



Army Welfare Housing Organisation



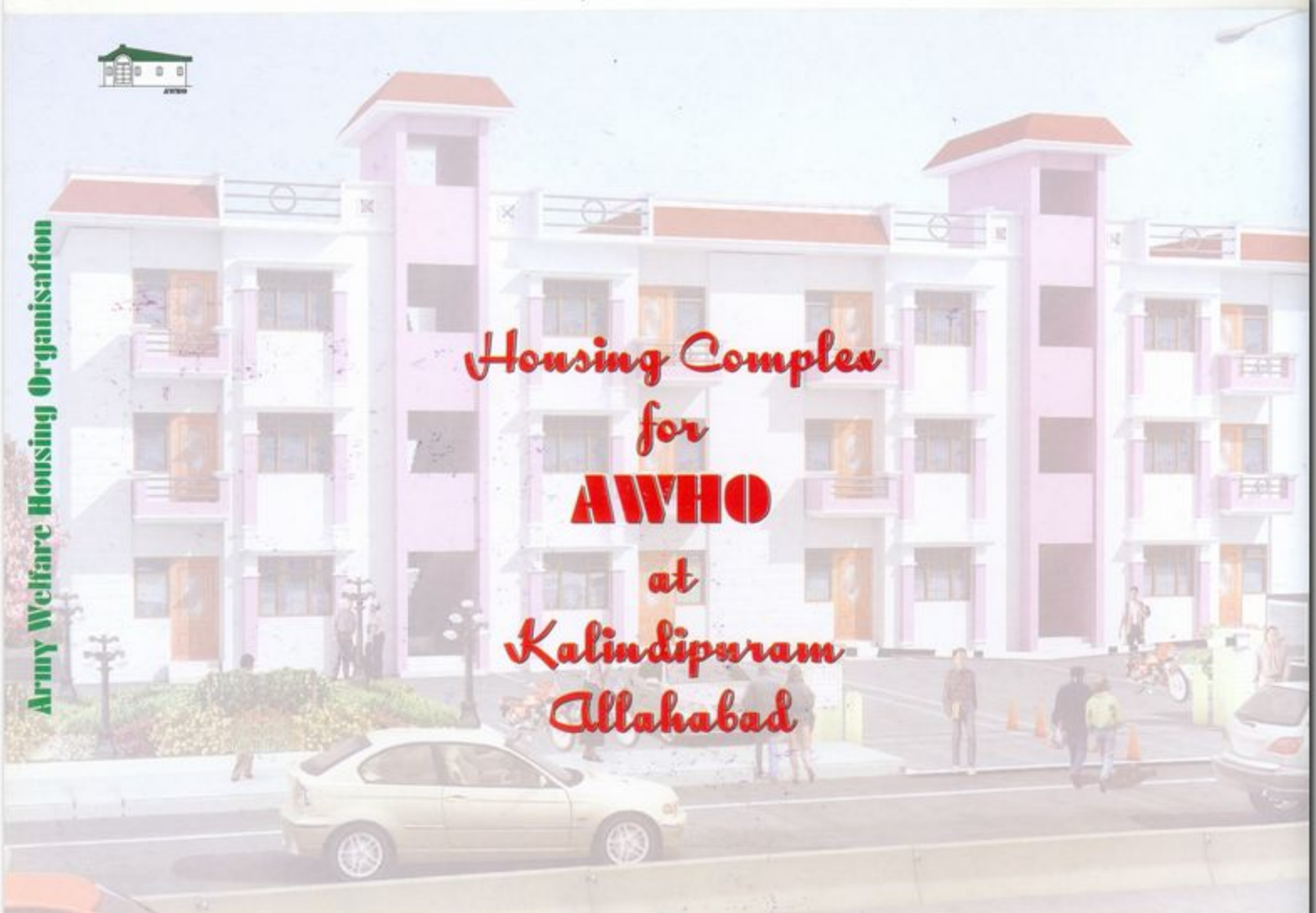
**JAI JAWAN AWAS YOJNA
KALINDIPURAM, ALLAHABAD**

**TECHNICAL
BROCHURE**
NOVEMBER 2008



Army Welfare Housing Organisation

Housing Complex
for
AWHO
at
Kalindipuram
Allahabad





AWHO JAI JAWAN AWAS YOJNA KALINDIPURAM, ALLAHABAD

General

The JAI JAWAN AWAS YOJNA has been conceived to provide low cost housing for serving JCOs and OR of the Indian Army. The first project under this scheme has already been completed and handed over to the allottees at Jaipur, while two more projects are under construction. One of these is at Jaipur itself while the second one is at Hadapsar, Pune.

