

INDIAN RAILWAY WELFARE ORGANISATION

Group Housing Scheme (2009)

RAIL VIHAR BENGALURU

(GUNIAGRAHARA VILLAGE, HESARAGHATTA HOBLI, BENGALURU)

**INDEPENDENT VILLA HOUSES ON FREE HOLD LAND
SCHEME OPEN FROM 17th AUGUST, 2009 to 17th NOVEMBER, 2009**

INDIAN RAILWAY WELFARE ORGANISATION (IRWO), SHIVAJI (MINTO) BRIDGE, RAILWAY COMPLEX
(BEHIND SHANKAR MARKET) NEW DELHI - 110001 PHONE : (MTNL) 23413627, 23411173
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(visit IRWO website at : www.irwo.co.in)

REGISTERED UNDER THE SOCIETIES REGISTRATION ACT XXI OF 1860

Rs. 100.00

SALIENT FEATURES & TECHNICAL SPECIFICATIONS



AUGUST, 2009

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1. INTRODUCTION :

1.1 Indian Railway Welfare Organisation (IRWO) has been set up, as a registered society with its Head Quarters at New Delhi, under the Societies Registration Act XXI of 1860, to provide houses for serving and retired railway men at all India level purely as a social welfare measure on 'no-profit no-loss' basis.

1.2 IRWO is launching a Housing Scheme in GUNIAGRAHARA Village, Hesaraghatta Hobli under Dr. K. ShivaRama Karantha layout at Bengaluru in which three types of 2 BHK / 3 BHK and 4 BHK totally independent VILLA units on individual plots of land for each dwelling unit shall be built. The units will have scope for future expansion by adding on upper floors.

1.3 For eligibility criteria, procedure for booking for dwelling unit, allotment of dwelling units, rules for withdrawal from scheme, nomination, handing over etc. please refer to General Rules of IRWO (1st October, 2007) as amended from time to time, also available on IRWO website www.irwo.co.in.

2. THE SCHEME :

The present scheme envisages construction of totally independent villa type dwelling units with 2 Bed Room / 3 Bed Room, 4 Bed

Room accomodation in Single/ Duplex Type.

3. LOCATION :

3.1 Indian Railway Welfare Organisation (IRWO) has already acquired and registered 10 acres of land and another adjacent Plot of 10 acres of land is under process of acquisition in Guniagrahara Village Hesaraghatta Hobli, Bengaluru within Dr. Shiva Rama Karantha layout for Housing Scheme. The housing site is located about 3½ Km. from M.S. Palya Circle, 7 Km. from Bharat Electronic Limited (BEL) Circle and Bengaluru City Railway Station is about 18 Km. from the site.

3.2 The site is within 8 Km from Bharat Electronic Limited (BEL) and HMT colonies and close to the Ring Road leading to NH-7 for new International Airport in One direction and NH-4 for Tumkur in the other direction.

3.3 The land (plot) is registered in favour of IRWO. The land is freehold and therefore free from perpetual lease charges and connected restrictions.

3.4 The key plan of the location is given on the back cover of this Brochure.

4. SALIENT FEATURES OF THE HOUSING PROJECT :

4.1 Civic Amenities:- Open

spaces, Children's play ground, a Community Centre and few shops are proposed within the Campus.

4.2 Security :- A Boundary wall of height of 5ft. will be provided.

4.3 Medical Facilities :- Good Medical facilities are available at Bengaluru.

4.4 Transport Facilities :- The area around the site is well developed & easily accessible from National Highways.

4.5 Educational Facilities :- There are a number of reputed Colleges/Institutions available in nearby locations and in Bengaluru.

5. ORIENTATION OF HOUSES

Proposed Dwelling Units are planned and oriented in such a manner that units shall receive adequate sunlight and are well ventilated throughout the year. The landscaping of the whole complex is planned to provide pleasant environment and making use of green space for recreation.

