



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

6th 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

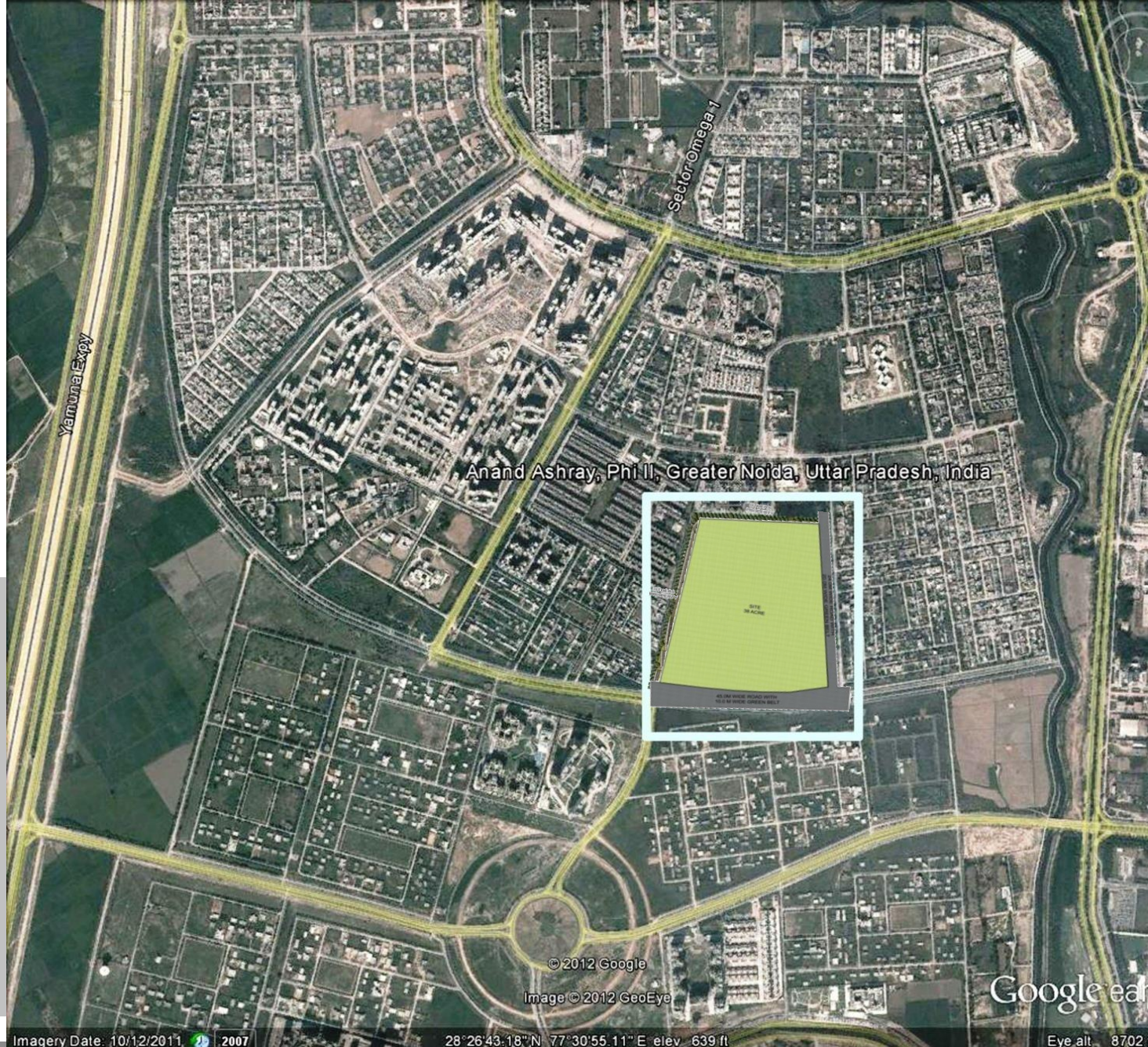
- The site is essentially flat (almost 5 feet down from road level) with minimum constraints due to variations in site level.

