



AWHO

ARMY WELFARE HOUSING ORGANISATION

TECHNICAL BROCHURE
GREATER NOIDA PHASE-IV

APRIL 2011





ARMY WELFARE HOUSING ORGANISATION

LOCATION PLAN





AWHO RESIDENTIAL COMPLEX GREATER NOIDA (PHASE-IV)

LOCATION

The 4.38 acre project site at Greater Noida is in proximity to the important land marks of 'Pari Chowk' and the international level 'Jaypee Greens Golf Course', at an approx distance of 22 Km from the DND Toll Bridge over River Yamuna. However the travelling time from Delhi is only 30 minutes due to it being well connected by an 8 lane expressway. The other landmark projects of Yamuna Expressway to Agra, Formula racing track and the Night Safari are also located very close to the site.

The project is configured on 28 storey twin towers which shall be the highest so far constructed at Greater Noida. Also the AWHO township comprising of 2822 apartments on the 95 acre plot is located at an approx distance of one Km from this site.

CONCEPT

The twin towers are identical in configuration having four Super Deluxe and two Luxury DUs on each floor. A club house and a community hall have been provided on the first floor between the two towers.

LAYOUT AND BLOCK DESIGN

All apartments are on stilts with a multi storey configuration varying from 24 to 28 storeys. The layout of the blocks has been done in such a way so that all apartments get a view of the JP Greens International Level Golf Course. One bedroom in both types of DU has been provided with an independent entrance, so that the same could be utilized as a guest / servant room.

EXTERNAL SERVICES AND PARKING AREAS

100% car parking has been provided either in the stilt areas, basement or under podium. In addition a few open parking areas are available for additional cars and visitors parking.



The requirements of infrastructure have already been developed by Greater Noida Industrial Development Authority (GNIDA) at the periphery of the complex. This includes roads, water supply, sewerage and storm water drainage. AWHO is making adequate provisions by way of underground and over head water tanks to meet the residents demand of water for drinking, landscaping and fire fighting purposes.

The Noida Power Company Ltd. (NPCL) shall provide full power requirements of the project and accordingly the required transformers, generators and street lighting are being provided by AWHO. In addition to the power back up being provided for essential services like lifts, street lights etc, each apartment is being provided with a limited power back up.

BROAD SPECIFICATIONS OF APARTMENTS

- (a) **Structure** The building structure has been designed to ensure structural safety as per latest IS codes, specially so for seismic forces. Accordingly the buildings have RCC framed structures having pile foundations.
- (b) **Flooring** Flooring in living room, dining room, bedrooms, store, dress and balconies are of vitrified tiles, while kitchen and toilet floors are of anti-skid ceramic tiles. Two bedrooms in each apartment have been provided with laminated wooden flooring. All corridors, entrance hall at basement and lift lobbies on all floors except at still floor are being provided with Udaipur green marble flooring with white marble border.
- (c) **Internal Wall Finishes** All internal walls & ceilings inside the apartments have been painted with acrylic distemper over readymade wall care base putty and cement plaster. The common corridors and balconies have exterior antifungal weather proof emulsion paint. Ceramic tiles have been provided on walls of kitchen and toilets.
- (d) **Fittings and Fixtures** Toilets and kitchens have branded CP fittings and sanitary ware, and counters where applicable are of granite. Stainless steel sink has been provided in the kitchen.



- (e) **Doors** All door shutters except main entrance door are flush door shutters with both faces of polished teak. The main entrance has been provided with a skin moulded door. Door frames are of Red Mirandi wood.
- (f) **Windows** All windows are Aluminium windows with fly proof shutters.
- (g) **Electrical System** Adequate power and light points with modular switches are being provided for in all the rooms and other areas, with adequate provisions made for Geysers and Air Conditioners. Limited power back up is being provided in each apartment for lights and fans.
- (h) **External Finishes** All buildings are being provided with stone finish textured paint.

Note :-

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



GENERAL CONDITIONS

DATE OF COMPLETION AND COST OF DWELLING UNITS

Approximate cost of DUs is given separately. The cost given is tentative and is subject to change. The expected date of completion is Jun 2014.

DEFECT LIABILITY PERIOD

Entire project will be covered by a defect liability period of 12 months from the date of completion of construction. During this period suitable technical staff will be deployed by the contractor at site to ensure timely rectification of defects.

FORMATION OF USERS COMMITTEE/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 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 flat 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 – Phase IV
Army Welfare Housing Organisation
Plot No. 10, Builders Area, Near Pari Chowk
Greater Noida - 201 306 (UP)



STATEMENT OF AREA OF DWELLING UNIT (APPROX IN SQ FT)

S.No	Type of Dwelling Unit	Covered Area (a)	Balcony Area (b)	Circulation Area (c)	Super Area (d) = (a)+(b)+(c)
1.	Luxury	1699	158	383	2240
2.	Super Deluxe	1431	156	383	1970

Note :-

- The areas shown above are rounded off to the nearest square feet and may vary to some extent due to site conditions/technical requirements.

