



# **ARMY WELFARE HOUSING ORGANIZATION**



MAY 2019

**TUNDUP VIHAR, KESARE MYSORE**  
TECHNICAL BROCHURE



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## LOCATION

The AWHO site measuring 23.62 acres is located near the Bangalore – Mysore highway adjacent to village Kesare at a distance of approx 06 Km from Mysore city. The site is approx 1.5 Km from the planned Ring Road, 9.0 Km from the Railway station, 7.5 Km from City bus stand and 24 Km from the Airport. The site is a favoured area for future development and a number of residential projects are under execution in the vicinity.

## CONCEPT

The project is planned as a plotted development having plots of various sizes, to include all infrastructure, such as water supply, electric supply, sewage, roads, drainage, boundary wall, etc required for subsequent construction of independent villas. Subsequently after completion of development, AWHO shall construct villas on behalf of allottees as per type of villa demanded after due statutory approvals. Allottees can thus opt for either of the following:-

- (a) Constructed Villas of three Types (1, 2 & 3) as per details on pg 07.
- (b) Developed plots having areas varying from 138 sq yds to 577 sq yds on which allottees can construct their own villas after obtaining approval of the statutory authorities.



A total of 238 Nos developed plots as per following details are planned:-

Ser No.	Type of Plot	Nos	Remarks
(a)	Plots capable of accommodating Type-1 Villa (Refer unit plan)	128	69 plots have an approx area of 244 sq yds, while the bal vary in area from 246 to 399 sq yds. However one plot has a larger area of 577 sq yds.
(b)	Plots capable of accommodating Type-2 Villa (Refer unit plan)	45	31 plots have an approx area of 200 sq yds, while the bal vary in area from 204 to 291 sq yds.
(c)	Plots capable of accommodating Type-3 Villa (Refer unit plan)	50	23 plots have an approx area of 155 sq yds, while the bal vary in area from 163 to 260 sq yds. However one plot has a larger area of 407 sq yds.
(d)	Plot size not sufficient to accommodate the planned three types of villas. However allottees can buy these and construct villa as per their requirement and conforming to prevalent bye-laws of BMICAPA (Bangalore-Mysore Infrastructure Corridor Area Planning Authority).	13	Vary from 138 sq yd to 251 sq yd.
(e)	Commercial plots	02	One plot is of size 310 sq yds. while the other is 481 sq yds.
<b>Total Plots</b>		<b>238</b>	

**AWHO shall construct following types of Villas on actual demand from allottees after statutory approvals :**

- (a) **Type-1 Villa** Planned on plot area of 244 sq yds or more having minimum frontage of 13.5 yds and minimum depth of 18.0 yds.
- (b) **Type-2 Villa** Planned on plot area of 200 sq yds or more having minimum frontage of 12.2 yds and minimum depth of 16.3 yds.
- (c) **Type-3 Villa** Planned on plot area of 155 sq yds or more having minimum frontage of 10.9 yds and minimum depth of 14.2 yds.



## EXTERNAL SERVICES

Full power requirements of the project shall be met by the State Electricity Board. Water supply shall be based on tube wells through underground tank. The project is also being provided with a 'Sewage Treatment Plant' with treated water being utilized for irrigation of common areas. In addition adequate measures have also been adopted for rain water harvesting.

## LAYOUT AND DESIGN OF VILLAS

The villas are laid out in such a way so as to provide a clear set back on all four sides from the compound / boundary wall. There is a living /dining, one bedroom with attached toilet, kitchen and a powder room on the ground floor and two bedrooms with attached toilets on the first floor in each type of villa. Each villa has its own car parking area under a porch.

## BROAD SPECIFICATIONS OF VILLAS

- Super Structure** : RCC structure with solid concrete block work.
- Flooring** : Vitrified tile flooring is being provided in bedrooms, dress, living and dining while anti-skid ceramic tiles will be provided in kitchen, toilets & balconies. The staircase is being provided with udaipur green marble. Interlocking pavers shall be provided in car porch.
- Internal wall Finishes** : Walls of all rooms are being provided with acrylic distemper over wall putty, while the dado in the kitchen and toilets / powder room have ceramic tiles. All window cills shall have udaipur green marble.
- External wall Finishes** : External finish on all walls is exterior weather proof emulsion paint.
- Doors** : The main entrance door is skin moulded shutter while the internal doors except toilets are flush door shutter with teak ply on both sides. Toilet doors have one side teak veneer while the other side shall be enamel painted. All balcony doors are powder coated aluminium section with glazed panes.



