



1. प्रबन्ध निदेशक के कक्ष से

प्रिय सदस्यो,

- मुरादाबाद फेज-III के लिए लेआउट व भवनों के नक्शे मुरादाबाद विकास प्राधिकरण (एम.डी.ए.) द्वारा पास किए जा चुके हैं। रेरा नियमों के अंतर्गत सभी दस्तावेज भी अपलोड कर दिए गए हैं और UPRERAPRJ8587 पंजीकरण संख्या प्राप्त हो चुकी है। बाउंड्री वाल का निर्माण कार्य पूर्ण हो चुका है। कार्य स्थल पर ऑफिस तथा स्टोर भी निर्मित हो चुके हैं। भवनों की नींव बनाने का कार्य प्रगति पर है।
- सोनीपत इरवो की सबसे बड़ी परियोजनाओं में से एक है। मई 2018 में अधिभोक्ता प्रमाण पत्र प्राप्त हो गया था। आर.डब्ल्यू.ए. गठित व पंजीकृत हो चुकी है। बाह्य सेवाओं सहित सभी 15 बिल्डिंगों की देखरेख का कार्य आर.डब्ल्यू.ए. को सौंपा जा चुका है। भवनों के लिए 274 सम्प्रेषण विलेख (कनवेयन्स डीड) आवंटियों के हक में निष्पादित हो चुकी हैं।
- 161 भवनों वाली चेन्नई फेज- IIB परियोजना संतोषजनक प्रगति कर रही है। सभी भवन बुक हो चुके हैं।
- जयपुर फेज-III का कार्य प्रगति पर है। फेज-I में 81 भवनों का निर्माण किया गया है। भवनों की आंतरिक फिनिशिंग का कार्य प्रगति पर है। एसटीपी तथा बाह्य विद्युतीकरण का कार्य प्रगति पर है। इसके अलावा बाहरी विकास कार्य लगभग पूर्ण हो चुके हैं।
- जयपुर, कोटा, मुरादाबाद और लखनऊ परियोजनाओं में कुछ भवन रिक्त हैं। इनके अलावा सोनीपत व जीरकपुर (चंडीगढ़) में कुछ भवन तुरंत कब्जे हेतु भी उपलब्ध हैं। इन परियोजनाओं की स्थिति उत्कृष्ट है। अधिक विवरण इरवो की वेबसाइट www.irwo.net पर देखे जा सकते हैं। इच्छुक सदस्य आवेदन करें।
- आवंटियों की बेहतर संतुष्टि हेतु इरवो की वेबसाइट को अपग्रेड किया गया है। अब कोटा परियोजना के आवंटी अपनी तरफ सभी देय राशि (इक्वलाइजेशन तथा विलम्ब शुल्क सहित) वेबसाइट पर देख सकते हैं। अन्य परियोजनाओं जैसे जयपुर फेज-III, चेन्नई फेज- IIB, मुरादाबाद फेज-III, लखनऊ फेज-IV आदि को भी इस में धीरे धीरे जोड़ा जाएगा।

परियोजनाओं की प्रगति दर्शिका संलग्न है।

आने वाले त्योहारों के लिए आपको व आपके परिवार को अग्रिम शुभकामनाएं !

