



# **CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**

**6<sup>th</sup> Floor, 'A' Wing, Janpath Bhawan, Janpath, New Delhi**

**Presentation  
on  
Greater Noida Housing Project**



**STRENGTHS**

**Connectivity**

- Abutting major roads which then connects to Noida & Delhi

**Location**

- Greater Noida is a rapidly growing suburban in Uttar Pradesh. The site is 1.5 km away from centre of Greater Noida.

**Abutting Roads**

- The site is abutting a 45m wide existing road to the south east side and a 24 m wide road (sector road) on the north east side, thus ensuring good connectivity.

**Topography**

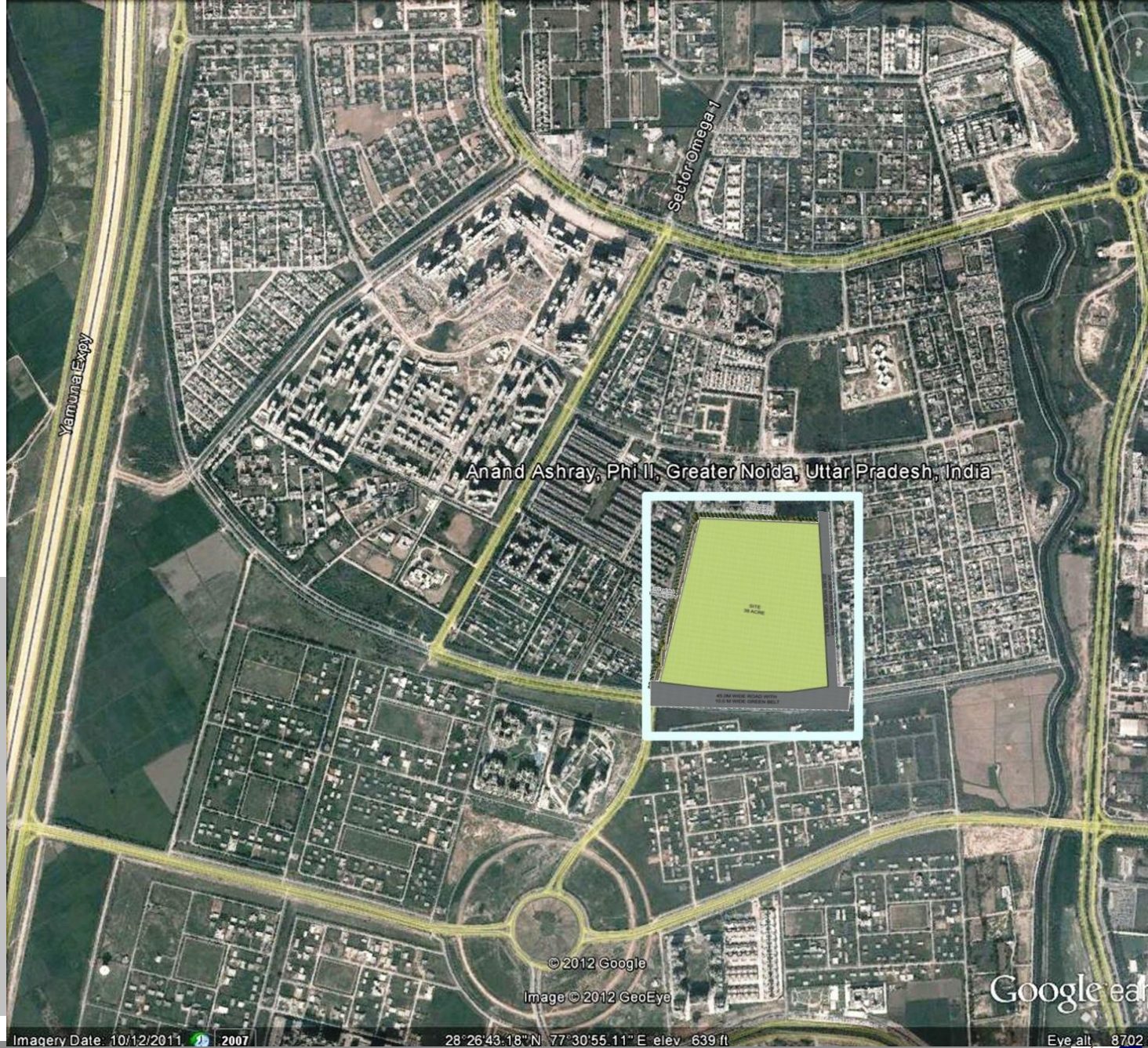
- The site is essentially flat (almost 5 feet down from road level) with minimum constraints due to variations in site level.

**LOCATION**

**Surroundings**

Close proximity to:

Pari Chowk	3.5 km
Yamuna express highway	1.0km
Radisson Hotel	0.5 km
AWHO	0.3 Km



**OPPORTUNITIES**

**Rapidly Growing Noida**

- There is an acute shortfall of affordable residential development in Delhi and suburbs such as greater Noida are fast expanding to meet this demand. The catchment potential for the residential development is very high.

**Abutting Road**

- The abutting 45m wide road allows for high rise structures.

