



TECHNICAL BROCHURE



Mohali - Phase I

PROJECT OFFICE
CENTRAL GOVERNMENT
EMPLOYEES WELFARE
HOUSING ORGANISATION

BUNNY ENCLAVE,
VILLAGE JHUNGIAN
MOHALI-KHARAR ROAD
Distt. MOHALI (Punjab)

HEAD OFFICE
CENTRAL GOVERNMENT
EMPLOYEES WELFARE
HOUSING ORGANISATION

6th FLOOR, 'A' WING
JANPATH BHAWAN, JANPATH
NEW DELHI - 110001

website : www.cgewho.nic.in

e-mail : cgewho@nic.in

Telephone Nos. : 011-23717249

23355408

23739722

About the Organization

Central Government Employees Welfare Housing Organisation 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" and "self financing" basis. The Organization has been registered as a society under the Societies Registration Act XXI of 1860, in July 1990.

Project Description

The Project is to be executed in two phases on approximately 20 acres of land situated at Kharar, Mohali. Approximately 10 acres of land shall be utilised for Phase-I. The site is abutting a 100 ft wide road which connects to NH-21. It is in close vicinity of Chandigarh and is located about 16 Kms from Chandigarh Airport, 18 Kms from Chandigarh Railway Station and 6 Kms from Mohali Bus Stand.

The Project comprises 4 types of dwelling units viz. Type – 'A' (Drawing/Dining, 1 Bedroom, Kitchen, 1 Bathroom, 1 W.C. & a Balcony), Type – 'B' (Drawing/Dining, 2 Bedrooms, Kitchen, 2 Toilets & Balconies), Type – 'C' (Drawing/Dining, 3 Bedrooms, Kitchen, 3 Toilets & Balconies), Type – 'D' (Drawing/Dining, 3 Bedrooms, 1 Bedroom/ servant room, Kitchen, 4 toilets & balconies). Type – 'A' Blocks are designed in G + 9, Type-'B' in G + 13, Type-'C' in G + 9 & G + 12 and Type-'D' in G + 9, G + 11 & G + 13 configuration. Each block has been provided with a lift & staircase for access to all dwelling units. Limited covered parkings are available in the premises. The rest of the parking is in the open. The covered parking shall be allotted at an extra cost for which separate communication shall be sent to all the beneficiaries. The complex will be secured by a compound wall. Security cabin for watch and ward will be provided to ensure safety in the complex. The entry to the complex will be restricted through a main gate and pedestrian movement will be through a wicket gate.

Central Amenities

A Community Centre has been planned for the residents of the Complex. This community centre will provide common amenities and consist of a multi-purpose hall, kitchen, pantry, utility, service yard, library, room for Apartment Owner's Association and toilets. The hall opens into a large green space to be utilized at the time of functions and gatherings. The construction of the community centre is subject to local authorities' approval.

Water Supply and Sewerage

Water supply shall be provided by Local Municipal Body/Developer and shall be connected to underground tanks of sufficient storage capacity with arrangement of pumping to overhead tanks of all the blocks. In case of non-availability of water supply from Local authorities, borewell water shall be provided with a treatment plant (if required).

Sewerage network of the complex shall be connected to sewage treatment plant and treated effluent shall be used for horticulture & gardening purposes.

Electricity

Power supply to the complex will be provided by PSEB (Punjab State Electricity Board). The HT supply will be received through overhead lines to the nearby suitably located transformer and distributed by LT underground cables to the residential blocks from these transformers. Each dwelling unit will have a separate meter. There shall be common meters for electrical supply to lifts, corridors, lobby areas and other common area lightings. Lighting for the roads and green areas will be provided adequately. Standby power through DG sets will be provided for common area lightings, lifts and pumps.

On completion of the project, the substation shall be handed over to PSEB, which shall provide individual connections to beneficiaries directly, on their request and PSEB shall also be responsible for its maintenance.

Conservation – Natural Resources

Provision for Rainwater Harvesting has been made in the complex. Landscape development through a series of green areas shall be undertaken to beautify the complex.

Project Execution

A reputed Construction Company viz. M/s. Kanwarji Construction Co. has been assigned with the construction of the Project. The detailed design and Architectural Planning of the project has been undertaken by M/s. Modern (India) Architects Pvt. Ltd.

