



1. प्रबन्ध निदेशक के कक्ष से

प्रिय सदस्यों,

मार्च वित्तीय वर्ष 2018-19 का अंतिम माह है, अतः मैं इस अवसर पर इस वित्त वर्ष की कुछ महत्वपूर्ण उपलब्धियों को आपके सामने रखना चाहूंगा।

- 140 भवनों वाली चेन्नई फेज-IIA परियोजना इरवो की सबसे पुरानी परियोजनाओं में से एक है। यह परियोजना अदालती कार्यवाही, निविदा सम्बन्धी समस्याओं एवं अन्य कारणों से विलम्ब से शुरू हुई। यह परियोजना सही यत्नों से वर्ष 2015 में प्रारम्भ और जून 2018 में पूर्ण हुई। चेन्नई में 02.06.2018 को विशिष्ट भवन के आवंटन हेतु झु निकाला गया। चेन्नई में आवंटी अपने सपनों के घर को पाकर प्रसन्न हैं।
- 62 आवासीय इकाइयों वाली कोटा के प्रथम चरण का कार्य पूर्ण हो गया है और विशिष्ट भवन के आवंटन हेतु झु 09.10.2018 को निकाला गया था। भवनों के कब्जे आवंटियों को देने का कार्य प्रगति पर है।
- किसी नई आवासीय परियोजना को शुरू करने से पहले कई मंजूरीयां जरूरी होती हैं। उनमें से "पर्यावरण विभाग का अनापत्ति प्रमाण पत्र" प्राप्त करना सबसे कठिन होता है। इस वर्ष में अथक प्रयासों और प्रोत्साहन के फलस्वरूप तीन परियोजनाओं, लखनऊ फेज-IV, जीरकपुर और चेन्नई फेज-IIIB के पर्यावरण विभाग से अनापत्ति प्रमाण पत्र हासिल किये गए। इनके साथ ही इरवो की परियोजनाओं की सभी संस्तुतियां प्राप्त कर ली गयी हैं।
- पर्यावरण विभाग से मंजूरी प्राप्त करने के बाद चेन्नई फेज-IIIB और लखनऊ फेज-IV परियोजनाओं का निर्माण कार्य शुरू हो गया है। चेन्नई परियोजना में बुकिंग लगभग पूर्ण हो चुकी है जबकि लखनऊ परियोजना में प्रत्युत्तर में सुधार की आवश्यकता है। आशा है कि कार्यस्थल पर निर्माण कार्य में प्रगति दिखने के बाद बुकिंग बढ़ेगी।
- मुरादाबाद में नई परियोजना नियोजित की गई है जिसके लिए भूमि क्रय कर ली गई है। भूखंड में एक चक रोड थी जिसे बेहतर नियोजन के लिए इस चक रोड को सरकार से अधिग्रहित करने का निर्णय लिया गया। काफी प्रयासों के फलस्वरूप उत्तर प्रदेश के माननीय मुख्यमंत्री की संस्तुति से अधिग्रहण कर लिया गया है। अब मुरादाबाद विकास प्राधिकरण में नक्शे संस्तुति हेतु प्रक्रियाधीन हैं। संस्तुति शीघ्र अपेक्षित है।
- सोनीपत इरवो की सबसे बड़ी कॉलोनियों में से एक है। इसमें 660 भवन और 117 दुर्बल आय वर्ग इकाइयां हैं। यह परियोजना 2014 में पूर्ण हो गई थी। किन्तु विभिन्न कारणों से कार्यालय महा निदेशक, नगर नियोजन, हरियाणा पूर्णता प्रमाण पत्र जारी नहीं कर रहे थे। सघन भागदौड़ के बाद पूर्णता प्रमाण पत्र मई 2018 के माह में जारी हो गया। हस्तांतरण विलेख के पंजीकरण का कार्य प्रारम्भ हो गया है और आवंटी प्रसन्न हैं।
- इसी वर्ष में सोनीपत में RWA भी गठित कर दी गई है। 13 टॉवरों की देखरेख का कार्य RWA को सौंप दिया गया है, गत वर्ष में पूर्ण हुए आसनसोल प्रोजेक्ट में कई भवन बिना बिके रह गए थे। सघन प्रचार से परियोजना के सभी भवन बिक गए हैं। भवनों का पंजीकरण भी प्रारम्भ हो गया है। इरवो की फील्ड इकाई भी हटा दी गई है।
- आवंटियों की बेहतर संतुष्टि हेतु इरवो की वेबसाइट को और उन्नत बना दिया गया है। अब कोटा प्रोजेक्ट के आवंटी अपनी बकाया राशि (समकरण शुल्क और विलम्ब शुल्क) की स्थिति वेबसाइट पर देख सकते हैं। जयपुर फेज-III, चेन्नई फेज-IIIB, मुरादाबाद फेज-III, लखनऊ फेज-IV आदि को धीरे धीरे जोड़ा जाएगा।
- चालू परियोजनाओं की प्रगति स्थिति संलग्न है।

