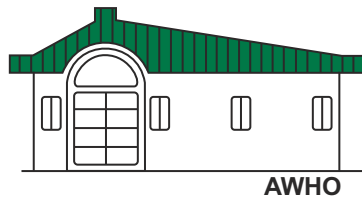




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E-mail: awho@vsnl.com



Project Developers:

Ramprastha Promoters & Developers Pvt Ltd

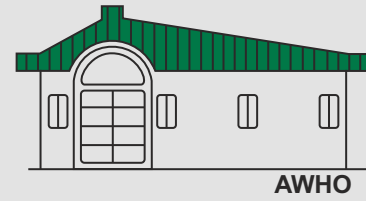
Regd. Off : C - 10, C Block Market, Vasant Vihar, New Delhi.

Corp. Off : 114, Sector - 44, Gurgaon, Haryana Tel.: 0124 - 4333444

www.ramprastha.com

ARMY WELFARE HOUSING ORGANISATION

AWHO GROUP HOUSING COLONY
SECTOR - 95, GURGAON





CONCEPT

The Housing Project is designed to accommodate a total of 1221 Dwelling Units for different types as Luxury, Super Deluxe, Deluxe and Small Family Apartments, to be constructed in total 17 nos. of multi-storied towers with varying number of floor configurations of Stilt+7 to Stilt+23. Each tower consists of 4 DUs per floor and the DUs are designed for 2/3/4 BHK.

All towers have Basements with sufficient area for parking of cars, with adequate space for movement. The Stilts shall also be utilized for parking. The clusters are placed in such a way that each DU gets sufficient natural ventilation and light. The scheme is planned to fulfill all the essential requirements of the occupants. Windows and openings are designed to give full privacy to each DU.

A separate pocket is planned to accommodate Economically Weaker Sections (EWS) of the society as mandated in the bye laws

LOCATION

The 24.53 Acres site, for the proposed group housing project, is located in sector- 95, Gurgaon. The plot is accessible by Pataudi Road on the North, 60.00Mts. proposed Master plan road on the South and 24.00 Mts. proposed sector road on the East. Location is most sought after residential area in NCR due to its proximity to the Domestic and International Airports. The locality is fast developing with all civic amenities in vicinity. Surrounding areas are being developed for Housing.



LOCATION MAP

LAYOUT & BLOCK DESIGN

The entire layout of the project is designed to suit the shape of land. The blocks are placed in different interconnected pockets in such a way that each pocket gets large landscaped green areas, sufficient internal access and space for open surface parking. Proper attention is being given for the provision of street lighting and external services.



CENTRAL AMENITIES

- A Club building along with open air Swimming Pool and other sports facilities will be provided. Club building is designed to accommodate RWA office, Banquet Hall, Restaurant, 2 Nos Squash Courts, Halls for indoor games viz. Billiards, Table Tennis, Card Room etc., Conference Hall, Library, Guest Rooms etc. with sufficient Nos of Toilets. In addition, Children's play area and 1 open Skating Rink is also a part of the Club.
- There is also a provision for 2 Nos open Tennis Courts, 4 Nos open Badminton Courts, and 2 Nos Basket Ball Courts. A small Shopping Complex is provided for daily needs.
- Luxury apartments will have a separate open air Swimming Pool along with allied facilities.
- Security systems: CCTV surveillance cameras at exit/entry points of all towers.

PARKING

- Adequate parking space has been provided within the complex. A total of 1832 parking has been planned under stilt, basement and in the open area.

BROAD SPECIFICATIONS OF APARTMENTS

Structure

The building structure has been designed to ensure structural safety as per latest IS Codes, specially so for seismic forces. Accordingly buildings have RCC framed Structures.

Flooring

- Vitrified tile flooring in living, dining, and bedrooms other than master bed room, foyer and balconies.
- Wooden laminated flooring in Master Bedroom.
- Anti skid ceramic tile floor finish in kitchen and toilets.
- Lift lobbies except at ground floor, common passage, staircase landing, treads and risers are being provided with Udaipur green marble flooring.
- Entrance lobby and corridor at the ground floor to be provided with Granite flooring.
- **Internal Wall Finishes** - All internal walls inside the apartments to be painted with emulsion paints. Ceilings of the rooms have POP decorative cornices. Ceramic tiles have been provided on the walls of kitchens and toilets.
- **Fittings and fixtures** - Toilets and kitchens have branded CP fittings and sanitary ware, and granite counter tops for wash basins. Single bowl Stainless steel sink with drain board has been provided in the kitchen.
- **Doors** - All internal doors are flush doors with both sides polished teak veneer ply. The main entrance door is a skin molded solid core flush door, while toilet doors are flush doors one side polished teak ply and other side Deco painted commercial ply. Door towards balconies are aluminum fully glazed /S.S.flymesh doors.
- **Windows** - All Windows are of anodized aluminum with glazed and fly proof shutters.
- **Electrical System** - Adequate power and light points with modular switches are being provided in all the rooms and other areas, with provision made for Geysers and Air Conditioners. Power back up is being provided for essential services like street lights, water supply, lifts and fire fighting. Limited power back up is also being provided in each apartment for lights and fans.

