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DELHI
from C.M.D./IRWO.*

INDIAN RAILWAY WELFARE ORGANISATION

Group Housing Scheme (2006)

RAIL VIHAR, KOLKATA PHASE - IIIB

(New Town Kolkata Residential Scheme at AF Block under Action Area - I)

(SCHEME OPEN FROM 25-09-2006 TO 30-11-2006)

INDIAN RAILWAY WELFARE ORGANISATION (IRWO), SHIVAJI (MINTO) BRIDGE, RAILWAY COMPLEX

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REGISTERED UNDER THE SOCIETIES REGISTRATION ACT XXI OF 1860

Rs. 50.00

2006

PART B - SALIENT FEATURES & TECHNICAL SPECIFICATIONS



RAIL VIHAR, KOLKATA, PHASE-IIIB

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1. INTRODUCTION :

1.1 Indian Railway Welfare Organisation (IRWO) has acquired 20283 sq.m. (5.01 acres approximately) of land in AF Block under Action Area - I of New Town Kolkata for residential scheme from West Bengal Housing Infrastructure Development Corporation Ltd. (HIDCO) and has launched its Rail Vihar, Kolkata Phase - IIIB Housing Scheme.

1.2 For terms and conditions regarding eligibility criteria, procedure for draw, allotment of dwelling units and handing over etc. refer to Part - A of the Brochure.

2. SCHEME & ITS VALIDITY :

The present housing scheme envisages construction of multi-storeyed dwelling units of 3 types in multistoreyed configuration - K/2, K/3 and K/4 in Kolkata Phase

IIIB residential scheme.

3. LOCATION :

3.1 The site is located in Action Area - I of New Town Kolkata at about 12 kms from Sealdah Railway Station and about 20 kms from Howrah Railway Station.

3.2 Key plan of the location is given on the back of this Brochure.

4. SALIENT FEATURES OF THE HOUSING PROJECT :

4.1 **Civic Amenities** - Basic civic amenities like roads, water supply, drainage, sewerage, electric connections, street lights, parks and shopping complex are being developed by HIDCO in the Action Area. Electricity connections will be arranged by WBSES. A Community Centre and few shops alongwith open areas and lawns are being planned in the Housing Complex by IRWO. Parking facilities are proposed on ground

floor under still/ podium and in open space.

4.2 Lifts of adequate capacity with automatic operation are to be provided for all multi-storeyed blocks of K/2, K/3 and K/4.

4.3 D.G. Set back-up will be provided for common facilities only such as operation of lifts and street lights, pumping of water.

5. NOTABLE FEATURES OF THE LAYOUT AND DESIGN :

5.1 Orientation of dwelling units - Housing Clusters are suitably oriented to ensure natural ventilation and sun light to the dwelling units to the extent possible.

6. TENTATIVE DETAILS OF DWELLING UNITS :

6.1 Tentative area and approximate cost of different types of dwelling units is indicated in Table - 1.

TABLE - 1**Tentative details and cost of Dwelling Units**

Type	Configuration	Approx. Super Area sq.ft.	Accommodation	Approx. Cost in Rs. lakhs	Category of staff eligible to apply
K/2	Multy-storeyed	801 (74.423 sqm.)	Living/Dining, 2 Bed Rooms, 2 Toilets, Kitchen and 2 Verandas.	11.60	Total income Rs. 4,000/- p.m. and above.
K/3	Multy-storeyed	1210 (112.4338 sqm.)	Living-cum-Dining, 2 Bed Rooms, 2 Toilets, Study with W.C., Kitchen, Store and 2 Balconies.	17.50	Total income Rs. 6,000/- p.m. and above
K/4	Multy-storeyed	1429 (132.75 sqm.)	Living-cum-Dining, 3 Bed Rooms, Study with W.C., Kitchen, Store, 3 Toilets, and 3 Balconies.	20.70	Total income Rs. 8,000/- p.m. and above.