आपके और आपके परिवार को शुभ कामनाओं सहित।

वी. के. जैन
प्रबंध निदेशक

1. FROM THE DESK OF MANAGING DIRECTOR

Dear Members,

March being the last month of financial year 2018-19, I will take this opportunity to submit some of the achievements during this financial year.

- Chennai Phase-IIA Project consisting of 140 dwelling units is one of the oldest project. The work was badly delayed due to arbitration, court cases, contractual problems and other reasons. The Project was taken up earnestly in the year 2015 and was completed in the month of June, 2018. Draw for allotment of specific dwelling units was held at Chennai on 02-06-2018. Allottees at Chennai are happy after getting their dream home.
- Kota Phase I Project consisting of 62 DUs has been completed and draw for allotment of specific dwelling units has been held on 09-10-2018. Handing over of dwelling units to allottees is in progress.
- Number of clearances are required before starting a residential project. One of the most difficult 'No Objection Certificate' is Environment clearance. This year, after much efforts, 3 environment clearances have been obtained for Lucknow Phase-IV, Zirakpur and Chennai Phase-IIB projects. With this, IRWO has obtained all the mandatory NOCs for its projects.
- After obtaining environment clearance, new projects have been started at Chennai Phase-IIB and Lucknow Phase-IV. Chennai Project is almost fully booked while response for Lucknow Project needs to improve. It is expected to pick up once substantial progress of construction is visible at site.
- A new project has been planned at Moradabad for which land has already been purchased. A चक road is passing through the plot. For better planning, it was decided to acquire this चक road from State Government. After considerable efforts and persuasion, this चक road has been acquired after getting approval from the office of Chief Minister, Uttar Pradesh. Now the plans are under approval with Moradabad Development Authority. Approval is expected shortly.
- Sonepat is one of the biggest of IRWO colonies. It consists of 660 dwelling units and 117 EWS units. The Project was completed in 2014 but due to one or other reason, Director General, Town & Country Planning (DG,T&CP), Haryana was not issuing Completion Certificate. After vigorous chasing, the Completion Certificate was issued in the month of May, 2018. Registration of conveyance deeds of the dwelling units has been started.
- During the year, RWA has also been formed at Sonepat. Maintenance of all the 13 towers has been handed over to RWA. Maintenance of two EWS towers is also being handed over to RWA shortly.
- There were many unsold dwelling units at Asansol Project which was completed last year. As a result of vigorous publicity, all the dwelling units at Asansol have been sold. Registration of the dwelling units has also started. IRWO field unit at Asansol has been demobilised
- For better satisfaction of allottees, IRWO's website has been further upgraded. Now, allottees of Kota Project can see the status of all their dues (including Equalisation and Delay Charges) on the website. Other projects like Jaipur Phase-III, Chennai Phase II-B, Moradabad Phase-III, Lucknow Phase-IV etc. will be added gradually.
- Status of in-progress schemes is enclosed.

With best wishes to you and your family!

V. K. Jain
Managing Director

2.1. मुरादाबाद फेस-II Moradabad Phase-II.

In Moradabad, 12.9-Acre of land was procured and construction of dwelling units planned in two phases. In Phase-I, construction of all the 92 units has been completed and **possession of all the 92 units handed over to the allottees.**

For Phase-II, 81 dwelling units were planned. All 81 dwelling units have been completed and handed over. **Completion certificate has been issued by Moradabad Development Authority (MDA).**



Moradabad Phase-II

2.2. मुरादाबाद फेस-III Moradabad Phase-III.