- As per statutory bodies there is no height restrictions but approval is required from Airport Authority

**Low Density**

Prone to better planning

**SITE LAYOUT PLAN**

**Phase 1 – 30 Acres**

**Phase 2 – 08 Acres**

**PH-1 TYPE-A = 104**

**TYPE-B = 506**

**TYPE-C = 830**

**TYPE-D = 690**

**POPULATION = 10650**



**Architecture and Project management**

**R T A Pvt Ltd**  
**NOIDA**



# DETAIL COMPARISON WITH OTHER PRIVATE BUILDERS PROJECTS

Particulars	CGEWHO, Greater Noida Project	Private builders recently launched project for central / state govt. Employees	
		Greater Noida	Gurgaon
<b>SPECIFICATIONS</b>			
Windows	Aluminium System by Schuco/ Kawneer / Reyners	UPVC	Powder Coated Aluminium
Soil and water supply pipes	Centrifugally Cast Iron	UPVC	UPVC
External Water Supply Pipes	Ductile Pipes	UPVC	UPVC
Reinforcement (Steel)	Fe-500 (Only of TISCO / SAIL / RINL / JINDAL)	Not specified	Not specified
C P fittings	Specified (Hindware, Jaquar, Grohe )	Not specified	Not specified
China ware	Specified (Hindware / Parryware / Cera)	Not specified	Not specified
Landscape	12 Acres open green with Basket Ball, Tennis and Badminton courts	Not specified	Not specified

## FIRE NOC

प्रारूप-छ (संलग्नक-6)  
अग्नि सुरक्षा प्रमाणपत्र (पूर्णता (कम्प्लीशन) अनापत्ति प्रमाणपत्र)

यूआईडी संख्या: UPFS/2021/40658/GBN/GAUTAM BUDDH NAGAR/12135/CF0

दिनांक: 01-12-2021

प्रमाणित किया जाता है कि मेसर्स **CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION** (भवन/प्रतिष्ठान का नाम) पता **PLOT NO-07, P-04, BUILDERS AREA, GREATER NOIDA**

तहसील - **SADAR**, प्लॉट एरिया **153832.00 sq.mt**, कुल कवर्ड एरिया **280611.3641** (वर्ग मीटर), ब्लॉकों की संख्या - **11** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
TOWER A 01 TOTAL 01 TOWER	14	1	42.00 mt.
TOWER B 01 TOTAL 01 TOWER	13	1	39.00 mt.
TOWER B 02 TO 05 TOTAL 04 TOWER	14	1	42.00 mt.
TOWER C 01 TO 12 TOTAL 12 TOWER	15	1	45.00 mt.
TOWER C 13 TO 14 TOTAL 02 TOWER	13	1	39.00 mt.
TOWER C 15 TOTAL 01 TOWER	12	1	36.00 mt.
TOWER C 16 TOTAL 01 TOWER	10	1	30.00 mt.
TOWER D 01 TO 06 TOTAL 06 TOWER	15	1	45.00 mt.
SHOPPING	3	1	10.50 mt.
NURSING HOME	3	1	10.50 mt.
SCHOOL	2	0	7.20 mt.

है। भवन का अधिभोग मेसर्स **CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION** द्वारा किया जा रहा है। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाएं, एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार भवन में स्थापित करायी गयी व्यवस्थाओं का निरीक्षण अग्निशमन अधिकारी द्वारा दिनांक **04-12-2021** को भवन स्वामी/भवन स्वामी के प्रतिनिधि श्री **JASVEER SINGH** के साथ किया गया। भवन में अधिस्थापित अग्नि सुरक्षा व्यवस्थाएं मानकों के अनुसार अधिस्थापित पायी गयी। अतः प्रश्रुत भवन को अग्नि सुरक्षा प्रमाणपत्र (फायर सेफ्टी सर्टिफिकेट) एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत वैधता तिथि **16-12-2021** से **15-12-2026** तक 5 वर्षों के लिए इस शर्त के साथ निर्गत किया जा रहा है कि भवन में नियमानुसार स्थापित सभी अग्निशमन व्यवस्थाओं का अनुरक्षण करते हुए क्रियाशील बनाये रखा जायेगा। भवन में स्थापित की गयी अग्निशमन व्यवस्थाओं में पायी गयी कमी के कारण किसी भी घटना के लिए मेसर्स **CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें। निर्गत अग्नि सुरक्षा प्रमाणपत्र का नवीनीकरण निर्धारित समयावधि के अन्दर न कराये जाने पर निर्गत अग्नि सुरक्षा प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मेसर्स **CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

**Note :** This NOC is valid for other than Nursing Home.

**"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अधिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"**

निर्गत किये जाने का दिनांक : 16-12-2021  
स्थान : GAUTAM BUDDH NAGAR

हस्ताक्षर (निर्गमन अधिकारी)  
(मुख्य अग्निशमन अधिकारी)



Digitally Signed By  
(ARUN KUMAR SINGH)

[2596473DFE58A021AB240D82CB9C3B38B9240D41]

16-12-2021



# COMPLETION LETTER

File No : **CC-1615** Date **14/10/2022 06:52 PM**

To,  
CENTRAL GOVERNMENT EMP. WELFARE HOUSING ORG.

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING  
ORGANISATION.  
6th Floor 'A', Wing, Janpath Bhawan, Janpath, New Delhi-110001

Sir / Madam

With reference to your application No-CC-1615 dated-29.12.2021 for grant of Occupancy Certificate for Group Housing erected on Plot No-07, Sector-P-04, Builder's Area, Greater Noida, completed under the supervision of Technical Person Name Mr. Rahul Tyagi Architect ID:GN00407 and COA no - CA/1997/22027 and building has been inspected by the Committee / Assistant Manager of the Planning Department and found that the building conform in all respects to the requirements of the regulations in respect of occupancy certificate. Structural safety based upon the structural stability certificate and the completion certificate submitted by the concerned Technical Personnel. Hence, I have to inform you that Occupancy Certificate is being granted by the Authority For Tower-A01 (Units=104 ), Tower-B01 ( Units=90 ), Tower-B02 ( Units=104 ), Tower-B03 ( Units=104 ), Tower-B04 ( Units=104 ), Tower-B05 ( Units=104 ), Tower-C01 ( Units=56 ), Tower-C02 ( Units=56 ), Tower-C03 ( Units=56 ), Tower-C04 ( Units=56 ), Tower-C05 ( Units=56 ), Tower-C06 ( Units=56 ), Tower-C07 ( Units=56 ), Tower-C08 ( Units=56 ), Tower-C09 ( Units=56 ), Tower-C10 ( Units=56 ), Tower-C11 ( Units=56 ), Tower-C12 ( Units=56 ), Tower-C14 ( Units=36 ), Tower-C15 ( Units=44 ), Tower-C16 ( Units=48 ), Tower-C17 ( Units=48 ), Tower-D01 ( Units=56 ), Tower-D02 ( Units=56 ), Tower-D03 ( Units=56 ), Tower-D04 ( Units=56 ), Tower-D05 ( Units=56 ), Shopping Centre ( Total= 48 shops ), Nursing Home, Nursery School , Community Centre, Religious Building & E.S.S. having total FAR=238348 sqm. with the following conditions:-