LOCATION

Surroundings

Close proximity to:

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



Imagery Date: 10/12/2011 2007

28°26'43.18"N 77°30'55.11"E elev. 639 ft

Eye alt. 8702

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
SPECIFICATIONS			
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	बेसमेंट 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:-

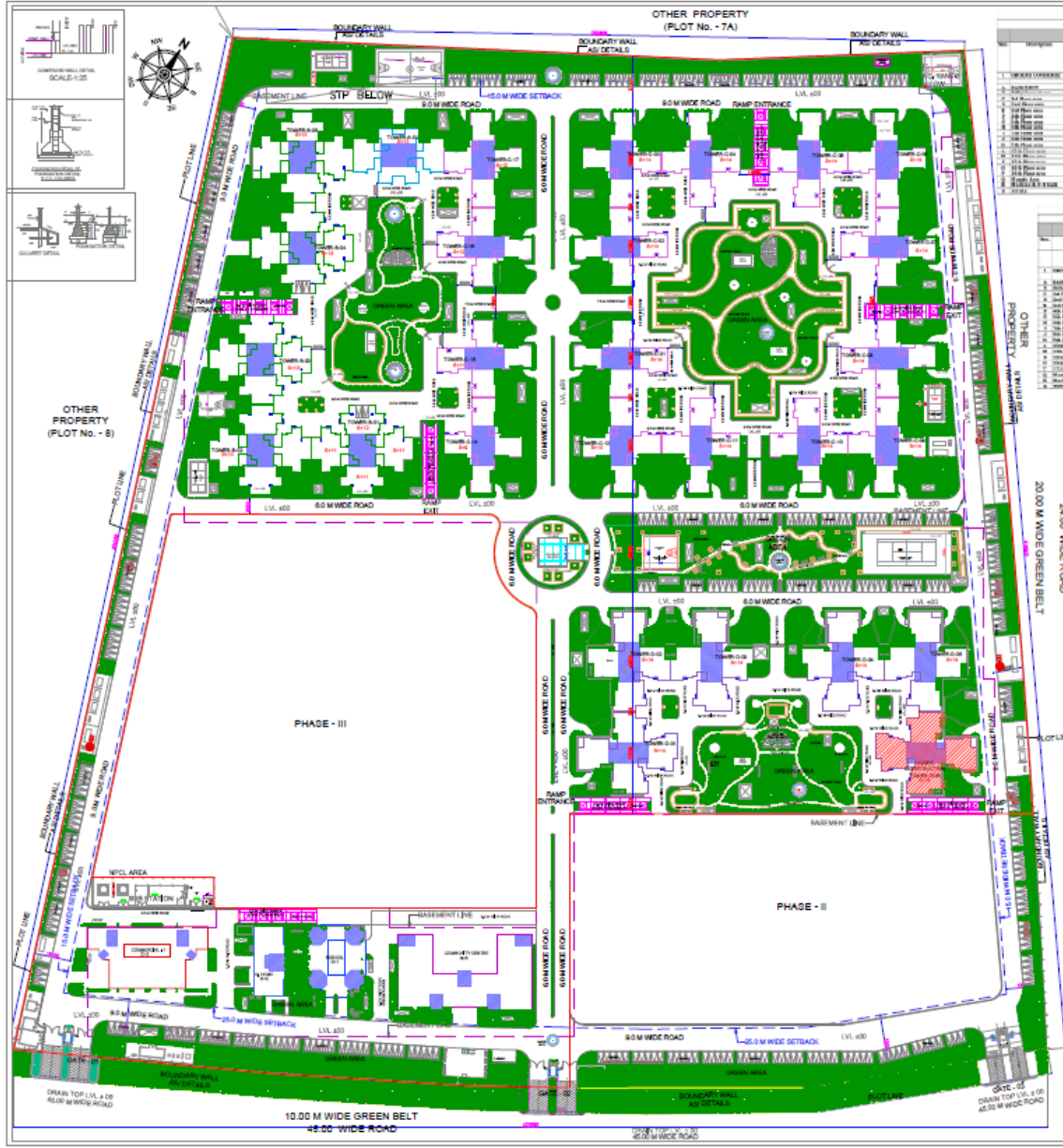
1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority you will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall 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



Sl. No.	DESCRIPTION	AREA STATEMENT													
		1	2	3	4	5	6	7	8	9	10				
TOTAL AREA		100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000

Sl. No.	DESCRIPTION	TOTAL													
		1	2	3	4	5	6	7	8	9	10				
TOTAL		100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000