NOTES: -

1. Optional car parking will be available @ Rs. 82,000/- per slot in the covered area and Rs. 12,000 per slot in the open area, subject to availability. The requirement of car parking (not more than one per flat) must be indicated in the Application Form for Booking at Annexure I.
2. Car parkings will be allotted through draw of lots.
3. The construction of various categories of dwelling units indicated above is subject to adequate demand.
4. The cost given in table above is purely tentative. It may increase depending on the escalation in labour and material cost, as well as due to alterations in design and specifications or any other unforeseen reasons.
5. Super areas are tentative and subject to change on finalisation of drawings. No claim shall be entertained on account of such variation/change. The super areas indicated above comprise covered area of dwelling units inclusive of verandah/balconies, cantilevered cupboard space, and proportional common areas.
6. The cost does not include transfer and other charges such as stamp duty, registration charges etc. required under the local bye-laws at the time of transfer of lease of land and dwelling unit.
7. The above costs do not include the cost of geysers, cupboards/loft covers, fans, light fixtures, lamps etc. which will not be provided by IRWO.
8. Any enhancement in cost of land demanded by State Government/ ~~HDCO~~ ^{HUDA} under Land Acquisition Act or any other reasons, shall also be payable by the Allottees. The additional amount determined shall also be payable by the Allottees within the period as specified by the concerned Authorities.

7. TECHNICAL SPECIFICATIONS :

These are given for the different types of dwelling units in table - 2 below :

TABLE - 2

Technical specifications

1. **Foundations:** Pile Foundation for multi-storey blocks.
2. **Superstructure:** Frame structures in RCC with brick partition walls in cement mortar.
3. **Beams/ Lintels/ Slabs/ Column etc. :** Reinforced cement concrete.
4. **Door/ Window Frames:** All door & window frames will be of Malaysian Salwood painted with ready mixed paint. Door shutters will be flush door shutters with commercial veneering on both faces and painted, except the main entrance door which shall be C.P. 2nd class Teak Wood Panelled and polished, *with one dished aluminium fitting.*
5. **Flooring:** Porcelano vitrified tiles in living/ dining. Ceramic tile flooring at other places inside dwelling unit. Kota stone flooring on staircases.
6. **Wall Finishing :** All internal walls and ceiling shall be plastered with cement mortar and provided with P.O.P finish.
7. **External Facade :** *Grit-washed with marble stone chips in various colour combinations.* Weather coat exterior emulsion paint. *Permanent finish.*
8. **Bath Rooms/ Toilets :** Glazed tiles upto full height in bath room and toilets and upto 3 ft. height in W.C. area. White PVC/ Ceramic fixtures, mirror and chromium plated fittings etc. along with concealed plumbing.
9. **Kitchen :** Granite stone working top with glazed tiles up to 2 ft. height on walls above the working top. Kitchen sink of Stainless Steel. No cabinets will be provided.
10. **Electrical:** Copper wiring in the concealed PVC conduits with MCBs. No fixtures or fans will be provided.

Note : These specifications are purely tentative and subject to change on technical and other considerations.

8. HOW TO APPLY :

8.1 Application for the IRWO Housing Scheme in Rail Vihar, Kolkata Ph. IIIB is to be submitted in duplicate in the application form attached as Annexure II to this brochure (Part B), alongwith the Booking Money as given in Payment Plan at Annexure III, and may be sent to the Administrative Officer, Indian Railway Welfare Organisation, Shivaji Bridge (Behind Shankar Market), New Delhi - 110001 or to General Manager (EZ) IRWO, Kalighat Metro Station Building, 156, S.P. Mukherjee Road, Kolkata - 700026.

8.2 Payment should be made by an A/c Payee Demand Draft in favour of IRWO, payable at New Delhi/ Kolkata. Payment by cash or cheque will not be accepted.

8.3 Those Primary Members who have made payment towards earnest money, will also have to submit the application form attached as Annexure II, giving the details of amount remitted by them towards earnest money.

9. SCHEDULE OF PAYMENTS:

9.1 On allotment of a dwelling unit, the Applicant will be required to make the payments in accordance

with payment plan given in Annexure III. IRWO, however, reserve the right to change the schedule of Payments depending upon the progress of work or for any other reasons, and the Allottees shall be bound by such revised Schedule.

