SEPTEMBER 2023

गृह पत्रिका
GRIHA PATRIKA

HON'BLE SHRI HARDEEP S PURI
Minister of Housing & Urban Affairs
Minister of Petroleum & Natural Gas
Govt. of India

SHRI KAUSHAL KISHORE
Hon'ble Minister of State
Govt. of India

SHRI MANOJ JOSHI, IAS
Secretary
(HUA)

SHRI SATINDER PAL SINGH
Additional Secretary
(HUA)

- 33 years of existence in Housing Sector.
- Completed 33 Projects Consisting of 16336 Dus.
- Recently Completed Greater Noida Ph- I Housing Project.
- 1 Project in Progress at Chennai.

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

(Ministry of Housing & Urban Affairs, Govt. of India) | (An ISO 9001:2015 Organisation)

COMPLETED PROJECTS

Chennai, Ph-I : 524 DUs
Completion Year : October, 1995

Nerul : 384 DUs
Completion Year : June, 1996

Panchkula, Ph-I : 98 DUs
Completion Year : January, 1997

Noida, Ph-I : 692 DUs
Completion Year : September, 1997

Kolkata, Ph-I : 576 DUs
Completion Year : October, 1997

Kharghar : 1230 DUs
Completion Year : September, 1998

Noida, Ph-II : 508 DUs
Completion Year : September, 1998

Gurgaon, Ph-I : 1088 DUs
Completion Year : July, 1999

Chandigarh : 305 DUs
Completion Year : May, 2000

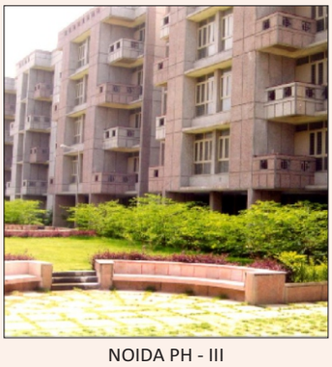
Bangalore : 603 DUs
Completion Year : March, 2001

Hyderabad, Ph-I : 344 DUs
Completion Year : July, 2001

Kochi : 43 DUs
Completion Year : June, 2011

Gurgoan, Ph-II : 852 DUs
Completion Year : September, 2002

Pune, Ph-I : 159 DUs
Completion Year : January, 2003



NOIDA PH - III
Completion ear: 2023, 980 DU

Noida, Ph-IV : 720 DUs
Completion Year : February, 2005

हरदीप एस पुरी
HARDEEP S PURI

आवासन और शहरी कार्य मंत्री
पेट्रोलियम एवं प्राकृतिक गैस मंत्री
भारत सरकार
Minister of
Housing and Urban Affairs; and
Petroleum and Natural Gas
Government of India

Message

I am pleased to note that the Central Government Employees Welfare Housing Organisation (CGEWHO) is providing homes at affordable prices to Central Government employees and other eligible beneficiaries on a 'No Profit-No Loss' basis in Greater Noida and Chennai even as it is launching projects in Kolkata and Visakhapatnam.

This is an important contribution towards achieving the goal of 'Housing for All', established under the transformative Pradhan Mantri Awas Yojana – Urban (PMAY-U) mission launched by the Modi government. It was encouraging to hear that all CGEWHO projects were registered under RERA.

These interventions, among others, are enabling CGEWHO to realise the objectives of the World Habitat Day 2023 whose theme "Resilient Urban Economies: Cities as Drivers of Growth and Recovery" resonates with the broader mission of the Modi government to create a 'New Urban India' for a Viksit Bharat by 2047.

I note that CGEWHO is bringing out its periodical newsletter "GRIHA Patrika" on the occasion of the World Habitat Day. I am sure that it will add to the discourse on urban development and affordable housing.

I convey my best wishes to CGEWHO and look forward to its future endeavours.

(Hardeep S Puri)

19 September 2023
New Delhi

Office:- Room No. 104-C, Nirman Bhawan, New Delhi-110011; Phone: 011-23061166, 23061162, 23062089 (Fax)

कौशल किशोर
KAUSHAL KISHORE

सत्यमेव जयते

आवासन और शहरी कार्य राज्य मंत्री
भारत सरकार
Minister of State for Housing & Urban Affairs
Government of India

Message

It's a great pleasure to unveil the latest edition of CGEWHO's periodical newsletter "Griha Patrika" on the occasion of World Habitat Day-2023. This magazine serves as a window for sharing thoughts, experiences and latest developments of the organization pertaining to its various projects. CGEWHO is significantly contributing in fulfilling housing needs of Central Government Employees and others at an affordable cost.

CGEWHO has recently completed 34 years of its existence. During this span of 34 years, CGEWHO has completed 33 projects comprising approximately one project each year. This journey has transformed the organization into an impactful legacy. I am confident that the efforts the organization is taking will further improve its service and amplify its commitment to provide homes to eligible beneficiaries.

I also appreciate the efforts of the organisation in using latest technology of construction with due consideration to solid waste management and green building concept in their recently completed projects. Besides, I am happy to note that the organization is complying the provisions of RERA in letter and spirit.

I once again extend my best wishes to CGEWHO for their future ventures and all its beneficiaries, who have been allotted Dwelling Units under various housing schemes.

(Kaushal Kishore)

New Delhi

Date : 19th September 2023

Office: Room No. 130-C, Nirman Bhawan, New Delhi-110011, Ph.: 011-23061999, 23063071, 23061103
Residence: No. 2-A, South Avenue Lane, New Delhi-110 001, Ph.: 011-21412001, 21412002

मनोज जोशी
सचिव
Manoj Joshi
Secretary

भारत सरकार
आवासन और शहरी कार्य मंत्रालय
निर्माण भवन, नई दिल्ली–110011
Government of India
Ministry of Housing and Urban Affairs
Nirman Bhawan, New Delhi-110011

MESSAGE

I am happy to learn that on the occasion of "World Habitat Day – 2023", CGEWHO is releasing its periodical newsletter "Griha Patrika – 2023". CGEWHO is significantly contributing in fulfilling the need of home of Central Government Employees and other eligible categories by constructing and allotting houses on "No Profit-No Loss" basis at an affordable cost.

CGEWHO has already completed 33 housing projects comprising approximately 16,000 Dwelling Units in a span of 34 years of its existence and have ongoing projects in urban cities like Chennai, Kolkata and Visakhapatnam. With its growing activities, CGEWHO has emerged as an important player in the housing sector.

I appreciate the efforts of the organisation in using latest technology of construction and also its concern towards safety, quality, speed and durability of structures with due consideration to solid waste management and green building concept in their recently completed projects.

I extend my best wishes to CGEWHO for their future ventures and all its beneficiaries, who have been allotted Dwelling Units under various housing schemes.

Warm wishes!

Manoj Joshi

(Manoj Joshi)

New Delhi
September 14, 2023

Office Address: Room No. 122 'C' Wing, Nirman Bhawan, New Delhi-110011
Tel.: 011-23062377, 23061179; Fax: 011-23061459; Email: secyurban@nic.in
Website: www.mohua.gov.in

सतिंदर पाल सिंह
SATINDER PAL SINGH
अपर सचिव
Additional Secretary

भारत सरकार
आवासन और शहरी कार्य मंत्रालय
निर्माण भवन, नई दिल्ली–110011
GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
NIRMAN BHAWAN, NEW DELHI-110011

MESSAGE

I am happy to note that Central Government Employees Welfare Housing Organisation (CGEWHO) recently celebrated its 34th Raising Day on 17th July 2023. During the past three decades CGEWHO has successfully completed 33 housing projects comprising over 16,000 Dwelling Units.

I am also happy to know that despite a slump in the real estate sector and the Covid Pandemic, CGEWHO successfully completed its landmark project at Greater Noida, comprising 1794 dwelling units. Importantly, environmental guidelines on Solar Energy usage, Organic Waste Management, Rain Water Harvesting, and provisioning of sufficient green areas were adhered to. Facilities like Health Care, Education and Convenient Shopping for residents were also provided to fulfil the aspirations of around 10,000 people.

In addition to the above, CGEWHO has recently launched housing projects at Kolkata and Visakhapatnam at an affordable cost.

I extend my best wishes to CGEWHO for the publication of the "**Griha Patrika-2023**" on the occasion of World Habitat Day, 2023.

I also convey my best wishes to CGEWHO for their upcoming projects at Visakhapatnam, Kolkata and Greater Noida (Ph-II), as well as for all its future endeavours.

