



# केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन Central Government Employees Welfare Housing Organisation

**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**

**TECHNICAL BROCHURE**

**Bhubaneswar Housing Scheme**



## **BHUBANESWAR (PHASE-II)**

**Project office : Beguniabarai, Near C.V. Raman Engineering College, Bhubaneswar.**

**Head Office : 6th Floor, 'A' Wing Janpath Bhawan, Janpath, New Delhi - 110001.**

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## **1.0 ABOUT THE ORGANIZATION**

- 1.1 Central Government Employees welfare Housing Organization (CGWEHO) 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" basis. The Organisation has been registered as a society under the Societies Registration Act. XXI of 1860. in July 1990.

## **2.0 PROJECT DESCRIPTION**

- 2.1 The project is located at Beguniabarai, Bhubaneswar in Khurda District near C.V. Ramana Engineering College. Bhubaneswar, Land measuring 10 Acrs, 119 Deci was acquired and possession of the land was taken for development of Phase I & II. The project is being undertaken in two phases Phase-I consisting of 256. DUs has been completed. Phase-II of the project has been taken up consisting of 240 DU and after completion of phase-II, the whole complex shall be amalgamated as one to be named as Kendirya Vihar - I Bhubaneswar
- 2.2 The project comprises 3 types of Dwelling units, i.e. Type - 'B' (Two Bedrooms and a Drawing & Dining), Type - 'C' (Three Bedrooms and Drawing & Dining) and Type - 'D' (Three Bed Room, One Servant Room and a Drawing & Dining). All the blocks have been designed in Stilt + 4 floors configuration
- 2.3 The road network is designed to provide an access to each block. Open park and proper landscaping has been provided.
- 2.4 The combined complex of phase I & II is secured by a Compound Wall and Security Gate.