वी के जैन
प्रबंध निदेशक

Dear Members,

- For Moradabad Phase-III, layout and building plans have been approved by Moradabad Development Authority (MDA). All documents required under RERA Rules have also been uploaded and RERA registration has been received under number UPRERAPRJ8587. Construction work of boundary wall has been completed. Site office and Store have also been completed. Foundation work of dwelling units is in progress.
- Sonapat is one of the biggest IRWO Project. The occupation certificate was received in May, 2018. RWA has been formed and registered. Maintenance of all buildings in 15 blocks has been handed over to RWA including external services. Execution of Conveyance Deed for the allottees of Dwelling Units has been started and 274 conveyance deeds have been executed.
- Construction of 161 DUs in Chennai Phase-IIB is progressing satisfactorily. All the units have been booked.
- Jaipur Phase-III Project is in progress. In Phase-I, 81 DUs are being completed. Finishing work of the units is in progress. Most of the external works have been almost completed except STP and external electrification which are in progress.
- Projects at Jaipur, Kota , Moradabad and Lucknow have got some vacant units. In addition, at Sonapat and Zirakpur (Chandigarh) some ready to move dwelling units are available. Location of all these projects is excellent. Details can be seen at IRWO website www.irwo.net . Interested members may apply.
- 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-III Moradabad Phase-III.

A turnkey tender including transfer of land, for construction of single-storied 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 approved by Moradabad Development Authority (MDA). RERA registration has been done under number UPRERAPRJ8587. Construction work of boundary wall has been completed. Foundation work of these units is in progress.

2.2 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 first week of June, 2015 and the work has been completed. Electric power connection has been obtained. Connection for water supply and sewerage has also been done. Draw for specific allotment of DUs was held on 02-06-2018 at Chennai. Results were uploaded on IRWO website. 130 DUs have been handed over.

**Chennai Phase-IIA**

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. For the 9

blocks, work is in progress at foundation / plinth and up to 4th floor level. 34 roofs out of 44 have been cast. RERA registration number is: TN/02/BUILDING/0195/2017.



Chennai Phase-IIB

2.3 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 progressing with DUs in new block E. External electrification work has been completed. External civil works have been nearly completed. RERA registration number is: RAJ/P/2017/496. Draw of lots for allotment of specific unit was done on 09-10-2018 and handing over of DUs has been started. 15 possession letters have been issued, 10 DUs have been handed over. The scheme has been re-opened to blood relations of IRWO members, employees of Nationalized Banks,



Kota Phase-I in progress.

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.* Two plots have been booked. One plot has been handed over.

2.4 जयपुर फ़ेस-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. 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

2.5 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 were submitted to Lucknow Industrial Development Authority (LIDA) for approval. After regular chasing, LIDA have conveyed approval of the building plans. Application for environment clearance was approved by the SEAC and environment clearance has been received. Tender for the work has been finalized and work is in progress at site. Boundary wall and structure for the Community Centre have been completed. Foundation work is in progress for the DUs. The scheme has been reopened for booking with revised cost of units which has escalated due to delay in sanction by LIDA. RERA registration number is: UPRERAPRJ8170.

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 fire-fighting installations have been provided as per the Haryana Government norms. Colony is provided with Solar Water Heaters, rain water harvesting and sewage 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 622 allottees have taken possession. 23 EWS units have been handed over out of 24 possession letters issued. 20 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 all 15 towers along with all the external services and service contracts. Conveyance deed has been executed for 274 DUs.



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. 391 allottees have taken possession. RERA registration number is: PBRERA-SAS79-PR0043. 6 DUs are vacant. Scheme has been opened for all Indian nationals.

4. हाल में पूरी की गयी योजनाएं

RECENTLY COMPLETED PROJECTS

4.1 मुरादाबाद फेस-I & II Moradabad Phase-I & 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

5. शुरू होने वाली आवासीय योजनाएं

HOUSING SCHEMES TO BE COMMENCED

5.1. जबलपुर Jabalpur.

About 9.6-Acre of land was purchased and registered in favour of IRWO in village Salivada and Kosamghat, on NH-12A Jabalpur – Mandla road. Layout plans were 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.

5.2 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 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 sent 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.

6. महत्वपूर्ण सूचनाएं

IMPORTANT INFORMATION.

6.1. 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.

6.2 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.

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 Gurdeep, PE 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.

Published by V. K. Jain, Director Technical, IRWO, for and on behalf of the Indian Railway Welfare Organisation (IRWO).

Editor: Y.P. Gulati, G.M (General), IRWO.