

R – IV September 2018

INDIAN RAILWAY WELFARE ORGANISATION

RESIDENTIAL HOUSING SCHEME (2014)

RAIL VIHAR, KOTA
(RERA REG.NO. : RAJ/P/2017/496)

4TH REOPENED SCHEME FROM 1ST SEPT 2018 ONWARDS
(ALLOTMENT IN MONTHLY BATCHES)

SCHEME OPENED FOR RAILWAY EMPLOYEES AND ALL OTHER INDIAN NATIONALS.

SALIENT FEATURES & TECHNICAL SPECIFICATIONS



SEPT, 2018

INDIAN RAILWAY WELFARE ORGANISATION (IRWO), SHIVAJI (MINTO) BRIDGE, RAILWAY COMPLEX (BEHIND SHANKAR MARKET) NEW DELHI – 110001

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1. INTRODUCTION:

- 1.1 The Indian Railway Welfare Organisation (IRWO) has been set up as a registered society under the Societies Registration Act XXI of 1860 with its Headquarters at New Delhi, to provide dwelling units for serving and retired railway men at all India level purely as a social welfare measure on 'no-profit no-loss' basis.
- 1.2 IRWO had acquired land on lease at Borkheda, Kota (Rajasthan) about 4 km from main railway station. IRWO had launched its Rail Vihar Residential Scheme having about 167 independent plots having constructed single-storied dwelling units of four types. The scheme is being again reopened from 01/09/2018 onwards.
- 1.3 For eligibility criteria, procedure for draw, allotment of dwelling units, withdrawal from scheme, nomination and handing over etc. refer to IRWO's General Rules, April, 2013 as amended from time to time.
- 1.4 Besides IRWO members, following personnel 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 PSUs, Statutory Authorities and Autonomous Bodies under Central Government.
 - (b) Army / Airforce / Naval Personnel.
 - (c) Employees of State Government, State Government PSUs, Statutory Authorities and Autonomous Bodies under State Governments.
 - (d) Employees of Nationalised Banks.
 - (iv) Other Indian Nationals.
- 1.4.1 Applications in respect of blood relations will have to be forwarded by the concerned IRWO member quoting the Primary Membership Number. In case more than one application are received from blood relations of an IRWO Member, he / she will have to specify the priority amongst these blood relations while counter signing the applications.
- 1.4.2 Allotment both within the categories of IRWO members and within the categories of blood relations shall be based on seniority of IRWO members as per IRWO Rules.
- 1.4.3 Applications in respect of S.No. 1.4 (i) & (iii) above will have to be forwarded by their Controlling Officers.
- 1.4.4 If number of applications received are more than the number of dwelling units available then allotment will be decided by draw of lots.
- 1.4.5 Applicants (other than IRWO members) will also be required to become members of IRWO for this specific scheme before allotment of DU to them. Membership fee is Rs 1000+ GST, i.e. Rs 1180/- (including GST.) Applicant can pay this fee separately or this amount can be included in the Draft/Banker cheque of Booking Amount.

1.5 Applications will have to be submitted along with self-attested photo copies of PAN Card and Aadhaar Card.

1.6 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 applicants will get priority over 2nd time applicants 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 to IRWO members. IRWO members will have 1st priority of allotment based on seniority of members as per IRWO rules. As a last option, vacant dwelling units can also be offered for sale to Central and State Government PSUs, Statutory Authorities & Autonomous Bodies at same terms & conditions.

1.7 The scheme will remain open from 01/09/2018 till all vacant DUs are booked. Booking applications received in a month will be treated as one Batch and booking applications received during the period of each subsequent month will be considered as a separate Batch. The Scheme will be closed after entire vacant DUs are booked and Wait List created.

2. THE SCHEME:

2.1 The present scheme envisages construction of single storied dwelling units of 4 types i.e. K-II, K-III, K-IV(**3-BHK**) with 3 Bed rooms and 3 Bath rooms and K-IVA(**4-BHK**) with 3 Bed rooms + 1 Study with 4 Bath rooms..

2.2 Applicants may give their option for dwelling units of different types in the Application Form. Applicants shall deposit the Booking Money applicable (along with membership fee, in case of Non-IRWO members) for the type of dwelling unit opted by them through DD/Banker Cheque.

3. LOCATION

3.1 The site is located at a distance of approximately 4 km from Kota Railway Station along the *nehar* road to Baran Road. The distance of site is about 1.5 km from the Railway Colony on one side and about 1 km from main Baran Road *Pulia*.

3.2 The key plan of location may be seen on back side of the back cover.

4. NOTABLE FEATURES OF THE LAYOUT AND DESIGN

4.1 The layout of dwelling units on each plot category has been prepared to ensure adequate natural ventilation and sun light inside the dwelling unit. Adequate provision of Parks / Children's Play Ground, Community Centre, water supply, sewage disposal etc. is being made. Electric supply will be provided from / by Rajasthan State Electricity Board.

4.2 Earthquake resistant designs: Foundations as well as superstructure shall be designed based on soil investigations of site as well as recommendations of structural design engineering experts. Dwelling units shall be built in RCC framed structure. Foundations are designed for double storey structure.

- 4.3 Phase I of the project is almost at completion stage Applicants may visit the site to see the layouts and facilities available in the project. Site photographs can also be seen on IRWO website (www.irwo.net).

5. TENTATIVE DETAILS OF DWELLING UNITS

- 5.1 Approximate area and approximate cost of different types of dwelling units are indicated in Table-1. It may be noted that the details of areas and accommodation are approximate and subject to changes.

TABLE-1
FOR DU'S (HOUSES)

Type	Approx Plot Area in Sft/Sqm	Approx Super area in Sft/Sqm	No. of Units	Accommodation	App Cost (Rs in Lakh)	Booking Money (Rs in Lakh)
K-III (3-BHK)	1306/121.33	1008/93.68	34	Drawing cum Dining Room, 3 Bed Rooms Kitchen, 3 Toilets & staircase to terrace	52.28	2.00
K-IV (3-BHK)	1716/159.42	1286/119.5	16	Drawing cum Dining Room, 3 Bed Rooms Kitchen, 3 Toilets & staircase to terrace	67.55	2.50
K-IVA (4-BHK)	1716/159.42	1286/119.5	14	Drawing cum Dining Room, 3 Bed Rooms + 1 Study, Kitchen, 4 Toilets & staircase to terrace	68.67	2.50

NOTES: -

1. The areas, construction of different types of dwelling units indicated above is based on acceptance and approval of Layout Plan by Urban Improvement Trust (UIT), Kota.
2. The normal expected escalation in construction cost has already been taken into consideration. However, any increase in cost due to escalation beyond estimated, alterations in design and specifications, or other unforeseen reasons, actual cost would be payable by the allottee.
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. Any such charges would be payable by allottees.