## **3.0 CENTRAL AMENITIES**

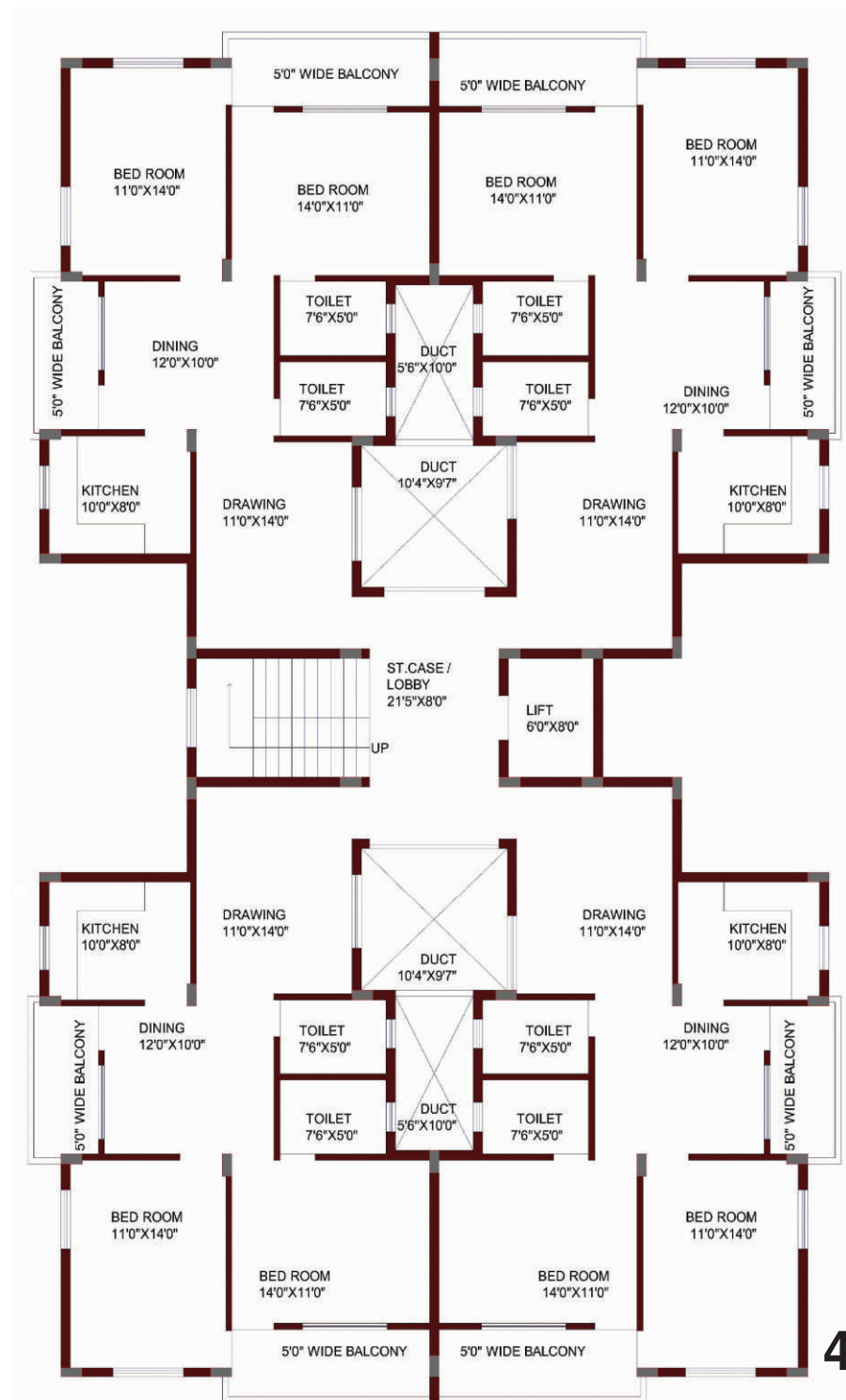
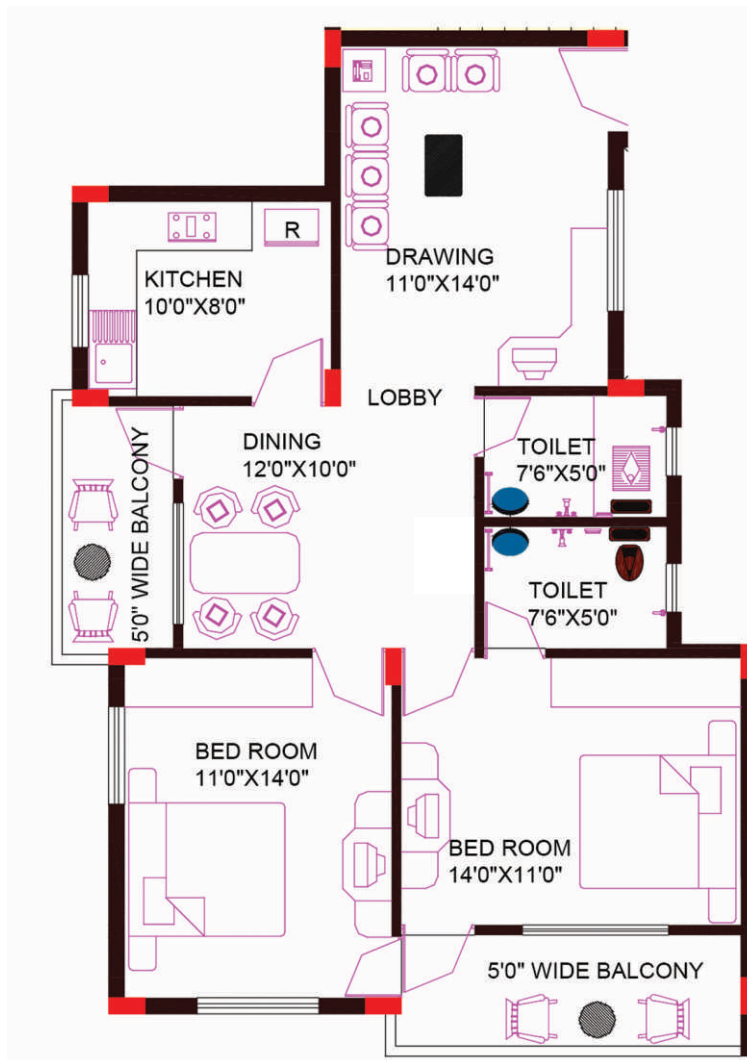
- 3.1 Community Center with Central Hall, toilets, kitchen etc. has been provided in Ground +1 storeyed configuration. The large multi-purpose hall provided in the community centre can also be used for indoor recreation activities. Four Convenience shops are provided to cater to daily needs of the residents. The community centre shall be common for both the phases i.e. Phase-I & II.
- 3.2 The complex is landscaped to give aesthetically pleasing green environment.

