

KENDRIYA VIHAR

GREATER NOIDA



**Artistic Impression*



**Central Government Employees Welfare
Housing Organisation (an ISO 9001:2015 organization)**

www.cgewho.in

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Central Government Employees Welfare Housing Organisation (an ISO 9001:2015 organization)



CHENNAI PHASE-II



KOLKATA PHASE-II



JAIPUR PHASE-II



HYDERABAD PHASE-III



MEERUT PHASE-I



BHUBANESHWAR PHASE-I

ABOUT THE ORGANISATION

Central Government Employees Welfare Housing Organisation has been set up under the aegis of the Ministry of Housing & Urban Poverty Alleviation, Government of India, to undertake Group Housing Schemes for Central Government Employees throughout the country on “No Profit – No Loss” and “Self-Financing” basis. The Organisation has been registered as a society under the Societies Registration Act XXI of 1860, in July 1990.



Project Description

The Project is being planned and executed on approximately 38 acres of land situated at Plot No. 7, P-4 Sector of Greater Noida. Approximately 24 acres of undivided land out of the total 38 acres shall be utilised for Phase-I. CGEWHO is planning to take up phase II project at a later date in the balance 14 acres and shall finally be amalgamated into a single complex. The site is abutting a 45 mtrs wide road which further connects to Yamuna Expressway. The site has green belts on two sides and housing colonies on the other two sides. The Plot is ideally located in prominent Housing Sector and approximately 4 kms from Pari Chowk.

Project Design

M/s R T and Associates (P) Ltd (RTA), a prominent Architectural and PMC Firm has been appointed for this project. They have conceived the layouts and have further detailed out the designs. The plans and designs of the Project have already been approved by GNIDA. Besides deployment of a technical team of Architect and Project Management Consultants, CGEWHO has also appointed a project team of its own comprising Project Manager(s) and other requisite staff to ensure good quality of work, in accordance with approved plans and specifications. Structural designs of various buildings have been vetted by Civil Engineering Department, IIT Roorkee in accordance with relevant codal provision as applicable to design and construction of earthquake resistant structures. IIT Roorkee has also conducted Geo-Technical Investigation and has been appointed for Technical Consultancy to ensure Quality Control during construction of the Project through periodic visits and Quality Control Tests.



Commercial Complex



Community Centre



Swimming Pool



Meditation/Spiritual Centre

*Artistic Impression

Central Amenities

A Community Centre has been planned for the residents of the Complex. This community centre will provide common amenities and consist of a Multi-purpose Hall, Kitchen, Pantry, Library Room, TV Lounge, Gymnasium, Kids Play Areas, Swimming Pool, Changing Rooms, Toilets and Office for Apartment Owner's Association. A commercial Complex for daily needs, Nursing Home, Meditation/Spiritual Centre and Nursery School are also planned in the complex. These facilities shall be shared by Phase-I & Phase-II beneficiaries.

Water Supply and Sewerage

Water supply shall be provided by GNIDA and shall be connected to underground tanks of sufficient storage capacity with arrangement of pumping to overhead tanks of all the blocks. Sewerage network of the complex shall be connected to sewage treatment plant as per the guidelines of state level environment impact assessment authorities.

Electricity

Single point Power supply to the complex will be provided by NPCL (Noida Power Corporation Ltd). The single point HT supply will be received through the nearby suitably located Electrical Sub-Station and distributed by LT cables to the residential blocks from transformers/LT Panels. Each dwelling unit will have a separate meter connected to a central smart metering system with pre-paid facility. There shall be common meters for electrical supply to lifts, corridors, lobby areas and other common area lightings. Lighting for the roads and green areas will be provided adequately. Standby power through DG sets will be provided for common area lighting, lifts and pumps and to each Flats to meet its basic requirements.

Future Extension

Space for Phase-II project is marked in layout plan.

Conservation Natural Resources

Provision for Rainwater Harvesting has been made in the complex. Landscape development through a series of Green areas shall be undertaken to beautify the complex. Garbage Recycling, Solar Powered Lighting and Solar Water Heating System have also been provided.

Project Execution

Awarded to Reputed Contracting agencies.

Defect Liability Period

The entire project shall be covered under a Defect Liability Period of 24 months from the date of completion of Construction. During this period, suitable technical staff shall be deployed by the construction agencies and project management consulting firms at the site, to ensure rectification of original defects, if any. It may be noted that taking physical possession by the beneficiaries does not have any relation with the commencement of Defect Liability period. The construction agencies shall be responsible for rectifying all original construction defects only.