Sl. No.	Description	CGEWHO COMPENSATION AREA CHART	
		Approved Area	Building Area
1	TYPE A	7820.65	8245.18886
2	TYPE B	8871.43	9773.97973
3	TYPE C	13897.88	13870.5716
4	TYPE D	78910.805	84749.03985
5	COMMERCIAL	2872.19	2793.464495
6	RECREATIONAL	1805.82	1098.8374
7	RESIDING HOME	1312.78	1124.77975
8	RELIGIOUS/RECREATIONAL	90.94	229
9	Other	229	229
10	ROAD	284.28	284.28
11	METER ROOM	0	43.492
12	UTILITY ROOM	284.28	284.28
13	OPEN STAIRCASE	0	164.160
14	GARAGE COLLECTION	0	93.763
15	TOTAL	118386	128633.948



Type of Area	AREA STATEMENT	
	Area	Value
PERMISSIBLE AREA	100000	100000
AREA FOR 15% GREEN BELT	15000	15000
AREA FOR 10% OPEN SPACE	10000	10000
AREA FOR 5% ROAD	5000	5000
AREA FOR 5% STAIRCASE	5000	5000
AREA FOR 5% METER ROOM	5000	5000
AREA FOR 5% UTILITY ROOM	5000	5000
AREA FOR 5% OPEN STAIRCASE	5000	5000
AREA FOR 5% GARAGE COLLECTION	5000	5000
AREA FOR 5% OTHER	5000	5000
TOTAL BUILT UP AREA (FAR = 15%)	150000	150000
ALLOWED TOTAL BUILT UP AREA (FAR = 15%)	150000	150000

Digitally signed by
Lal Singh
Date: 2022.10.14
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AMIT VARMA
Date: 2022.10.13
18:19:57 +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
At Plot No. 07, Sector P-4, Builders Area, Greater Noida (U.P.)
Tel: 011-26104100, 26104101
Fax: 011-26104102

R T & Associates Pvt. Ltd.
ARCHITECTS, ENGINEERS & PROJECT MANAGERS
A-14, Sector-14, Noida
Distt: Greater Noida
Tel: 011-26104100, 26104101
Fax: 011-26104102
Website: www.rtaonline.com

