

1. प्रबन्ध निदेशक के कक्ष से

प्रिय सदस्यों,

- पिछले कुछ समय में हुए आर्थिक सुधारों के कारण रियल एस्टेट अभी भी मंदी के दौर से गुजर रहा है। कई बड़े सम्मानित बिल्डर अपनी परियोजनाओं को समय पर पूरा करने तथा भवनों के कब्जे देने में असमर्थ रहे हैं और दिवालिया होने के कगार पर हैं। हमारी सोसाइटी इरवो भी कुछ आर्थिक तंगी से जूझ रही है। किन्तु रेलवे बोर्ड, अपने शासी निकाय गवर्निंग बॉडी सदस्यों व माननीय इरवो के सदस्यों के सतत समर्थन के कारण इरवो को इस आर्थिक संकट से उबरने का विश्वास है।
- वर्तमान में इरवो की परियोजनाएं जयपुर, कोटा, चेन्नई, लखनऊ और मुरादाबाद में चल रही हैं। जौरकपुर (चंडीगढ़) तथा सोनीपत में कुछ पूरी तरह तैयार भवन बुकिंग के लिए उपलब्ध हैं।
- सभी एन. ओ. सी. तथा अनुमोदन मिलने के पश्चात् लखनऊ परियोजना का कार्य आरंभ कर दिया गया है।
- सोनीपत इरवो की सबसे बड़ी परियोजनाओं में से एक है। इसका पूर्णता प्रमाणपत्र मई 2018 में प्राप्त हो गया है। आर. डब्लू. ए. का गठन तथा पंजीकरण हो चुका है। कॉलोनी की मेंटेनेंस का कार्यभार आर. डब्लू. ए. को सौंपने की प्रक्रिया जारी है। आवंटियों के पक्ष में भवनों की कनवेयन्स डीड निष्पादित होनी शुरू हो चुकी हैं।
- चेन्नई फेज़-IIA परियोजना के आवंटियों के विशिष्ट भवन आवंटन की लॉटरी का ड्रा हो चुका है। राज्य सरकार से पानी और सीवर के कनेक्शन मिल गए हैं। बिजली का स्थाई कनेक्शन लगभग सभी इकाइयों में प्राप्त हो गया है और मीटर लगाए जा रहे हैं। आवंटियों को भवनों के कब्जे देने का कार्य प्रगति पर है।
- चेन्नई फेज़-IIIB परियोजना में 161 भवनों के निर्माण की प्रगति संतोषजनक है। सभी भवन बुक हो चुके हैं।
- 36 आवासीय इकाइयों वाली कोटा फेज़-I परियोजना का कार्य पूर्ण हो चुका है और विशिष्ट भवन निर्धारण हेतु लाटरी भी 09 अक्टूबर 2018 को निकाली जा चुकी है। एक भवन का कब्जा सम्बंधित आवंटी को दिया जा चुका है।
- बेंगलुरु परियोजना के हेतु एक व्यापक निविदा, जिसमें मानचित्र अनुमोदन, वास्तुविद सेवाएं और भवनों के निर्माण शामिल हैं, हेतु निविदा आमंत्रित एवं खोली गयी है। यह प्रक्रियाधीन है। इसी दौरान, माननीय सर्वोच्च न्यायालय के निर्णय के अनुसार, बेंगलुरु विकास प्राधिकरण (बी. डी. ए.) ने जैसा पहले किया था, इरवो की भूमि सहित 3500 एकड़ से अधिक भूमि के अधिग्रहण हेतु अधिसूचना जारी की है। इरवो ने इस समस्या को सुलझाने लिए बी. डी. ए. को लिखा है और इरवो की भूमि अधिग्रहण मुक्त करने हेतु एक याचिका माननीय सर्वोच्च न्यायालय में भी भेजी जा रही है।
- इरवो की वेबसाइट का और सुधार किया गया है। कोटा फेज़-I परियोजना के आवंटी इरवो की वेबसाइट पर अपनी देय अद्यतन राशि (इ. सी. तथा विलम्ब शुल्क के साथ) 01 फरवरी 2019 से देख सकते हैं। धीरे धीरे सभी प्रगतिशील परियोजनाओं जैसे सोनीपत, मुरादाबाद, जौरकपुर, कोटा, जयपुर फेज़-III, लखनऊ फेज़-IV चेन्नई फेज़-II, तथा बेंगलुरु को भी इस में जोड़ दिया जायेगा। सदस्यों से अनुरोध है कि वेबसाइट देखें तथा इसे और बेहतर बनाने के लिए सलाह दें।
- प्रगतिशील योजनाओं की स्थिति संलग्न है।

आपको सपरिवार शुभकामनाओं सहित !

