

2. DEFINITIONS

- a. Allottee means a Member to whom a dwelling unit is allotted in a particular scheme.
- b. Allotment means allotment of a particular dwelling unit to a Member in a particular scheme.
- c. Allottees' Association also referred to as Society is an Association of the allottees formed for the maintenance of common services of the colony.
- d. Booking means booking of a dwelling unit in favour of a Member in a particular scheme. It does not mean allotment of a particular dwelling unit to the Member.
- e. Booking Letter means the letter confirming that a dwelling unit has been booked in favour of the applicant.
- f. Booking Money is the amount of money payable by a Member when he applies for booking of a dwelling unit in a particular scheme.
- g. Blood relation means parents, spouse, children, grand children including adopted children, brother(s) and sister(s).
- h. Carpet Area means the actual livable area between the walls inside the dwelling unit.
- i. Common Area means area outside the dwelling unit which shall include passage, corridor, lift well, staircase, park, sub-station, community hall, pump house, sewerage treatment and disposal unit, water storage and treatment plant, shops, stilt, parking area etc.
- j. Commitment Money/Earnest Money is the money required to be deposited by those who participate in a Demand Survey for a proposed housing scheme.
- k. Confirmed Booking Letter means the same as Booking letter above.
- l. Delay charges are amounts payable by an allottee on account of delay in payment of instalment due.
- m. Demand Survey is the survey conducted to assess the demand for dwelling units at a particular place where a housing scheme is proposed to be developed.
- n. Depreciation Reserve Fund is a fund created to meet expenditure on replacement of such capital assets as lifts, pumps, generators, fire fighting equipments, transformers etc.

- o. Dwelling Unit means any residential unit constructed by the Organisation.
- p. Draw of lot means the process of allotting a particular dwelling unit to a member for possession. However, draw of lot may also be held for the purpose of Booking a dwelling unit when there are more than one claimants of the same seniority for the same type of dwelling unit.
- q. Equalisation Charges are additional charges payable by a member who joins the scheme after the due date of payment of the first instalment.
- r. General Body means the General Body of IRWO constituted under Memorandum of Association & the Rules and Regulations of the Organisation.
- s. Governing Body means the General Body of IRWO constituted under Memorandum of Association & the Rules and Regulations of the Organisation.
- t. Local authority means the land development authority, municipality, municipal corporation, improvement trust etc. having jurisdiction over the area in which land procured by IRWO is located.
- u. Maintenance Fund is a corpus fund for the maintenance of common services in the housing colony.
- v. Membership Fee is a non-refundable fee to be paid for becoming a member of IRWO.
- w. Organization means the Indian Railway Welfare Organisation (IRWO).
- x. Member, earlier denoted as Primary Member, means a person who has become a member of the Organisation after paying the required membership fee.
- y. Membership Number earlier denoted as Primary Membership Number is the number allotted to the applicant on his becoming a member of IRWO and is to be quoted on all correspondence with IRWO.
- z. Plinth Area means area inclusive of carpet area + wall area + a percentage of balconies, verandah, projections, cupboard etc.
- aa. Provisional Booking Letter is a letter issued to those who are placed on the Waiting List for a particular scheme.
- ab. Reserve Fund is a fund created to meet legal expenses and other unforeseen expenses of the Project. It is financed by contribution from Projects as a

percentage of the Project cost.

ac. Super Area means area inclusive of plinth area + proportionate share of common area.

ad. Unpopular Scheme means a housing scheme declared as such as per Para 9.

ae. Virtual Completion means the stage of construction when the dwelling unit is in a stage fit for occupation.

af. Waiting List means a list of members who will be entitled to booking of a dwelling unit if a dwelling unit in the scheme becomes available for booking after final booking or allotment of the dwelling units.