



1. प्रबन्ध निदेशक के कक्ष से

प्रिय सदस्यों,

मैं ने हाल ही में 24 जुलाई को इरवो के प्रबंध निदेशक का कार्य भार संभाला है। सर्वप्रथम इरवो के सभी सदस्यों और उनके परिवार को मैं सब त्योहारों के लिए हार्दिक मंगल कामना करता हूँ। अचल संपत्ति क्षेत्र में मंदी का दौर होने के बावजूद इरवो के सभी अधिकारियों को मेरा प्रस्ताव है कि आवंटी सदस्यों को बेहतर सेवा व उत्पाद देने हेतु जो भी आवश्यक और सम्भव कदम हैं वो उठाये जाएँ

मुरादाबाद परियोजना के प्रथम व द्वितीय चरण का कार्य पूरा हो चुका है। कार्य पूर्णता प्रमाणपत्र प्राप्त हो चुका है और आवंटियों को भवनों के कब्जे दिए जा रहे हैं। मुरादाबाद में तृतीय चरण की परियोजना हेतु भूमि खरीदी जा चुकी है और भवनों के नक्शे प्राधिकरण की संस्तुति हेतु जमा कर दिए गए हैं।

जयपुर में तृतीय चरण और कोटा (प्रथम चरण) परियोजनाओं के कार्य संतोषजनक प्रगति कर रहे हैं। जबलपुर परियोजना के ठेकेदार ने भी कार्य प्रारंभ कर दिया है और लेआउट की निशानदेही के साथ साइट ऑफिस व गोदाम बना दिए हैं और बाउंड्रीवाल का कार्य प्रारम्भ किया जायेगा।

मुरादाबाद (तृतीय चरण), जयपुर (द्वितीय चरण), कोटा और जबलपुर की आवासीय योजनाओं के भवनों को इरवो सदस्यों के रक्त सम्बन्धियों, केंद्र और राज्य सरकार व उनके उपक्रमों, वैधानिक प्राधिकरणों, स्वायत्त निकायों, सेना, वायु सेना, नौसेना और राष्ट्रीयकृत बैंकों के कर्मियों द्वारा बुकिंग हेतु खोल दिया गया है। कोटा में 54 भूखंड भी बिक्री हेतु उपलब्ध हैं।

चेन्नई परियोजना के द्वितीय-A चरण का कार्य संतोषजनक प्रगति कर रहा है। चेन्नई योजना के द्वितीय-B चरण हेतु निविदा पहले ही निर्धारित कर दी गई है और कार्य जल्दी ही प्रारम्भ हो जाएगा। सोनीपत के प्रथम व द्वितीय चरण, जीरकपुर के प्रथम व द्वितीय चरण, आसनसोल तथा हैदराबाद के लिंगमपल्ली में तृतीय चरण के काम पूर्ण हो चुके हैं। आवासीय इकाइयों के कब्जे देने का कार्य प्रगति पर है। सोनीपत, जीरकपुर तथा आसनसोल में कुछ भवन बुकिंग हेतु उपलब्ध हैं जिनके विवरण इरवो की वेबसाइट पर उपलब्ध हैं। इच्छुक सदस्य या अन्य पात्र व्यक्ति आवेदन कर सकते हैं। इस संबंध में आप के सहयोग की कामना है।

सोहना में पुष्टिकरण सर्वेक्षण की तिथि 15 मार्च 2017 तक बढ़ा दी गई थी। शिमला के निकट कुफरी में 2.68 एकड़ भूमि खरीदने हेतु विक्रेता के साथ करारनामा दस्तखत करने से पूर्व आम जनता से आपत्तियां (यदि कोई हों तो) आमंत्रित करने हेतु विज्ञापन समाचार पत्रों में दिनांक 4 अक्टूबर 2017 को प्रकाशित हो चुके हैं। विक्रेताओं द्वारा आपत्तियों के संतोषजनक निस्तारण के पश्चात ही समझौता हस्ताक्षर किया जाएगा। बेंगलुरु में संशोधित नक्शों का विकास प्राधिकरण की स्वीकृति हेतु प्रयास किये जा रहे हैं।

इरवो की वेब साइट को और अधिक जानकारी के साथ पूरी तरह पुनः परिकल्पित करके उपभोक्ता-सुगम बना दिया गया है। आवंटियों द्वारा उन्हें हुए आवंटन की वांछित जानकारी वेब साइट पर उपलब्ध है। सोनीपत द्वितीय चरण, मुरादाबाद द्वितीय चरण, जीरकपुर प्रथम व द्वितीय चरण, कोटा, जयपुर तृतीय चरण लखनऊ चतुर्थ चरण, चेन्नई (द्वितीय A चरण), बेंगलुरु, आसनसोल और हैदराबाद तृतीय चरण के आवंटियों के पासवर्ड द्वारा सुरक्षित आवंटियों के भुगतान विवरण वेबसाइट पर अपडेट किये जा चुके हैं। सदस्यों से अनुरोध है कि कृपया विवरण जांच लें और कोई विसंगति हो तो संज्ञान में लाएं। सदस्यों से अनुरोध है कि कृपया वेब साइट देखें और बेहतर बनाने के लिए सलाह दें। सदस्यों से यह भी अनुरोध है कि आप अपने नवीनतम मोबाइल नंबर और ईमेल आईडी इस कार्यालय को सूचित करें।

शुभ कामनाओं सहित !

