

**Tele Nos : 011-23012619, 23792411**  
**23792413, 23792416 (Extn 243/244/245)**  
**FAX : 011-23010599**  
E-mail : [awho@awhosena.in](mailto:awho@awhosena.in)  
website : [www.awhosena.in](http://www.awhosena.in)

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

**OPTION LETTER FOR SPECIFIC FLOOR AND PARKING SPACE**  
**WAGHOLI, PUNE (PHASE-I) PROJECT**

1. Reference our booking letter dated \_\_\_\_\_ and subsequent correspondence on the subject.
2. The project is at more than **90%** progress. A total of 728 DUs in twelve towers are being constructed in this project. Two towers comprising of Luxury (LXA) DUs, four towers comprising of Super Deluxe (SDA) DUs, four towers comprising of Deluxe (DXA) DUs, one tower comprising of Modern (MDA) DUs and one tower comprising of Small Family apartments (SFA). All towers are in Stilt + 14 storey configuration. The details of 728 DUs are as under:-

(a)	Luxury Apartments (LXA)	-	112 Nos
(b)	Super Deluxe Apartments (SDA)	-	224 Nos
(c)	Deluxe Apartments (DXA)	-	224 Nos
(d)	Modern Apartments (MDA)	-	84 Nos
(e)	Small Family Apartments (SFA)	-	84 Nos
	<b>Total</b>	-	<b>728 Nos</b>

**Options for Allotment of Floor.**

3. 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/Scooter Parkings to the allottees.

### Floor Wise Distribution of DUs.

4. The details of floor wise availability of DUs is as under :-

<u>S. No</u>	<u>Type of DU</u>	<u>Nos of Tower</u>	<u>Floor and DUs on each floor</u>														<u>Total DUs</u>
			1	2	3	4	5	6	7	8	9	10	11	12	13	14 (Top Most floor)	
(a)	LXA	02	08	08	08	08	08	08	08	08	08	08	08	08	08	08	112
(b)	SDA	04	16	16	16	16	16	16	16	16	16	16	16	16	16	16	224
(c)	DXA	04	16	16	16	16	16	16	16	16	16	16	16	16	16	16	224
(d)	MDA	01	06	06	06	06	06	06	06	06	06	06	06	06	06	06	84
(e)	SFA	01	06	06	06	06	06	06	06	06	06	06	06	06	06	06	84

### Floor Options and Allotment of Specific DU Numbers and Floors.

5. Allottees of all type of DUs are requested to intimate 14 choices of floors (floor option code) respectively in their order of preference as per Appx 'A' attached.

### Floor Option Code (For all type of allottees):

<u>Ser No</u>	<u>Floor</u>	<u>Floor Option Code</u>
(a)	1 <sup>st</sup> Floor	1 FL
(b)	2 <sup>nd</sup> Floor	2 FL
(c)	3 <sup>rd</sup> Floor	3 FL
(d)	4 <sup>th</sup> Floor	4 FL
(e)	5 <sup>th</sup> Floor	5 FL
(f)	6 <sup>th</sup> Floor	6 FL
(g)	7 <sup>th</sup> Floor	7 FL
(h)	8 <sup>th</sup> Floor	8 FL
(j)	9 <sup>th</sup> Floor	9 FL
(k)	10 <sup>th</sup> Floor	10 FL
(l)	11 <sup>th</sup> Floor	11 FL
(m)	12 <sup>th</sup> Floor	12 FL
(n)	13 <sup>th</sup> Floor	13 FL
(o)	14 <sup>th</sup> Floor (Top)	14 FL

While filling the Appendix the under mentioned issues may be kept in mind:-

(a) Please use only Codes as given above without any further amplifications such as East facing, park facing, corner flat and so on. In case any repetition of choice(s) or use of unauthorized codes/amplification, the concerned choice(s) will be treated as null and void. Please also avoid overwriting.

(b) 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 tower, as only floor choices will be considered in the draws for floors and specific DU numbers, taking first choice first. This will be followed by the second, third, fourth, fifth and so on draws, wherever there is availability of DUs, after the first and subsequent choice draws of various floors have been conducted.

(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..

6. 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.**

7. In this project, Car parking has been planned in such a way that all allottees are assured of **at least one covered car park either in the basement or podium or stilt floor** constructed, which are mandatory. Accordingly the details of various types of mandatory parking are as under:-

- (a) **Covered Car Park under Basement (CPB).** Area in basement earmarked for parking one car.
- (b) **Covered Car Park under Stilt (CPS).** Area in stilt earmarked for parking of one car.
- (c) **Covered Car Park under Podium (CCPP).** Area in podium earmarked for parking of one car.