9.2 After issue of Booking Letter, the instalments as given in Annexure III shall be paid by the Allottees when these are due. No separate intimation/ letter for the first three instalments will be issued. If the payment of instalment on due date is not made, interest @ 9% per annum

will be payable (see Table-3). In case of long delayed payment or delayed payment more than three, IRWO reserves the right to treat the case as withdrawal and refund the amount paid by the allottee according to withdrawal rules given in Para 10.

10. WITHDRAWAL RULES :

The withdrawal rules will be as under :

i. Demand Survey :

If a Member participating in a Demand Survey withdraws from the scheme before issue of the

Table - 3

Amount of interest payable along with instalments for delay in payments :

Type of house IRWO	Amount of Instalment (Rs.)	Extra amount payable per day of delay in payment (Rs.)
K/E S/II	70,000/- 1,10,000	17/- 27/-
	75,000/- 1,50,000	19/- 37/-
	1,00,000/- 2,10,000	25/- 52/-
	1,10,000/-	27/-
	1,20,000/-	30/-
K/E S/III	1,00,000/- 2,10,000	25/- 52/-
	1,40,000/- 2,40,000	35/- 59/-
	1,50,000/- 3,00,000	37/- 74/-
	1,60,000/-	40/-
	2,00,000/-	48/-
K/E S/IV	1,20,000/- 2,40,000	30/- 59/-
	1,30,000/- 3,00,000	32/- 74/-
	1,60,000/- 3,80,000	40/- 94/-
	2,00,000/-	49/-
	2,10,000/-	52/-

Note : Interest payable for any other instalment amount will be on pro-rata basis.

Project Brochure, 10% of the amount realized during the Demand Survey will be deducted and the balance refunded without interest.

ii. Before issue of Booking Letter :

In case of withdrawal after depositing Booking Money but before the issue of the Booking Letter, 50 % of the Booking Money shall be deducted and the balance amount refunded without interest.

iii. After Booking Letter but Before Allotment of Dwelling Unit :

In case of withdrawal after the issue of the Booking Letter but before the allotment of the specific Dwelling Unit, full Booking Money plus 10% of instalments due up to the date of withdrawal application plus interest due on delayed payment will be deducted and balance amount refunded without interest.

If the balance in the Member's account is not adequate to cover the above penalty and the Member does not make good the deficit the amount available will be forfeited and he shall be debarred from participation in further schemes of IRWO.

iv. After Allotment but before Possession :

In case of withdrawal after allotment of the Dwelling Unit but before its possession, full Booking Money plus 15% of the instalments due up to the date of withdrawal application plus interest due on the delayed payment of instalments will be deducted and balance amount refunded without interest.

In case of death of the Primary Member before possession of the dwelling unit, if the spouse or the children (in absence of the spouse) desire to withdraw from the scheme, full money paid by the member (except interest on account of delayed payment) will be refunded without interest after deducting administrative charges of Rs. 2500/-. However, actual refund will be made as per provision of para-vii.

v. After Possession :

This will be treated as a case of sale and will be dealt with as per rules applicable to sale.

vi. In case of withdrawal where a waiting list exists on the date of withdrawal such that the Dwelling Unit can be allotted to another applicant, the penalty for withdrawal will be as per rules indicated below :-

- Before issue of Booking Letter Rs. 2500/-.

- In case of withdrawal after issue of booking letter :

Type A & B Rs. 5,000- only.
Type C & D Rs. 10,000/- only.

In case of withdrawal after three months from the date of issue of Booking Letter, an additional payment @ 9 % p.a. on the defaulted instalment is also payable. The total amount of penalty, however, will not exceed.

- Type A & B Rs. 10,000/-
- Type C & D Rs. 25,000/-

No interest is paid by IRWO on the amount to be refunded and the refund is made only after a substitute allottee is found.

In case no person on the waiting list accepts the offer, the case will be treated as "with no waiting list" and dealt with as per paras-10(i) to 10(iv) above as the case may be.

vii. Further to the above conditions of withdrawal :

Actual refund will be made only after the DU is re-allotted and the money is realized from the new allottee.