प्रदीप कुमार

प्रबन्ध निदेशक

2. FROM THE DESK OF MANAGING DIRECTOR.

Dear Members,

I have taken over as MD IRWO on the 24th of July. First of all, I wish all IRWO members and their family members a very joyous festival season! I along with IRWO officials propose to take whatever action is necessary and feasible to improve the deliveries to the allottee members despite the down trend in the Reality sector.

The works of Moradabad Phase I and II have been completed, completion certificate obtained and handing over of DUs to allottees is in progress. Land has been procured for Moradabad Phase-III project and building plans have been submitted to the Authorities for approval. The work at Jaipur Phase-III and Kota Phase-I is progressing satisfactorily. Contractor for Jabalpur Project has also mobilised and completed the marking of layout, store and office and starting boundary wall work.

Housing schemes at Moradabad Phase-III, Jaipur Phase-III, Kota Phase-I and Jabalpur have been opened for booking to blood relations of IRWO members, employees of Central / State Government and their PSUs, Statutory Authorities and Autonomous Bodies, Army, Airforce, Navy and Nationalised Banks for booking of DUs. 54 plots of land at Kota have also been put on sale.

The work of Chennai Phase-IIA is progressing satisfactorily. Tender for Chennai Phase-IIB scheme has already been finalised and the work is expected to commence shortly.

The works of Sonapat Phase-I & II, Zirakpur Phase-I & II, Asansol and Lingampally Phase-III at Hyderabad have been completed. Handing over of DUs is in progress. There are some vacancies in the completed projects of Sonapat, Zirakpur, Moradabad Phase-II and Asansol. The details are available on IRWO's website. Interested members and other eligible persons may apply. I request you to consider recommending it to your eligible friends.

Last date for submission of application for Confirmation Survey for Sohna was extended up to 15-03-2017. Before signing the agreement with the Sellers for purchase of 2.68-Acre land at Kufri near Shimla, notice has been published in newspapers on 04-10-2017 inviting objections, if any, from public to the purchase of the land by IRWO. Agreement will be signed only after all objections are cleared satisfactorily by the Sellers. At Bengaluru, approval of revised plans submitted to BDA is being pursued for approval.

IRWO website has been redesigned with more details of projects and made 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 Phase-II, Moradabad Phase-II, Zirakpur Phase-I & II, Kota, Jaipur Phase-III, Lucknow Phase-IV, Chennai Phase-IIA, Bengaluru, Asansol and Hyderabad Phase-III have been updated on the website, for the allottees to check and advise discrepancy, if any. Members are requested to visit the website and give suggestions for further improvements. Members are also requested to intimate their latest mobile numbers and e-mail id to this office.

With best wishes!

Pradeep Kumar
Managing Director

2.1. मुरादाबाद फेस-I, II Moradabad Phase-I, II.

In Moradabad, 12.9 Acres 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. Draw for allotment of specific unit was held on 29-11-2014 and 09-04-2015. 92 possession letters have been issued and 92 allottees have taken possession.

For Phase-II, 81 dwelling units were planned. All 81 dwelling units have been completed. Handing over of units has been started. 74 possession letters have been issued and 74 units have been handed over. Completion certificate has been issued by Moradabad Development Authority, MDA. Scheme is proposed to be opened for booking for 5 vacant units.



Moradabad Phase-II

2.2. मुरादाबाद फेस-III Moradabad Phase-III.

Thirty one applications were received in the demand survey for single-storey row houses at Moradabad. A turnkey tender including transfer of land, for construction of 65 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. 12 Dus have already been booked.

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 is progressing satisfactorily.

Date: 17-08-2017 Under ground sewer lines
Type B : B47-B66



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 opened on 11-01-2017 has been finalized and the contractor is going to mobilize shortly.

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 have been 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.



Kota Phase-I in progress.

The scheme has been re-opened to blood relations of IRWO members, employees of Nationalized Banks, employees of other Government establishments etc. for booking from 08-07-2016 onwards to fill up the vacancies. 54 plots have also been put on sale for IRWO members and others.

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 of all the six buildings and construction of boundary wall have been nearly completed. The scheme has been re-opened for blood relations of IRWO members, employees of Nationalized Banks, employees of the other Government establishments etc. also from 08-07-2016 onwards to fill up the vacancies.



Jaipur Phase-III

2.6 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. Contract has been awarded and LOI has been issued and accepted by the Contractor. Contractor has mobilised and is doing the survey and setting out of the colony. Construction of site office and store is nearing completion. The scheme was opened for booking from 08-08-2016 to 31-10-2016 and extended up to 15-11-2016. The scheme has been reopened to blood relations of IRWO members, employees of Nationalized Banks, employees of other Government establishments etc. for booking to fill up the vacancies.

