

ANNUAL REPORT FOR THE YEAR 2009-10

INTRODUCTION

The Indian Railway Welfare Organisation (IRWO) was registered under the Society Registration Act, 1860 on 25th September 1989 with the object of promoting social welfare schemes such as providing help to railway personnel, spouse of deceased railway personnel, personnel of public undertakings under the Ministry of Railways and the personnel of IRWO in procuring a house for residence. The prime activity of IRWO is procurement of land throughout the country and execution of housing projects at these sites to cater to the housing needs of its members.

The Balance Sheet of IRWO as on 31st March 2010 duly audited by Auditors, M/s Sanjay Salig Arora & Co., Chartered Accountants, New Delhi is placed below for acceptance by the Governing Body.

Highlights of Financial Performance and Operating Performance are given below:

A **FINANCIAL PERFORMANCE**

1. **Primary Membership:**

The membership of IRWO has increased from 70645 to 71761. This has also resulted in additional collection of nearly Rs.11.16 lakh as Primary Registration Fee.

2. **Income:**

During the year 2009-10, IRWO earned an Interest of Rs.66.39 lakh. Part of this was used for meeting certain Expenses (details in Schedule 18) leaving a net balance of Rs.9.66 lakh on funds with the Corporate Office, Rs.22.89 lakh were earned as Miscellaneous Earnings details of which are in Schedule 17. Total net Earning was thus Rs.32.55 lakh. Miscellaneous Earnings were by way of Sale of Publications, Subscription for Samachar Darshan on behalf of Members, Transfer Fees etc.

3. **Expenditure:**

During the year the actual expenditure was Rs.123.71 lakh as against Rs.125.05 lakh during the year 2008-09. The savings were due to the reason that the Establishment Expenses of Staff posted in Corporate Office but directly involved with the work of running Projects has been directly allocated to respective Projects.

4. **Apportionment of Surplus:**

Corporate Office Income amounting to Rs.32.55 lakh is treated as surplus and has been apportioned to Land Corpus Fund. The position of various funds are as under:

a) **General Reserve:**

The balance in General Reserve as on 31.3.2009 was Rs.1643.49 lakh which has increased to Rs.1922.33 lakh by adding Rs.58.11 lakh as Transfer from Projects as their contribution, Rs.229.06 lakh as Interest on Advance made to the Projects and Rs.3.96 lakh as Administrative Charges realized on account of withdrawal / cancellation during the year. Balance in General Reserve amounting to Rs.1922.33 lakh is net after transfer of Rs.10.66 lakh to Trichy Project and Rs.1.63 lakh to IRWO employee to meet the medical expenses for treatment of his son as approved by Governing Body.

b) **Land Corpus Fund:**

The balance in this fund has increased from Rs.2196.59 lakh last year to Rs.2512.47 lakh on account of recoupment of Land Cost (Rs.283.33 lakh) and transfer of Rs.32.55 lakh from Income & Expenditure Account during the year.

5. Repayment of Loan

Rs.60 lakh was paid to Public Sector Undertakings under the Ministry of Railways during this year thus reducing the net loan liability to Rs.60.00 lakh.

The loan of Rs. 3 crore from Ministry of Finance is repayable. Provision for this has already been made by creating Loan Redemption Fund. Interest liability for this loan funds have been provided under Current Liabilities.

6. Loan from HUDCO

During the year in addition to Rs.11.05 crore, further loan amounting to Rs.26.75 crore was drawn from M/s HUDCO, Chandigarh for purchase of Land After repayment of Rs.4.93 crore during the year, an amount Rs.32.87 crore is payable to HUDCO.

B PROJECTS IN PROGRESS.

a) **Kolkata Phase-IIIB.**

In Phase-IIIB at Rajarhat, Kolkata, 216 flats are under construction on available land adjoining Phase-III-A. Piles and foundation work has been completed for all 6 blocks. 10 floor slabs each in three blocks, 4 slabs in one block and 3 slabs in one block have been cast. Other finishing works are also simultaneously in progress.

b) **Vasundhara Phase-II.**

Construction of 128 units is in progress. Casting of all floor slabs and structural work has been completed. Outer grit wash, inside plaster and other finishing works in the flats are in progress. Work of erection of four lifts in two blocks has commenced. Material for balance 4 lifts has also been received. Draw of lots for

allotment of specific flat was held on 20-03-2010 and the draw of lots for car parking for type-II allottees was done on 16.07.2010. There is a set back in the progress of the project due to acute shortage in the availability of labour as a large number of projects are going on in NCR area connected with Common Wealth Games. All efforts are being made to expedite completion and handing over the units to the allottees.

c) **Lucknow Phase-III**

Construction work of 84 units was started in May, 2009. 80 units have already come up and are at various stages upto roof level. Roof has been cast for 51 units. Other finishing works are also in progress.

d) **Sonepat/Kundli.**

Construction of 660 dwelling units has been planned. Already, total booking of 501 units has been done. Foundation, basement and floor slab work is in progress for ten towers which have been taken up in Phase-I as per booking. Roof slabs of 36 type II units out of 260 have been cast. There are still vacancies particularly in category of Type-III and Type IV flats for which notification was issued. Booking against vacancies in flats was reopened upto 14.05.2010 and was extended upto 31.07.2010.

