject.

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/ Allotment of dwelling unit, if at any time any of the particular are found to be incorrect.

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

Place _____ Signature of Applicant _____

Date _____ Signature of Co-Owner _____

Specimen Signature of the applicant

Specimen Signature of Co-owner

I have verified the above particulars furnished by the Applicant and the Co-owner.

Counter Signed
(By IRWO Member quoting membership No.)

ACKNOWLEDGEMENT (For Blood Relations of IRWO Members)

(Blanks to be filled by Applicant)

BOOKING APPLICATION FOR RAIL VIHAR ASANSOL, PHASE-II 3rd REOPENED

No. R-II
Annexure 1-B
(Original)

No. _____

Received from Sh/Sml _____

Address _____

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

Dated _____ Drawn On _____
(Name of Bank & Branch)

For Indian Railway Welfare Organization

(Acknowledgement Portion to be detached and sent to applicant. No separate letter/receipt will be sent in confirmation of receipt of Booking Application.)

Indian Railway Welfare Organisation

RAIL VIHAR, ASANSOL PHASE II (3RD REOPENED) SCHEME
(To be submitted along with Application form for booking)
By Blood Relation of IRWO Members

Name _____

Primary Membership No. _____

Self	Spouse
------	--------

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

Name	Male/Female	Age	Relationship

Signature of applicant

Note : Photographs of self & spouse affixed above are to be attested by controlling/Gazetted Officer.

INDIAN RAILWAY WELFARE ORGANISATION
Railway Group Housing Scheme 2011
Application Form for booking for Blood Relations of IRWO Members
RAIL VIHAR ASANSOL PHASE-II (3RD REOPENED)
(To be submitted in duplicate)

Annexure I-B
(Duplicate)

To,
Administrative Officer/IRWO
Railway Complex, Shivaji Bridge
Behind Shankar Market, New Delhi-110001

Registration No.
 (To be filled up by IRWO Office)

Specific Scheme

Membership No.

(Will be allotted by IRWO)

1. Primary Membership No. IRWO Member

2. Year of joining of IRWO Member

3. Full Name of IRWO Member

4. Full Name of Applicant

5. Relationship with IRWO Member

6. Correspondence Address of Applicant

7. Email Address of Applicant

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

8. Phone Number: Residence _____ Office _____
Mobile _____

9. Permanent Address

PIN

--	--	--	--	--	--

10. Co-owner's Name & relationship _____

11. Co-owner's Signature _____

12. Nominee's Name & relationship _____

13. Nominee's Signature _____

14. Type of Flat Required

Mark ✓ One Type only

A-1/A		A-2/A	
A-3		A-4	

15. Booking Money Paid _____

16. Bank Draft/Banker's Cheque No. & Date _____

17. Name of bank & Branch _____

INSTRUCTIONS

1. The Application Form must be filled in Block Letters, it must be signed by the Applicant and submitted in duplicate.
2. All drafts or cheques accompanying the application should be crossed A/C Payee only, drawn in favor of IRWO, payable at New Delhi/Kolkata. No cash will be accepted.
3. Application Form along with the Banker's cheque/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 or in office of General Manager (E2), IRWO, Kalighat Metro Station Bldg., 156, S.P. Mukherjee Road, Kolkata-700026.
4. The IRWO Member forwarding/countersigning the application must enter his/her Primary Membership No. in the Application Form. The applicant should also quote the Registration No. of the scheme, once allotted to him/her, in all 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 immediately intimated to IRWO Office.
6. Incomplete/invalid/illegible application are likely to be rejected. No correspondence in this regard shall be entertained.
7. Please indicate Co-owner's name if applicable, to avoid complications later on. (only spouse can be the co-owner in case of Blood Relations Applicants) IRWO General Rules may be consulted for more details on this subject.

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/ Allotment of dwelling unit, if at any time any of the particular are found to be incorrect.