#### **4.0 WATER SUPPLY AND SEWERAGE**

- 4.1 The water requirement of the whole complex will be met with bore wells, Bore wells having submersible pumps of required capacity, shall be provided. Water supply system is designed to have main under ground tank, water treatment plant and supply to dwelling units through overhead tanks. Water is also directly supplied to the kitchen of each dwelling unit, during the pumping hours.
- 4.2 Storm water drainage and sewerage disposal system will be developed within the site along with a sewage treatment plant & rain water harvesting system.

#### **5.0 ELECTRICITY**

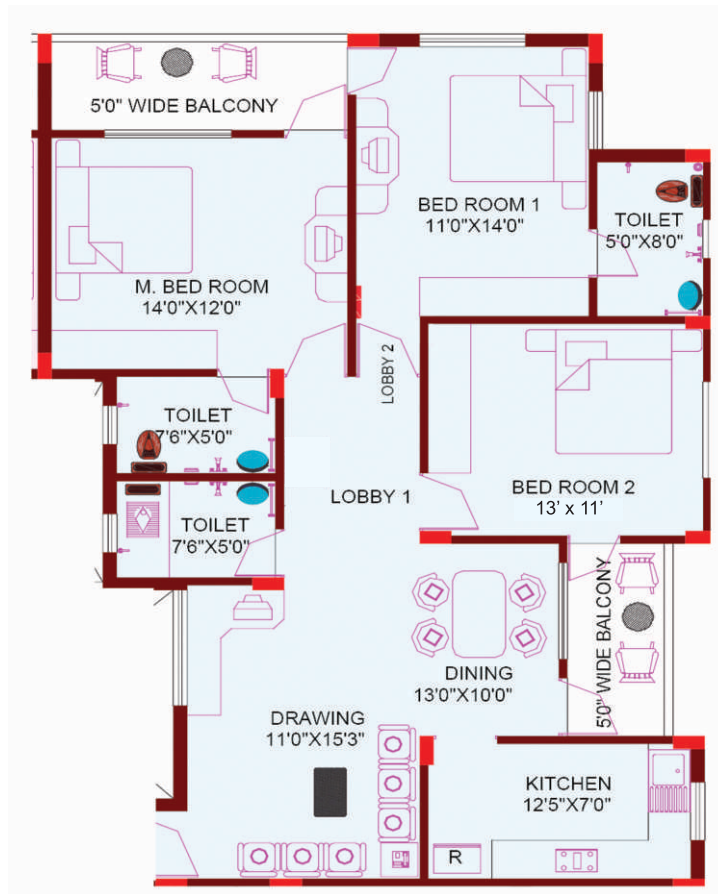
- 5.1 HT power will be supplied to the complex by CESU. Electrical sub-stations are designed to have HT supply converted to LT supply by transformers. Power shall be supplied to individual dwelling units from sub-stations through feeder pillars. Adequate lighting is provided for streets, pathways, park areas etc. on completion of project. Beneficiaries, after taking physical possession of their respective dwelling unit with shall have to apply directly to CESU to obtain their electricity connection.



