



INDIAN RAILWAY WELFARE ORGANISATION भारतीय रेल कल्याण संगठन

समाचार दर्शन

SAMACHAR DARSHAN

Vol. XXVI, Issue 3.

जुलाई – सितम्बर Jul - Sep, 2018.

1. प्रबन्ध निदेशक के कक्ष से

प्रिय सदस्यों,

- सोनीपत इरवो की सबसे बड़ी परियोजनाओं में से एक है। इसमें कुल 660 आवासीय इकाइयां और 117 दुर्बल आय वर्ग के भवन हैं। कॉलोनी का डिजाइन समुचित भूकंप रोधी और अग्नि बचाव, सौरऊर्जा जल तापक यंत्र, वर्षा जल संग्रहण तथा मल शोधन संयंत्र से युक्त है। यह एक प्रतिष्ठित परियोजना है जिसे राज्य पर्यावरण मूल्यांकन कमिटी द्वारा स्वर्ण ग्रेडिंग दी गई है। यह परियोजना वर्ष 2014 में पूरी हुई। हुडा तथा महानिदेशक नगर नियोजन विभाग हरिआणा कार्यालय में निरंतर प्रयासों के बावजूद भी मई 2018 में ही ऑकुपेशन सर्टीफिकेट मिल सका है। अब आवंटी परिसर में आधिकारिक तौर पर निवास कर सकते हैं। सम्प्रेषण विलेख निष्पादित होने प्रारम्भ हो चुके हैं।
- पूर्व में चेन्नई-IIA परियोजना में कानूनी और निविदा सम्बन्धी कुछ अड़चनों के चलते विलम्ब हुआ। इरवो ने इस परियोजना को फ्रास्ट ट्रेक पर लाने हेतु समुचित कदम उठाए, हर्ष सहित सूचित करना है कि यह परियोजना पूर्ण हो गई और आवंटियों को विशिष्ट इकाई के निर्धारण हेतु लाटरी 2 जून 2018 को चेन्नई में सम्पन्न हो गई है। आवंटियों के अनुरोध और भावनाओं को ध्यान में रखते हुए इरवो के इतिहास में पहली बार फ्लैटों का ड्रा ऑफ लाँट दिल्ली से बाहर किया गया है। इस ड्रा में आवंटियों व उनके परिवारों के सदस्य उपस्थित थे।
- आसनसोल दुर्गापुर विकास प्राधिकरण (आदा) की कुछ आपत्तियों के कारण भवनों का पंजीकरण प्रारम्भ नहीं हो सका था। अब मामला सुलझ गया है और आसनसोल में सम्प्रेषण विलेख सम्पादित होने शुरू हो चुके हैं। 39 भवनों के सम्प्रेषण विलेख निष्पादित हो चुके हैं।
- मुरादाबाद फेज-II इरवो की सबसे तेज परियोजनाओं में से एक है। यह परियोजना ढाई वर्ष से कम समय में पूर्ण हो गई। फेज-II के सभी भवन बिक चुके हैं। मुरादाबाद फेज-I व फेज-II के आवंटियों की संयुक्त RWA बना दी गई है तथा कॉलोनी का रखरखाव RWA को सौंप दिया गया है।
- इरवो ने हाल ही में चेन्नई फेज-IIIB परियोजना शुरू की है। इसमें 161 इकाइयां हैं। योजना के प्रति रुझान उत्साहवर्धक रहा है। दो इकाइयों के अलावा सभी इकाइयां बुक हो चुकी हैं। बाकी स्थानों पर मांग धीरे धीरे बढ़ रही है। आने वाले दिनों में और सुधार की आशा है।
- इरवो ने बेंगलुरु में एक भूमि खरीदी है। लेकिन किसी न किसी कारण से योजना के मानचित्र BDA द्वारा अनुमोदित नहीं किये जा रहे हैं। काफी चर्चाओं और विवेचना के बाद इरवो ने समग्र निविदा आमंत्रित करने का निर्णय लिया है जिसमें मानचित्रों का अनुमोदन करवाना, वास्तुविद सेवाएं और भवनों का निर्माण शामिल हैं। इस सम्बन्ध में निविदा पूर्व बैठक 10 जुलाई 2018 को होगी।
- इरवो की वेबसाइट को और अधिक उपयोग्यता सुगम बना दिया गया है। सोनीपत, मुरादाबाद, जीरकपुर, कोटा, जयपुर, लखनऊ, चेन्नई IIA तथा IIB चरण, बेंगलुरु, आसनसोल तथा हैदराबाद के आवंटी अब अपनी बुकिंग राशि, किश्त एवं अन्य भुगतान के पासवर्ड सुरक्षित विवरण इरवो की वेबसाइट पर देख सकते हैं। आवंटी / सदस्यों से आग्रह है कि इरवो की वेबसाइट का अवलोकन करें और इसे और अधिक बेहतर बनाने हेतु अपने मूल्यवान सुझाव दें।
- विभिन्न परियोजनाओं की प्रगति स्थिति संलग्न है।

सपरिवार शुभकामनाओं सहित !

