



Army Welfare Housing Organisation

**TECHNICAL
BROCHURE**



BENGALURU (WHITEFIELD)

MAY 2010



LAYOUT PLAN

Army Welfare Housing Organisation



DU	Block
LXA	Type A
SDA	Type B
DXA	Type C
MDA	Type D
SFA	Type E





AWHO RESIDENTIAL COMPLEX BENGALURU (WHITEFIELD)

General

This residential scheme at Bengaluru is planned in approximately 29 acres of land at Kannamangala, Bengaluru (East) near the Satya Sai Baba Ashram at Whitefield.

Location

The site is located on the main Kadugodi – Hoskote road which connects the Sai Baba Ashram to the Old Madras Road about 3.0 Kms from the Ashram. Towards the north of the site is a low-rise villa complex called "10 Downing" and across the road towards east is the "Chaithanya Samarpan" complex. The road connecting the Old Madras road to the International Airport has been constructed recently and the Airport is around 37 Kms from the site. The closest railway station is the Whitefield Station 3 Kms away. There are several residential housing complexes being developed by private builders along the Kadugodi – Hoskote road.

Concept

The housing complex has 29 Towers in 7 Blocks set within green landscaped open spaces. Wide roads connect all the Blocks and covered parking is provided for each apartment either at stilt level or within the basement. Above the stilt floor there are 14 floors having Dwelling Units (DUs). In all, there are 1524 apartments of 2-bedroom, 3-bedroom and 4-bedroom configuration with Penthouses over the 3 and 4 bedroom apartments at 13th and 14th floor levels. Each Tower has 4 DUs at each floor level and every Tower is provided with two Lifts.

Central Amenities

Central Amenities comprising of a Club, Banquet Hall, Swimming pool, Society office etc with some convenience Shops shall be provided (conditions apply).



Configuration of Blocks

There are three types of Blocks having the following configuration:

- i. Type A *Luxury Apartments (LXA) and Luxury Penthouses (PHA).*
- ii. Type B/C *Super Deluxe Apartments (SDA) and Super Deluxe Penthouses (PHB),
Deluxe Apartments (DXA) and Deluxe Penthouses (PHC).*
- iii. Type D/E *Modern Apartments (MDA) and Small Family Apartments (SFA).*

Parking

Adequate parking space has been provided for within the complex. There is provision for parking of more than 2000 cars for residents and visitors. There is at least one car parking space provided for each DU in the still or basement floor.

External Services

The Karnataka State Electricity Board will be providing Electricity. A dedicated Electric Sub-station is being developed within the AWHO property for this purpose. Water shall be made available through bore-wells. Underground Water Tanks of adequate capacity are planned to ensure uninterrupted supply of water. There is no Central Sewerage Scheme existing at present, as such Sewerage Treatment Plants will be installed within the complex.

Date of Completion & Cost

The approximate Cost of different types of Dwelling Units is given separately. The cost given is tentative and is subject to change. The expected date of Completion is June 2013.

Defect Liability Period

The 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 will be deployed by the contractor to ensure timely rectification of defects.



Formation of Users Committee/Welfare Maintenance Society

The allottees are required to form a Welfare Maintenance Society for maintenance and upkeep of the essential services once the project is completed. 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 of the complex and other allied activities of the colony. The Users Committee that will be formed will be an adhoc committee since it takes a long time for all allottees to move in and start staying in the colony. 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 completion of the project, and start maintaining the complex. The Users Committee will collect monthly maintenance charges from the allottees to run the complex. The amount so collected will be decided by the Users Committee in consultation with the Project Director. In addition, minimum essential expenses out of the Society funds shall be given to the Users Committee through the Project Director on a monthly basis for the maintenance of the colony till the formation and registration of a proper Society.

Sample Dwelling Units

Sample flats of each type 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, Bengaluru (Whitefield)
Army Welfare Housing Organisation
c/o HQ K & K Sub Area,
PIN 900493, c/o 56 APO
Tel: (Mil) 6227 Mob: 09686227676



Specifications

1. Super Structure

RCC framed structure with concrete block masonry.

2. Flooring

- (a) Lobby, Study, Living/Dining, Family Lounge, Bedrooms, Dress
(except Master Bedroom & Dress of Blocks A & B/C)
- (b) Master Bedroom and Dress of Blocks A & B/C
- (c) Toilet, Balcony, Terrace
- (d) Lift Foyer, Common Corridor, Passage
- (e) Public Staircases
- (f) Internal staircase for Penthouse
- (g) Parking & Driveways of Stilt and Basement
- (h) Service rooms at Stilt, Stores
- (i) Paved areas
- (k) Kitchen

Vitrified tiles.

Pre-Laminated wooden flooring.

Anti-skid ceramic tiles.

Coloured granite.

Sadarhalli stone.

Udaipur green marble.

Plain cement concrete with hardener.

Kota stone.

Interlocking concrete paver blocks.

Anti-skid vitrified tiles.

3. Internal finish

Acrylic washable distemper.

4. External finish

Sand textured matt paint.

5. Joinery

- (a) External Doors/Windows
- (b) Door frames for internal doors (except main door)
- (c) Main Door frame and shutter
- (d) Other Internal Doors
- (e) Mongery –
 - (i) Main door
 - (ii) All other doors and windows

Powder coated aluminium with glazing.

Red Meranti wood.

Polished Teak wood frame and HDF skin moulded door shutter.

Flush door shutters enamel painted.

Brass fittings.

Aluminium anodized.



6. **Kitchen**

- (a) Working Platform
- (b) Dado
- (c) Kitchen Sink

Granite stone counter.
Ceramic tiles.
Stainless steel sink with drain board.