COST OF DWELLING UNIT & DATE OF COMPLETION

- Approximate cost per dwelling units is given in table (T2). The Cost given is tentative at this stage.
- The Probable Date of Completion is December 2015.

DEFECT LIABILITY PERIOD

- Entire Project is covered under a Defect Liability Period of 16 months from the date of completion of construction.

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. 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 complex. 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 User's Committee in consultation with the Project Director will collect monthly maintenance charges from the allottees to run the complex. In addition, minimum essential expenses out of society funds shall be given to Users Committee through the Project Director on a monthly basis for maintenance of the complex till formation and registration of a proper society.

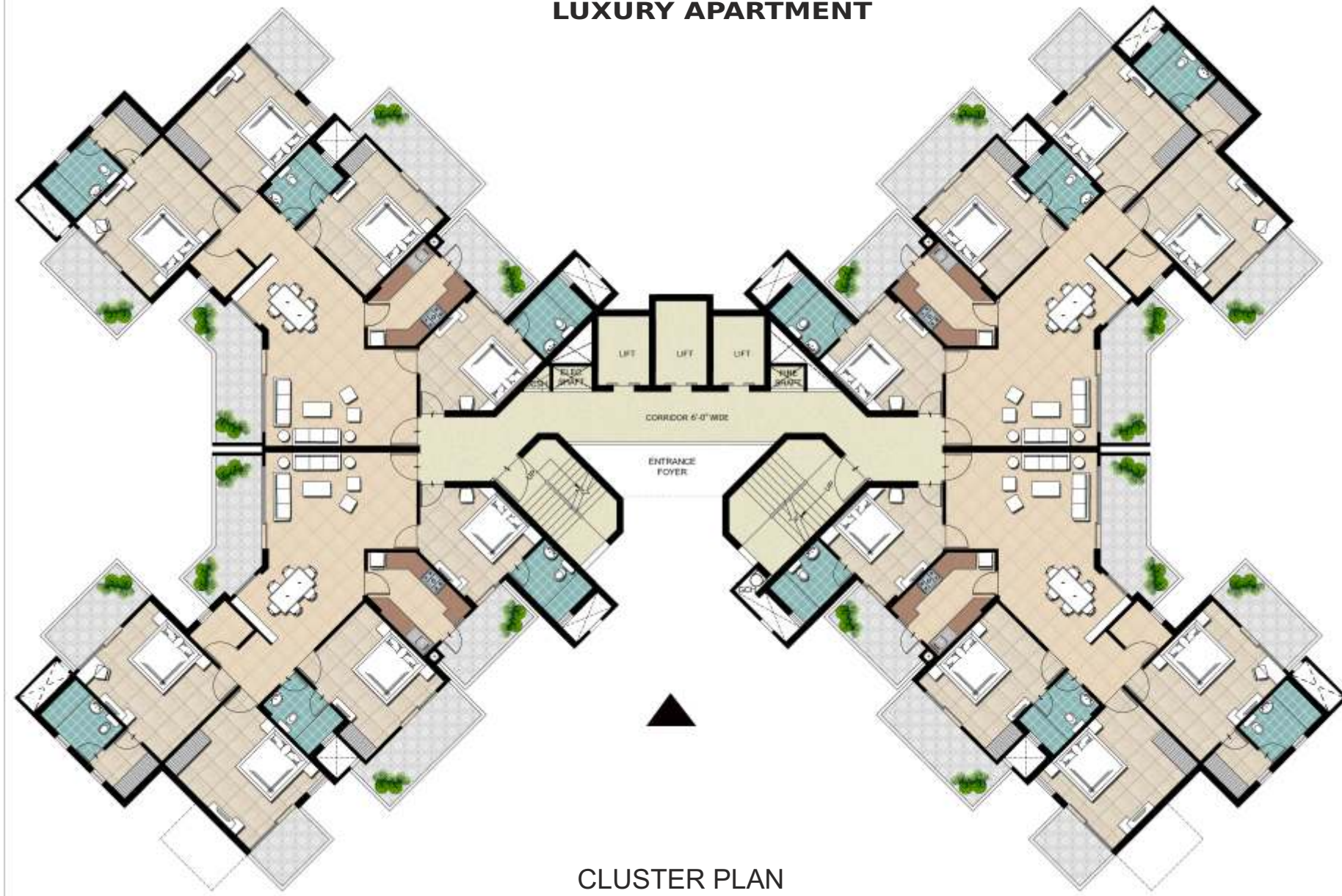
SAMPLE FLAT

- Sample flat of each type of dwelling unit offered in the scheme will be ready in advance to facilitate the allottees to inspect the same.

DISCLAIMER

- This technical brochure is purely for general information purpose and meant solely for allottees of the project. All figures, statements, sketches, layouts are to be taken as general guidelines only. Information given in this brochure is NOT VALID for legal purposes.