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

Place _____ Signature of Applicant _____

Date _____ Signature of Co-Owner _____

Specimen Signature of the applicant

Specimen Signature of Co-owner

I have verified the above particulars furnished by the Applicant and the Co-owner.

Counter Signed
(By IRWO Member quoting membership No.)

ACKNOWLEDGEMENT (For Blood Relations of IRWO Members)

(Blanks to be filled by Applicant)

BOOKING APPLICATION FOR RAIL VIHAR ASANSOL, PHASE-II 3rd REOPENED

No. _____ R-III
Annexure 1-B
(Original)

No. _____

Received from Sh/Smt _____

Address _____

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

Dated _____ Drawn On _____
(Name of Bank & Branch)

For Indian Railway Welfare Organization

(Acknowledgement Portion to be detached and sent to applicant. No separate letter/receipt will be sent in confirmation of receipt of Booking Application.)

DECLARATION BY THE APPLICANT

Annexure1-C
(Sheet No.- 2)

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 have been issued from time to time by Indian Railway Welfare Organisation (IRWO). I have read the information in this Brochure and fully understand the contents.

Place _____

Signature of applicant _____

Date _____

Designation _____

Signature of Co-Owner _____

Specimen signature of the applicant

Specimen Signature of Co-Owner

Counter Signed

I have verified the above particulars furnished by the Applicant & the co-woner.

Place _____

Controlling Officer with Seal

Date _____

INSTRUCTIONS

1. The Application Form must be filled in Block Letters, it must be signed by the Applicant and submitted in duplicate.
2. All drafts or cheques accompanying the application should be crossed A/C Payee only, drawn in favor of IRWO, payable at New Delhi/Kolkata. No cash will be accepted.
3. Application Form along with the Banker's cheque/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 or in office of General Manager (E2), IRWO, Kalighat Metro Station Bldg., 156, S.P. Mukherjee Road, Kolkata-700026.
4. The IRWO Member forwarding/countersigning the application must enter his/her Primary Membership No. in the Application Form. The applicant should also quote the Registration No. of the scheme, once allotted to him/her, in all 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 immediately intimated to IRWO Office.
6. Incomplete/invalid/illegible application are likely to be rejected. No correspondence in this regard shall be entertained.
7. Please indicate Co-owner's name if applicable, to avoid complications later on. (only spouse can be the co-owner in case of Blood Relations Applicants) IRWO General Rules may be consulted for more details on this subject.

Indian Railway Welfare Organisation

(To be submitted along with Application form for booking)

RAIL VIHAR ASANSOL PHASE-II (3RD REOPENED)

For other than IRWO Member & Blood Relation

R III
Part of Annexure 1-C
(Original)

Full Name Of Applicant _____

Photo of Self
(Applicant)

Photo of Spouse
(of Applicant)

Details of Family Members including dependents :

Name	M/F	Age	Relationship

Counter Signature of
Controlling Gazetted Officer with Seal

Signature of applicant

Signature of Co-owner

Note : Photographs of self & spouse affixed above are to be
attested by Controlling Office / Gazetted Officer.

No. R-III

Annexura 1-C
(Duplicate)

No. _____

Registration No.....
For RAIL VIHAR ASANSOL, PHASE-II (2ND REOPENED)

1. Full Name																																		
2. Father's/Husband's Full Name																																		
3. Date of Birth												4. Designation																						
D D M M Y Y																																		
5. Organization																																		
6. Date of Appointment															7. Date of Retirement																			
D D M M Y Y															D D M M Y Y																			
8. Correspondence Address																																		
																									PIN									

E-mail : _____

Phone Number Residence _____
Office _____
Mobile _____

9. Permanent Address _____

_____ Pin _____

10. Co-owner's Name & relationship _____

15. Booking Money Paid Rs.*

11. Co-owner's Signature _____

16. Draft No. and Date

12. Nominee's Name & relationship _____

17. Name of Bank and Branch

13. Nominee's Signature _____

14. Type of flat required :

A-1/A		A-2/A	
A-3		A-4	

* For details see Payment Schedule - Annexure-II of the Brochure

(FOR OFFICE USE ONLY)