8. Accordingly the various types of mandatory & additional 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>Mandatory Car Parking Code</u></b>		
(a)	Covered Car Park under Basement	CPB
(b)	Covered Car Park under Stilt	CPS
(c)	Covered Car Park under Podium	CCPP
<b><u>Additional Car/Scooter Parking Code</u></b>		
(d)	Covered Car Park under Stilt	CPS
(e)	Twin Car Park under Stilt	TCPS
(f)	Covered Car Park under Podium	CCPP
(g)	Open Car Park	OCP
(h)	Scooter Parking under Stilt	SPS

9. **Towerwise Distribution of Mandatory Parking Areas.** The distribution of various types of mandatory parking areas are as under:-

<b>Ser No</b>	<b>Tower No. (DU Type)</b>	<b>Total DUs</b>	<b>Nos of Parkings</b>			<b>Total Nos of Parkings</b>
			<b>CPB</b>	<b>CPS</b>	<b>CCPP</b>	
(a)	A (DXA)	56	28	-	28	56
(b)	B (DXA)	56	28	-	28	56
(c)	C (DXA)	56	28	-	28	56
(d)	D (DXA)	56	28	-	28	56
(e)	E (LXA)	56	30	09	17	56
(f)	F (LXA)	56	30	09	17	56
(g)	G (MDA)	84	44	04	36	84
(h)	H (SFA)	84	44	01	39	84
(j)	J (SDA)	56	28	02	26	56
(k)	K (SDA)	56	28	02	26	56
(l)	L (SDA)	56	28	02	26	56
(m)	M (SDA)	56	28	02	26	56
<b>Total</b>		<b>728</b>	<b>372</b>	<b>31</b>	<b>325</b>	<b>728</b>

**Notes.**

(a) The distribution of tower wise parking numbers shown above is tentative, and may vary at the time of draw due to actual site conditions.

(b) The project also has some surplus covered car parkings under stilts (CPS) & podium (CCPP) with few parkings having lesser width & depth than a standard size of 2.5x5m, which can also be opted as additional parking by the allottees.

(c) There are 06 Nos of Twin Car Park under Stilts (TCPS) available in some towers i.e 02 Nos in each LXA Tower (Total 04 TCPS) & 02 Nos in MDA Tower, which can also be opted as additional parking by the allottees of LXA & MDA DUs. 'Twin Car Parking' spaces allow parking of two cars one behind the other, and can be opted for by allottees owning two cars. The entry to the 'Twin Car Parking' is only from one side.

(d) Further the project also have some open car park (OCP) without any cover adjacent/parallel to road and scooter parking under stilt (SPS), which can also be opted as additional parking areas by the allottees.

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

(a) **Mandatory Parking (To be opted by allottees in Para 3 or 4 of Appx 'A')**

(i) **CPB.** Area of each CPB is approximately 134 sq ft. The tentative price of each CPB is Rs 3.55 lakh.

(ii) **CPS.** The areas of various CPS vary from 165 sqft to 239 sq ft. Accordingly depending on the area of a specific CPS allotted (done by a computer draw) the price will vary from Rs 3.56 lakh to Rs 3.98 lakh.

(iii) **CCPP.** Area of each CCPP is approximately 134 sq ft. The tentative price of each CCPP is Rs 3.55 lakh.

(b) **Additional Car Parking (To be opted by allottees in Paras 5 & 6 of Appx 'A')**

(i) **CPS**. The areas of various CPS vary from 132 sqft to 192 sq ft. Accordingly depending on the area of a specific CPS allotted (done by a computer draw) the price will vary from Rs 2.85 lakh to Rs 3.35 lakh.

(ii) **TCPS**. The areas of various TCPS vary from 277 sqft to 376 sq ft. Accordingly depending on the area of a specific TCPS allotted (done by a computer draw) the price will vary from Rs 5.36 lakh to Rs 5.44 lakh.

(iii) **CCPP**. The areas of various **CCPP** vary from 128 sqft to 134 sq ft. Accordingly depending on the area of a specific CCPP allotted (done by a computer draw), the price will vary from Rs 3.39 lakh to Rs 3.55 lakh.

(iv) **OCP**. Area of each OCP is approximately 134 sq ft. The tentative price of each OCP is Rs 1.64 lakh.

(v) **SPS**. Area of each SPS is approximately 23 sq ft. The tentative price of each SPS is Rs 45,000/-.

**Note:** All areas and cost shown in para 10 above are tentative and may vary slightly as per actual available area and final completion cost.

11. **Exercising of Option for Parkings Areas.**

(a) All allottees are required to give one or more options as described at Appx 'A' attached. While giving the options, the number of parking areas, as listed at Para 9 above may be kept in mind.

(b) It shall be mandatory for all allottees to accept at least one covered car park out of the available as per details below:-

(i) **For LXA/SDA/MDA/SFA Allottees.** Out of **CPB/CPS/CCPP**.

(ii) **For DXA Allottees.** Out of **CPB/CCPP**.

12. **Computerised Draw for Car Parking.** The computerised draw for allotment of specific parking area will be done after the draw of allotment of specific DUs has been completed. Also the specific parking areas for a particular block shall be allotted as per the availability indicated at para 8 above.

13. **Allotment of Additional Car/Scooter Parking.** In addition to the mandatory acceptance of parking areas as explained at Para 11 above, an option can also be exercised in Appx 'A' att for additional car/scooter parking (pl refer Notes (b) to (d) of Table at Para 9).