**Artistic Impression*

MAINTENANCE AND RUNNING OF THE SYSTEM

Coinciding with completion of the project, CGEWHO will hold a meeting of all the beneficiaries to elect the office-bearers of the proposed Apartment Owner's meeting of all the beneficiaries to Association (AOA). Such elected committee, of the proposed Apartment Owner's Association, will aim at formally constituting the association including framing of its bye-laws under the local laws governing such bodies, and registering the same with the appropriate competent authority. The Committee of AOA will take over all the common area/services/facilities of the project within 6 months of its constitution, a period during which CGEWHO will maintain the residential complex and debit the actual maintenance expenses so incurred, to the Apartment Owner/s Association account. In case the Committee of Apartment Owner's Association fail to take over the common services/facilities/areas within a further period of 4 months, the CGEWHO shall be at liberty to wind up its operations at the premises, including demobilizing its manpower, leaving the complex in "as is where is" condition at the sole discretion of the Chief Executive Officer, CGEWHO. However, during these 4 months period, though the CGEWHO shall maintain the complex at the cost of the Apartment owner's Association,

it will change an additional amount of Rs 150/- per beneficiary per month for the services so provided which will be over and above the actual cost of maintenance and debit the same to the Apartment Owner's Association account, before handling over the balance of the amount to it. On completing the formalities regarding registration of the Apartment Owner's Association, the committee would be required to convene a General Body meeting of all the beneficiaries to elect and constitute an Executive Committee. While some amount will be transferred to the Apartment Owner's Association (AOA) on request of the committee for meeting its day-to-day expenses, bulk of the AOA charges, as collected, will be transferred to the elected Executive Committee only on a formal request by the president/Secretary of the AOA. However, no interest would be paid by the C.G.E.W.H.O to the AOA, on the amount collected from the beneficiaries towards the AOA Charges.

Once the construction is over and handed over, the AOA shall also include beneficiaries of next Phase as members and with this there will be one unified Apartments Owner's Association, making the total Project amalgamated into one Complex.

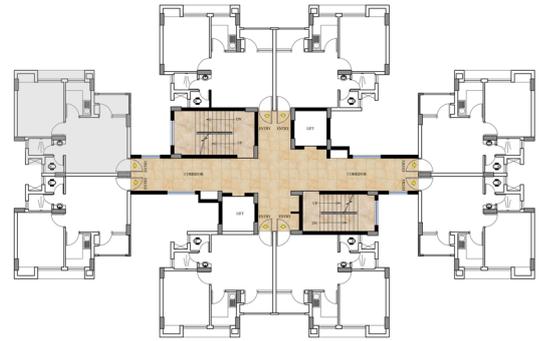
UNIT PLAN

TYPE - A

SUPER AREA = 674 Sq. Ft.

CARPET AREA = 454 Sq. Ft.

* AS PER RERA GUIDELINES



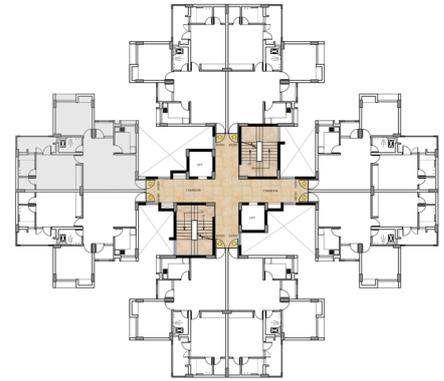
UNIT PLAN

TYPE - B

SUPER AREA = 1123 Sq. Ft.

CARPET AREA = 746 Sq. Ft.

* AS PER RERA GUIDELINES.