(Satinder Pal Singh)

New Delhi
Date: 15 Sept 2023

Room No.: 307-C, Tel: 011-23061630(O), 23063549(O), Email: as-mohua@nic.in

From the Desk of Chief Executive Officer

Central Government Employees Welfare Housing Organization (CGEWHO) was formed in 1990 as an autonomous body under the aegis of Ministry of Housing and Urban Affairs to provide homes at an affordable cost, as a welfare measure, to Central Govt employees and others on a "No Profit- No Loss" basis. Beginning its innings with its first project at Chennai in 1994, CGEWHO is now 34 years old organization, richly experienced in the housing sector. During span of 34 years, CGEWHO has completed 33 housing projects with 16576 nos. of DUs, we are now gearing up to play a wider role in implementing the housing policies of the Ministry of Housing & Urban Affairs.

CGEWHO has been following the guidelines of Real Estate Regulation Act (RERA) in totality after the issuance of notification by the State governments. We have already registered our projects at Chennai Ph-III, Kolkata (Ph-III) and Visakhapatnam with the concerned RERA authorities. During the period 2022-23, CGEWHO has completed Greater Noida Phase-I housing project and handed over to the beneficiaries. The construction work of housing project at Chennai Phase-III project is being executed in full swing and is expected to be completed in this financial year.

CGEWHO have recently announced housing projects at Kolkata (Ph-III) and Visakhapatnam. In addition, Greater Noida (Ph-II) and SAS Nagar projects are in different stages of planning and is expected to be announced in this financial year. CGEWHO has achieved a turnover of Rs. 147 Crs during the year 2022-23 as compared to Rs. 128 Crs during the year 2021-22 and have ambitiously aiming at increasing our turn over to Rs. 174 Crs in the coming year 2023-24. It would be our endeavour to sustain the momentum to complete our unfulfilled tasks.

CGEWHO has a robust Public Grievances Redressal mechanism and machinery which caters to the grievances emanating from various sources. Besides, CGEWHO has also constituted the 'Internal Complaint Committee' which is headed by a senior woman officer of the organization to deal with complaints, if any, related to sexual harassment as per Sexual Harassment of Women at Workplace (Prevention, Prohibition, and Redressal) Act, 2013. We in CGEWHO are trying our best to usher in a new dawn and rise to the changing times and strive hard to maintain our true identity and purpose.

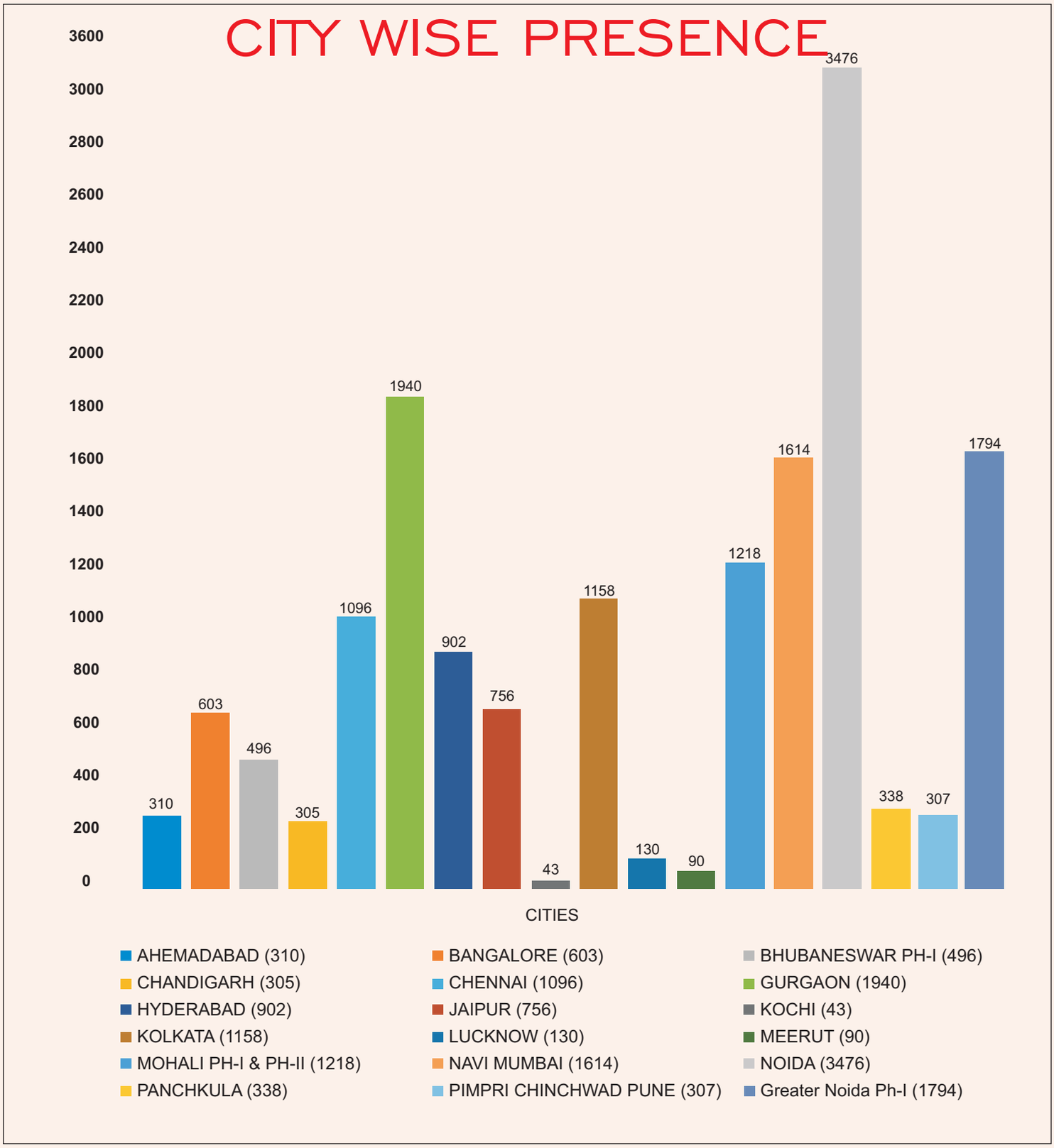
I would like to place on record, my appreciation towards commitment and hard work put in by the officers and staff of CGEWHO in achieving its objectives. I would also like to profusely thank the Ministry of Housing & Urban Affairs (Govt. Of India), Members of General Body, Governing Council and Executive Committee of CGEWHO for their valuable guidance and support.

Jai Hind.

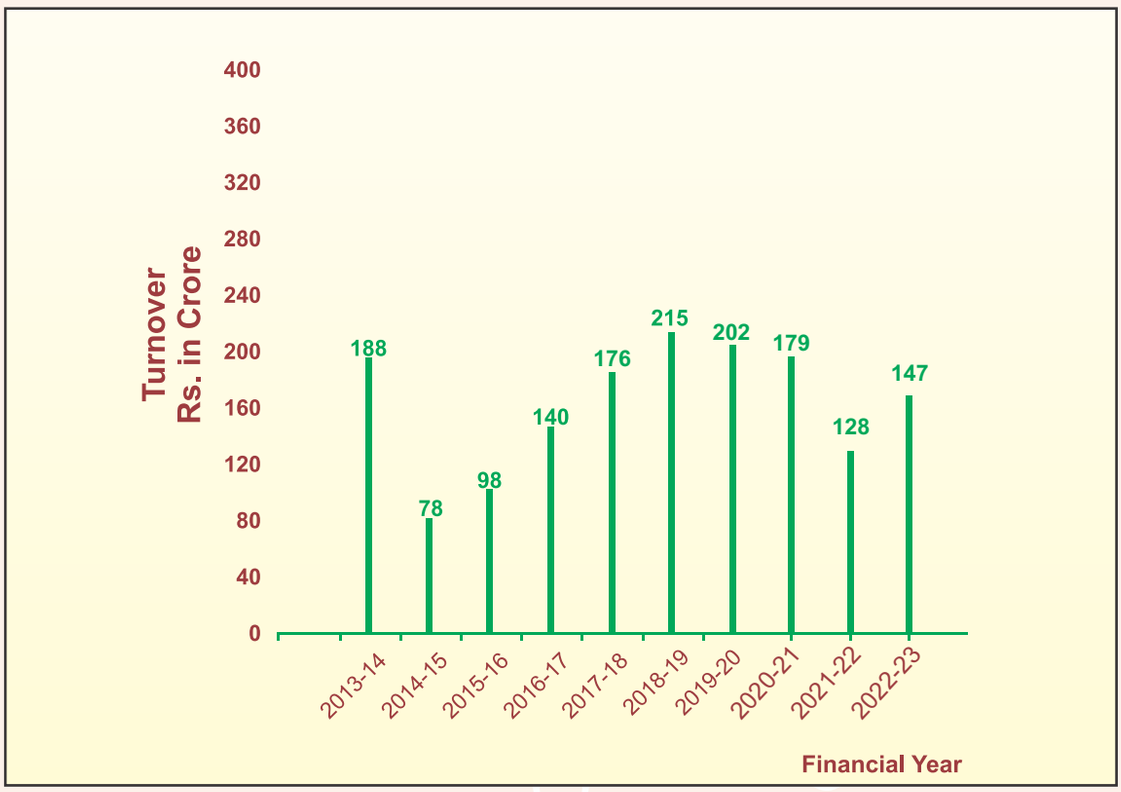
(Dinesh Kapila)