5. Layouts shown in the Annexure are as per finalization of drawings. No claim shall be entertained on account of any variations / changes.
6. Any enhancement in cost demanded by State Government due to additional stamp duty or any other reasons, shall also be payable by the allottees. The additional amount determined shall also be payable by the allottees within the period as specified by the concerned authorities.
7. Some plots may have additional area of land and additional construction area for which extra payment will be determined by IRWO. There shall be additional cost towards additional area of plot, additional construction area, corner plots, park(s) facing plots or any special feature attributed to specific plot/ dwelling unit, rates of which shall be as determined by IRWO.

TABLE 2
TECHNICAL SPECIFICATIONS

1.	<u>Foundations:</u> RCC foundations with RCC plinth beams.
2.	<u>Superstructure:</u> RCC in columns, beams, lintels and roof slabs, considering earthquake resistant structure, and walls in brick work with cement mortar.
3.	<u>Door/Window Frames:</u> Hard Wood (Mirandi wood) frames. Provision for future jali shutter for external doors & windows.
4.	<u>Door/Window Shutters:</u> Door shutters will be flush door shutters with commercial veneering on both faces and enamel painted. Window shutters will be of Ghana teak wood fully glazed and enamel painted.
5.	<u>Flooring:</u> Vitrified tiles in bedrooms, living room, and antiskid heavy duty matt tiles in kitchen and matt ceramic tiles in toilets.
6.	<u>Kitchen:</u> Jet Black Granite working top with glazed tiles up to two feet height on walls above the working counter. Kitchen sink of Stainless Steel. No kitchen cabinet will be provided.
7.	<u>Toilets:</u> Glazed tiles on walls up to full height in toilets. White glazed wash basin and W.C, C.P. fittings with concealed plumbing.
8.	<u>Electrical:</u> Copper wiring in the concealed PVC conduits with MCBs. No light fixtures geysers or fans will be provided.
9.	<u>Niches:</u> Niches for ward-robos in bedrooms shall be provided wherever feasible.
10.	<u>Wall Finishing:</u> All internal walls and ceiling shall be plastered with cement mortar and provided with White cement putty and painted with oil-bound distemper.
11.	<u>External Facade:</u> Plain cement plaster with weather proof textured finish.
12.	<u>Roof Water Proofing:</u> Brick-Bat coba on Roof.
<u>Note:</u> The above specifications are tentative and subject to change on technical considerations. No claim on this account will be entertained.	

7. HOW TO APPLY.

- 7.1 7.1 Three types of Booking Application forms are available in the Brochure for use by different categories of applicants:
 - (i) Annexure-B1 for IRWO members.
 - (ii) Annexure-B2 for Blood relations of IRWO members.
 - (iii) Annexure-B3 for other categories.

Applications should be submitted in the application form as applicable to the applicant as per Annexure-B1, B2 and B3 of this Brochure along with booking money as given in the Schedule of Payment (Annexure-II) and membership fee for non-IRWO members and should be sent to the Managing Director, Indian Railway Welfare Organisation, Shivaji Bridge, Behind Shankar Market, New Delhi- 110001. Application and Brochure can also be downloaded from IRWO website www.irwo.net.

- 7.2 Payment of Booking Money should be made by an a/c Payee Demand Draft or A/c Payee Banker's cheque in favour of "IRWO" Payable at New Delhi. Payment by cash will not be accepted.
- 7.3 Applicants other than IRWO Members are also required to send Membership Application Form (Annexure-M) for this scheme along with membership fee of Rs. 1,180/- through DD/Banker's Cheque in favour of "IRWO" Payable at Delhi/New Delhi.
- 7.4 The scheme is open from 01/09/2018 onwards and booking applications received in a month shall be treated as one batch (received within specified period). Similarly booking applications received during each subsequent month shall be considered as separate batches. Booking letters shall be issued for each batch at the end of the month based on seniority of the members of the batch. As such applications of second & subsequent batches will be considered only if DUs are available after consideration of applications of the earlier batches.

8. SCHEDULE OF PAYMENT:

- 8.1 On selection for allotment of dwelling unit and issue of Allotment letter to the member, the member will be required to make payments in accordance with the Schedule given in Annexure-II. The cost is 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 the allottees. As and when the estimate is revised the installment amount may also be revised for prospective payments. IRWO reserves the right to change schedule of payment depending upon the progress of work or any other reasons. Allottees shall be bound to abide by such revised schedule.
- 8.2 After issue of Allotment letter, the installments as given in Annexure-II shall be paid by the allottees when these fall due. No separate intimation / letter for the the installments indicate in the allotment letter will be issued as the details will be available in Allotment Letter itself. Though Notice calling for further installments 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 www.irwo.net regularly where latest payment schedule would be available.
- 8.3 In case of delay of payment of any installment of more than 7 days beyond the due date, delay charges @ 9.5% (Nine point five zero percent) per year will be charged extra, on monthly basis; part month of delay will be taken as full month delay.
- 8.4 If any allottee does not pay two consecutive installments on due dates after issue of allotment letter/Demand letter, a notice will be served to pay the installments within 90 days with interest (delay charges). In case, the allottee does not make payments after having been served the notice about default in payment of installment, a final

notice would be served to him / her to make payment within 30 days. If the payment is not received by due date, his / her allotment will be liable to be CANCELLED and his / her booking money / installment amount will be refunded after deducting the penalty amount as per Para 20 of IRWO General Rules.

- 8.5 The Project accounts may not be closed at the time of occupation of dwelling units by the allottees. The last installment 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 the allottees concerned in additional installments as required.
- 8.6 Payment of booking money and last installment will be accepted only through bank draft or banker's cheque drawn in favour of IRWO payable at New Delhi. Other payments can be made through local cheque / bank draft or Banker's cheque (drawn on Delhi / New Delhi Banks) in favour of IRWO subject to realization.
- 8.7 For payment of instalments, in case allottee needs financial assistance, he can apply for home loan to State Bank of India DRM Office Branch 10939, Kota after receipt of NOC from IRWO Office.