The new allottee shall pay to IRWO the cost of the DU plus an equalization amount as if he is a new entrant to the scheme.

11. TRANSFER OF DWELLING UNITS :

11.1 Transfer of dwelling units will be governed by the rules and policy framed/amended by IRWO from time to time. At present the rules of transfer are as under :

11.1.1 A Primary Member may be allowed to transfer his/her dwelling unit to another Primary Member only after a lapse of 3 years from the date of possession of the dwelling unit. However, in case of death of Primary Member, the transfer of the dwelling unit by the heirs may be allowed even before the lapse of the three year period.

11.1.2 As regard transfer of the dwelling units to other than Primary

Member, the provisions contained in Part-A of the Brochure will apply except that close relations will mean as defined in para-12.2 below.

12. CO-OWNERSHIP :

12.1 Co-ownership of dwelling units will be governed by the rules and policy framed/amended by IRWO from time to time. At present the rules regarding Co-ownership of dwelling units are as under.

12.2 Co-ownership of dwelling units shall be restricted to blood relations only viz. parents, spouse, children, grand-children (including adopted ones), brothers and sisters.

13. SCHEME ELIGIBILITY

13.1 Allotment of dwelling units shall be done in accordance with the rules and laws of the local authorities in force and as amended from time to time.

13.2 Primary members who already own IRWO houses are also eligible to apply, but will get priority next to those who do not own any IRWO house.

14. Other terms/conditions are contained in Part-A of the Brochure. In case of conflict between the provisions of this Brochure and those contained in Part -A, the provisions of this brochure will have precedence to the extent of conflict.

INDIAN RAILWAY WELFARE ORGANISATION
 Railway Group Housing Scheme
 RAIL VIHAR KOLKATA PHASE IIIB
 Application Form for Booking

Annexure II
(Original)

To,
 Administrative Officer/IRWO
 Railway Complex, Shivaji Bridge,
 Behind Shankar Market, New Delhi - 110 001.

Registration No. For Kolkata Phase IIIB Scheme
--

1. Primary Registration No. Year
2. Full Name
3. Designation
4. Father's/Husband's Name
5. Date of Birth 6. Date of Appointment
D D M M Y Y D D M M Y Y
7. Date of Retirement 7 (a) Whether applied earlier by paying part cost of land Yes No
D D M M Y Y
8. Correspondence Address
 PIN
9. Permanent Address
 Pin
10. P.F. No.
11. Scale of pay
12. Total Emoluments : Rs.
13. Gross Income of the family
14. For Retired/Spouse of deceased Railway Employee
 (i) Name of Retired/deceased, Railway Employee.
 (ii) Pension Payment Order No. (PPO)
 (Copy to be enclosed)
15. Details of property held at present:

S.No.	Details of property	Location of property	Size of Plot/house	Purchased From
(i)	<input type="text"/>			
(ii)	<input type="text"/>			

16. (a) Details of payment made earlier for earnest money
17. Co-owner's Name & relationship
18. Co-owner's Signature
19. Nominee's Name & relationship
20. Nominee's Signature
21. Booking Money sent Rs.
22. Bank Draft No. & Date
23. Name of the Bank & Branch
24. Type of dwelling unit required: Mark ✓ one Type only
- | Type | Booking Money |
|------|---------------|
| K/2 | Rs. 25,000/- |
| K/3 | Rs. 40,000/- |
| K/4 | Rs. 50,000/- |
25. Option for additional covered car parking (optional)
 Car - Covered
 Car - Open

ACKNOWLEDGEMENT
 (Blanks to be filled by applicant)

(For Office Use only)

Primary Registration No. Booking No. for Kolkata Phase IIIB :

Received from

Address

Application Form for Booking along with Booking fee of Rs. Bank Draft No.

Branch

Administrative Officer IRWO, New Delhi

Note : No separate letter/receipt will be sent except the above acknowledgement Receipt in token of the Application.



DECLARATION BY THE APPLICANT

I hereby declare that the particulars given in the Application form are correct and I have not willfully suppressed any material information. I understand that I will be disqualified from Booking of my application and/or allotment of dwelling unit, if at any time any of the said particulars are found incorrect.

