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Army Welfare Housing Organisation
South Hutments Kashmir House
Rajaji Marg New Delhi-110011

31 Dec 2015

All Allottees

**OPTION LETTER FOR SPECIFIC FLOOR AND
PARKING SPACE NASIK PHASE - II**

1. Reference our letter of even number dated _____.
2. The project is nearing completion. A total of 132 DUs are being constructed in S+5/S+ 6 configurations. The project is configured over five towers comprising of one tower of Super Deluxe Apartments (SDA), two towers of Deluxe Apartments (DXA) & two towers of Small Family Apartments (SFA). The details of the DUs are as under (Ref Site Plan enclosed at Appendix A) :-

<u>Ser No</u>	<u>Type of DU</u>	<u>Configuration</u>	<u>No of DUs</u>
(a)	Small Family apartment (SFA)	S+6	72
(b)	Deluxe Apartment (DXA)	S+5	40
(c)	Super Deluxe apartment (SDA)	S+5	20
Total		-	132

3. **Options for Allotment of Floor & Parking Space.** With a view to improve the level of satisfaction and to give a chance to the allottees to opt for a floor of their choice, it has been decided to seek options so as to allot specific floors, DUs and Car Parkings to the allottees.

4. **Block & Floor wise Distribution of DUs.** The details of block & floor wise availability of DUs are as under (Ref Site Plan enclosed):-

<u>Ser No</u>	<u>Type / Block</u>	<u>Floor-wise Distribution of DUs</u>						<u>Total DUs</u>
		<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>4th</u>	<u>5th</u>	<u>6th</u>	
(a)	SDA -1	04	04	04	04	04	-	20
(b)	DXA -1	04	04	04	04	04	-	20
(c)	DXA -2	04	04	04	04	04	-	20
(d)	SFA -1	06	06	06	06	06	06	36
(e)	SFA -2	06	06	06	06	06	06	36
Total								132

5. **Floor Differential.** In addition to the cost of DU the allottees will be charged an additional amount for floor differential. The same may please be kept in mind while indicating the choice of floors. The details of floor-wise additional amount to be charged are as given below :-

Ser No	Floor	Addl Cost in Rs		
		SFA	DXA	SDA
(a)	1 st	(+) 25,000	(+) 30,000	(+) 30,000
(b)	2 nd	(+) 20,000	(+) 25,000	(+) 25,000
(c)	3 rd	(+) 15,000	(+) 20,000	(+) 20,000
(d)	4 th	(+) 10,000	(+) 15,000	(+) 15,000
(e)	5 th	(+) 10,000	Nil	Nil
(f)	6 th	Nil	Nil	Nil

6. **Floor Options and Allotment of Specific DU Numbers and Floor.** Allottees of DXA and SDA are requested to intimate five choices of floors (Floor Option Code) and allottees of SFA to intimate six choices of floors (Floor Option Code) respectively as per table given below in their order of preference as per Appx B attached. The Floor Option Code for SFA, DXA, SDA are as under :-

Ser No	Floor	Floor Option Code		
		For SFA Allottees	For DXA Allottees	For SDA Allottees
(a)	1 st Floor	1 FL	1 FL	1 FL
(b)	2 nd Floor	2 FL	2 FL	2 FL
(c)	3 rd Floor	3 FL	3 FL	3 FL
(d)	4 th Floor	4 FL	4 FL	4 FL
(e)	5 th Floor	5 FL	5 FL	5 FL
(f)	6 th floor	6 FL	-	-

7. **Guidelines for Filling of Option.** While filling the Appendix B, the under mentioned issues may be kept in mind :-

- All allottees must exercise their different choices in order of preference for the floors desired, without repeating the same floor in the subsequent choices. Kindly do not indicate any specific block, as only floor choices will be considered in the draws.
- All Allottees of DXA & SDA can exercise upto five choices (floors 1 to 5) and allottees of SFA can exercise upto six choices (floors 1 to 6).
- Please use only Codes as given above (i.e. without any further amplifications such as east facing, Park facing, Corner flat and so on). In case of repetition of choice (s) or use of unauthorized Codes / amplifications, the concerned choice (s) will be treated as null and void.
- It shall not be possible to change a DU once allotted by the draw of lots except by a mutual exchange.

