

## PREFACE

The problem of housing in post-retirement period has always been staring into the face of railwaymen, more so because of their transferable jobs and arduous duties. They are not able to spare time to undertake construction of their private houses demanding variety of efforts like mobilization of funds, purchase of plots, contracting of builder and skilled labour, supervision etc.

With a view to help railwaymen, Indian Railway Welfare Organisation (IRWO) was set up as a registered Society on 25.09.1989 for providing dwelling units to serving and retired railwaymen on "No Profit No Loss" basis. Since its inception IRWO has achieved distinctive success. It has already completed and handed over 6690 dwelling units at 18 locations. Construction work is in progress at 6 locations covering 883 dwelling units. Most of the handed over colonies are abuzz with activity and social life.

IRWO's Rules in regard to allotment of dwelling units and other connected activities were framed at the time of its formation in 1989. They have also been amended from time to time. As natural, many developments have taken place since then. We have also gained more experience. A need has, therefore, been felt to have a relook at the existing rules. The present 'General Rules' is a result of that exercise. The General Rules has drawn heavily from the existing rules, resolutions of the Governing Body, administrative orders from time to time, rules of some similar organizations and suggestions received from various quarters.

At present the rules governing IRWO and its members are covered in three documents. Henceforth they will be covered only in two documents, viz.

1. General Rules &
2. Project Brochure.

These 'General Rules' contain all the rules as such. Project Brochure will contain only the technical details of the project in question. It may also contain some provisions specific to the project.

The 'General Rules' are not only more comprehensive, streamlined and liberal, they also make substantial departures from the existing rules. For example – now there will be only one category of membership instead of the existing two types of membership and any member may apply for any type of house. A member may be allotted more than one house if there are no first time applicants on the waiting list. The amount of one time Maintenance Charges has been standardized. A Depreciation Reserve Fund has been created. There are many more such features. Members are advised to go through these rules carefully.

Although care has been taken to ensure that implementation of these rules do not lead to any problem, teething troubles cannot be ruled out. Suggestions are, therefore, welcome. The suggestions may be sent to General Manager(Finance) at the address of IRWO head office in Delhi. All amendments to these rules will be notified through serialized notices in Samachar Darshan and will also be available on IRWO website.

(S.P.S.Jain)  
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