Chief Executive Officer

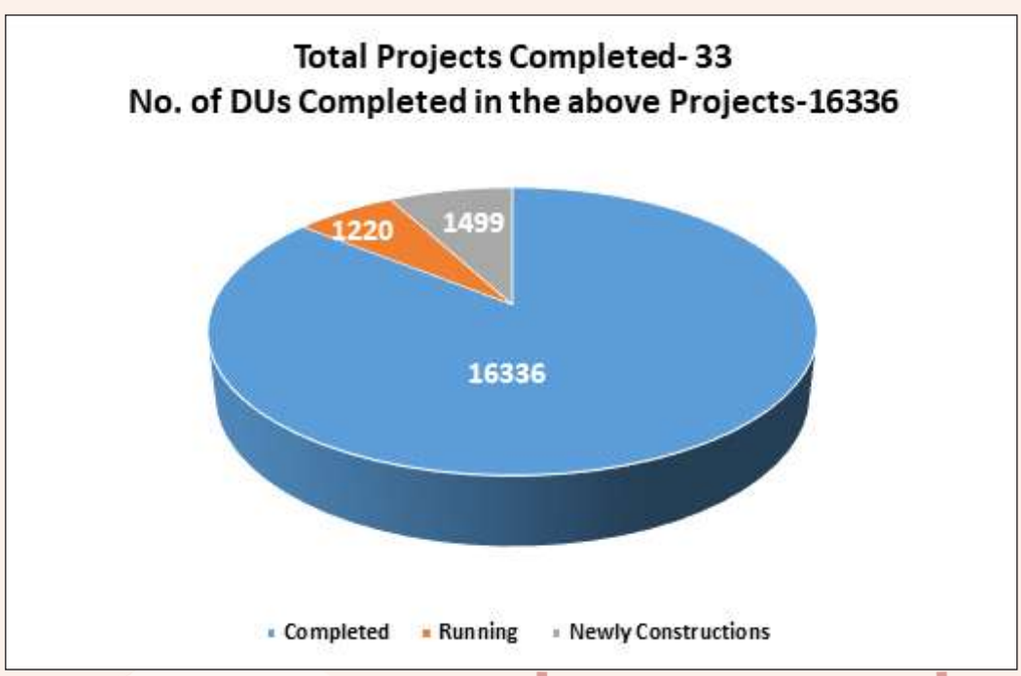
CITY WISE PRESENCE



TURNOVER



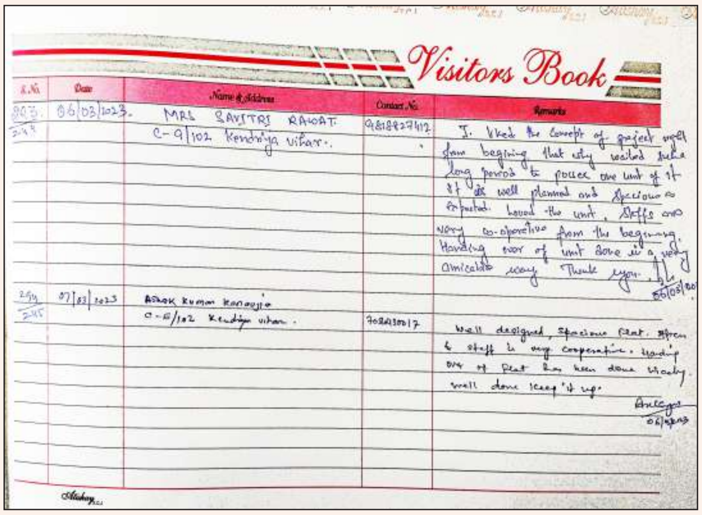
Details of Dwelling Units



RECENTLY COMPLETED PROJECT

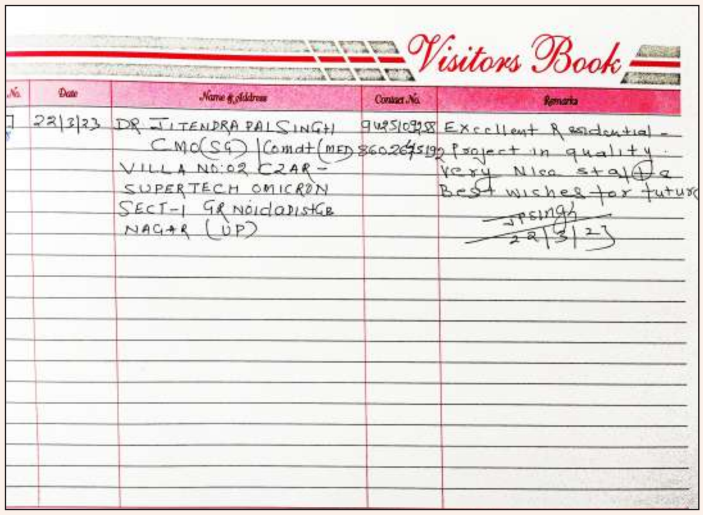
GREATER NOIDA PHASE- I, HOUSING PROJECT

Feedback of Greater Noida's Beneficiaries



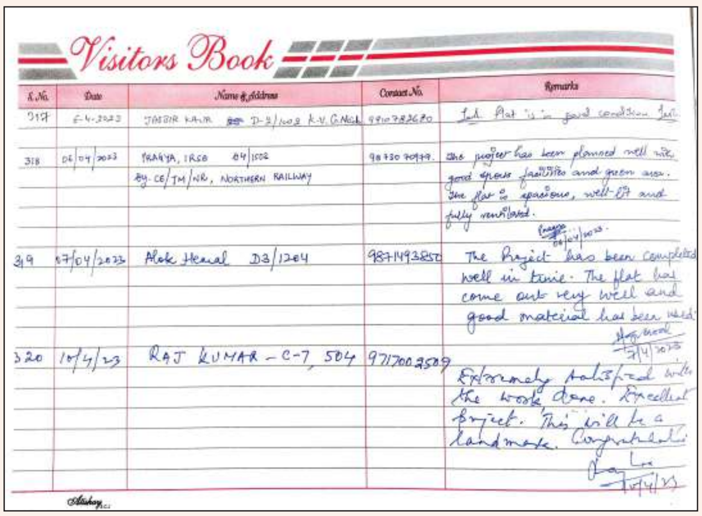
Visitors Book

S.No.	Date	Name & Address	Contact No.	Remarks
803. 244	06/03/2023.	MRS SAVITRI RAWAT C-9/102 Kendriya vihar.	9818827412.	I liked the concept of project well from begining that why waited such a long period to possess one unit of it. It is well planned and specious as expected. Loved the unit. Staffs are very co-operative from the begining. Handing over of unit done in a very amicable way. Thank you. 06/03/2023
254 245	07/03/2023	Ashok Kumar Kanaujia C-8/102 Kendriya vihar.	7028130017	Well designed, Spacious flat. Officers & staff is very cooperative. Handing over of flat has been done timely. Well done keep it up. 06/03/2023



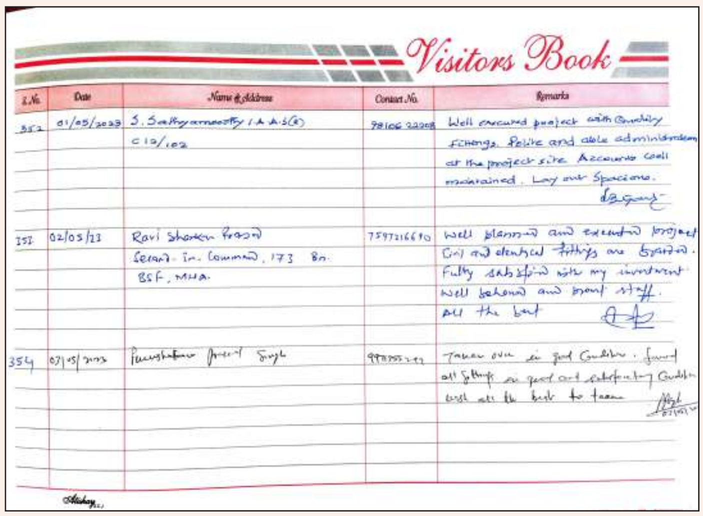
Visitors Book

S.No.	Date	Name & Address	Contact No.	Remarks
	22/3/23	DR JITENDRA PAL SINGH CMO(SG) Comdt (MED) VILLA NO: 02 CZAR-SUPERTECH OMICRON SECT-1 GR NOIDA DIST GB NAGAR (UP)	9425109258 8602645192	Excellent Residential Project in quality. Very Nice staff. Best wishes for future. JPSingh 22/3/23



