

Date:19.06.2023

Compliance of Hon'ble NCDRC court order dated 18.04.2023

In compliance of direction issued by Hon'ble NCDRC in the matter of titled Jarnail Singh & Ors Versus CGEWHO (CC No. 1390/2016) in connection of the CGEWHO's project at Kendriya Vihar Phase-2, Mohali (Punjab), the unit cost of Dwelling Units in different categories has been reworked out as per the Hon'ble NCDRC court order para no. 12 (i) in line with the observations in para no. 8.6 of said order and the same is as under:

**Name of Project:** - Kendriya Vihar Phase-2, Mohali (Punjab)

**Brief about Project:**

S.No.	Particulars	Remarks
1	Name of Contractor	M/s Kanwarji Construction Company
2	Value of work awarded to the contractor	Rs. 131.75 crore plus Service Tax on work Contract, Escalation and Re-imburement of Labour Cess
3	Area of Acquired land	8.2 Acres (Approx.)
4	Land acquired from	M/s Bajwa Development Pvt.Ltd. through M/s Kanwarji Construction Company
5	Land Acquired on	June 2007
6	Item wise cost of common area facilities	There is no separate break-up of the Cost of Common areas/facilities. This is the Turn Key Contract
7	Method and Principle adopted for dwelling unit's cost calculation of each.	Total cost of the project apportioned based on the super built-up area of the each DUs
8	Land Cost and Common area costs apportioned to each unit.	Land Cost and Common area costs included in the total cost of the project, apportioned based on the SBA of each unit.

The working of rework out unit cost and head wise break-up of the project cost are as under:

- i) Details of Project : Mohali Phase – II, Sector-125 ,Sunny Enclave, Mohali Punjab.
- ii) Total Super Built-up Area (SFT) : 774091.50 (A)

**Break-up of the project cost:**

- i) Land Cost : Rs. 35,52,94,917.00
- ii) Land Development Cost : Rs. 6,58,72,963.00
- iii) Construction Cost : Rs.118,77,08,994.00
- iv) Escalation Cost : Rs. 51,35,21,060.00 (Escalation as per terms & conditions of contract)

v)	Architect/ Proof consultancy Fees	Rs.	84,95,025.00
vi)	Overhead & other cost	:	Rs. 9,23,00,777.00
vii)	Finance cost	:	Rs. 18,39,94,888.00
	Total Cost of the project	:	Rs.240,71,88,624.00
	Add: Reserve Fund @1.5%	:	Rs. 3,61,07,829.00
	Total Cost including Reserve Fund	:	Rs.244,32,96,453.00
	Less: Amount Credited to Project	:	Rs. 4,46,98,161.00
	(On a/c of sale value of parking & interest earned on project bank a/c)		
	<b>Total Net Cost of the Project</b>	:	<b>Rs.239,85,98,292.00 (B)</b>
	Cost per SFT based on SBA	:	Rs. 3098.60 (Per SFT) i.e. B/A

**Reworked Cost of each category of Dwelling Units (DUs):**

S.No.	Type of DU	Super Built-up Area (SFT)	Rate per SFT	Total Price of DW (Excluding AOA @1.5% and equalization charges)
1	Type A	574.64	3,098.60	17,80,579.50
2	Type B	1000.42	3,098.60	30,99,901.41
3	Type C	1355.88	3,098.60	42,01,329.77
4	Type D	1962.53	3,098.60	60,81,095.46

**Area Statement showing the covered area each category of dwelling unit , proportionate common area apportioned each unit and consequently super area of each category Dwelling Unitas is per Annexure attached.**

This information is being published on CGEWHO website in compliance of the order issued by Hon'ble NCDRC in above said matter.

  
AD(A)

For CEO, CGEWHO

Encl:a/a

## AREA DETAILS OF MOHALI PH-II PROJECT

S. No.	Area Description	Type A	Type B	Type C	Type D
1.	Balcony 1 (sqm.)	3.688	2.607	2.884	3.460
2.	Balcony 2 (sqm.)	2.523	2.607	2.599	3.460
3.	Balcony 3 (sqm.)		2.780	0.809	3.403
4.	Balcony 4 (sqm.)			4.021	
5.	Bath room 1 (sqm.)	1.322			
6.	Bedroom 1 (sqm.)	9.294	11.680	12.730	13.735
7.	Bedroom 2 (sqm.)		11.680	12.730	13.735
8.	Bedroom 3 (sqm.)			10.041 (Study)	13.120
9.	Bedroom 4 (sqm.)				12.888 (Study)
10.	Cupboard (sqm.)	0.738	1.500	2.525	3.730
11.	Drawing/Dining (sqm.)	14.823	20.061	21.718	29.518
12.	Kitchen (sqm.)	4.182	6.050	7.540	9.809
13.	Lobby (sqm.)	0.993	1.820	4.873	5.885
14.	Toilet 1 (sqm.)		4.338	4.335	4.537
15.	Toilet 2 (sqm.)		3.853	3.853	3.853
16.	Toilet 3 (sqm.)			3.853	3.853
17.	Toilet 4 (sqm.)				3.021
18.	W.C 1 (sqm.)	1.464			
19.	Wall Area (sqm.)	7.880	12.687	16.148	32.192
20.	Plinth Area (sqm.)	46.907	81.663	110.679	160.199
21.	Common Area (sqm.)	6.498	11.313	15.332	22.192
22.	SBA (sqm.)	53.405	92.976	126.011	182.391
23.	SBA (sqft.)	574.638	1000.42	1355.88	1962.53

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