



### **ANNUAL REGISTRATION FOR GHAZIABAD (NISTOLI)**

1. Annual Registration for a housing project at Ghaziabad (Nistoli) has been opened wef 19 Mar 2016. The Project is being planned of Multi storey towers in Basement + stilt + 14 storeys.

2. **Location.**

(a) Ghaziabad town is the administrative headquarters of Ghaziabad district of Uttar Pradesh. It is the largest suburban district in northern NCR. It stands as a reflection of Uttar Pradesh's old world charm infused effortlessly with a new age touch.

(b) Ghaziabad (Nistoli) project is so located that Dilshad Metro Station, GTB Hospital, World Square Mall and MMX Mall are at a distance of approx 3 km from the project. It also has a number of good schools for children of all age groups in the near vicinity.

3. **Project Details.**

(a) The tentative details of the project are as under :-

<b><u>Ser No</u></b>	<b><u>Type of DU</u></b>	<b><u>Super Area (sq ft)</u></b>	<b><u>Nos of DUs Planned</u></b>	<b><u>Estimated Cost (Rs in lacs)</u></b>	<b><u>Registration amount</u></b>
(i)	LXA (4BHK)	2305	448	73.30	90,650/-
(ii)	SDA (3BHK)	1905	728	60.50	90,650/-
(iii)	MDA (2BHK)	1210	252	38.45	75,650/-

**(Note : Cost /size as given above are indicative & tentative and may change due to technical / architectural reasons/norms and escalation).**

4. The tentative cost of Dwelling Units shown above includes the following :-

(a) Share of Club house to be constructed and subsequently handed over to the RWA.

(b) Share of Schools required to be constructed as per the state bye laws. These shall also be subsequently handed over to the RWA for operation, including the income generated from them.

(c) Share of cost of constructing the LIG/EWS housing as per the state bye laws

5. Cost of parking in Basement / Stilts shall be in addition to the above cost and will depend on the area and location and type of the parking area finally allotted.

6. **Project Highlights.** *The costing of the project has near parity with the adjacent private builders, alongwith having the following additional advantages over them:-*

(a) *The usable carpet area in the AWHO project as a ratio of the super area is much higher i.e, above 60% in AWHO project while the adjacent private builders are only at 50 – 53%.*

(b) *The density of DUs in AWHO project is 60 DUs / acre while it is in the order of 100 to 200 DUs/acre in the adjacent projects. This results in more open / green area.*

(c) *Ownership of common amenities such as club house, shopping complex, school, etc shall be transferred to RWA in the AWHO project, while the private builders retain the same and utilize them for their own commercial purposes.*

7. **Brief Specifications.**

(a) RCC frame structure suitably designed as per relevant IS Codes.

(b) **Flooring.** Vitrified Tiles in Living / Dining and Bedroom and good quality ceramic tiles in Kitchen and Toilets.

(c) **Doors.** Main door is likely to be skin moulded, while other doors shall be wooden flush doors duly polished.

(d) **Windows.** Aluminium / UPVC.

(e) **Toilet / Kitchen Counter.** Granite.

(f) **Internal Wall finishes.** Acrylic distemper over plaster and wall putty.

(g) **CP Fittings & Sanitary ware.** Branded fittings.

8. The Project is likely commence in Dec 2016 depending on receipt of all clearances.

9. **Fixation of Seniority.** Fixation of seniority will be based on first cum first serve basis and based on the date of Demand Draft. Seniority of registrants with the same date of bank draft will be determined by random of lots.

10. **Application Procedure.** Send demand draft of Rs 150/- (through regd post) in favour of MD AWHO payable at New Delhi or collect in person from any project office or HQ AWHO on payment of Rs 100/-. Form can also be downloaded from AWHO website [www.awhosena.in](http://www.awhosena.in) in which case applicants will have to remit Rs 150/- extra for subsequent dispatch of AWHO Master Brochure, which will be dispatched by Regd Post.

**For further details contact**

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