6. TENTATIVE DETAILS OF DWELLING UNITS :

6.1 Tentative plot area covered area, accommodation and approximate cost of different types of dwelling units are indicated in Table-1 below :-

TABLE - 1
Tentative details and cost of Dwelling Units

Type	Configuration	Approx. Plot Area (in Sq.yd.)	Approx. Covered Area in Sq.ft.	Accommodation	Approx. Cost (Rs.in Lakh)
BLRU/II	Plotted Scheme	120 Sq.yd. (100 Sq.mtr.)	670 Sq.ft. (62.30 Sq.mtr.)	2 Bed Rooms, Living/Dining, Toilet, Kitchen, Staircase & Terrace on first floor.	17.28
BLRU/III	Plotted Scheme Duplex Type	160 Sq.yd. (133 Sq.mtr.)	1174 Sq.ft. (109.13 Sq.mtr.)	3 Bed rooms, Study Room, Living/Dining, 3 Toilets, Kitchen, Staircase & open Terrace.	26.88
BLRU/IV	Plotted Scheme Duplex Type	200 Sq.yd. (167 Sq.mtr.)	1548 Sq.ft. (143.91 Sq.mtr.)	4 Bed rooms, Study Room, Living/Dining, 4 Toilets, Kitchen, Staircase & open Terrace.	34.86

NOTES :-

- (i) The construction of various categories of dwelling units indicated above is subject to adequate demand.
- (ii) The cost given in the Table-1 are purely tentative based on current prices and may increase depending on escalation in labour and material cost, as well as alterations in design and specifications or any other unforeseen reasons. Actual cost would be payable by Allottees.
- (iii) The plans and covered areas are tentative and subject to change on finalisation of detailed drawings. No claims shall be entertained on account of such variation/change. The super area indicated in Table-1 comprises covered area of dwelling units inclusive of verandah/balconies, cantilevered cupboard space etc.
- (iv) 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 land and dwelling unit. Any such charges will be payable extra by Allottees.
- (v) 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.
- (vi) Any enhancement in cost of land/development charges demanded in future by State Government / BDA shall also be payable by the Allottees within the period as specified by the concerned authorities.
- (vii) There shall be additional cost towards additional area of plot, corner plots, plots facing parks or any special feature attributed to a specific dwelling unit. Additional cost shall be announced before draw of lot.
- (viii) One time maintenance fund and payment towards depreciation, reserve fund will be in addition to the above costs and will be collected after draw of lots but before giving possession of the dwelling units. These amounts will be transferred to Resident Welfare Association for proper maintenance of complex and services.

7.0 TECHNICAL SPECIFICATIONS:

These are given for the different types of dwelling units in Table-2.

TABLE 2***Technical Specifications***

- (i) **Foundations:** Masonary work in cement mortar and DPC with water proofing compound / plinth beam.
- (ii) **Superstructure:** Load bearing Masonary work in cement mortar.
- (iii) **Beams/Lintels/Slabs/Column etc.:** Reinforced cement concrete.
- (iv) **Door/Window :** All door & window frames will be of Salwood or any suitable wood and painted. Front door shall be 30/35mm thick flush door with teak ply vaneer or panelled door with styles and rails and teak ply panels, and polished on outer side and painted on inner face. Internal doors shall be plain flush door or panelled doors and painted. Windows to have wooden glazed shutters and painted.
- (v) **Flooring:** Flooring in all rooms verandahs/balconies shall be of Tiles. In staircases and lobby flooring shall be of Kota stone.
- (vi) **Wall Finishing :** All internal walls and ceiling shall be plastered with cement mortar and provided with P.O.P/White Cement putty & finished with oil bound distemper / colour wash.
- (vii) **External Facade :** Plain cement plaster finish with snowcem or equivalent colour finish.

- (viii) **Bath Rooms/Toilets** : Glazed tiles upto full height in bath room and toilets and upto 900 mm height in W.C. area. White PVC/Ceramic fixtures, mirror and chromium plated fitting etc. along with concealed plumbing.
- (ix) **Kitchen** : Granite stone working top with glazed tiles upto 600 mm height on walls above the working top. Kitchen sink of Stainless Steel. No cabinets will be provided.
- (x) **Electrical**: Copper wiring in the concealed PVC conduits with MCBs. No fixtures such as geysers, bulb holders or fans will be provided.
- (xi) **Earthquake Resistant Structure** : The building shall be designed as per provision of Earthquake resistant code as applicable.