LUXURY APARTMENT



CLUSTER PLAN

LUXURY APARTMENT



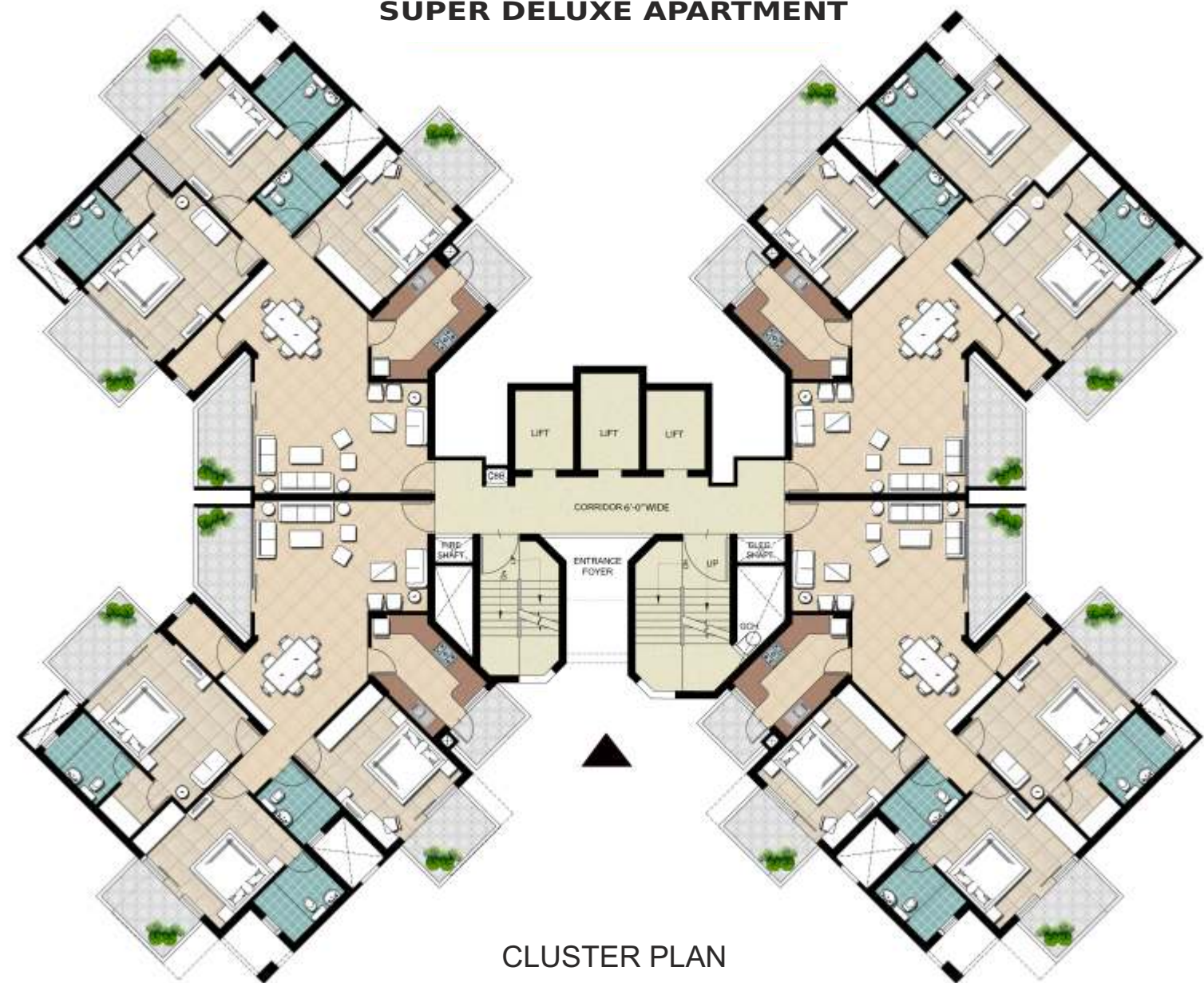
TYPICAL UNIT PLAN

DRAWING	18'-0" X 11'-6"
DINING	15'-8" X 11'-3" X 11'-0"
KITCHEN	8'-0" X 13'-6" X 9'-3"
M. BEDROOM	12'-6" X 14'-6"
BEDROOM 1	12'-6" X 14'-3"
BEDROOM 2	11'-3" X 13'-3"
BEDROOM 3	11'-6" X 14'-10" X 9'-7"
TOILET 1	6'-0" X 8'-0"
TOILET 2	6'-0" X 8'-0"
TOILET 3	6'-0" X 8'-0"
DRESS	6'-0" X 5'-10"
BALCONY 1	12'-3" X 6'-0"
BALCONY 2	16'-2" X 6'-0"
BALCONY 3	8'-7" X 6'-0"
BALCONY 4	12'-10" X 6'-0"
BALCONY 5	18'-9" X 6'-0"