वी.के.जैन

प्रबन्ध निदेशक

1. FROM THE DESK OF MANAGING DIRECTOR

Dear Members,

- Due to recent economic reforms, real estate is still passing through recessionary phase. Many reputed developers are not able to complete the projects, deliver the possession of DUs and are at the verge of bankruptcy. Our society, IRWO is also having some financial constraints. However, due to active support of from Railway Board, Governing Body members and our esteemed members, IRWO is confident to tide over the financial crisis.
- At present, IRWO projects are running at Jaipur, Kota, Chennai, Lucknow and Moradabad. Some ready to move-in DUs are available at Sonapat and Zirakpur.

- After receipt of all NOCs and approvals, work has started on Lucknow project.
- Sonapat is one of the biggest IRWO Project. Its completion certificate has been received in May, 2018. Now RWA has been formed and registered. Efforts are being made to hand over the maintenance of the Colony to the RWA. Execution of Conveyance Deed with the allottees for the DUs has been started.
- For Chennai Phase-IIA Project draw of lots and giving specific allotment of the unit has been done. The water supply and sewerage connections have been received from the State Government. Permanent electric connection has been provided in most of the DUs and meters are being fixed. Handing over of DUs to allottees is in progress.
- The progress of 161 DUs of Chennai Phase-IIB Project is quite satisfactory. All the units have been booked.
- Kota Phase-I Project consisting of 36 units has been completed and draw of lots for specific dwelling unit was held on 09-10-2018. One DU has been handed over to the allottee.

- 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 mean time, pursuant to the judgment by the Hon'ble Supreme Court, a notification for the acquisition of over 3500-Acres of land, including IRWO's plot of land, at Bengaluru has been issued by the Bengaluru Development Authority (BDA). IRWO has already taken up the matter with BDA and is sending a petition to the Hon'ble Supreme Court to exclude IRWO's land from the acquisition as was done by BDA earlier.

- 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 payment on IRWO website from 1st Feb 2019. Sonapat, Moradabad, Zirakpur, Kota, Jaipur, Lucknow Phase-IV, Chennai Phase-IIA & IIB and Bengaluru projects will also be added gradually. Allottees may visit the website and offer their valuable suggestions for further improvements.

- 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 have 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. Handing over of units is in progress. 77 units have been handed over. ***Completion certificate has been issued by Moradabad Development Authority (MDA). All units have been booked.***



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 chak 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. Booking to the applicants shall be made after sanction of plans by MDA. RERA registration number is UPRERAPRJ8575.

2.3 चैन्नई फ़ेस-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 has been awarded in first week of June, 2015 and the work has been completed. Electric power connection has been obtained. Connections for



Chennai Phase-IIA

water 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 has been finalized. ***For the 9 blocks, work is in progress at foundation / plinth 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 has been awarded. Contractor is working on the new block of DUs and community center. External works, and construction of the

boundary wall are nearly completed. **Allotment of specific DU has been done on 09-10-2014. One DU has 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.



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. 48 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. Tender for the work has been finalized already. Total 22 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 626 possession letters have been issued and 617 allottees have taken possession. 22 EWS units have been handed over out of 24 possession letters issued. There are about 18 dwelling units vacant. Scheme has been reopened for booking for all Indian nationals. Occupancy certificate has been issued by DGT & CP.



Sonapat

3.2 जिरकपुर (चण्डीगढ़) Zirakpur (Chandigarh).



Zirakpur

In Zirakpur, total 399 dwelling units and 44 EWS units are 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 vacant. Scheme has been opened for all Indian nationals.

4. शुरू होने वाली आवासीय योजनाएं

HOUSING SCHEMES TO BE COMMENCED

4.1. जबलपुर Jabalpur.

About 9.6-Acre of land has been purchased and registered in favour of IRWO in village Salivada and Kosamghat, on NH-12A Jabalpur – Mandla road. Layout plans have been approved by 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 is 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 Deptt. 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 converted to residential use already. This also needs correction.

It can be seen that all issues can 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 is sending a petition to the Hon'ble Supreme Court to exclude IRWO's land from the acquisition as was done by BDA earlier.

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 payment on IRWO website from 1st Feb 2019. Sonapat, Moradabad, Zirakpur, Kota, Jaipur, Lucknow Phase-IV, Chennai Phase-IIA & IIB and Bengaluru projects will also be added gradually. Allottees may visit the website and offer their valuable suggestions for further improvements.

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. Members are also requested to intimate their current mobile phone number and e-mail id to this office for dissemination of information and smooth communication.

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: 08094555599.
- 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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