e) **Moradabad.**

12.8 acre of land has been procured. Booking letters have been issued to 56 applicants for different types of dwelling units. Approval of plans from MDA was received on 30.11.2009. Tenders were opened on 18.12.2009 and have been finalized and work awarded. Construction has come upto lintel level in 11 units type-III and 8 units type II. Foundation is in progress for 8 units type III and 3 units type-II. More applicants can be accommodated for which fresh notification inviting applications from 02.08.2010 to 29.10.2010 has been issued.

f) **Ajmer Phase-II**

Construction of 16 dwelling units has been planned in the plot of land already available in Arjun Lal Sethi Colony, Adarsh Nagar, Ajmer. Booking letters to eligible applicants have been issued. Building plans were approved by local authority. Tenders have been finalized and work has started at site. Construction has progressed upto lintel level in 6 units type III and upto plinth level of 1 unit type III. Foundation is in progress for 2 units type IV.

g) **Zirakpur (near Chandigarh).**

Final sale deed for complete plot of land has been executed. As the response to Housing Scheme launched for booking from 01.10.2008 to 10.02.2009 was not good, this scheme was shelved and a restructured scheme was reopened for booking of dwelling units from 20.04.2009 to 10.07.2009. Only 69 applications were received. The scheme was extended for booking upto 11.09.2009 which resulted in 18 more applications. Booking letters have been issued to these applicants. Thus 87 applications have been received as against total of 399 units which can be built.

Building plans have been finalized and the plans have been approved by the State Authorities. Tenders for the work were opened on 16.04.2010 and contract has been awarded. Work started at site. Construction of boundary wall has been taken up.

3. **LAND IN HAND.**

a) **Meerut.**

4-Acres of land has been got allotted in Shatabdi Nagar from Meerut Development Authority. The scheme has been launched and the response has been very good. 106 applications have been received as against 79 units which can be built. Booking letters have been issued. Architect has been appointed and the plans have been submitted to MDA for approval. Tenders were opened on 07.05.2010 and award letter has been issued. Approval of building plans by MDA is awaited.

b) **Chennai Phase-II.**

Land (11.88 acre) was procured in year 2004 and housing scheme was announced. Scheme has been launched and booking letters have been issued to 138 applicants. Architect submitted plans for approval to local authorities. CMDA had raised certain objections in conversion of land use to residential on account of environmental considerations. IRWO's appeal against CMDA decision has been upheld by State Govt. based on Pollution Control Board's favourable report for clearing the project with some modifications. The revised layout plans are under final approval of CMDA. Necessary chasing is being done for approval of plans.

c) **Hyderabad Phase-III.**

Area of land measuring about 1.5 acre has been procured within Lingampally Phase-I scheme. Plans for 60 units have been finalized and submitted to the sanctioning authority for approval. Scheme was launched from 10th November, 2008 upto 12.02.2009 against which 37 booking letters were issued. Notification for booking of vacancies upto 11.09.2009 was issued which resulted in 12 more applications. Tenders were called and opened on 10.12.2009 and have been finalized. The plans are under final stages of approval by Hyderabad Development Authority. The site work will start soon on approval of plans.

d) **Bengaluru.**

18-Acre of residential land was purchased and Sale Deed registered in favour of IRWO. Conversion to residential use of balance 02-Acre has also been approved. Land will be registered early. Housing Scheme was opened for booking and good response has been received. All houses have been booked. Booking letters have been issued. Architect has been appointed. Plans and tender documents are under finalization. A CPM with staff has been posted. Construction of boundary wall for the plot of land is in progress

4. **PROCUREMENT OF LAND**

a) **Bhubaneswar.**

IRWO had selected land at three locations in the past about two years where letters of intent were also issued but Owners/Sellers could not honour the commitments regarding marketability, title of land/other legal requirements etc. and the land could not be purchased finally. A fresh advertisement was given in the newspapers calling for offers of suitable land.. Some offers have been received which are under examination.

b) **Faridabad.**

Land Committee visited Faridabad on 09.07.2010 to see and examine suitability of plots of land offered for new IRWO housing Schemes. The plots were, however, not found suitable.

c) **Jodhpur**

Efforts have been made to procure land at Jodhpur from the local Development Authority and out of surplus Railway land available with Railway. But allotment of land could not be given by these Authorities.

d) **Kharagpur.**

Attempts were made to procure private land at Kharagpur but no suitable plot of land could be identified.

e) **Kolkata**

Land Committee proposes to visit Kolkata to see the land offered for IRWO Housing Scheme.

f) **Kota.**

A plot of land at Baran Road was selected and rates were negotiated with the owners. However, the owners desired increase in the rates which could not be agreed to. The Land Committee visited Kota a number of times and had selected a plot for which detailed offer was also received. This plot could not be finalized as it was decided to try and get surplus Railway Land at Kota.

g) **Navi Mumbai**

An offer of a plot of land near Panvel has been received which was inspected by the Land Committee on 23rd and 24th June, 2010. Details have been called for from the Seller. No response has been received.

h) **Patna**

A number of plots have been seen at Patna but were not found suitable for IRWO housing.

i) **Varanasi.**

The offers for sale of plots have been received and Land Committee has visited BSB on 3.6.2010 to assess their suitability for IRWO Group Housing and short listed two sites for follow up action. The Seller has been asked to send details.