



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
CENTRAL GOVERNMENT EMPLOYEES
WELFARE HOUSING ORGANISATION
(Ministry of Housing & Urban Affairs, Govt. of India)
(An ISO 9001-2015 Organisation)

छठा तल, ए स्वण्ड, जनपथ भवन,
जनपथ, नई दिल्ली-110 001
दूरभाष : 23739722 / 23717249 / 23355408

6th Floor, 'A' Wing, Janpath Bhawan,
Janpath, New Delhi - 110 001
Phones : 23739722 / 23717249 / 23355408
E-mail : cgewho@nic.in

No.A-402/12

Date: 07/02/2024

To,

All Applicant(s) of Visakhapatnam Housing Scheme.

Subject: **CGEWHO's Visakhapatnam Housing Scheme.**

Dear Sir/Madam,

This has the reference of your application for booking of flat in CGEWHO's Visakhapatnam Housing Scheme.

2. **Status of applications for booking of Flats:** As on date, CGEWHO has received applications for subscription of 149 dwelling units against total 525 dwelling units i.e. less than 50% of the total DUs. The details of applications for subscription of DUs are as under:

S.No.	Type of DU	Description	Total no. of DUs	Application received
1	Type-A	1 BHK	80	9
2	Type-B	2 BHK	330	22
3	Type-C	3 BHK	115	118
	Total		525	149

As per above table, the subscription of Type-A and B is very less. Whereas in case of Type-C, all the DUs have been subscribed. Therefore, considering low subscription in Type-A & B, it has been decided to revise the existing plan of Visakhapatnam housing scheme and also proposed to develop maximum no. of DUs of 3 BHK along-with few DUs of 2 BHK & 4 BHK. As per revised proposed plan, the total no of DUs to be developed will also be reduced to 385 from 525, and parking will be given to each individual at extra cost. The revised plan is more efficient as compared to the existing plan due to reduction in the total no of DUs.

3. **Revised Proposed plan:** The detail of proposed revised plan is as under:

Amount in Rs.							
Type of DU	Booking Amount	No. of Proposed DUs	Super Built-up Area (SFT)	Carpet Area (SFT)	Cost of DU (Including GST@5%)	Parking Cost (Incl. GST@5%)	Total Cost (Including parking and GST@5%)
B (2 BHK)	120000	50	1285	903	52,62,075	4,20,000	56,82,075
C (3 BHK)- Existing	180000	115	1618	1143	66,25,710	4,20,000	70,45,710
N (3 BHK) (New)	180000	200	1671	1223	68,42,745	4,20,000	72,62,745
D (4 BHK)	240000	20	2021	1549	82,75,995	4,20,000	86,95,995
Total		385					

Note:- IFMS @1% & Advance Maintenance Charges @1% of total cost of dwelling unit (including GST), will be charged extra in addition to any other statutory charges/levies etc. if any. Further, the Beneficiary shall bear the Stamp Duty and Registration charges of Agreement for Sale and Conveyance Deed.

4. Tentative layout plan/Site plan and individual unit plan as proposed above is attached for your ready reference. **Further, it is also relevant to mention that there is no change in Layout Plan of both type 'C' block & common amenities** and CGEWHO has also started the planning to commence the construction of Type 'C' blocks along with other development works in the month of February, 2024.
5. In view of above scenario, please refer to Para 14, Part A of the Scheme brochure, which states that:

Quote

In case of under-subscription and if applications are received less than 50% of dwelling unit/ Apartment/ Flat(s) the refund will be made within six months from the closure of the scheme or extension thereof without interest.

Unquote


In view of the above, following option(s) are being offered to all the applicant(s). You are requested to go through the following option(s) and opt any one as per **Annexure-I**.

- a) **Withdrawal from Visakhapatnam Housing Scheme:** All Type 'A', 'B' & 'C' applicant may withdraw their application from the scheme and the CGEWHO will refund the whole Booking Amount plus Processing Fee in their bank account without any deduction.

b) **Option to Migrate / Stay:** Applicants have the option to migrate/stay in the revised scheme as mentioned in Para 3 above. Accordingly, the applicants will have to pay the differential amount, if any, and also required to submit the confirmation letter in this regard in the prescribed format (Copy enclosed as **Annexure-I**) on or before 11/03/2024. **Applicants** who opt to migrate /stay in the scheme, will be given confirmed allotment.