9. IRWO GENERAL RULES 2013

- 9.1 For rules regarding registration, re-sale, transfer, withdrawal from the scheme, maintenance fund etc, please refer to IRWO's General Rules, April, 2013 and amendments made thereafter, 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-April 2013 along with latest amendments can also be downloaded from IRWO's website: www.irwo.net.
- 9.2 Allotment of dwelling units shall be done in accordance with the rules and laws of the local authorities in force as amended from time to time, as applicable.
- 9.3 Extracts of 'Para 20. WITHDRAWAL RULES', after booking a dwelling unit, from IRWO's General Rules, April, 2013, are given below:

"20.2 Before Issue of Booking (Allotment) Letter (where wait-list does not exist)

In case of withdrawal after depositing booking money but before issue of Booking (Allotment) Letter, 50% of the booking money will be deducted. The balance will be refunded without interest. This will be, however, on submission of Undertaking as per Annexure- H2.

20.3 After issue of Booking (Allotment) Letter but before Allotment of Dwelling Unit (where wait-list does not exist).

In cases of withdrawal after issue of the confirmed Booking Letter but before allotment of the specific dwelling unit, full Booking Money plus 5% of instalments due (paid or not) up to the date of receipt of withdrawal letter plus interest due on delayed payment will be deducted and the balance paid without interest. This will be however, on submission of Undertaking as per Annexure H-2.

20.4. After allotment (where wait-list does not exist)

In case of withdrawal after allotment of specific DU but before possession of the dwelling unit, full Booking Money plus 7.5% of the instalment due (whether paid or not) up to the date of receipt of withdrawal letter plus interest on delayed payment will be deducted and the balance amount paid without interest. This will however be on submission of Undertaking as per Annexure H-2.

In cases the withdrawal is because of the death of the Member before possession of the dwelling unit, if the spouse or the children (if the spouse is not alive), so desire full payment made by the member will be refunded without interest to the legal heir after deducting only administrative charges of Rs.2500 subject to legal formalities.

20.5 After Possession

No withdrawal will be permitted after possession.

20.6 Where Waiting List exists such that the dwelling unit can be allotted to another applicant the penalty for withdrawal will be as under:-

i) a) Before issue of Booking Letter – Rs.2500/-

b) After issue of Booking Letter:

Type I & II - Rs. 5,000/-

Type III & IV - Rs.10,000/-

ii) In cases of withdrawal after three months from the date of issue of Booking Letter, an additional payment @ 9% per annum on the defaulted instalment is also payable. The total penalty, however, will not exceed Rs.10,000/- in case of Type I & II and Rs. 25,000/- in case of Type III & IV.

iii) In case no person on the Waiting List accepts the offer, the case will be treated as with no Waiting List and dealt with as per para 20.3, 20.4 & 20.5 as applicable.

iv) However, it is further provided that

a) Actual refund will be made only after the dwelling unit is re-allotted and acceptance & undertaking received from the new allottee, duly signed.

b) The new allottee shall pay to IRWO the cost of the dwelling unit plus an equalization charge as if he is a new entrant to the scheme.

Schedule of Payment

Type of Dwelling Unit	Plot Area (sq m)	Super Area (sq m)	Approx. Cost (Rs. in Lakh)	Booking Money (Rs in Lakh)	1 st Instalment (Rs in Lakh)	2 nd Instalment (Rs in Lakh)	3 rd Instalment (Rs in Lakh)	4 th to 8 th Instalment (Rs in Lakh)	Last Instalment (Rs in Lakh)
K-II	93.46	72.91	36.17	1.5 + GST	5.0 + GST	5.0 + GST	5.0 + GST	3.7 + GST	1.17 + GST
K-III	121.33	93.68	46.68	2.0 + GST	6.5 + GST	6.5 + GST	6.5 + GST	4.8 + GST	1.18 + GST
K-IV(3BHK)	159.42	119.50	60.31	2.5 + GST	8.5 + GST	8.5 + GST	8.5 + GST	6.2 + GST	1.31 + GST
K-IV(4BHK)	159.42	119.50	61.31	2.5 + GST	8.5 + GST	8.5 + GST	8.5 + GST	6.4 + GST	1.31 + GST

Equilization charges Above prices are fixed up to 31-12-2019 after which EC is likely to be charged extra as per IRWO Rules.

GST is payable extra on Booking Money as well as installment amount as per rules. The present rate of GST is 12% which may change as per government decision.

Notes:

1. Applicants applying against the scheme are to pay Booking Money as indicated above along with the Application for Booking.
2. First three installments will be payable within 2, 3, & 4 months of the issue of the Allotment Letter. Other installments will be paid depending upon the progress of work for which advance notice will be given. However, non-receipt of Notice for Payment of installment will not be a reason for waiver of delayed payment charges. Allottees are advised to consult IRWO website regularly for latest payment schedule.
3. The above costs of various types of dwelling units are based on present prices and are subject to escalation during construction. Any increase in cost based on actual shall be borne by allottees.
4. The amounts of various installments are according to the cost as estimated at present. The amount and the number of installments are liable to change with the change of cost of dwelling units.
5. One time maintenance fund charges and additional maintenance charges which will be in addition to the above costs, will be collected after draw of lots but before giving possession of the dwelling unit.
6. In case bulk connection of water supply has to be provided, water connection charges will also be collected along with the last installment.
7. One time depreciation reserve fund charges which will be in addition to above cost will be collected before giving possession of the dwelling unit.
8. There shall be additional cost towards additional area of plot, additional super area, corner plot, plot facing park or any special feature attributed to a specific dwelling units, rates of which shall be as determined by IRWO.
9. For maximum efficiency of usage of land in a plot, the internal layout of units has been prepared considering compoundable deviations from sanctioned plans. Cost of regularization of deviations, based on rates notified vide UIT guidelines dated 06-06-2010, is included in overall cost of the Units. Any new or additional charges shall be added to the cost of the units.

INDIAN RAILWAY WELFARE ORGANIZATION (IRWO)
MEMBERSHIP APPLICATION FORM
(For Railway Employees Only)
(To be filled up in block letters)

For official use only

Membership No. allotted.....
 Date of allotment.....