- Windows & Ventilators** : Windows & ventilators are powder coated aluminium frame with glazed shutter. Fly proofing along with M S grill are being provided in all windows.
- Fittings & Fixtures** : Toilets and kitchen have branded CP fittings and sanitaryware, while the counter in all kitchens and toilets are of granite. Stainless steel sink is being provided in the kitchen.
- Electrical System** : Adequate power and light points with modular switches have been provided with adequate provision for geysers & air conditioners.

**Notes :-** Allottees should carefully note that all specifications are liable to be revised in case of technical requirements, availability of new and better items, request from majority of the allottees and any change in local bye- laws.



# GENERAL CONDITIONS

## DATE OF COMPLETION AND COST OF PLOTS / VILLA

Tentative cost of the Plots / villa is given separately. This might change in case of excessive inflation or any major unforeseen conditions. The probable date of completion for developed plots is Dec 2020 while for villas is Dec 2023.

## RERA COMPLIANT / DEFECT LIABILITY PERIOD

The project is governed by the RERA guidelines. All villas will be covered by a defect liability period of 60 (sixty) 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.

## HANDING OVER OF VILLA / DEVELOPED PLOTS

On completion of villas / plots, the allottees would be intimated dates of taking over the same. The allottees would be required to pay all dues and obtain clearance certificate from HQ AWHO before taking over the villa / developed plot. At the time of possession allottees would also be required to register the villa / plot in their favour at the office of the Sub Registrar.

## FORMATION OF RESIDENTS' WELFARE ASSOCIATION (RWA)

There shall be a single RWA constituted after the handing over of the initial demand of Developed Plots/ Villas as per procedure/guidelines given in Master Brochure. All allottees acquiring a Plot / Villa subsequently shall be required to become a member of this RWA only.

## SAMPLE VILLA

Sample villa will be ready in advance to facilitate the allottees to see the same. Suggestions from the allottees will be welcome and may be incorporated to the extent it is technically and contractually feasible at that stage. Intimation of completion of the sample villas will be given through AWHO website updates.

## 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

Tundup Vihar, AWHO Mysore (Kesare)  
Village Kesare, RBI Post, Kesare-Naguvinahalli  
Main Road, Mysore-570003  
Mob. : 9480692440



## TYPES & COST OF DEVELOPED PLOTS

Developed plots in the project vary from 138 sq yds to 577 sq yds area whose cost shall be @ Rs 13,000/- per sq yd. A majority of the plots have been configured to suit the three planned type of villas and their cost is as under:-

- (a) 244 sq yd plot - **Rs 31.72 Lacs #**
- (b) 200 sq yd plot - **Rs 26.00 Lacs #**
- (c) 155 sq yd plot - **Rs 20.15 Lacs #**

**# All prices indicated above are inclusive of GST on development cost.**

**\$ The price of the two commercial plots shall be intimated separately.**

All applicants desirous of owing a plot shall be asked options as regards the size of plot required, which shall be then allotted by a draw of lots. Allottees shall be charged as per the plot area finally allotted @ Rs 13,000/- per sq yd.