6. If the option is not received latest by 11/03/2024, it will be assumed that applicant is interested to continue in the scheme in the same type and will be given confirmed allotment. Further, last 3 nos. of type 'C' applicants will be given 3 BHK (New) in type 'N' category.

Yours faithfully,



(Ashok Kumar)

Dy. Dir. (Admm)

for Chief Executive Officer

अशोक कुमार/ASHOK KUMAR

उप.निदेशक(प्रशासन) Dy. Director (Admin)

केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन

Central Govt. Employees Welfare Housing Organisation

छठा तल ए खण्ड, जनपथ भवन/ 6th Floor, A Wing Janpath Bhawan

जनपथ, नई दिल्ली-110001/Janpath, New Delhi-110001

Encl:

- i) Site plan
- ii) Type 'B' Unit plan
- iii) Type 'C' Unit plan
- iv) Type 'N' Unit plan ('M' Block may be read as 'N' Block)
- v) Type 'D' Unit plan
- vi) Annexure - I (Consent Letter)

Annexure-I

To,

Date :

Chief Executive Officer
Central Government Employees
Welfare Housing Organisation
'A' Wing, 6th Floor,
Janpath Bhawan,
Janpath, New Delhi-110 001.
E mail : cgewho@nic.in

Subject : Visakhapatnam Housing Scheme - Consent Letter.

Sir,

This has reference to CGEWHO's letter no. _____ dated _____. In this context, I hereby give my option as under:

I, Shri/Smt/Ms _____ having allotted Regn No. _____ with CGEWHO's Visakhapatnam Housing Project. I hereby opt to withdraw from the scheme and forwarding following documents for refund of booking amount:

- i) Original Money Receipt
- ii) Pre-Receipt
- iii) Cancelled Cheque

Or

I Shri/ Smt/ Ms _____ applicant of type _____ dwelling unit having Regn No. _____ with CGEWHO's Visakhapatnam housing project. I wish to retain / change my allotment in type _____ dwelling unit in the revised scheme and I agreed the cost of {Tick (✓) which is applicable}. I/We hereby give our consent for the revision of Plan as per CGEWHO Letter no. A-402/12 dated 07/02/2024.

- 1) Type 'B' @ Rs. 56,82,075/- (SBA 1285 Sq.ft.) and revised configuration: _____
- 2) Type 'C' @ Rs. 70,45,710/- (SBA 1618 Sq.ft.) and revised configuration: _____
- 3) Type 'N' @ Rs. 72,62,745/- (SBA 1671 Sq.ft.) and revised configuration: _____
- 4) Type 'D' @ Rs. 86,95,995/- (SBA 2021 Sq.ft.) and revised configuration: _____

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

My corresponding address is as under:

.....

.....

.....

E-mail Id....., Mobile no(s).....

Regn. No.

Name:

Signature with date.....

- GENERAL NOTES :**
1. ALL DIMENSIONS ARE IN METERS.
 2. ALL DIMENSIONS SHOULD BE MEASURED.
 3. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
 4. REVISIONS TO BE MADE BY ARCHITECTURAL DRAWING IN.
 5. DETAILS FOR WATER PROOFING FOR TERRACE ROOF, TERRACE ROOF & TERRACE ROOF INSULATION SHALL BE SUBMITTED WITH FINAL DRAWINGS.

REV.	DESCRIPTION	DATE	BY	CHKD.

PROJECT
 PROPOSED MULTI STORED BUILDING - M
 PENDINGRY MANDAL, VISAKHAPATNAM
 CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (CGEWHO)

CLIENT
 CENTRAL GOVT. EMPLOYEES
 WELFARE HOUSING ORGANISATION
 (UNDER THE MINISTRY OF HOUSING & URBAN
 POVERTY ALLEVIATION, GOVT. OF INDIA)

CONTRACTOR
 M/S SRICO PROJECTS P.M. LD.