**6.0 PLANS**

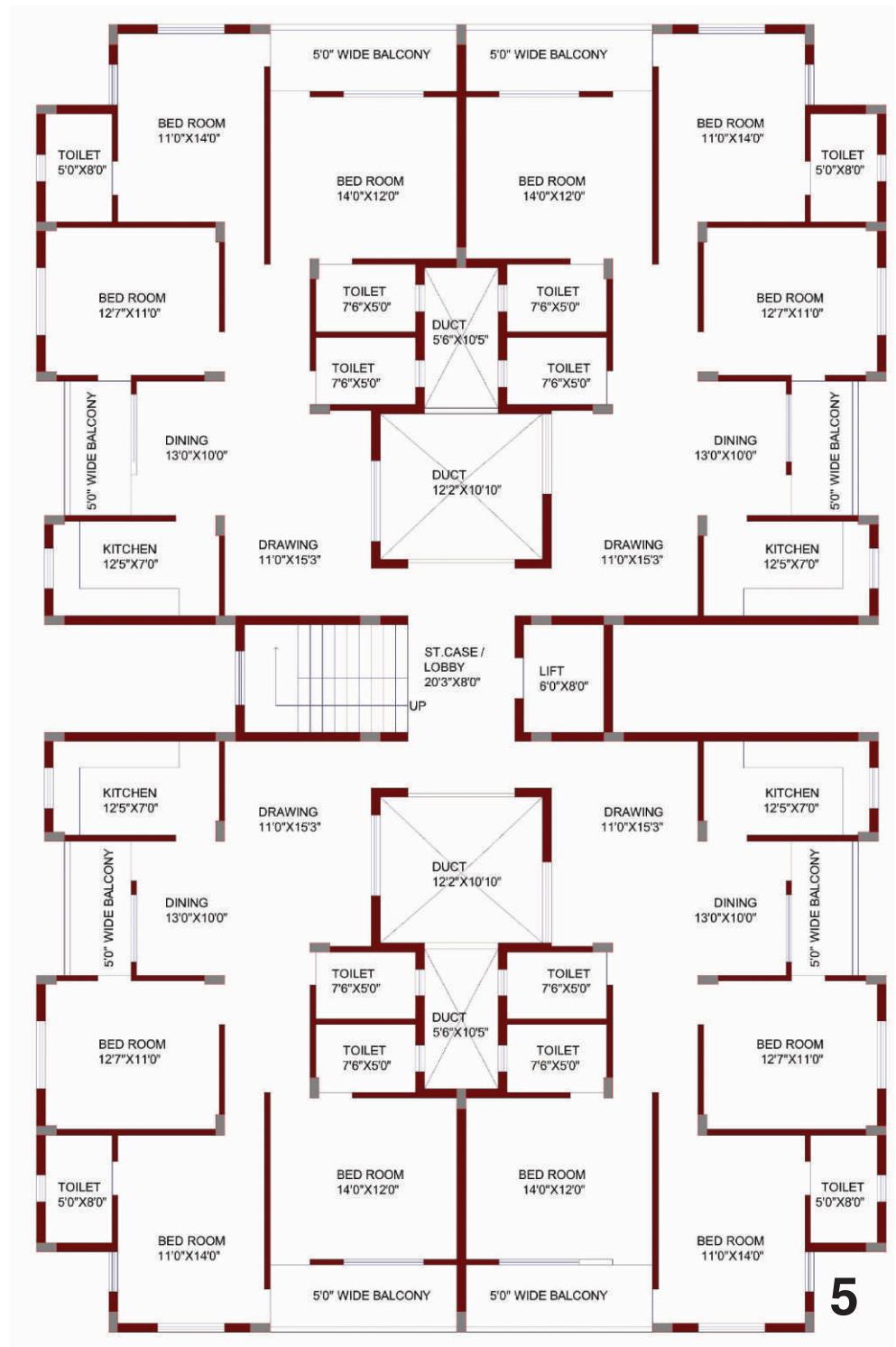
**6.1 PLANS OF DWELLING UNITS 'B' - BLOCK**

112 Dwelling units of Type 'B' have been planned in 7 blocks with 16 dwelling units in each block, designed in stilt + 4 floors configuration. The unit comprises living cum Dining room with balcony, two bed rooms (one with attached toilet & balcony), kitchen and one common toilet. Provision of space for washing machine has been made. 1 Lift of 6 passenger capacity has been provided in each block. Stilt floor shall be used as parking.



