

Developer
TVH[®]
www.tvh.in



Army Welfare Housing Organisation
Kashmir House, Rajaji Marg, New Delhi - 110011. Tel.: 011-23012619,23015354,23010825, 23017762
Fax: 011 -23010599, ARMY INTRANET: khouse_awho. E-mail: awho@vsnl.com



THE LARGEST
AWHO RESIDENTIAL
PROJECT IN CHENNAI

ARMY WELFARE HOUSING ORGANISATION



QUALITY LIVING
IS NOW AFFORDABLE,
IN ONE OF CHENNAI'S
FASTEST GROWING AREAS.
THE OMR!

CONCEPT AND LOCATION

The AWHO project's unique homes are intricately designed with ample greenery all around the premises, in accordance with the location's compulsory green (OSR) norms. The design emphasis is on allowing the fresh sea breeze of the Bay of Bengal inside every home, thus presenting a luxury lifestyle that is close to nature.

Comprising of approx. 1million sq.ft. of residential built up area, it consists of 6 towers, connected at the base with 2 car parking levels. The car park, at the lower-levels, provides covered direct-connectivity to the lift lobbies, and also has a landscaped E-deck-roof of its own, which is the "recreational centre" of the development. The towers have been designed to capture the superb views available from the site, and are arranged radially surrounding the large central open space which has the landscaped E-deck podium.

The AWHO project is a prestigious residential township that is nestled in Thazhambur, on the booming IT hub of Chennai, OMR. It is surrounded by high - tech infrastructure and international companies.

With a large number of affordable and luxury home projects in the vicinity and big infrastructure investments by all the big names in the IT and Tech world, OMR is easily the most sought after destination in Chennai.

Situated on the OMR, just before SIPCOT industrial estate, Navalur is the next big investment area on the OMR. With lower pollution levels and healthier living than the rest of the city, Navalur offers

access to SIPCOT, OMR and is also the location of the proposed TCS headquarters. The city's successful future is assured by the ever booming OMR stretch..