DETAILS OF ACCOMMODATION AND TENTATIVE COST

S.No	Type of Dwelling Unit	Accommodation	Approx Super Area (Sq ft)	Total No of Dwelling Units	Approx Tentative Cost (Lacs)
1.	Luxury	Living cum Dining Room, Lobby, Four Bed Rooms, Four Toilets, Dress, Loft, Kitchen and Four Balconies	2240	108	60.78
2.	Super Deluxe	Living cum Dining Room, Three Bed Rooms, Three Toilets, Dress, Loft, Kitchen and Four Balconies	1970	190	53.45

Note :-

- Costs indicated are tentative. There may be increase in price due to market variation and other changes which may be necessitated due to technical/architectural/functional considerations.
- Costs indicated above are for Basic Dwelling Units. Costs of covered car parking, scooter parking & open car parking will be extra, the allotment for which shall be done later.
- There will be cost differential for various floors which will be intimated later.
- The plans and specifications are subject to modifications to suit ground conditions.
- The prices mentioned are for original allottees. Late allottees will be charged financing cost.
- All configurations, unit plans, layout and cluster plans are as per tender drawings. However variations may occur due to site conditions.
- Super area includes share of common areas like staircases, lobby, lifts, machine rooms etc.



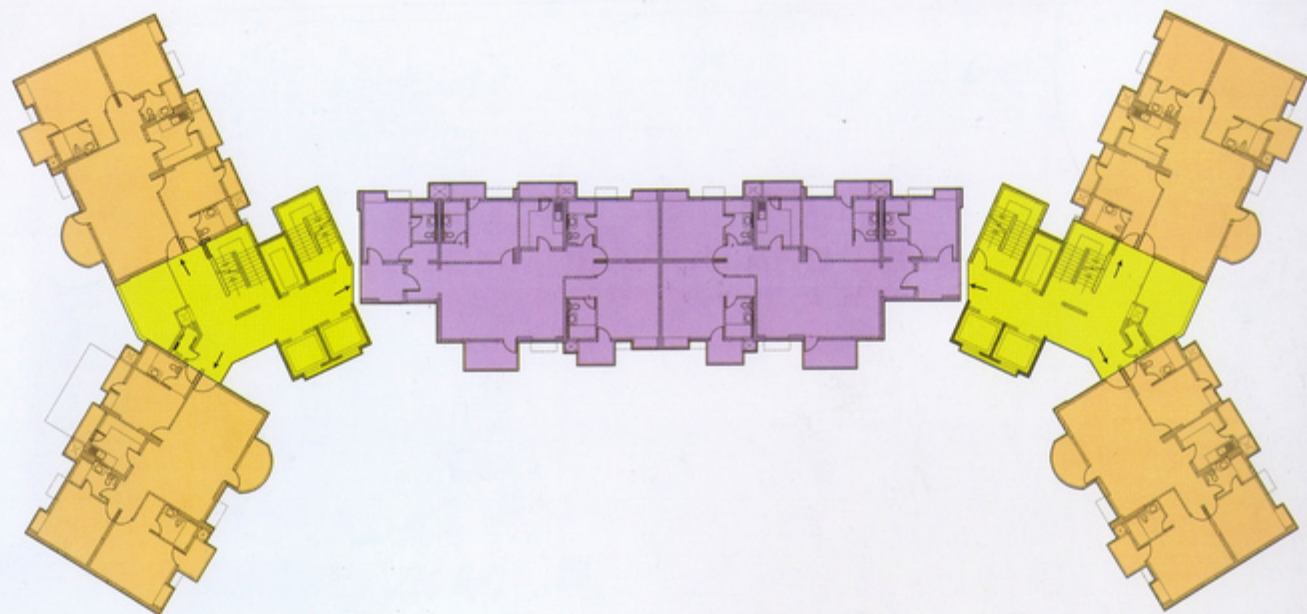
SITE PLAN



A.W.H.O. PHASE 1
A.W.H.O. TWIN TOWERS



TYPICAL FLOOR PLAN



- LUXURY
- SUPER DELUXE
- CIRCULATION AREA

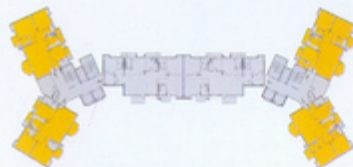


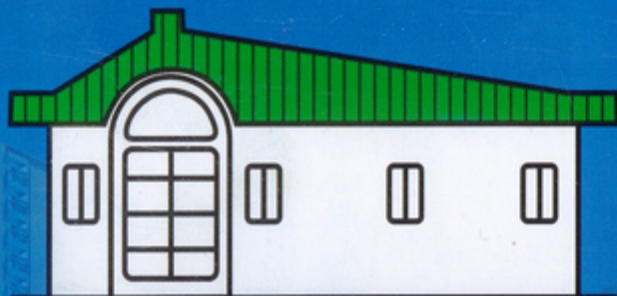
LUXURY UNIT PLAN





SUPER DELUXE UNIT PLAN





website : www.awhosena.in

AWHO

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The Managing Director

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