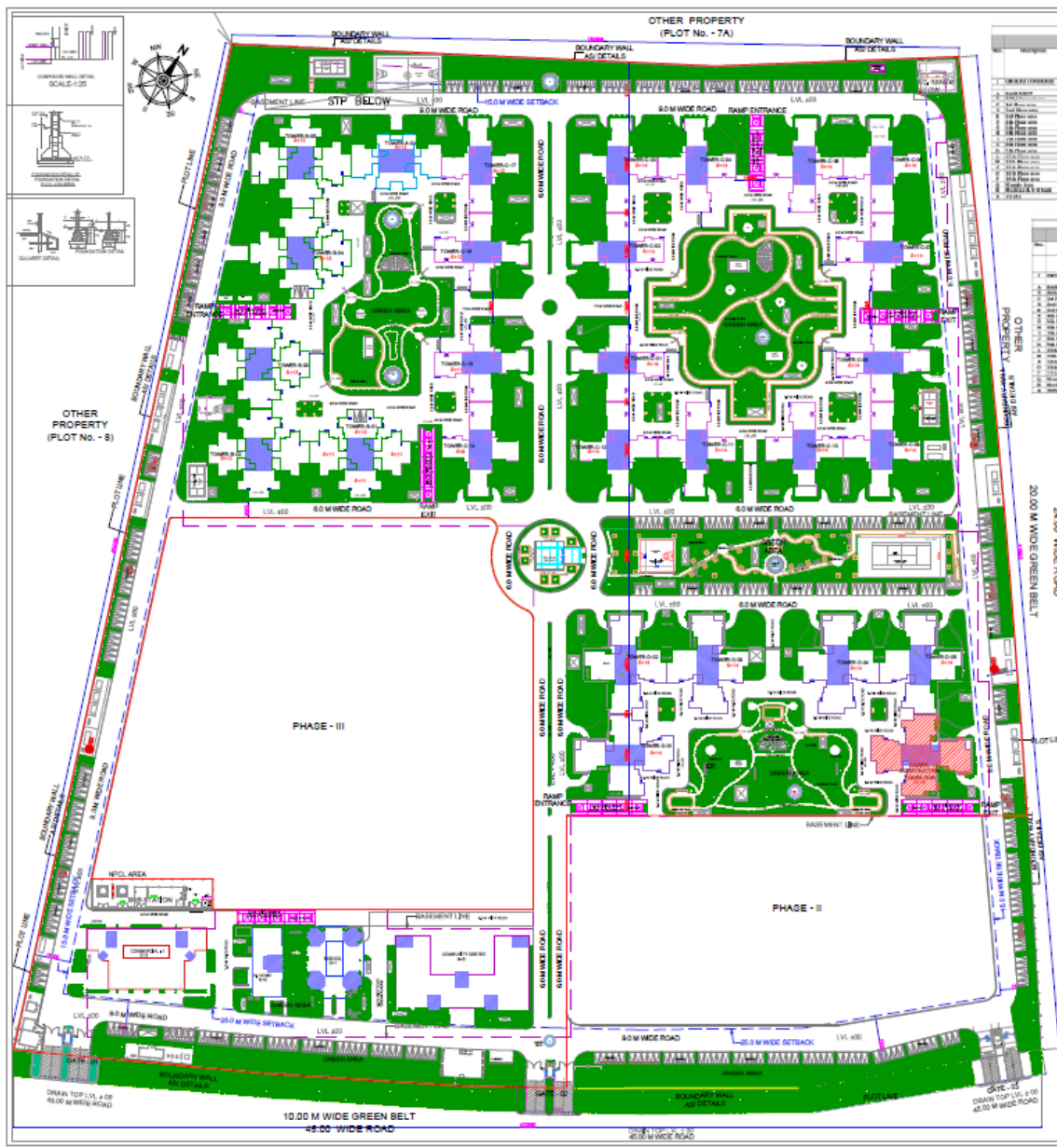
1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority you will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall be made available to any officer of the Authority on demand.
4. You are required to follow the terms and conditions as indicated in lease deed and various NOC issued by different organisations.
5. Gate/s shall open on to the service road only, direct access to main carriage-way shall not be provided.
6. No parking will be done on road and parking shall be used only for purpose of users as designated in the plan.
7. You are required to maintain green outside the plot.
8. The promoter/applicant shall keep the fire net at site as per fire norms.
9. The promoter/ applicant shall keep the provision of solid waste management at site as per norms.

Yours faithfully,  
Sudheer  
Kumar  
Digitally signed by  
Sudheer Kumar  
Date: 2022.10.14  
10:06:11 +05:30  
Incharge GM(Planning)

Encl :- Copy of one Set drawings( 01)  
Copy to :- Admin. (Project) for information and N.A.