Location

The site for the present project is at Kalindipuram, Allahabad, and is located at a distance of approx 5.0 kms and 6.5 kms from the Main Railway Station and Cantt respectively. The land has been purchased from Allahabad Development Authority (ADA).

Site Planning

The DUs have been planned in 24 blocks of ground plus two configuration on a plot of size 2.2 acres. The site has a 30 m wide road on the southern side, while an 18 m wide road exists on the western side. Accordingly two entry/exit gates are being provided to these roads. All blocks have a 9 m wide road in front of them, and a central green has been provided in the centre of the plot. The area is fully developed and all the infrastructural facilities like water supply, electricity, sewage, etc shall be provided by the ADA.

Parking

All dwelling units have been provided with two wheeler parking facility on hard standings.



Specifications

The specifications being provided in this complex are as under :-

- | | |
|------------------------------|--|
| (a) Super Structure | RCC framed structure with partition walls of bricks. |
| (b) Flooring | Non-skid ceramic tile flooring with matching skirting will be provided in toilets and WCs of dwelling units. Terrazzo flooring with matching skirting will be provided in multipurpose room, bed rooms, kitchen, balconies/verandahs and staircases. |
| (c) External Finishes | Plain cement plaster finished with cement base paint. |
| (d) Internal Finishes | Plain cement plaster with colour wash on walls and white wash on ceilings of all rooms. White wash on ceilings of staircase (soffits), mid landings and common lobbies. |
| (e) Joinery | Door frames are pressed steel, while shutters are solid core flush door. Windows are Z section MS glazed shutters with guard bars. No fly proofing is being provided. |
| (f) Kitchen | Prepolished granite stone working platform in kitchen with ceramic tile dado. Kitchen sink with drain board of stainless steel. |
| (g) Toilets/WCs | Dado is of ceramic tiles, while the balance wall area has colour wash. Sanitary ware is white vitreous china, while fittings are chromium plated. |
| (h) Plumbing | Concealed GI plumbing for water supply. No geysers are being provided. |
| (i) Electrification | Adequate power and light points are planned in all the rooms and other areas. Copper conductor wiring in concealed PVC conduits, shall be provided. No light fittings and fans will be provided. |



- (k) **TV Points** Two points in each dwelling unit shall be provided.
- (l) **Telephone** Single telephone point in each dwelling unit shall be provided.

Note : The above specifications may be changed based on site requirements or due to technical considerations.

GENERAL CONDITIONS

Defect Liability Period

Entire project will be covered by a defect liability period of 18 months from the date of completion of construction. During this period, suitable technical staff shall be deployed by the contractor and the architect consultant at the site, to ensure rectification of defects, if any. It may be noted that after completion of the project, taking physical possession by the allottees may take some time and the same does not have any relation to the Defect Liability Period. The contractor shall be responsible for rectifying defects, if any, as and when pointed out, during Defect Liability Period.

Formation of Users Committee/Maintenance Society for Running/ Maintenance of various services in the Complex

The allottees are required to form a Welfare Society for maintenance, upkeep and running of essential services of the project. The Maintenance Society is formed from among the allottees towards the end of the project. However, before the Maintenance Society gets formed and registered a Users Committee will be formed to immediately start functioning and looking after the day to day running and other allied activities of the complex. The Users Committee is formed as an adhoc committee since it takes a long time for all allottees to move in and start staying in the complex. The Users Committee/Maintenance Society shall take over all common areas/services on "As Is Where Is" basis immediately on completion of the project but not later than four months from the date of completion and start maintaining the complex satisfactorily. In case Users



Committee/Maintenance Society fails to take over common services/facilities/areas, AWHO shall be at liberty to wind up its operations and move out from the complex. Minimum essential expenses out of Society funds shall be given to Users Committee through the Project Director on a monthly basis for maintenance of the complex till formation and registration of the Maintenance Society.

Date of Completion and cost of Dwelling Units

Tentative cost of the dwelling units is given separately. This is subject to change depending on the market conditions. The expected date of completion is end 2010.

Sample Flats

Sample flat of the dwelling unit offered in the scheme 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.

