



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)

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No.T-119/7

January 07, 2025

To

All the beneficiaries of Chennai Ph-III project

Sub: Project Status of Chennai Ph-III Housing Project

Sir,

This is in reference to letters received from some of the beneficiaries regarding delay in completion of the Chennai Phase-III project. We understand that the delay has caused concerned among our valued beneficiaries. We would like to provide you with an update on the current status of the Chennai Phase-III project as well as the reasons for the delay in subsequent paras and we are confident that you will appreciate the reasons for delay during the challenging times.

2. **Present status of the project:** As on date, 98% works in all the blocks are completed, except B2 block. Minor finishing works like final coat painting (internal), fixing of CP fittings, chinaware, etc are yet to be completed. These activities shall be taken up only at the time of handing over of the flats, to avoid pilferage of CP fittings as well as to have a proper finishing of the house at the time of handing over of the DUs to the beneficiary. However, in Block B2, around 91% of works are completed and the installation of lifts, staircase flooring, internal wiring, door fixing and its fittings are in progress. It is stated that 98% external work i.e. sewer/storm/water line/STP/WTP etc, have been completed. The road works (sub base) around all the blocks is completed, except B1 & B2.

3. **Reasons for delay:** The delay in the completion of the Chennai Phase-III project is due to the combination of unforeseen circumstances, which were not under the control of the CGEWHO. Below, are the detailed explanation of the key reasons for the delay:

- **Due to Legality:** The construction was temporarily halted due to a court case filed by KV-II AOWA. The Hon'ble High Court had granted a status quo order in November 2018, which was vacated in February 2019, which caused a significant delay of more than 5 months due to the de-mobilization and subsequent re-mobilization of labor.
- **Adverse Weather Conditions:** Several natural calamities, including the cyclones Fengal, Gaja, Vardah, and Mandous, along with heavy rains, severely impacted the construction progress. These events, in addition to the usual monsoon season, created unforeseen challenges that delayed the work on-site.
- **COVID-19 Pandemic:** The COVID-19 pandemic brought about nationwide lockdowns, which disrupted the construction process during the first and second waves. The Tamil

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Nadu Real Estate Regulatory Authority (TNRERA) and CMDA, in recognition of the exceptional circumstances, granted a 2-year extension under the force majeure clause.

These challenges were beyond control of CGEWHO, but we assure that CGEWHO is working tirelessly to deliver the project to the beneficiaries as soon as possible.

4. **Status of NOCs & CC:** Fire NOC for the all the blocks have already been applied, moreover we have received fire NOC for type D and community center. CGEWHO has already submitted the application to CMDA for obtaining the Completion Certificate on dated 2.12.2024.
5. **External Electrical Work:** All the external electrical works have to be taken up by the local electrical department, i.e TANGEDCO. In this regard, the project site was handed over to TANGEDCO for external electrical work on 06.03.2024 after depositing of requisite fees as demanded for installation and commissioning of the equipment's. It may be noted that CGEWHO do not have control over the working of TANGEDCO. However, the present status of external electrical works is elaborated for information. The erection of all the transformers received at site has already been done by the electrical department with the related pole structures. However, two transformers out of ten are yet to be received from the local electricity authorities. According to the discussion held with the officials of Electricity Board, the supply and erection of the rest of the items will be completed within a month.
6. **Legal issues with the land:** The land issues have been settled in the Hon'ble High Court of Chennai in favour of CGEWHO and based on the favourable order passed by the High Court patta cancellation is in process.
7. **Revised Time Line:** CGEWHO has already submitted application to CMDA on 02.12.2024 for obtaining the completion certificate and already got NOC from fire department for D Block, community centre and the rest of the blocks are in process. CGEWHO is making all the efforts to complete the project and offer physical possession to the beneficiaries before the extension of time granted under section-6 of the RERA Act 2016 by TNRERA, i.e upto 26.06.2025. It clearly states that the extension is granted due to force majeure, which is beyond the control of anyone. We wish to inform that despite the delays, we are committed to delivering the project in the best possible manner. With regard to the assurances given by CGEWHO in the PMC meetings and unmet deadlines, it may please be noted that the reasons for delay in completion of the project were beyond the control of CGEWHO and the construction agency have been penalized for the same by imposing liquidated damages.
8. **Cancellation Policy:** The delay in completion of the project was beyond the control of CGEWHO and hence CGEWHO offered the beneficiaries who may opt for cancellation of the scheme and seek withdrawal without paying any cancellation charges, which is in line with the policy of the organization.
9. We are diligently working to ensure the handover of flats to all beneficiaries at the earliest. Our team is making every effort to ensure that all minor finishing works, external utilities, and electrical connections are completed on time.

10. CGEWHO is making all the efforts to complete the project and offer physical possession to the beneficiaries before the deadline given by TNRERA i.e 26.06.2025. We valued your continued support and patience as we work towards completing the project. CGEWHO is committed to delivering homes that meet the highest standards, and we are confident that the wait will be worth it.

We sincerely hope that 2025 brings joy, health, and prosperity to you and your loved ones.

Thanking you and assuring you our best of services at all time

Yours faithfully,

Handwritten signature in blue ink, appearing to read 'Nitish Garg' with a date '22/06/25' written below it.

(Nitish Garg)
Asst Director (Tech)
For Chief Executive Officer