



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
**Central Government Employees
Welfare Housing Organisation**
(Ministry of Housing & Urban Poverty Alleviation, Govt. of India)

छठा तल, ए खण्ड, जनपथ भवन,
जनपथ, नई दिल्ली- 110 001
दूरभाष : 23739722 / 23717249 / 23355408
फैक्स : 23717250

6th floor, 'A' Wing, Janpath Bhawan,
Janpath, New Delhi - 110 001
Phones : 23739722 / 23717249 / 23355408
Fax : 23717250
E-mail : cgewho@nic.in

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TO,

ALL BENEFICIARIES OF JAIPUR (PHASE II) HOUSING SCHEME

Sub : CGEWHO's Jaipur (Ph II) Project

Sir,

We are in receipt of a number of representations regarding delay in completion of the Jaipur (Phase II) project and increase in the cost. Technical details, as received from the concerned department, are hereby conveyed as under :

- i) The letter No.T-111/13 dtd.23.02.2011 about increase in cost was issued to each beneficiary as per his/ her details of address available in the organisation.
- ii) The cost of DUs in Jaipur (Ph I) was based on the land cost and other expenditures including construction cost, prevalent at that time. There is a gap of 6 years in the announcement of two schemes during which the cost of materials, labour wages etc. have risen considerably. The same can therefore not be compared.
- iii) The scheme brochure for Jaipur (Ph II) included that escalation shall be payable by the beneficiaries alongwith 6th installment as given at S.No.7 (Payment Schedule) of the Brochure and clause 16 of part '3' of scheme brochure.
- iv) As indicated in the scheme brochure, at Clause No. 8 (Page No.5), the construction was to be completed within 30 months of commencement of the same subsequent to approval of plans by the JDA. The construction commenced in Dec 2008 and accordingly the II installment which is sought on commencement of construction was sought from beneficiaries in Dec '2008. Adding 30 months to it the project completion works out in June '2011. However, the project has suffered due to certain unavoidable circumstances like delay in supply of cement, steel & payments to the construction agency, sporadic strikes by truck operators, unprecedented monsoon in the year 2010 worldwide & a major incidence of fire in the area. The project is now slated for completion in Dec '11 with a delay of approx. 7 months.