I also undertake to abide by all rules and instructions that may be issued from time to time by Indian Railway Welfare Organisation (IRWO). I have read the information in this Brochure and fully understand the contents.

I have applied for a dwelling unit type in scheme of IRWO, but have not yet been allotted the dwelling unit.

Place _____

Signature of applicant _____

Date _____

Designation _____



Specimen signature of the applicant

COUNTERSIGNED

1. For serving employees in Railway/Undertaking.
2. For Senior Serving Railway Officers who themselves are the controlling officers.
3. For retired employees/spouse of deceased Railway employees.

Controlling Gazetted Officer
Chief Personnel Officer

Any Railway Gazetted Officer

Place _____

Date _____

INSTRUCTIONS

1. The Application Form must be filled in **Block Letters**, it must be signed by the Applicant and submitted in duplicate.
2. All drafts accompanying the application should be crossed **A/C Payee** only, drawn **In favour of IRWO**, and payable at New Delhi/ Kolkata. No cash or cheque will be accepted.
3. Application Form alongwith the demand draft should be sent by Registered Acknowledgement post or delivered in person to the Administrative Officer, IRWO Railway Complex, Shivaji Bridge, Behind Shankar Market, New Delhi - 110 001 or to the General Manager (EZ), IRWO, Kalighat Metro Station Building, 156, S.P. Mukherjee Road, Kolkata - 700026.
4. The applicant must enter his/her Primary Registration Number in the Application Form. The applicant should also quote the Booking Number for the specific scheme for future correspondence.
5. The original application must be countersigned as per the norms prescribed in the Application Form.
6. Any change in Mailing Address should be intimated to IRWO at its Headquarters office, Railway Complex, Shivaji (Minto) Bridge, (behind Shankar Market), New Delhi - 110 001.
7. Incomplete/invalid/illegible application is likely to be rejected. No correspondence in this regard shall be entertained.
8. The gross income of the employee (item No. 13) includes own income, income of the spouse and dependent children.
9. Spouse of deceased railway employee should give name, designation, and department of his/her late husband/wife and submit a copy of pension payment order (PPO).

INDIAN RAILWAY WELFARE ORGANISATION
 Railway Group Housing Scheme
RAIL VIHAR KOLKATA PHASE IIIB
 Application Form for Booking

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(Duplicate)

To,
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 Behind Shankar Market, New Delhi - 110 001.

Registration No
 For Kolkata Phase IIIB Scheme

1. Primary Registration No. Year

2. Full Name

3. Designation

4. Father's/Husband's Name

5. Date of Birth
 D D M M Y Y

6. Date of Appointment
 D D M M Y Y

7. Date of Retirement
 D D M M Y Y

7 (a) Whether applied earlier by paying part cost of land Yes No

8. Correspondence Address
 PIN

9. Permanent Address

 Pin

10. P.F. No.

11. Scale of pay

12. Total Emoluments : Rs.

13. Gross Income of the family

14. For Retired/Spouse of deceased Railway Employee

(i) Name of Retired/deceased, Railway Employee.

(ii) Pension Payment Order No. (PPO)
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15. Details of property held at present:

S.No.	Details of property	Location of property	Size of Plot/house	Purchased From
(i)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
(ii)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

16. (a) Details of payment made earlier for earnest money

17. Co-owner's Name & relationship

18. Co-owner's Signature

19. Nominee's Name & relationship

20. Nominee's Signature

21. Booking Money sent Rs.

22. Bank Draft No. & Date

23. Name of the Bank & Branch

24. Type of dwelling unit required: Mark ✓ one Type only

Type	Booking Money
K/2	Rs. 25,000/-
K/3	Rs. 40,000/-
K/4	Rs. 50,000/-

25. Option for additional covered car parking (optional)
 Car - Covered
 Car - Open

(For Office Use only)

ACKNOWLEDGEMENT
 (Blanks to be filled by applicant)

Primary Registration No. Booking No. for Kolkata Phase IIIB :

Received from

Address

Application Form for Booking along with Booking fee of Rs. Bank Draft No.

