



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
**Central Government Employees
Welfare Housing Organisation**
(Ministry of Housing & Urban Poverty Alleviation, Govt. of India)

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By Speed Post

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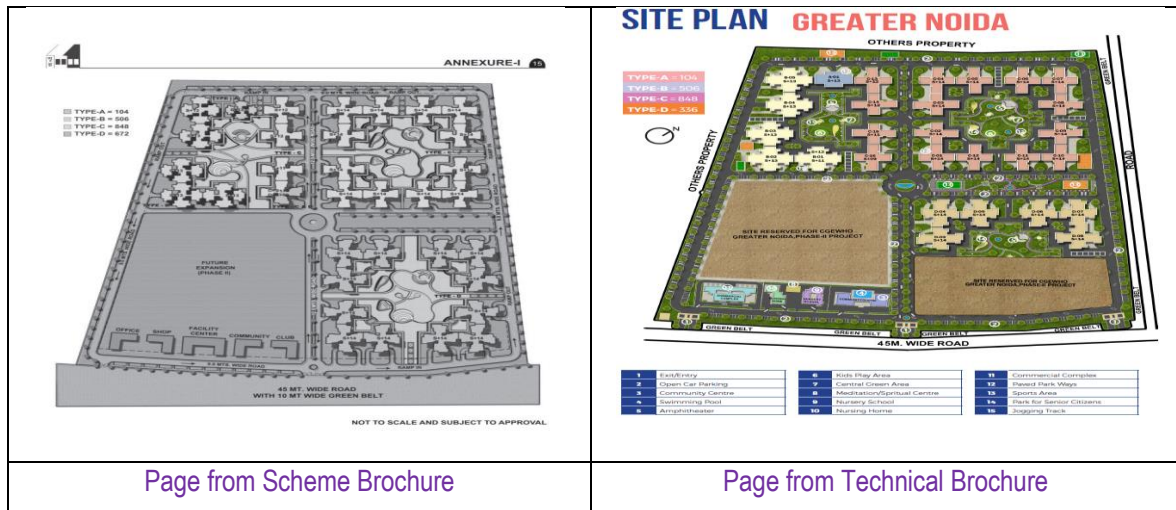
**To,
The Beneficiaries of Greater Noida Housing Scheme.**

Subject : Clarification(s) for consent to develop Villa/Bungalow in residual land of Plot No 7,
P-4 Sector, Greater Noida - reg.

Sir/Madam,

This is continuation to CGEWHO's letter of even reference dated 11/12/2018 seeking consent to build villa or bungalow type dwelling unit(s) in the residual of land out of single group housing plot [38 acres-approx.] allotted by GNIDA which is a statutory requirement. The letter was not issued with necessary information why the existing allottee(s) should sign a 'Consent Form', what is cost implication(s) to the project as a whole and most importantly, the neighbour(s), with whom the allottee(s) will be going to build their relationship in an integrated gated Kendriya Vihar Complex at Greater Noida.

2. CGEWHO conceptualised and planned the development of plot in phased manner for smooth construction activities like installation of batching plant, dumping/stacking of construction material(s), labour hutment(s)/project office(s) and convenient operation of heavy plant machineries etc. CGEWHO could not implement the initial plan approval[for 2130 Nos of DU-24.42 acres] due to under subscription of dwelling unit(s) [as of now for 1794 Nos of DU] though the scheme opened for general public for quite long time & rate of equalisation charges reduced to 10%pa and now frozen as of 31/12/2018. Accordingly, the vacant phase-II land shown in the 'Scheme Brochure' was got revised with additional piece of land shown in the bottom of right hand side of the plot in 'Technical Brochure' as per site plan reproduced below.



3. As per the Scheme Brochure, Part A-para 3(g) of the salient features, it was clarified that the cost of Phase-I was based on the assumption that CGEWHO shall be able to dispose of approximately 1500 covered car parking(s) [under stilts and basements] @ Rs.3.00 lacs each which shall credit Rs.45 Crs to the project. If the referred parking(s) are not sold or partially sold, the cost of unsold parking will also be charged to Phase-I allottee. Hence, to avoid the burden, the substantial part of said parking cost will be charged to Phase-II project passing benefit to Phase-I project to that extent, in case the Villa is constructed.

4. Now, CGEWHO planned Villa/Bungalow[G+2 & G+3 configuration] type dwelling unit(s) in balance two piece of land including CGEWHO's Office as per the Building bye-laws of GNIDA as Phase-II of Greater Noida Project. It is to reiterate that CGEWHO had charged the pro-rata land/FAR component [not for the entire plot of land/FAR component] from the existing beneficiaries. The consent of the revised plan is required to be obtained from existing beneficiaries/allottee(s) since CGEWHO will have to recover pro-rata land/FAR& cost component of the shared common facilities/amenities from phase-II applicant(s) as these structures will be shared by the allottee(s) of both phase(s) as initially planned and informed.

5. The consent of existing allottee(s) of single group housing plot is a statutory requirement from GNIDA/RERA authority before approval of future plan and will facilitate recovery of cost component of shared facilities/amenities and land/FAR component from the allottee(s) Phase-II resultantly increase cash flow in the project, it will no way hamper the progress of the construction of phase-I structure, rather indirectly create pressure to evacuate the occupied vacant land for structure of the phase-II of the Project. Moreover, this intimation letter should bring relieve in minds of the existing allottee(s)/beneficiaries about status and low-rise structure(s) of their would-be neighbour(s) with whom they will live together in an integrated single gated residential complex.

6. Hope, this clarification will stop all the speculation(s) amongst the existing allottee(s) and they will not hesitate to forward their consent as per enclosed 'Consent Form' which was sent along with the 4th call-up letter. If your consent in favour of construction of proposed Villa(s) is not received, as explained above, it will hamper the progress of the Phase-I and also the option for construction of EWS houses on the balance land will also be explored as per the guidelines of Gol.

7. This is issued with the approval of CEO/CGEWHO.

Yours faithfully,

Encl. As stated

Gagan Gupta
Dy Director-Technical
For Chief Executive Officer

Date:

TO WHOMSOEVER IT MAY CONCERN

I, Shri/Smt _____ S/o or D/o or W/o
_____ and allottee of _____ type DU/Flat, bearing
Registration No._____, in Group Housing Project of Central Government
Employees Welfare Housing Organisation (CGEWHO) at Plot No 07, Sector P-4,
Builders Area, Greater Noida, Uttar Pradesh, confirm that I have no objection(s) in
the matter of revision of layout plans which has been submitted by CGEWHO for its
Greater Noida Phase-II project.

(Signature of the allottee)

Place :

Name: _____

Mobile No: _____

Email ID: _____

Address : _____