Visitors Book

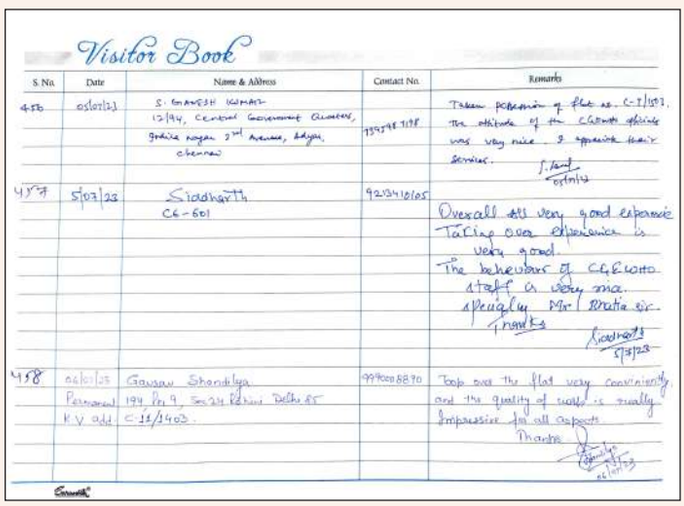
S.No.	Date	Name & Address	Contact No.	Remarks
317	6-4-2023	JASBIR KAUR D-3/1002 K.V. G.Noida	9910782680	The flat is in good condition [illegible]
318	06/04/2023	PRAGYA, IRSE 04/1502 Dy. CE/TM/NR, NORTHERN RAILWAY	9873070979.	The project has been planned well with good space facilities and green area. The flat is spacious, well-lit and fully ventilated. Pragya 06/04/2023.
319	07/04/2023	Alok Heval D3/1204	9871493850	The Project has been completed well in time. The flat has come out very well and good material has been used. 7/4/2023
320	10/4/23	RAJ KUMAR - C-7, 504	9717002509	Extremely satisfied with the work done. Excellent project. This will be a landmark. Congratulations. 10/4/23



Visitors Book

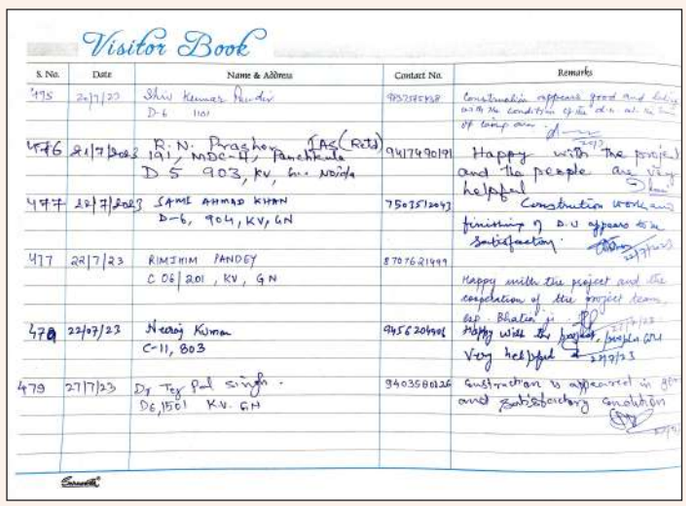
S.No.	Date	Name & Address	Contact No.	Remarks
352	01/05/2023	S. Sathyamoorthy I.A.A.S(R) C10/102	98106 22208	Well executed project with Quality fittings. Polite and able administration at the project site. Accounts well maintained. Lay out Spacious.
353	02/05/23	Ravi Shanker Prasad Second-In-Command, 173 Bn. BSF, MHA.	7597216610	Well planned and executed project. Civil and electrical fittings are standard. Fully satisfied with my investment. Well behaved and smart staff. All the best
354	07/05/2023	Purushottam Prasad Singh	99[illegible]	Taken over in good Condition. Found all fittings in good and satisfactory Condition. wish all the best to team 07/05/23

Feedback of Greater Noida's Beneficiaries



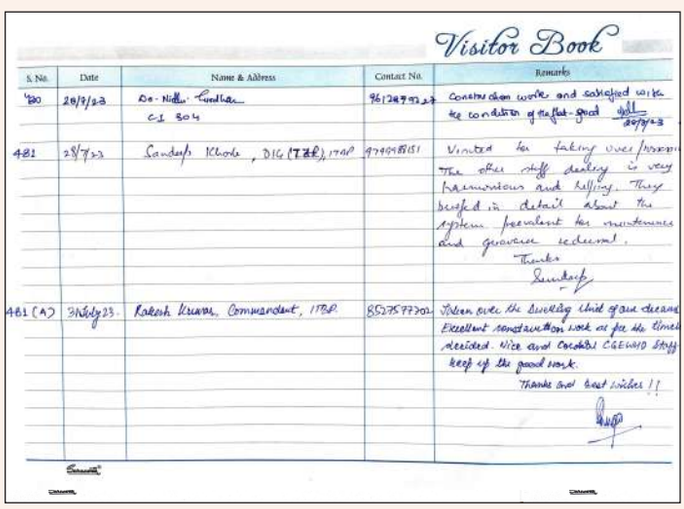
Visitor Book

S. No.	Date	Name & Address	Contact No.	Remarks
456	05/07/23	S. GANESH KUMAR 13/194, Central Government Quarters, Indira nagar 3rd Avenue, Adyar, Chennai	7397487198	Taken possession of flat no. C-7/197. The attitude of the CGEWHO officials was very nice. I appreciate their services.
457	5/07/23	Siddharth C6-601	9213410105	Overall its very good experience Taking over experience is very good. The behaviour of CGEWHO staff is very nice. Especially Mr. Mutta Sir. Thanks
458	06/07/23	Gaurav Shandilya Personal 194, Pkt 9, Sec 24 Rohini Delhi 85 K.V add C-11/1403.	9990088870	Took over the flat very conveniently and the quality of work is really impressive for all aspects Thanks



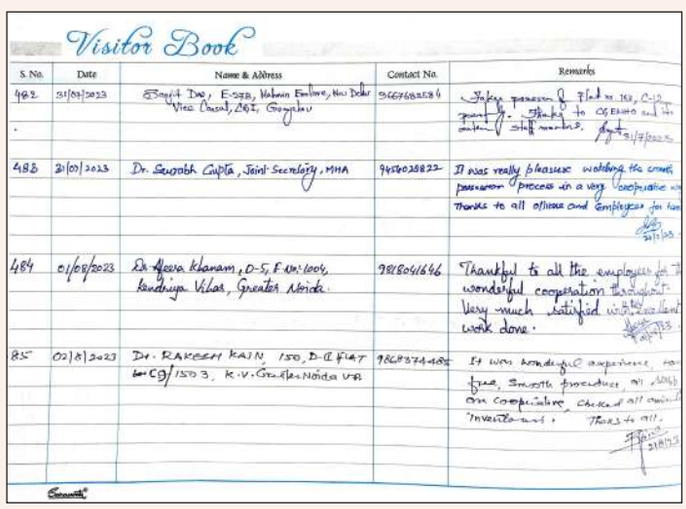
Visitor Book

S. No.	Date	Name & Address	Contact No.	Remarks
475	20/7/23	Shiv Kumar Pandey D-6 1101	9953785748	Construction appears good and in line with the condition of the d.o. at the time of temp. occ.
476	21/7/2023	R. N. Prasher, IAS (Retd) 191, MDC-4, Panchkula D-5 903, KV, Gr. Noida	9417490191	Happy with the project and the people are very helpful
477	21/7/2023	SAMI AHMAD KHAN D-6, 904, KV, GN	7503512093	Construction work and finishing of D.U appears to be satisfactory.
477	22/7/23	RIMJHIM PANDEY C 06/201, KV, G N	8707621999	Happy with the project and the completion of the project teams.
478	22/07/23	Neeraj Kumar C-11, 803	9456204908	Very helpful
479	27/7/23	Dr. Tej Pal singh. D6,1501 K.V. G.N	9403580126	Registration is appreciated in good and satisfactory condition



Visitor Book

S. No.	Date	Name & Address	Contact No.	Remarks
480	28/7/23	Dr. Nidhi Pundhir C-1 804	9612879922	Construction works and satisfied with the condition of the flat - good
481	28/7/23	Sandeep Khode, DIG (TTR), ITBP	9790985151	Visited for taking over possession. The office staff dealing is very harmonious and helping. They briefed in detail about the system prevalent for maintenance and grievance redressal. Thanks Sandeep
481 (A)	31/July/23	Rakesh Kumar, Commandant, ITBP	8527577202	Taken over the liveable shell of our dreams. Excellent construction work as per the timeline decided. Nice and cordial CGEWHO staff keep up the good work. Thanks and best wishes !!