## 6.2 PLANS OF DWELLING UNITS 'C' - BLOCK

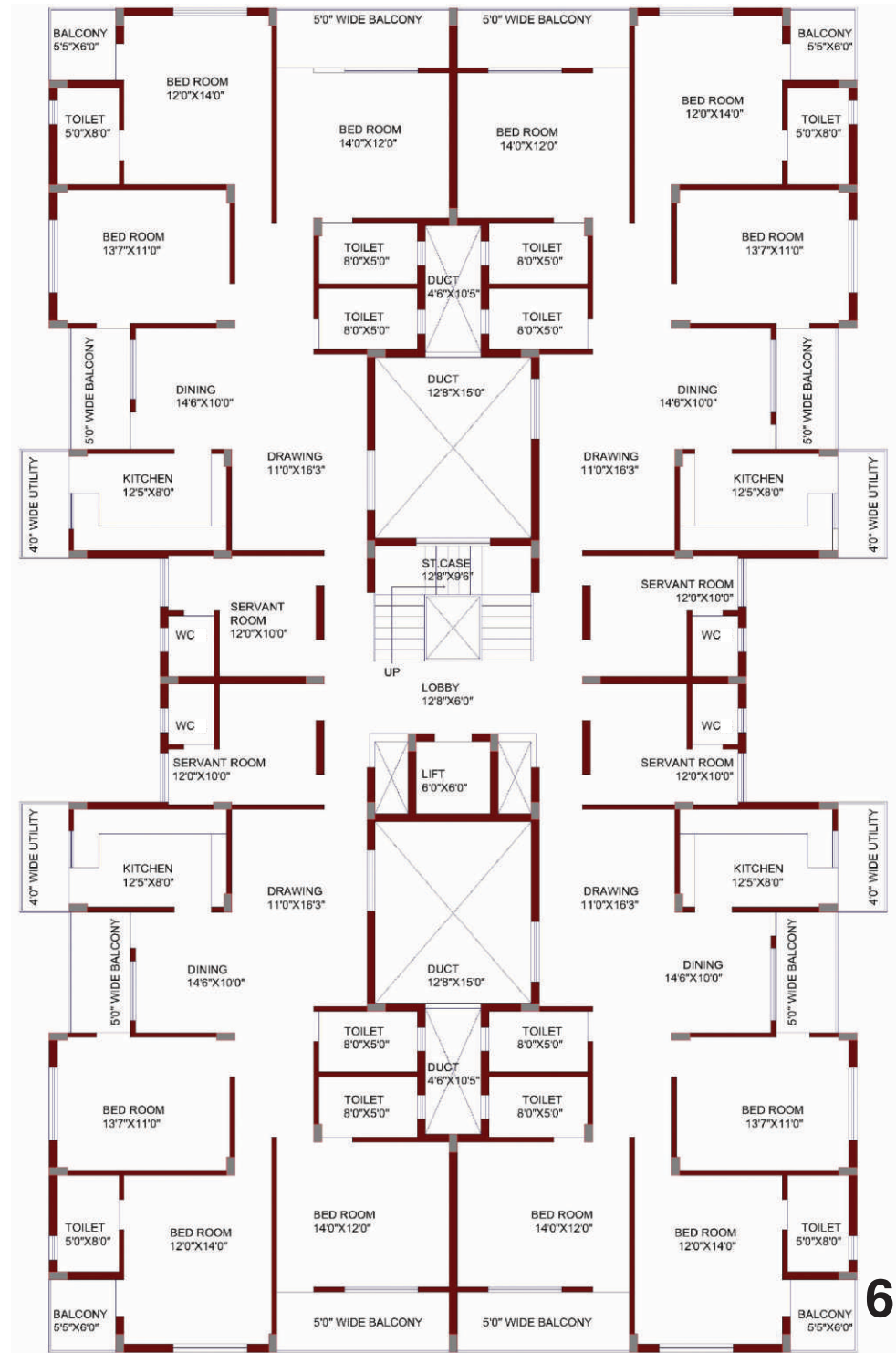
64 Dwelling units of Type 'C' have been planned in 4 blocks with 16 dwelling units in each block, designed in stilt + 4 floors configuration. The unit comprises living cum Dining room with balcony, three bed rooms with two having attached toilet & one having balcony, kitchen and one common toilet. Provision of space for washing machine has been made. 1 Lift of 6 passenger capacity has been provided in each block. Stilt floor shall be used as parking





### 6.3 PLANS OF DWELLING UNITS 'D' - BLOCK

64 Dwelling units of Type 'D' have been planned in 4 blocks with 16 dwelling units in each block, designed in stilt + 4 floors configuration. The unit comprises Living cum Dining room three bed rooms (two bed with attached toilets and balcony), one common toilet, kitchen with a balcony in addition to a servant room with an attached w.c.. 1 Lift of 6 passenger capacity has been provided in each block. Stilt floor shall be used as parking.