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

8. HOW TO APPLY:

8.1 Applications will have to be submitted in the prescribed Application Form in duplicate enclosed as Annexure-I alongwith Annexure-II to this Brochure alongwith Booking Money as given in the Payment Schedule at Annexure-III and may be sent to the Administrative Officer, Indian Railway Welfare Organisation, Shivaji Bridge (Behind Shankar Market) New Delhi-110001.

8.2 Those Members who have made payment towards earnest money against Demand Survey, will also have to submit application form attached as Annexure-I alongwith Annexure-II.

9. SCHEDULE OF PAYMENT:

9.1 On selection for allotment of DU and issue of the booking letter, the member will be required to make the payments in accordance with the Schedule given in Annexure-III. This cost is based on estimate of the cost of the Project

and is subject to escalation during construction. As and when the estimate is revised, the instalment amount may also be revised for the prospective payments. IRWO reserves the right to change schedule of payment depending upon the progress of work or any other reasons. Allottees shall be bound by such revised schedule.

9.2 If some additional portion of land is earmarked for the allottee's exclusive use, additional land cost will be charged extra.

9.3 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.

9.4 In case of delay of payment of any instalment of more than 7 days beyond the due date/delay charges @ 10.5% (Ten point five percent) per annum will be charged extra on monthly basis ; part month of delay will be taken as full month delay.

9.5 The Project accounts may not be closed at the time of occupation of houses by the allottees. The last instalment payment shall, therefore, be considered tentative. As and when the accounts are closed, the allottees will be advised of the final actual cost. The difference between the final actual cost and the cost recovered will be adjusted which will be either payable by the allottees concerned or refunded by IRWO in case of excess payment.

9.6 Payment may be made through cheque, Bank Draft or Banker Cheque (drawn on Delhi / New Delhi Banks) in favour of IRWO, payable at New Delhi (Subject to realisation).

10. GENERAL

The scheme is subject to rules incorporated in IRWO General Rules October, 2007 and amendments there to. Latest version of the Rules may be seen on IRWO website www.irwo.co.in

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 declare that, by wife/husband or dependent children :

- (i) Do/Don't own in part/full on lease hold/freehold basis or have not been allotted on hire purchase basis, any residential flat/premises/plot in Bengaluru Area.
- * (ii) I have neither been allotted nor applied for any type of flat/House in any other scheme of IRWO.
- * (iii) I have applied for a dwelling Unit type _____ in _____ scheme of IRWO but have not yet been allotted the dwelling unit.
- * (iv) I have been allotted a flat / houses in IRWO _____ Scheme.

Place _____

Signature of applicant _____

Date _____

Designation _____

Specimen signature of the applicant

* Strike off which is not applicable.

COUNTERSIGNED

- | | |
|---|------------------------------|
| 1. For serving employees in Railway/Undertaking. | Controlling Gazetted Officer |
| 2. For Senior Serving Railway Officers who themselves are the controlling officers. | Chief Personnel Officer |
| 3. For retired employees/spouse of deceased Railway employees. | 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. Applicant's copy to be retained as record by the applicant.
2. All drafts or cheques accompanying the application should be crossed A/C Payee only, drawn in favour of IRWO, payable at New Delhi. No cash 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 - 110001.
4. The applicant must enter his/her Primary Membership number in the Application form. The applicant should also quote the Booking Number of this scheme for future correspondence.
5. The original application must be countersigned as per the norms prescribed in the Application Form. Any change in Mailing Address should be intimated to IRWO at its Headquarters office, Railway Complex, Shivaji (Minto) Bridge, Behind Shankar market, New Delhi - 110001
6. Incomplete/invalid/illegible application is likely to be rejected. No correspondence in this regard shall be entertained.
7. 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).
8. Please indicate Co-owner's name if applicable to avoid later on complications. "General Rules" may be consulted for rules on this subject.

