

ANNUAL REPORT FOR THE YEAR 2010-11

INTRODUCTION

The Indian Railway Welfare Organisation (IRWO) was registered under the Society Registration Act, 1860 on 25th September 1989 with the object of promoting social welfare schemes such as providing help to railway personnel, spouse of deceased railway personnel, personnel of public undertakings under the Ministry of Railways and the personnel of IRWO in procuring a house for residence. The prime activity of IRWO is procurement of land throughout the country and execution of housing projects at these sites to cater to the housing needs of its members.

The Balance Sheet of IRWO as on 31st March 2011 duly audited by Auditors, M/s Sanjay Salig Arora & Co., Chartered Accountants, New Delhi is placed below for acceptance by the Governing Body.

Highlights of Financial Performance and Operating Performance are given below:

A FINANCIAL PERFORMANCE

1. Primary Membership:

The membership of IRWO has increased from 71761 to 72734. This has also resulted in additional collection of nearly Rs.9.73 lakh as Primary Registration Fee.

2. Income:

During the year 2010-11, IRWO earned an Interest on Investment of Rs.344.53 lakh (including Rs.274.52 lakh on Investment of Project Funds and Rs.71.01 lakh on Investment of Corporate Funds). Other Receipts (as per Schedule 17) were Rs.37.13 lakh. Thus, the Total Income (including Income from Project Funds) was Rs.381.66 lakh. After making adjustments (as per Schedule 18) Net Surplus during the year was Rs.59.30 lakh which has been transferred to Land Corpus Fund.

3. Expenditure:

During the year the actual expenditure was Rs.194.10 lakh as against Rs.123.71 lakh during the year 2009-10. The increase was due to the implementation of revised Pay Structure, part payment of arrears, consequential increase in Provident Fund, other benefits and general inflationary conditions.

4. Apportionment of Surplus:

Corporate Office Income amounting to Rs.59.30lakh is treated as surplus and has been transferred to Land Corpus Fund. The position of various funds is as under:

a) **General Reserve:**

The balance in General Reserve as on 31.3.2010 was Rs.1922.33 lakh which has been reduced to Rs.923.48 lakh as on 31.3.2011. The reduction is due to transfer of Rs.1400.00 lakh to Land Corpus Fund as approved by Governing Body in their meeting held on 10.1.2011. The additions during the year are on account of Transfer from Projects as their contribution amounting to Rs.190.93 lakh, Rs.201.10 lakh as Interest on Advance made to the Projects and Rs.9.12 lakh as Administrative Charges realized on account of withdrawal / cancellation during the year.

b) **Land Corpus Fund:**

The balance in this fund has increased from Rs.2512.47 lakh last year to Rs.4475.59 lakh. This is on account of Contribution from Projects (Rs.203.82 lakh), transfer from Loan Redemption Fund (Rs.300.00 lakh), from Reserve Fund (Rs.1400.00 lakh) as explained in Para - 1 and 6 of Notes Forming part of Accounts (Schedule- 22) and transfer from Income & Expenditure Account during the year (Rs.59.30 lakh).

5. Repayment of Loan

Rs.60 lakh was paid to Public Sector Undertakings under the Ministry of Railways during this year thus reducing the net loan liability to 'nil'.

The loan of Rs. 300.00 lakh from Ministry of Finance is repayable. Interest liability for this loan has been provided under Current Liabilities.

6. Loan from Housing & Urban Development Corporation Limited (HUDCO)

Out of the outstanding Loan of Rs.3287.00 lakh as on 31.3.2010, an amount Rs.2404.00 lakh has been repaid during the year and balance amount of Rs.883.00 lakh was payable to HUDCO as on 31.3.2011, which has since been fully repaid.

7. Short Term Loan from Indian Overseas Bank

An amount of Rs.180.00 lakh was drawn from Indian Overseas Bank as a short term finance by pledging Fixed Deposit Receipts for Gurgaon-IV Project which has since been fully repaid.