The plans and designs of the Project have already been approved. Besides deployment of a technical team of Project Management Consultants, CGEWHO has also appointed a project team of its own comprising a Project Manager and requisite staff to ensure good quality of work, in accordance with approved plans and specifications.



Structural designs of various buildings have been vetted by National Institute of Technology (NIT), Jalandhar in accordance with relevant codal provisions as applicable to design and construction of earthquake resistant structures. NIT, Jalandhar shall also be involved in ensuring quality control during construction of the Project through periodic visits.

Defect Liability Period

The entire project shall be covered under a Defect Liability Period of 12 months from the date of completion of construction, which shall be the date of final call up notice to beneficiaries. During this period, suitable technical staff shall be deployed by the construction company and project management consultant at the site, to ensure rectification of defects, if any. It may be noted that taking physical possession by the beneficiaries does not have any relation with the commencement of Defect Liability period. The construction company shall be responsible for rectifying all original construction defects only.

Maintenance and running of the system

Coinciding with completion of the project, CGEWHO will hold a meeting of all the beneficiaries to elect an Adhoc committee of the office – bearers of the proposed Apartment Owners' Associations (AOA). Such elected adhoc committee, of the proposed Apartment Owners' Association, will aim at formally constituting the Association including framing of its bye-laws under the local laws governing such bodies, and registering the same with the appropriate competent authority.

On completing the formalities regarding registration of the Association, the adhoc committee would be required to convene a General Body meeting of all the beneficiaries to elect and constitute a regular Executive Committee.

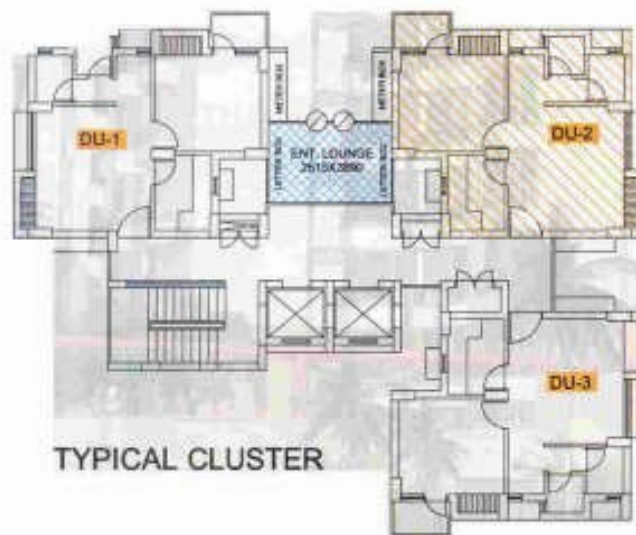
The duly elected adhoc/regular Executive Committee will take over all the common areas/services/facilities of the project within 6 months of its constitution, a period during which CGEWHO will maintain the residential complex and debit the actual maintenance expenses so incurred, to the Apartment Owners' Association account. In case the adhoc/regular Executive Committee fails to take over the common services/facilities/areas within a further period of 4 months, the CGEWHO shall be at liberty to wind up its operations at the premises, including demobilizing its manpower, leaving the complex in "as is where is" condition at the sole discretion of the Chief Executive Officer, CGEWHO. However, during these 4 months period, though the CGEWHO shall maintain the complex at the cost of the Apartment Owners' 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 Owners' Association account, before handing over the balance of the amount to it.

Once the Phase II construction is over and handed over, the AOA shall be re-constituted, so as to include beneficiaries of Mohali Phase-II as members and with this there will be one unified Apartments Owners Association, making the total Project amalgamated into one Complex.

While some amount will be transferred to the Apartment Owner's 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 only on a formal request by the President/Secretary of the AOA. However, no interest would be paid by the C.G.E.W.H.O. to the AOA, on the amount collected from the beneficiaries towards the AOA Charges.