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.

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- * (ii) I have neither been allotted nor applied for any type of flat/House in any other scheme of IRWO.
- * (iii) I have applied for a dwelling Unit type _____ in _____ scheme of IRWO but have not yet been allotted the dwelling unit.
- * (iv) I have been allotted a flat / houses in IRWO _____ Scheme.

Place _____

Signature of applicant _____

Date _____

Designation _____

Specimen signature of the applicant

* Strike off which is not applicable.

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*(iii) I have applied for a dwelling Unit type _____ in _____ scheme of IRWO but have not yet been allotted the dwelling unit.

*(iv) I have been allotted a flat / houses in IRWO _____ Scheme.

Place _____

Signature of applicant _____

Date _____

Designation _____

Specimen signature of the applicant

* Strike off which is not applicable.

COUNTERSIGNED

1. For serving employees in Railway/Undertaking.
2. For Senior Serving Railway Officers who themselves are the controlling officers.

Controlling Gazetted Officer
Chief Personnel Officer

3. For retired employees/spouse of deceased Railway employees.

Any Railway Gazetted Officer

Place _____

Date _____

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1. The Application Form must be filled in Block Letters, it must be signed by the Applicant and submitted in duplicate. Applicant's copy to be retained as record by the applicant.
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6. Incomplete/invalid/illegible application is likely to be rejected. No correspondence in this regard shall be entertained.
7. 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).
8. Please indicate Co-owner's name if applicable to avoid later on complications. "General Rules" may be consulted for rules on this subject.

Indian Railway Welfare Organisation

(To be submitted along with Application form for booking)

Name _____

Membership No. _____

Self	Spouse
------	--------

Details of Family Members including dependents (as per pass rules)

Name	M/F	Age	Relationship

Signature of applicant

Note : Photographs of self & spouse affixed above are to be attested by controlling/Gazetted Officer.

