

## REGD/SPEED POST

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

2017

### OPTION LETTER FOR SPECIFIC FLOOR AND PARKING SPACE FOR COIMBATORE PHASE - I PROJECT

1. The project is nearing completion. A total of 400 DUs are being constructed. The details of the DUs are as under :-

<u>Ser No</u>	<u>Type of DU</u>	<u>Configuration</u>	<u>No of Blocks</u>	<u>No of DUs</u>
(a)	Small Family Apartment (SFA)	S+4	02	32
(b)	Modern Apartment (MDA)	S+4	04	64
(c)	Deluxe Apartment (DXA)	S+4	06	96
(d)	Super Deluxe apartment (SDA)	S+4	02	32
(e)	Luxury Apartment (LXA)	S+4	03	48
(f)	Row Houses (RH)	G+1	04	128
	<b>Total</b>		<b>22</b>	<b>400</b>

2. **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.

3. **Block and Floorwise Distribution of DUs.** The details of floor wise availability of DUs are as under :-

<u>Ser No</u>	<u>Block</u>	<u>Type</u>	<u>Floorwise Distribution of DUs</u>				<u>Total DUs</u>
			1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	
(a)	A-1	LXA	4	4	4	4	16
(b)	A-2	LXA	4	4	4	4	16
(c)	A-3	LXA	4	4	4	4	16
(d)	B-1	SDA	4	4	4	4	16
(e)	B-2	SDA	4	4	4	4	16
(f)	C-1	DXA	4	4	4	4	16
(g)	C-2	DXA	4	4	4	4	16
(h)	C-3	DXA	4	4	4	4	16
(j)	C-4	DXA	4	4	4	4	16
(k)	C-5	DXA	4	4	4	4	16
(l)	C-6	DXA	4	4	4	4	16
(m)	D-1	MDA	4	4	4	4	16
(n)	D-2	MDA	4	4	4	4	16
(o)	D-3	MDA	4	4	4	4	16
(p)	D-4	MDA	4	4	4	4	16
(q)	E-1	SFA	4	4	4	4	16
(r)	E-2	SFA	4	4	4	4	16
							----- <b>272</b>
			<b><u>GF</u></b>	<b><u>FF</u></b>			
(s)	RH1	RH	16	16			32
(t)	RH2	RH	16	16			32
(u)	RH3	RH	16	16			32
(v)	RH4	RH	16	16			32
							<b>128</b>
<b>Total DUs = 272+128 = 400 DUs</b>							

4. **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 :-

<b>Ser No</b>	<b>Floor</b>	<b>Addl Cost in Rs</b>			
		<b>SFA (in Rs)</b>	<b>MDA (in Rs)</b>	<b>DXA/SDA (in Rs)</b>	<b>LXA (in Rs)</b>
(a)	1 <sup>st</sup>	(+) 15,000	(+) 15,000	(+) 20,000	(+) 25,000
(b)	2 <sup>nd</sup>	(+) 10,000	(+) 10,000	(+) 15,000	(+) 20,000
(c)	3 <sup>rd</sup>	Nil	Nil	Nil	Nil
(d)	4 <sup>th</sup>	(-) 15,000	(-) 15,000	(-) 15000	(-) 15,000

5. **Floor Options and Allotment of Specific DU Numbers and Floors.** Allottees are requested to intimate four choices of floors (Floor Option Code) and allottees of RHs to intimate two choices of floors (Floor Option Code) respectively as per table given below in their order of preference as per **Appendix 'A'** attached. The Floor Option Codes are as follows :-

(a) Allottees of SFA, MDA, DXA,, SDA & LXA can opt following choices :-

<b>Ser No</b>	<b>Floor</b>	<b>Floor Option Code</b>
(i)	1 <sup>st</sup> Floor	1
(ii)	2 <sup>nd</sup> Floor	2
(iii)	3 <sup>rd</sup> Floor	3
(iv)	4 <sup>th</sup> Floor	4

(b) Allottees for Row Houses can opt following choices :-

<b>S No</b>	<b>Floor</b>	<b>Floor Option Code</b>
(i)	Row House (GF)	GF
(ii)	Row House (FF)	FF