TYPICAL UNIT



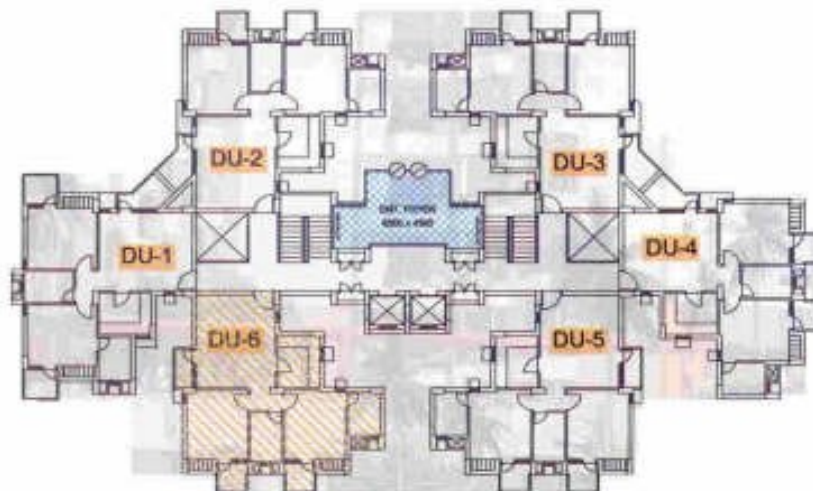
TYPICAL CLUSTER

TYPE - A

124

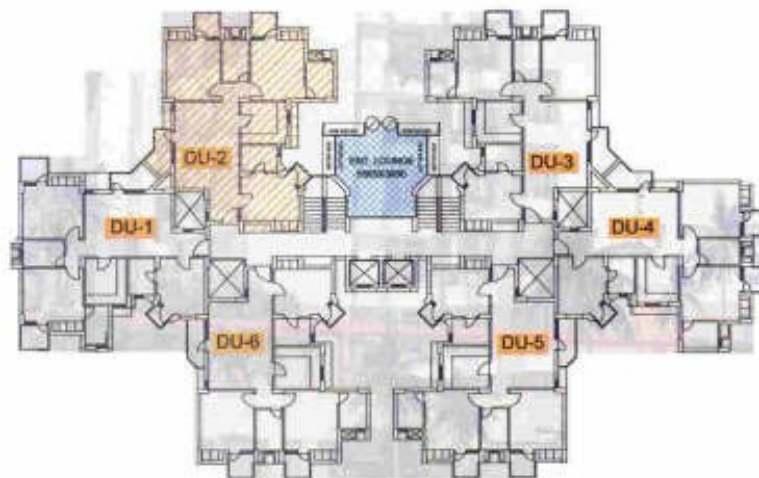


TYPICAL UNIT

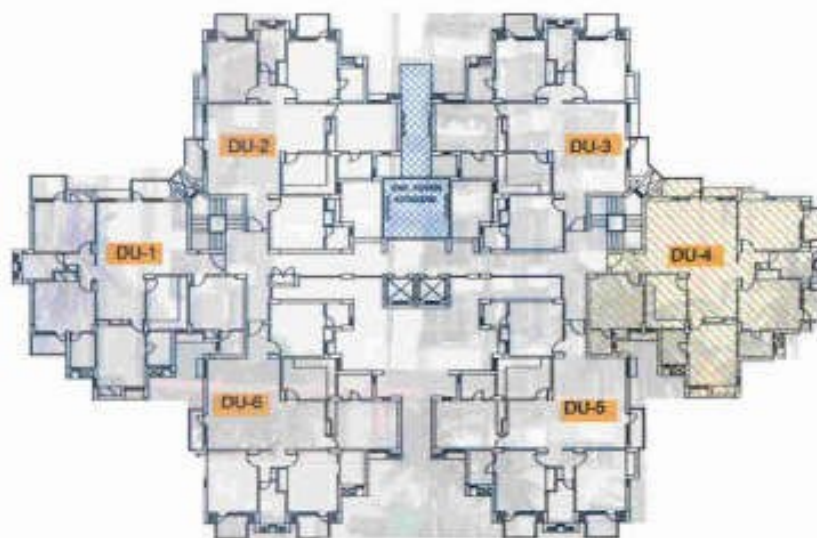


TYPICAL CLUSTER

TYPE - B



TYPE - C



TYPE - D

AREA DETAILS

S. No	Area Description	Type A	Type B	Type C	Type D
1.	Balcony 1 (sqm.)	2.14	2.84	1.55	3.59
2.	Balcony 2 (sqm.)		2.84	2.60	3.70
3.	Balcony 3 (sqm.)		2.79	2.60	3.70
4.	Balcony 4 (sqm.)			3.09	
5.	Bath room 1 (sqm.)	1.71			
6.	Bedroom 1 (sqm.)	10.22	11.42	10.50	12.89
7.	Bedroom 2 (sqm.)		11.68	12.73	13.66
8.	Bedroom 3 (sqm.)			12.52	13.74
9.	Bedroom 4 / servant (sqm.)				13.74
10.	Cupboard (sqm.)	1.53	1.88	2.57	3.32
11.	Drawing/Dining (sqm.)	24.45	20.06	21.72	39.38
12.	Kitchen (sqm.)	4.32	6.05	7.54	9.81
13.	Lobby (sqm.)	2.75	1.59	4.87	6.18
14.	Toilet 1 (sqm.)		3.85	3.85	2.56
15.	Toilet 2 (sqm.)		4.34	3.85	3.85
16.	Toilet 3 (sqm.)			4.38	3.85
17.	Toilet 4 (sqm.)				4.34
18.	W.C.1 (sqm.)	1.41			
19.	Wall Area (sqm.)	8.58	12.41	16.55	11.61
20.	Plinth Area (sqm.)	47.08	81.55	110.89	180.10
21.	Common Area (sqm.)	6.84	11.85	16.11	23.26
22.	SBA (sqm.)	59.93	93.40	127.00	181.36
23.	SBA (sqft.)	580.22	1004.99	1366.54	1972.89

NOTE : The Cost of DU shall be proportionately adjusted according to the actual area being constructed and difference in cost shall be payable on demand from CGEWHO.

Basic Specifications Type - A Type - B Type - C Type - D

- Foundation: RCC raft foundation.
- Structure: RCC framed structure. All masonry work shall be brick work.
- Internal wall finish: Oil bound distemper over POP punning.
- External wall finish: Exterior grade water proof paint over plastered surface.
- General floor finish: Vitrified tiles in pattern shall be provided for drawing/dining, circulation space, bedrooms & balconies.
- Toilet/W.C.: Non-skid ceramic tile flooring and matching dado upto full height.
- Kitchen: Non skid ceramic tile flooring, 20 mm thick granite counter top, stainless steel sink with drain board and dado of glazed ceramic tiles up to ht. of 60cm above the kitchen platform and in wet area below platform & 100mm high skirting.