Visitor Book

S. No.	Date	Name & Address	Contact No.	Remarks
482	31/07/2023	Sanjeet Das, E-378, Mahavir Enclave, New Delhi Vice Consul, CGI, Gurgaon	9667682584	Taken possession of Flat no. 102, C-12 apartment. Thanks to CGEWHO and the entire staff members.
483	31/07/2023	Dr. Saurabh Gupta, Joint Secretary, MHA	9458028822	It was really pleasure watching the smooth possession process in a very cooperative way. Thanks to all officers and employees for their
484	01/08/2023	Dr. Veera Khanam, D-5, F.No: 1004, Kanchuja Vihar, Greater Noida.	9818041646	Thankful to all the employees for the wonderful cooperation throughout. Very much satisfied with the excellent work done.
485	02/8/2023	Dr. RAKESH KAIN 150, D-II FLAT no. C9/1503, K.V. Gr. Eta Noida UP	9871374402	It was a wonderful experience, very free, smooth procedures, all staff are very cooperative, checked all aminities "Investment". Thanks to all.

PROJECT IN PROGRESS

CHENNAI PHASE- III, HOUSING PROJECT

The Chennai Phase-III project consisting of 1220 DUs, being developed and executed on approximately 12 Acres of land located situated at Paruthipattu, Avadi, Chennai. The site is abutting to 80 Ft wide road which is State Highways SH-55 which connects Avadi Town to National Highways leading to Bengaluru. The plot is in close vicinity of sub-urban residential & commercial area of Avadi, Porur, Poonamallee & falls within 2-3 km radius from Avadi Bus-stop & Railway station.

The plans and designs of the project have been already approved by Chennai Metropolitan Development Authority (CMDA).

A single block Community Centre, with a configuration of stilt floor + 4 upper floors has been provided in the complex which shall cater for both Phase – II and Phase – III beneficiaries. This community centre will provides 4 nos Multi-purpose halls, Kitchen, utility, Reading room, Association's office room and toilets. The Community Centre opens into a 2.65 acres of green space which is maintained by Avadi Municipal Corporation as a landscaped green area for recreational purposes.

Water supply shall be provided by C.M.W.S.& S.B. to underground tanks of sufficient storage capacity with arrangement of pumping to overhead tanks of all the blocks with individual valve operation arrangement. In case of non-availability of water supply from Local authorities, bore well water shall be provided to the underground sump. Sewerage network of the complex shall be connected to Sewerage treatment plant and treated effluent shall be connected to Storm water drain after recycling.

Power supply will be provided by TNEB (Tamil Nadu Electrical Board), to the entire residential complex. Lighting for the roads and green areas will be provided adequately. Standby power through DG sets will be provided for common lightings, lifts and pumps. On completion of the project, the substation shall be handed over to TNEB, which shall provide individual connections to beneficiaries directly, on their request.

PROJECTS ANNOUNCED RECENTLY

Kolkata Ph-III Housing Project

This is the home you been waiting for.

AN INITIATIVE OF
CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
(UNDER MINISTRY OF HOUSING & URBAN AFFAIRS)
An Autonomous Body of Govt. of India
6th Floor 'A' Wing, Janpath Bhawan, Janpath, New Delhi- 110 001
E-mail: cgewho@nic.in

"KOLKATA HOUSING PROJECT PH-III"

Site Office Address: Daimond Harbour Road, Opposite Bharat Sevas Sangha Hospital, Joka, South 24 Parganas, Kolkata- 700104, West Bengal

PROJECT HIGHLIGHTS

- 236 Flats - 3 BHK
- 2 Blocks G+12 Storied Towers
- 1.4 km from Joka Metro Station
- 80 mtr from Bharat Sevashram Sangha Hospital

Block- 1 (Type C)
3 BHK, Carpet Area- 742 sq. ft.
(92 Dwelling Units)
Rs. 56,09,520/-
including 1 covered car parking & GST @ 5%

Block- 3 (Type N)
3 BHK, Carpet Area- 830 sq.ft.
(144 Dwelling Units)
Rs. 62,74,800/-
including 1 covered car parking & GST @ 5%
Note: 1% towards IFMS & 1% towards Advance Maintenance charges of total cost of DU for one year will be charged extra

Registration extended up to 30th September 2023 for Priority I and Priority II Applicants

WBRERA REGISTERED
HIRA/P/SOU/2021/001183

Embrace the New Chapter, Unlock the Door to Your Dream Home at an Unbeatable Price!

Artistic Impression

Applications are Invited from:

Priority I
Serving / Retired Central Government Employees / Spouses of Diseased Employees who are covered by the defination as given in the Clause 3 of Part B of Scheme Brochure

Priority II
Central PSUs / State Govt. /Autonomous Bodies / Corporations / Nationalised Banks, Serving uniformed employees of the M/o Defence & Serving Employees of M/o Railways

AMENITIES

- Swimming Pool
- Community Hall
- Green spaces & kids play area
- Outdoor Games
- 24x7 CCTV Surveillance
- Generator Backup
- Fully Equipped Outdoor Gym
- Indoor Games Room

And Many More Lifestyle Amenities as per Scheme Brochure.

Scheme Opens on : 06/08/2023
Scheme Closed on : 30/09/2023

Site Office:		Head Office		For more details scan QR C
Md. Gousal Azam	: 79784 66567	Mr. Varender Beri	: 7065044985	or please visit our website
Mr Golam Rasul Sheikh	: 9804227054	Mr. Chandan Singh	: 7065044986	www.cgewho.in

Foundation Stone Laying of Kolkata Ph-III Project

PROJECTS ANNOUNCED RECENTLY

VisakhapatnamHousing Project

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

An Autonomous Body of Govt. of India under the aegis of Ministry of Housing & Urban Affairs
6th Floor 'A' Wing, Janpath Bhawan, Janpath, New Delhi- 110 001, E-mail: cgewho@nic.in

"VISAKHAPATNAM HOUSING SCHEME"

"THIS IS THE DREAM HOME YOU BEEN WAITING FOR"

PROJECT HIGHLIGHTS

525 Flats - 1,2 & 3 BHK

5 Blocks | S+5 Storied Towers with Lift

500 mtrs from Pendurthi Railway Station

12 kms from Visakhapatnam Airport

1 BHK (SBA 663 Sq. Ft.)
(80 Dwelling Units)
₹ 27,15,300/-
(including GST@ 5%)

2 BHK (SBA 1291 Sq. Ft.)
(330 Dwelling Units)
₹ 52,86,750/-
(including GST@ 5%)

3 BHK (SBA 1618 Sq. Ft.)
(115 Dwelling Units)
₹ 66,25,500/-
(including GST@ 5%)

Parking Optional at extra cost @ ₹ 4.20 Lacs
(including GST@ 5%)

Note: 1% towards IFMS & 1% towards Advance Maintenance charges of total cost for 1 year of DU will be charged extra.