# COMPLETION DRAWINGS



S.No	DESCRIPTION	S1		S2		S3		S4		S5		S6		S7		S8	
		AREA	%	AREA	%	AREA	%	AREA	%	AREA	%	AREA	%	AREA	%	AREA	%
1	NET AREA	10000	100	10000	100	10000	100	10000	100	10000	100	10000	100	10000	100	10000	100
2	ROADS	1000	10	1000	10	1000	10	1000	10	1000	10	1000	10	1000	10	1000	10
3	GREEN BELT	500	5	500	5	500	5	500	5	500	5	500	5	500	5	500	5
4	OTHER	100	1	100	1	100	1	100	1	100	1	100	1	100	1	100	1
5	TOTAL	10000	100	10000	100	10000	100	10000	100	10000	100	10000	100	10000	100	10000	100

S.No	DESCRIPTION	TOTAL		NET		GROSS		TOTAL	
		AREA	%	AREA	%	AREA	%	AREA	%
1	NET AREA	10000	100	10000	100	10000	100	10000	100
2	ROADS	1000	10	1000	10	1000	10	1000	10
3	GREEN BELT	500	5	500	5	500	5	500	5
4	OTHER	100	1	100	1	100	1	100	1
5	TOTAL	10000	100	10000	100	10000	100	10000	100

S.No	Description	Approved Area	Building Area	COMPOUNDING AREA
1	TYPE A	1920.05	8245.1836	424.459
2	TYPE B	8873.45	8733.9793	283.220
3	TYPE C	18907.89	13879.5716	42.882
4	TYPE D	7900.809	8479.0398	0
5	COMMERCIAL	2872.42	2761.484295	0
6	INDUSTRIAL	1000.82	1000.8276	19.997
7	RESIDING HOME	1012.70	1184.7979	0
8	RELIGIOUS/EDUCATIONAL	90.90	329	144.240
9	MEMORIAL	0	0	0
10	MEMORIAL	0	184.138	187.448
11	METAL ROOM	0	41.492	41.492
12	MEMORIAL ROOM	0	0	0
13	MEMORIAL ROOM	0	164.100	164.100
14	GARAGE COLLECTION	0	91.760	91.760
15	OPEN STAIRCASE	0	118.386	118.386
16	TOTAL	0	0	2863.348



TYPE OF AREA	AREA STATEMENT		TOTAL AREA
	AREA	%	
PERMISSIBLE AREA	10000.00	100.00	10000.00
NET AREA	10000.00	100.00	10000.00
ROADS	1000.00	10.00	1000.00
GREEN BELT	500.00	5.00	500.00
OTHER	100.00	1.00	100.00
TOTAL	10000.00	100.00	10000.00

Digitally signed by **Lal Singh**  
 Date: 2022.10.14 14:22:15 +05'30'  
 Digitally signed by **AMIT VARMA**  
 Date: 2022.10.13 18:19:57 +05'30'

SAFEGUARD AREA LETTERS	DATE	DATE	DATE
SAFEGUARD TOTAL BUILT UP AREA (P&R) 15% (1500 P&R)	48015.387	48015.387	48015.387
REMOVED SANCTIONED AREA LETTER NO. DP/2004/1000/1000	48015.387	48015.387	48015.387
REMOVED SANCTIONED AREA LETTER NO. DP/2004/1000/1000	48015.387	48015.387	48015.387

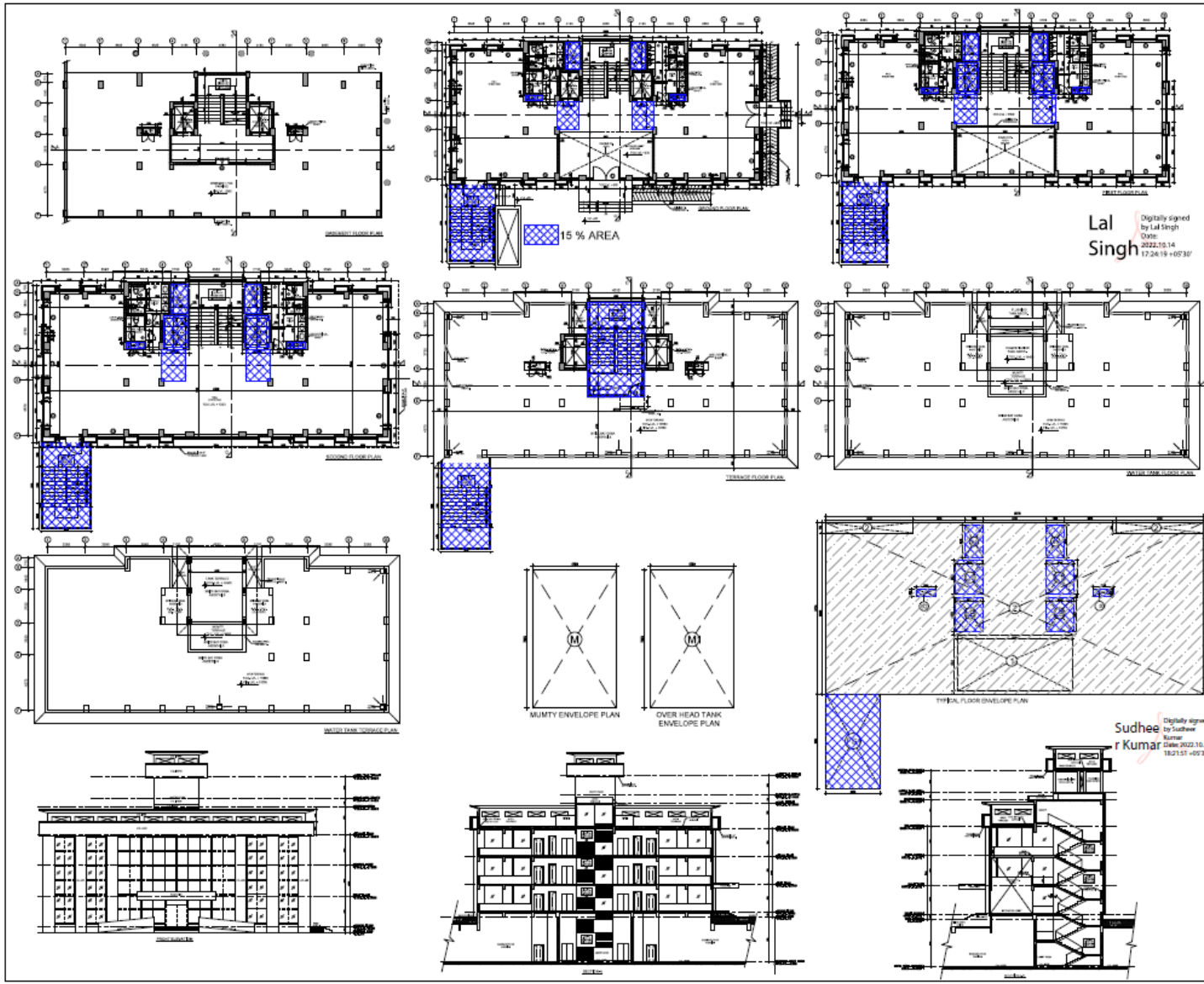
**EXISTING GROUP HOUSING FOR (CGEWHO) AT PLOT NO. 07 SECTOR P-4, BUILDERS AREA GREATER NOIDA (U.P)**  
 CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION  
 Digitally signed by **RAHUL TYAGI**  
 Date: 2022.10.13 15:45:10 +05'30'