## 7.0 BASIC SPECIFICATIONS

DWELLING UNITS	TYPE - B	TYPE - C	TYPE - D
a) Internal Wall of DUS	Oil bound distemper	Same	Same
b) External wall finish	Cement paint	Same	Same
c) General floor finish	Vitrified tile flooring	Same	Same
d) Toilets, W.C. & bath	Non skid ceramic tile flooring glazed tile dado upto 2.1 m	Same	Same
e) i) Kitchen	Non skid ceramic tile flooring	Same	Same
ii) Kitchen platform	Granite platform		
f) i) Door shutters	Flush Doors	Same	Same
ii) Window shutters	Aluminum		
g) i) Door frame	Wooden frame	Same	Same
ii) Window frame	Aluminium frame		
h) Electrical wiring	Copper wiring in concealed PVC conduits	Same	Same
l) Telephone Points	Three points	Same	Same
j) T.V. Antenna Points	Three points	Same	Same

*NOTE : The specifications are tentative and may be changed depending upon local requirements*

## 8.0 AREA STATEMENT FOR EACH FLAT (TENTATIVE)

DWELLING UNITS	TYPE - B (Sft.)	TYPE - C (Sft.)	TYPE - D (Sft.)
Living room	154.00	247.47	271.51
Dining room	120.00	----	-----
Master bed room	154.00	168.00	168.00
Attached toilet	37.50	37.50	40.00
Bed room -1	154.00	154.00	168.00
Attached toilet	-----	40.00	40.00
bed room - 2	-----	143.00	154.00
Common toilet	37.500	37.50	40.00
Servant room	-----	-----	120.00
Kitchen	80.00	86.91	99.32
Balconies	120.00	120.00	188.82
Lobby / Passage	9.16	76.10	76.10
Wall area	113.76	137.98	154.22
Common area	101.52	129.18	157.42
Super built up area	<b>1081 Sft.</b>	<b>1377 Sft.</b>	<b>1677 Sft.</b>

**NOTE :** *The Cost of dwelling units shall be proportionately adjusted according to the actual area being constructed and difference in cost along with the escalation etc., shall be called and become payable along with the 6th & final installment.*

## **9.0 PROJECT EXECUTION**

9.1 A Reputed construction firm has been appointed for execution of this project. All design, planning and detailed engineering work has been carried out by them. The plans and designs of the whole project have already been approved by the BDA. The structural designs have been vetted by the College of Engineering & Technology, Bhubaneswar for structural soundness. Besides deployment of a project management team of the civil contractors, CGEWHO has also deployed a project team of its own consisting of requisite number of technical staff to ensure good quality along with a PMC team.

## **10.0 DEFECT LIABILITY PERIOD**

10.1 The entire construction will be covered by Defects Liability Period of one year as declared by the organization. During this period suitable technical staff shall also be deployed by the construction company. The Project team of CGEWHO shall be available at the site to ensure proper rectification of construction defects, if any. It may be noted that date of taking physical possession by beneficiaries doesn't have any relation with the commencement of the defects liability period.

10.2 The Construction Company shall be responsible for rectifying all original construction defects during the Defects Liability Period without any financial implication on the project.

## **11.0 MAINTENANCE AND RUNNING OF THE SYSTEM**

The housing project at Bhubaneswar has been developed by CGEWHO as an integrated residential complex in two phase i.e. Phase I & II While Phase I of the project has already been completed and handed over, Phase II is under construction presently.

On completion of Phase I of the project, an "Apartment Owners" Association was formed and being registered with the concerned authorities and has its "Rules and Regulation". Bye-Laws etc. in place.