KEY PLAN

SUPER DELUXE APARTMENT



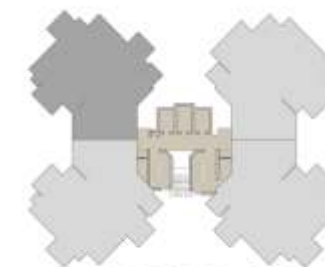
CLUSTER PLAN

SUPER DELUXE APARTMENT



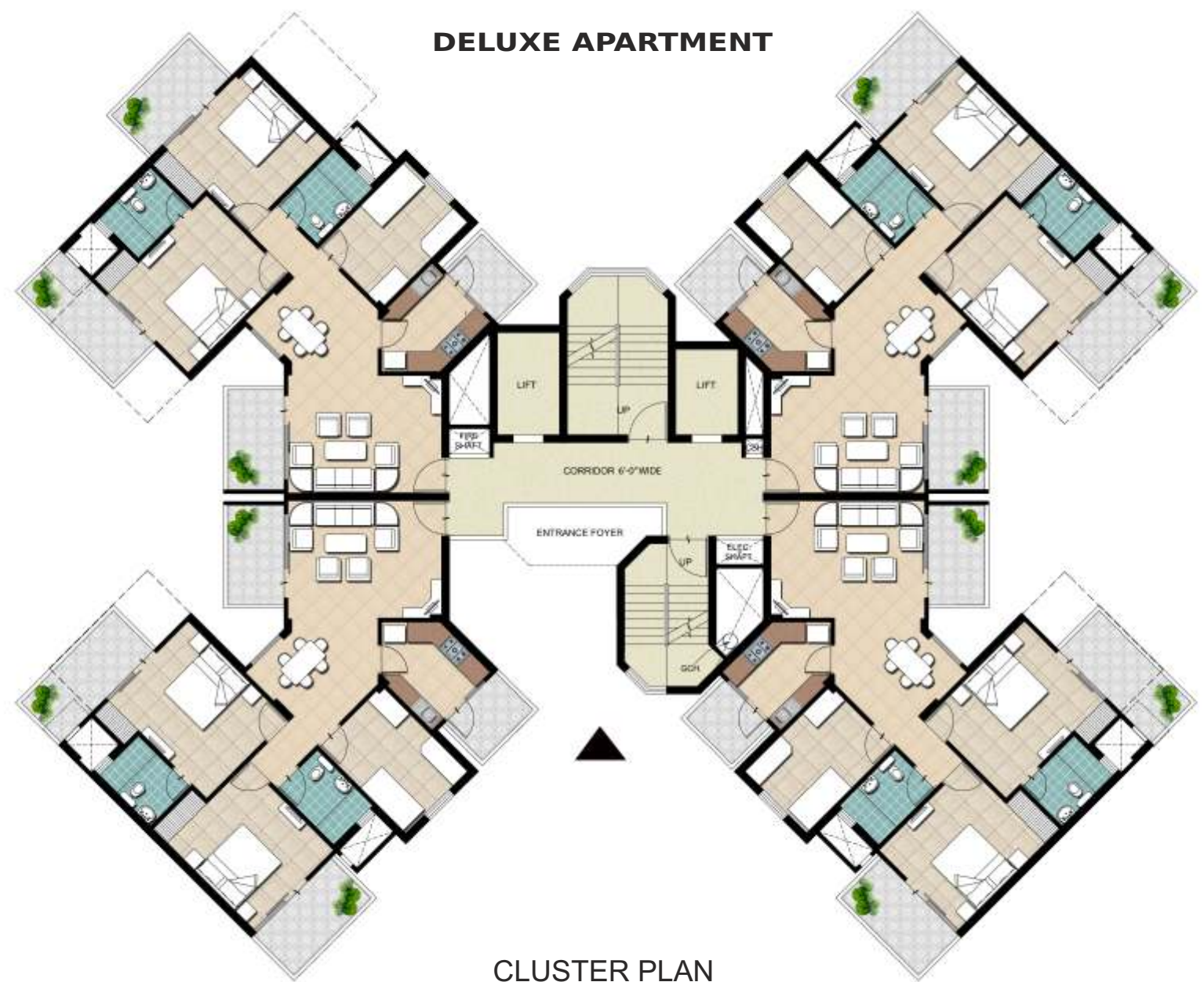
TYPICAL UNIT PLAN

DRAWING	18'-0" X 11'-6"
DINING	15'-9" X 11'-0" X 11'-0"
KITCHEN	8'-0" X 13'-6" X 9'-0"
M. BEDROOM	11'-6" X 15'-0"
BEDROOM 1	11'-0" X 13'-6"
BEDROOM 2	12'-0" X 11'-0"
LOBBY	5'-9" X 3'-6"
TOILET 1	6'-0" X 7'-9"
TOILET 2	7'-6" X 6'-0"
TOILET 3	5'-6" X 7'-6"
DRESS	6'-0" X 4'-6"
BALCONY 1	7'-11" X 5'-3"
BALCONY 2	8'-11" X 6'-0"
BALCONY 3	6'-0" X 10'-2"
BALCONY 4	11'-1" X 6'-0"
BALCONY 5	10'-6" X 6'-0"