Self
Photo

1. Applicant's Name (Full Name)

2. Father's/Husband's Full Name.....

3. Date of Birth

4. Date of Appointment.....

5. Date of Retirement.....

6. Department.....

7. Designation.....

8. To be filled up by Spouse of a deceased employee only

a. Employee's Name

b. PPO No.....

(Copy to be enclosed)

9. PAN Number _____

10. Aadhar Number _____

11. E-Mail ID _____

12. Mobile No _____ Land Line No _____

13. Family Details:

Name	Sex	Age	Relation

14. Address for correspondence:

15. Permanent Address:

16. Preferred City for Dwelling Unit: a).....b).....c).....

17. Membership Fee Payment details:

Amount: Rs.1180/-(Including 18%GST)

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 fact/information. I understand that I will be disqualified from membership and/or allotment of dwelling unit, if at any time, any of the said particulars are found incorrect.

I have read the IRWO General Rules and I undertake to abide by all rules and instructions that may be issued from time to time by IRWO.

Place_____

Signature of applicant_____

Date_____

Designation _____

Counter Signed by (with seal)

[Please see instructions overleaf]

INSTRUCTIONS

1. The application should be counter signed by:-

- i) For serving employee of Railway/Railway PSU - Controlling Officer
- ii).For senior serving railway officers who themselves are controlling officers. - Chief Personnel officer.
- iii) For retired employees/spouses of deceased employees - Any Railway Gazetted Officer
- iv) For employees of IRWO - Personnel Officer

2. Application Form must be filled in block letters in English and sent to the Managing Director, IRWO, Railway Office Complex, Shivaji Bridge (Behind Shankar Market), New Delhi-110001 by Registered post along with crossed A/c Payee Demand Draft for Rs. 1180/- (including 18% GST) drawn in favour of IRWO payable at New Delhi. No cash or cheque will be accepted.

3. Any change in Mailing Address should be immediately intimated to IRWO Office.

4. Incomplete /invalid /illegible applications are likely to be rejected. No correspondence in this regard shall be entertained.

5. Applicants must give a 'Permanent Address' at which they may be contacted even after transfer or retirement.

Note:

1. Please read IRWO General Rules before filling the form. Latest amendments to the General Rules are also available on IRWO website (www.irwo.net).

2. Application should be submitted to Managing Director, IRWO, New Delhi.

3. Fill up your address at the back of the Acknowledgement slip.

ACKNOWLEDGEMENT
(Blanks to be filled by applicant)

Received from.....
Address.....
Membership Application form along with non-refundable fee of Rs. 1180/- (including GST) only in
form of Bank Draft No.....Dated..... Drawn on Bank
Branch

for Indian Railway Welfare Organization

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

From:
Indian Railway Welfare Organization,
Railway Office Complex,
Shivaji Bridge (Behind Shankar Market),
New Delhi – 110001.

To:

(In the printed version, this portion is to be printed on the reverse of 'Acknowledgement')

INDIAN RAILWAY WELFARE ORGANISATION
Membership Application Form for Rail Vihar Kota
(For non-railway employees)
 (To be filled up in block letters)

For office use only

Membership No. of Specific Scheme
Allotted.....

Photograph
Applicant

1. Applicant's Name (Full Name)_____
2. Father's/Husband Full Name _____
3. Date of Birth_____
4. PAN No. _____
5. Aadhar Number _____
6. E-mail ID _____
7. Mobile No. _____ Land line No. _____

8. For those applying as Blood Relation of IRWO member

- I. Full Name of IRWO Member _____
- II. Relationship with IRWO Member _____
- III. Membership No. of IRWO Member _____
- IV. Year of Joining of IRWO Member _____

9. In case applied as other than IRWO Member & Blood Relation of IRWO Member:
(Only for service person)

- I. Designation _____
- II. Name of Organisation _____
- III. Date of Appointment _____
- IV. Date of Retirement _____

[illegible][illegible]

DECLARATION BY THE APPLICANT

I also undertake to abide by all rules and instructions that may be issued from time to time by Indian Railway Welfare Organisation (IRWO).

Signature of Applicant _____

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INSTRUCTIONS

1. The application should be countersigned by:
 - (i) In case applied as Blood Relation of IRWO Member: **By IRWO Member.**
 - (ii) In case applied as other than SL. No.1. : **By Controlling/Personnel officer.**
 - (iii). Applications of other Indian Nationals: **Not required.**
2. Application Form must be filled in block letters in English and sent to the Managing Director, IRWO, Railway Office Complex, Shivaji Bridge (Behind Shankar Market), New Delhi-110001 by Registered Post along with A/c Payee Draft for Rs.1,180/- drawn in favour of IRWO payable at New Delhi. No cash or cheque will be accepted. Membership Fee of Rs. 1,180/- (including 18% GST) is non-refundable.
3. Any change in Mailing Address should be immediately intimated to IRWO Office.
4. Incomplete /invalid /illegible applications are likely to be rejected. No correspondence in this regard shall be entertained.
5. Applicants must submit self attested copy each of PAN Card & Aadhar Card.

Note:

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

Application should be submitted to Managing Director, IRWO ,Railway Complex, Shivaji Bridge, Behind Shankar Market, New Delhi-110001.

ACKNOWLEDGEMENT
(Blanks to be filled by applicant)

Received from.....
Address.....
Membership Application form along with non-refundable fee of Rs. 1180/- (including GST) only in
form of Bank Draft No.....Dated..... Drawn on Bank
Branch

for Indian Railway Welfare Organization

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

From:
Indian Railway Welfare Organization,
Railway Office Complex,
Shivaji Bridge (Behind Shankar Market),
New Delhi – 110001.

To:

(In the printed version, this portion is to be printed on the reverse of 'Acknowledgement')

13. Date of Retirement

D	D	M	M	Y	Y	Y	Y

14. Correspondence Address

PIN

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

15. Permanent Address:

PIN

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16. To be filled up by retired employees/spouse of deceased railway employees:

(i) Name of retired/deceased railway employee:
(With designation and department)(ii) Pension Payment Order No:
(Copy to be enclosed)

17. Details of IRWO Property held at present by self/spouse/dependent children of applicant.

S. No	Details of IRWO Property (name of Housing Scheme)	Type	Dwelling Units No.	Remarks

18. Details of IRWO Property held at present by co-applicant.

S. No	Details of IRWO Property (name of Housing Scheme)	Type	Dwelling Units No.	Remarks

19. Details of Co-Applicant's

(i). Co-applicant's Name & relationship _____

(ii). Co-applicant's Aadhar No.....