LOCATION

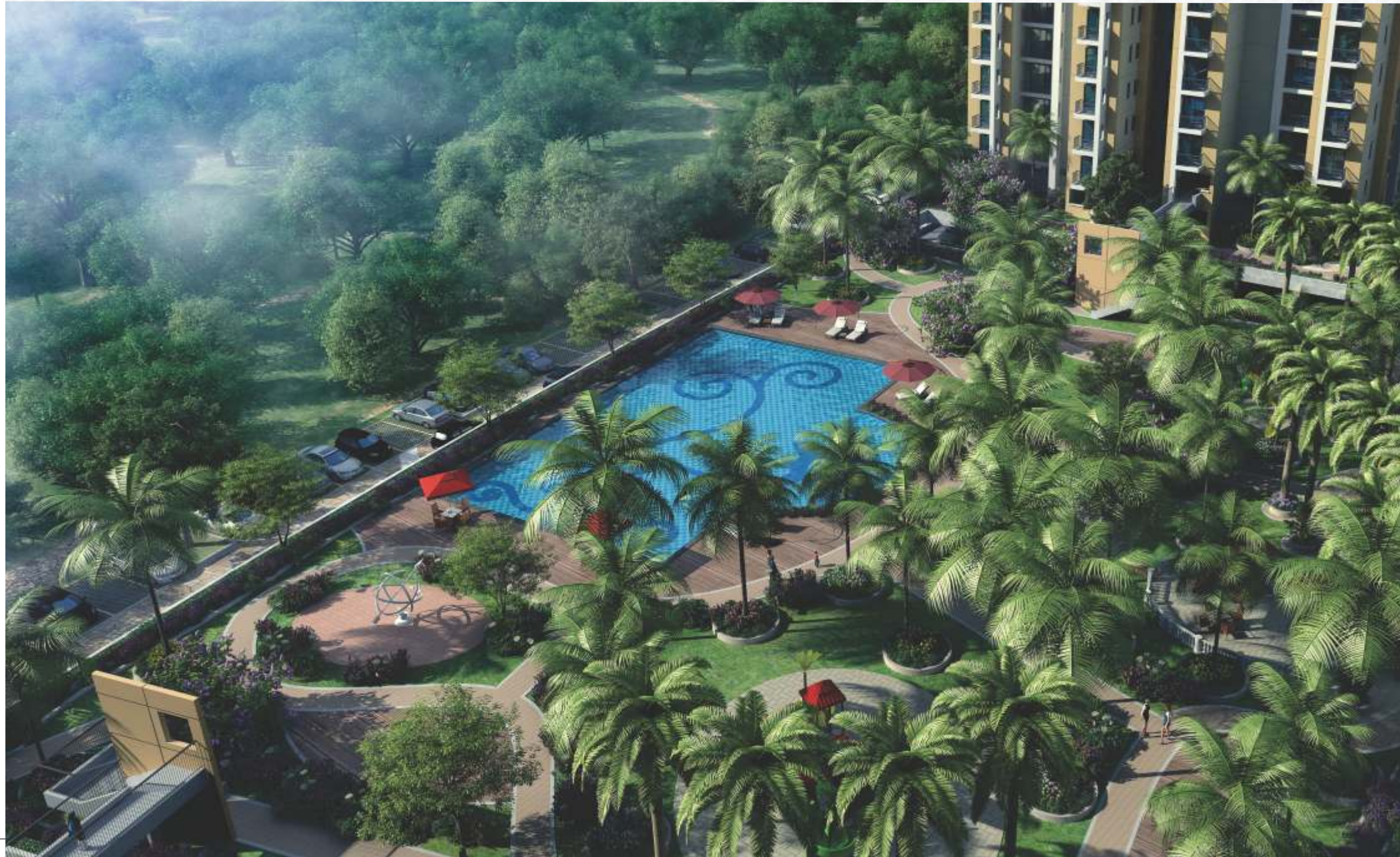
- Bus service: Nearest Bus stand 0.5km off OMR. Name of the Bus Terminus – Semmanchery Township.
- Railway Station: MRTS at Velachery – 15.5 kms.
- Air Port: Chennai Intl. Air Port – 20 kms
- Air base at Tambaram - 18 kms

DISTANCE

- Thiruvanniyur, Chennai – 13 kms
- Military Hospital: Adambakkam - 22 kms
- Local Dispensary: OMR – 3 kms
- Nearest Doctor: At Semmanchery Township – 0.5 kms.
- Main Market: Sholinganallur – 3 kms
- Local Market: Thazhambur Jn.- 1.5 km
- Muttukadu boating – 8 kms
- Recreation Zone: (Mall / Theatre / Shopping complex) – 3 Kms
- HLC International School - 400M



AMENITIES



CLUB HOUSE

- ★ Multipurpose Hall
- ★ Restaurant + Bar
- ★ Guest Rooms
- ★ Conference Room
- ★ Gym
- ★ Library
- ★ Table Tennis
- ★ Billiards Room
- ★ Golf practice net

OTHER AMENITIES

- ★ Swimming Pool for Adults & Children with Deck
- ★ Jogging, Walking Tracks and Bridges
- ★ Children's Playground
- ★ Fitness Corner
- ★ Tree and Shrub Planters
- ★ Outdoor Hard Court for Basketball, Volleyball & Badminton
- ★ 100 % Power Backup for Public areas and Essential Backup for apt units
- ★ Security Room with Intercom
- ★ A/C ledges for apt units
- ★ ATM Room
- ★ Garbage Chutes at every floor
- ★ STP & Rainwater Harvesting provisions

SPECIFICATIONS & CONDITIONS

SPECIFICATIONS

Description

Structure

- RCC framed structure and RCC wall, designed as per latest IS codes, especially for seismic forces

Wall & Ceiling finishes

- Readymade wall putty finish with one coat of primer and two coats of emulsion paint

Flooring / wall finish

Vitrified - 2'x2'

- Living, Dining, all bed rooms, foyer & Balconies

Ceramic tiles - 1'x1'

- All toilets, WCs, bath and kitchen.