8. Allottees who are Battle Casualty having 100 percent disability and are covered by the provisions of liberalised pension conditions in terms of Govt of India, MOD, letter No 1(5)/89D(PEN-C) dated 02 Nov 95 are requested to submit the mandatory medical/pension documents (duly attested) alongwith their Options, for considering their names for preferential allotment for specific floor under the provisions of Para 65 of AWHO Master Brochure- Jul 1987 (as amended). No such claims will be entertained at a later stage. **No request for preferential allotment of floor from any other allottees suffering from disabilities, howsoever acute, on medical grounds or any other ground will be entertained.**

Space for Mandatory Parking

9. Car parking areas have been planned in the Stilts, Open and Under Pergola. In Site-1, Car Parkings have been planned in such a way that all allottees are assured of one Car Parking, either in stilt or under pergola or open. SDA Block has one double Car Parking under stilt implying two cars can be parked, one behind the other.

10. The details of various type of parking area are as under :-

(a) Car Parking under stilt (**CPS.**) spaces under the basement and stilts which allows parking of one car only.

(b) Open Car Parking (**OCP**) space in the ground / open without any cover which allows parking of one car only.

(c) Car Parking under Pergola (**CUP**).

(d) Double Car Parking under stilts (**DCPS**) which allows parking of two Cars one behind the other and can be opted for by allottees owning two cars.

11. Accordingly, the various types of parking codes are as under:-

<u>Ser No</u>	<u>Type of Parking</u>	<u>Parking Code</u>
(a)	Car Park under Stilt	CPS.
(b)	Open Car Parking	OCP
(c)	Car parking under Pergola	CUP
(d)	Double Car Parking under Stilt	DCPS

12. **Distribution of Mandatory Parking Spaces.** Keeping in mind that allottees as far as possible, should get parking areas in their own block or in close proximity to their block or nearby block the distribution of various types of mandatory parking areas are as under :-

<u>Ser No</u>	<u>Tower No</u>	<u>Total DUs</u>	<u>Nos of Parkings</u>				<u>Total Nos of Parkings</u>
			<u>CPS.</u>	<u>OCP</u>	<u>CUP</u>	<u>DCPS</u>	
(a)	SDA-1	20	13	02	04	01	20
(b)	DXA-1	20	11	02	07	-	20
(c)	DXA-2	20	11	02	07	-	20
(d)	SFA-1	36	12	20	04	-	36
(e)	SFA-2	36	12	20	04	-	36
Total							132

Note. The distribution of block wise parking areas shown above is tentative and may vary at the time of draw due to actual site conditions.

13. **Size & Cost of Parking Spaces.**

(a) **CPS.** The areas of various **CPS.** in a block will vary from 134 sq ft to 239 sq ft (approx). Accordingly, depending on the area of a specific **CPS.** allotted to an allottee, (done by a computer draw), the price will vary from Rs 2.20 lakhs to Rs 3.92 lakhs (approx).

(b) **OCP.** The areas of various **OCP** in a block will be approx 130 sq ft. Accordingly, depending on the area of a specific **OCP** allotted to an allottee, the price will be approx Rs 1.65 lakhs.

(c) **Car Parking under Pergola (CUP).** The area of various CUPs in a block will vary from 174 sq ft to 224 sq ft (approx). Accordingly, depending on the area of specific CUP allotted to an allottee (done by a computer draw), price will vary from Rs 2.28 lakhs to Rs 2.95 lakhs (approx).

(d) **Double Car Parking under Stilt (DCPS).** The area of **DCPS** will be approx 314 sq ft. Accordingly, depending on the area of specific **DCPS** allotted to an allottee, the price will be approx 5.15 lakhs.

Note : All areas and cost shown in Para 13 above are tentative and may vary as per actual available area and final completion cost. Minimum width of car parking space will be 2.40 m.

14. **Exercising of Options for Parking Areas.**

(a) It shall be mandatory for all allottees to accept at least one car park out of the available parkings as indicated at Para 13 above. You may therefore, give your choices for the same in order of preference.

(b) All allottees are required to give one or more options as described at Appx B attached. While giving the options, the parking details, as listed in Para 13 above may be kept in mind.

(c) Allotment shall be done by matching choices with available parkings. Every effort shall be made to meet the demand but the result of draw shall be final and binding.

(d) The area of car parkings varies due to configuration of tower and spacing of columns. The allottees will be charged as per the area allotted to them.

15. **Computer Draw for Parking.** The computer draw for allotment of specific parking areas will be done after the draw of allotment of specific DUs has been completed. Specific parking areas will be allotted to the allottees of DUs in a block from amongst the categories of car parks available in that block.