Site office and information centre

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

The Project Director
Army Welfare Housing Organisation
Near Sub Area CSD Canteen, Signal Centre Building
New Cantt, Allahabad. Tel: 0532-2421260



DETAILS OF ACCOMMODATION AND TENTATIVE COST

S.No	Type	Accommodation	Approx Super Area (Sq ft)	Total No. of Units	Approx Tentative Cost (in Lacs)
1.	Jai Jawan Apartment	Multipurpose Room, Two Bed Rooms, One Toilet, One WC, Kitchen, Two Verandahs / Balconies	640	144	10.00

STATEMENT OF APPROXIMATE AREAS

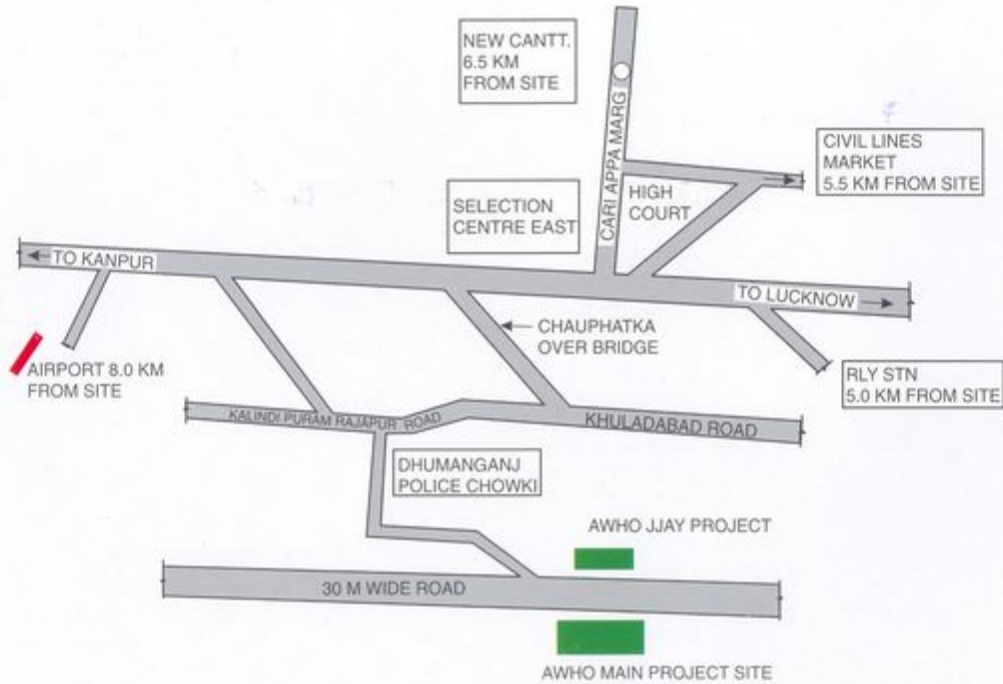
Types of Dwelling Units	Carpet Area (Sq ft) (a)	Cupboard Area (Sq ft) (b)	Wall Area (sq ft) (c)	Covered Area (Sq ft) (d)=(a)+(b)+(c)	Balcony Area (Sq ft) (e)	Common Area (Sq ft) (f)	Super Area (Sq ft) (g)=(d)+(e)+(f)
Jai Jawan Unit	445	7	69	521	51	68	640

Note :-

1. The above prices are tentative. Though some element of escalation has been taken into account, in case of unforeseen market variations, there may be a proportionate increase in prices. It would be desirable to cater for a 5 to 7 percent per annum cost increase in your financial planning.
2. Super area includes proportionate share of circulation areas like staircase, corridors etc. Actual super area may differ due to architectural requirements. Final cost charged will be for actual constructed area of the dwelling units.
3. The architectural plans and specifications may need to be modified/altered as per site conditions.
4. The area shown above are rounded off to the nearest square foot and may change to some extent due to site conditions/technical requirements.



