



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन  
**Central Government Employees  
Welfare Housing Organisation**  
(Ministry of Housing & Urban Poverty Alleviation, Govt. of India)

(71)

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Speed Post

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To all beneficiaries of Mohali (PH I) housing project

**Subject : CGEWHO's Mohali (Phase - I) Project**

Sir/ Madam,

This communication is sent to you being the beneficiary of the project to update you regarding the present status of the project. The main issues are brought out in the succeeding paragraphs:

2. As indicated in the scheme brochure for the project the construction was likely to "commence around mid 2007 on approval of plans by statutory authority". However, the plans sanction could be received by June 2008 only and therefore the second installment which is called from the beneficiaries on start of construction (refer Para 7 (ii) of the scheme brochure) was thereafter called from the beneficiaries in the month of July 2008. The construction on ground was thereafter commenced after completing the pre-constructional activities i.e. topographical survey, soil investigations, preparation of detailed working drawings, specifications, site offices, cement godown etc. Thus the 30 months duration for completion of the project (please refer clause 8, scheme brochure) beginning from the date of 2<sup>nd</sup> installment works out to January 2011 (date of 2<sup>nd</sup> installment i.e July 2008 + 30 months = January 2011).

3. As per the policy of CGEWHO the structural drawings prepared by the turnkey contractors are got vetted from a reputed institution. For Mohali Ph- I the "National Institute of Technology, Jalandhar" was appointed for this purpose. The execution of the project however suffered due to certain unavoidable circumstances like delay in final vetting of structural drawings, supply of cement and steel by the organisation to the project and delay in the payments due to unavoidable circumstances at CGEWHO. We would however like to intimate you that escalation being paid to the construction agency shall be based on the Wholesale Price Indices & Labour Wages indices which have been frozen on the original contractual date of completion only and escalation paid to the agency shall not increase due to delay in completion. It is expected that the project shall be completed in the month of March 2012.

4. **Interim costing:** - During execution of the project however the costs have risen on other counts as below:

- (a) **Increase in the cost of cement** prevalent during initial costing & during the execution of works. **Increase in the costs of steel** due to revised policy of the organisation to purchase steel only from the 3 major manufactures i.e.M/s. Steel Authority of India Ltd (SAIL), M/s. TATA Steel Ltd, M/s. Rashtriya Ispat Nigam