

**OPTION LETTER FOR SPECIFIC FLOOR AND PARKING SPACE**  
**DINESH VIHAR, OMR CHENNAI PROJECT (PHASE-I)**

1. Reference our letter of even number dated \_\_\_\_\_.
2. The project is at almost 80% progress. A total of 852 DUs in six towers are being constructed in this project. One tower comprising of Luxury (LXA) DUs, two towers comprising of Super Deluxe (SDA) DUs and three towers comprising of Modern (MDA) & Small Family Apts (SFA). All towers are in Stilt1 + Stilt2 + 29 storey configuration. The details of 852 DUs are as under:-

- |                                   |                  |
|-----------------------------------|------------------|
| (a) Luxury Apartments (LXA)       | - 113 Nos        |
| (b) Super Deluxe Apartments (SDA) | - 226 Nos        |
| (c) Modern Apartments (MDA)       | - 348 Nos        |
| (d) Small Family Apartments (SFA) | - <u>165 Nos</u> |

**Total - 852 Nos**

3. **Options for Allotment of Floor.** 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 to the allottees.

4. **Floorwise Distribution of DUs.** 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 having Parking</u>		<u>Floor and DUs on each floor</u>			<u>Floor and DUs on each floor</u>			<u>Total DUs</u>
			<u>1<sup>st</sup> (Stilt -I)</u>	<u>2<sup>nd</sup> (Stilt -II)</u>	<u>3<sup>rd</sup></u>	<u>4<sup>th</sup></u>	<u>5<sup>th</sup></u>	<u>29<sup>t</sup><sub>h</sub></u>	<u>30<sup>t</sup><sub>h</sub></u>	<u>31<sup>st</sup></u>	
(a)	LXA	01	Parking		02	03	04	04	04	04	113
(b)	SDA	02			02	03	04	04	04	04	226
(c)	MDA	03			04	04	04	04	04	04	348
(d)	SFA				-	01	02	02	02	02	165

5. **Floor Options and Allotment of Specific DU Numbers and Floors.** Allottees of all DUs are requested to intimate 29 choices of floors (floor option code) respectively in their order of preference as per Appx-'A' attached. **Choices should range from 3<sup>rd</sup> floor to 31<sup>st</sup> floor only.**

(a) **Floor Option Code (For all Allottees):** First two floors have parking and flats started thereafter from third floor onwards.

<b><u>Ser No</u></b>	<b><u>Floor</u></b>	<b><u>Floor Option Code</u></b>	<b><u>Remarks</u></b>
(a)	1 <sup>st</sup> Floor (Stilt Lvl-I)	1FL	<b>These two floors have parking</b>
(b)	2 <sup>nd</sup> Floor (Stilt Lvl-II)	2FL	
(c)	3 <sup>rd</sup> Floor	3FL	
(d)	4 <sup>th</sup> Floor	4FL	
(e)	5 <sup>th</sup> Floor	5FL	
(f)	6 <sup>th</sup> Floor	6FL	
(g)	7 <sup>th</sup> Floor	7FL	
(h)	8 <sup>th</sup> Floor	8FL	
(j)	9 <sup>th</sup> Floor	9FL	
(k)	10 <sup>th</sup> Floor	10FL	
(l)	11 <sup>th</sup> Floor	11FL	
(m)	12 <sup>th</sup> Floor	12FL	
(n)	13 <sup>th</sup> Floor	13FL	
(o)	14 <sup>th</sup> Floor	14FL	
(p)	15 <sup>th</sup> Floor	15FL	
(q)	16 <sup>th</sup> Floor	16FL	
(r)	17 <sup>th</sup> Floor	17FL	
(s)	18 <sup>th</sup> Floor	18FL	
(t)	19 <sup>th</sup> Floor	19FL	
(u)	20 <sup>th</sup> Floor	20FL	
(v)	21 <sup>st</sup> Floor	21FL	
(w)	22 <sup>nd</sup> Floor	22FL	
(x)	23 <sup>rd</sup> Floor	23FL	
(y)	24 <sup>th</sup> Floor	24FL	
(z)	25 <sup>th</sup> Floor	25FL	
(aa)	26 <sup>th</sup> Floor	26FL	
(ab)	27 <sup>th</sup> Floor	27FL	
(ac)	28 <sup>th</sup> Floor	28FL	
(ad)	29 <sup>th</sup> Floor	29FL	
(ae)	30 <sup>th</sup> Floor	30FL	
(af)	31 <sup>st</sup> Floor	31FL	

(b) **Guidelines for Filling of Options.** While filling the Appendix the under mentioned issues may be kept in mind:-

(i) 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 choice and so on draws, wherever there is availability of DUs, after the first and subsequent choice draws of various floors have been conducted.

(ii) 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 Parking**

6. In this project, Car parking has been planned in such a way that all allottees are assured of **at least one covered car park** having a roof made of RCC or fibre sheet, which are mandatory.

- (a) **'Twin Car Parking (TCPS1 & TCPS2)'**. Space which allows parking of two cars one behind the other and can be opted by allottees owning two cars. The entry to the 'Twin Car Parking' is only from one side.
- (b) **'Car Parking (CPS1 & CPS2)'**. Space which allows parking of one car.
- (c) **'Car Parking (OCPF)'**. Space having a fibre sheet covering adjacent to towers/boundary wall which allows parking of one car.