Applications are Invited from:

Priority-I

Serving / Retired Central Government Employees / Spouses of deceased Employees who are covered by the destination as given in the Clause 3 of Part B of Scheme Brochure

Priority-II

Central PSUs / State Govt. /Autonomous Bodies / Corporations Nationalised Banks, Serving uniformed employees of the M/o Defence & Serving Employees of M/o Railways

Scheme Opens on : 20/08/2023
Scheme Closes on : 06/10/2023

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राजभाषा हिन्दी प्रभाग

हिन्दी के प्रयोग को प्रोत्साहित करने हेतु संगठन द्वारा विविध हिन्दी प्रतियोगिताओं के आयोजन किए गए एवं विजेता कर्मचारियों को श्री दिनेश कपिला, मुख्य कार्यकारी अधिकारी के द्वारा पुरस्कार के रूप में प्रोत्साहन राशि एवं प्रशस्ति–पत्र प्रदान किए गए।






संगठन–गान

तुझे शत–शत नमन, तुझे शत–शत वंदन।
मेरे प्यारे संगठन, मेरे न्यारे संगठन।।

केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन।
हाल मुकाम छठा तल, ए खण्ड, जनपथ भवन।।

तुझ पे अर्पण, तन – मन – जतन।
प्रगति – पताका तेरी चूमे गगन ।।

निदेशालय तकनीकी, वित्त और प्रशासन।
तीनों हिल–मिल करते सकल प्रबंधन।।

ऊपर मुख्य कार्य0 अधिकारी का सक्षम पर्यवेक्षण।
सर्वोपरि मंत्रालय का नियंत्रण और निर्देशन।।

संभावित लाभार्थियों से चुनिन्दा शहरों हेतु माँग–सर्वेक्षण।
तदनुसार, संबंधित विकास प्राधिकरणों से भूमि–अधिग्रहण।।

पारदर्शी होता वास्तुकारों – संविदाकारों का चयन।
निर्माण में परियोजना प्रबंधक द्वारा गुणवत्ता नियंत्रण।।

लाभार्थियों को उपलब्ध करवाते उत्तम भवन।
मूल्य में अनुकूल एवं सर्व सुविधा–संपन्न।।

तुम निर्माण के निगहबान, विकास का चमन।
संबद्ध मंत्रालय शहरी कार्य और आवासन।।

तुझे शत–शत नमन, तुझे शत–शत वंदन।
मेरे प्यारे संगठन, मेरे न्यारे संगठन।।

विनम्र निवेदन

– मनोज कुमार सिंह,
व0 अनुवाद अधिकारी

..... बस दिल से ये मान लो

आज कुछ लिखने को दिल चाहता है,
क्या लिखूं, सोच-सोचकर दिमाग घूम जाता है।

जीवन एक संघर्ष है, परिश्रम किये चलो,
डरो मत, रुको मत, अनुभव बस लिये चलो।

कहते हैं जिसने जीवन की धूल चाटी, वो सूरज के समान चमका,
जितना घिसा वक्त की चपेटों से वो, औरा उसका उतना दमका।

खुद पर रखो विश्वास, जरूर जीत जाओगे,
बस भरोसा रखना उस पर, उभरकर तुम ही आओगे।

जीत तुम्हारी पक्की होगी, इस बात को जान लो,
ईश्वर है आज भी यही, बस दिल से ये मान लो।

–बस दिल से ये मान लो।।
–बस दिल से ये मान लो।।

–बबीता चोपड़ा
कार्यालय सहायक

CENTRAL GOVERNMENT. EMPLOYEES WELFARE HOUSING ORGNISATION

GREATER NODIA

BLOCK D-06 FLATS DRAW HELD ON 1ST DECEMBER 2022 AT COMMUNITY CENTRE KENDRIYA VIHAR, GREATER NOIDA

''हैप्पी हार्मोन्स''

इंसान जीवन से क्या चाहता है?

इंसान एक बेहतर जिन्दगी जीना चाहता है। यह चाहत ऐसी भी नहीं है कि इंसान इसकी उम्मीद अपने जीवन में न कर सके। खुशी क्या है या किसी को खुशी किस बात से मिलती है? हर इंसान अपने-अपने तरीके से इसकी व्याख्या करता है। किसी इंसान को किसी की मदद करने से खुशी मिलती है तो किसी को देश-विदेश घूमने से, किसी को अपने नाम की ख्याति पाने से तो किसी को उच्चतर शिक्षा प्राप्त करने से, किसी को बहुत अधिक धन कमाने और बैंक में पैसा जमा करने से तो किसी को अच्छा भोजन करने से और किसी को दोस्ती-यारी करने से। हर इंसान का खुशी को लेकर अपना अलग-अलग नजरिया है। परन्तु यदि आप किसी मनोचिकित्सक से पूछें तो खुशी की व्याख्या बदल जाएगी।

मनोविज्ञान मानता है कि खुशी का संबंध मस्तिष्क में बननेवाले विभिन्न प्रकार के हार्मोन्स से है। दुनिया भर के तमाम वैज्ञानिकों/मनोचिकित्सकों ने इस संबंध में अनेक शोध एवं अध्ययन (Research & Study) किए हैं, लेकिन इंसान के व्यवहार के संबंध में बहुत कुछ अभी भी समझ पाना कठिन है। मन को खुशी देनेवाले कुछ हार्मोन्स हैं जिनके शरीर में अंतःस्राव बढ़ने से खुशी भी बढ़ जाती है और अंतःस्राव घटने से इंसान को दुख महसूस होता है। ये हार्मोन्स मुख्यतः चार प्रकार के होते हैं, जिसे हम 'हैप्पी हार्मोन्स' कहते हैं—

(1) **डोपामाइन** (**Dopamine**) : यह एक ऐसा हार्मोन है—जो हमारे तंत्रिका तंत्र (नर्वस सिस्टम) को प्रभावित करता है। जब कभी हम अपने जीवन में कोई लक्ष्य बनाते हैं, जैसे कि डॉक्टर बनना, इंजीनियर बनना, सोशल वर्कर बनना इत्यादि और ऐसे लक्ष्य की प्राप्ति के लिए खूब मेहनत करते हैं एवं जब लक्ष्य प्राप्त हो जाता है तो अपार खुशी मिलती है और उस कारण जो हार्मोन मनुष्य के अंदर बनता है, उसे ही डोपामाइन हार्मोन कहते हैं। ऐसे हार्मोन को बढ़ाने के लिए मनुष्य ध्यान (मेडिटेशन) कर सकता है, डीप ब्रिदिंग एक्सरसाइज कर सकता है, प्रकृति की सुंदरता निहार सकता है...इत्यादि क्रियाकलाप कर सकता है।

(2) **सेरेटोनिन** (**Serotonin**) : यह एक प्राकृतिक अवसाद निरोधक (एन्टी डिप्रेसेंट) हार्मोन है और यह ज्यादातर इंसान के पेट पर निर्भर करता है और इंसान जो भोजन करता है, उससे यह हार्मोन प्रभावित होता है। ऐसे हार्मोन को बढ़ाने के लिए व्यक्ति व्यायाम कर सकता है, कोई स्पोर्ट एक्टिविटी में शामिल हो सकता है तथा पौष्टिक खान-पान से भी इसे बढ़ाया जा सकता है, जिसमें दूध, घी, सूखे मेवे, रेशेदार फल-सब्जी आदि शामिल हों।

क्रमशः...

(3) **एंडोर्फिन्स** (Endorphins) : यह हार्मोन इंसान को शांत करता है और सही तरीके से स्वस्थ रखने के लिए जिम्मेवार होता है। अगर इंसान अपने शरीर में इस हार्मोन को बढ़ाना चाहता है तो उसे वह भोजन करना चाहिए, जिसे वह सबसे अधिक पसंद करता है। यहां यह बात ध्यान रखने की है कि इंसान को अपने आहार को संतुलित रखना चाहिए, जब कोई भोजन उसके स्वास्थ्य के हित में न हो, परन्तु वह उसे बहुत पसंद करता हो। उदाहरणस्वरूप, यदि किसी को मिठाई बहुत प्रिय है, परन्तु वह मधुमेह का रोगी है तो उसके लिए यह हानिकारक होगा; अतः ऐसी स्थिति में ऐसे भोजन से परहेज भी आवश्यक है।

(4) **ऑक्सिटोसिन** (Oxytocin) : इसे हम 'लव हार्मोन' के भी नाम से जानते हैं क्योंकि यह इंसान के जज़्बात को बढ़ाने में मदद करता है और रिश्ते के प्रति कैसा व्यवहार करना है, इसके लिए भी यही हार्मोन जिम्मेवार होता है। ऐसे हार्मोन को बढ़ाने के लिए इंसान को नियमित रूप से योग करना चाहिए। जिन लोगों के साथ आप खुश रहते हैं या प्रेम करते हैं, उनके साथ प्राकृतिक स्थानों पर घूमने जाना चाहिए और साथ भोजन करना चाहिए। इंसान को नियमित अंतराल पर अपने शरीर का मसाज करना चाहिए और चिकित्सक के परामर्श अनुसार निश्चित अंतराल पर अपनी चिकित्सा जाँच भी करवानी चाहिए ताकि किसी भी प्रकार की बीमारी का समय रहते पता चल सके तथा उसका उपचार हो सके।

ऊपर वर्णित 'गुड हार्मोन्स' को इंसान समय-समय पर स्वयं विश्लेषण करके बढ़ा सकता है ताकि उसका जीवन खुशहाल और तन-मन स्वस्थ रहे तथा वह अपने शारीरिक-मानसिक स्वास्थ्य के प्रति सजग रहे, लेखक की यही हार्दिक कामना है।

सी.ए. रमेश कुमार जायसवाल
निदेशक (वित्त)
केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन

CARBON FOOTPRINTS

The carbon footprint refers the volume of greenhouse gases (including carbon dioxide and methane) are being released into the environment from everyday economic and human activity.