**R T & Associates Pvt. Ltd.**  
 ARCHITECTS, DESIGNERS & PROJECT MANAGERS  
 Digitally signed by **RAHUL TYAGI**  
 Date: 2022.10.13 15:45:10 +05'30'

**COMPLETION DRAWINGS**  
 LAYOUT PLAN  
 DRAWN: [Name]  
 CHECKED: [Name]  
 DATE: [Date]  
 DWG. NO. A-01



# COMPLETION DRAWINGS



Lal Singh  
Digitally signed by Lal Singh  
Date: 2022.10.14 17:24:19 +05'30'

**AREA STATEMENT (NURSING HOME)**

Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)
1	PERMISSIBLE AREA	1000	1000
2	EXISTING AREA	1000	1000
3	ADD. AREA	1000	1000
4	TOTAL AREA	2000	2000

**DOOR WINDOW SCHEDULE**

Sl. No.	Type	Width	Height	S. Lvl.	L. Lvl.
1	D1	2000	2100	---	2000
2	D2	2000	2100	---	2000
3	D3	2000	2100	---	2000
4	D4	2000	2100	---	2000
5	D5	2000	2100	---	2000
6	D6	2000	2100	---	2000
7	D7	2000	2100	---	2000
8	D8	2000	2100	---	2000
9	D9	2000	2100	---	2000
10	D10	2000	2100	---	2000
11	D11	2000	2100	---	2000
12	D12	2000	2100	---	2000
13	D13	2000	2100	---	2000
14	D14	2000	2100	---	2000
15	D15	2000	2100	---	2000
16	D16	2000	2100	---	2000
17	D17	2000	2100	---	2000
18	D18	2000	2100	---	2000
19	D19	2000	2100	---	2000
20	D20	2000	2100	---	2000

AMIT VARMA  
Digitally signed by AMIT VARMA  
Date: 2022.10.14 13:50:06 +05'30'

EXISTING GROUP HOUSING FOR (CGEWHO) AT PLOT NO. 07 SECTOR P-4, BUILDERS AREA GREATER NOIDA (U.P.)

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION  
101, Park Road, Greater Noida, Sector-4, Noida-201308  
Tel: 011-2838410 / 2838411  
Fax: 011-2838412

**R T & Associates Pvt. Ltd.**  
ARCHITECTS, DESIGNERS & PROJECT MANAGEMENT  
4/41, Sector 47, Greater Noida, Uttar Pradesh  
Tel: 0120-2838410, 2838411  
Fax: 0120-2838412  
Email: rtassociates@gmail.com

Gagan Gupta  
Digitally signed by Gagan Gupta  
Date: 2022.10.13 17:58:48 +05'30'

RAHUL TYAGI  
Digitally signed by RAHUL TYAGI  
Date: 2022.10.13 17:58:48 +05'30'