## TYPES & COST OF VILLAS

### STATEMENT OF AREAS (IN SQ FT) FOR VILLAS

Ser. No.	Type of Villa	Carpet Area incl Internal Wall	Balcony / Varandah	External Wall	Super Area
(a)	(b)	(c)	(d)	(e)	(f) = (c) + (d) + (e)
1.	Type-1 Villa (244 sq yd Plot)	1640	291	182	2113 Plus 177 sq ft car porch
2.	Type-2 Villa (200 sq yd Plot)	1370	215	154	1739 Plus 185 sq ft car porch
3.	Type-3 Villa (155 sq yd Plot)	1200	195	146	1541 Plus 170 sq ft car porch

**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.





## DETAILS OF ACCOMMODATION AND TENTATIVE COST OF STANDARD SIZE VILLA

Ser. No.	Type of Villa & Approx Area of Plot	Accommodation	Carpet Area incl internal wall (sq ft)	Approx Tentative Cost (Rs in Lacs)
1.	Type-1 Villa, 244 sq yds At Ground Floor	One Bedroom, One Toilet, One Powder room, Living Room, Dining, Dress, Foyer, Kitchen, Verandah, Store, Staircase, Car Porch.	1640	94.75 #
	At First Floor	Two Bedrooms with Two Toilets, Dress, Family Living, Two Balconies.		
2.	Type-2 Villa, 200 sq yds At Ground Floor	One Bedroom, One Toilet, One Powder room , Living Room, Dining, Kitchen, Verandah, Staircase, Car Porch.	1370	79.30 #
	At First Floor	Two Bedrooms with Two Toilets, Dress, Corridor, Two Balconies.		
3.	Type-3 Villa, 155 sq yds At Ground Floor	One Bedroom, One Toilet, One Powder room, Living Room, Dining, Foyer, Kitchen, Verandah, Staircase, Car Porch.	1200	65.00 #
	At First Floor	Two Bedrooms with Two Toilets, Dress, Corridor, Two Balconies.		

# All prices indicated above are inclusive of GST.

**NOTE:-** Villa prices indicated above are for standard size plots of 244, 200 and 155 sq yds respectively. There are however a few plots having areas larger than the standard size plots, resulting in availability of addl compound area to the occupant. Allottees getting such plots based on their options and draw of lots shall be charged for the addl area @ Rs 13,000 per sq yd.



