

Additional Terrace at First Floor of Super Deluxe and Deluxe Apartments

5. Each apartment of Super Deluxe and Deluxe has additional terrace on First Floor for which an addl cost will be levied. The detail of the same is as under:-

<u>Ser No</u>	<u>Type of DU</u>	<u>Nos of DU on First Floor which have addl terrace</u>	<u>Approx Addl Terrace Area (Sq ft)</u>	<u>Additional Cost (Rs in Lakh)</u>
(a)	Super Deluxe	12	265	4.69
(b)	Deluxe	02	310	5.49
		06	210	3.72

6. All allottees opting for first floor DU, should keep in mind the above addl cost, which shall be levied in case they are successful in getting the same. These terraces are open to sky without overhead cover as per sanctioned plans. No overhead cover on these terraces has been provided.

Floor Options and Allotment of Specific DU Numbers and Floors

7. Allottees of SDA & DXA DUs are requested to intimate 11 choices of floors (floor option code) respectively in their order of preference as per Appx 'A' attached.

Floor Option Code (For SDA & DXA allottees):

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

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.

Space for Car/Scooter Parking

8. 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 stilt floor** constructed, which is mandatory.

9. In the mandatory covered car parks indicated at Para 8 above, there are a few parkings whose details is as under:-

(a) **For allottees of all Types of DU.** Car parking areas having depth 9m or above are considered as 'Twin Car Parking'. 'Twin Car Parking' spaces under the basement & stilts 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.

(b) **For allottees of SDA DUs Only.** 'Car cum Scooter Parking' spaces under the basement are also available which allow parking of one car & one scooter.

10. Accordingly, the various types of parking areas available in the project alongwith parking code are as under:-

<u>Ser No</u>	<u>Type of Parking</u>	<u>Parking Code</u>	<u>Remarks</u>
(a)	Car Park under Basement	CPB	
(b)	Twin Car Park under Basement	TCPB	
(c)	Car cum Scooter Park under Basement	CCSPB	For SDA only
(d)	Car Park under Stilt	CPS	
(e)	Twin Car Park under Stilt	TCPS	
(f)	Partially Covered Car Park under Stilt	PCPS	See Note (b) to Table of Para 11
(g)	Open Car Park	OCP	
(h)	Scooter Park under Basement	SPB	
(j)	Scooter Park under Stilt	SPS	

Distributions of Mandatory Parking Spaces

11. Keeping in mind that all allottees should get parking areas in their own towers or in close proximity to their towers, the distribution of various types of mandatory parking areas are as under:-

Ser No	Types of Parking	Nos of Parking					Total
		DXA Towers		SDA Towers			
		A	B	C	D	E	
(a)	<u>Car Parking Under Stilt</u>						
i)	CPS	08	07	02	-	03	20
ii)	TCPS	01	01	08	12	06	28
(b)	<u>Car Parking Under Basement</u>						
i)	CPB	32	34	16	15	18	115
ii)	TCPB	03	02	15	16	12	48
iii)	CCSPB	-	-	03	01	05	09
	Total	44	44	44	44	44	220

Notes. (a) The project also has some covered car parkings in basement (CPB) having lesser width and depth, which can also be opted as addl parking by the allottees.

(b) Further there are few partially covered parking in stilts ie PCPS, wherein a portion is open to sky which may be opted as addl car parking by the allottees.

(c) The project also has a number of scooter parkings in basement (SPB) & stilts (SPS) and open car park (OCP) adjacent/parallel to road & boundary wall which are open to sky. These can also be opted as addl parking areas by the allottees.

12. **Cost of Parking Spaces**

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

(i) **CPB.** The areas of various **CPB** in a tower vary from 134 sq ft to 177 sq ft, with each parking having a minimum width and depth of 8'-2" and 16'-4" respectively. Accordingly, the price will vary from Rs 3.80 Lakh to Rs 5.00 Lakh depending upon exact size of car parking allotted.

(ii) **TCPB.** The areas of various **TCPB** in a tower vary from 240 sq ft to 340 sq ft, with each parking having a minimum width and depth of 8'-2" and 29'-6" respectively. Accordingly, the price will vary from Rs 6.42 Lakh to Rs 9.08 Lakh depending upon exact size of car parking allotted.

