

CENTRAL GOVERNMENT EMPLOYEES  
WELFARE HOUSING ORGANISATION  
(An autonomous body of Govt of India)

6<sup>th</sup> Floor, 'A' Wing  
Janpath Bhawan  
Janpath, New Delhi – 110001  
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Sealed quotations are invited from interested Consultants who are well conversant with GNIDA by laws for preparation & submission of concerned drawings towards approval of enhanced FAR and Population Density from GNIDA for CGEWHO housing scheme at Plot-7, Sector P-4 Greater Noida. The scope, payment terms and other conditions shall be as per Annexure –A enclosed herewith. Interested Consultants may submit their bids to CEO, CGEWHO by 2 pm on 18.10.11.

CEO  
CGEWHO



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

छटा तल, ए खण्ड, जनपथ भवन,  
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T-508/I

12th October 2011

Subject: Consultancy for planning activities – CGEWHO's housing project at Plot – 7,  
 Sector P-4, Greater Noida

Sir,

CGEWHO intends to take up a housing project on 38 acres of land allotted by GNIDA at Plot-7, Sector P-4, Greater Noida. The project is to be executed as per the planning norms of GNIDA.

2. It is therefore required to engage an Architectural firm for executing following works:

(a) Preparing line plans of different types of DUs and layout plan of the complex in consultation with CGEWHO with design parameters as defined herein after.

(b) Submission of plans towards approval of enhanced FAR and density to GNIDA for sanction of the scheme.

3. The above activities shall have to be completed in a span of month from the date of issue of the order in this regard.

4. Design Parameters

i) It is proposed to construct 3000 DUs approximately in different categories of dwelling units as per details mentioned below with an enhanced FAR upto 235 with permissible population density. The FAR and Population Density as per lease deed is 150 and 350 +/- 15% pph respectively.

S.No	Type of DU	Approx Super Area (sq ft)	Accommodation	Configuration
i)	A	650	One bedroom, one multi-purpose room with kitchen, bath & wc, varandah/ balcony	Multi-storied

ii)	B	1100	Drawing-cum-dining, two bedrooms, kitchen, two toilets, varandah/ balconies	-do-
iii)	C	1400	Drawing-cum-dining, three bedrooms, kitchen, three toilets, varandah/ balconies	-do-
iv)	D	1900	Drawing-cum-dining, four bedrooms, kitchen, four toilets, varandah/ balconies	-do-

ii) The approximate distribution of various type of dwelling units will be as following:

- (a) Type -A - 8 %
- (b) Type -B - 40 %
- (c) Type -C - 40 %
- (d) Type -D - 12 %

Over and above, all the ancillary buildings as per lease conditions are to be planned and accommodated in the overall lay out plan. CGEWHO also plans to construct an exclusive office complex for CGEWHO in an area of 1000 m<sup>2</sup>. The above complex shall have exclusive entry without disturbing the complex. The Architect shall have to plan and get sanction from the office also.

5. The consultancy fee shall be paid in the installments as defined below:

Sub-Stage	Description of Service	Time Allowed (indicative)	Proportion of total fee payable
I	II	III	IV
1.	On finalisation of site plan, layout plan of complex plans of different types of dwelling units, floor plans of blocks and plans of ancillaries, and approval of the same by CGEWHO.	2 Weeks	50%
2.	On submission of CGEWHO approved plans towards approval of enhanced FAR within the time frame stipulated with lease deed and density to GNIDA for sanction of the scheme.	1 weeks	50%

6. You are requested to submit your offer in this regard on lump sum basis including service tax by 2.00 pm on 18.10.2011 Taxes & duties as applicable shall be deducted from the payments. A copy of the Allotment letter, lease deed documents issued by GNIDA are enclosed herewith for your ready reference.

Yours faithfully,



(M. Narayanan)  
Director (Tech)  
for Chief Executive Officer