

**GOVERNMENT OF INDIA
RAILWAYS
LOK SABHA**

UNSTARRED QUESTION NO:4272

ANSWERED ON:06.09.2012

HOUSING PROJECTS OF IRWO

Mahato Shri Narahari; Roy Shri Nripendra Nath

Will the Minister of RAILWAYS be pleased to state:

- (a) the details and the present status of Housing project at Sonapat launched by the Indian Railway Welfare Organisation (IRWO) in 2007 for the member/employees of the Railways;
- (b) the estimated cost of the project at the time of launch, unit-wise;
- (c) whether there has been any changes in the scope of work/ constructions vis-à-vis original cost and terms and conditions envisaged in the project brochure;
- (d) if so, the details thereof and the reasons therefor;
- (e) the extent of cost escalation along with reasons therefor; and
- (f) the time by which the housing units under the said project are likely to be allotted to the allottees?

Answer

MINISTER OF STATE IN THE MINISTRY OF RAILWAYS (SHRI K.H. MUNIYAPPA)

(a) to (f): A Statement is laid on the Table of the House.

STATEMENT REFERRED TO IN REPLY TO PARTS (a) TO (f) OF UNSTARRED QUESTION NO. 4272 BY SHRI NARAHARI MAHATO AND SHRI NRIPENDRA NATH ROY TO BE ANSWERED IN LOK SABHA ON 06.09.2012 REGARDING HOUSING PROJECTS OF IRWO.

(a) & (b): Roof slabs of 530 units out of total of 558 units of Phase-I have been cast. The present progress of the work is about 58%. The estimated cost of the Dwelling Units at the time of launch of the project is as under:

Type II Rs. 15.25 lacs
Type III Rs. 23.38 lacs
Type IV Rs. 31.51 lacs

The estimated cost of the project (Phase I) was Rs. 124.23 crores.

(c) & (d): The changes in scope of work along with reasons therefore are as under:

(i) To take full benefit of cost of land, Floor Area Ratio was fully utilized, the super built area of dwelling units were increased by approximately 10%.

(ii) To comply with the Bye-Laws issued by Department of Town & Country Planning, Haryana regarding covered car parking, construction of basement and cost thereof was unavoidable which was not envisaged earlier.

(iii) Solar Water Heating System (SWHS) had to be provided as per norms laid down by Haryana Renewable Energy Development Authority (HAREDA) which was not envisaged earlier.

(iv) Sewerage Treatment Plants (STPs) with recycling of treated water became obligatory for approval of the scheme.

Apart from the above, following are the major factors causing increase in cost of dwelling units:

(i) Increase in quantities and escalation in cost of labour and materials.

(ii) Increase in height of towers from eight storeys to twelve/thirteen storeys.

(iii) Provision of land corpus fund @ 1%.

(iv) Increase in External Development Charge by HUDA.

(e): The extent of cost escalation is in the range of 43.03% to 45.31%. The reasons for the increase have been indicated above.

(f): The housing units in the phase I of the project are likely to be completed by the end of year 2013 and would be handed over to the allottees thereafter.