Granite

- Only at Ground floor lobby & Corridor.

Green Marble

- On staircases including landing risers & tread, all lobbies / Corridors except on Ground floor.

Ceramic tile dado

- Ceramic tile dado upto 7ft height for toilet & 2ft height above counter in kitchens.

Doors / Windows

Main door

- Engineered wood frame with Malaysian oak veneer and wenge colour varnish finish.
Solid core flush door with Malaysian oak veneer and wenge colour varnish finish.

Other doors

- Engineered wood frame and solid core flush doors with polished teak veneer ply on both sides.

Toilet Doors

- Engineered wood frame and solid core flush doors on one side.
Polished teak veneer ply and painted commercial ply on other side.

Windows

- Powder coated aluminium frame with sliding / Openable shutters and 4/5mm clear float glass and fly proof shutters

CP & Sanitary fixtures

Kitchen

- Granite cooking platform with single bowl SS sink with drain board on only one side of kitchen area.

Toilet

- Branded ceramic fittings and Jaquar CP fittings. Granite wash basin counters.

Electrical & Lift

Electrical works

- Three phase power supply with concealed wiring & Modular switches of ISI standard (FRLS)

Lift

- High speed Automatic Elevators of reputed brand

GENERAL CONDITIONS

Date of completion and cost of dwelling units:

Approximate cost of the DU's is given separately. The cost given is tentative and is subject to change. The probable date of completion is December 2015.

Defect Liability Period:

All dwelling units will be covered by a defect liability period of 15 months from the date specified 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 at site to ensure timely rectification of defects.

Formation of users committee / Welfare maintenance society:

The allottees are required to form a Welfare Maintenance Society for the maintenance and upkeep of the essential services, once the project is completed. Before the Maintenance Society gets formed and registered, a user's committee will be formed to immediately start functioning to look after the day to day running of the complex and other allied activities of the colony. The Users Committee / Maintenance Society shall take over all common area / services on "as is where is" basis immediately on the completion of the project, but not later than four months from the completion of the project, and start maintaining the complex. The Users Committee will collect monthly maintenance charges from the allottees to run the complex. The amount to be collected will be decided by the Users Committee in consultation with the Project Director. In addition, minimum essential expenses out of the society funds shall be given to the Users Committee through the Project Director on a Monthly basis for the maintenance of the colony till the formation and registration of a proper Society.

AREA STATEMENT

Disclaimer

This technical brochure is purely for general information purposes and meant solely for allottees of the project. All figures, statements, sketches, layouts etc are to be taken as general guidelines only. Information given in the brochure is NOT valid for legal purposes.

Site Office and Information Centre

A Site office shall be established at the construction site. Correspondence can be addressed to the Project Director at the following address:

Project Director, Army Welfare Housing Organisation, Thazhambur Village,
Chengalpattu Taluk, Kancheepuram District, (Land Mark : Near DLF) - Off OMR

Note

- Costs indicated are tentative.
- Super built-up area includes share of common areas like staircase, lobby, lift etc
- The plan and specifications are subject to modifications due to technical reasons or due to changes in by-laws, if any, during construction, request from majority of allottees and any other unforeseen circumstances
- Costs indicated above are for basic dwelling units and include the share of all common facilities
- Parking's have been planned in basement, stilt & open. One parking is mandatory with every DU and shall be charged extra
- The prices mentioned are for original allottees, late allottees will be charged financing cost
- There will be cost differential for some floors which will be intimated later.
- All configurations, unit plans, layout and cluster plans are tentative. Variations may occur due to site conditions / Statutory approvals.

