



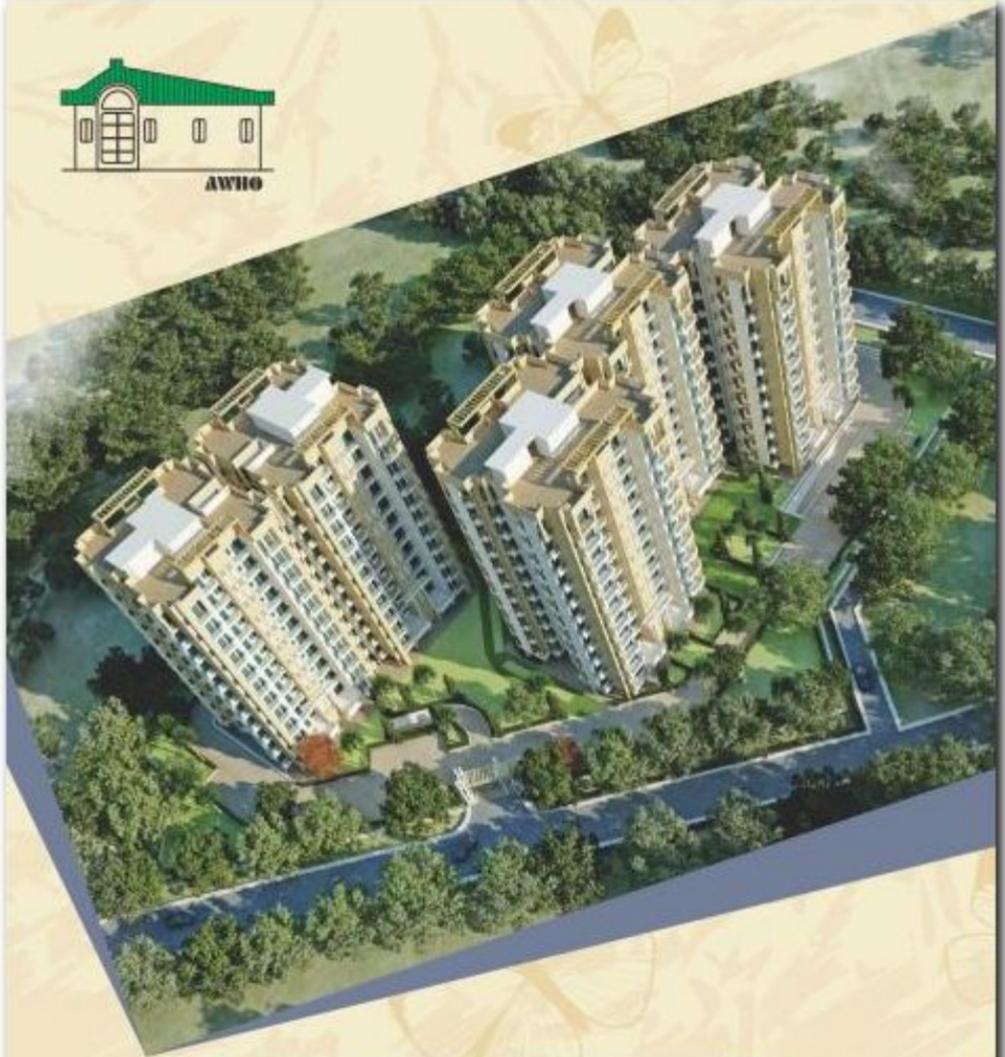
ARMY WELFARE HOUSING ORGANIZATION



SECTOR-6A, DALJIT VIHAR, LUCKNOW



TECHNICAL BROCHURE | JUNE 2016



SECTOR-6A, DALJIT VIHAR, LUCKNOW

**ARMY WELFARE HOUSING
ORGANIZATION**



LOCATION

The AWHO site measuring approx 3.57 Acres of land is located in trans-Gomti area of Lucknow in Sector-6A, Vrindavan Awas Yojna developed by UP Awas Evam Vikas Parishad (UPAEVP). The site is close to Amar Shaheed Path & provides easy approach to NH-25 & NH-24B. The site is at an approx distance of 5 kms from the Command Hospital, 7 kms from Railway Station, 12 kms from Airport and 5 kms from Airport Metro station (under construction).

CONCEPT

The complex being developed by AWHO comprises of a total of 220 dwelling units in five blocks in basement plus stilt plus eleven storey configuration which include Super Deluxe and Deluxe Apartments. The basement is planned to accommodate parking. The project also comprises of a Community Centre along with Swimming Pool and Commercial area.

