



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-207/31

November 13, 2013

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Sub: Hyderabad Ph-III housing project

Sir,

Please refer to your letter dated Nil, signed by you along with another 26 beneficiaries, addressed to the Hon'ble Minister, M/o HUPA and a copy endorsed to this office, with regard to Hyderabad Ph-III project.

2: Parawise replies are as under:

(1) As you are aware, CGEWHO had taken all possible methodologies available towards completion of the project and the DUs are completed and 310 no. of DUs, out of the total 380 no. of DUs have been handed over till date, to the beneficiaries satisfactorily. We are aware about the delay in completing the project due to unforeseen reasons and it may not be out of place to mention here that CGEWHO had well in time informed the beneficiaries with regard to this delay and best possible alternative withdrawal of the scheme without any cancellation charges along with payment of interest on the amount deposited with CGEWHO were also offered to all the beneficiaries. CGEWHO has also well in time informed the escalation etc periodically.

(2) a, b, c - matter of records

(d) As you are aware, the commencement of construction was in the month of Jan'08, after obtaining clearance from the Hon'ble High Court of Andhra Pradesh and as informed to you vide letter no.T-207/25 dated 15.04.2008, there were a requirement of provisioning of basements towards additional parking as required as per the new bye-law. We have also informed about the additional scope of work as CGEWHO had to get the works done on excavation of rocks etc manually as even controlled blasting was prohibited in the area and thus considering the time required towards basement works to the tune of about one year, the total time anticipated towards completion of the project was 30 months + 12 months for construction of DUs and development. Hence, the project should have been completed by 42 months. However, due to various unforeseen reasons

as well as delay in execution of the project due to contractual difficulties, finally after assigning the contract by the main contractor, CGEWHO could complete the works on 19.10.2012 and has also obtained the 'Fit for Occupancy' certificate from the Gram Panchayat.

- (e) As you are aware, CGEWHO has announced the scheme at a price of Rs.1100/= per Sft + applicable escalation + statutory levies + Reserve Fund etc and all the beneficiaries had accepted the same while applying for the scheme. The final cost including escalation, statutory levies, Reserve Fund etc which includes approx. Rs.80/= per Sft towards service tax implemented later on as well as approx. Rs.473/= per Sft towards material and labour escalation, making total final cost to Rs.1653/=. Considering the receipt towards interest accrued on the project towards delayed payment etc which was ploughed back to the project receipt as well as proportionate credit of car parking, the final amount called from beneficiaries has been finalized as Rs.1560/= per Sft. Hence, it may be seen that there is no exorbitant increase in the price other than the amount of escalation and additional payment of service tax which has to be charged to the beneficiaries as per the CGEWHO rules.
- (f) We are thankful to the beneficiaries for giving maximum cooperation towards achieving the final target of completing the project.
- (g) As explained in various communications, it is to inform you that CGEWHO had applied for occupancy certificate to the Executive Authority of Gram Panchayat, as per the stipulations provided in the planning permission from HUDA/ Hydershakote Panchayat as well as on the basis of the latest bye-laws issued by Andhra Pradesh Govt. It may also be observed that the Executive Authority, Hydershakote Gram Panchayat is the statutory authority, competent to issue the same and CGEWHO has also conveyed that in case there is any requirement of additional services, the same shall be provided.
- (h) CGEWHO cannot act on apprehensions of certain beneficiaries and it is of the firm opinion that no statutory authority can issue such certificate without having authority.
- (i) As you are aware, CGEWHO had taken up the project on turnkey basis according to a turnkey contract agreement and no direct purchase of land was effected and the land on which project was constructed, was transferred to CGEWHO as a security as a part of the scope of the contract. No consideration towards land has been paid and all payments towards land component which includes transfer of agriculture land as a security to CGEWHO, conversion of this land, approval of the plans from the statutory authority and overall development of the area is included in the payments made to the contractor against stage of works. Hence, the total payment paid to the contractor also is on the basis of SBA constructed at site and is not related to the area of land on which the project is constructed. We are aware about certain problems with regard to the high flood line (HFL) area where CGEWHO has to give access to the two small pockets of Graveyard which are as per HUDA / Pachayat approval of plans. CGEWHO is in constant touch with the revenue authorities with regard to the stoppage of using the area towards any more cremation and it is expected that the issue shall be sorted out by the RDO who had promised to settle the issue within a short period.

- Right to Information Act, 2005
Section 10(4) - Information withheld
as it is not in the public interest*
- (j) With regard to the provisioning of drinking water, as per the technical brochure it was informed that the water shall be provided through bore well and treated water shall be given for drinking purpose. The same has already been provided. Action towards obtaining Manjeera water from Hyderabad Metropolitan Water Supply and Sewerage Board was initiated. However, it could not be materialized till date. With the cooperation of beneficiaries, CGEWHO shall continue all possible action to get the water from Governmental authorities.
- (3) The apprehensions by certain beneficiaries with regard to improper occupancy certificate need not be taken as a reason for non-formation of Apartment Owners Ad-hoc committee. With regard to the issue with villagers also, CGEWHO is in constant touch with the authorities to settle the sensitive issue amicably as it would not be advisable to enter into a show down with the villagers in the interest of the beneficiaries. CGEWHO is optimistic to settle the issue at the earliest, failing which further legal course of action shall be taken on the same.
- (4) to (7) There is a process required towards formulating formal Apartment Owners Association for which an adhoc committee has to be formed which shall finalize the bye-laws, get it registered as well as start maintenance of the complex, which is being done through the Apartment Owner's Association fund. Hence, it would be prudent from the point of beneficiaries that the adhoc committee is formed at the earliest so that further action can be taken. With regard to the handing over of common areas etc. CGEWHO shall hand over the same to the satisfaction of Association has already been clarified by Rule-31(e).
3. In view of the above, we request you to kindly constitute the Association at the earliest towards finalizing the bye-laws etc to have a proper election of Apartment Owners Association.

Yours faithfully,

Sanatan Ghosh

(Sanatan Ghosh)

Asst. Director (Tech)

For Chief Executive Officer