



INDIAN RAILWAY WELFARE ORGANISATION भारतीय रेल कल्याण संगठन

Railway Offices Complex, Shivaji Bridge (Minto Bridge), Behind Shankar Market,
New Delhi-110001

Speed Post

No. IRWO/Tech/Chennai Ph.II/RE

Dated : 14th March, 2018

«name»
«add1»
«add2»
«add3»
«add»

Membership No.«pr»
Sch. Reg.No.«sch»
Type :«type»

Sub : IRWO's Group Housing Scheme, Chennai Ph.II-A Project at Ambattur, Chennai.

Dear Allottee,

It is pleasure to inform you that Chennai Ph.II-A project of IRWO is almost at completion stage. The work is going on with full speed and except electric supply, most of the issues are under control. Regarding electric supply also issue has been taken up with State Electricity Board and it is expected to be provided in the month of April end /May, 2018. Immediately after this, houses will be ready for possession.

2. As you are aware, IRWO is working on ' No Profit, No Loss' basis. Since the project is at completion stage, the revised cost has been calculated based on the actual expenditure made so far and the estimated expenditure for the left over work. Revised cost as payable for different type of dwelling units is as follows :-

Type of DU	Plot area Sq.M. as per approved drgs.	Present Revised Cost (Rs. in Lakh)
A (Type-1)	112	25.66*
B (Type-II)	123.45	28.63*
C (Type-III)	120.20	52.38*
D (Type-IV)	145.25	62.64*

* GST Extra

The main reasons for increase in cost are as follows :-

(i). There is substantial increase in prices of building material and wages of construction labour. In the last 2 ½ years, increase in wages of construction labour is

more than 50%. In addition, there was scarcity of construction material like sand and gravels due to ban by state Government from time to time.

(ii) Due to increase in the height of nearby bund, the existing boundary wall had collapsed at number of places and needed further strengthening at other locations. Considering the safety of the colony, it was decided to construct stronger boundary wall of adequate height. In addition a culvert is required due to increase in height of bund.

(iii) Approval fee paid to Chennai State Electricity Board for electric supply to colony has increased substantially.

(iv) As per the Allottees request from time to time, many modifications/improvements have been done at site like provision of 3-Phase electric supply to Type I and II units, steel railing (in place of wooden) in type III &IV units etc.

Actual plot area of a particular dwelling unit may be more or less same as shown above. Based on actual plot area, the above prices will be adjusted @ Rs. 3374/- pers q, mt of excess or less plot area.

Actual instalments amount would be advised to you separately through demand letter as well as through IRWO web site.

I am writing to you in advance, so that you can arrange the funds.

Yours Sincerely,

1205/01
14.3.2018.

(V.K.Jain)
Director Technical

Copy for information to GM/SZ, IRWO, Chennai.

Copy to MD, DF, GM/Finance.