PAYMENT SCHEDULE

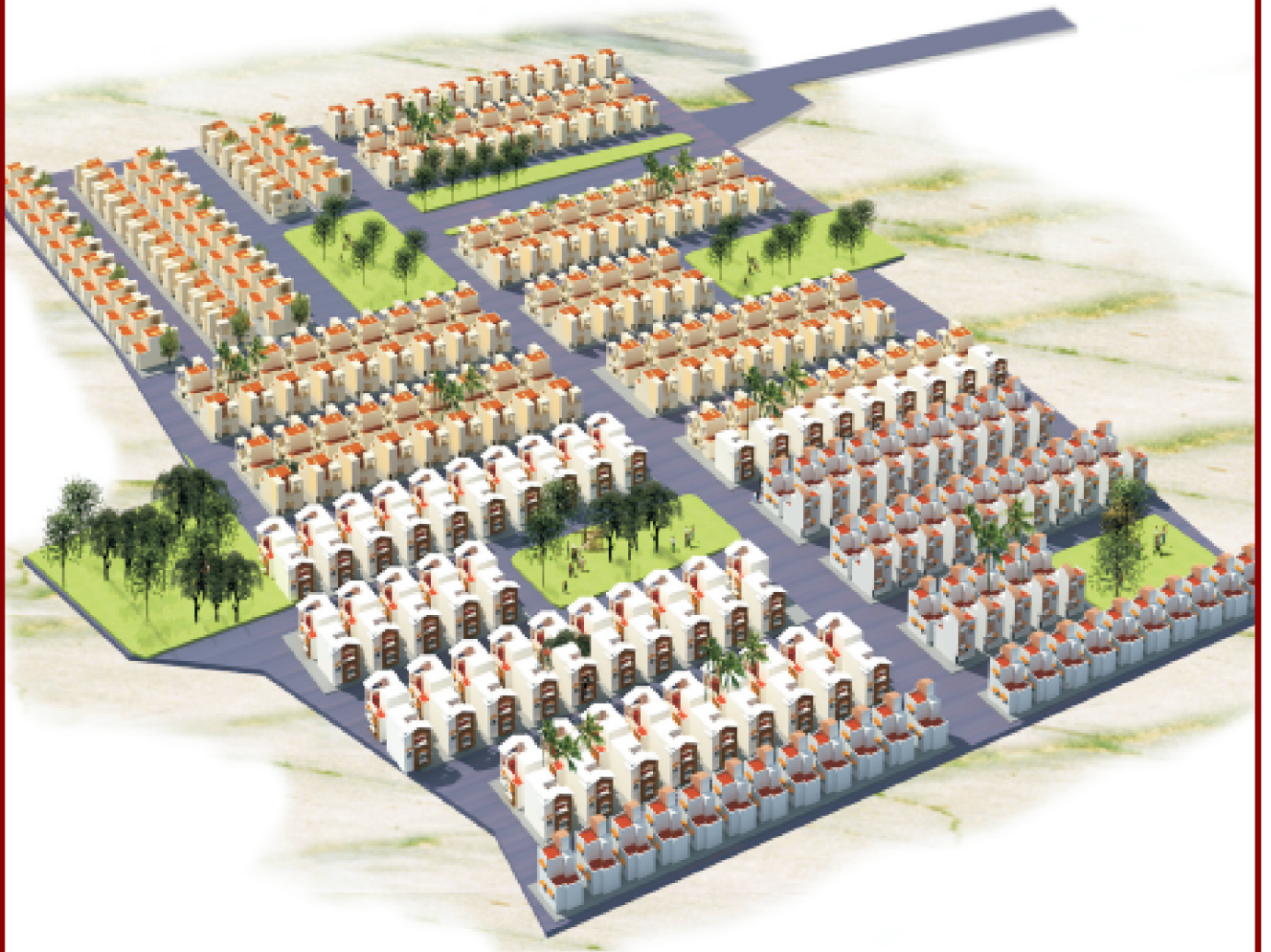
Type of D.U.	Approx. Covered Area in Sqm	Cost (Rs. in Lakh)	Earnest Money (Rs.)	Booking Money (Rs.)	Instalments (Rs. in Lakh)				
					First	Second	Third	Fourth to Eighth	Last
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
BLRU-II	670 (62.30 Sq.mtr.)	17.28	10,000/-	1,00,000/-	2.0	2.0	2.0	1.75	1.53
BLRU-III	1174 (109.13 Sq.mtr.)	26.88	10,000/-	1,50,000/-	3.0	3.0	3.0	2.8	2.38
BLRU-IV	1548 (143.91 Sq.mtr.)	34.86	10,000/-	2,00,000/-	4.0	4.0	4.0	3.70	2.36

Notes :

1. The cost given above are purely tentative. It may increase depending upon the labour & material costs, as well as due to alteration in design or specifications or any other unforeseen reasons, and actual cost would be payable.
2. In case of those who have paid earnest money at the time of demand survey, the Booking Money payable shall be net of Booking Money minus Earnest Money already paid i.e. column 5 - column 4.
3. 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 advance notice will be given.
4. The amount of various instalments are according to the cost as estimated at present. The amount and the number of instalments are liable to change due to change in cost of dwelling units.
5. One time maintenance fund and payment towards depreciation reserve fund will be in addition to the above costs and will be collected after draw of lots but before giving possession of the dwelling units. These amounts will be transferred to Resident Welfare Association for proper maintenance of complex and services.
6. In case bulk connection of water supply has to be provided, water supply connection charges will also be collected along with the last instalment.
7. There shall be extra charges for extra land if allotted to specific dwelling units and for dwelling units facing parks and corner dwelling units.

BIRD`S VIEW

PROPOSED SITE FOR RAIL VIHAR GUNIAGRAHARA, BENGALURU



**KEY PLAN SHOWING LOCATION OF PROPOSED SITE
FOR RAIL VIHAR GUNIAGRAHARA, BENGALURU**

Village : Guniagrathara
Hobli : Hesaraghatta
Taluk : (Yalahanka)
Bengaluru North