**COMPLETION DRAWING**  
NURSING HOME FLOOR PLAN, ELEVATION SECTION & AREA ENVELOPE PLAN

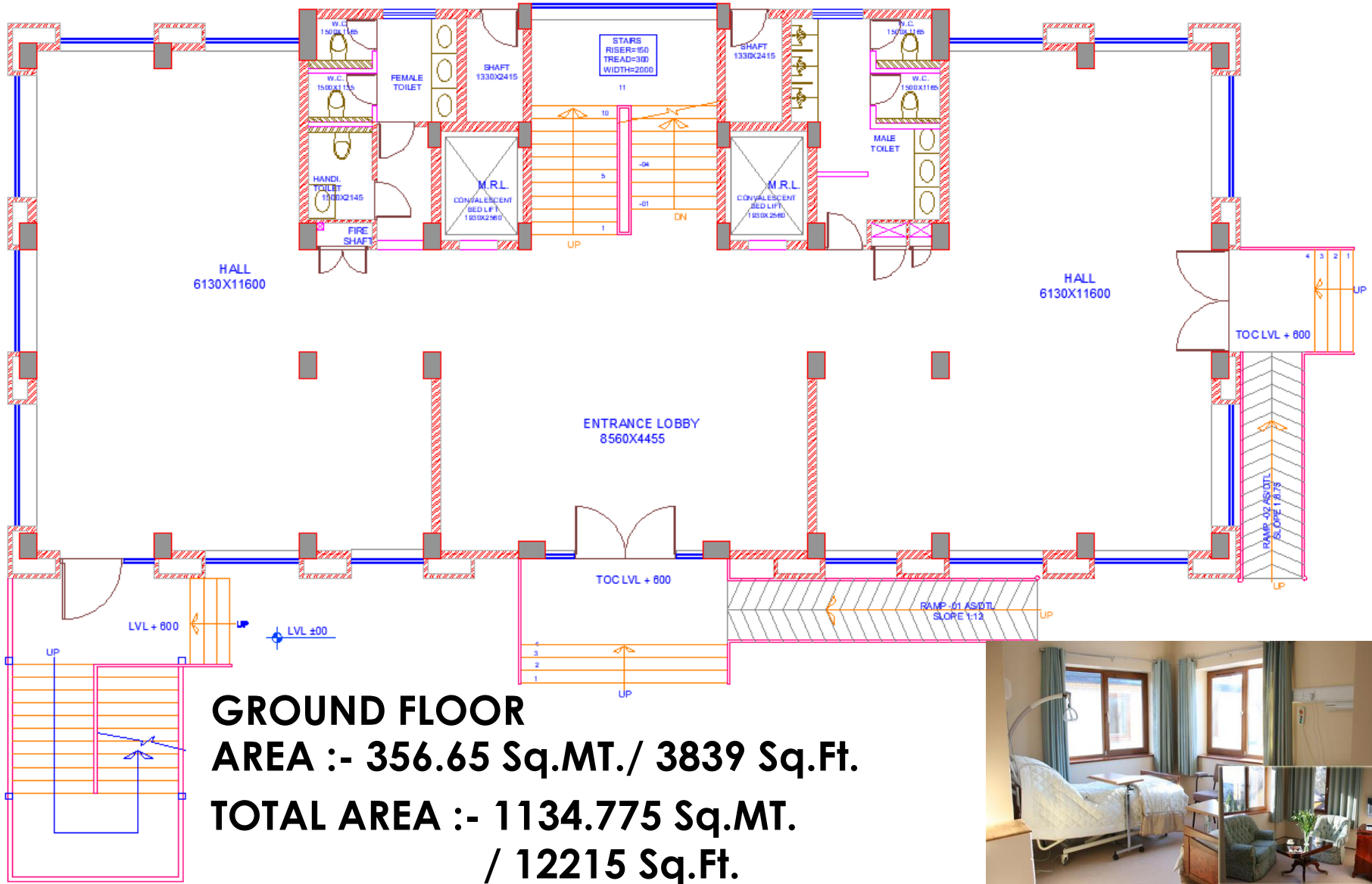
DATE	SCALE	DWG. NO.
DATE	SCALE	A = 28





# FLOOR PLANS

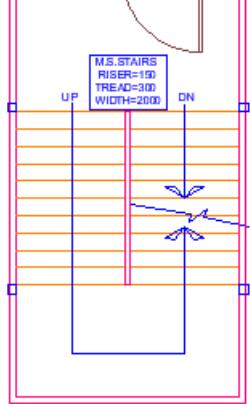
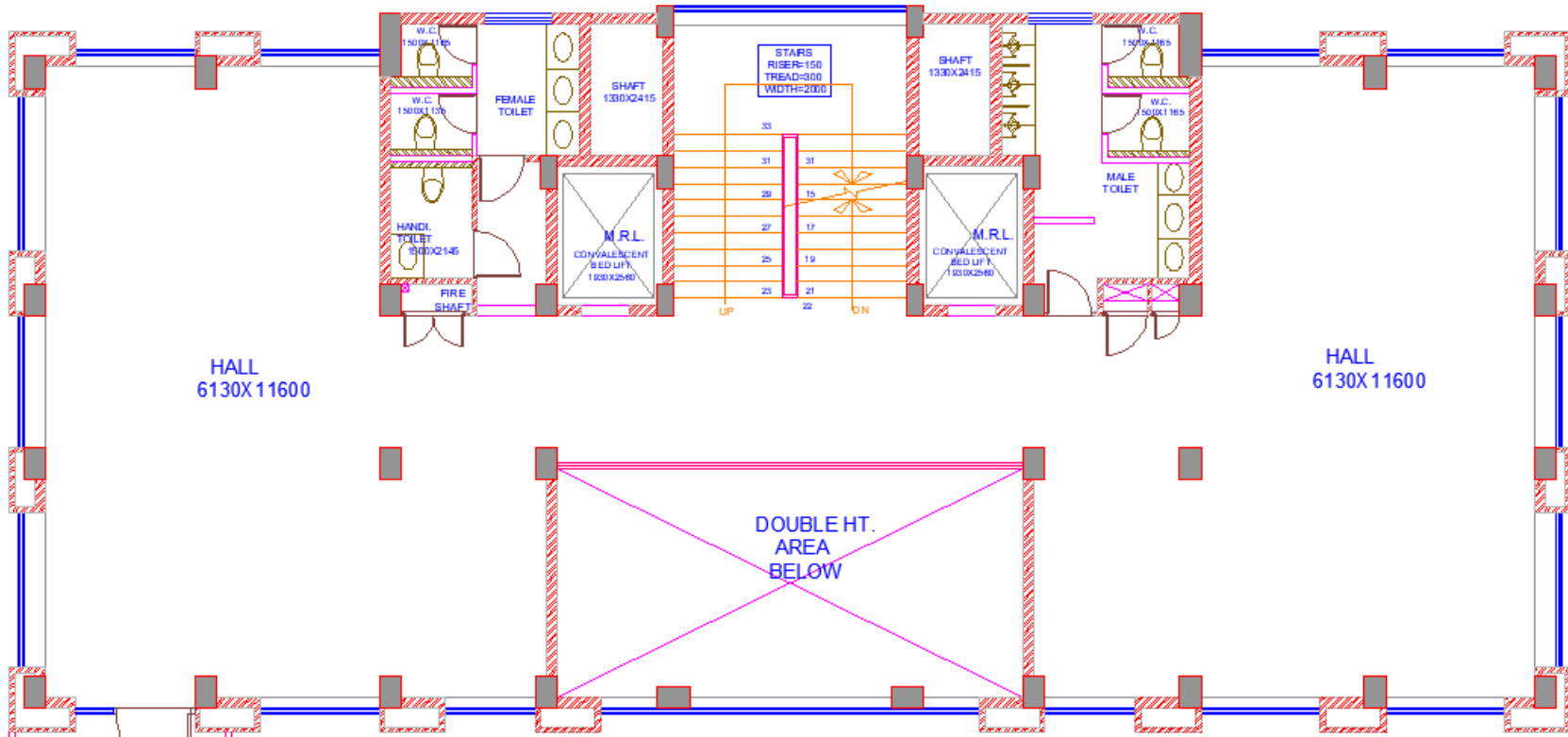