(iii) **CCSPB.** The areas of various **CCSPB** in a tower vary from 215 sq ft to 258 sq ft, with each parking having a minimum width and depth of 8'-2" and 26'-2" respectively. Accordingly, the price will vary from Rs 5.70 Lakh to Rs 6.84 Lakh depending upon exact size of parking allotted.

(iv) **CPS.** The areas of each **CPS** in a tower vary from 131 sq ft to 147 sq ft, with each parking having a minimum width and depth of 8'-0" and 16'-4" respectively. Accordingly, the price will vary from Rs 3.02 Lakh to Rs 3.40 Lakh depending upon exact size of car parking allotted.

(v) **TCPS**. The areas of various **TCPS** in a tower vary from 240 sq ft to 282 sq ft, with each parking having a minimum width and depth of 8'-2" and 29'-6" respectively. Accordingly, the price will vary from Rs 5.20 Lakh to Rs 6.10 Lakh depending upon exact size of car parking allotted.

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

(i) **CPB**. The areas of each **CPB** in a tower is approx 108 sq ft and the price will be Rs 3.10 Lakh. Each parking having a minimum width and depth of 7'-3" and 14'-9" respectively. (Refer Note (a) of Table at Para 11).

(ii) **PCPS**. The areas of various **PCPS** in a tower vary from 121 sq ft to 147 sq ft, with each parking having a minimum width and depth of 7'-3" and 16'-4" respectively. Accordingly, the price will vary from Rs 2.15 Lakh to Rs 2.60 Lakh depending upon exact size of car parking allotted. (Refer Note (b) of Table at Para 11).

(iii) **OCP**. The areas of various **OCP** vary from 147 sq ft to 174 sq ft, with each parking having a minimum width and depth of 8'-2" and 16'-4" respectively. Accordingly, the price will vary from Rs 1.55 Lakh to Rs 1.83 Lakh depending upon exact size of car parking allotted. (Refer Note (c) of Table at Para 11).

(c) **Additional Scooter Parking (To be opted by allottees in Para 6 of Appx 'A')**

(i) **SPB**. The areas of each **SPB** is 26 sq ft and the price will be Rs 60,000/-. (Refer Note (c) of Table at Para 11).

(ii) **SPS**. The areas of each **SPS** is 26 sq ft and the price will be Rs 60,000/-. (Refer Note (c) of Table at Para 11).

Note : All areas and cost shown in para 12 above are tentative and may vary slightly as per actual available area.

13. **Exercising of Options for Parking 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 11 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 SDA Allottees**. Out of **CPB/TCPB/ CCSPB/ CPS/TCPS**.

(ii) **For DXA Allottees**. Out of **CPB/TCPB/ CPS/TCPS**.

Computer Draw for Car Parks

14. The computer draw for allotment of specific parking areas will be done after the draw of allotment of specific DUs has been completed. Specific parking areas will be allotted to the allottees of DUs in a tower from amongst the categories of car parks available in that tower or its close proximity.

Allotment of Additional Car/Scooter Parking.

15. In addition to the mandatory acceptance of parking areas as explained at Para 13 above, an option can also be exercised in Appx 'A' att for addl car/scooter park (pl refer Notes (a) to (c) of Table at Para 11) as per details below:-

- (a) 'Car park under basement (CPB)' having smaller width and depth.
- (b) 'Partially covered car park in stilts (PCPS)'.
- (c) 'Open car park (OCP)' adjacent /parallel to road & boundary wall.
- (d) 'Scooter parks in basement & stilts ' i.e. SPB & SPS.

16. In case of demand for addl parking is exceeding the availability of the same, then a draw will be conducted for allotment of these parking areas at a later date. All allottees who have been successful in getting a TCPS/TCPB shall not be considered for additional car park.

