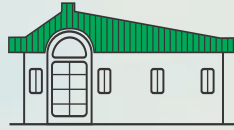


**AWHO**

# **ARMY WELFARE HOUSING ORGANIZATION**



**JAI JAWAN AWASYOJNA, BAHADURGARH  
TECHNICAL BROCHURE**



**AWHO**

# **JAI JAWAN AWASYOJNA BAHADURGARH**





# **AWHO RESIDENTIAL PROJECT AT SECTOR-7, BAHADURGARH**

## **LOCATION**

The AWHO residential project at Bahadurgarh has been planned on approx 05 acres plot in Sector -7 on Jhajjar Road. The project is in close proximity of NH-10 leading to Rohtak and SH-22 leading to Jhajjar, at an approx distance of 0.7 Km from the Metro Station. The site also has the fully developed residential sectors of Sector -2 and Sector - 6 adjacent to it. All the necessary facilities like public transport, railway station, bus stand, shops, hospital, police station etc are existing in its near vicinity.

## **CONCEPT**

The residential complex has been planned as a 'Jai Jawan Awas Yojna' (JJAY). It is conceived as a cohesive residential complex with maximum openness, in multi storey towers of stilt plus ten to twelve storeys configuration. The project has a total of 300 DUs with each unit configured as a 2 BHK unit. The architectural design provides large windows for better lighting and ventilation. A central landscaped green has also been provided.

## **PARKING AREAS**

It shall be mandatory for each allottee to accept one car parking area. Approx 25% allottees shall get a Covered Parking in the stilts, while the other shall get an Open Parking area. The allotment of parking area shall be done by a computerised draw of lots based on options obtained from allottees six months prior to completion of the project.

## **CENTRAL AMENITIES (SCHEDULE 'D' & 'E' OF 'AGREEMENT OF SALE')**

A Community Building having multi purpose halls, kitchen, washroom and convenience shops is being provided within the project.

## **EXTERNAL SERVICES**

The State Government shall be providing electricity, water supply and sewage connections to the Complex. Adequate storage of water has been planned by way of an underground storage tank. Also adequate power backup is being provided for the essential services only through DG Set.



# BRIEF SPECIFICATIONS

## (SCHEDULE 'D' & 'E' OF 'AGREEMENT OF SALE')

| S.No | Description of Item                                       | Specifications  |
|------|---|---|
| 1.   | <b>Super Structure</b>                                    | RCC framed structure.   |
| 2.   | <b>Flooring</b>   |   |
|      | (a) Bedroom,Living/Dining                                 | Vitrified tiles.  |
|      | (b) Kitchen and toilets                                   | Anti skid Ceramic tiles.  |
|      | (c) Balcony   | Anti skid Ceramic tiles.  |
|      | (d) Staircase treads, risers, landing, entrance steps     | Kota Stone.   |
|      | (e) Common Passages and Corridors                         | Kota Stone with white marble strips.  |
| 3.   | <b>Internal finish</b>                                    | Acrylic distemper   |
| 4.   | <b>External finish</b>                                    | Exterior Weather Proof paint.   |
| 5.   | <b>Joinery</b>  |   |
|      | (a) Door Frames   | Red Mirandi wood.   |
|      | (b) Door shutters except main door                        | Flush door shutters duly painted.   |
|      | (c) Main door   | One Side Teak Finish Flush Door Shutter duly polished on one side and painted on the other. |
|      | (d) Windows/ Ventilators                                  | Powder Coated Aluminium Window / ventilators.   |
|      | (e) Mongery for doors and windows                         | Aluminium anodized.   |
| 6.   | <b>Kitchen</b>  |   |
|      | (a) Working platform                                      | Granite stone counter.  |
|      | (b) Dado  | Glazed Ceramic tiles.   |
|      | (c) Kitchen Sink  | Stainless Steel sink with drain board.  |
| 7.   | <b>Toilet</b>   |   |
|      | (a) Dado  | Glazed Ceramic tiles in Toilet and WC   |
|      | (b) Sanitary Fixtures                                     | White vitreous China.   |
| 8.   | <b>Plumbing</b>   |   |
|      | (a) For water supply                                      | Concealed plumbing.   |
|      | (b) Fittings in Toilets/Kitchen                           | Chromium plated brass fittings.   |
|      | (c) Geysers   | Only provision for fixing of Geysers.   |
| 9.   | <b>Electrification</b>                                    |   |
|      | (a) Conduits & wiring                                     | PVC Conduits with copper wire.  |
|      | (b) Switches & Socket                                     | Modular switches.   |
|      | <b>(No light fittings and fixtures shall be provided)</b> |   |
| 10.  | <b>TV Points</b>  |   |
|      | (a) Conduits & wiring                                     | Concealed PVC Conduits being provided in Living and Master Bedroom.                         |
| 11.  | <b>Telephone Points</b>                                   | Concealed PVC Conduits being provided in Living and Master Bedroom.                         |

### Notes :-

1. The above specifications are tentative for general information and may be changed based on site requirements or due to technical considerations.
2. No wooden cupboards/ shelves/kitchen cabinets being provided.