ACKNOWLEDGEMENT

(Blanks to be filled by applicant)

Application form for categories other than IRWO Members & Their Blood Relations
RAIL VIHAR ASANSOL, PHASE-II (3RD REOPENED)

No. R-111

Annexure 1-C
(Duplicate)

Received from Sh/Sml. _____

Address _____

Application Form for Booking along with Booking money of Rs. _____ Bank Draft No. _____ Dated _____

Drawn On _____

(Name of Bank & 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

Annexure1-C
(Duplicate Sheet No.- 2)

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 have been issued from time to time by Indian Railway Welfare Organisation (IRWO). I have read the information in this Brochure and fully understand the contents.

Place _____

Signature of applicant _____

Date _____

Designation _____

Signature of Co-Owner _____

Specimen signature of the applicant

Specimen Signature of Co-Owner

Counter Signed

I have verified the above particulars furnished by the Applicant & the co-woner.

Place _____

Controlling Officer with Seal

Date _____

INSTRUCTIONS

1. The Application Form must be filled in Block Letters, it must be signed by the Applicant and submitted in duplicate.
2. All drafts or cheques accompanying the application should be crossed A/C Payee only, drawn in favor of IRWO, payable at New Delhi/Kolkata. No cash will be accepted.
3. Application Form along with the Banker's cheque/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 or in office of General Manager (E2), IRWO, Kalighat Metro Station Bldg., 156, S.P. Mukherjee Road, Kolkata-700026.
4. The IRWO Member forwarding/countersigning the application must enter his/her Primary Membership No. in the Application Form. The applicant should also quote the Registration No. of the scheme, once allotted to him/her, in all 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 immediately intimated to IRWO Office.
6. Incomplete/invalid/illegible application are likely to be rejected. No correspondence in this regard shall be entertained.
7. Please indicate Co-owner's name if applicable, to avoid complications later on. (only spouse can be the co-owner in case of Blood Relations Applicants) IRWO General Rules may be consulted for more details on this subject.

INDIAN RAILWAY WELFARE ORGANISATION
MEMBERSHIP APPLICATION FORM FOR RAIL VIHAR
ASANSOL, PHASE-II HOUSING SCHEME (3RD REOPENED)
(To be filled up in Block Letter)

Annexure M

For official use only Date of allotment
--

Photo	
Applicant	Co-owner

(A) In case applied as Blood Relation of IRWO Member :

1. Applicant's Name (Full Name)
2. Relationship with IRWO Member
3. Full name of IRWO Member
4. Primary Membership No. of IRWO Member
5. Year of Joining of IRWO Member

(B) In case applied as other than IRWO Member & blood Relations of IRWO Member.

- | | |
|---------------------------------------|----------------------------------|
| 1. Applicant's Name (Full Name) | 2. Father's/Husband's Name |
| 3. Date of Birth | 4. Designation |
| 5. Name of Organisation | 6. Date of appointment |
| 7. Date of Retirement | |

FOR BOTH CATEGORIES

1. Correspondance Address if applicant
2. Permanent Address
3. Mobile No.E-mail ID.....
4. Membership Fee Payment details:
 Amount Rs. 1000/-
 Bank Draft No. & Date
 Name of Bank & Branch

DECLARATION BY THE APPLICANT

I hereby declare that the particulars given above are correct and I have not suppressed any material/ information. I understand that I will be disqualified from membership (for the specific scheme) and or allotment of dwelling unit if at any time, any of said particulars are found incorrect. I also undertake to abide by all rules and instructions that have been issued from time to time by Indian Railway Welfare Organisation (IRWO)

Place _____

Signature of applicant _____

Date _____

Countersigned by _____

(Please refer instructions)