AREA STATEMENT

Sl. No.	Type of DU's	Carpet area (A) (sq.ft)	Wall area (B) (sq.ft)	Building Area (A+B) (sq.ft)	Balcony Area (C) (sq.ft)	Circulation & Common Area (D) (sq.ft)	Super Builtup Area(A+B+C+D) (sq.ft)
1	Luxury (4BHK)	1318	172	1490	111	349	1950
2	Super Deluxe (3BHK)	1051	136	1187	111	332	1630
3	Modern (2BHK-01)	744	106	850	72	203	1125
4	SFA (2BHK-02)	606	94	700	43	157	900

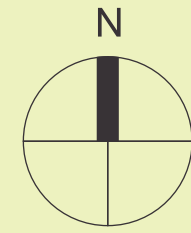
The areas shown above are rounded off to the nearest square feet and may vary to some extent due to site conditions / technical requirements.

DETAILS OF ACCOMMODATION

Sl. No.	Type of DU's	No. of DU's	Accommodation	Super Builtup Area (sq.ft)	Cost (lacs)
1	Luxury (4 Bed Room)	113	Living/Dining, Kitchen, Four Bed rooms with four toilets, Utility, Three balconies, Foyer.	1950	58.50
2	Super Deluxe (3 Bed Room)	226	Living/Dining, Kitchen, Three Bed rooms with three toilets, Utility, Three balconies, Foyer	1630	48.90
3	Modern (2 Bed Room)	348	Living/Dining, Kitchen, Two Bed rooms with two toilets, Utility, Two balconies, Foyer	1125	33.75
4	SFA (2 Bed Room)	165	Living/Dining, Kitchen, Two Bed rooms with two toilets, Utility, Balcony, Foyer	900	27.00

MASTER PLAN

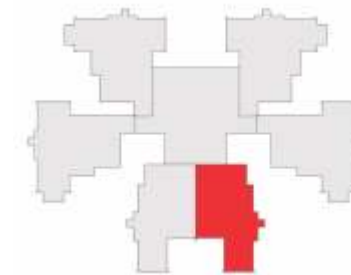
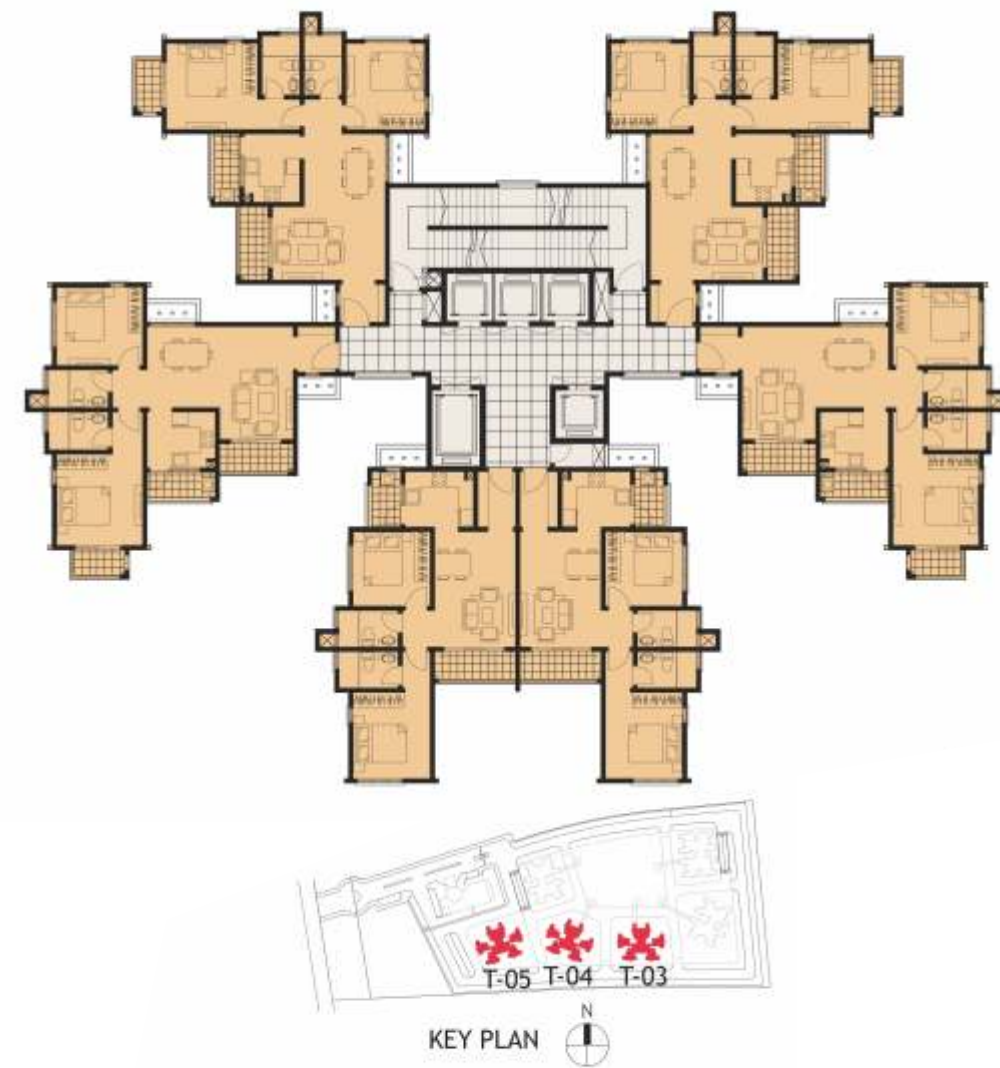
- A - CLUB HOUSE
- B - 3BHK (SUPER DELUXE)
- C - 4BHK (LUXURY)
- D - 2BHK
- E - 2BHK } MODERN AND SFA
- F - 2BHK }
- G - 3BHK (SUPER DELUXE)