LAYOUT AND DESIGN

Ground floor of all blocks comprises of stilts and is being utilized for parking, while the apartments are on all upper floors. 100% car parking has been provided in the project.

EXTERNAL SERVICES

Full power requirement of the project shall be met by the State Electricity Board and in addition limited power back up is being provided in each DU. Full power back-up for essential services like lifts, street lights and water supply has been catered for. Water supply shall be based on bore wells along with Municipal Supply through Underground Water Tanks.



**BROAD SPECIFICATIONS**

a) Super Structure	The building structure has been designed to ensure structural safety as per latest IS codes, specially so for seismic forces. Accordingly the buildings have RCC framed structure & non load bearing brick walls.
b) Flooring	Vitrified tiles are being provided in living / dining and bedrooms. Anti-skid Ceramic tiles shall be provided in kitchen, toilets, store and balcony. Lift lobby is being provided with Granite on ground floor and combination of Udaipur green & Rajnagar white marble flooring on first & above floors. Main staircase upto 1 st floor is being provided with Udaipur green & Rajnagar white marble flooring, while the bal staircase has Kota stone.
c) Internal Wall Finish	Acrylic distemper over wall care putty. POP cornice in all bedrooms, drawing/dining room.
d) External Finish	Texture Paint.
e) Doors	Main door is skin moulded with spirit polish while other doors are flush doors with both sides teak surface with spirit polish. Toilet doors will be flush doors with outer side teak surface with spirit polish and laminated on inner side.
f) External Doors/Windows	Powder coated aluminium frame with glazed shutter. Fly proofing is also being provided. Aluminium grills are provided in all windows which are not opening in balconies.
g) Fittings & Fixtures	Toilets and Kitchen will have quality branded CP fittings and sanitary ware. Counter in all kitchens and toilets are of granite. Stainless Steel sink is being provided in the kitchen.
h) Electrical	Adequate power and light points with modular switches have been provided with provision for geysers and air conditioners. Power back up is being provided for essential services like lifts, street lights and water supply. Also limited power back up is being provided in each DU for lights and fans.

Note(s)

Above specifications are liable to be revised in case of technical requirements, change in local by-laws and on account of optimizing value for money.



GENERAL CONDITIONS

Date of Completion and Cost of Dwelling Units

Tentative Cost of the dwelling units is given at Page No. 5. This might change in case of excessive inflation or any major unforeseen conditions. Probable date of completion is December 2019.

Defect Liability Period

The DU will be inspected & declared fit for taking over by a team of PD, PMC & Contractor. Once declared fit by the said team the allottee will be intimated the date of taking over.

All dwelling units will be covered by a defect liability period of 12 (Twelve) months from the date specified by HQ AWHO to the allottees for taking over. Any delay in taking over shall reduce this period by the amount of delay. During this period suitable technical staff shall be deployed by the Contractor and the Architect to attend to rectification of defects.

Handing Over of Dwelling Unit

On completion of Dwelling units, the allottees would be intimated dates of taking over the units. The allottees would be required to pay all dues and obtain clearance certificate from HQ AWHO before taking over the unit. At the time of possession, allottees would also be required to register the house in their favour at Sub Registrar Office. Same would be coordinated by Project Director, Lucknow.





Sample Flats

Allottees will be intimated in respect of readiness of sample flats through website. The same can be seen by the allottees on ground and any suggestions from the allottees will be welcome and may be incorporated to the extent technically and contractually feasible at that stage.

Site Office and Information Centre

Site Office shall be established. Correspondence can be addressed to the Project Director at the following address:-

Project Director

Army Welfare Housing Organization
Chappan Chauraha, Lal Bahadur Shastri Marg
Lucknow Cantt, Lucknow - 226002

Tel. : 0522 - 2483266

E-mail : awho_lucknow@hotmail.com , pd_lucknow@awhosena.in

Disclaimer : All photographic description including colour scheme are representative in nature and may or may not be the actual product/specs provided.





STATEMENT OF AREAS (in Sq. Ft.)

Ser No.	Type of Dwelling Units	Carpent Area	Cupboard Area	Wall Area	Covered Area	Balcony Area	Circulation Area	Super Area
(a)	(b)	(c)	(d)	(e)	(f)=(c)+(d)+(e)	(g)	(h)	(j)=(f)+(g)+(h)
1.	Super Deluxe Apts (SDA)	1145	35	160	1340	220	350	1910
2.	Deluxe Apts (DXA)	928	25	140	1093	187	365	1645

Notes:

- The areas shown above are rounded off to the nearest square foot and may change to some extent due to site conditions/technical requirements.
- Units on the first floor will have terraces in addition to the balconies.