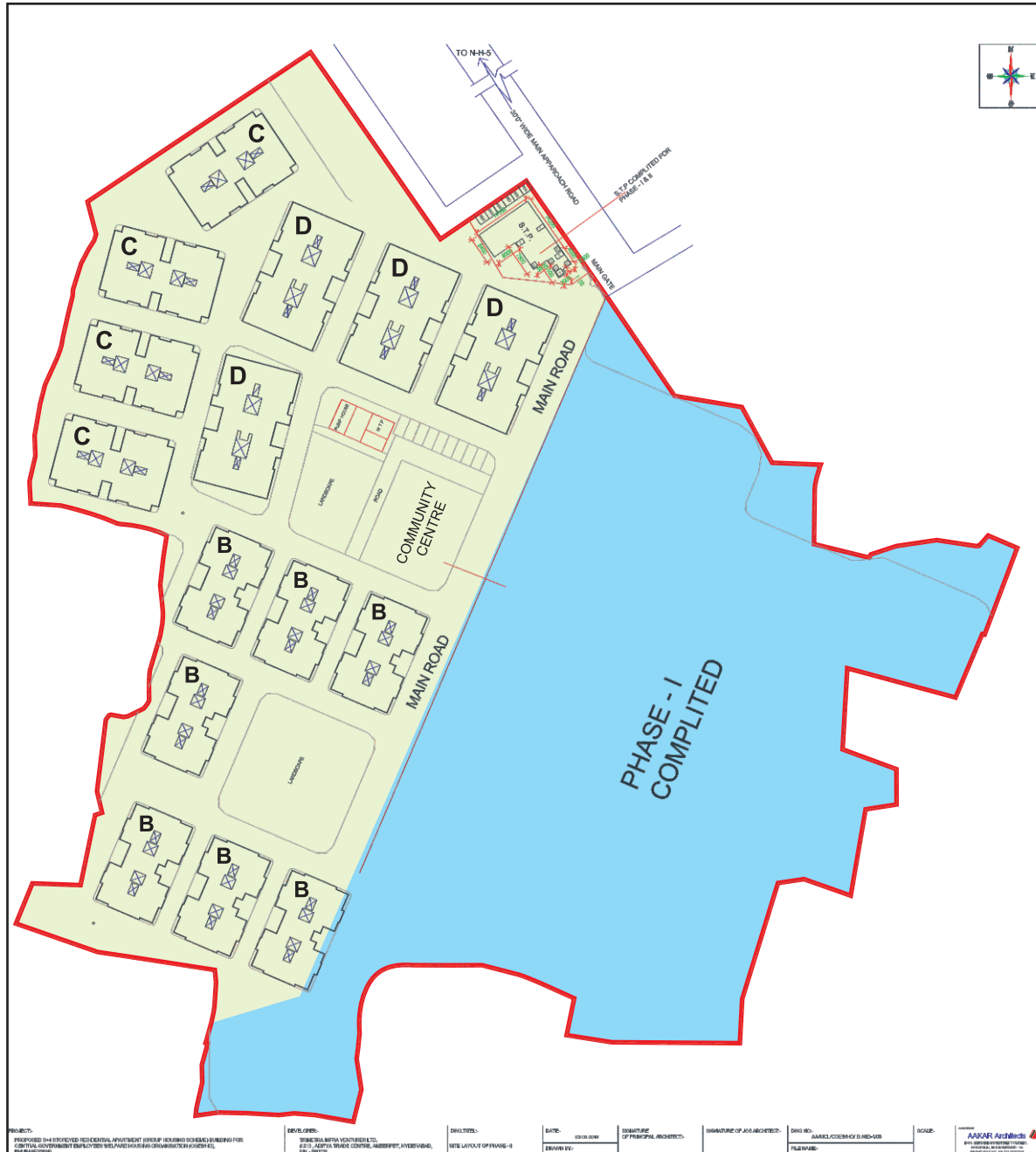
Coinciding with the completion of Phase II project, CGEWHO will hold a General Body meeting of all the beneficiaries of Phase II to elect an adhoc Committee of the Apartment Owners' Association (AOA). On being elected, this group of ad-hoc committee members will be included into the already existing and registered Apartment Owner's Association Bhubaneswar. The duly elected ad-hoc Committee will take over all the common areas / services / facilities of Phase II of the project within six months of its consultation. During this period CGEWHO will maintain the residential complex and debit the actual maintenance expenses, so incurred, to the Apartment Owner's Association Account.