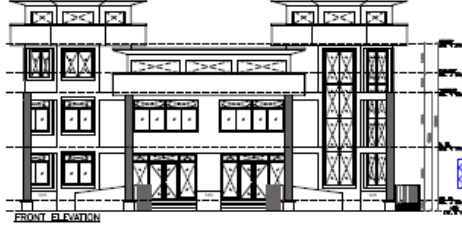
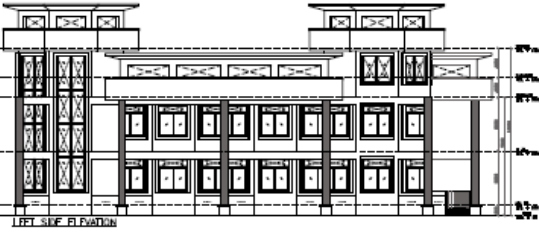
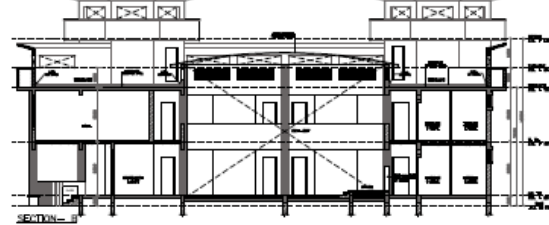
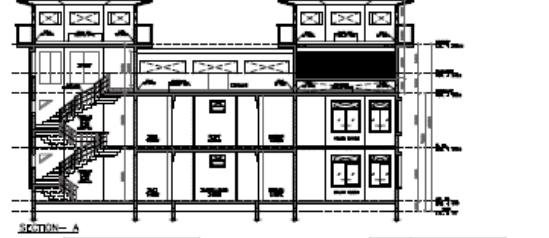
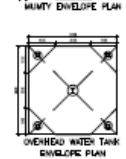
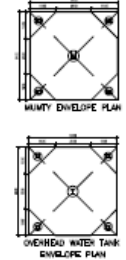
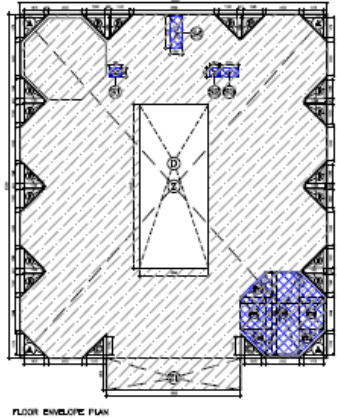
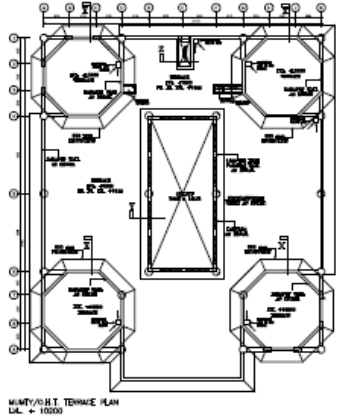
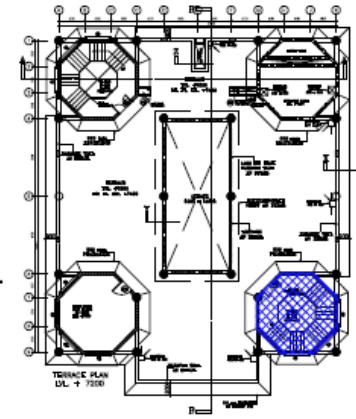
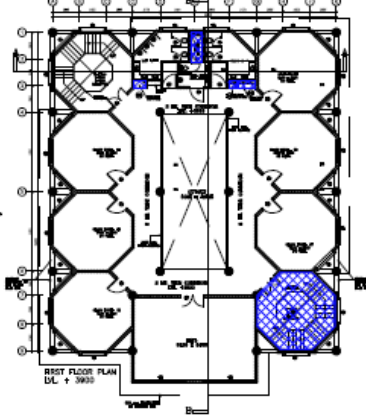
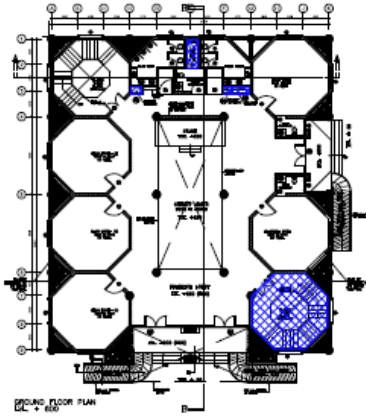
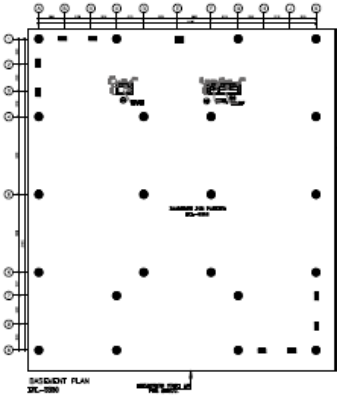
Digitally signed by
Gagan Gupt
Date: 2022.10.13
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RAHUL TYAGI
Date: 2022.10.13
15:56:10+05:30