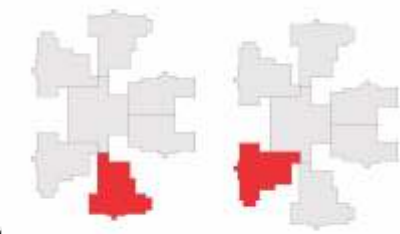
SFA UNIT PLAN

MODERN UNIT PLAN

MODERN / SFA CLUSTER PLAN



2 BHK: 900 sq.ft.
 Foyer-4'11" x 7'3"
 Living/Dining-10'2" x 11'0"
 Balcony-10'6" x 3'7"
 Master Bed-10'0" x 11'2"
 Toilet-7'8" x 4'7"
 Bed Room 1-10'0" x 10'0"
 Toilet-7'8" x 4'9"
 Kitchen-8'10" x 7'3"
 Utility-3'6" x 7'3"

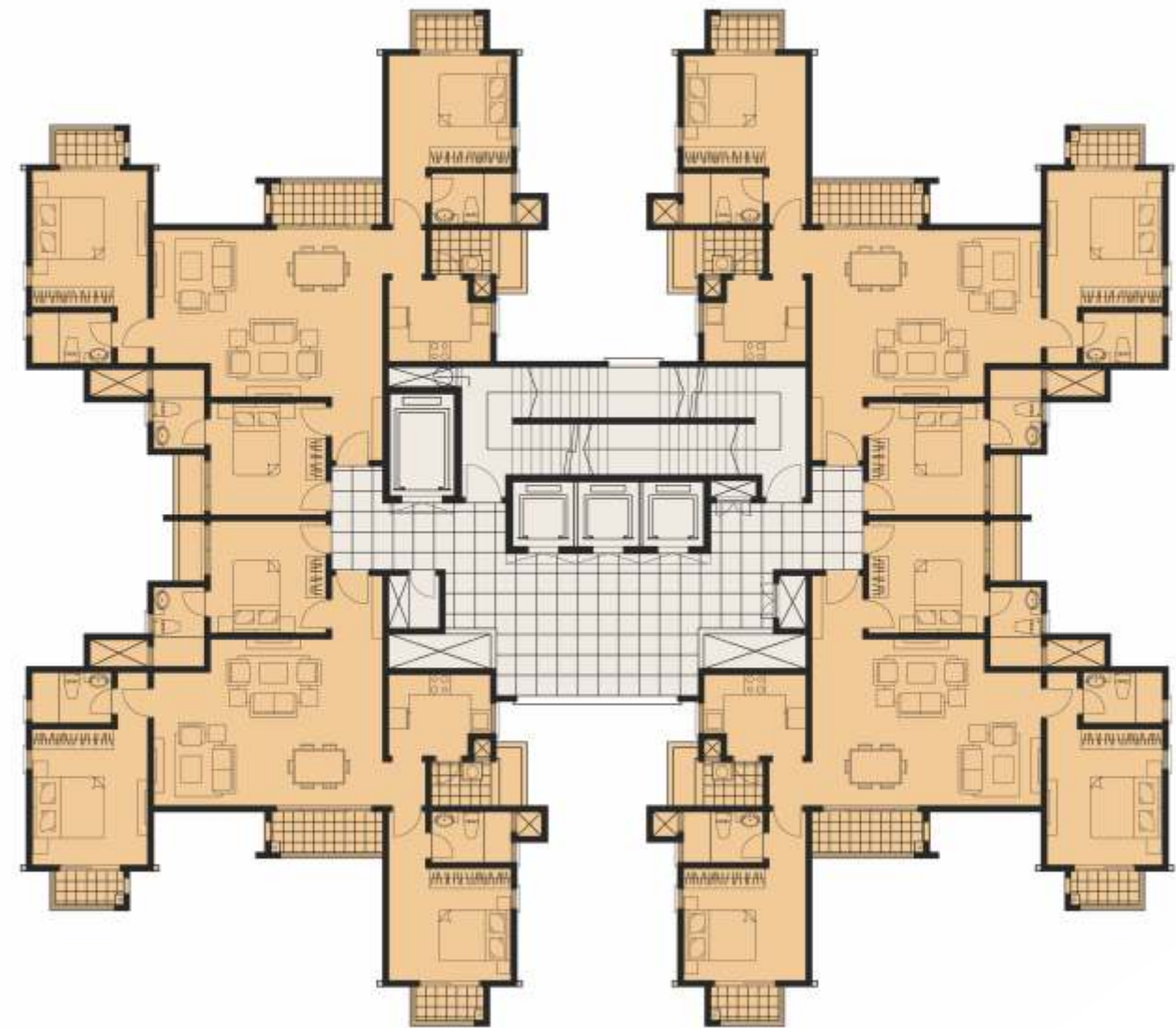


2 BHK: 1125 sq.ft
 Foyer-5'3" x 5'10"
 Living/Dining-18'10" x 10'6"
 Balcony-9'6" x 3'7"
 Master Bed-11'2" x 12'0"
 Balcony-6'7" x 3'3"
 Toilet-7'8" x 4' 11"
 Bed Room 1-11'2" x 10'4"
 Toilet-4' 11" x 7'8"
 Kitchen-8'10" x 7'3"
 Utility-8'10" x 3'3"

