

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION No. 73
ANSWERED ON 03/02/2025**

GREATER NOIDA HOUSING PHASE-I OF CGEWHO PROJECT

73. SHRI BABUBHAI JESANGBHAI DESAI:

Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) whether Greater Noida Housing Phase-I of CGEWHO was to commence in first quarter of 2012 under S.N.15 of Registration Rules for the scheme;
- (b) if so, actual date of commencement of project along with reasons for delay;
- (c) names of applicants seeking refund of earnest money because of delayed commencement;
- (d) justification for applying cancellation fees to such applicants after inordinate delay and material default of the agreement by CGEWHO itself; and
- (e) since RERA approval and Occupancy Certificate don't absolve CGEWHO from its legal obligations under Indian Contract Act 1867, reasons for not respecting Contract Law in the extant matter?

ANSWER

**THE MINISTER OF STATE IN THE MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI TOKHAN SAHU)**

(a) to (e): A statement is attached.

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STATEMENT REFERRED TO IN REPLY TO RAJYA SABHA UNSTARRED QUESTION NO. 73 FOR 03.02.2025 REGARDING “GREATER NOIDA HOUSING PHASE-I OF CGEWHO PROJECT.”

(i) Central Government Employees Welfare Housing Organization (CGEWHO) is an autonomous organization under the administrative control of Ministry of Housing and Urban Affairs, engaged in construction of dwelling units for Central Government employees on ‘No Profit No Loss’ basis.

(ii) CGEWHO announced the Greater Noida Phase-I Housing Project in January, 2011. The construction was to commence in the first quarter of 2012. The commencement of the project was delayed due to various reasons viz. seeking additional Floor Area Ratio (FAR) from Government of Uttar Pradesh for construction of maximum number of Dwelling Units, obtaining various statutory clearances including Environmental clearance, fire NOC, Aviation clearance, and structural stability certificate etc. The plan was finally sanctioned by GNIDA on 25.01.2016. Accordingly, the project commenced in the first quarter of 2016.

(iii) Considering the delay in commencement of the project, CGEWHO intimated to all the registrants that whoever wishes to withdraw from the scheme shall be paid interest @ 5% on the amount of earnest money and no cancellation charges will be levied. Approximately, 912 registrants took refund of earnest money due to delay in commencement of construction. No cancellation charges were levied on the registrants who withdrew from the scheme due to delay in commencement of the project. Rather, they were paid interest @ 5% on their earnest money to compensate the delay. CGEWHO complied with all the applicable provisions while completing the Greater Noida Phase-I project.