17. Allottees can also apply for allotment of adjacent dwelling units (DUs) in the same type of DUs for self(if allotted two DUs in same type)/within blood relations (spouse, father, mother, son, daughter, legally adopted children, brother/sister) if so desired. Request for allotment of adjacent DUs will be considered as far as possible and within the constraints. While conducting the draw for allotment of specific DUs, the allotment of adjacent DUs allottees will be carried out first, to facilitate the adjacent DU allotment. Other allottees will get their DUs from the remaining DUs of that type. Such allottees are requested to indicate their willingness at Para 7 of the Appx 'A'

18. 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.

Schedule of Draw

19. Computerised draws will be held at HQ AWHO, Kashmir House, New Delhi from 1030h onwards on **30 May 2019**. The draws may get extended on subsequent days if necessary. Allottees are welcome to attend the draw if they so desire at their own expense and convenience.

Important

20. 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 **10 May 2019** as per Appx 'A', failing which your option will be assumed as per Para 7 (c) above for allotment of floor/DU and parking space. Your option therefore should be dispatched preferably by **registered acknowledgement** 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.

(Pankaj Subba)
Lt Col
EO (Marketing)
for Managing Director

Encls. : As stated above.

Appendix 'A'

(Refer Paras 7, 12, 13, 15, 17 & 20 of
Option letter of Sect-6A, Lucknow)

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

OPTION FOR SPECIFIC FLOOR AND PARKING SPACES
SECTOR-6A, LUCKNOW

1. Refer your letter No _____ dated _____.

2. **Floor Choice options (For allottees of all type of DUs).** I am an allottee of SDA / DXA at Sector-6A, Lucknow Project. Please mention floor option code in the order of preference and also sign in the table:-

Ser No	Priority	Floor Option Code	Signature
(a)	1 st Choice		
(b)	2 nd Choice		
(c)	3 rd Choice		
(d)	4 th Choice		
(e)	5 th Choice		
(f)	6 th Choice		
(g)	7 th Choice		
(h)	8 th Choice		
(j)	9 th Choice		
(k)	10 th Choice		
(l)	11 th Choice		

(*Refer Para 4 of Option Letter for available choices and Para 7 for Floor Option Code)

Car Parking Space Options (For allottees of SDA DUs)

3. It is mandatory to give choices out of **CPB, TCPB, CCSPB, CPS and TCPS**. Please mention parking code in the order of preference and also sign in the table:-

Ser No	Choices	Parking Code	Signature
(a)	1 st Choice		
(b)	2 nd Choice		
(c)	3 rd Choice		
(d)	4 th Choice		
(e)	5 th Choice		

(*Refer Para 11 of Option Letter for available choices and Para 10 for Parking Code)

Car Parking Space Options (For allottees of DXA DUs)

4. It is mandatory to give choices out of **CPB, TCPB, CPS and TCPS**. Please mention parking code in the order of preference and also sign in the table:-

Ser No	Choices	Parking Code	Signature
(a)	1 st Choice		
(b)	2 nd Choice		
(c)	3 rd Choice		
(d)	4 th Choice		

(*Refer Para 11 of Option Letter for available choices and Para 10 for Parking Code)

Addl Car Park (For allottees of all type of DUs).

5. In addition to the mandatory car parking opted at para 3 or 4 above, I wish*/do not wish to opt for addl car park. Choice is required to be given out of **CPB, PCPS and OCP**:-

(a) First Choice _____ (b) Second Choice _____ (c) Third Choice _____

Addl Scooter Parking (For allottees of all type of DUs).

6. In addition to the Car parking opted at paras 3/4 & 5 above, I wish*/do not wish to opt for scooter park over and above the car parking space. Choice is required to be given out of **SPS and SPB**

(a) First Choice _____

(b) Second Choice _____

* Tick one option and score out the other.

7. I wish to get the allotment of adjacent DU with my (relation) whose particulars are given below:-

(a) Registration No. _____ of the allottee for Lucknow Varindavan Awas Yojna, LV6 (Sector 6A) project.

(b) Rank & Name _____, relationship _____ (as specified at Para 17 of option letter).

(c) Type of DU _____.

Note : He/she will also indicate his/her willingness for allotment of adjacent DU with you, in his/her option and be given similar/identical option for floor choice(s).

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

Station :

Date :

Signature _____

Rank & Name _____

Regn No _____

Address _____

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 **10 May 2019**.