SCALE	N:1.5
DATE	20-12-2023
DRAWN BY	AKJUN
CHECKED BY	VISHWESHVAR
DRAWING CODE	ARCHITECTURAL-AR
DRAWING NUMBER	AR-A-001



AREA DETAILS	
SITE AREA	108711.50 SQ.M / 4.36 ACRES
LOCAL WATERING AREA	185.96 SQ.M
COMMON AREA	1000.00 SQ.M
TOTAL LOT AREA	109577.46 SQ.M
TOTAL NO. OF UNITS	1000

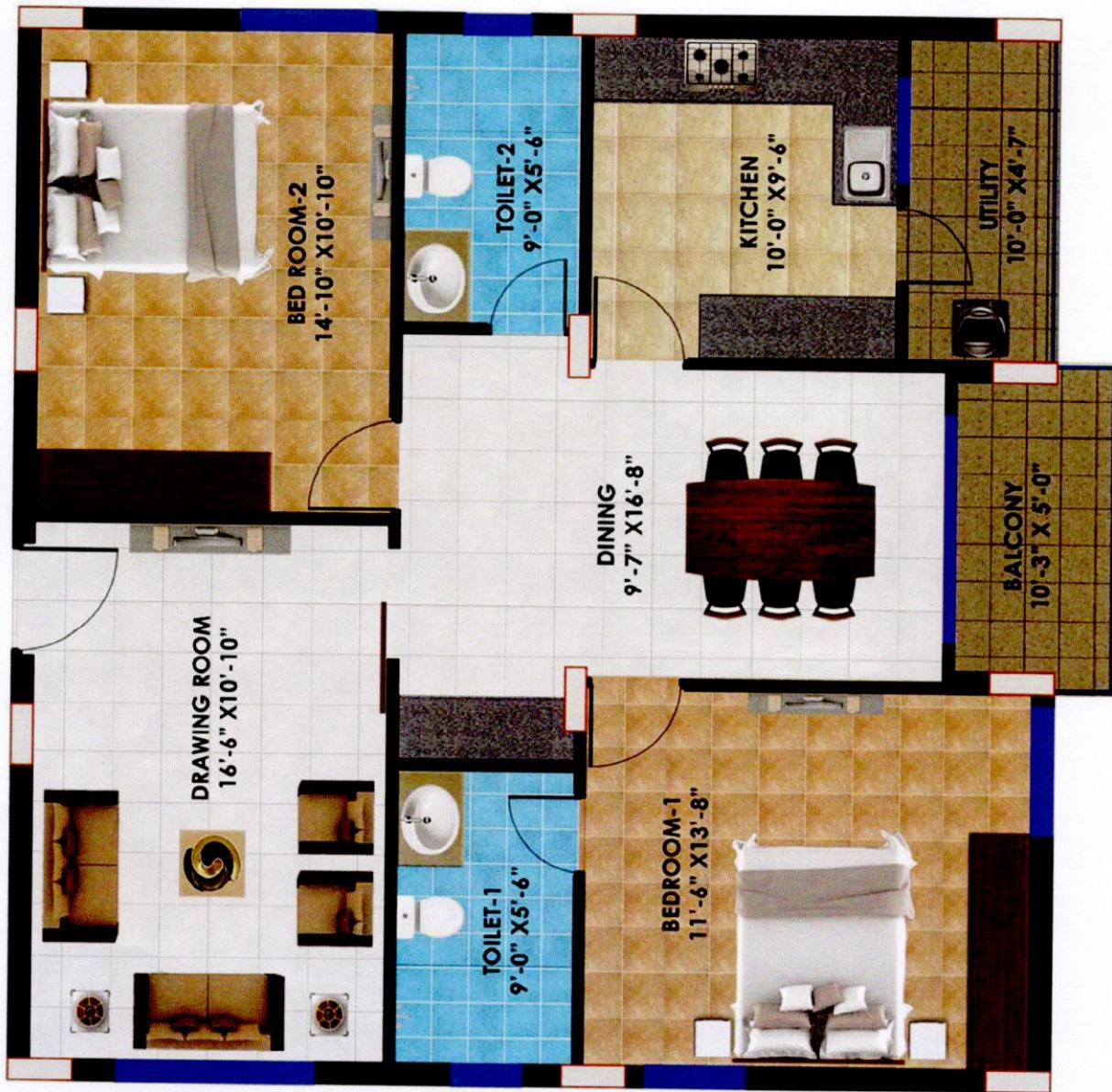
COMMON CORES FUNCTION BLOCKS	
S.NO.	AREA (SQ.M)
1.	PLANT AREA (SUNSHED)
2.	COMMON AREA (SUNSHED)
3.	SUPER BUILDUP AREA (SUNSHED)
4.	NO. OF FLOORS
5.	NO. OF UNITS/BLOCK
6.	TOTAL SUPER BUILDUP AREA (SUNSHED)
7.	TOTAL NO. OF UNITS
8.	TOTAL AREA FOR C1 & C2 BLOCKS
9.	TOTAL AREA FOR EAM & E2 BLOCKS

