

No. IRWO/DF/Addl. Cmoney/FDB

Dated: 14<sup>th</sup> October 2011

To

**Shri/Smt./Ms.**

**Sub: Demand Survey Held In 2006 for Dwelling Units at Faridabad: Requirement of Additional Commitment Money**

IRWO is planning to purchase a plot of land for a multi-storeyed group housing scheme in Nehar Par area of Faridabad. It is proposed to provide the following three types of dwelling units with super area and tentative cost as shown below:

Sr No	Type of Dwelling Unit	Super Area (sq.mt./sq.ft.)	Tentative Cost (Rs., in lakhs)
1	II	88 / 950	25.65
2	III	111 / 1200	32.40
3	IV	149 / 1600	43.20

Note: i) The above cost is tentative and may increase depending on the design and other technical factors and cost escalation in the market.

ii) The cost of car parking (open or covered) will be charged extra.

iii) The EDC+IDC, etc payable to HUDA will be charged separately.

2. A demand survey for dwelling units at Faridabad was conducted in 2006 when you had deposited Rs. 10,000/- towards the commitment money for the scheme. In view of the sharp increase in the cost of land, IRWO would require additional commitment money from the participants in the demand survey. You are requested, therefore, to deposit the following additional amount towards the commitment money **latest by 15.11.2011**:

Sr No	Type of Dwelling Unit	Additional Amount to be deposited
1	II	Rs. 40,000/-
2	III	Rs. 65,000/-
3	IV	Rs. 90,000/-

3. In case you do not deposit the additional commitment money by the specified date (15<sup>th</sup> November 2011), it will be presumed that you are not interested in the proposed scheme and the earlier amount of Rs. 10,000/- would be refunded to you in terms of the provisions in the IRWO General Rules.

4. To enable you to take a rational decision on the issue, the following differences between a scheme generally floated by a builder and a scheme floated by IRWO are brought out, as far as super area is concerned:

- i) A builder normally adds to the super area the full area of all balconies provided though the cost of construction of a balcony is much less than the cost of construction of the rest of the built-up area; IRWO adds only half of the area of the balconies;
- ii) A builder normally distributes the built-up area of all external structures (outside the building) in addition to the common areas in the building, to the super area of the dwelling unit. IRWO does not distribute the external built-up areas.
- iii) Overall, the loading (as far as super area is concerned) over the carpet area in case of an IRWO dwelling unit is generally substantially less than in case of a dwelling unit constructed by a builder.

5. You are requested to deposit the additional commitment money as above by **15<sup>th</sup> November 2011** through a Demand Draft/Banker's Cheque so as to enable IRWO to purchase the land and launch the scheme. **Please invariably quote your Primary Registration No. while sending the additional commitment money to IRWO.**

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For Managing Director