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

<b><u>Ser No</u></b>	<b><u>Type of Parking</u></b>	<b><u>Parking Code</u></b>
(a)	Car Park under Stilt Lvl-I	<b>CPS1</b>
(b)	Twin Car Park under Stilt Lvl-I	<b>TCPS1</b>
(c)	Car Park under Stilt Lvl-II	<b>CPS2</b>
(d)	Twin Car Park under Stilt Lvl-II	<b>TCPS2</b>
(e)	Open Car Park covered with Fibre sheet	<b>OCPF</b>

8. **Distributions of Mandatory Parking Spaces.** The distribution of various types of mandatory parking areas are as under:-

<b><u>Ser No</u></b>	<b><u>Types of Parking</u></b>	<b><u>Nos of Parking Areas Available</u></b>		
		<b><u>LXA Tower</u></b>	<b><u>SDA Towers</u></b>	<b><u>MDA/SFA Towers</u></b>
(a)	CPS1	49	86	171
(b)	TCPS1	08	17	31
(c)	CPS2	46	85	169
(d)	TCPS2	10	18	23
(e)	OCPF	0	20	119
<b>Total</b>		<b>113 Nos</b>	<b>226 Nos</b>	<b>513 Nos</b>

**Note.** The project also have some surplus OCPF car park adjacent to some towers/boundary wall, which can also be opted for as additional parking areas by the allottees.

9. **Approx Area & Cost of Parking Spaces.**

(a) **CPS1/CPS2.** The area & cost of each car park will be approx 134.50 sq ft and Rs 2.63 lacs respectively.

(b) **TCPS1/TCPS2.** The area & cost of each twin car park will be approx 265 sq ft and Rs 5.26 lacs respectively.

(c) **OCPF.** The area & cost of each car park will be approx 134.50 sq ft and Rs 2.20 lacs respectively.

**Note :** All areas and cost shown in Para 9 above are tentative and may vary slightly as per actual available area.

10. **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 8 above may be kept in mind.

(b) It shall be mandatory for all allottees to accept at least one car park out of the available **CPS1/CPS2/TCPS1/TCPS2/OCPF.**

11. **Computerised Draw for Car Parks.** The Computerised draw for allotment of specific parking areas will be done after the draw of allotment of specific DUs has been completed.

12. **Allotment of Additional Car Parking.** In addition to the mandatory acceptance of parking areas as explained at Para 10 above, an option can also be exercised for additional car park i.e OCPF as per details attached at Appx-'A'. These will be allotted based on availability of parking areas in proximity to the specific tower in which the DU allotted.

13. In case of demand for additional parking ie OCPF is exceeding the availability of the same, then a draw will be conducted for allotment of these parking areas at a later date. The following procedure shall be followed for allotment:-

(a) All allottees who have been successful in getting a Twin car park shall not be considered for additional car parking i.e OCPF.

14. **Schedule of Draw.** Computerised draws will be held at HQ AWHO, Kashmir House, New Delhi-110011. Date of draw will be intimated separately. Allottees are welcome to attend the draw if they so desire at their own expense and convenience.

15. **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 **30 May 2018** as per Appx-'A', failing which your option will be assumed as per Para 6(b) above for allotment of floor/DU and parking space. Your option therefore should be dispatched preferably by **registered acknowledgement** due after taking the postal/transit time into consideration. Please avoid sending options through courier, as their entry into Kashmir House is restricted due to security considerations.

**Encls. :** As stated above.

(Pankaj Subba)  
Lt Col  
EO (Mktg)  
For Managing Director

**Appendix-‘A’**

(Refer Paras 5, 10, 12 & 15 of Option letter of OMR Chennai)

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

**OPTION FOR SPECIFIC FLOOR AND PARKING SPACES**  
**DINESH VIHAR, OMR CHENNAI PROJECT (PHASE-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/MDA/SFA at OMR Chennai 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 <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		
(p)	15 <sup>th</sup> Choice		
(q)	16 <sup>th</sup> Choice		
(r)	17 <sup>th</sup> Choice		
(s)	18 <sup>th</sup> Choice		
(t)	19 <sup>th</sup> Choice		
(u)	20 <sup>th</sup> Choice		
(v)	21 <sup>st</sup> Choice		
(w)	22 <sup>nd</sup> Choice		
(x)	23 <sup>rd</sup> Choice		
(y)	24 <sup>th</sup> Choice		
(z)	25 <sup>th</sup> Choice		
(aa)	26 <sup>th</sup> Choice		
(ab)	27 <sup>th</sup> Choice		
(ac)	28 <sup>th</sup> Choice		
(ad)	29 <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 all type of DUs)**

3. It is mandatory to give choices out of **CPS1, TCPS1, CPS2, TCPS2 and OCPF**. Please mention parking code in the order of preference and also sign 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		
(e)	5 <sup>th</sup> Choice		

(\*Refer Para 8 of Option Letter for available choices and Para 7 for Parking Code.)

**Addl Car Park i.e. OCPF (For allottees of all type of DUs)**

4. In addition to the mandatory Car parking opted at Para 3 above, I also wish/\*do not wish to opt for a Car Parking i.e OCPF as addl parking.

\* Tick one option and score out the other.

5. 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: \_\_\_\_\_

Contact No: \_\_\_\_\_

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

E Mail ID : \_\_\_\_\_

Latest Correspondence Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Notes:**

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 **30 May 2018**.