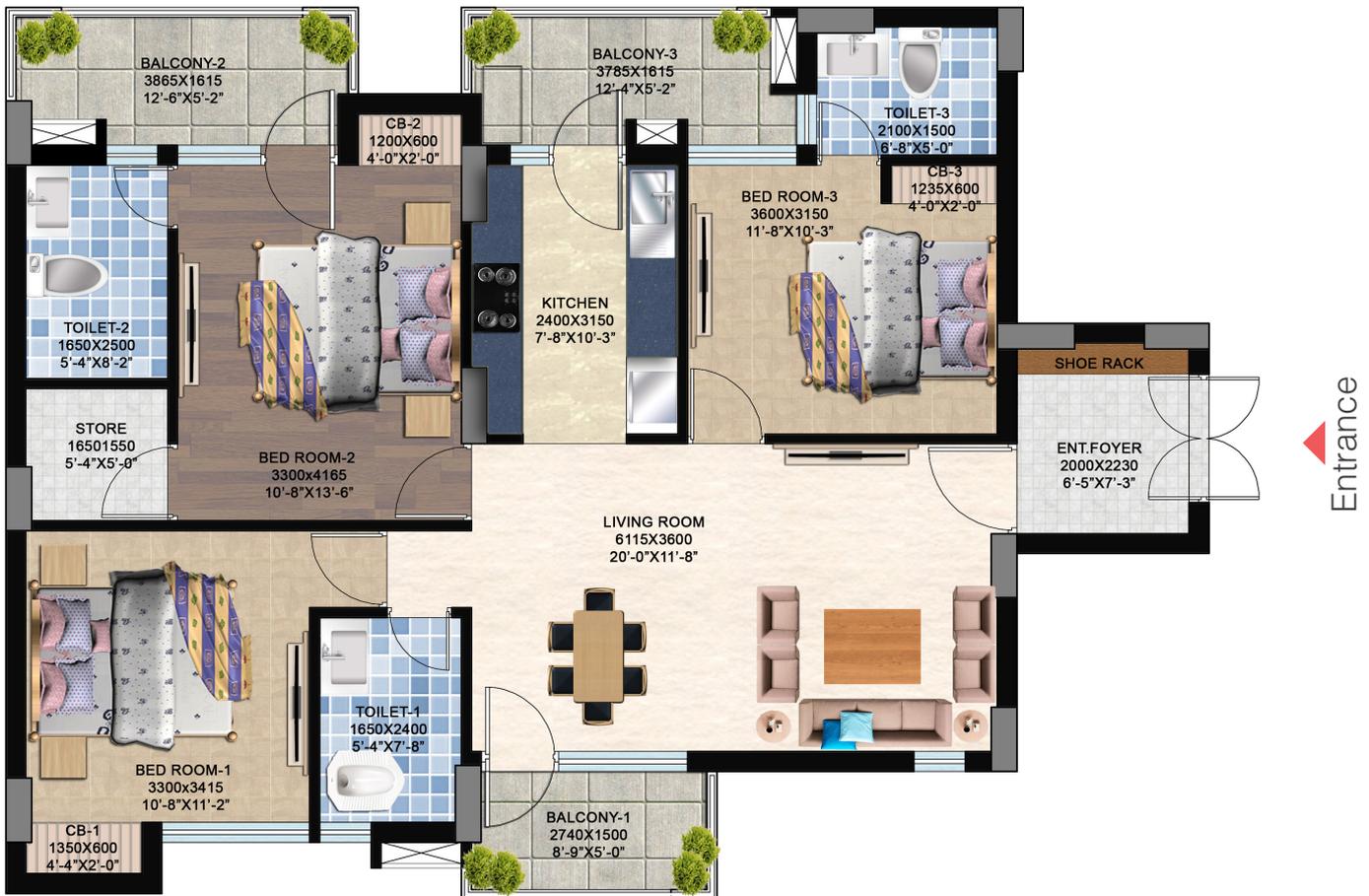
UNIT PLAN

TYPE - C

SUPER AREA = 1481 Sq. Ft.

CARPET AREA = 986 Sq. Ft.

* AS PER RERA GUIDELINES



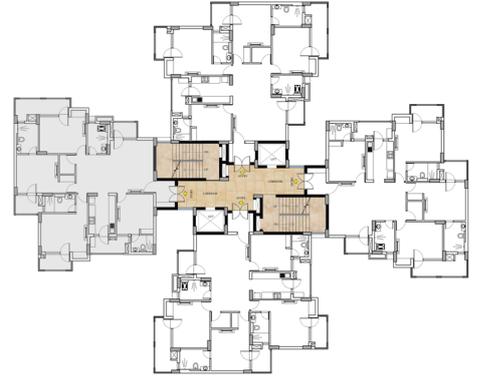
UNIT PLAN

TYPE - D

SUPER AREA = 2100 Sq. Ft.

CARPET AREA = 1363 Sq. Ft.

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BASIC SPECIFICATIONS

Sr.	Basic Specifications	Type-A ,Type-B, Type- C and Type-D
A	Foundation	End bearing pile foundation and Stitch slab.
B	Structure	RCC framed structure. All masonry work shall be brick work.
C	Internal wall finish	Acrylic Emulsion over POP punning.
D	External wall Finish	Exterior weather proof texture paint over a coat of primer with white cement based putty.
E	General floor finish	Vitrified tiles shall be provided for drawing/dining, bedrooms & balconies.
F	Toilet/W.C.	Anti skid polished glazed ceramic tile flooring and matching dado with tile.
G	Kitchen	Anti skid Polished Glazed Vitrified tiles, granite counter top, stainless steel sink with drain board and dado of glazed ceramic tiles above the kitchen platform.
H	Lobbies/Staircase Flooring	These shall be finished with kota stone/tiles and lift lobbies shall have cladding with granite tiles with overhead horizontal fascia. Stilts and Basement finished with Vacuum dewatered cement concrete.
I	Door-shutters and frames	Hard wood frame with skin molded Masonite door shutters.
J	Window frames and shutters	All windows shall have aluminum system windows with glazed and fly proof aluminum shutters.
K	Electrical	3 phase electrical connection with Modular Switches.
L	Sanitary fixtures	All dwelling units shall have quality sanitary fixtures & fittings.
M	Boundary Wall	Boundary wall with grill, main gate & wicket gates shall be provided for security of the premises.
N	Lighting, Fire Safety and Security	Lighting, fire safety and CCTV based security arrangements shall be provided for the complex.
O	Landscaping & Site development	Trees / Shrubs of suitable type along with parks, pathways etc, shall be provided in the complex.

