



INDIAN RAILWAY WELFARE ORGANISATION
भारतीय रेल कल्याण संगठन

Railway Offices complex,
Shivaji Bridge(Minto Bridge)
New Delhi-110001

No.IRWO/Technical/Zirakpur/Ph.1 & II

Dt: 24 /10/2016

Shri/Smt.....
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Dear Sir/Madam,

Sub:- Demand for subsidy amount to compensate cost of EWS Houses plus additional demand of expenditure incurred on account of escalation in prices of Building Materials and Labour at IRWO Housing Project Ph.-1 & II at VIP Road, Zirakpur.

Ref:- Our letter No. IRWO/Technical/Zirakpur/Ph.1 & II dated 3- 06-2016.

Further to our letter stated above, we have already intimated that units are ready and handing over procedure is in progress. Process for obtaining Completion Certificate is also initiated. However, as intimated vide our letter dated 30-05-2014/12-06-2014, the cost variation due to escalation and EWS subsidy were not included at the time of revision of cost because actual amount was not known at that time. IRWO, working on 'No Profit No Loss' basis, could not charge any tentative amount to the allottees and preferred to intimate you as and when expenditure is incurred.

Further some additional facilities have been provided based on safety requirements and request from most of the allottees. Some of these are mentioned below:-

- A. Providing and fixing steel railing in stairs of Type-III and Type-IV DUs.
- B. Providing and fixing M.S. Safety Gates at the main entry gate of each DU.
- C. Laying of communication lines for safety purposes from lift cars to the Security hut.
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- D. Additional Fire Safety provision in Type-II, EWS and Community Centre on direction of Fire Authorities.
- E. Provision of Aluminium Grills in windows, not opening into balconies of Type III, IV DUs for safety.
- F. Construction of boundary wall in a length of 75 m adjoining Penta Homes Society.

Overall considering the demand raised by our letter dated 3-06-16 on account of EWS and on account of above items, the increase in cost of different types of DUs are indicated below:-

TABLE

Type of DU	No. of DUs	Super Built Area of DU in SQ.M.	Demand Subsidy For EWS Houses		Additional Demand for Escalation etc.	Total Demand Per DU (Col.5 + Col 6)
			Rate Per Sq.M in Rs.	Amount In Rs.		
I	2	3	4	5	6	7
II	99	72.668	152/-	11,046	65,954	77,000
III	224	109.931	152/-	16,710.00	1,00,290	1,17,000
IV	76	134.327	152/-	20,418	1,21,582	1,42,000

The increase in the cost of Dwelling Unit is being advised to you in advance so that you may arrange additional funds for which Payment Schedule would be intimated to you through a Demand Letter separately.

120505
28.10.16

(V.K. Jain)
Director – Technical