INSTRUCTIONS

1. The application should be counter signed by :
 - i) In case applied as blood Relation of IRWO Member. IRWO Member.
 - ii) In case applied as (Other than IRWO Member & Blood Relation) :
Controlling Officer/Personnel Officer.
 2. Application Form must be filled in block letters in English and sent to the Administrative Officer, IRWO Railway Officers Complex, Shivaji Bridge, New Delhi-11001 or to General Manager (E2), IRWO, Kalighat Metro Station Bldg., 156, S.P. Mukherjee Road, Kolkata-700026 by Registered Acknowledgement Post alongwith crossed A/c Payee Draft for Rs. 1000/- drawn in favour of IRWO payable at New Delhi/Kolkata. No cash or cheque will be accepted. Membership fee of Rs. 1000/- is not-refundable.
 3. Any change in Mailing Address should be immediately intimated to IRWO
 4. Incomplete / Invalid / illegible applications are likely to be rejected. No correspondence in this regard shall be entertained.
-

Note :

Read IRWO General Rules before filling the form. Latest amendments to the General Rules are also available on IRWO website (<http://www.irwo.in>).

Application should be submitted to Administrative Officer, IRWO, New Delhi. as to General Manager (E2) IRWO, Kolkata Fill-up your address at the back of the Acknowledgement slip. Please enclose self addressed stamped envelope.

ACKNOWLEDGEMENT
(Blanks to be filled by applicant)
For Blood Relation of IRWO Member / OTHERS

Received from _____

Address _____

Membership Application Form for Asansol Phase-II (3rd Reopened) Housing Scheme along with non-refundable

fee of Rs. 1000/- only in form of Bank Draft No. _____ Dated _____

drawn on _____ Bank _____

Branch _____ For Indian Railway Welfare Organisation

(Acknowledgement portion to be detached and sent to the applicant).

From :

INDIAN RAILWAY WELFARE ORGANISATION

Railway Offices Complex,

Shivaji Bridge (Behind Shankar Market),

New Delhi-110001

To,

.....
.....
.....

RAIL VIHAR, ASANSOL PHASE II (3RD REOPENED)

PAYMENT PLAN

Annexure II
IRWO

Type of D U	Size of Plot in M	Super area in sqm.	Plot Area in sqm.	Total cost of Dwelling Unit in Rs.*	Booking Amount Rs.	1st to 6th Instalment Rs.	Last Instalment (Payment date to be advised later) Rs.
A-1/A	Flatted	57.275	—	14,76,000	1,00,000	2,00,000	1,76,000
A-2/A	13.05 x 9.5	90.51	123.975	23,33,000	2,00,000	3,25,000	1,83,000
A-3	17.5 x 8.375	118.81	146.56	30,62,000	2,75,000	4,25,000	2,37,000
A-4	15 x 13.9	160.5	* 208.5	41,37,000	3,00,000	5,75,000	3,87,000

★ Service Tax and Equalisation charges are payable extra.

Notes :

- The 1st instalment will be payable within 2 month of issue of booking letter. Other Instalments will required to be paid depending upon the progress of work for which advance notice will be given. However, allottees are advised to consult IRWO's Website periodically for latest payment schedule as non-receipt of notice for payments of instalments will not be a ground for waiver of delayed payment charges. The last instalment will be realized before handing over of possession.
- The cost given above are as notified in November 2012 and are purely tentative and these are liable to increase due to escalation in cost of material & labour as well as due to changes in design, specifications or any other unforeseen reason. The design & specifications are liable to change to conform with the rules of local Municipal Body / Development Authority concerned or any other reasons.
- Equalisation charges are payable extra on booking money/instalment amount. EC is payable at 10.5% per annum from the due date of deposit of booking money/instalment amount as per booking letter/demand letter issued against the Initial Asansol Phase-II scheme. EC are meant to bring this group of allottees at par with the 1st group of allottees. Due date of deposit of booking money/instalment amount as per (Asansol) Initial Phase II scheme) was as under :-