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

Sonapat is one of the largest group housing 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 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 624 possession letters have been issued and 611 allottees have taken possession. 20 EWS units have been handed over out of 22 possession letters issued. There are about 18 dwelling units vacant. Scheme has been reopened for booking from 07-06-2016 to sell these units.



Sonapat

3.2 ज़िरकपुर (चण्डीगढ़) Zirakpur (Chandigarh).

In Zirakpur, total 399 dwelling units and 44 EWS units are planned in two phases. All



Zirakpur

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 386 possession letters issued so far, 385 allottees have taken possession.

3.3 हैदराबाद फेस-III Hyderabad Phase-III

This scheme is located near Lingampally railway station adjoining the Rail Vihar Phase-I on 1.51-Acre of land. 60 multi-storied units were planned. All construction and finishing works have been completed. Draw for allotment of specific unit was held on 24-09-2015. The occupancy certificate has been obtained from GHMC. All possession letters have been issued. 58 units have been handed over to the allottees.



Hyderabad Phase-III

3.4 आसनसोल Asansol.

Phase-I work has been completed. In Phase-II scheme 43 dwelling units were planned. Construction of dwelling units has been completed. Draw for allotment of specific unit was held on 07-04-2016. Four vacancies still exist in multistoried type-I units. The scheme has been reopened for booking for Phase-II for IRWO members, their blood relations and all other Central, State Govt. and PSU employees.

4. शुरू होने वाली आवासीय योजनाएं

HOUSING SCHEMES TO BE COMMENCED

4.1. बैंगलुरु Bengaluru.

A plot of about 20-Acre of land was purchased in the years 2009 & 2010. Initially, Bengaluru Development Authority (BDA) had notified to acquire this land for their residential colony. After persistent efforts by IRWO and Railway Board, BDA released the land from acquisition in August, 2015. Building plans were submitted to BDA and were under examination by them for approval in the BDA Board meeting. Finally, BDA asked to super-impose the land-use as per BDA's Road Plan 2015 on IRWO's lay out plan. This resulted in reducing the area of the plot, and also dividing the plot into 3-4 parts. MS had spoken to the Chief Secretary, Government of Karnataka, to help IRWO in the matter. DT and DF visited the site and met BDA officials. A plan with Stilt + 3 configuration has been submitted to BDA for approval. DT again visited BDA and met BDA officials to approve building plans of IRWO.

4.2. 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 submitted to Lucknow Industrial Development Authority (LIDA) for approval. Tender for the work is under finalization. 43 booking letters have been issued to the eligible applicants. The scheme is likely to be reopened for booking as vacancies exist.

5. महत्वपूर्ण सूचनाएं

IMPORTANT INFORMATION.

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.

A separate webpage has been created for every housing scheme with following details:-

- 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) **Asansol:** Shri A. K. Shukla PM IRWO, 83-S.P.Mukherjee Road, Murgasol Asansol – 713 303 (W.B.)
- 2) **Bengaluru:** Shri V. Satyanarayana, DyPM 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
- 3) **Chennai (South Zone):** Shri C. Ramayana, CPM IRWO, Engineering Construction Office Complex, S. Railway, Poonamalle High Road, Egmore Chennai – 600 008. Phone: 044-25322372.
- 4) **Chandigarh (North Zone):** Shri Bhupender Singh, GM IRWO, Northern. Railway Construction Office Complex, Near Railway Station, Chandigarh. Phone: 0172-2731923.
- 5) **Kolkata (East Zone):** Shri A. K. Jha, GM IRWO, Kalighat Metro Station Building, 156, S.P. Mukherjee Road, Kolkata – 700 026. Phone: 033-24631426.
- 6) **Kota:** Shri D. P. Singh, PM IRWO, Flat No. 1003, Vrindawal Tower, Salasar Dham Deoli, Arab Road, Borkheda, Kota - 324001 (Rajasthan). Phone: 08901332766.
- 7) **Jabalpur:** Shri S.P.Srivastava, CPM IRWO, B-7, Anumiet Enclave Ph-II, Near Maihar Pachpedi South Civil Line, Jabalpur-M.P-482001. Phone : 09425155298.
- 8) **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.
- 9) **Lucknow:** Shri Prem Shankar, CPM IRWO, Railway Reservation Centre, 2nd Floor, Charbagh, Lucknow – 226 004. Phone: 0522-2637132.
- 10) **Moradabad:** Shri Baldev Singh, GM IRWO, Railway Complex, Shivaji Bridge (Minto Bridge), Behind Shankar Market, New Delhi – 110 001. Phone: 09312353267
- 11) **Mumbai (West Zone):** Shri J. C. Parihar, GM IRWO, Churchgate Station Building, 1st. Floor, (Construction Wing), Churchgate, Mumbai – 400 020. Phone: 022-22085508.
- 12) **Secunderabad (SC Zone):** Shri B. R. Ramakrishna, CPM IRWO, Railway Quarters No. 506/1, Type-II, Rifle Range Colony, Opp. Railway Printing Press Lane, Secunderabad – 500 071. Phone: 040-27822502.
- 13) **Corporate Office (IRWO):** Railway Complex, Shivaji Bridge (Minto Bridge), Behind Shankar Market, New Delhi – 110 001. Phone: 011-23413627.

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