प्रदीप कुमार
प्रबन्ध निदेशक

1. FROM THE DESK OF MANAGING DIRECTOR

Dear Members,

- Sonepat is one of the biggest IRWO's projects. Total number of DUs is 660 plus 117 EWS units. The colony has been designed with proper earthquake and fire protection, solar water heating, rain water harvesting and STP. This is one of the prestigious projects which has been given Gold Grading by State Environmental Appraisal Committee (SEAC). This project was completed in the year 2014 and after continuous chasing with Haryana Urban Development Authority and Director General Town & Planning, Haryana, the Occupation Certificate has been received in the month of May, 2018. Now the allottees can occupy the premises officially. Execution of conveyance deed has also been started.
- Earlier, Chennai Phase-IIA project has been delayed due to some legal and contractual problems. IRWO took necessary measures to put this project on fast track. It is a pleasure to inform that the project has been completed and the draw for allotment of specific DU has been done on 2nd June, 2018 at Chennai. Keeping the request and sentiments of the allottees into consideration, for the first time in the history of IRWO, the draw of flats has been done outside Delhi. The draw was well attended by the allottees and their families.
- Due to some objections from Asansol Durgapur Development Authority (ADDA), registration of DUs could not be started at Asansol. Now this issue is sorted out and the registration of conveyance deed has started in Asansol. Conveyance deed of 39 units has already been completed
- Moradabad Ph-II has been one of the fastest IRWO's projects. The project was completed in less than 2½ years. All units in Phase II have been sold out. A combined RWA has been formed for Phase-I and Phase-II Moradabad and the maintenance of the colony has been handed over to RWA.
- IRWO has recently started Phase-IIB at Chennai. This consists of 161 units. The response is very encouraging. All the units except two units have been booked. In other places the demand is slowly picking up. It is expected to improve in the coming days.
- IRWO has purchased a land at Bengaluru. However, the plans are not getting approved by the BDA due to one or the other reason. After lot of discussions and deliberations, IRWO has decided to call a comprehensive tender which includes approval of plans, architectural services and construction of the Dwelling Units. A pre-bid meeting will be held on 10th July, 2018.
- IRWO website has been made more user-friendly. Allottees of Sonepat, Moradabad, Zirakpur, Kota, Jaipur, Lucknow, Chennai Phase-II A & IIB, Asansol and Hyderabad may now see their details regarding booking amount, instalment and other payments made by them to IRWO on our website which is password protected. 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!

Pradeep Kumar
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. Handing over of units is in progress. 76 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. Building plans and structural drawings have been submitted to 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 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 the first week of June, 2015 and the work has progressed satisfactorily. **The work is almost at completion stage. Draw for allotment of specific unit was held on 02-06-2018 at Chennai. Results have been uploaded on IRWO website.**



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. 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/BUIDING/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 dwelling units 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 the work on the unfinished DUs, new block of DUs. External works, and construction of the boundary wall are nearly completed. 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 is 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 just approved

by Lucknow Industrial Development Authority (LIDA). Tender for the work has been finalized. Total 23 allottees are available. The scheme has been reopened for booking as vacancies exist. Permission for Environment clearance and Pollution Control for STP is under process. 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. Out of 389 possession letters issued so far, 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 have been 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 are available. The amount paid by the existing allottees is being 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 again by MS Rly Board to the Chief Secretary, Government of Karnataka to help IRWO get the sanction of plans from BDA.***

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 user friendly. Information required by allottees about their allotment is available on the website. Password protected details of payments made by allottees of projects at Sonapat Ph-II, Moradabad Ph-II, Zirakpur Ph-I & II, Kota , Jaipur Ph-III, Lucknow Ph-IV, Chennai Ph-IIA, Bengaluru, Asansol and Hyderabad Ph-III have been updated on the website. Allottees can also check their present address for correspondence on website.

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 Bhupender Singh, GM 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.