The carbon footprint can be measured in tons of CO_2 emissions, is important when it comes to taking measures and launching initiatives to reduce it to the lowest possible level.It all starts with what each individual does every day.

People, products and the entire industries have the carbon footprints. The carbon footprint released by a human includes emissions from a variety of activities includes daily commute, the food we eat, the clothes we buy, everything we throw away ... and many more. The larger our footprint, the heavier the strain on the environment. Therefore, we should do two things:

i) Shift to a low-carbon economy and
ii) Protect our best natural allies while fight against climate change.

The world's seven billion people consume varying amounts of the planet's resources. According to the United Nations' predictions, global population could reach 9.7 billion people by 2050, and over 11 billion by 2100. Growing populations drive up emissions and deplete the planet's resources.

The carbon footprint is dangerous for the environment which have direct adverse impact on the global warming and the living organism on the planet. The carbon footprints can be reduced upto a certain level by putting collective efforts by People, Industry and the Govt.The carbon footprints cannot be eliminated completely, however there should be the balance by optimum utilisation of the natural resources etc.

The carbon footprints can be reduced drastically by the People of this planet by putting best efforts. Examples of some suggestive efforts by people to reduce the carbon footprints are as under.

i) Use of eco-friendly material in daily life
ii) Eat green vegetable & fruits and avoid or limit meat consumption, especially beef.

Cont...

iii) Purchase Locally produced grocery and or daily use items in line with the concept of the Vocal for local
iv) Preventive medical health care and regular workout for good health fitness
v) Avoid unnecessary purchasing of daily routine personal/household items i.e.Make sure to buy only what you need, to avoid waste.
vi) Buy responsibly-made clothes, e.g. made from recycled material or with an eco-label
vii) Maximum use of public transport i.e. travel by metro/bus/train whenever possible and Car-pooling.
viii) Use re-usable shopping bags and avoid plastic products.
ix) Avoid excess lighting in home. Educate to all family members to switch-off the light/fans etc if no one is using
x) Make more plantation to increase the greenery and also maintain some pollution control plants at home.

Every people can contribute in reduction of carbon footprints to save this beautiful planet, so let us take initiative now for great and noble cause to save the planet and living organism.

CA Ramesh Kumar Jaiswal
Director (Fin)
Central Govt Employees Welfare Housing Organisation

Designing and Constructing Green Buildings

A Comprehensive Guide to Sustainable Project

Introduction

As we face pressing global challenges like climate change and resource depletion, the design and construction of green buildings have become imperative. Green buildings, also known as sustainable or eco-friendly buildings, are designed to minimize their environmental impact while maximizing energy efficiency, occupant comfort, and overall sustainability. In this comprehensive article taking CGEWHO Greater Noida project as case study, we will explore the key principles and strategies for designing green buildings, emphasizing the importance of sustainable architecture in the modern world.

I. Understanding Green Building Principles

1.1. Sustainable Site Selection

Selecting an appropriate site is the foundation of green building design. Considerations include proximity to public transportation, minimizing disturbance to natural habitats, and optimizing solar orientation.

1.2. Energy Efficiency

Designing for energy efficiency is crucial. Incorporate passive solar design, use energy-efficient materials, and employ renewable energy sources like solar panels and wind turbines to reduce a building's carbon footprint.

1.3. Water Efficiency

Implement water-saving strategies such as rainwater harvesting, low-flow fixtures, Recycling sewage water through STP and efficient irrigation systems to reduce water consumption in green buildings.

1.4. Material Selection

Choose sustainable and locally sourced materials that have a lower environmental impact. Recycled and rapidly renewable materials are also preferable.

1.5. Indoor Environmental Quality

Prioritize occupant health and comfort by ensuring proper ventilation, low-emission materials, and adequate natural lighting in building design.

II. Sustainable Design Strategies

2.1. Passive Design

Passive design relies on natural elements like sunlight and airflow to regulate temperature and lighting within a building. Strategies include:

a. Solar orientation: Positioning the building to maximize exposure to the sun's path.

b. Thermal mass: Using materials that can store and release heat to regulate temperature

c. Natural ventilation: Designing for cross-ventilation to reduce the need for mechanical cooling.

d. Daylighting: Maximizing natural light to reduce the need for artificial lighting.

Cont...

2.2. Renewable Energy Integration
Integrate renewable energy sources like solar panels for common area lighting. Attempting for Net-zero energy buildings to produce as much energy as they consume.

2.3. Sustainable Landscaping
Design outdoor spaces with native plants that require minimal water and maintenance. Green roofs and walls can improve insulation and provide additional green space.

2.4. Water Management
Implement rainwater harvesting systems to collect and reuse rainwater for non-potable purposes, like irrigation and Recycling Waste water through STP for toilet flushing.
IV. Case Studies

CGEWHO greater noida project
The project has been implemented with minimum damage to the environment. The orientation of the Buildings are conducive for maximum sunlight and air ventilation. Abundant use of Green areas, Recycling of waste water, Composting Kitchen waste, Renewable energy usage of solar panels for common area lighting and hot water. Use of native trees and lots of areas for community makes it an ideal green and sustainable project.

V. Challenges and Future Trends

5.1. Overcoming Economic Barriers
One of the main challenges in designing and constructing green buildings is the initial cost, which can be higher than traditional construction. However, the long-term benefits in terms of energy savings and environmental impact often outweigh the upfront expenses.

5.2. Advancements in Technology
Emerging technologies like smart building management systems, advanced sensors, and energy-efficient materials are continually evolving and enhancing the sustainability of green buildings.

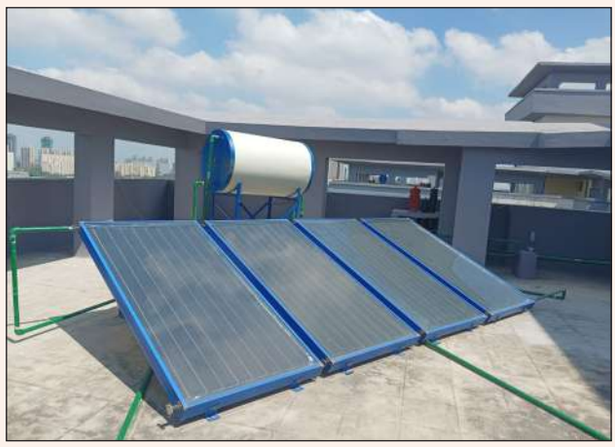
5.3. Circular Economy and Material Innovation
The concept of a circular economy is gaining traction, emphasizing the importance of recycling and reusing building materials. Innovations in sustainable materials, such as biodegradable or carbon-negative options, are becoming more prominent.

5.4. Resilient Design
Incorporating resilient design principles is essential in the face of climate change-related challenges. Buildings must be designed to withstand extreme weather events and adapt to changing conditions.

Conclusion
Designing green buildings is no longer an option but a necessity in the face of environmental challenges. Sustainable architecture not only reduces our carbon footprint but also enhances occupant comfort and well-being. By understanding the principles, strategies, and certification systems discussed in this guide, architects, builders, and developers can contribute to a more sustainable and environmentally responsible future. As technology and materials continue to evolve, the design of green buildings will only become more innovative and essential in addressing the world's pressing environmental issues.

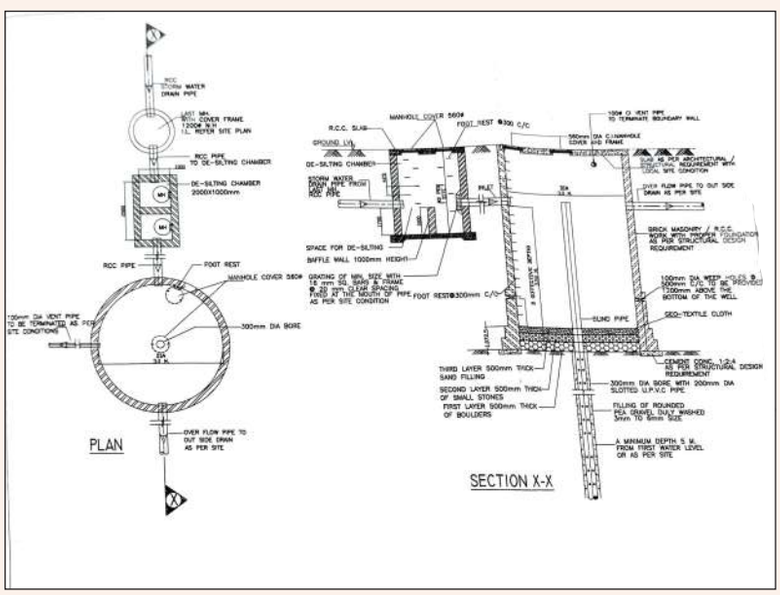
Cont...