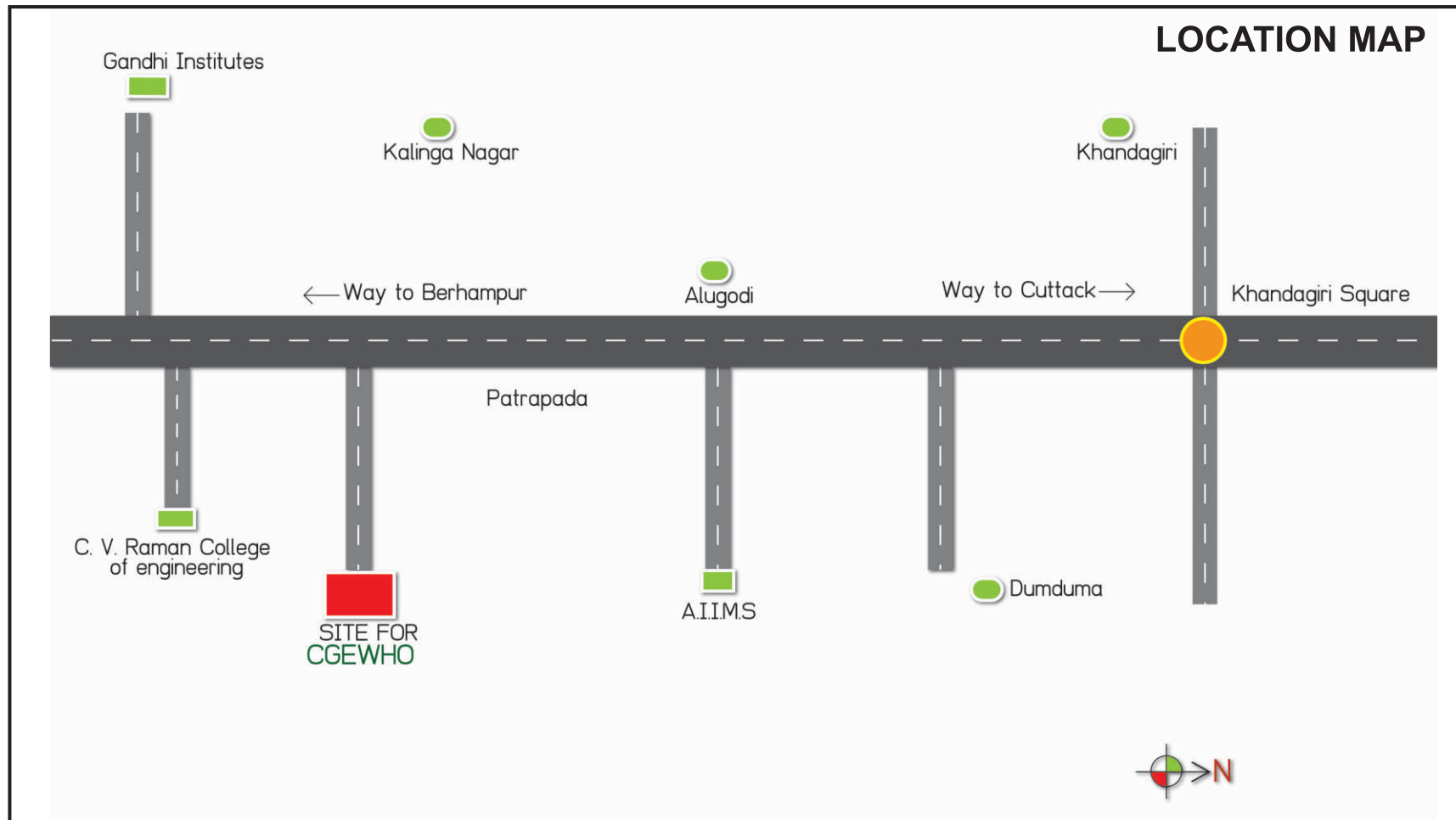
In case the ad-hoc committed fails to take over the common services / facilities / areas within a further period of 4 months, the CGEWHO shall be at a liberty to wind up its operations at site, including demobilizing its man-power, leaving the complex in 'as is-where is' condition, at the discretion of the Chief Executive Officer, CGEWHO. However, during this 4 months period, though the CGEWHO shall maintain the complex at the cost of the Apartment Owner's Association, it will charge an additional amount of Rs. 100/- 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 handing over the balance of amount to it.

On completion of the activities as mentioned above, the already existing and duly registered "Apartment Owners' Association" will convene a General Body Meeting in which beneficiaries of both the Phases i.e. Phase I & II shall participate

While some amount will be transferred to the Apartment Owners' Association (AOA) on request of the ad - hoc Committee for meeting its day-to-day expenses, bulk of the AOA charges as collected, will be transferred to the regular Executive Committee / AOA only on a formal request by the President / Secretary of the AOA. However, no interest would be paid by the CGEWHO to the AOA, on the amount collected from the beneficiaries towards the AOA Charges.

12.0 SITE PLAN





### **DISTANCE FROM SITE**

- From Rasulgarh Square 18 K.M.
- From CRP Squire 9 K.M.
- From Proposed Patrapada Bus Stand 2.5 K.M.
- From Khandagiri Squire 7 K.M.
- From Airport 12 K.M.
- From Railway Sation 13 K.M.
- St. Xavier High School 7.8 K.M.
- State Secretariat 11 K.M.
- CV Rama Institute of Engineering Just bang Opposite
- Sum Hospital 7 K.M.



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