For Type A1/A

Booking Money - 10 - 05 - 2013 3rd Instalment - 06 - 10 - 2013 Booking Money - 08 - 07 - 2011 3rd Instalment - 07 - 02 - 2012
1st Instalment - 06 - 08 - 2013 4th Instalment - 06 - 11 - 2013 1st Instalment - 07 - 12 - 2011 4th Instalment - 07 - 06 - 2012
2nd Instalment - 06 - 09 - 2013 5th Instalment - 06 - 12 - 2013 2nd Instalment - 07 - 01 - 2012 5th Instalment - 06 - 09 - 2013

For Other Types

Escalation in cost if any will have to be paid along with the last instalment or as additional instalment as may be decided.

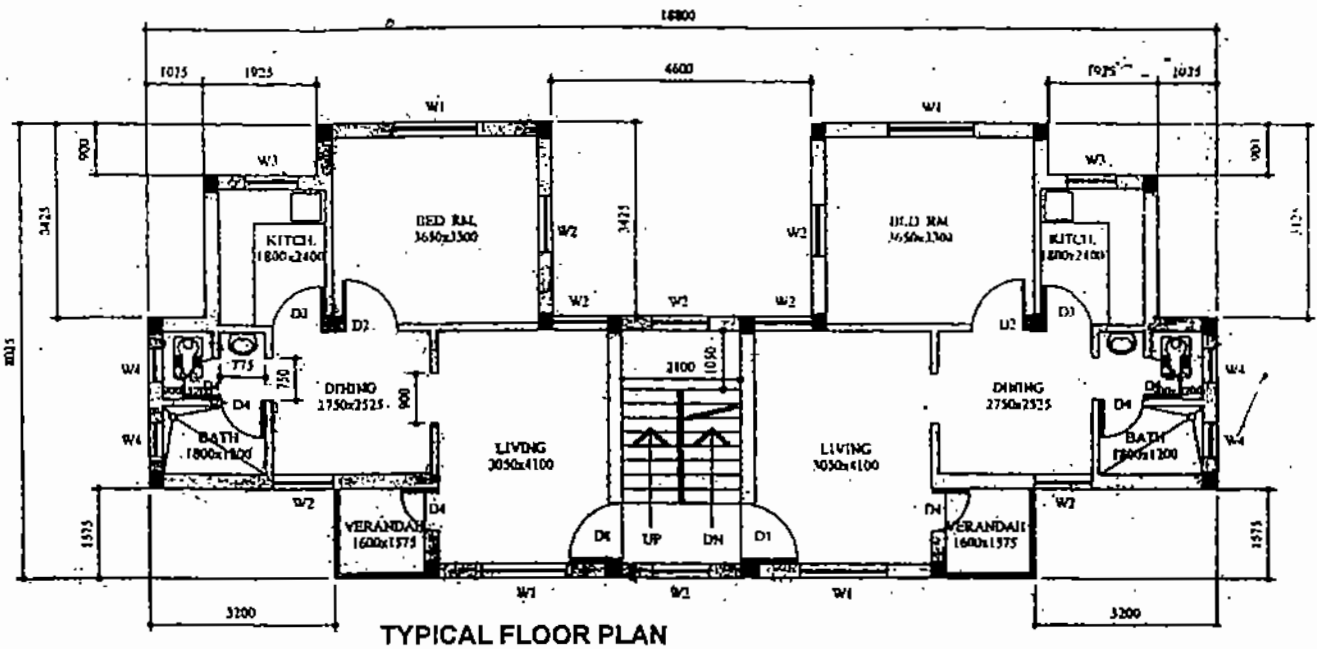
Areas and layouts of dwelling units are approximate and can be subjected to alteration during the execution.

The above cost does not include transfer and other charges like Stamp Duty, Registration charges etc. required under local Bye-laws at the time of transfer of land and dwelling unit. The amount of various instalments are according to cost as estimated at present. The amount and/or the number of instalments are liable to change due to change in cost of dwelling units.