A turnkey tender including transfer of land, for construction of single-storey houses was opened on 17-03-2016. LOI issued on 28-06-2016 was accepted by the Contractor and turnkey agreement executed on 30-08-2016. Transfer, registration and mutation of about 1.9 Ha of land has been done in favour of IRWO. Issue of चक्र road has been got finalized from the revenue authorities at Lucknow. Building plans and structural drawings have been submitted to Moradabad Development Authority (MDA) for approval. The housing scheme is open for booking of dwelling units. 9 DUs have already been booked and 4 applications have been received. Approval of plans by MDA is expected shortly, after which booking to the applicants shall be made. RERA registration number is UPRERAPRJ8575.

2.3. चैन्नई फेस-II Chennai Phase-II.

11.88 Acre of land was procured in the year 2004 and the housing scheme has been planned in two phases. In Phase-IIA, 140 dwelling units have been planned. Contracts were earlier awarded on two occasions but due to various reasons and court cases, the contractors could not complete the work and contracts had to be terminated. Fresh tender was awarded in June, 2015 and the work has been completed. Electric power connection has been obtained. Connections for water



Chennai Phase-IIA

supply and sewerage have also been done. Draw for specific allotment of DUs was held on 02-06-2018 at Chennai. Results have been uploaded on IRWO website. **Handing over of units is in progress.**

In Phase-IIB, 161 dwelling units have been planned. Building plans were submitted to Chennai Metropolitan Development Authority (CMDA) in the month of May, 2015. A number of meetings and discussions were held with CMDA authorities for early approval of plans. In this regard, Member Staff had also written a letter to Chief Secretary, Tamil Nadu Government for early approval of the plans. Building plans for 161 DU's have been sanctioned by CMDA and Municipal Authorities. Tender for the work was awarded in 2018. **For the 9 blocks, work is in progress at foundation / plinth and up to 4th floor level. RERA registration number is: TN/02/BUILDING/0195/2017.**



Chennai Phase-IIB

2.4. कोटा फेस-I Kota Phase-I.

IRWO has purchased 12.86-Acre of land at Kota and project is planned in two phases. These are single-storied plotted row houses. In Phase-I, 62 DUs were planned. The contract was awarded in April, 2015 but had to be terminated on 07-09-2016 due to tardy progress of work. Fresh contract was awarded in Oct 2016. Contractor is working on the new block of DUs and community center. External works, and construction of the boundary wall have been completed.

Allotment of specific DU has been done on 09-10-2018. Seven DUs have been handed over. RERA registration number is: RAJ/P/2017/496. The scheme has been re-opened to blood relations of IRWO members, employees of Nationalized Banks, employees of other Government establishments and all Indian nationals for booking to fill up the vacancies. 18 plots have also been put on sale on "first come, first serve" basis for IRWO members and others. 2 plots have been booked. One plot has been handed over.



Kota Phase-I in progress.

2.5 जयपुर फेस-III Jaipur Phase-III.

A plot of land measuring 3.24-Acre in Sector 37 of Jagatpura in Jaipur, approved by Jaipur Development Authority (JDA) for "residential use" has been purchased and registered in favour of IRWO on 03-12-2013. Building plans have been sanctioned by JDA. 261 multi-storied dwelling units are to be constructed. Tender was opened on 05-08-2015 and work awarded on 27-11-2015. Structural works and brickwork of all the six buildings, community centre and construction of boundary wall have been completed. Finishing of 81 units in blocks A & D and external works are in progress. 42 booking letters have been issued. The scheme has been re-opened for blood relations of IRWO members, employees of Nationalized Banks, employees of the other Government establishments and all Indian nationals. RERA registration number is: RAJ/P/2017/467.



Jaipur Phase-III

2.6 लखनऊ फ़ेस-IV Lucknow Phase-IV.