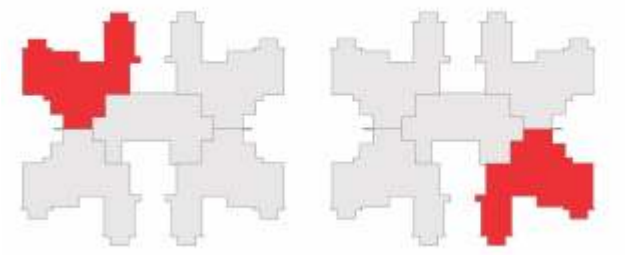
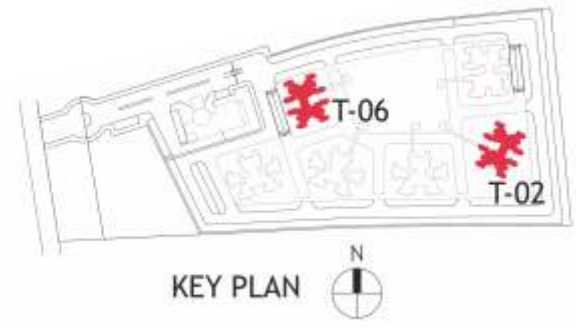
Mirror image units applicable

SUPER-DELUXE CLUSTER PLAN

SUPER - DELUXE UNIT PLAN



3 BHK

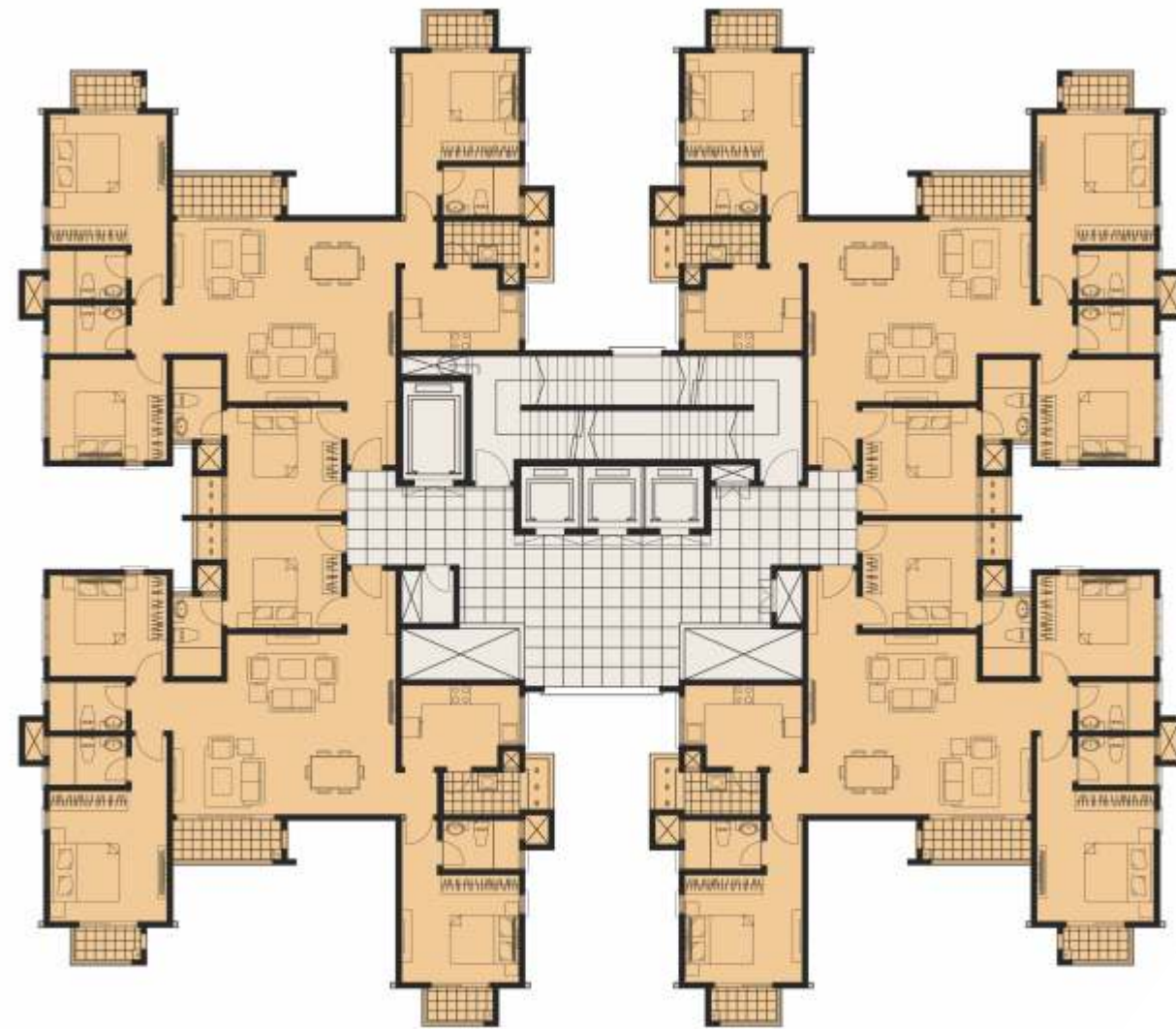


- 3 BHK: 1630 sq.ft.
- Foyer-5'0" x 6'1"
- Living/Dining-22'1" x 16'1"
- Balcony-10'9" x 3'11"
- Bed Room 1-11'2" x 13'1"
- Balcony-6'7" x 3'4"
- Toilet-7'8" x 4'11"
- Bed Room 2-11'2" x 10'10"
- Toilet-4' 11" x 7'8"
- Bed Room 3 -11'10" x 10'10"
- Balcony-6'7" x 3'3"
- Toilet-7'8" x 4' 11"
- Kitchen-9'10" x 7'10"
- Utility-5'9" x 4'3"