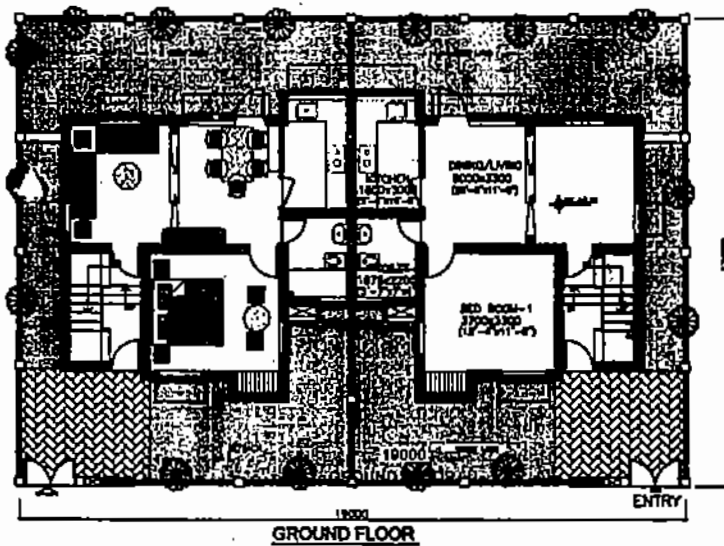
One time maintenance cost for maintenance fund and DRF for the Allottees Association will be collected after draw of lots, but before giving the possession of the dwelling unit.

In case bulk connection of water supply has to be provided additional water supply connection charges will also be collected along with the last instalment.

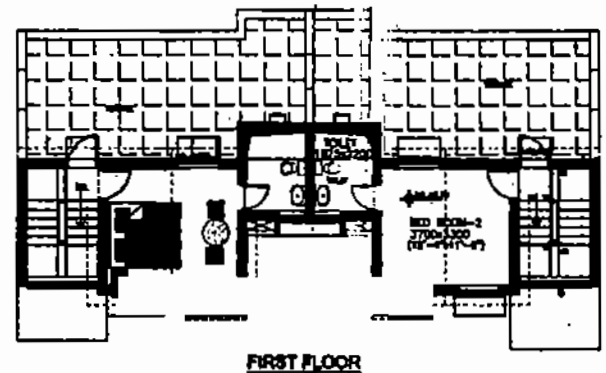
RAIL VIHAR, ASANSOL PHASE-II PLAN OF DWELLING UNITS



TYPE A/1/A



TYPE A/2A

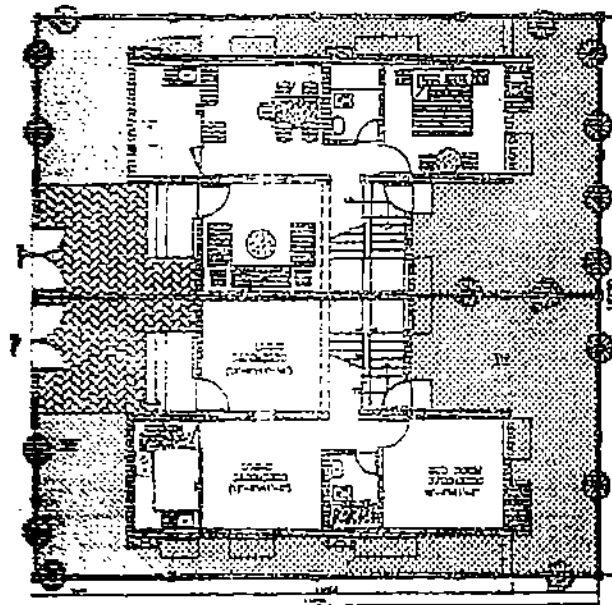


TOTAL COVERED AREA = 89.36 Sqmt. (961 sqft.)



