



INDIAN RAILWAY WELFARE ORGANISATION  
भारतीय रेल कल्याण संगठन

Railway Offices Complex  
Shivaji Bridge (Minto Bridge)  
New Delhi-110001

No.IRWO/Tech/AJ-2

Dt: 29/07/2011

To

**Sub:- IRWO's Group Housing Scheme (2009), Rail Vihar Ajmer Ph.II.**

The above Housing Scheme was launched on 1<sup>st</sup> June, 2009 adopting the cost indicated in Estimates framed in May 2009 which was based on prices of labour and material prevailing during April-May 2009.

(2) There has been steep rise in prices of all building materials besides the wages of labour, necessitating revision in prices of Dwelling Units. Besides the inflation, following are the other causes which has contributed to the increase in cost of Dwelling Units.

- i) Originally quantity of 'Excavation in Hard Rock' was estimated as 10 Cu M, however, during actual excavation vast strata of hard rock has been encountered, increasing the quantity to about 1500 Cu M, resulting in additional cost.
- ii) Due to steep undulation in ground levels; the difference between front & rear rows of houses being more than 5.0 Meters at one end, necessitating construction of heavy retaining walls resulting in increase in costs.

(3) IRWO has prepared a Revised Estimate, based on actual quantities of various items of work involved and taking into consideration the escalation in prices. The revised cost of Dwelling Units which would be payable by all allottees is indicated below:-


Type of DU	Plot area in Sq.M.	Built up area in Sq.,M.	Brochure cost Rs in lakhs	Revised cost Rs in lakhs.
III	250.62 (2697 Sq.Ft)	109.36 (1177 Sq.Ft)	16.44	19.41
IV	282.19 (3037 Sq.Ft)	130.26 (1402 Sq.Ft)	19.47	22.92

(4) The plots of following Dwelling Units have extra land area for which additional cost would be payable by the allottees of these units as indicated below:-

Type of DU	DU No.	Area of plot in Sq.M.	Normal Area of plot Sq.M.	Extra land area Sq.M.	Extra cost of land payable in Rs.
III	21 & 36	253.19	250.62	2.57	3084/-
<b>IV</b>	28 & 29	350.23	282.19	68.04	81,648/-

You shall be advised separately about the increased amount of balance instalments, and any additional instalments.

Yours faithfully,

  
(S.S. Khurana)  
Managing Director

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