Note: Any major change in specifications shall be informed to all beneficiaries separately.

FEATURES

**Artistic Impression*



Apartments

CGEWHO offers 1, 2, 3 and 4 BHK with balconies with two lift and two stair case in each tower. Well-spaced apartments amid wide spaces of green land space garden. Furniture is not part of offering and is purely conceptual.



Sports

Healthy living with lawn tennis, basketball court, badminton court, amphitheatre, kid play area, pool and changing rooms etc.



Car Parking

One Number of Car parking for each flat (free of cost) are available on the campus area. Additional Car parking are also available and shall be allotted at an extra cost in stilt and basement for which separate communication shall be sent to all the beneficiaries.



Nursery School

Nursery school for kids.

AREA DETAILS

S.No.	Area Description	Type A (Sqm)	Type B (Sqm)	Type C (Sqm)	Type D (Sqm)
1	Bedroom 1	12.87	13.46	11.27	13.86
2	Bedroom 2		11.88	13.74	12.94
3	Bedroom 3			11.34	14.49
4	Bedroom 4				11.88
5	CB-1	0.72	1.46	0.81	0.81
6	CB-2		0.81	0.72	0.83
7	CB-3				0.81
8	Drawing/Dining	17.35	22.94	22.01	29.09
9	Kitchen	4.32	5.67	7.56	8.36
10	Lobby-1	1.04	0.64	1.69	1.78
11	Lobby-2				1.50
12	Toilet 1		3.52	3.96	4.86
13	Toilet 2		3.51	4.13	5.27
14	Toilet 3			3.15	4.46
15	Toilet 4				3.03
16	W.C 1	1.55			
17	Bath room 1	1.98			
18	Store		1.98	2.56	2.40
19	Entrance Foyer			4.46	4.12
20	Internal wall area	2.39	3.47	4.24	6.20
21	Carpet Area * (Sum 1 to 20)	42.22	69.34	91.64	126.69
22	Balcony-1	3.25	5.35	3.79	7.44
23	Balcony-2		2.59	4.83	4.04
24	Balcony-3			5.35	3.95
25	Balcony-4				5.18
26	Balcony-5				3.30
27	Balcony Area (Sum 22 to 26)	3.25	7.94	13.97	23.91
28	Wall Area (External)	7.90	12.56	13.51	18.03
29	Circulation Area	9.28	14.56	18.52	26.52
30	"Super Built up Area ** (sum 21+27+28+29)"	62.65	104.40	137.64	195.15
31	Super Built up Area (sqft)	674	1123	1481	2100

* As per definition of Carpet area provided in RERA.

** 1 sqm. = 10.764 sqft.

FEATURES

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Community Center

Community center with a host of facilities like banquet hall, functional gym, swimming pool and other recreational facilities.



Waste Management

Garbage recycling plant and sewerage treatment plant.



Meditation/Spiritual Centre

Spiritual Center for prayer and meditation.



Commercial Complex

Commercial complex for daily needs and other commercial activities.

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LOCATION MAP



CGEWHO, PLOT NO. 07,
SEC. P-4, BUILDERS AREA,
GREATER NOIDA (UP)

Distance from CGEWHO

1 - Pari Chowk (Metro Station)	3.9 kms	4 - Gautam Buddh University	3.7 kms
2 - Ansal Plaza Mall	4.8 kms	5 - Kailash Hospital	5.0 kms
3 - Radisson Blue	1.8 kms	6 - J. P. International School	2.6 kms



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

6th Floor, 'A' Wing, Janpath Bhawan, Janpath, New Delhi-110001
Ph.: 011-23717249, 23739722, 23355408, Fax : 011-23717250
Website : www.cgewho.in, Email : cgewho@nic.in

Site Address : Plot No. 7, Sector-P4, Builders Area, Greater Noida-201308, Uttar Pradesh



ARCHITECT & PMC

M/s R T & Associates (P) Ltd.
A 47-48, First Floor, Sector-67, Noida, Uttar Pradesh
Website : www.rtadesigns.com, Email : rtadesigns@gmail.com
Phone : +91.120. 6491451/ 6495313