COMPLETION DRAWING
LAYOUT PLAN

DATE: 2022.10.14
SCALE: AS SHOWN
DRAWN BY: A-01



COMPLETION DRAWINGS



15 % AREA

AREA STATEMENT (SCHOOL)																																										
NO.	DESCRIPTION	AREA (SQ. M)	NO.	DESCRIPTION	AREA (SQ. M)	NO.	DESCRIPTION	AREA (SQ. M)	NO.	DESCRIPTION																																
1	COVERABLE AREA	2875	2	NO. OF ROOMS	100	3	NO. OF ROOMS	100	4	NO. OF ROOMS																																
<table border="1"> <thead> <tr> <th colspan="10">EXISTING AREA</th> </tr> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>AREA (SQ. M)</th> <th>NO.</th> <th>DESCRIPTION</th> <th>AREA (SQ. M)</th> <th>NO.</th> <th>DESCRIPTION</th> <th>AREA (SQ. M)</th> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>EXISTING AREA</td> <td>1000</td> <td>2</td> <td>EXISTING AREA</td> <td>1000</td> <td>3</td> <td>EXISTING AREA</td> <td>1000</td> <td>4</td> <td>EXISTING AREA</td> </tr> </tbody> </table>											EXISTING AREA										NO.	DESCRIPTION	AREA (SQ. M)	NO.	DESCRIPTION	AREA (SQ. M)	NO.	DESCRIPTION	AREA (SQ. M)	NO.	DESCRIPTION	1	EXISTING AREA	1000	2	EXISTING AREA	1000	3	EXISTING AREA	1000	4	EXISTING AREA
EXISTING AREA																																										
NO.	DESCRIPTION	AREA (SQ. M)	NO.	DESCRIPTION	AREA (SQ. M)	NO.	DESCRIPTION	AREA (SQ. M)	NO.	DESCRIPTION																																
1	EXISTING AREA	1000	2	EXISTING AREA	1000	3	EXISTING AREA	1000	4	EXISTING AREA																																

DOOR / WINDOW SCHEDULE										
NO.	TYPE	SIZE	NO.	TYPE	SIZE	NO.	TYPE	SIZE	NO.	TYPE
1	DM1	2700X210	25	DM2	2100X1500	1	DM3	2100X1500	1	DM4
2	DM5	2100X1500	25	DM6	2100X1500	1	DM7	2100X1500	1	DM8

AMIT VARMA Digitally signed by AMIT VARMA
Date: 2022.10.14 13:42:25 +05'30'

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

CLIENT:
CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
Plot No. 07, Sector P-4, Builders Area, Greater Noida (U.P.)
Tel: 011-2626211 / 2626210 / 2626209
Fax: 011-2621008
Email: gwho@nic.in

ARCHITECT:
R T & Associates Pvt. Ltd.
ARCHITECTS, CONCEPTS & PROJECT MANAGEMENT
4/F & 6/F, BANGSAL VILLAGE
WINDY CROSSING, LITTA ROAD, GATEWAY TO INDIA
70/1, DDA HOUSING, GANDHI CHQ
P.O. BOX-4888011, NAINI, Varanasi (U.P.)
Gurgaon (Haryana) INDIA

ARCHITECT:
Gagan Gupta Digitally signed by Gagan Gupta
Date: 2022.10.13 17:48:12 +05'30'

ARCHITECT:
RAHUL TYAGI Digitally signed by RAHUL TYAGI
Date: 2022.10.13 16:25:46 +05'30'

ARCHITECT:
GAGAN GUPTA Digitally signed by GAGAN GUPTA
Date: 2022.10.13 16:25:46 +05'30'