### **Guidelines for Filling of Options**

6. While filling the Appendix the under mentioned issues may be kept in mind :-
- (a) 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 draw.
  - (b) Please give different choices / options for Floors without repeating them. Further, 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 any of repetition of choice(s) or use of unauthorized Codes / amplification, the concerned choice(s) will be treated null and void. Overwriting will not be accepted.
  - (c) All Allottees **except of RH** can exercise upto four choices (floors 1 to 4) and allottees of RH can exercise upto two choices (floors GF & FF).
  - (d) It shall not be possible to change a DU once allotted by the draw of lots except by mutual exchange.
7. **Guide Line for filling Option for Row Houses.** The allottees, while exercising option wrt Row House, may keep the following points in mind:-
- (a) The GF Row House will have dedicated compound Area (land which is exclusively usable by the GF Row House).
  - (b) The FF Row House will have dedicated terrace area (Pergola type) meant for exclusive use of FF Row House.
  - (c) GF Row House will carry a preferential location charge of Rs 1.50 lakh extra.
8. Allottees who are Battle Casualty having 100 percent disability and are covered by the provisions of liberalized pension conditions in terms of Govt of India, Ministry of Defence, 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 request for preferential allotment of floor from any other allottee suffering from disability, howsoever acute, on medical grounds or any other grounds will be entertained.

### **Space for Mandatory Car Parking**

9. Car Parkings have been planned in such a way that all allottees are assured of **one Car parking, either in stilt, in open with RCC roof or open covered parking with FRP sheet.** Accordingly various types of parking areas available in the project alongwith Parking Codes are as under:-

<b><u>Ser No</u></b>	<b><u>Type of Parking</u></b>	<b><u>Parking Code</u></b>	<b><u>Approx Area (sq ft)</u></b>	<b><u>Tentative Cost (Rs in Lakhs)</u></b>	<b><u>Remarks</u></b>
(a)	Car Park under Stilt, Type 'A'	CPSA	125 to 200	2.10 to 3.30	
(b)	Car Park under Stilt, Type 'B'	CPSB	201 to 250	3.30 to 4.25	
(c)	Car Park under Stilt, Type 'C'	CPSC	251 to 300	4.25 to 5.10	
(d)	Car Park under Stilt, Type 'D'	CPSD	301 to 360	5.10 to 6.0	
(e)	Car parking in Open with roof	CCPO	134	2.25	
(f)	Open Car Parking with FRP sheet covering	OCPF	173 to 286	2.50 to 4.15	

10. **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 attached as Appx 'B'. Allottees of Row Houses will get integrated parking with the house on ground floor.

**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.

11. **Size and Cost of Parking Spaces.**

- (a) Distribution of block wise parking shown in Appx 'B' are tentative and may vary at the time of draw due to actual site condition.
- (b) All areas and cost shown in Para 9 above are tentative and may vary as per actual available area.
- (c) The bigger Car Park includes space which can utilized for store as well as Scooter Parking. Allottee may like to visit site to ascertain to size and utility, in case further clarity is required.

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

(a) All allottees are required to give one or more options as described at Appx attached. While giving the options, the number of parking areas, as listed at Para 11 above may be kept in mind. The options available for each type of DU is as follows. The allottees are expected to go through this aspect carefully.

- (i) LXA - CPSA, CPSB, CPSC, CPSD.
- (ii) SDA - CPSA, CPSB, CPSC, OCPF.
- (iii) DXA - CPSA, CPSB, CPSC, OCPF.
- (iv) MDA - CPSA, CPSB, CPSC, CCPO, OCPF
- (v) SFA - CPSA, CPSB, CCPO, OCPF.

(b) It shall be mandatory for all allottees to accept at least one covered or covered open car park out of the available **CPS/ CPSA/CPSB/CPSC/CPSD, CCPO & OCPF.**

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

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

13. **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 (under stilt or open) of car parks available in that block or its close proximity or nearby block. Irrespective of choices, whatever allotment is made based on the computerized draw, the same will have to be accepted by the allottee along with related cost.

14. **Procedure for Random Draw of DUs & Parkings.**

(a) It may be noted that allottees are required to exercise only their choice / option for Floor /Type of Parking, strictly as the format given at Appendix. They should not indicate / mention their choices for any particular Block / DU /Parking, location 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 computerised draw. In the first round of allotment, first choice of allottees (based on randomised seniority) will be considered & DUs allotted. For the allottees whose first choice are 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 unit 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 17 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 location & cost.