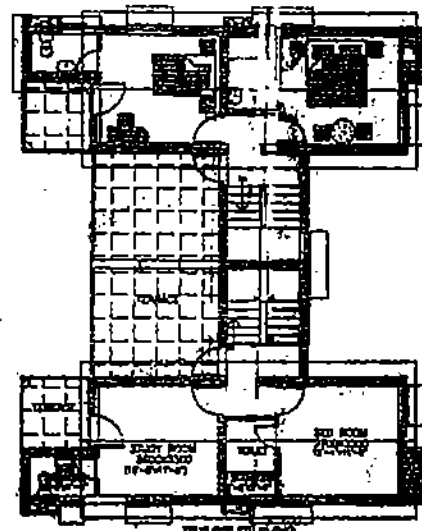
Note : Dimensions may vary as per Actual Construction and site conditions

RAIL VIHAR, ASANSOL PHASE-II PLAN OF DWELLING UNITS



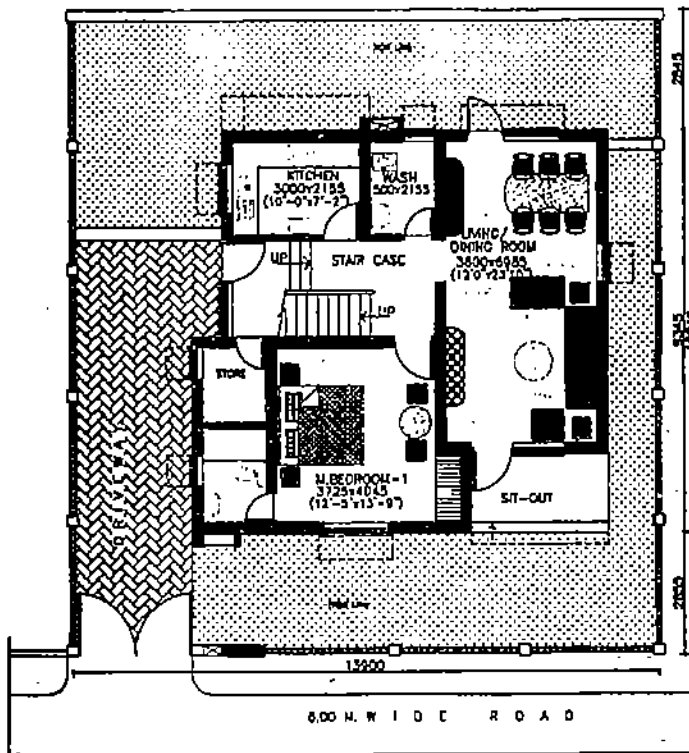
GROUND FLOOR

TYPE A/4



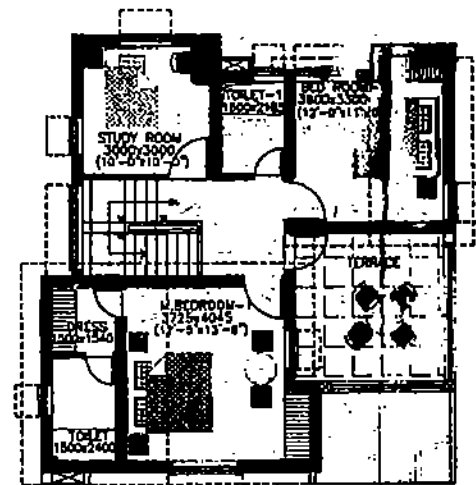
FIRST FLOOR

TOTAL COVERED AREA = 110.5 Sqm. (1178 sqft.)