COMPLETION DRAWING:
NURSERY SCHOOL FLOOR PLAN, ELEVATION SECTION & AREA ENVELOPE PLAN

NO.	NO.	NO.	NO.
DATE	DATE	DATE	DATE
BY	BY	BY	BY
SCALE	SCALE	SCALE	SCALE

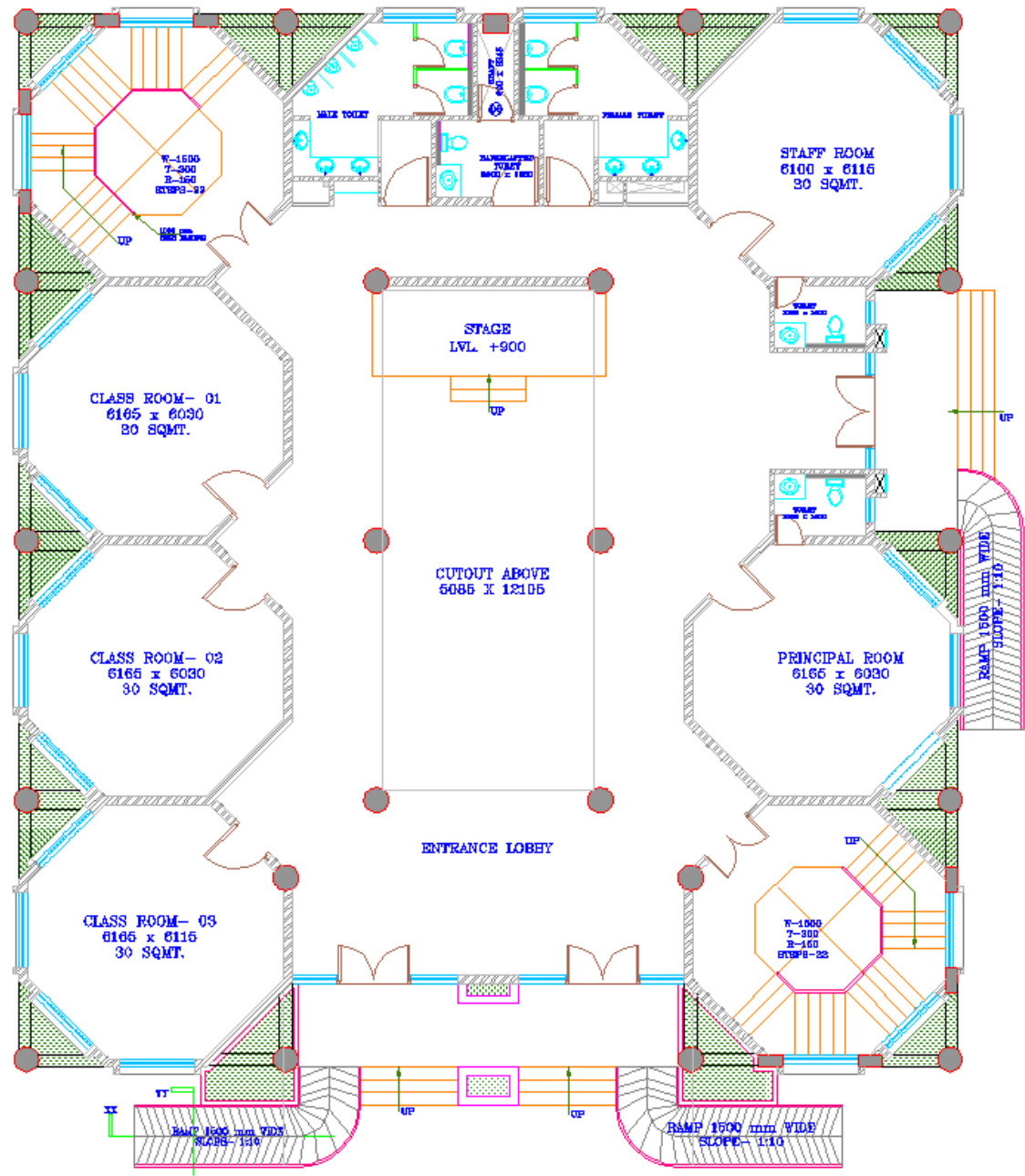
DRG. NO. A = 27

FLOOR PLANS

PRIMARY SCHOOL (G+1)

GROUND FLOOR

AREA – 510.72 SqMt.
– 5498 SqFt.



PRIMARY SCHOOL (G+1)