15. **Schedule of Draw.** Computerised draws will be held at HQ AWHO, Kashmir House, New Delhi from 1030h onwards on **31 Oct 2017** by an external board of officers. 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.**

16. **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 **16 Oct 2017** as per Appendix , failing which your option will be assumed as per **Para 14(c)** above for allotment of floor/DU and parking space. Your option therefore, should be dispatched preferably by **registered acknowledgement due post** after taking the postal/transit time into consideration. You may also send your option by **SPEED POST/Fax/ e-mail**. Please **avoid sending options through courier, as their entry into Kashmir House is restricted due to security considerations.**

Sd/- x x x x  
(Viresh Sharma)  
Col  
Dir (Marketing)  
for Managing Director

Encls : As above

**Appendix 'A'**

(Refer to Para 3 to 10 of  
Option letter of Coimbatore Phase – I).

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

**OPTION FOR SPECIFIC FLOOR AND PARKING SPACES**  
**COIMBATORE (PHASE – I) PROJECT**

1. Refer your letter No \_\_\_\_\_ dated \_\_\_\_\_.
2. **Floor Choice Options (For allottees of all type of DUs).** I am an allottee of RH/LXA/ SDA/ DXA/ MDA/ SFA at Coimbatore Project. My floor option code in the order of preference is as given in the following table:-

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

(\*Refer Para 3 of Option Letter for available choices and Para 5 for Floor Option Code.)



3. **Car Parking Space Options** .My choices for car parking are as under :-

Ser No	Choices	Parking Code	Signature
(a)	1 <sup>st</sup> Choice		
(b)	2 <sup>nd</sup> Choice		
(c)	3 <sup>rd</sup> Choice		
(d)	4 <sup>th</sup> Choice		
(e)	5 <sup>th</sup> Choice		

**Note** :-

1. Allottees are requested to refer Para 12 of Option Letter before filling Car Park Option.
2. Allottee of Row houses should not exercise their Car Parks Space Option. (\*Refer Para 9 of Option Letter for Parking Codes and Para 10 for availability of Parking).

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

Station :

Signature \_\_\_\_\_

Date :

Rank & Name\_\_\_\_\_

Regn No \_\_\_\_\_

Address\_\_\_\_\_

**Contact No** \_\_\_\_\_

**E-Mail 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 the stipulated date i.e. **16 Oct 2017.**

**APPENDIX 'B'**  
(Refer Para 10 of Option Letter  
of Coimbatore Ph – I)

**DISTRIBUTION OF PARKINGS**

<b><u>Ser No</u></b>	<b><u>Type of Parking</u></b>	<b><u>Blockwise Availability of Parkings</u></b>																
		<b><u>A-1</u></b>	<b><u>A-2</u></b>	<b><u>A-3</u></b>	<b><u>B-1</u></b>	<b><u>B-2</u></b>	<b><u>C-1</u></b>	<b><u>C-2</u></b>	<b><u>C-3</u></b>	<b><u>C-4</u></b>	<b><u>C-5</u></b>	<b><u>C-6</u></b>	<b><u>D-1</u></b>	<b><u>D-2</u></b>	<b><u>D-3</u></b>	<b><u>D-4</u></b>	<b><u>E-1</u></b>	<b><u>E-2</u></b>
		<b><u>LXA</u></b>	<b><u>LXA</u></b>	<b><u>LXA</u></b>	<b><u>SDA</u></b>	<b><u>SDA</u></b>	<b><u>DXA</u></b>	<b><u>DXA</u></b>	<b><u>DXA</u></b>	<b><u>DXA</u></b>	<b><u>DXA</u></b>	<b><u>DXA</u></b>	<b><u>MDA</u></b>	<b><u>MDA</u></b>	<b><u>MDA</u></b>	<b><u>MDA</u></b>	<b><u>SFA</u></b>	<b><u>SFA</u></b>
(a)	<b>CPSA</b>	02	02	02	01	01	05	05	05	05	05	03	06	06	08	07	05	05
(b)	<b>CPSB</b>	02	02	02	07	07	02	02	02	02	02	02	03	03	04	04	02	02
(c)	<b>CPSC</b>	08	08	28	04	04	05	05	05	05	05	05	01	01	-	01	-	-
(d)	<b>CPSD</b>	04	04	04	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(e)	<b>CCPO</b>	-	-	-	-	-	-	-	-	-	-	-	05	05	03	03	07	07
(f)	<b>OCPF</b>	-	-	-	04	04	04	04	04	04	04	04	01	01	01	01	02	02