

**JAI JAWAN AWAS YOJNA (JJAY)**  
**SECUNDERABAD (AJIT VIHAR)**

1. AWHO has planned to construct affordable houses (260 Nos) for JCOs / OR at Secunderabad in three phases. The project is planned to be executed on land measuring 7 acres. The site is located at Jawahar Nagar, Secunderabad, behind Army College of Dental Sciences and approximately 21 km from Secunderabad Railway Station, 19 km from Jubilee Bus Station and about 9 km from HQ Telangana and Andhra Sub Area. Site Sketch is attached. Tender action is at final stage. Configuration and tentative cost of DUs are as under :-

<u>Type</u>	<u>No of DUs</u>		<u>No of Block</u>	<u>Approx Super Area (Sq ft)</u>	<u>Tentative Cost (Rs in lakh)</u>
Jai Jawan Apartments (S/ G+2)	Ph - I	100	26	789	Rs 25.0 lakh  (Incl 12% GST and cost of Covered Parking & Amenities)
	Ph - II	80			
	Ph- III	80			
	Total	260			

2. Market survey for various projects in the near vicinity of AWHO Project in Secunderabad (Ajit Vihar) was carried out by our architect and staff. On analyzing and comparing it has emerged that there are many positive aspects of AWHO project as compared to similar projects launched by Pvt builders (viz; GK's Pride, Balaji Nagar, Secunderabad, ARK Homes, Bollaram, Secunderabad, Aparna Canopy Tulip, Kompally etc). Our allottees are possibly unaware of these. The highlights of JJAY Secunderabad project (Ajit Vihar) have been summarized as under :-

- (a) AWHO project consists of 260 DUs (Ph I – 100 Nos, Ph II- 80 Nos & Ph III – 80 Nos) on 7 acres of land having density ratio of 37.14 Dwelling Units per acre. Whereas in case of civil projects, density ratio is much higher. **Lower density ratio in AWHO Project, results in more open space incl wider roads for comfortable living to allottees.**

(b) AWHO houses are being sold on “no profit no loss” basis whereas civil projects have high profit margins. **On comparison of cost, AWHO rates are lesser than civil projects. The costing is inclusive of parking and common amenities whereas pvt projects charges these additionally.** AWHO project is being costed approximately at Rs 3170/ sq ft which is inclusive of charges such as parking, GST, common facilities etc whereas, similar private projects are in the range of Rs 3400 to 3600 approximately per sq ft once all costs are computed.

(c) Our specifications are similar to private projects.

(d) Our houses are low rise ie Stilt + Two storey, whereas most of the civil projects are Stilt +5 storey buildings. Low rise living is an added advantage for AWHO allottees. **Also, in our project there are no common walls between adjacent dwelling units.**

(e) The project shall be provided **with state of the art Community Centre alongwith shopping Centre, park and wide roads. Spacious lawn/ open areas** giving healthy living style has been catered in our project which is an added advantage.

(f) Our project has **internal roads varying between 30 to 40 feet** wide whereas in civil projects internal roads varies from 20 to 30 feet wide.

(g) **CSD and MI Room facility are available in Army Dental College** which is adjacent to our site. CRPF Public School is about 1.5 km away.

(h) In addition, the AWHO project has following addl advantages :-

(aa) Good ventilation in each room.

(bb) Excellent lake view.

(cc) Regular city bus services.

(dd) Wide Driveways.

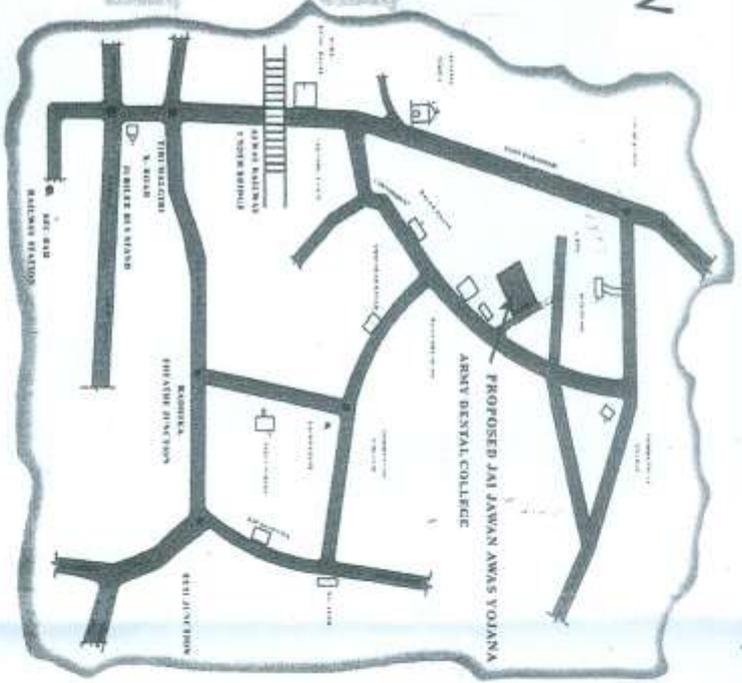
(ee) Project is located very near to outer ring road.

2. The info may be given wider publicity to various units/ fmns under your Command.

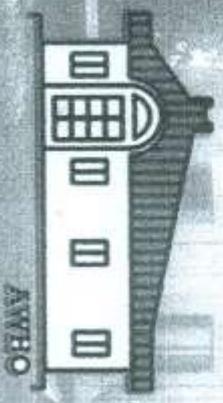
**Encl.** As per Para 1 above.

A.W.H.O. 'JAI JAWAN AWAS' YOJANA, SECUNDERABAD

LOCATION PLAN



NOT TO SCALE



**Army Welfare Housing Organization.**  
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**PROJECT ARCHITECT**  
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and annexation. It has considered that the...