



INDIAN RAILWAY WELFARE ORGANISATION  
भारतीय रेल कल्याण संगठन

No. IRWO/Tech/Zirakpur/Vol.VI

Date : 20-12-2018.

Shri/Smt. «NAME»  
«ADD1», «ADD2»  
«ADD3», «ADD4»  
«CITY» - «PIN»

Sch. Reg.No. «SCH\_REG\_NO»  
Membership No. «PR\_NO»  
Type : «TYPE»

Dear Sir/ Madam,

**Sub: Financial crunch for day-to-day maintenance of common services at Rail Vihar, Zirakpur.**

**Ref: i) IRWO letter No.IRWO/AR/Zirakpur dated 9.11.2018.  
ii) IRWO letter No.IRWO/ZKP/RWA dated 29.09.2018.**

1. The IRWO has constructed the above project and handed over the possession to allottees to enable them for any modification and wood work etc. as clearly mentioned on handing/taking over certificate under para (e). But the allottees have started residing in the flats on their own volition and risks which requires day-to-day maintenance of common services such as Security Guards, Lift Operators, Mali, Electricians, S.T.P. Operators etc.

2. The allottees are residing in the quarters for more than three years and maintenance funds collected from the allottees as per IRWO General Rules of Condition No.19.2(b), which reads as follows:-

“For maintenance of the housing complex for the above of one year, IRWO will collect, in addition to the maintenance fund (Para 23), amounts from the allottees at the rate of 50 paise per sq. feet per month for one year before issuing the possession letter”.

This maintenance fund has been exhausted long back and needs to be augmented from the allottees, failing which proper maintenance is not possible.

3. Further, your attention is drawn towards IRWO General Rules number 19.3(b) and rule no.23.4 regarding Maintenance Funds to maintain the quality maintenance, which read as follows:-

**19.3(b) :**

“It will be responsible for security, cleanliness and maintenance of all common services such as lifts, generators, water supply, roads, paths, storm water drains, sewers, staircases, external lighting, horticulture and other common facilities at the expense of its allottees. It shall also be responsible for repairs, color/cement/distempering or whitewashing, as the case may be of the exterior walls of the dwelling units. The Association will also pay all rents, fees, taxes and other charges as applicable”.

**23.4 :**

“In case of requirement of additional funds, the Association will have powers to realize subscriptions from the allottees/residents according to the byelaws of the Association”.

4. Reference is also invited to 2(e) of handing/taking over certificate duly signed by allottee and GM/IRWO/Chandigarh reads as :

“I fully understand that one time maintenance money deposited before taking possession is meant for common facilities only and I undertake to pay my share of expenses to the Society in the event of review due to any reasons”

5. In view of the above, you are requested to kindly pay your monthly/yearly subscription to Adhoc RWA. Till then, IRWO is constrained to reduce the maintenance expenditure which is likely to cost discomfort to residents. With immediate effect, strength of the Lift Operator is being reduced and now the Lifts and Generator will not function at night during 9 PM to 5 AM.

6. Only a single Mali will be deployed and there will be only one guard at the Gate also.

7. Common lights will be reduced to the minimum.

8. All allottees are therefore requested to pay their subscription promptly. RWA is requested to take appropriate action to ensure collection of sufficient day-to-day fund to maintain the common services.

  
Chief Project Manager(Civil).

Copy to : i) PM/Zirakpur

ii) President, Adhoc RWA

} With the request to start collection of subscription from allottees early so that quality service can be restored at the earliest.