- Lobbies/Staircase Flooring: These shall be finished with kota stone and lift lobbies shall have cladding with granite tiles with overhead horizontal fascia to be in single piece. Stills finished with 50mm thick PCC flooring.
- Door-shutters & frames: Solid core flush door shutters with wooden frames and toilets with FRP shutters & frame.
- Window frames & shutters: All windows shall have double rebated aluminium box section frames with glazed and fly proof aluminium shutters.
- Electrical: 3 phase electrical connection. The electrical work shall be of concealed type.
- Sanitary fixtures: All dwelling shall have quality sanitary fixtures & fittings.
- Boundary Wall: Boundary wall with grill, main gate & wicket gates shall be provided for security of the premises.
- Lighting & Fire Safety: Lighting & fire safety arrangements shall be provided for the complex.
- Landscaping & Site development: Trees/shrubs of suitable type along with parks, pathways etc shall be provided in the complex.

Note : Any major change in specifications shall be informed to all beneficiaries separately.

DEVELOPERS
KANWARJI CONSTRUCTION CO.

ARCHITECTS
MODERN (I) ARCHITECTS PVT. LTD.

SPECIFICATIONS



The map illustrates the proposed USFVH housing project in Chandigarh. Key features include:

- Proposed 1500 V.H. Housing:** A large orange-shaded area on the left side of the map.
- Chandigarh Airport:** Located at the top right of the map.
- Bus Stop:** Marked with a black dot near the center of the map.
- St. Charles Church:** Marked with a black dot near the center of the map.
- Proposed P.H. Station:** Marked with a black dot near the center of the map.
- St. Paul's Hospital:** Marked with a black dot near the center of the map.
- Grid of Plots:** A grid of 24 numbered plots (1-24) arranged in a 4x6 pattern on the right side of the map.
- Roads:** A road labeled 'TO JALANDHAR' runs diagonally from the bottom left towards the center. Another road runs horizontally across the middle of the map.

All illustrations are artist's impressions only. The information in this brochure is subject to change as may be required by the local authorities or CGEWHO. All dimensions are approximate.



LOCATION PLAN