(iii). Co-applicant's PAN Number.....

20. Type of dwelling unit required: _____

21. Booking Money Payable _____

22. Membership Fee (only for IRWO Non-member) _____

23. Amount paid earlier, if any _____

24. Net Amount payable (Sl. No 21+22-23) _____

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

26. Name of the Bank & Branch _____

We hereby declare that the particulars given in the application form are correct and we have not willfully suppressed any material information. We understand that we will be disqualified from Booking / Allotment of dwelling unit, if at any time any of the said particulars are found to be incorrect.

We also undertake to abide by all rules and instructions that may be issued from time to time by Indian Railway welfare Organisation (IRWO). We have read the information in this Brochure, IRWO General Rules and fully understood the contents.

Signature of Co- Applicant _____

Signature of Applicant _____

Place: _____

Date: _____

Countersigned
(With seal)

****Please read 'Instructions' regarding the competent authority for countersignature**

Indian Railway Welfare Organisation
RAIL VIHAR KOTA (4th REOPENED SCHEME)
 (To be submitted along with Application form for booking)
 RAIL VIHAR KOTA (4th Reopened Scheme)

Name of applicant.....

Membership No.....

Photograph Applicant	Photograph Co-applicant
-------------------------	----------------------------

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

S No	Name	Male/Female	Age	Relationship
				Self

Signature of Applicant

Signature of Co-applicant

Countersignature of Controlling/ Personnel Officer

Note: Photographs of self and co-applicant affixed are to be attested by Controlling / Gazetted Officer.

INSTRUCTIONS

1. The original application should be counter signed by:-
 - i) For serving employees in Railway/Railways PSUs - Controlling Officer
 - ii) For senior serving railway officers who themselves are controlling officers - Chief Personnel Officer
 - iii) For retired railway employees/spouses of deceased railway employees - Any Railway Gazetted Officer
 - iv) For employees of IRWO - Personnel Officer
 2. Application Form must be filled in block letters in English and signed by the Applicant.
 3. All Bank Drafts or Banker's Cheques accompanying the application should be crossed a/c payee only, drawn in favour of "IRWO, payable at New Delhi". No cash or cheque will be accepted.
 4. Application Form along with Demand Draft should be sent to the Managing Director, IRWO, Railway Office Complex, Shivaji Bridge (Behind Shankar Market), New Delhi- 110001 by Registered post or delivered in Person.
 5. The applicant must enter his/her Membership No. in the Application form. The applicant should also quote the Scheme Registration No of the scheme, once allotted to him, in all future correspondence.
 6. Non-IRWO members should also submit Membership application in Annexure A-1 along with Booking Application Form in Annexure B-1.
 7. Applicants must submit self attested copy each of PAN Card & Aadhar Card.
 8. Any change in Mailing Address should be immediately intimated to IRWO Office.
 9. Incomplete /invalid /illegible applications are likely to be rejected. No Correspondence in this regard shall be entertained.
 10. Applicants must give a 'Permanent Address' at which they may be contacted even after transfer or retirement.
 11. Spouse of a deceased railway employee should give name, designation and department of his/her late husband/wife and attach a copy of Pension Payment Order (PPO).
 12. IRWO General Rules (available at IRWO website: <http://www.irwo.net>) may be consulted for IRWO rules.
-

RAIL VIHAR KOTA (4th REOPENED) SCHEME

(For office use only)

ACKNOWLEDGEMENT

Received fromMembership Number
Address.....
..... Application Form for Booking of
DU in KOTA Group Housing Scheme along with Booking Money and membership fee (*for Non-IRWO
members*) of Rs vide Bank Draft/Cheque No
DatedDrawn on Bank Branch

for Indian Railway Welfare Organization

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

From:

Indian Railway Welfare Organization,
Railway Office Complex,
Shivaji Bridge (Behind Shankar Market),
New Delhi – 110001.

To:

(In the printed version, this portion is to be printed on the reverse of 'Acknowledgement')

INDIAN RAILWAY WELFARE ORGANISATION
Railway Group Housing Scheme
Application Form for booking of Dwelling Unit
By Blood Relations of IRWO Members
RAIL VIHAR KOTA GROUP HOUSING SCHEME
(4th Reopened Scheme)

**To,
Managing Director/IRWO
Railway Complex, Shivaji Bridge,
Behind Shankar Market, New Delhi-110001**

Scheme Registration No. _____
(To be filled up by IRWO office)

1. Name of IRWO Member _____

2. Membership No of IRWO member						
---------------------------------	--	--	--	--	--	--

3. Year of joining of IRWO Member				
-----------------------------------	--	--	--	--

4. Full Name

[illegible]

5. Father's / Husband's Name:

[illegible]

6. Relation with IRWO Member. _____

7. Date of Birth

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

D D M M Y Y Y Y

8. Aadhar Number

[illegible]

9. PAN Number

[illegible]

10. Email Address

[illegible]

11. Phone Number: Residence _____ Office _____
Mobile _____

12. Correspondence Address

[illegible]

PIN

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

13. Permanent Address:

[illegible]

PIN

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

14. Details of Co-Applciant's (Only Spouse can be co-applciant)

(i). Co-applciant's Name & relationship _____

(ii). Co-applciant's Aadhar No.....

(iii). Co-applciant's PAN Number.....

15. Type of dwelling unit required: _____

16. Booking Money Payable _____

17. Membership Fee **(only for IRWO Non-member)** _____

18. Net Amount payable (Sl. No 16+17) _____

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

20. Name of the Bank & Branch _____

We hereby declare that the particulars given in the application form are correct and we have not willfully suppressed any material information. We understand that we will be disqualified from Booking / Allotment of dwelling unit, if at any time any of the said particulars are found to be incorrect.

We also undertake to abide by all rules and instructions that may be issued from time to time by Indian Railway welfare Organisation (IRWO). We have read the information in this Brochure, IRWO General Rules and fully understood the contents.

Signature of Co- Applicant _____

Signature of Applicant _____

Place _____

Date _____

Countersigned by IRWO Member
Quoting Membership No.

