

**Minutes of the meeting held at Kolkata (Ph-II) Project on 29 Aug 2014 with CEO**

A meeting was held on 29 Aug 2014 at the Hall (Ground Floor) of community centre of Kolkata (Ph II) project. The meeting was chaired by Sh Akhilesh Kumar, Chief Executive Officer (Addl Charge) of CGEWHO. Sh Gagan Gupta, Asst Director (Tech) and Md Gousal Azam, Project Incharge were also present on the dias.

2. CEO in his opening remarks, highlighted that the Jt Secretary of the Ministry of HUPA specially deputed him to visit Kolkata (Ph II) project to listen all the queries and issues from the beneficiaries particularly about the approach road connecting the Kolkata Kendriya Vihar-II complex with Belgharia Expressway which is a major concern of all members of Kolkata (Ph II).

3. The reply given by CGEWHO to the agenda points as projected by Dr A K Barman, a beneficiary of Kolkata (Ph II) is as under :

S.No	AGENDA	REPLY
1.	<b>Review of the Pending Works</b>	
1.1	Review of the Pending Works of the Project	CEO informed the members that maximum work is pending in the flats of Blocks C4 & C5. CEO assured the members that the project is likely to be completed by end of October 2014.
1.2	Issue of Allotment Letter	It was informed to the beneficiaries that a letter informing the result of draw to the allottees will be sent from 10 Sep 2014 onwards.
1.3	Uploading of MAP & LAYOUT	The officials of CGEWHO agreed to upload the approved map of the website of CGEWHO by 10 Sep 2014.
2.	<b>Offer of possession and handing over the project by CGEWHO &amp; Occupation Certificates of the Competent Authorities of West Bengal</b>	
2.1	Date of Handing Over	CEO assured the members that the project is likely to be completed by end of October 2014 and the process of issuance of demand letters will be started during 1 <sup>st</sup> week of November 2014 with necessary NOC and completion certificate of the statutory authorities.
2.2	I T Exemption	The matter of I T Exemption will be looked into. However, CGEWHO has got not stake.
2.3	Compensation from CGEWHO	CEO expressed that it would be difficult to pay compensation by CGEWHO being a no profit no loss organisation, an autonomous body of Govt of India, working for the welfare of Central Government employees. However assured that only cost spent on the project will be charged.

		It was informed to the beneficiaries that the actual date of completion of the project was March 2014 i.e. thirty months from the last date of receipt of second instalment.
2.4	Letter of Completion to the Banks	CEO agreed to sort out the issue shortly.
3.	<b>Recovery of Compensation due to delay in completion of the project by M/s PS Realty Group Ltd. as per Clause No.28.1.4 of General Conditions of Contract</b>	CGEWHO would neither grant escalation nor ask for any compensation at this stage. The payment of escalation or recovery of compensation would be considered by CGEWHO only after completion of work.
4.	<b>Anticipated increase of above 13% due to escalation over and above the announced cost of dwelling units/flats</b>	
4.1	Materials & labour escalation	Material and labour escalation is as per Clause No.10CC of CPWD and the price index was freezed till Sep 2013 which is according to the contract.
4.2	Difference of Costs of Cement and Steel	The cement and steel used in the project is as per the drawings vetted by the Jadhavpur University, who are the proof consultant of the project, however, steel and cement used in the project could be verified by beneficiaries from the reconciliation statement of the same at site.
4.3	Reserve Fund	CEO informed that the issue of Reserve Fund is as per the policy of CGEWHO.
4.4	Overcharging the land cost	As Kolkata (Ph II) project is a turnkey project, no payment against land heads is made to the contractor, it is taken only as security.
5.	<b>Selling of 'Stilt Areas' which is defined as 'common area' as per Apartment Owners Acts of Maharashtra, West Bengal etc. and violating the judgement of the Hon'ble Supreme Court of India</b>	The detailed clarification is given on CGWHO's website.
6.	<b>Approach/ Service Road connecting Belgharia Expressway</b>	CEO in his opening remarks highlighted that he had already visited the approach/ service road connecting the Kolkata Kendriya Vihar II complex with Belgharia Expressway which is the major concern of all members. He assured the members that the approach/ service road located on the northern side of Belgharia Expressway would be completed by NHAI to match with our completion.

4. The meeting ended with a vote of thanks to the Chair.