B PROJECTS IN PROGRESS

a) **Asansol**

Handing over of flats has been started. Fifty seven houses have been handed over. Thirty three vacant plots are available where houses in Phase-II for sale to members are planned. Booking for Asansol Phase-II scheme was opened from 17.01.2011 to 08.04.2011, and was further extended upto 08.07.2011. Good response has been received for type-I units. The scheme is being modified as per the demand received now.

b) **Gurgaon Phase-IV**

Construction of 300 dwelling units has been completed. Handing over of flats to allottees has also been completed.

c) **Kolkata Phase-IIIB**

In Phase-IIIB at Rajarhat, Kolkata, 216 flats are under construction on available land adjoining Phase-IIIA. Piles and foundation work has been completed for all 6 blocks. All 10 floor slabs have been cast in all the six blocks. Other finishing and external works are also simultaneously in progress. Expected target date of completion is December, 2011.

d) **Vasundhara Phase-II.**

Handing over of flats to allottees is in progress. 114 flats have been handed over, out of 128.

e) **Lucknow Phase-III**

Construction work of 84 units was started in May, 2009. Roof has been cast in all 84 units. Other finishing works are in progress. Expected target date of completion is November, 2011 including external electrification.

f) **Sonepat / Kundli**

Construction of 660 dwelling units has been planned. Total booking of 553 units has been done. Foundation and basement floors have been completed for eleven towers which have been taken up in Phase-I as per bookings done. Roof slabs of 196 type-II units out of 260 units, 8 type III out of 192 units and 38 type-IV out of 106 units have been cast. All vacancies in type-II units are filled up. Vacancies are available in type-III and IV for which booking was opened from 14.03.2011 to 13.06.2011. Governing Body has approved opening of the scheme for blood relations of IRWO members initially, and then to other outsiders, if required. Scheme for IRWO members and their blood relations would be opened shortly. Expected target date of completion is March, 2013.

g) **Moradabad**

12.9 Acre of land has been procured. Booking letters have been issued to 92 applicants for different types of dwelling units. Approval of plans from MDA was received on 30.11.2009. Tenders were opened on 18.12.2009 and have been finalized and work awarded. Construction has come upto roof level in 23 units type-III and 11 units type-II. Foundation work has been started in 4 units type-IV. Expected target date of completion is September, 2012. Construction work in Moradabad has been held up recently due to heavy rains in the area.

h) **Ajmer Phase-II.**

Construction of 16 dwelling units has been planned in the plot of land already available in Arjun Lal Sethi Colony, Adarsh Nagar, Ajmer. Building plans were approved by local authority. Tenders have been finalized and work is in progress. Roof slabs for all 16 units have been cast. Finishing and external works are in progress. Expected target date of completion is October, 2011.

l) Zirakpur (near Chandigarh)

Initially the response to Housing Scheme launched for booking from 01.10.2008 to 10.02.2009 was not good. Hence this scheme was restructured and was reopened for booking of dwelling units from 20.04.2009 to 10.07.2009. 69 applications were received. The scheme was extended for booking upto 11.09.2009 which resulted in 18 more applications. Booking letters have been issued to these applicants. Building plans have been approved by the State Authorities. Tenders for the work were opened on 16.04.2010 and contract was awarded. Construction of boundary wall and dwelling units is in progress. Good response has been received during further booking opened upto 30.11.2010. All type-II units have been booked. Scheme has been opened again for booking from 15.07.2011 to 17.10.2011 to fill up vacancies in type-III and type-IV units for IRWO members and their blood relations initially, and then to other outsiders, if required. Expected target date of completion is December, 2012.