Indian Railway Welfare Organisation
(To be submitted along with Application form for booking)
(For Blood Relations of IRWO Members)

Full Name of Applicant
(Blood Relation)_____

Membership No of specific scheme

Photograph Applicant	Photograph Co-applicant
-------------------------	----------------------------

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

S.No.	Name	Male/Female	Age	Relationship
				SELF

Signature of Applicant

Signature of Co-Applicant

Counter Signature of IRWO Member

Note: Photograph of self and spouse/co-applicant affixed are to attested by IRWO Member.

INSTRUCTIONS

1. Application Form must be filled in block letters in English and signed by the Applicant.
2. All Drafts or Banker's Cheques accompanying the application should be crossed "A/c Payee" only, drawn in favour of IRWO, payable at New Delhi. No cash or cheque will be accepted.
3. Application Form along with Demand Draft should be sent to the Managing Director, IRWO, Railway Office Complex, Shivaji Bridge (Behind Shankar Market), New Delhi-110001 by registered post or delivered in person.
4. The IRWO member forwarding / countersigning the application must enter his/her Membership No. in the Application form. The applicant should also quote the Registration No. of the scheme, once allotted to him, in all future correspondence.
5. Application should also enclose membership application form for the specific scheme in Annexure 'A-2'.
6. Applicants must submit self attested copy each of PAN Card & Aadhar Card.
7. Any change in mailing address should be immediately intimated to IRWO office.
8. Incomplete /invalid /illegible applications are likely to be rejected. No correspondence in this regard shall be entertained.
9. Applicant must give a 'Permanent Address' at which they may be contacted even after transfer or retirement.
10. IRWO General Rules (available at IRWO website: <http://www.irwo.net>) may be consulted for IRWO rules.

RAIL VIHAR KOTA (4th REOPENED) SCHEME

(For office use only)

ACKNOWLEDGEMENT

Received fromMembership Number
Address.....
..... Application Form for Booking of
DU in KOTA Group Housing Scheme along with Booking Money and membership fee (*for Non-IRWO
members*) of Rs vide Bank Draft/Cheque No
DatedDrawn on Bank Branch

for Indian Railway Welfare Organization

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

From:
Indian Railway Welfare Organization,
Railway Office Complex,
Shivaji Bridge (Behind Shankar Market),
New Delhi – 110001.

To:

(In the printed version, this portion is to be printed on the reverse of 'Acknowledgement')

INDIAN RAILWAYS WELFARE ORGANISATION
Railway Group Housing Scheme
4th Reopened Scheme of Rail Vihar KOTA
Application Form for Categories other than IRWO Members & their Blood Relations

To,
Managing Director / IRWO
Railway Complex, Shivaji Bridge
Behind Shankar Market, New Delhi – 110001

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

1. Membership Number_____

- ## 2. Full Name

[illegible]

3. Father's / Husband's Name.

[illegible]

4. Date of Birth

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

- ### 5. Service Details (Only for Service Person)

- I. Designation _____

- ## II. Organisation

- ### III. Date of Appointment

- #### IV. Date of Retirement

6. Aadhar Numbar_____

7. PAN No _____

8. E-Mail ID _____

9. Phone Number: Residence _____ Office _____

- Mobile No _____

- ### 10. Correspondence Address of the Applicant

[illegible]

Indian Railway Welfare Organisation
(To be submitted along with Application form for booking)
(For other than IRWO Members and Blood Relations)

Full Name of
Applicant _____

Membership No of specific scheme
(to be filled in by IRWO)

Photograph Applicant	Photograph Co-Applicant
-------------------------	----------------------------

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

S.No.	Name	Male/Female	Age	Relationship
				SELF

Signature of Applicant

Counter Signature of Controlling/Personnel officer
(Not required of other Indian nationals)

Signature of Co--applicant

Note

- (i). For service class Photographs of self and co-applicant affixed are to be attested by Controlling /personnel officer.
- (ii). Photographs in case of other Indian Nationals should be self attested.

INSTRUCTIONS

1. Application Form must be filled in block letters in English and signed by the applicant.
2. All Drafts or Banker's Cheques accompanying the application should be crossed "A/c Payee" only, drawn in favour of IRWO, payable at New Delhi. No cash or cheque will be accepted.
3. Application Form along with Demand Draft should be sent to the Managing Director, IRWO, Railway Office Complex, Shivaji Bridge (Behind Shankar Market), New Delhi-110001 by Registered post or delivered in person.
4. The applicant must enter his/her Membership No and scheme registration number, once allotted to him, in all future correspondence.
5. Application should also enclose membership application form for the specific scheme in Annexure 'A-2'.
6. Applicants must submit self attested copy each of PAN Card & Aadhar Card.
7. Any change in Mailing Address should be immediately intimated to IRWO Office.
8. Incomplete /invalid /illegible applications are likely to be rejected. No correspondence in this regard shall be entertained.
9. Applicant must give a 'Permanent Address' at which they may be contacted even after transfer or retirement.
10. In case of other Indian national no counter sign required.
11. IRWO General Rules (available at IRWO website: <http://www.irwo.net>) may be consulted for rules on this subject.

For Office Use Only

**RAIL VIHAR KOTA
(4th Reopened Scheme)
ACKNOWLEDGEMENT**

(Blanks to be filled by applicant)

No:-R-IV/ _____

Received from
Membership Number..... Address.....
.....