STP



SOLAR

ORGANIC WASTE CONVERTER



RAIN WATER HARVESTING PIT

Gagan Gupta
Director (Technical)
Central Govt Employees Welfare Housing Organisation

Team Building Activities






RAPIDLY AGEING INFRASTRUCTURE OF OUR CITIES: A MATTER OF CONCERN

-Prof. Umesh Kumar Sharma, IIT Roorkee

India has seen rapid economic growth in the last four to five decades. Infrastructure, an essential parameter of any economy, has played a crucial role in boosting this growth. Massive construction has taken place in the housing, transportation, irrigation, electricity, and telecommunication sectors etc. The real estate sector in particular witnessed an unprecedented boom in the recent times. While building new infrastructure projects is certainly must for a desired economic growth, efficiently maintaining the same for a longer service life is equally important. So, an equal emphasis is required on repair and maintenance of already built infrastructure. However, the ground reality is different and many of our structures have started misbehaving prematurely and have gone into repairs well before their intended service life. The author of this article and his team from IIT Roorkee have evaluated more than five hundred structures across various cities in the last two decades. It is alarming to note that about two third of these structures developed symptoms of structural distress, triggered by durability related issues, well before the minimum design service life of fifty years. In some extreme cases, even distresses were noted before the structures were put to their use or before their handing over to the users. Fig 1 shows one such distressed structure for illustration purpose. This should be treated as a wakeup call by all the practitioners, designers, researchers and construction professionals. Thus, we need to understand the underlying causes and thereby to do necessary course correction.

Figure 1. Typical Distresses observed in a newly built building in Delhi-NCR. [1]

It is now well established that corrosion of reinforcing steel is the main culprit for deterioration of reinforced concrete (RCC) structures, while it does affect the structural performance of all metal structures also. According to the CORCON Institute of Corrosion, corrosion results in an annual global toll of $2.5 trillion, amounting to roughly 3-4% of the world's GDP. In India, this figure stands at approximately 4%. Since RCC has been a material of choice in our country as far as infrastructural or real estate projects are concerned, we should be focussing more on the issues concerning RCC. Corrosion of steel bars in RCC structures was understood until recent times to be a phenomenon typically seen in structures close to sea shores. On the contrary, more such instances of corrosion of RCC are being reported now from inland areas. Only other causative reason for corrosion of RCC in inland city centres was considered as carbonation of concrete due to atmospheric carbon dioxide, though there are several other contributory reasons. Research and guidelines, mainly coming from western countries, suggest that carbonation typically progresses at one mm per year and at this pace a RCC member with 40 to 50 mm cover thickness should start corroding after 40 to 50 years. But, our experience of carbonation in typical Indian city centres speaks otherwise. Carbonation at a rate as high as five mm per year has been noticed in some cases. Increasing levels of carbon dioxide pollution in our cities could be the main reason for this.

Cont...

The field case studies indicate that below par quality of construction in many cases is also a cause for premature ageing of our structures. Frankly speaking, the gap between the quality planned and quality achieved is widening in general. Quality of workmanship is noted to be compromised compared to construction materials in most such cases. The provision of specified thickness of good quality cover concrete in RCC structures is the first line of defence against durability related attacks. Sadly, this is the one most widely ignored parameter as far as construction workmanship is concerned. Use of underground salt rich water for construction purposes in many cases is another factor leading to unwanted ingress of chlorides in concrete. Needless to remind, the presence of these chlorides right from the word go, is a major source of early corrosion of RCC in many of our metro cities. Few regions of Delhi NCR are typical examples. As per Central Ground water Board, Delhi, the groundwater in Delhi has the chloride level ranging from < 250 mg/l to even beyond 3000 mg/l [2]. The Indian standard permits maximum chloride to be only 500 mg/l in water meant for construction [3]. Many infrastructure and residential projects have become victims of this mode of early corrosion of RCC. Off late, instances of concurrent chloride contamination and carbonation in concrete have been seen to be playing big role in rapid corrosion of RCC. This deadly combination is highly detrimental and is triggering very early corrosion in city locations where high concentration of atmospheric carbon dioxide complimented by the use of chloride rich water for construction are reported. The available research literature offers only limited insights into the understanding of this dual threat posed by chloride contamination and carbonation. Currently, the author and his research team are actively engaged in laboratory investigations aimed at addressing this knowledge gap. The research findings indicate that the initiation of corrosion is likely to occur much earlier when compared to the individual impacts of chlorides and carbonation.

It is reasonable to believe that if left unattended, the corrosion induced distress in structures would affect their structural performance. Many standards and guidelines for structural performance might fall short for such aged and deteriorated structures. This is because most codes and their stipulations were developed for pristine structures assuming no deterioration. Just imagine, what would happen to a corroded and structurally compromised structure during extreme events like earthquake, fire, cyclones etc. The research program undertaken by the author and his research team at IIT Roorkee shows that a presence of mere 20% degree of corrosion has detrimental effects on the structural capacity of RCC elements under simulated earthquake loading [4]. A research into fire performance of corroded RCC members completed by the author's team at IIT Roorkee also concluded that the corrosion-induced cracks provided an easily accessible pathway for heat to penetrate the inner core of the concrete sections and thereby severely impacting the fire rating of such corroded RCC structural members [5].

What is the way forward? The first and foremost requirement is to tweak and fine tune our design and specifications. For example, conventionally used practice of exposed concrete or concrete with a finishing layer of normal cement-sand plaster may not be sufficient in the current scenario with respect to corrosion friendly harsh exposure, at least in our cities. Use of customized surface protection plasters or other protective surface coatings for concrete members should become a necessary specification. Use of few admixtures intended for the target exposure should be must now. There is no dearth of such add on specifications for concrete in the current research literature. But we need to make them part of codes and guidelines. Let us be specific to the exposures and issues being faced by us in our built spaces and refrain from blindly looking up to the research literature being published elsewhere in other countries. We need to factor in our own diverse topography and environmental variations in standard guidelines. There is also a dire need to adopt durability design approaches. The structures need to be designed following a calculation and performance-based approach for a certain service life as we have been doing for capacity designs for strength and serviceability. It is a high time that corrective measures are adopted by all the stakeholders, else the steel reinforced concrete might lose its tag of being the material of choice for infrastructure projects.

References:

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[2] *Ground Water Yearbook*, National Capital Territory, Delhi, 2021-2022, Central Ground Water Board, State Unit Office, Delhi

[3] *IS 456:2000, —Plain and Reinforced concrete – Code of Practice (Fourth Revision)*, Bureau of Indian Standards (BIS), New Delhi.

[4] Rajput, A. S., & Sharma, U. K. (2018). *Corroded reinforced concrete columns under simulated seismic loading*. Engineering Structures, 171, 453-463.

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COMPLETED PROJECTS

Ahmedabad : 310 DUs
Completion Year : October, 2005

Jaipur, Ph-I : 184 DUs
Completion Year : October, 2005

Hyderabad, Ph-II : 178 DUs
Completion Year : February, 2006

Panchkula, Ph-II : 240 DUs
Completion Year : July, 2006

Noida, Ph-V : 576 DUs
Completion Year : March, 2007

Lucknow : 130 DUs
Completion Year : August, 2008

Pune, Ph-II : 148 DUs
Completion Year : December, 2008

Chennai, Ph-II : 572 DUs
Completion Year : February, 2012

Jaipur, Ph-II : 572 DUs
Completion Year : March, 2012

Hyderabad, Ph-II : 380 DUs
Completion Year : October, 2012

Mohali, Ph-I : 603 DUs
Completion Year : April, 2013

Bhubaneswar, Ph-I : 256 DUs
Completion Year : January, 2013

Meerut, Ph-I : 90 DUs
Completion Year : December, 2013

Kolkata, Ph-II : 582 DUs
Completion Year : November, 2014

Bhubaneswar, Ph-II, 240 DUs
Completion Year : November, 2018

Mohali, Ph-II : 615 DUs
Completion Year : 2016

Greater Noida Ph-I, 1794 DUs
Completion Year: October 2022

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