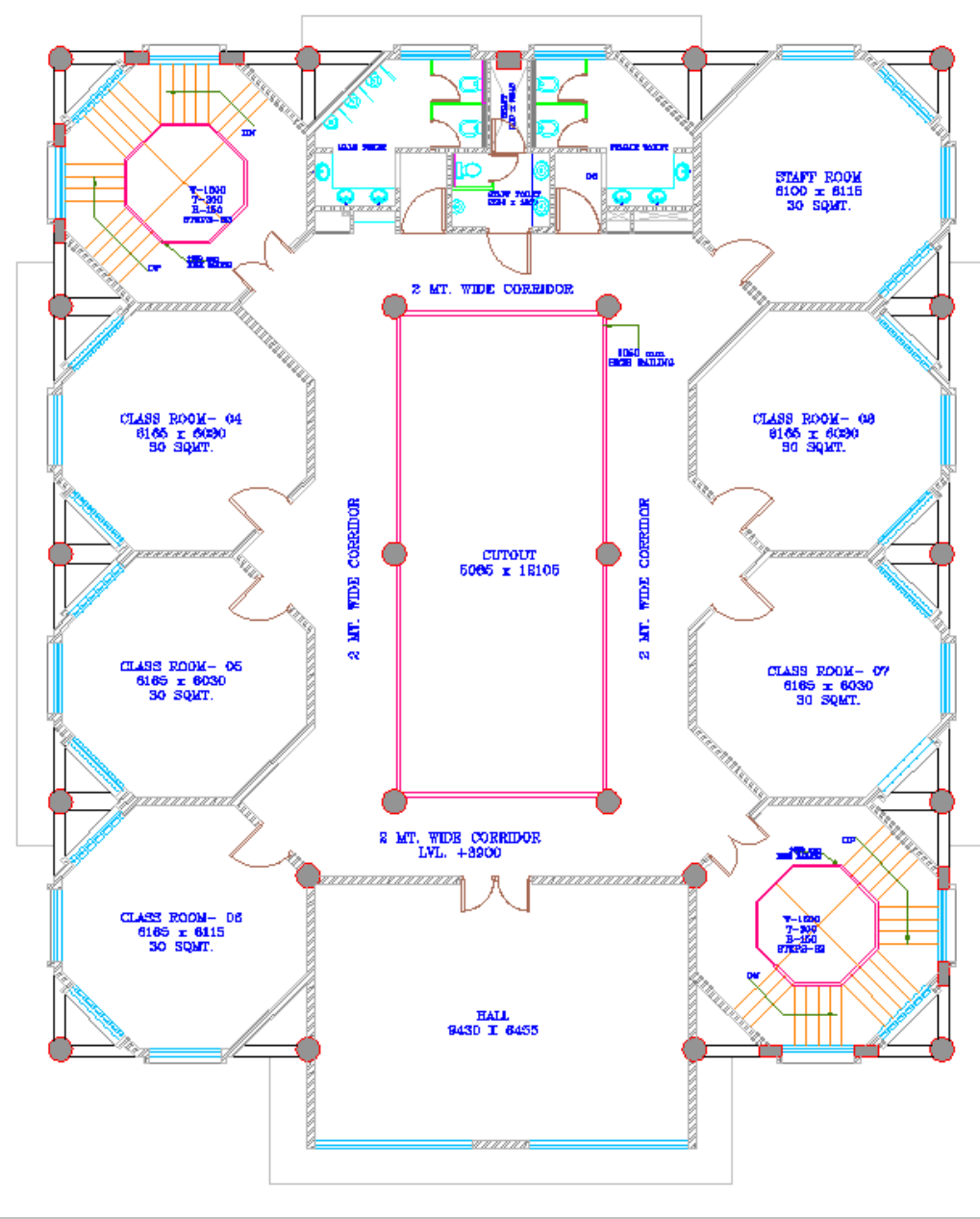
FIRST FLOOR

AREA – 510.72 SqMt.

– 5498 SqFt.

TOTAL AREA – 1089.917 SqMt.

