

INDIAN RAILWAY WELFARE ORGANISATION (IRWO)

ASSESSMENT OF LAND REQUIREMENT NEAR SHIMLA AREA (H.P)

IRWO has been receiving requests from some of its esteemed members to start a Housing Project at Shimla (H.P). A demand survey was conducted in October, 2012 asking for applications from interested members for a dwelling unit in Shimla area along with deposit of commitment money. The details of the survey conducted in 2012 are as follows:

| Type | Super Built-up Area (Sft) | Approx Cost of Unit (Rs in Lakh) | Commitment money (Rs) | No of Applicants |
|-------------|---------------------------|----------------------------------|-----------------------|------------------|
| I (IBHK) | 495 | 15.23 | 20,000/- | 30 |
| II (2 BHK) | 782 | 24.05 | 30,000/- | 43 |
| III (3 BHK) | 1183 | 36.38 | 40,000/- | 11 |
| Bungalow | 1292 | 48.58 | 50,000/- | 31 |

After examining the response from members, a plot of land at Kufri (Mohal - Galukalan, Pargana - Tirmahasu) Tehsil - Theog, near Shimla is under consideration for purchase for the proposed housing scheme. Kufri is located at a distance of about 25 km from Shimla. It is connected with Shimla through an all-weather 2-lane road. Good snowfall normally takes place during winter. Earlier, Kufri was the location for winter sports.

In the meantime, the National Green Tribunal (NGT) have recently imposed a restriction of constructing only up to 2¹/₂ – storied houses and no construction of houses is allowed on land having a slope of 35 degree and above, in Shimla hills area. This will reduce the permissible number of dwelling units that can be constructed on the land. Therefore, IRWO can construct only two types of dwelling units, Type-II having tentative Carpet Area of 600 Sft and Type-III having tentative Carpet Area of 900 Sft approximately. Both type of houses proposed to be constructed shall be up to height prescribed by NGT.

Based on construction trends prevailing at Shimla, the tentative cost (**excluding GST**) of dwelling units and other details of the DU's have been worked out as follows:

| <i>Type</i> | <i>Approx. Carpet Area (Sft)</i> | <i>Approx. Cost (Rs. in Lakh)</i> | <i>Commitment Money (Rs. in Lakh)</i> |
|-------------|----------------------------------|-----------------------------------|---------------------------------------|
| II | 600 | 36.00 | 1.80 |
| III | 900 | 48.00 | 2.40 |

NOTE: GST as applicable from time to time shall be payable extra by the allottee over the cost indicated above.

The above area and costs are tentative and final area and cost shall be advised in the Brochure of the Housing Scheme and cost of parking shall be additional. Any other unforeseen charges and taxes / duties levied at a later stage by Central / State Govt. or the Local authority(ies) shall also be additionally payable by the allottee as applicable.

Since there is a major change in the scheme due to NGT's orders, before finalization of Sale / Purchase Agreement, It is proposed to assess the present requirement / demand. Based on the assessment results, IRWO will initiate action to finalise and execute the agreement for purchase of land with the Sellers. IRWO Members may apply on the form Annexure -1 enclosed here with, along with "Commitment Money" through Demand Draft in favour of IRWO, payable at New Delhi, by 15th September, 2018 to Managing Director, IRWO, Railway Offices Complex, Shivaji Bridge, (Behind Shankar Market), New Delhi-110001, Phone No. 011 - 23413627. Earlier applicants, who are interested, are also required to modify their choice of DU, if required, and pay the difference of commitment money with respect to what they paid earlier. Members may kindly peruse the following rules regarding (1) preferential allotment and (2) withdrawal from the scheme, as given below, before applying.

1. **Preferential allotment:** Members who respond to the Assessment of Land requirement with commitment money, shall be assigned priority for allotment of dwelling unit over those who apply after formal announcement of the Scheme (i.e. after publication of brochure of the Scheme) in following manner-

- i) 40% of dwelling units of each type will be earmarked for those who participate in this assessment now.
- ii) If the number of participants in assessment is more than 40% of the number of D.U's planned, booking against 40% block referred above shall be made first through computerised draw and the remaining number of uncovered applicants will be clubbed along with other applicants for the draw of lots

2. **Withdrawal from the scheme:** (i) If the Project does not take off within two years, the commitment money will be refunded on demand with interest equal to savings bank rate of interest of State Bank of India on the date of refund for the period in excess of one year from the 1st of the month subsequent to the closing date of Assessment of Land requirement.

- (ii) Before finalization of the agreement for purchase of land by IRWO: If a member, who has deposited Commitment Money in response to this notice, withdraws from the scheme within one year of closing date of the Assessment Survey or before finalization of agreement for purchase of land by IRWO, whichever is earlier, 60% of the amount deposited shall be forfeited and the balance will be refunded without interest.
- (iii) After finalization of the agreement for purchase of land by IRWO: If a member, who has deposited Commitment Money in response to this notice, withdraws after finalization of agreement for purchase of land by IRWO, 90% of the amount deposited shall be forfeited and the balance will be refunded without interest.
- (iv) After the publication of Scheme Brochure: If a member withdraws from the scheme after the publication of the scheme brochure, 100% of the commitment money amount deposited by him will be forfeited.
- (v) Subsequent withdrawals from the scheme shall be dealt as per rules stipulated in Brochure of the scheme as and when issued.

3. Participation in the Assessment of Land requirement survey is purely for the purpose of determining the total number of members interested in purchasing a DU in the Shimla hills area. Mere participation in the survey is no guarantee or any assurance of allotment of dwelling unit. The acquisition of land and construction of DUs will depend on adequate number of members who evince interest in the project and indicate their seriousness in actual purchase of a DU through payment of the "Commitment Money" and subsequent payments to make the project viable.

Annexure -1

**INDIAN RAILWAY WELFARE ORGANISATION
APPLICATION FOR PARTICIPATION IN ASSESSMENT OF LAND REQUIREMENT
OF IRWO HOUSING SCHEME**

- 1) Name of Housing Scheme:
 - 2) Primary Membership No.:
 - 3) Year of Membership:
 - 4) Type of Dwelling Unit:
 - 5) Full Name of Applicant:
 - 6) Father's Name:
 - 7) Designation:
 - 8) Name of Office where working:
 - 9) Correspondence Address:
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.....
 - 10) Permanent Address:
.....
.....
 - 11) Email ID:
 - 12) Telephone No:
 - 13) Mobile No:
 - 14) PAN No:
 - 15) Aadhaar No.:
 - 16) Commitment Money Rs:
 - 17) Demand Draft No. (To be drawn in favour of IRWO payable at Delhi):
- Note: Please indicate Name, Mobile No. and Primary Membership No (if any) on the back of Demand Draft.*
- 18) Demand Draft Date:
 - 19) Name of Bank & Address on which drawn:
 - 20) Enclosure:

I have consulted IRWO General Rules available on IRWO website (<http://www.irwo.net>) before applying.

Signature

Date:

To,
Managing Director,
Indian Railway Welfare Organization,
Railway Office Complex, Shivaji Bridge,
Behind Shankar Market, New Delhi -110001.