## **DATE OF COMPLETION AND COST**

Approximate cost of the DU is given separately. The probable date of completion is Dec 2022.

## **DEFECT LIABILITY PERIOD**

The project is registered under RERA and will be covered for defect liability period as per provisions contained in the Act. Presently the RERA mandates a 05 years defect liability period.

## **FORMATION OF ADHOC USER COMMITTEE**

The allottees are initially required to constitute an Adhoc Users' Committee (AUC) for assisting the Project Director in day to day running of the complex during Defect Liability Period. The members of the AUC shall be DU owners who are physically residing in the complex. AUC shall take over the central amenities as and when these are ready to be handed over. Subsequently when approx  $\geq 40\%$  residents start staying in the complex, a Residents Welfare Association (RWA) shall be duly elected after vetting of the draft bye laws by HQ AWHO. In this connection, please refer Paras 76 to 78 of Master Brochure, AWHO.

## **SAMPLE DWELLING UNITS**

Sample flat of 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**

A Site Office shall be established at the construction site. Correspondence can be addressed to the Project Director at the following address:

### **Project Director**

**Army Welfare Housing Organisation,  
Plot No.1, Sector-7,  
Bahadurgarh (Haryana)  
Ph: 9958019734**

## DETAILS OF ACCOMMODATION AND TENTATIVE COST

| S No | Type & Configuration                    | No  | Details of Accommodation   | Appx Carpet Area<br>(Incl internal wall)<br>(sq ft) | Appx Super Area<br>(sq ft) | Tentative Cost (Rs)    |
|------|---|-----|--|---|----------------------------|------------------------|
| 1    | 2 BHK<br>(Stilt + 10<br>to 12 Storeys ) | 300 | Living/ Dining Room,<br>Two Bedrooms,<br>Two Toilets,<br>Kitchen, Balcony. | 572   | 823                        | 28.0 Lacs<br>+ 12%GST. |

### Notes:-

1. Carpet Area, Super Area and Cost given above are tentative.
2. Cost indicated above includes cost of a covered parking in stilt area. For those allotted an 'Open Car Park' (OCP) (due to limited number of covered parkings in stilt area) by a draw of lots, the tentative cost shall be Rs 26.5 lacs plus 12% GST.

## STATEMENT OF AREAS

| S No | Type  | Carpet Area<br>(Incl internal wall)<br>(sq ft) | Balcony Area<br>(sq ft) | Ext Wall Area<br>(sq ft) | Cupboard Area<br>(sq ft) | Circulation Area<br>(sq ft) | Super Area<br>(sq ft) |
|------|-------|--|-------------------------|--------------------------|--------------------------|-----------------------------|-----------------------|
| 1    | 2 BHK | 572  | 38                      | 80                       | 8                        | 125                         | 823                   |

### Notes:-

1. Cost indicated is tentative.
2. Super Area includes share of common areas like staircase etc. Actual Super Area may vary due to technical/architectural requirements.
3. The plans & specifications are subject to modifications to suit ground conditions.
4. The prices mentioned are for original allottees. Late allottees will be charged financing cost.
5. All configurations, unit plan, layout and block plans are as per tender drawings. However, there may be variations due to ground conditions.
6. The sizes of the accommodation of DU are structural dimensions and shall marginally reduce after finishing. No claim shall be entertained regarding calculation of areas due to actual thickness of finishes.
7. The Carpet area has been calculated as per RERA and include the area of internal walls.
8. Any enhancement in the cost of land awarded by the Competent Authority under the Land Acquisition Act shall be charged proportionately from all allottees as determined by the HUDA within 30days of its demand.
9. Dimension are shown in FPS unit which are approximate conversion from metric units.

**Disclaimer:** This technical Brochure is purely for general information purpose and meant solely for allottees of the scheme. All statements, sketches, layouts etc are to be taken as the architects concept of the project and may not exactly match the finished project on ground.