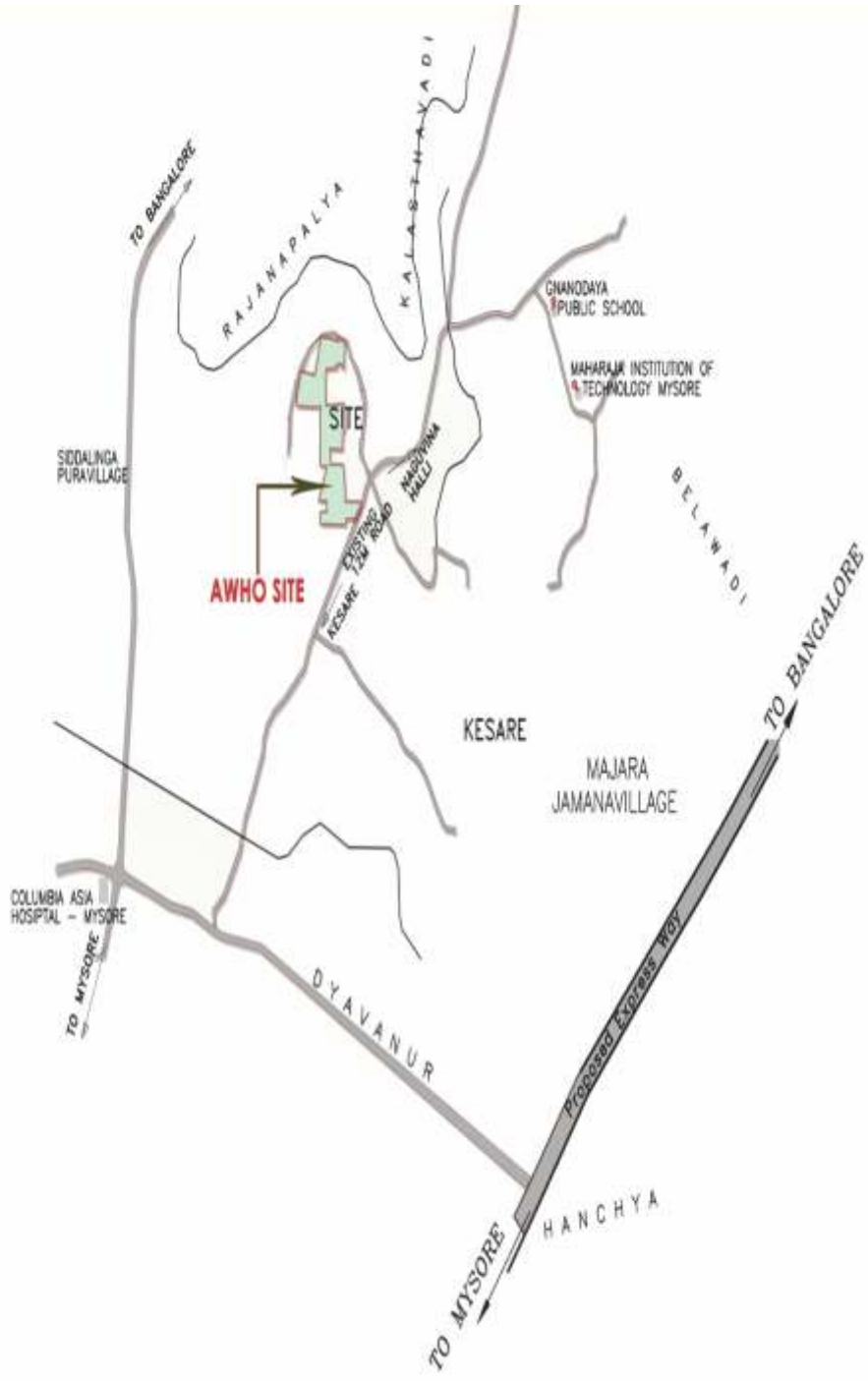
## **NOTES:-**

- All prices indicated are inclusive of GST. The cost indicated in this brochure is tentative and may vary in compliance with future statutory requirements.
- Super area includes the carpet area incl staircase & internal walls, external wall area, and balcony / verandah area.
- Parkings for all villas is within their respective compound area and its cost is included in the above cost.
- The cost of plots includes the complete development of the site to include water, drainage, sewerage, road and electricity etc.
- All allottees purchasing a developed plot can get villas made as per their requirement after due approval of plans by BMICAPA.
- The cost indicated in this brochure is cost for the original / initial allottees. **Late allottees will be charged financing cost in addition.**
- In **addition** to the cost of villa, each allottee shall be charged a lump sum amount which shall be handed over to the RWA as a Corpus amount. This amount shall be communicated at the time of handing over of villas/ plots.
- 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.
- In **addition** to the cost of plot / villa and corpus amount, an advance Monthly Maintenance Charge (Facility Management) of 12 - 18 months shall be charged from all allottees at the time of handing over of villas/ plots. This fund shall be utilized for the monthly management of the complex (security, housekeeping, common area electricity etc) till formation of RWA.
- All currently applicable taxes have been accounted for in the costing. Any new taxes imposed will have to be borne by the allottees.
- Registration and stamp duty are to be borne by the allottees after taking possession of their villas / plots.
- All areas of plots are tentative and may vary slightly as per actual available area.

## **DISCLAIMER**

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

# LOCATION PLAN



# SITE LAYOUT







# TYPE - 3 VILLA





## **ARMY WELFARE HOUSING ORGANIZATION**

Kashmir House, Rajaji Marg, New Delhi - 110011  
Tel : 011- 23012619, 23792411, 23792413, 23792416  
Director Marketing: 011- 23017768  
Fax : 011-23010599    Email : [awho@awhosena.in](mailto:awho@awhosena.in)  
Website: [www.awhosena.in](http://www.awhosena.in)

### **ARCHITECT**

**M/s Khan Global Engineering Consultants (P) Ltd.**

# 3790, 7<sup>th</sup>, Main Hall Stage, Indra Nagar, Bangalore

Phone : 080-6712-5000

Fax : 080-6712-5091

Email : [akhtar@kgd-architecture.com](mailto:akhtar@kgd-architecture.com)

### **PROJECT DIRECTOR**

Tundup Vihar, AWHO Mysore (Kesare)  
Village Kesare  
RBI Post, Kesare-Naguvinahalli  
Main Road, Mysore-570003  
Mob. : 9480692440