DETAILS OF ACCOMMODATION & TENTATIVE COST

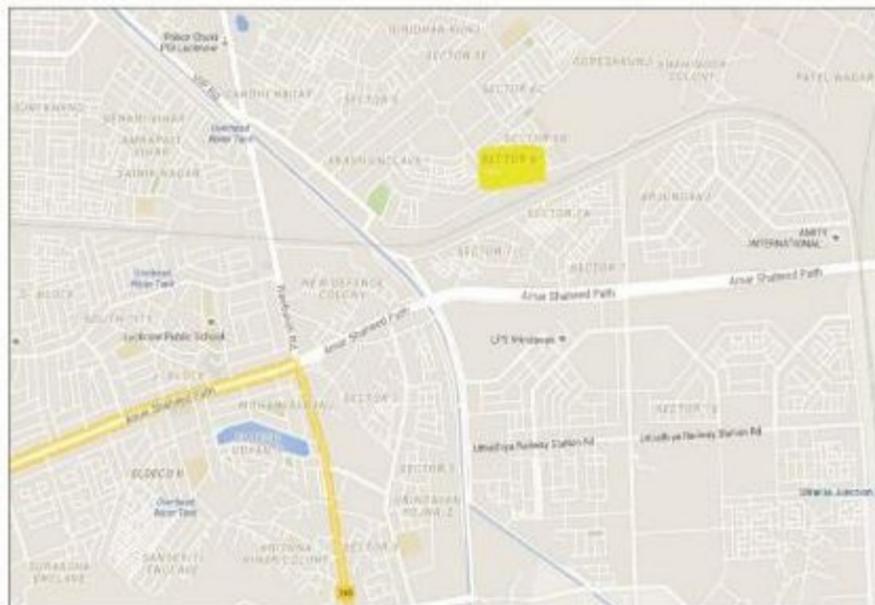
Ser No.	Type of Dwelling Units	Description	Super Area (Sq Ft)	Total Nos. of Units	Approx Tentative Cost (Rs in Lacs)
1.	Super Deluxe Apartments (SDA)	Living Room, Dining Room, Three Bedrooms, Three Toilets, Dressing Room, Kitchen and Four Balconies	1910	132	67.62
2.	Deluxe Apartments (DXA)	Living Room, Dining Room, Two Bedrooms, Study Room, Two Toilets, Dressing Room, Powder Room, Kitchen and Four Balconies	1645	88	58.24

Notes:

- The cost indicated in this brochure is tentative and includes the share of central amenities such as community center, swimming pool, commercial area, roads/paths, drainage, arboriculture, boundary wall etc. However to cater for unusual market variations there could be an increase of 4 to 6 percent.
- Super area includes share of common areas like staircase, lobby, lift etc.
- Car parking in basement/stilt/open will be booked later at an additional cost.
- Cost indicated in this brochure is for the original / initial allottees. Late allottees shall be charged additional financing cost.
- In addition to the cost of DU and parking area, each allottee shall be charged a lump sum amount of Rs 50,000/- which shall be handed over to the RWA as a Corpus amount. This amount can vary and shall be communicated at the time of handing over.
- All unit plans shown are as per tender drawings. However, there may be minor variations due to site conditions, technical considerations or any other reasons.
- All currently applicable taxes have been accounted for in the costing. If Service tax becomes applicable to AWHO, the same will be charged separately at the prevailing rate. Any new & additional taxes imposed hereafter **or any activity on which cost is increased due to the statute of the govt during the currency of the contract** will also have to be borne by the allottees.
- Registration and stamp duty are to be borne by the allottees at the time of registering their dwelling units.
- Facility management of services like pump, lift, generator, security etc for one and half year will be outsourced on behalf of the allottees for which actual amount will be charged from the allottees at the time of payment of last installment.
- The project will be executed on a 'No profit No loss basis' hence addl cost if any due to claims arising out of arbitration/any litigation will be proportionately borne by allottees.**



LOCATION PLAN





SITE LAYOUT



SDA - CLUSTER PLAN



SDA - UNIT PLAN





DXA - CLUSTER PLAN



DXA - UNIT PLAN





GROUND FLOOR PLAN



COMMUNITY CENTER PLAN



FIRST FLOOR PLAN



COMMUNITY CENTER PLAN



AWHO

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