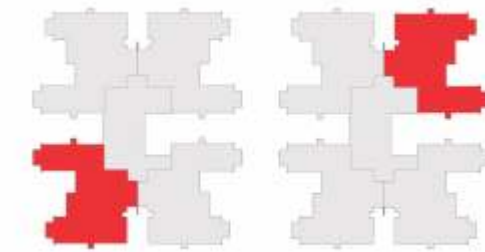
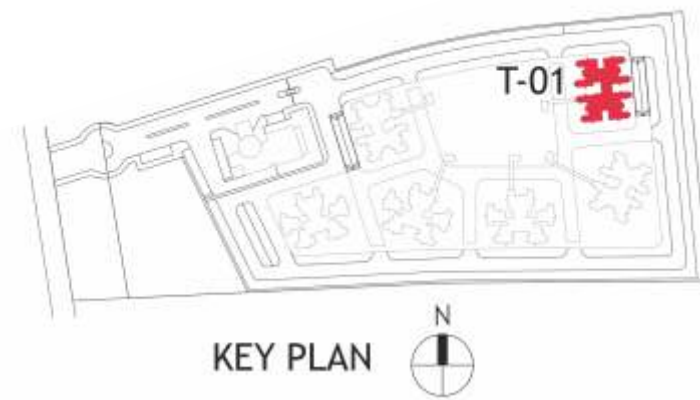
Mirror image units applicable

LUXURY CLUSTER PLAN

LUXURY UNIT PLAN



4 BHK



4 BHK: 1950 sq.ft.

Foyer-5'0" x 6'5"

Living/Dining-22'5" x 18'1"

Balcony-11'3" x 3'11"

Bed Room 1-11'10" x 10'10"

Balcony-6'7" x 3'3"

Toilet-7'8" x 4'11"

Bed Room 2-11'10" x 13'1"

Balcony-6'7" x 3'3"

Toilet-7'8" x 4'11"

Bed Room 3 -11'10" x 10'10"

Toilet-7'8" x 4'11"

Bed Room 4 -11'10" x 10'10"

Toilet-4'11" x 8'0"

Kitchen-11'10" x 8'2"

Utility-7'8" x 8'2"

Mirror image units applicable