# LOCATION PLAN





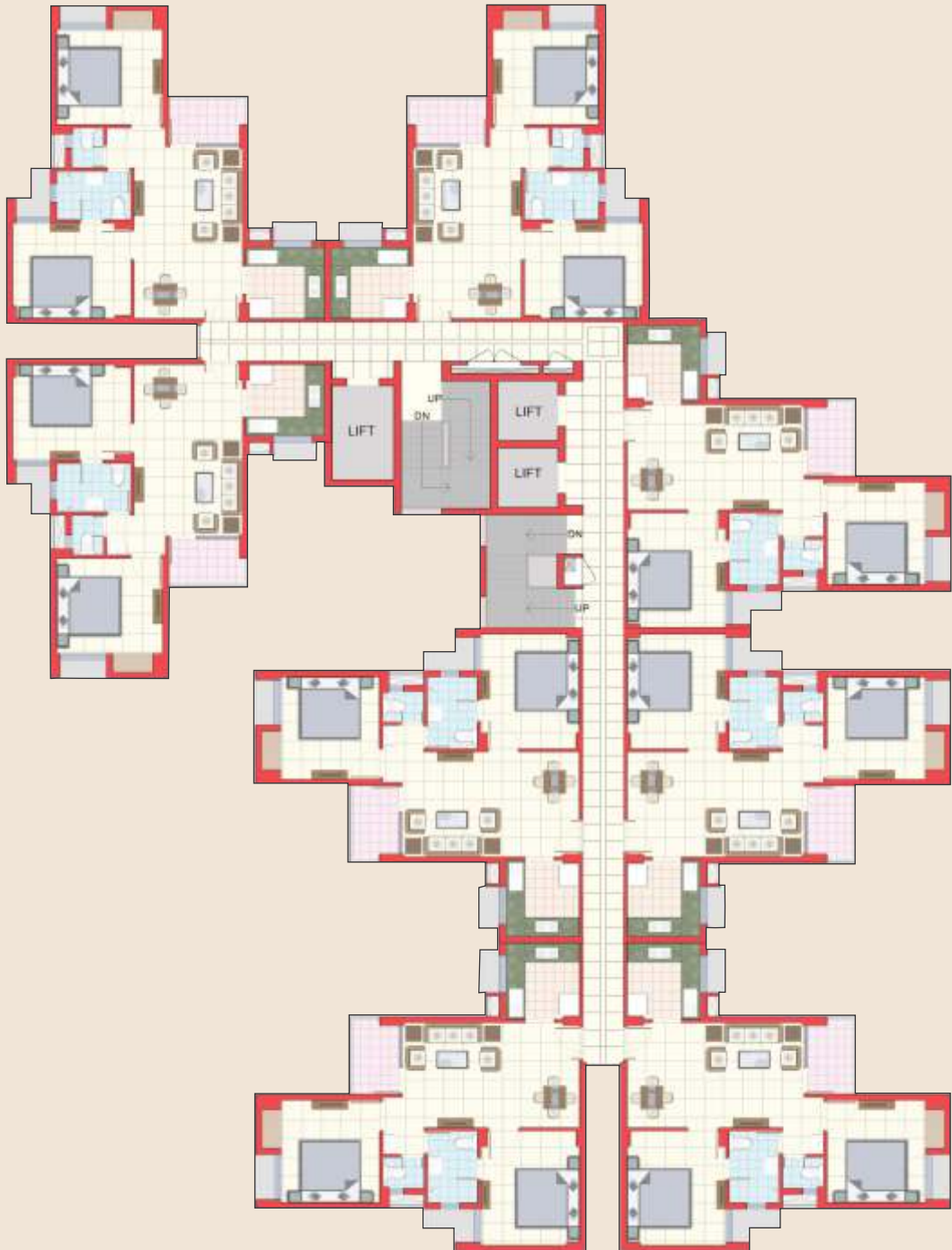
- Disclaimer:**
1. The details shown in Layout Plan are tentative and may be changed based on site requirements or due to technical considerations.
  2. Open car parkings, as required, shall also be constructed in open spaces as planned by the Architect.

# LAYOUT PLAN



# FLOOR PLAN (Blocks 'A' & 'B')

(Schedule 'B' of 'Agreement of Sale')



# FLOOR PLAN (Blocks 'C' & 'D')

(Schedule 'B' of 'Agreement of Sale')

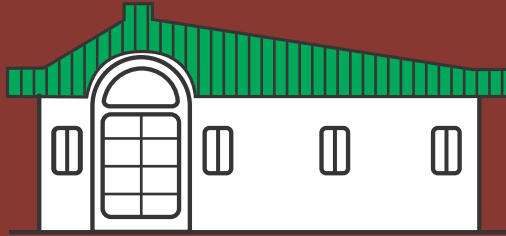


# UNIT PLAN

(Schedule 'B' of 'Agreement of Sale')



**Note :** Furniture and other fitments/ items shown are indicative only and not part of DU.



**AWHO**

## **ARMY WELFARE HOUSING ORGANIZATION**

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**ARCHITECT**

### **GARG & ASSOCIATES**

**Architects, Urbanists, Engineers**

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### **Project Director**

**Army Welfare Housing Organisation,  
Plot No.1, Sector-7,  
Bahadurgarh (Haryana)**