**GROUND FLOOR**  
**AREA :- 356.65 Sq.MT./ 3839 Sq.Ft.**  
**TOTAL AREA :- 1134.775 Sq.MT.**  
**/ 12215 Sq.Ft.**



# NURSING HOME (G+3)



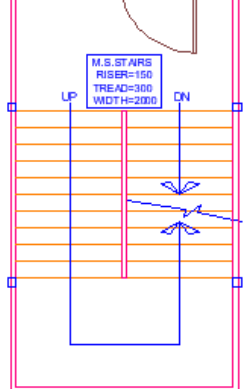
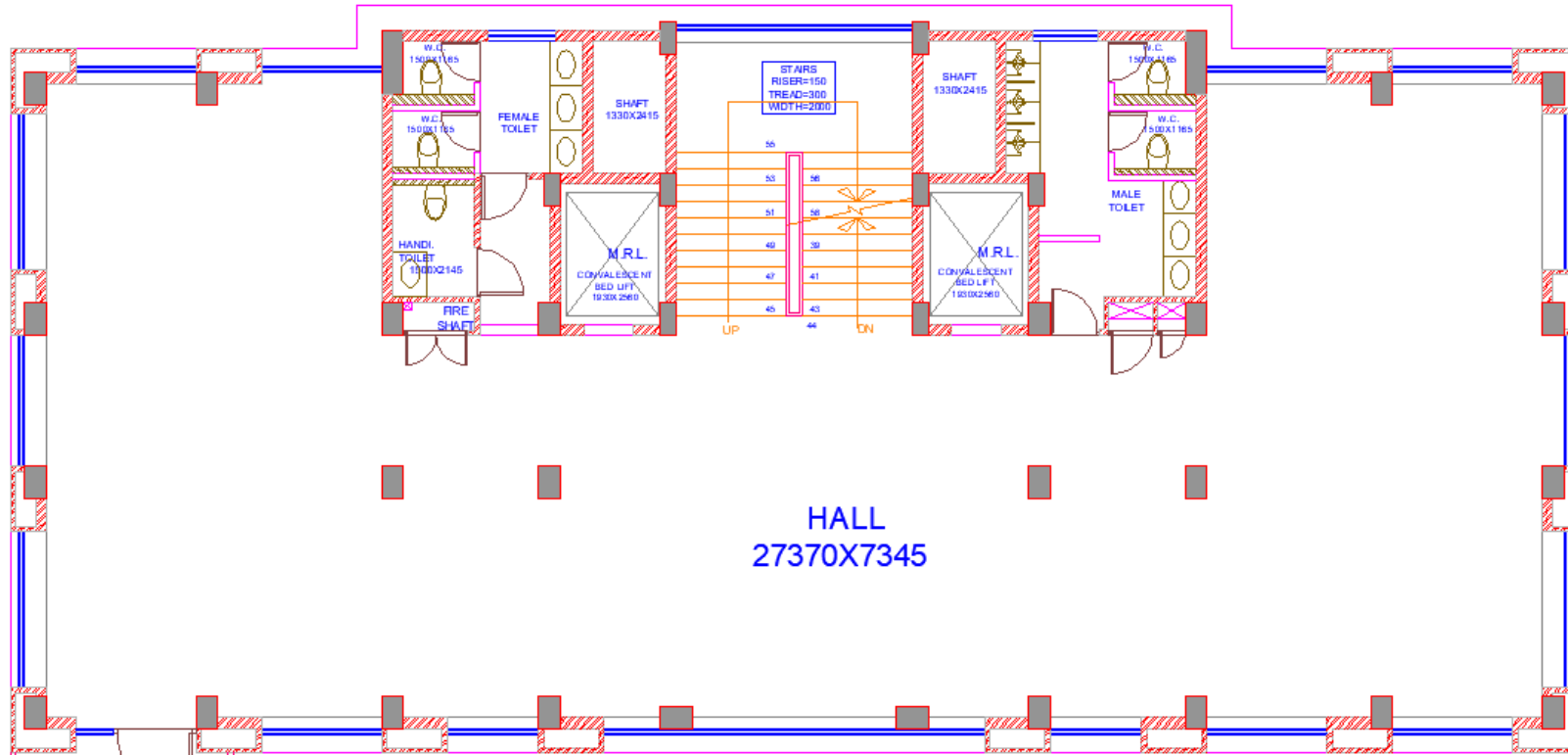
## FIRST FLOOR

