



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

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No. T-604/3-A-504/6/1

25-10-2012

All the beneficiaries of Meerut (Ph I) housing scheme

Sub : Meerut (Ph I) housing scheme

Sir/ Madam,

The undersigned is directed to convey the details regarding works at Meerut (Ph I) project is progressing behind the schedule though the civil works are on the verge of completion. The issues were also discussed in the last Project Monitoring Committee meeting held on 7 August 2012. We have received the details from concerned i.e. Technical D;te, which are are furnished parawise as below :-

2. The execution of the project on ground was taken up in Apr 2009 after approval of plans by local authorities and subsequent to which the 2nd call-up notice was forwarded to all the beneficiaries with the last date of submission as 12.10.2009. Adding 30 months to it, as committed in the scheme brochure, the project was to be completed in April 2012.

3. We would, however, like to intimate you that the project is running approximately one year behind the schedule and is likely to be completed in March 2013. The delay has been mainly due to the fact that one of the works i.e. provisioning of lifts for the project had to be retendered, a number of times. The tender has been received and is in the process of finalization. CGEWHO has been exercising a strict control on all aspects including costs as a result of which the cost escalation in the entire period of execution works out to approx 15% of the announced cost. As the announced cost was based on cost estimates prevalent on the date of announcement of scheme i.e. Nov.2007 and the escalation calculated as per escalation clause similar to CPWD clauses is to be paid to the contractor as per Contract, the same has to be charged to the beneficiaries. This figure is, however, tentative. A tentative interim costing taking into the proportionate increase according to the increased area as informed to you through technical brochure is as under.

Type of DU	Area as per Scheme Brochure (Sq Ft)	Announced Cost Rs.in lacs	Cost/per sft	Final SBA as per Technical Brochure (Sq Ft)	Increase in Area sft	Adjusted announced cost according to final super built up area (Rs. in lacs)
A	650	9.75	1500	741.29	91.29	11.12
B	1050	15.75	1500	1073.75	23.75	16.11
C	1350	20.25	1500	1399.94	49.94	21.00
D	1850	27.75	1500	1933.51	83.51	29.00

4. After considering the escalation @ 15%, the tentative final cost of DUs shall be as under :-

Type of DU	Cost (Rs. in lacs)	Increase in cost towards area and escalation
A	12.79	3.04
B	18.53	2.78
C	24.15	3.90
D	33.35	5.60

5. Further with a view to reduce the one time burden of paying full escalation along with the final installment at the time of offer of possession it has been decided to give an option to the beneficiaries to pay 50 per cent of the escalation amount now and pay the balance 50 per cent escalation at the time of offer of possession of DUs by the CGEWHO. The same was also sought by the PMC Members in the meeting held at the project on 7.8.2012. The above is also necessitated owing to the fact that the escalation amount has already been spent partly by the organisation and it is necessary to mitigate the shortfall/deficit of the project.

6. In case any beneficiary requires further clarification he/she may contact the Director/Dy. Director (Tech) or may visit this office and feel free to go through all concerned documents/files etc. This issues with the approval of the CEO.


(Admn. Directorate)