16. **Procedure for Random Draw of DUs & Parking.**

(a) It may be noted that allottees are required to exercise only their choice/option for Floor/Type of Parking, strictly as per the format given at Appendix B. They should not indicate/mention their choices for any particular Block/DU/Parking, location (like East facing/Park facing, Corner Flat etc). Such requests will not be considered/entertained in the computer draw.

(b) The allotment of specific DU / Parking will be done by a computerized draw. In the first round of allotment, first choice all allottees (based on randomized seniority) will be considered & DUs allotted. For the allottees whose first choice is not fulfilled, second round of allotment will be done to consider & allot their second choice. This process will continue till all DUs are exhausted.

(c) In case of contingencies, where an allottee has exercised less options and does not come out successful for the same in the draw, or an allottee has preferred not to exercise any option, the allotment of floor and specific DU will be done through a random computer draw, from the common pool of the balance number of units left over, after exhausting the allotment of choices exercised by the allottees.

(d) The allotment of specific DU/Parking to the allottees whose options are not received by the due date as mentioned at Para 18 below or who have exercised less options and become unsuccessful in the draws, will be done through a random computer draw from the left over DUs/Parkings. Such allottees will have to accept the DU/Parking allotted irrespective of its type, location & cost.

17. **Schedule of Draw.** Computerized draws will be held at HQ AWHO, Kashmir House, New Delhi by an external Board of Officers from 1030 Hours onwards on **25 Feb 2016**. The draws may get extended on subsequent days if necessary. **Allottees are welcome to attend the draw if they so desire at their own expense and convenience.**

18. **Important.** In view of the foregoing, you are requested to ensure that you do exercise your option well in time so as to reach this HQ latest by **05 Feb 2016** as per Appx B, failing which your option will be assumed as per Para 16 (d) above for allotment of floor/DU and parking space. Your option therefore should be dispatched preferably by **“registered acknowledgement due”** after taking the postal/transit time into consideration. Please avoid sending options through postal courier, as their entry into Kashmir House is restricted due to security considerations. However, you may also send your options by fax/ e- mail.

(Rahul Gupta)
Col
Dir (Marketing)
for Managing Director

Enclosures : As above.

The Managing Director
Army Welfare Housing Organisation
South Hutments, Kashmir House
Rajaji Marg, New Delhi – 110011.

OPTION FOR SPECIFIC FLOOR AND PARKING SPACES
NASIK PHASE – II

1. Refer your letter No _____ dated _____.
2. **Floor Choice Options (For allottees of all type of DUs).** I am an allottee of SDA/ DXA/ SFA (Please tick) at Nasik Phase - II Project. **I give my option** for the under mentioned floors in order of preference :-

<u>Ser No</u>	<u>Priority</u>	<u>Floor Option Code</u>	<u>Signature</u>
(a)	1 st Choice		
(b)	2 nd Choice		
(c)	3 rd Choice		
(d)	4 th Choice		
(e)	5 th Choice		
(f)	6 th Choice		

Note :- DU wise options available are as under :-

SDA Allottees First floor till Fifth floor.

DXA Allottees First floor till Fifth floor.

SFA Allottees First floor till Sixth floor.

3. **Car Parking Space Options (For allottees of all type of DUs).** My choices for car parking out of **CPS. , OCP, CUP and DCPS** are as under :-

Ser No	Choices	Parking Code	Signature
(a)	1 st Choice		
(b)	2 nd Choice		
(c)	3 rd Choice		
(d)	4 th Choice		

Notes :-

- The choice of OCP is available to allottees of SDA, DXA and SFA.
- Refer Para 11 of Option letter for Parking Code and Para 12 for available choices.

4. I also confirm that I will pay the cost of specific dwelling unit with specific floor and the parking areas allotted.

Station : Signature _____
 Rank & Name _____
 Date : Regn No _____
 Address _____
 Email ID : _____

Note : 1. Please fill in the desired options and authenticate it with your full signature and strike out the options not applicable to you.

2. Please give different choices / options for Floors without repeating them. Further, please use only Codes as given above (ie without any further amplifications such as any particular block/DU, location etc. In case of repetition of choice(s) or use of unauthorized Codes / amplification, the concerned choice(s) will be treated as null and void.

3. Please ensure that your options duly exercised reach this HQ latest by **05 Feb 2016.**