C LAND IN HAND

a) Chennai Phase-II

Land (11.88 acre) was procured in year 2004 and housing scheme was announced. Scheme has been launched and booking letters have been issued to 138 applicants. Architect submitted plans for approval to local authorities. CMDA had raised certain objections in conversion of land use to residential on account of environmental considerations. IRWO's appeal against CMDA decision has been upheld by State Govt. based on Pollution Control Board's favourable report for clearing the project with some modifications. The revised layout plans have been approved by CMDA and Ambattur Municipality. Unit plans are under approval of the Municipality. Tenders have been invited and technical bids are to be opened on 20.09.2011.

b) Hyderabad Phase-III

Area of land measuring about 1.5 acre has been procured within Lingampally Phase-I scheme. Plans for 60 units have been finalized and submitted to the sanctioning authority for approval. Scheme was launched from 10th November, 2008 upto 12.02.2009 against which 37 booking letters were issued. Notification for booking of vacancies upto 11.09.2009 was issued which resulted in 12 more applications. Tenders were called and opened on 10.12.2009 and have been finalized. The plans have since been approved by Greater Hyderabad Municipal Corporation. The work at site was started but has been stopped due to a "stay order" brought by the Phase-I allottees. Efforts are being made to get this stay order vacated.

c) Bengaluru

20-Acre of residential land has been purchased and Sale Deed registered in favour of IRWO. Housing Scheme was opened for booking and good response has been received. All houses have been booked. Booking letters have been issued. Architect has been appointed. Plans and tender documents are under finalization. A CPM with staff has been posted. Construction of

boundary wall for enclosing the purchased plot of land is almost complete. Papers have been submitted to Bengaluru Development Authority for exemption of IRWO's plot of land from acquisition by BDA. The matter is being followed up with them.

D PROCUREMENT OF LAND

a) **Bhubaneswar**

IRWO had selected land at three locations in the past about three years back where letters of intent were also issued but Owners/Sellers could not honour the commitments regarding marketability, title of land/other legal requirements etc. and the land could not be purchased finally. Efforts are now being made to purchase a plot of land from the Government through Secretary, Rail Coordination.

b) **Faridabad**

In response to an advertisement for sale of group housing land at Faridabad, three offers have been received. The offers are under examination.

c) **Kolkata**

An advertisement has been given in the newspapers for purchase of group housing land at Kolkata. Offers are to be received upto 07.10.2011.

d) **Kota**

A plot of land at Baran Road was selected and rates were negotiated with the owners. However, the owners desired increase in the rates which could not be agreed to. The Land Committee visited Kota a number of times thereafter and had selected a plot for which detailed offer was also received. This plot could not be finalized as it was decided to try and get surplus Railway Land at Kota. Efforts are now being made to get land allotted from U.I.T., Kota near Lakhawa By-pass. Two plots of private land has also been seen one along Baran Road and one along Bundi Road which are suitable.

e) **Navi Mumbai**

An advertisement has been given in the newspapers for purchase of group housing land in Suburbs of Mumbai around Navi Mumbai, Virar. Offers are to be received upto 07.10.2011.

f) **Noida Extension**

Demand Survey was re-opened from 30-06-2011 to 02.09.2011 for joining/withdrawal from the scheme without penalty. Tender is proposed to be called after the issue of land acquisition is settled. Tender documents are ready for which final vetting from legal expert is to be got done before calling the tender.

g) **Jabalpur**

Land Committee visited Jabalpur and a plot of 20 Acre of land offered by State Government, has been found suitable. Request letters have been given to the State Government for allotment of land to IRWO.

h) **Jaipur**

Jaipur Development Authority has been requested to allot a plot of 5 Acre to IRWO. JDA have asked for the details of land which are being sent to them with a request for allotment.

i) **Jhansi**

Demand Survey was held for Jhansi against which 13 applications have been received. A letter has been written to Jhansi Development Authority requesting for allotment of 5 Acre of plot of land to IRWO.

j) **Patna**

A number of plots have been seen at Patna but were not found suitable for IRWO housing.

k) **Siliguri**

A letter has been sent to Siliguri-Jalpaiguri Development Authority to allot a plot of land to IRWO for group Housing for Railway men.

l) **Varanasi**

Three offers for sale of plots have been received. As the terms and conditions offered by the Sellers are not uniform they have been requested to quote their rates by 21.09.2011 as per terms and conditions laid down by IRWO.