(a) Allottees to opt additional car parkings out of the availability given below:-

(i) **For LXA Allottees.** Out of **TCPS/CCPP/OCP**.

(ii) **For SDA/DXA/SFA Allottees.** Out of **CPS/CCPP/OCP**.

(iii) **For MDA Allottees.** Out of **CPS/TCPS/CCPP/OCP**.

(b) Allottees of all types of DUs can opt for Scooter parkings as additional parkings.

14. The draw for additional car/scooter parking will be conducted separately at a later date through an internal Board of Officers.

15. **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. They should not indicate / mention their choices for any particular Block / DU / Parking, location (like East 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 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 type, location & cost.

16. **Schedule of Draw.** The computerised draw for allotment of DU and mandatory parking shall be held at HQ AWHO, Kashmir House, New Delhi by an external Board of Officers from 1030h onwards on **11 Oct 2019**. Allottees are welcome to attend the draw if they so desire at their own expense and convenience.

17. **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 **13 Sep 2019**, failing which your option shall be assumed as per para 15 (d) above. Your option therefore should be dispatched preferably by **registered acknowledgement due** 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/-xx-xx-xx  
(Pankaj Subba)  
Lt Col  
EO (Marketing)  
For Managing Director

**Encls.** : As above.

(Refer Paras 5, 10, 11 & 13 of Option letter of Wagholi, Pune)

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

**OPTION FOR SPECIFIC FLOOR AND PARKING SPACES**  
**WAGHOLI, PUNE (PH-I)**

1. Refer your letter No \_\_\_\_\_ dated \_\_\_\_\_.

2. **Floor Choice options (For allottees of all type of DUs).** I am an allottee of LXA/ SDA/DXA/MDA/SFA at Wagholi, Pune Ph-I Project. I give my option for the under mentioned floors In the order of preference and also duly signed in the table:-

<b>Ser No</b>	<b>Priority</b>	<b>Floor Option Code</b>	<b>Signature</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)	5 <sup>th</sup> Choice		
(f)	6 <sup>th</sup> Choice		
(g)	7 <sup>th</sup> Choice		
(h)	8 <sup>th</sup> Choice		
(j)	9 <sup>th</sup> Choice		
(k)	10 <sup>th</sup> Choice		
(l)	11 <sup>th</sup> Choice		
(m)	12 <sup>th</sup> Choice		
(n)	13 <sup>th</sup> Choice		
(o)	14 <sup>th</sup> Choice		

(\*Refer Para 4 of Option Letter for available choices and Para 5 for Floor Option Code)

**Car Parking Space Options (For allottees of LXA, SDA, MDA & SFA DUs)**

3. It is mandatory to give choices out of **CPB, CPS and CCPP**. I give my option for the under mentioned parking code in the order of preference and also duly signed in the table:-

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

(\*Refer Para 9 of Option Letter for available choices and Para 8 for Parking Code)

**Car Parking Space Options (For allottees of DXA DUs only)**

4. It is mandatory to give choices out of **CPB and CCPP**. I give my option for the under mentioned parking code in the order of preference and also duly signed in the table:-

Ser No	Choices	Parking Code	Signature
(a)	1 <sup>st</sup> Choice		
(b)	2 <sup>nd</sup> Choice		

(\*Refer Para 9 of Option Letter for available choices and Para 8 for Parking Code)

**Additional Car Parking.**

5. In addition to the mandatory car parking opted at para 3 or 4 above, I wish\*/do not wish to opt for additional car parking. Allottees to give choices as per details below:-

(a) **LXA Allottees.** Out of **TCPS, CCPP and OCP**. I give my option for the under mentioned parking code in the order of preference and also duly signed in the table:-

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

(\*Refer Para 8 for Parking Code)

(b) **SDA/DXA/SFA Allottees.** Out of **CPS, CCPP and OCP**. I give my option for the under mentioned parking code in the order of preference and also duly signed in the table:-

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

(\*Refer Para 8 for Parking Code)

(c) **MDA Allottees.** Out of **CPS, TCPS, CCPP and OCP**. I give my option for the under mentioned parking code in the order of preference and also duly signed in the table:-

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		

(\*Refer Para 8 for Parking Code)

**Additional Scooter Parking (For allottees of all type of DUs).**

6. In addition to the Car parking opted at paras 3 to 5 above, I wish\*/do not wish to opt for scooter park i.e **SPS** over and above the car parking space.

\* Tick one option and score out the other.

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

8. Battle Casualty - Yes / No (Refer Para 6 of option letter)  
(Para 9 will be applicable if answer to this para is Yes).

9. I fulfill conditions of battle casualty having 100 percent disability for preferential allotment of floor under the provision of Para 65 of AWHO Master Brochure Jul 1987 (as amended). Mandatory medical/pension documents enclosed.

Station :

Date :

Signature \_\_\_\_\_

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

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

Address \_\_\_\_\_

Mobile No \_\_\_\_\_

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 tower/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 **13 Sep 2019**.