7. **Toilet**

- (a) Dado
- (b) Sanitary Fittings in Master bedroom toilet
- (c) Sanitary Fittings in other toilets

Ceramic tiles.
Light pastel colour vitreous china.
White vitreous china.

8. **Plumbing**

- (a) For Water Supply
- (b) Fittings in Toilet/Kitchen
- (c) Geysers

Concealed plumbing.
Chromium plated brass fittings.
Provision for fixing of geysers is being made.

9. **Electrification**

- (a) Conduits & Wiring
- (b) Light Fittings, Fans and Geysers
- (c) Switches, Socket and Switchboards

Concealed PVC conduits with copper wire.
Not being provided.
Modular switches.

10. **TV Points**

- (a) Conduits & Wiring
- (b) TV Points

Concealed PVC conduits.
Being provided in Living room, Bedrooms.

11. **Telephone Points**

Being provided in Living and Bedrooms.

Note:- The above specifications are tentative for general information and may be changed based on site requirements or due to technical considerations.



DETAILS OF ACCOMMODATION AND TENTATIVE COST

S No	Type	Total No of Units	Total No of Units	Approx Super Area (sq ft)	Tentative Cost (Rs Lacs)
1.	Luxury Penthouse (PHA)	20	Lower level: Lobby, Living / Dining, Kitchen, Master Bedroom, One Bedroom, Two Toilets, Dress, Store, Staircase, Balconies and Terrace. Upper level: Study, Family Lounge, Pantry/Utility, Two Bedrooms, Two Toilets, Dress, Balconies and Terrace.	4128	86.40
2.	Super Deluxe Penthouse (PHB)	40	Lower level: Lobby, Living / Dining, Kitchen, Master Bedroom, One Bedroom, Two Toilets, Dress, Staircase, Balconies and Terrace. Upper level: Study, Family Lounge, Pantry/Utility, Two Bedrooms, Two Toilets and Balconies.	3584	78.10
3.	Deluxe Penthouse (PHC)	40	Lower level: Lobby, Living / Dining, Kitchen, Master Bedroom, One Bedroom, Two Toilets, Dress, Staircase, Balconies and Terrace. Upper level: Study, Family Lounge, Pantry/Utility, Two Bedrooms, Two Toilets and Balconies.	3198	72.20
4.	Luxury (LXA)	240	Lobby, Living / Dining, Kitchen, Master Bedroom, Three Bedrooms, Four Toilets, Dress and Balconies.	2422	57.40
5.	Super Deluxe (SDA)	480	Lobby, Living / Dining, Kitchen, Master Bedroom, Three Bedrooms, Three Toilets, Dress and Balconies.	2062	48.90
6.	Deluxe (DXA)	480	Lobby, Living / Dining, Kitchen, Master Bedroom, Two Bedrooms, Three Toilets, Dress and Balconies.	1721	40.80
7.	Modern (MDA)	168	Living / Dining, Kitchen, Two Bedrooms, Two Toilets and Balconies.	1224	29.00
8.	Small Family (SFA)	56	Living / Dining, Kitchen, Two Bedrooms, Two Toilets and Balconies.	1034	24.50

Notes :-

Super Areas and Costs given above are tentative. There will be difference in areas between middle and corner DUs.
Costs of these will vary as per areas.



STATEMENT OF AREAS

S No	Type	Building Area (Sq ft)	Balconies (sq ft)	Terrace (sq ft)	Circulation Area (sq ft)	Super Area (sq ft)
1.	Luxury Penthouse (PHA)	2582	270	738	538	4128
2.	Super Deluxe Penthouse (PHB)	2189	476	443	476	3584
3.	Deluxe Penthouse (PHC)	2042	440	231	485	3198
4.	Luxury (LXA)	1902	297	-	223	2422
5.	Super Deluxe (SDA)	1561	247	-	254	2062
6.	Deluxe (DXA)	1267	198	-	256	1721
7.	Modern (MDA)	935	87	-	202	1224
8.	Small Family (SFA)	755	73	-	206	1034

Notes :-

1. Costs indicated are tentative. There may be increase in prices due to market variation and other changes which may be necessitated due to technical / architectural / functional considerations. Allottees are advised to cater for approx 10% increase in their financial planning.
2. Super area includes share of common areas like staircases etc, wherever applicable. Actual super area may vary due to technical / architectural requirements.
3. Costs indicated above are for DUs. The cost of Covered Parking for DUs will be extra and the allotment of these will be done later.
4. There will be cost differential for various floors which will be intimated later.
5. The plans & specifications are subject to modifications to suit ground conditions.
6. The prices mentioned are for original allottees. Late allottees will be charged financing cost.
7. Dimensions shown are in FPS units which are approximate conversions from the Metric units as per plan.
8. All configurations, unit plans, layout and cluster plans are as per tender drawings. However there may be variations due to ground/ technical considerations.



LUXURY PENTHOUSE



TYPICAL LOWER LEVEL PLAN



KEY PLAN



LUXURY PENTHOUSE



TYPICAL UPPER LEVEL PLAN



KEY PLAN



SUPER DELUXE PENTHOUSE



TYPICAL LOWER LEVEL PLAN



KEY PLAN



SUPER DELUXE PENTHOUSE



TYPICAL UPPER LEVEL PLAN



KEY PLAN



DELUXE PENTHOUSE



TYPICAL LOWER LEVEL PLAN



KEY PLAN



DELUXE PENTHOUSE



TYPICAL UPPER LEVEL PLAN



KEY PLAN



LUXURY APARTMENT



KEY PLAN



SUPER DELUXE



TYPICAL UNIT PLAN



KEY PLAN



DELUXE



TYPICAL UNIT PLAN



KEY PLAN



MODERN APARTMENT



SMALL FAMILY APARTMENT



KEY PLAN

TYPICAL UNIT PLANS

Location Plan



website : www.awhosna.org

AWHO

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