Application Form for Booking of D. U. of Rail Vihar, KOTA (4th Reopened Scheme)
along with Booking Money of Rsvide Bank Draft/Cheque
No.....Dated..... Drawn on Bank Branch

For Indian Railway Welfare Organization

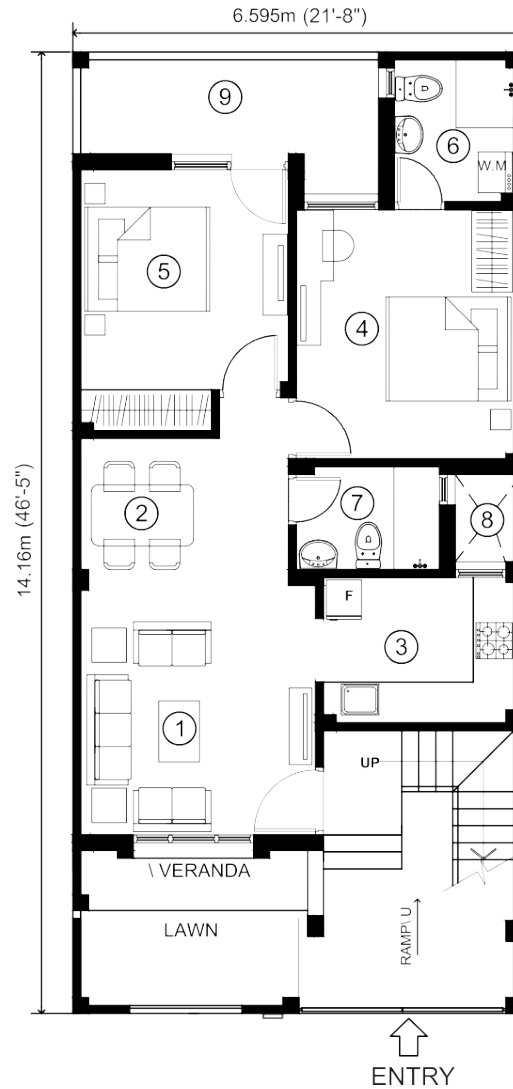
*(Acknowledgement portion to be detached and sent to the applicant. No separate letter /
receipt will be sent in confirmation of receipt of Booking Application.)*

From:

To:

Indian Railway Welfare Organization,
Railway Office Complex,
Shivaji Bridge (Behind Shankar Market),
New Delhi – 110001.

(In the printed version, this portion is to be printed on the reverse of 'Acknowledgement')

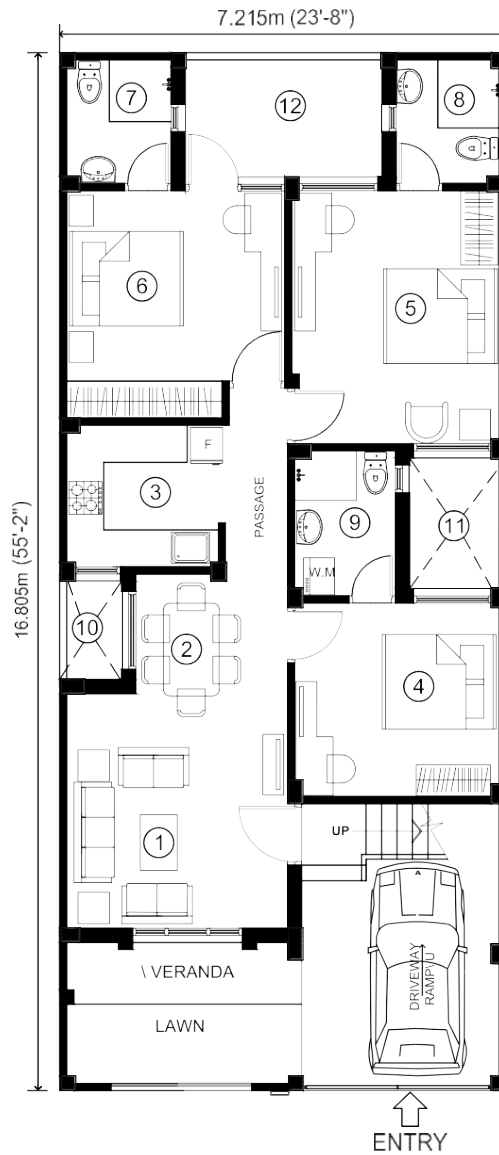


No.	DESCRIPTION	DIMENSIONS	
		METRIC (MM)	IMPERIAL
1	LIVING	3450 X 3750	11'- 4" X 12'- 4"
2	DINING	3050 X 2090	10'- 0" X 6'- 10"
3	KITCHEN	2800 X 2140	9'- 2" X 7'- 0"
4	BEDROOM	3200 X 3670	10'-6" X 12'-0"
5	BEDROOM	3050X 3245	10'- 0" X 10'-8"
6	TOILET	1760 X 2090	5'- 9" X 6'- 10"
7	TOILET	2105 X 1520	5'- 0" X 6'- 11"
8	CUT-OUT	980 X 1290	3'- 3" X 4'- 3"
9	REAR COURTYARD	4490 X 1500	14'-9" X 4'-11"

TENTATIVE UNIT PLAN TYPE: K- II 2BHK

PLOT AREA - 93.46 sq.mt. (111.78 sq.yds.)(1006 sq.ft)

SUPER AREA -72.91 sq.mt. (785 sq.ft.)