Branch

Administrative Officer IRWO, New Delhi

Note : No separate letter/receipt will be sent except the above acknowledgement Receipt in token of the Application.

DECLARATION BY THE APPLICANT

I hereby declare that the particulars given in the Application form are correct and I have not willfully suppressed any material/ information. I understand that I will be disqualified from Booking of my application and/or allotment of dwelling unit, if at any time any of the said particulars are found incorrect.

I also undertake to abide by all rules and instructions that may be issued from time to time by Indian Railway Welfare Organisation (IRWO). I have read the information in this Brochure and fully understand the contents.

I have applied for a dwelling unit type in scheme of IRWO, but have not yet been allotted the dwelling unit.

Place _____

Signature of applicant _____

Date _____

Designation _____



Specimen signature of the applicant

COUNTERSIGNED

1. For serving employees in Railway/Undertaking.
2. For Senior Serving Railway Officers who themselves are the controlling officers.
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5. The original application must be countersigned as per the norms prescribed in the Application Form.
6. Any change in Mailing Address should be intimated to IRWO at its Headquarters office, Railway Complex, Shivaji (Minto) Bridge, (behind Shankar Market), New Delhi - 110 001.
7. Incomplete/invalid/illegible application is likely to be rejected. No correspondence in this regard shall be entertained.
8. The gross income of the employee (item No. 13) includes own income, income of the spouse and dependent children.
9. Spouse of deceased railway employee should give name, designation, and department of his/her late husband/wife and submit a copy of pension payment order (PPO).

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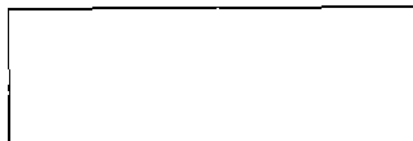
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Controlling Gazetted Officer
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9. Spouse of deceased railway employee should give name, designation, and department of his/her late husband/wife and submit a copy of pension payment order (PPO).

PAYMENT PLAN

Type of dwelling unit	Super Area (sq.ft.) approx.	Configuration	Total Cost in Lakhs of (Rs.) (Tentative)	Booking Money* (Rs.)	Earnest Money (Rs.)	1st Instalment (Rs.)	2nd Instalment (Rs.)	3rd Instalment (Rs.)	4th to 10th (Rs.)	Last Instalment (Rs.)
1	2	3	4	5	6	7	8	9	10	11
K-2	801	Multistoreyed	11.60	25,000/-	10,000/-	70,000/-	1,00,000/-	1,20,000/-	1,10,000/-	75,000/-
K-3	1210	Multistoreyed	17.50	40,000/-	10,000/-	1,00,000/-	1,50,000/-	2,00,000/-	1,60,000/-	1,40,000/-
K-4	1429	Multistoreyed	20.70	50,000/-	10,000/-	1,20,000/-	1,60,000/-	2,10,000/-	2,00,000/-	1,30,000/-

Notes :

- * In case of those who have already paid earnest money, the booking money shall be net of earnest money already paid i.e. column (5) - column (6).
- First three instalments will be payable within 2, 4 and 6 months of the issue of the booking letter. Other instalments will be required to be paid depending upon the progress of work for which two months notice will be given.
- The amount of various instalments are according to the cost estimated at present. The amount and number of instalment are liable to change if required, due to change in cost of dwelling units.
- Initial maintenance charges which will be in addition to the above cost will be collected after draw of lots but before giving possession of the dwelling unit.
- In case bulk connection of water supply has to be provided, water supply connection charges will also be collected alongwith last instalment.
- Member can pay the entire estimated cost at the time of first instalment and shall be entitled to a rebate of 2.5% (two and half percent) of the cost of dwelling unit. No such rebate will be admissible on additional payment which may have to be made due to increase in cost.
- The tentative cost of parking space under still/podium will be extra. Its cost will be Rs. 82,000/-.
- The cost of open car parking will be Rs. 12,000/-.
- The cost of parking spaces will be payable in two equal parts with 5th and 8th instalments.

KEY PLAN OF RAIL VIHAR, KOLKATA, PHASE-IIIB