NEW BLOCKS TO BE TAKEN UP	
S.NO.	AREA (SQ.M)
1.	PLANT AREA (SUNSHED)
2.	COMMON AREA (SUNSHED)
3.	SUPER BUILDUP AREA (SUNSHED)
4.	NO. OF FLOORS
5.	NO. OF UNITS/BLOCK
6.	TOTAL SUPER BUILDUP AREA (SUNSHED)
7.	TOTAL NO. OF UNITS
8.	TOTAL AREA FOR EAM & E2 BLOCKS
9.	TOTAL AREA FOR EAM & E2 BLOCKS

**HOUSING COMPLEX FOR CENTRAL GOVERNMENT EMPLOYEES
 WELFARE HOUSING ORGANISATION (CGEWHO)
 PENDINGRY MANDAL, VISAKHAPATNAM DISTRICT**

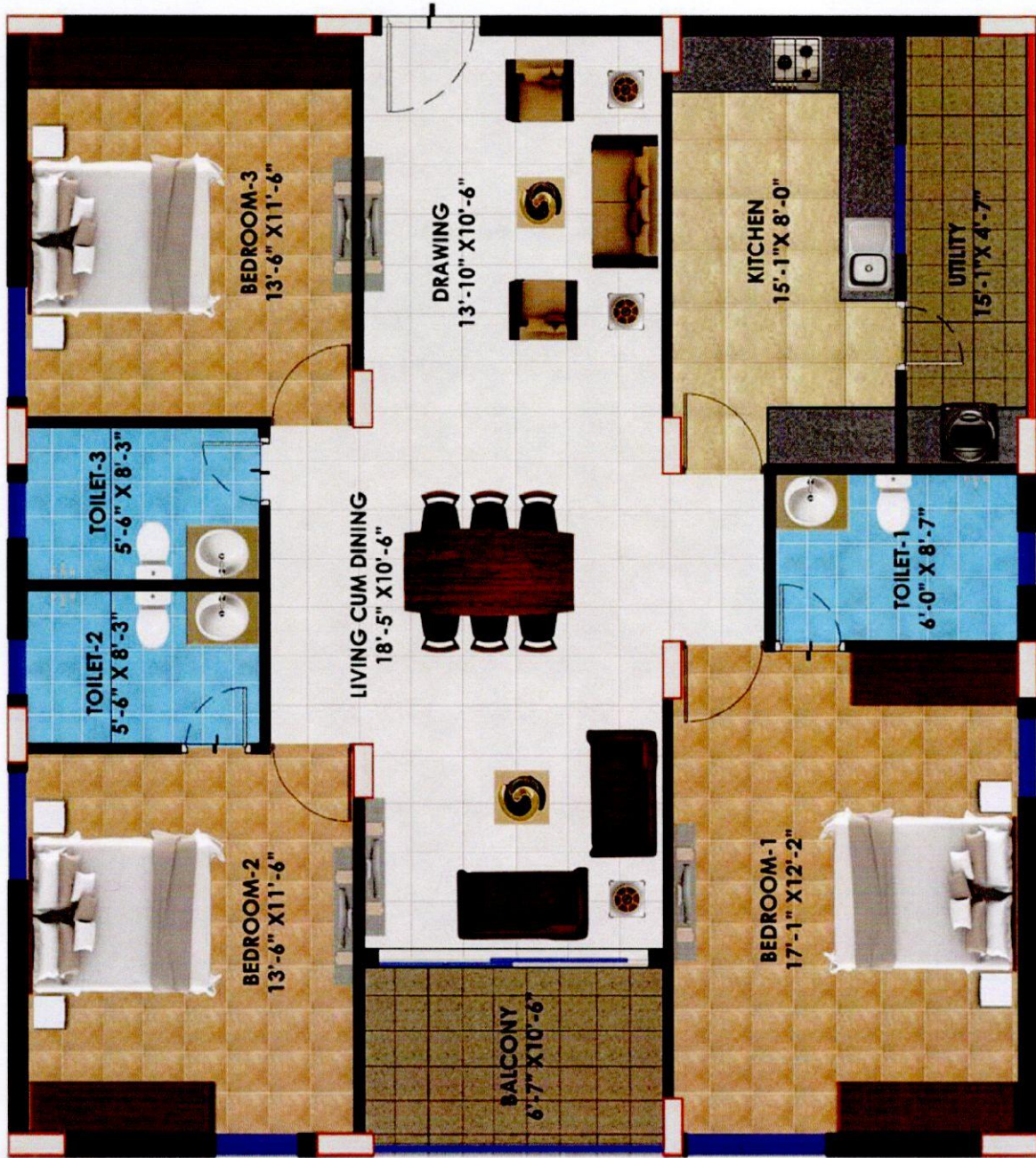
**SITE PLAN
 WITH REVISED BLOCKS**





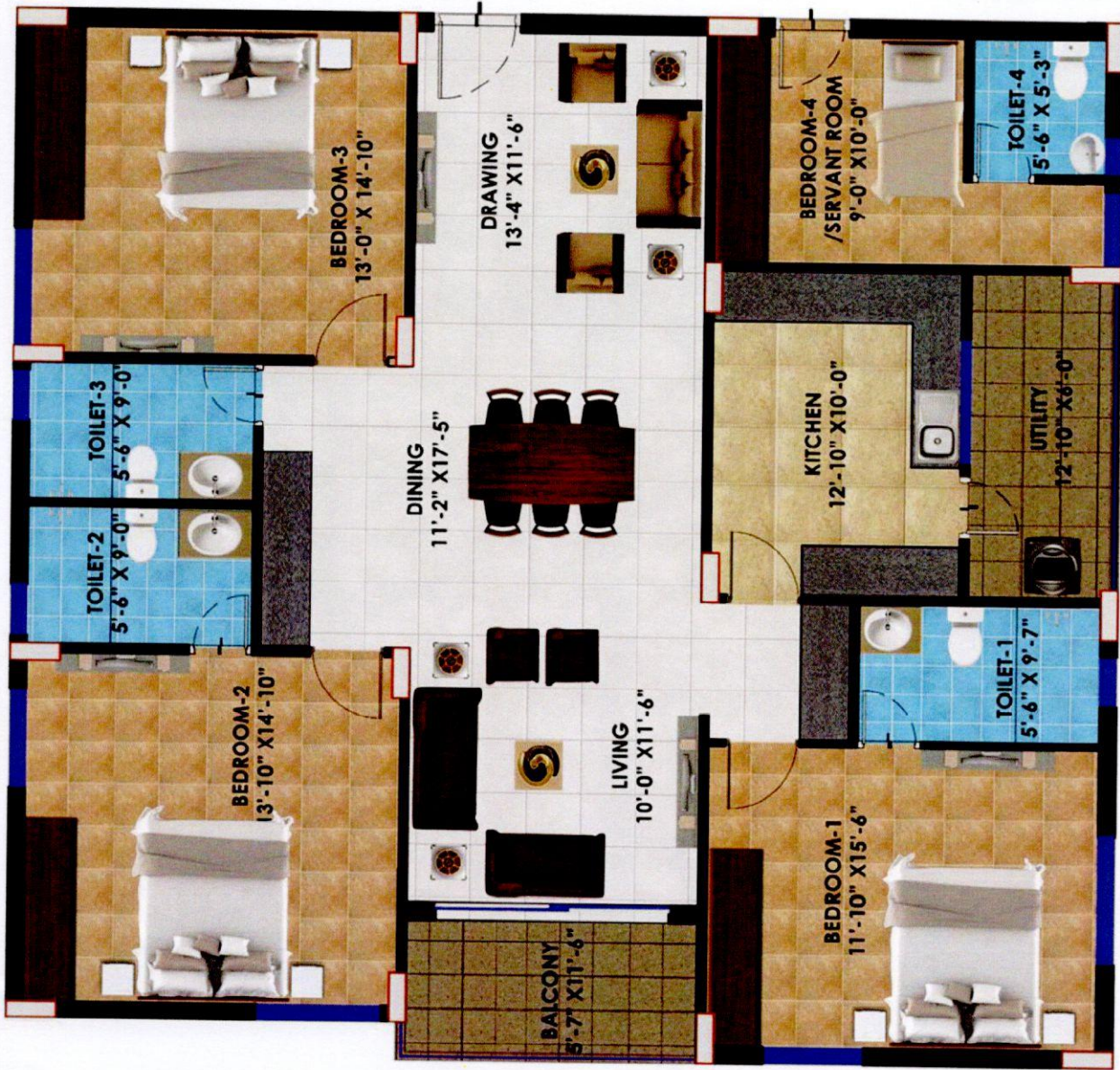
BLOCK	SUPER BUILT UP AREA (IN SFT.)
B	1282