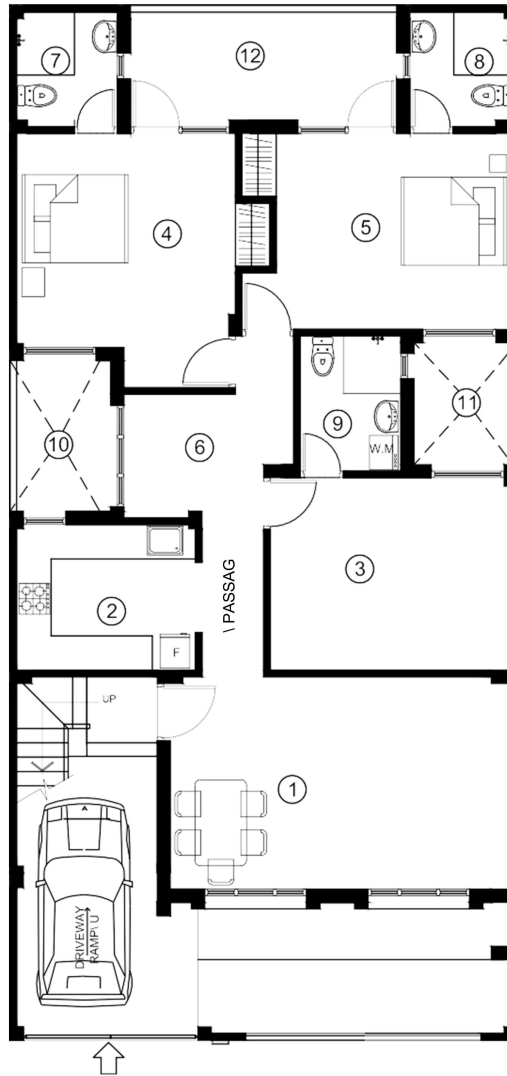


No.	DESCRIPTION	DIMENSIONS	
		METRIC (MM)	IMPERIAL
1	LIVING	3565 X 3450	11'- 8" X 11'- 4"
2	DINING	2450 X 2285	8'-0" X 7'- 6"
3	KITCHEN	2450 X 2295	8'- 0" X 7'- 6"
4	BEDROOM	3305 X 3130	10'-10" X 10'-3"
5	BEDROOM	3345 X 4100	11'- 0" X 13'-5"
6	BEDROOM	3525 X 3085	11'-7" X 10'- 1"
7	TOILET	1685 X 2000	5'- 6" X 6'- 7"
8	TOILET	1665 X 2000	5'- 6" X 6'- 7"
9	TOILET	1630 X 2350	5'- 4" X 7'- 9"
10	CUT-OUT	1000 X 1590	3'- 3" X 5'- 3"
11	CUT-OUT	1560 X 2120	5'- 1" X 6'- 11"
12	REAR COURTYARD	3175 X 2000	10'- 5" X 6'- 7"

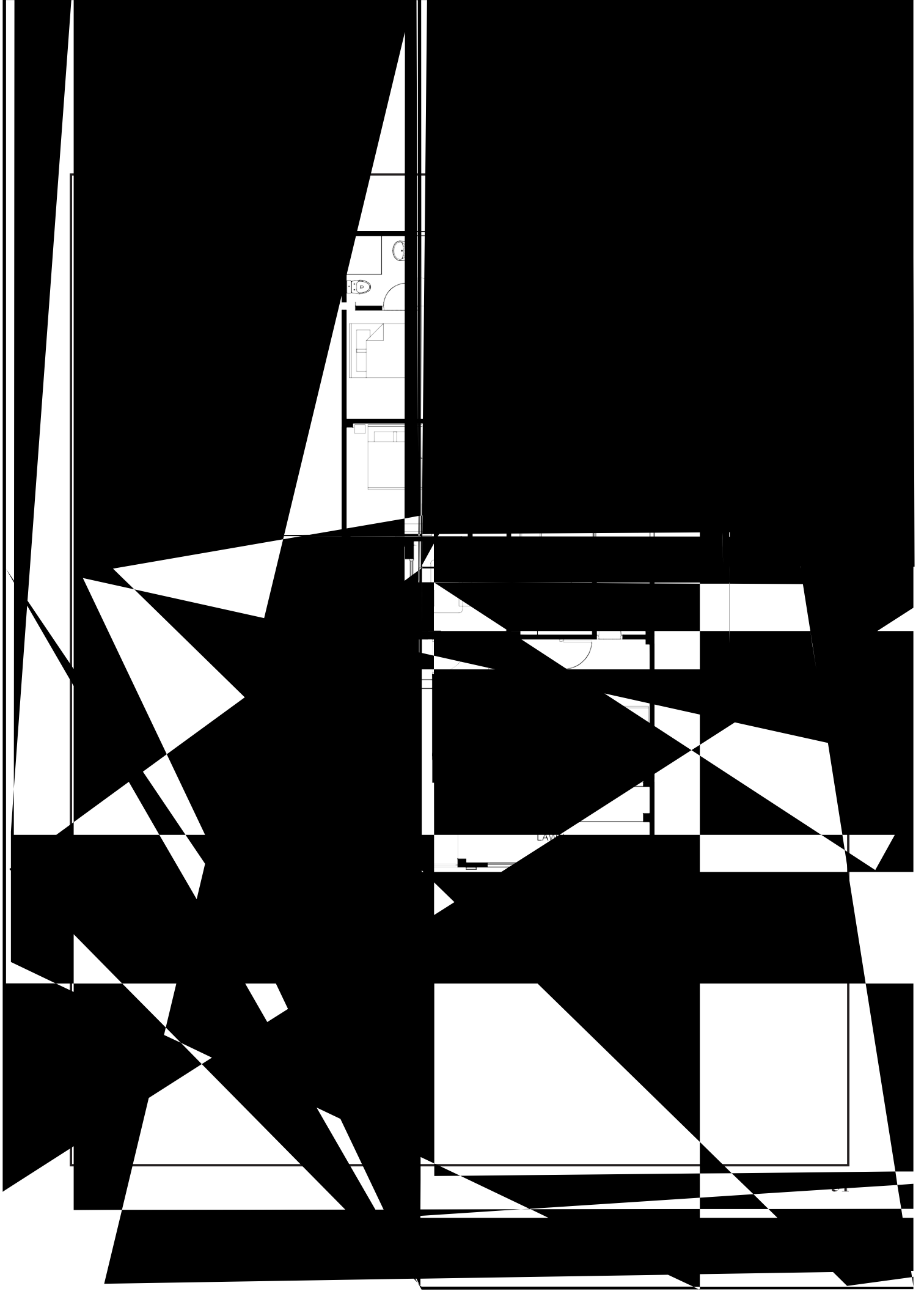
TENTATIVE UNIT PLAN TYPE: K- III 3BHK

PLOT AREA - 121.33 sq.mt. (145.11 sq.yds.)(1306 sq.ft)

SUPER AREA -93.68 sq.mt. (1008.4 sq.ft.)



No.	DESCRIPTION	DIMENSIONS	
		METRIC (MM)	IMPERIAL
1	LIVING & DINING	5935 X 3700	19'-6" X 12'-2"
2	KITCHEN	3115 X 2540	10'-3" X 8'-4"
3	BEDROOM	4190 X 3355	13'-9" X 11'-0"
4	BEDROOM	3820 X 3730	12'-6" X 12'-3"
5	BEDROOM	4075 X 3415	13'-5" X 11'-2"
6	UTILITY SPACE	2970 X 2155	9'-8" X 7'-1"
7	TOILET	1755 X 2000	5'-9" X 6'-7"
8	TOILET	1755 X 2000	5'-9" X 6'-7"
9	TOILET	1755 X 2355	5'-9" X 7'-9"
10	CUT-OUT	1755 X 2625	5'-9" X 8'-7"
11	CUT-OUT	1800 X 2125	5'-11" X 7'-0"
12	REAR COURTYARD	4642 X 2000	15'-3" X 6'-7"



RAIL VIHAR, KOTA,

IRWO

KEY PLAN

