

Kolkata (Ph II) beneficiaries are raising some frequent queries. Following are the clarifications :

Pt i) Annexures to be submitted alongwith the Possession Letter

Reply Please be informed that while applying for the said project, CGEWHO Scheme Brochure which detailed CGEWHO Rules related to the scheme was provided and it was stated that you will have to abide by the CGEWHO Rules as given in the brochure. All the Annexures are part of CGEWHO Rules and there will be no change whatsoever in any of the clause given in the Annexures. All the possession letters will be issued abiding by the CGEWHO Rules which is approved by Governing Council, CGEWHO.

Pt ii) Water Treatment Plant to be provided in the Complex

Reply It is not out of place to mention here that nowhere in the Scheme Brochure or Technical Brochure it was mentioned that WTP would be provided, although in the contract it is written that the provision of WTP is subject to potability of water. Project Incharge, CGEWHO has been instructed to carry out the water potability test of all the four tubewells from Govt recognized Lab and the report reveals that the water is within the agreeable potability range.

Pt iii) Status Service Road to be communicated from National Highway

Reply With regard to the construction of service road which is to be undertaken by National Highway Authority of India (NHAI), CGEWHO is closely monitoring the progress and Jt Secretary (H), M/o HUPA & Chairman, Executive Committee, CGEWHO has issued a DO also requesting the Chairman, NHAI to expedite the issue at the earliest. CGEWHO officials are also regularly monitoring the progress with NHAI. However it is informed that CGEWHO through its contractor tried to construct the motorable road but due to local villagers and NHAI objections, not able to progress further.

Pt iv) Status of land scaping work

Reply Please be informed that the common services of complex will be handed over to the elected AOA in a perfect condition and there is no urgency to CGEWHO to hand over the DUs/ complex in an unfinished condition.

Pt v) Status of Project

Reply The entire housing project is habitable and any beneficiary can move in and live comfortably.

Pt vi) Break-up of Final Costing

Reply The break up of the final costing is attached as **Annexure I**. The service tax is an integral part of the cost of DUs and it can't be shown separately in the possession letters. Provision of the Reserve Fund is as per CGEWHO Rules.

C G E W H O
KOLKATA PHASE - II HOUSING SCHEME
PRE - FINAL COSTING

SL No	PARTICULARS	TOTAL COST				
		Rs				
1	Cost of DU's as per Contract including 449 Parking	1448378600				
2	Material & Labour Escalation	593489157				
3	Difference Cost of Cement & Steel	154815999				
4	Registration Charges	17005466				
5	Proof Consultancy	1654500				
6	Interest Paid to NHB Loan	29362073				
7	Deficit / Surplus Allocation	-59657000				
8	Cost of Project Management Consultancy	14202295				
9	CGEWHO Overheads	49556153				
10	Service Tax on Instalment	63092273				
11	Deviation Order (Electrical & C. Coil B/W)	18830184				
12	Electricity Connection Charges	3204480				
	Sub Total Rs. (A)	2333934180				
14	Miscellaneous Expenses and Contingencies	12500000				
	Sub Total Rs (B)	2346434180				
15	Reserve Fund @ 1.5% of (B) above	35196513				
	Total Cost Chargeable to DU's and Parking (C)	2381630693				
16	Recovery on account of Parking (449 @ Rs.275000/-)	123475000				
	Sub Total Rs. (D)	2258155693				
17	Amount Credited to Project					
	a) Intt. on a/c of Equalisation Charges credited to project	38698089				
	Total Cost Chargeable to DU's (E)	2219457604				
Cost per DU's		2673.00				
TYPE OF DU's	NO OF DU'S	AREA In Sq Ft	RATE Per SqFt Rs.	COST OF DU'S	SOCIETY CHARGES	TOTAL RS.
A	36	664.00	2673.00	1774872	26623	1801495
B	156	1196.00	2673.00	3196908	47954	3244862
C	192	1458.00	2673.00	3897234	58459	3955693
D	198	1716.00	2673.00	4586868	68803	4655671