LOCATION PLAN



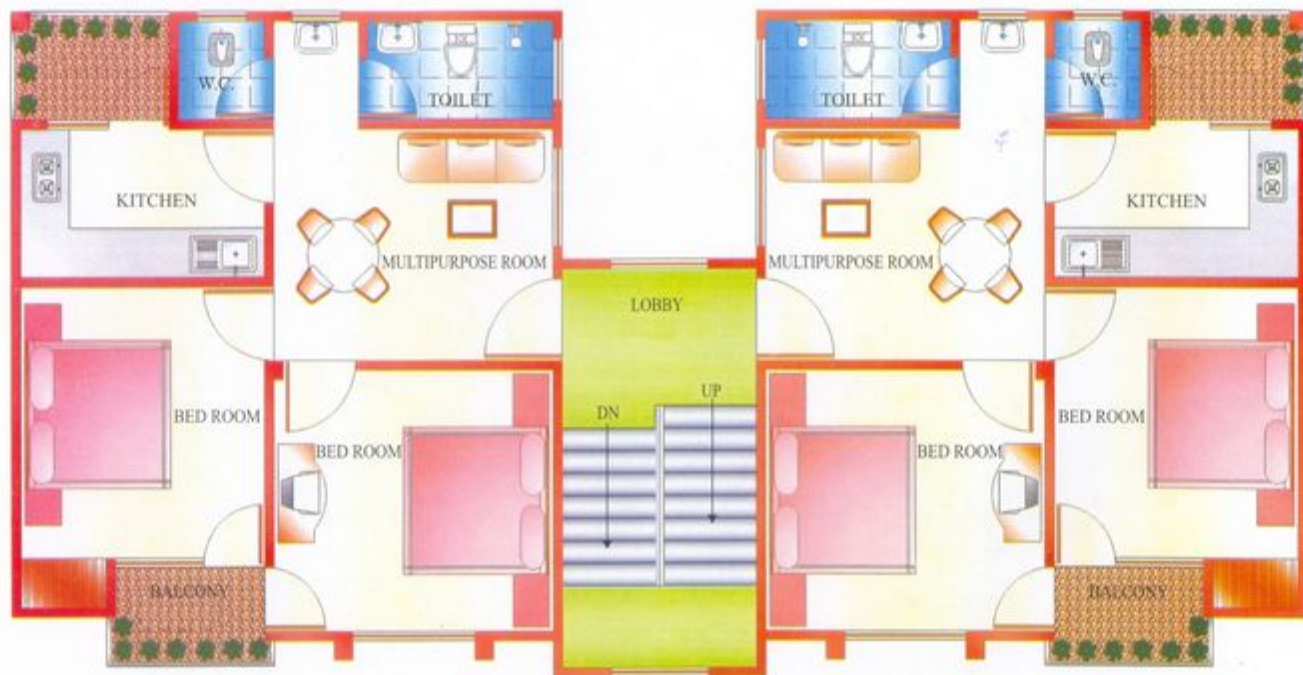


SITE LAYOUT



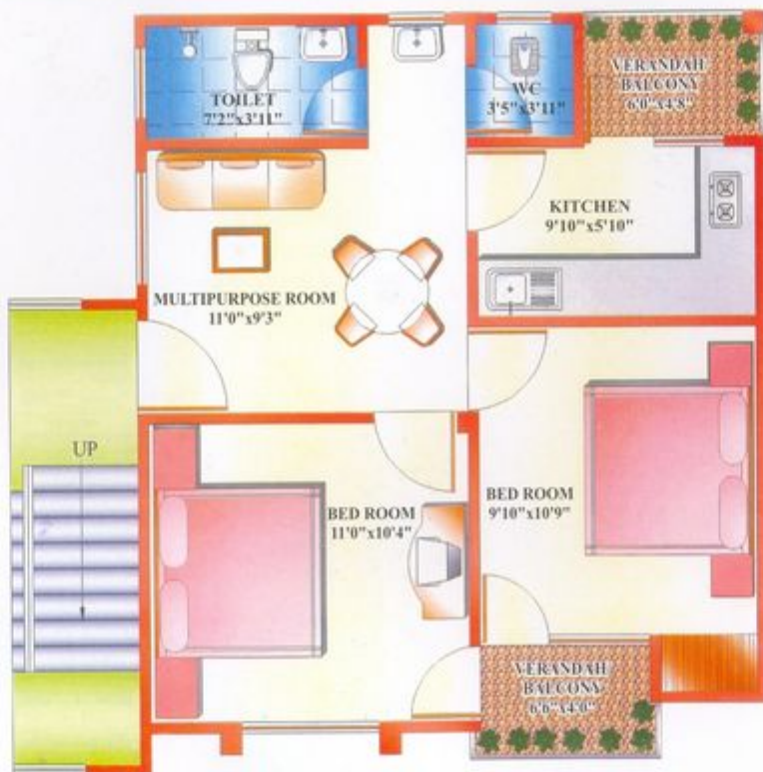


TYPICAL FLOOR PLAN





SINGLE UNIT PLAN





website : www.awhosena.org

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ARCHITECTS

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