GROUND FLOOR PLAN

TYPE A/3



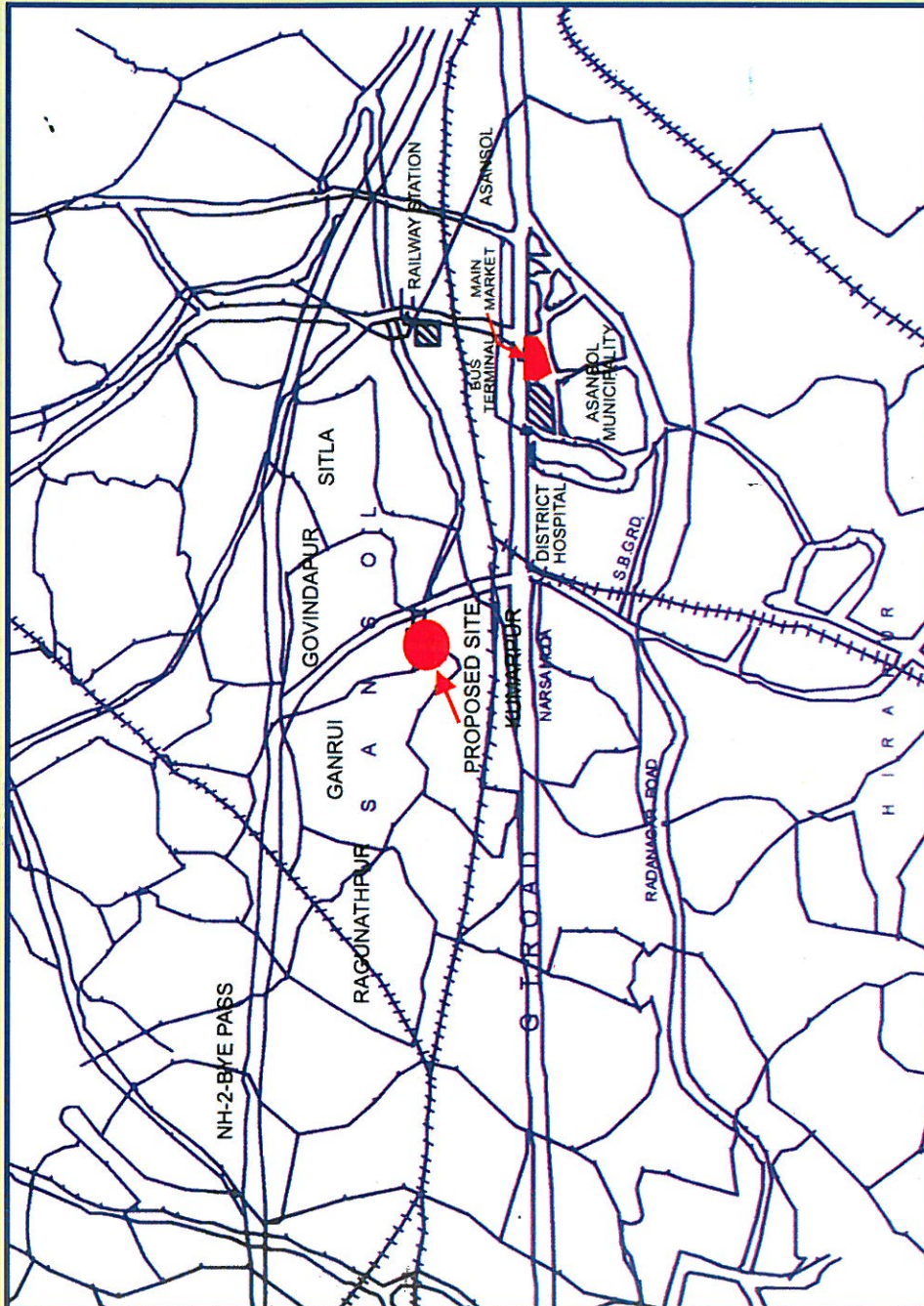
FIRST FLOOR PLAN

TOTAL COVERED AREA = 118.81 Sqm. (1278 sqft.)



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

KEY PLAN OF **RAIL VIHAR, ASANSOL**



NOT TO SCALE

TO DELHI

TO DELHI