A plot of residential land measuring 2.13-Acre at Lucknow has been purchased and registered in favour of IRWO on 19-11-2013. Building plans have been approved by Lucknow Industrial Development Authority (LIDA). Permission for Environment clearance and Pollution Control for STP has been obtained. Work is in progress at site. Boundary wall has been completed. Earthwork in foundation is in progress for the DUs. Total 19 allottees are available. The scheme has been reopened for booking as vacancies exist. RERA registration number is: UPRERAPRJ8170.

3. हाल में पूरी की गई योजनायें

Recently Completed Projects

3.1 कुण्डली/सोनीपत (हरियाणा) Kundli / Sonapat (Haryana).

Sonapat is one of the largest group housing projects constructed by IRWO. There are 660 dwelling units and 117 EWS units. Buildings have been designed for earthquake resistant forces and firefighting installations have been provided as per the Haryana Government norms. Colony is provided with Solar Water Heaters, rain water harvesting and sewerage treatment with provision of recycling of waste water etc. The colony has been given Gold Grading by State Environment Appraisal Committee (SEAC) for satisfying laid down parameters of water conservation, energy conservation and noise level control etc. So far 627 possession letters have been issued and 617 allottees have taken possession. 22 EWS units have been handed over out of 24 possession letters issued. 18 dwelling units are vacant. Scheme has been reopened for booking for all Indian nationals. Occupancy certificate has been issued by DGT & CP. Duly elected RWA has been formed who has taken over maintenance of 13 towers out of the 15 towers along with all the external services and service contracts.



Sonapat

3.2 जिरकपुर (चण्डीगढ़) Zirakpur (Chandigarh).



Zirakpur

In Zirakpur, total 399 dwelling units and 44 EWS units were planned in two phases. All the 195 units in Phase-I and 204 units in Phase-II have been completed. Draw for allotment of specific unit for Phase-I and Phase-II was held on 30-05-2015 and 17-10-2015 respectively. 390 allottees have taken possession. RERA registration number is: PBRERA-SAS79-PR0043. 6 DUs are unsold. The scheme has been opened for all Indian nationals.

4. शुरू होने वाली आवासीय योजनाएं

HOUSING SCHEMES TO BE COMMENCED

4.1. जबलपुर Jabalpur.

9.6-Acre of land (approx) was purchased and registered in favour of IRWO in village Salivada and Kosamghat, on NH-12A Jabalpur – Mandla road. Approval of the Layout plans was obtained from the local authority. LOI was issued and accepted by the Contractor. Contractor had mobilised and done survey and setting out of the colony. Construction of site office was completed. RERA registration number was also obtained: P-JBP-17-1212. As only a few DUs were booked for this project, ***the construction work has been foreclosed for the time being. The work will remain suspended for the present and will be taken up after adequate number of bookings is available. The amount paid by the existing allottees has been refunded.***

4.2 बैंगलुरु Bengaluru.

A plot of about 20-Acre of land was purchased in the years 2009 & 2010 after it was duly converted to residential use. Building plans were submitted to BDA and were under examination by them for approval in the BDA Board meeting. However, approvals are held up due to:

(a) Even though two court cases in respect of this land were decided in favour of IRWO in 2012, but the same are yet to be deleted from RTC by Revenue Deppt. One case has since been deleted.

(b) Even though land was converted to residential in 2008, the village map still shows existence of a water tank. This needs correction. At present also there is no water tank at site physically.

(c) One water stream is shown in this land, even though the land is already converted to residential use. This too needs correction.

It can be seen that all issues could get resolved if decisions which are already taken by competent authority, are correctly documented. Matter is being actively pursued with Govt of Karnataka. DT and DF IRWO have also met BDA officials. ***A letter has been written by MS Rly Board to the Chief Secretary, Government of Karnataka, to help IRWO get the sanction of plans from BDA.***

A comprehensive tender which includes approval of plans, architectural services and construction of dwelling units has been called and opened. The tender is under process. In the meantime, pursuant to the judgement by the Hon'ble Supreme Court, a notification for the acquisition of over 3500-Acres of land including IRWO's land, at Bengaluru has been issued by the Bengaluru Development Authority (BDA) again. IRWO has already addressed the BDA and has filed a petition to the Hon'ble Supreme Court to exclude IRWO's land from the acquisition as was done by BDA earlier. Finalisation of the tender has been kept pending till a clearer picture of the final position of acquisition of land is available.

