

**HUDA URBAN ESTATE TOWN & COUNTRY PLANNING
EMPLOYEES WELFARE ORGANISATION (HEWO),
C-3, SECTOR-6, PANCHKULA**

No./HEWO/2023/970

Dated: 29/08/23

To

All the members of HEWO
GH Site Sec-19 & GH-20,
Sec-21D, Faridabad.

Subject:- Regarding increased cost on account of additional items and FAR purchased due to TOD policy of Site GH Sector-19 and GH-20, Sector-21D of HEWO Scheme-II Faridabad.

1. It is intimated that the agenda regarding calculation of cost increased on account of additional FAR (1.75 to 2.50) due to TOD policy availed at Site GH Sector-19, HEWO Scheme-II, Faridabad was placed before the Governing Body, HEWO in its meeting held on 25.07.2023 and it has been decided that:-
 - i. Additional FAR TOD policy cost for FAR 1.75 to 2.50 may be recovered from 321 flats of Sector-19, Faridabad only by loading the TOD on the members to whom such flats will be allocated after following due procedure.
 - ii. The extra cost of additional items utilized in the construction but not included in the DNIT will be charged from total flats on prorata basis as additional cost.
2. Accordingly the total cost of flats of Sector-19, Faridabad will be increased as compare to the cost flats in Sector-21D, Faridabad. Category wise variation in total cost of flats is as under:-

1	2	3	4	5	6	7	8
						(4-2)	(6-2)
Category	Already demanded cost of flat	No. of flats	Sec-19 (with TOD load) Cost of flat	No. of flats	Sec-21 D (without TOD load) Cost of flat	Amount payable by Sector-19 members	Amount payable by Sector-21D members
Super Deluxe	64,42,090/-	65	69,37,045/-		0.00	4,94,955/-	
Deluxe	52,82,964/-	92	56,88,867/-		0.00	4,05,903/-	
Utility	43,18,998/-	87	46,50,836/-	45	43,92,875/-	3,31,838/-	73,877/-
Economy	33,20,980/-	77	35,76,138/-	48	33,77,786/-	2,55,158/-	56,806/-
Total		321		93			

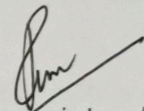
3. Further in view of the cost differentiation of Utility and Economy flat in Sector-19 & Sector-21D, Faridabad following procedure will be followed to decide the membership in Sector-19 & Sector-21D, Faridabad:-

- i. Option will be taken from all the members of Utility and Economy category along with difference amount with consent for consideration of allotment of flat in Sector-19.
 - ii. In case more than 87 applications of Utility and 77 applications of Economy are received then earlier decision of Governing Body shall be implemented for allotment i.e. preference will be considered to minimum defaulter i.e. as one installment, two installment and so on.
 - iii. The remaining extra members shall have to take the flat in sector-21 D only and extra cost shall be refunded immediately after draw of lot.
 - iv. In case consent of less than 87 applications of Utility and 77 applications of Economy are received for Sector-19, Faridabad then the allotment to the member who have opted for Sector-19, Faridabad will be considered after getting full payment and for the remaining members of Utility and Economy, draw will be held for allotment of flat in Sector-19 & 21D, Faridabad. The member who are successful in draw for Sector-19, Faridabad will have to pay the higher cost of the flat (i.e. Rs.3,31,838/- for Utility and Rs.2,55,158/- for Economy). In case he/she does not pay the higher cost then its membership may be cancelled.
4. Tentative date for draw of flat as per assurance given by the Contractor for completion of Project is 15.10.2023.

5. It is therefore requested that the differential payable **amount category wise as detail in para No.2 above may be deposited on or before 25.09.2023 as under:-**

Category	Amount payable for Sec-19	Amount payable for Sec-21D
Super Deluxe	4,94,955/-	
Deluxe	4,05,903/-	
Utility	3,31,838/-	73,877/-
Economy	2,55,158/-	56,806/-

6. The Utility and Economy category members who are interested in Sector-19, Faridabad are also required to deposit the amount mentioned above alongwith their option for the same. **The members who will give their option alongwith required additional amount stated above will only be considered for allotment in Sec-19, Faridabad** as per earlier decision of Governing Body of HEWO dated 24.05.2019.


Superintendent
For Managing Director,
HEWO, Panchkula