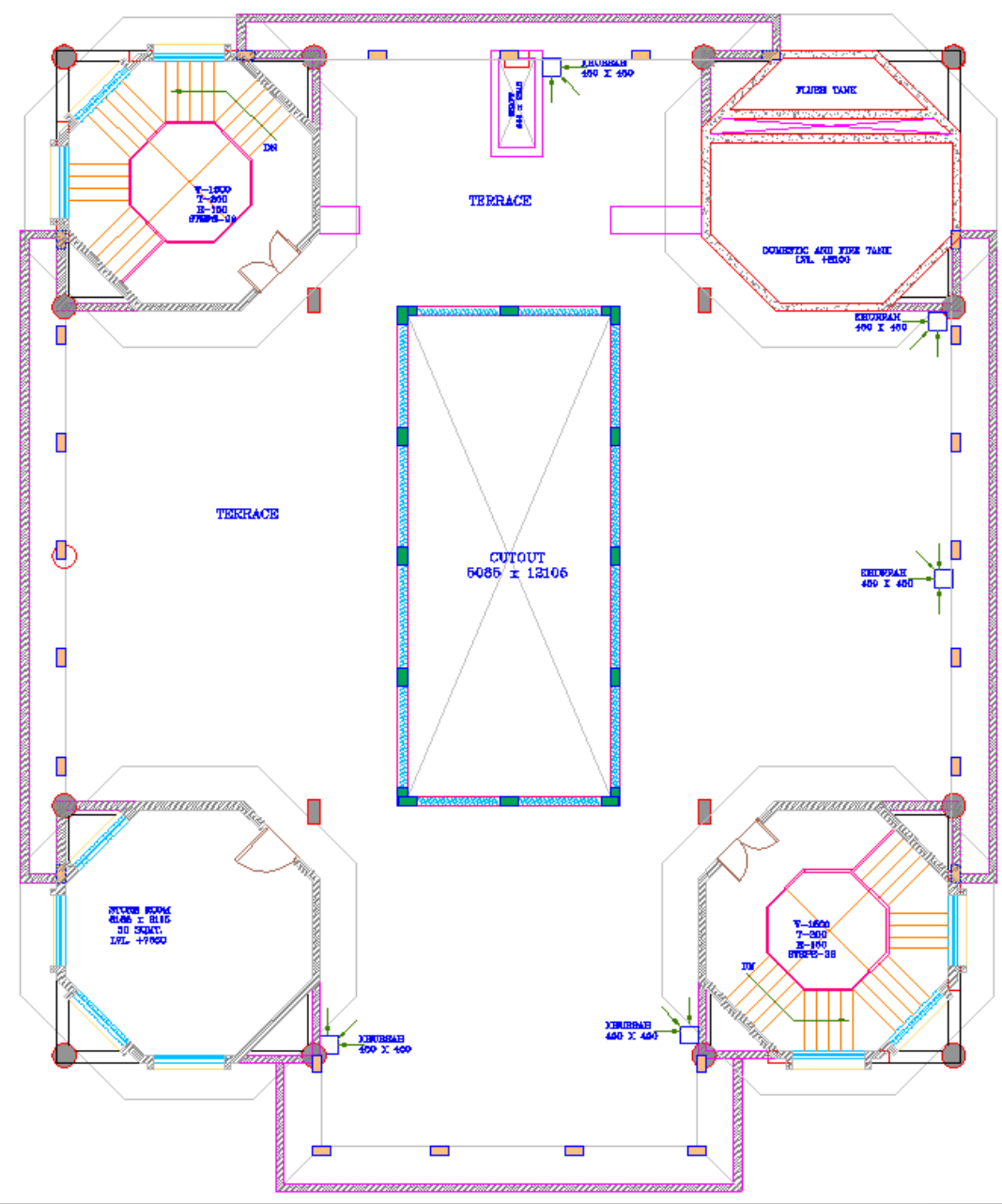
– 11733 SqFt.



PRIMARY SCHOOL (G+1)

TERRACE FLOOR
AREA – 510.72 SqMt.
– 5498 SqFt.

TOTAL AREA – 1089.917 SqMt.
– 11733 SqFt.



VIEW



नर्सरी स्कूल

NURSERY SCHOOL

VIEW



VIEW



VIEW



TOILET



TOILET



WC



NOTES		
S.NO.	FITTINGS	HEIGHT
1	E.W.C. WITH FLUSHING CISTERN - CAT NO 20061	AS/ DTL.
2	WASH BASIN - CAT NO 10049	900 MM
3	COUNTER TOP FINISHED WITH STONE	900 MM
4	MAIN DOOR (HEIGHT)	2400 MM
5	FLUSH DOOR (HEIGHT)	2100 MM
6	HAND DRYER (BOTTOM)	900 MM
7	LIQUID SOAP DISPENSER - CAT NO ES11	900 MM
8	FLOOR TRAP (FT) - 1286 & 1262	————
9	HEALTH FAUCET AND ANGLE VALVE - ALD CHR 693N	300 MM
10	MIRROR (AS/ DETAIL)	1000 MM
11	WALL CERAMIC TILES (300 x 450 mm)	2400 mm
12	ANTI-SKID FLOOR CERAMIC TILES (300 X 300 MM)	————
13	FALSE CEILING (600 x 600 mm TILES)	2400 MM
14	VENTILATOR	AS/ DTL.
15	TOILET PAPER ROLL DISPENSER - EPH 04F	550 MM
16	PVC FLEXIBLE PIPE CONNECTION	AS/ DTL.
17	LEDGE WALL BEHIND W.C. (115 /230 MM THK.)	1200 MM
18	LEDGE WALL UNDER WASHBASIN (115 /230 MM THK.)	800 MM
19	BOTTLE TRAP - ALD 777	AS/ DTL.
20	URINALS (BOTTOM) - CAT NO 60018	600 MM
21	BASIN MIXER -290098	600 MM

CLASS ROOM



STAIRCASE



THANKS