**B-BLOCK
NORTH FACING**



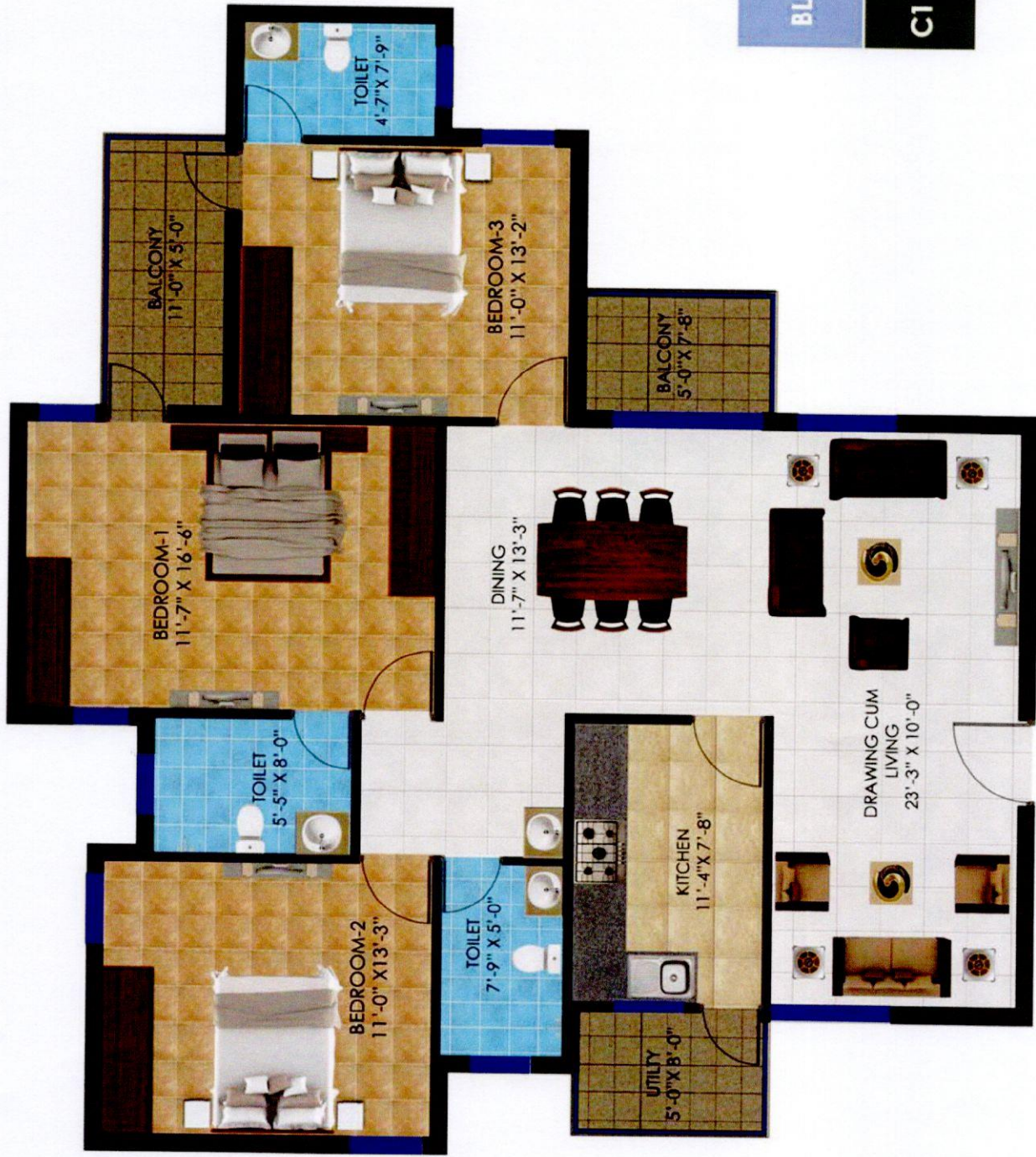
**M-BLOCK
EAST FACING**

BLOCK	SUPER BUILT UP AREA (IN SFT.)
M	1668



BLOCK	SUPER BUILT UP AREA (IN SFT.)
D	2026

D-BLOCK
EAST FACING



BLOCK	SUPER BUILT UP AREA (IN SFT.)
C1 & C2	1618

C1 & C2 -BLOCK