**AREA :- 320.70 Sq.MT./ 3452 Sq.Ft.**

**TOTAL AREA :- 1134.775 Sq.MT.  
/ 12215 Sq.Ft.**



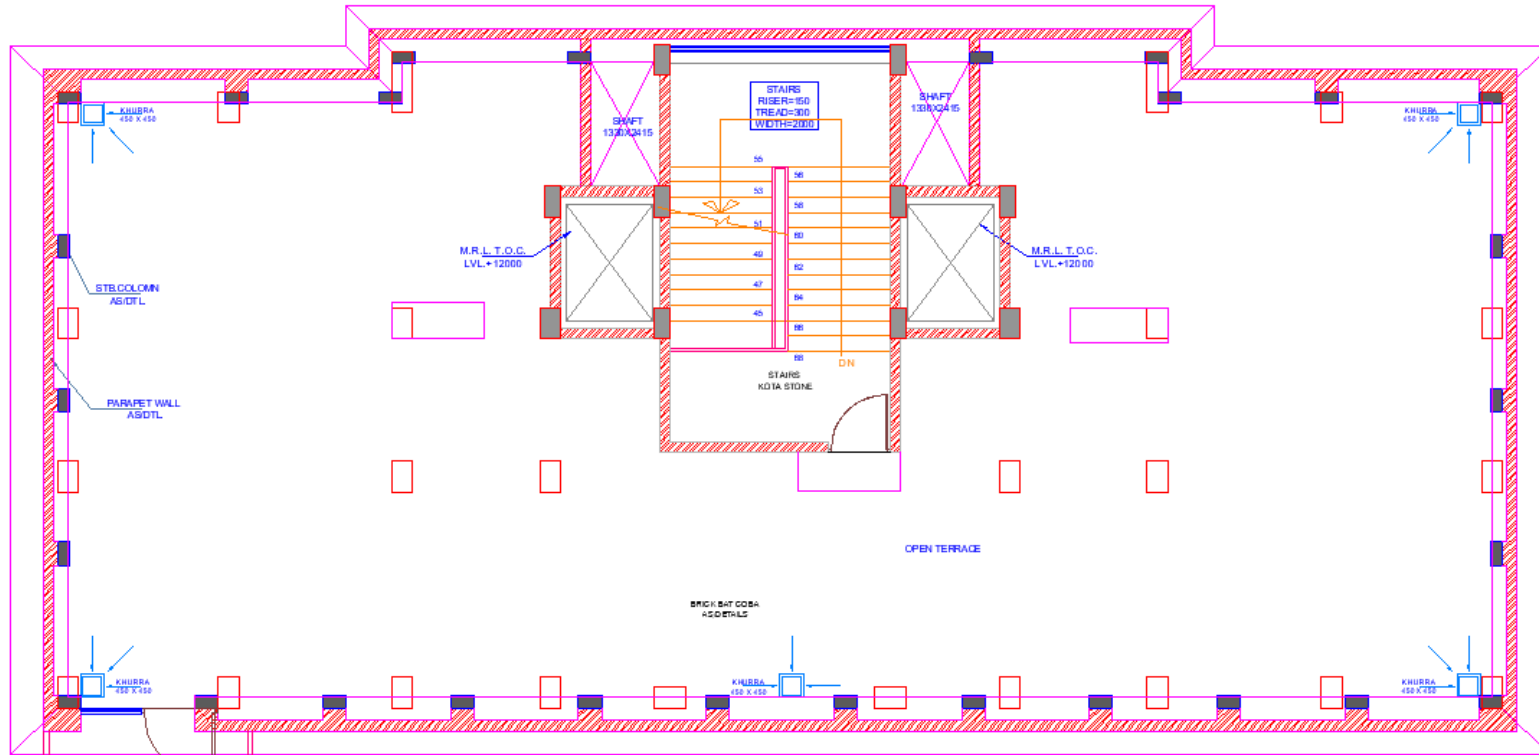
# NURSING HOME (G+3)



**SECOND FLOOR**  
**AREA :- 356.65 Sq.MT./ 3839 Sq.Ft.**  
**TOTAL AREA :- 1134.775 Sq.MT.**  
**/ 12215 Sq.Ft.**



# NURSING HOME (G+3)



**TERRACE FLOOR**  
**AREA :- 100.79 Sq.MT./ 1085 Sq.Ft.**  
**TOTAL AREA :- 1134.775 Sq.MT.**  
**/ 12215 Sq.Ft.**



# FRONT VIEW



# SIDE VIEW



# BASEMENT ENTRY







**BASEMENT PARKING = 20 NOS**

# HALL



# HALL



# LIFT



# STAIRCASE



# PASSAGE



# TOILET



NOTES		
S.NO.	FITTINGS	HEIGHT
1	E.W.C. WITH FLUSHING CISTERN - CAT NO 20061	AS/DETAIL
2	WASH BASIN - CAT NO 10049	800 MM
3	COUNTER TOP FINISHED WITH STONE	800 MM
4	DOOR AS/DETAIL	2100/2400
5	LEDGE WALL BEHIND W.C (100/200THK.)	900
6	LIQUID SOAP DISPENSER - CAT NO ES11	900 MM
7	FLOOR TRAP (FT) - 1286 & 1262	AS/DETAIL
8	HEALTH FAUCET AND ANGLE VALVE - ALD CHR 593N	300 MM
9	MIRROR AS/DETAIL	1000 MM
10	CERAMIC FLOOR TILES 300x300	AS/DETAIL
11	CERAMIC WALL TILES 300x450	2400 MM
12	VENTILATOR	AS/DETAIL
13	FALSE CEILING 600X600 AS /DETAIL	2400
14	LEDGE WALL UNDER W. BASIN(100/200 THK.)	725MM
15	ANGLE VALVE	1800 MM
16	TOILET PAPER ROLL DISPENSER - EPH 04F	550 MM
17	EXHAUST FAN WITH LOUVERS	AS/DETAIL
18	HAND DRYER	900 MM
19	FD (FLOOR DRAIN)	AS/DETAIL
20	PVC FLEXIBLE PIPE CONNECTION	AS/DETAIL
21	BOTTLE TRAP - ALD 777	AS/DETAIL
22	RAILING FOR HANDICAP TOILET	900/AS/DTL.
23	URINALS (BOTTOM) - CAT NO 60018	600
24	UT (URINAL TRAP)	AS/DETAIL
25	URINAL PARTITION	AS/DETAIL
26	BASIN MIXER -290098	AS/DETAIL



# TOILET





# TOILET



# TOILET



# URINAL



# TOILET



# WC



# WC



**THANKS**