5.1. सदस्यों के साथ पत्राचार Communication with Members.

All members are requested to inform IRWO in respect of any changes in their postal address, email ID and mobile phone number so that their particulars can be updated in IRWO records.

5.2. इरवो वेबसाइट IRWO Website.

IRWO website has been redesigned to make it more users friendly. Information required by allottees about their allotment is available on the website. Allottees can also check their present address for correspondence on website. IRWO website has been upgraded further. Allottees of Kota project can now see the status of all their dues (including EC and Delay Charges) and payments on IRWO website. Moradabad Phase-IV, Jaipur Phase-III, Lucknow Phase-IV, Chennai Phase-IIB projects will also be added gradually.

A separate webpage has been created for every housing scheme with following details uploaded on the website:-

- Features
- Overview
- Technical Specifications
- Latest Photo gallery
- Key Plan / Unit plans etc.

The above facility enables the allottees to check and advise discrepancies, if any. Members are requested to visit the website and give suggestions for further improvement.

Note: The information contained in Samachar Darshan is only for the general information of the members and may change as per requirements and circumstances. Members should see the concerned Project Brochures for full details and terms and conditions.

- 1) **Bengaluru:** Shri V. Satyanarayana, PM IRWO, Railway Quarters No. 241-B, Behind Divisional Railway Hospital, MG Colony, Okalipuram, Bengaluru – 560 023. Phone: 080-23507251. E-mail: cpm.irwo.sbc@gmail.com
- 2) **Chennai (South Zone):** Shri C. Ramayana, CPM IRWO, Engineering Construction Office Complex, S. Railway, Poonamalle High Road, Egmore, Chennai – 600 008. Phone: 044-25322372.
- 3) **Chandigarh (North Zone):** Shri D. P. Singh, PM IRWO, Northern Railway Construction Office Complex, Near Railway Station, Chandigarh. Phone: 0172-2731923.
- 4) **Kolkata (East Zone):** Shri A. K. Jha, GM IRWO, Kalighat Metro Station Building, 156, S.P. Mukherjee Road, Kolkata – 700 026. Phone: 033-24631426.
- 5) **Kota:** Shri R. S. Sali , DPM IRWO, Flat No. 1003, Vrindawal Tower, Salasar Dham Deoli, Arab Road, Kota Borkheda, - 324001 (Rajasthan). Phone: 08901332766.
- 6) **Jabalpur:** Shri R. S. Sali, DPM IRWO, Flat No. 1003, Vrindawal Tower, Salasar Dham Deoli, Arab Road, Kota Borkheda, - 324001 (Rajasthan) Phone: 08901332766.
- 7) **Jaipur:** Shri Pawan Latambe, PM IRWO, Flat No. A-504, F-19 OK Plus Venus Central Spine, Mahal Road near Akshay Patra Temple, Jagatpura, Jaipur - 302025 (Rajasthan). Phone: 0809455599.
- 8) **Lucknow:** Shri Saroj Mishra, PM IRWO, Railway Reservation Centre, 2nd Floor, Charbagh, Lucknow – 226 004. Phone: 0522-2637132.
- 9) **Moradabad:** Shri Baldev Singh, GM IRWO, Railway Complex, Shivaji Bridge (Minto Bridge), Behind Shankar Market, New Delhi – 110 001. Phone: 09312353267
- 10) **Mumbai (West Zone):** Shri J. C. Parihar, GM IRWO, Churchgate Station Building, 1st. Floor, (Construction Wing), Churchgate, Mumbai – 400 020. Phone: 022-22085508.
- 11) **Secunderabad (SC Zone):** Shri V. Satyanarayana PM IRWO, Railway Quarters No. 506/1, Type-II, Rifle Range Colony, Opp. Railway Printing Press Lane, Secunderabad – 500 071. Phone: 040-27822502.
- 12) **Corporate Office (IRWO):** Railway Complex, Shivaji Bridge (Minto Bridge), Behind Shankar Market, New Delhi – 110 001. Phone: 011-23413627.

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