KEY PLAN

DELUXE APARTMENT



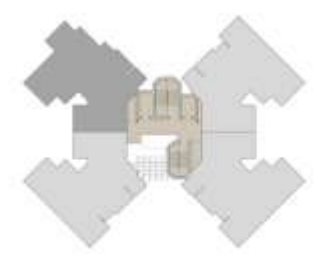
CLUSTER PLAN

DELUXE APARTMENT



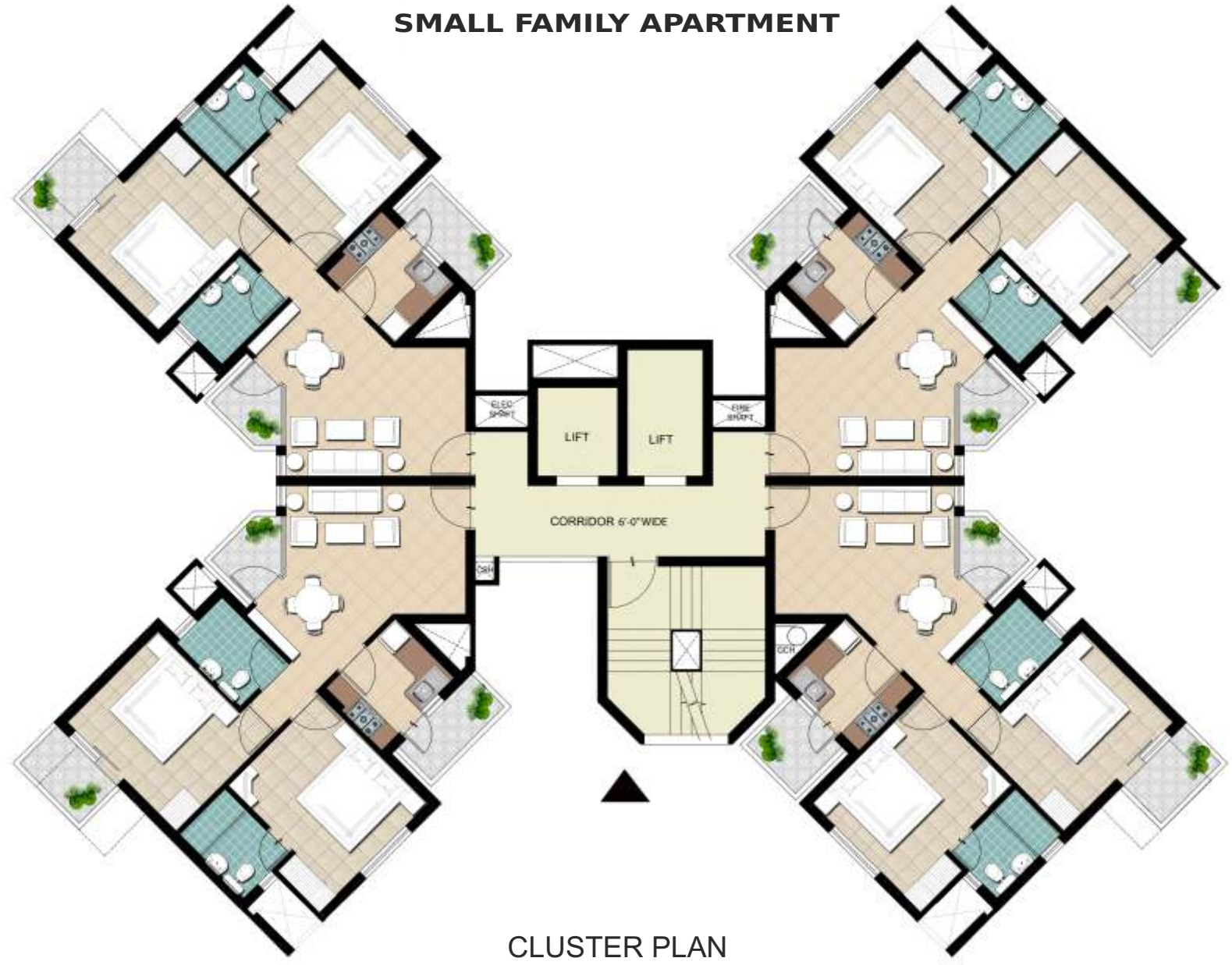
TYPICAL UNIT PLAN

DRAWING	15'-0" X 11'-6"
DINING	12'-11" X 8'-9" X 10'-1"
KITCHEN	8'-0" X 11'-0" X 6'-11"
M. BEDROOM	11'-0" X 13'-6"
BEDROOM	11'-0" X 12'-0"
STUDY	8'-6" X 11'-6"
LOBBY	5'-9" X 3'-6"
TOILET 1	5'-6" X 7'-6"
TOILET 2	5'-6" X 7'-0"
BALCONY 1	5'-4" X 8'-1"
BALCONY 2	6'-0" X 11'-5"
BALCONY 3	13'-5" X 6'-0"
BALCONY 4	9'-9" X 6'-0"



KEY PLAN

SMALL FAMILY APARTMENT



CLUSTER PLAN

SMALL FAMILY APARTMENT



TYPICAL UNIT PLAN

DRAWING/DINING	14'-0" X 10'-0"
KITCHEN	8'-0" X 6'-6"
M. BED ROOM	10'-0" X 12'-0"
BED ROOM	10'-0" X 12'-0"
LOBBY	5'-9" X 3'-0"
TOILET 1	5'-0" X 7'-0"
TOILET 2	5'-0" X 7'-0"
BALCONY 1	6'-5" X 5'-10"
BALCONY 2	6'-11" X 4'-6"
BALCONY 3	5'-4" X 5'-0"



KEY PLAN

STATEMENT OF AREAS OF INDIVIDUAL UNITS (T1)

S.No	Types of Dwelling Units	Carpet Area (Sq ft) (a)	Cupboard Area (Sq ft) (b)	Wall (sq ft) (c)	DU Covered Area (Sq ft) (d)=(a)+(b)+©	Balcony Area (Sq ft)(e)	Common Area (Sq ft)(f)	Super Area (Sq ft) (g)=(d)+(e)+(f)
1.	Luxury Apartment	1315	20	188	1523	402	225	2150
2.	Super Deluxe Apartment	1093	27	169	1289	284	177	1750
3.	Deluxe Apartment	830	18	128	976	244	180	1400
4.	Small Family Apartment	550	12	114	676	95	129	900

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

DETAILS OF ACCOMMODATION AND TENTATIVE COST (T2)

S.No	Types of Dwelling	Accommodation	Approx Super Area (Sq ft)	Total No. of Dwelling Units	Approx Tentative Cost (in Lacs) per DU
1.	Luxury Apartment	Drawing and Dining, Kitchen, four Bed Rooms, three Toilets, one Dress, Store and Balconies	2150	220	70.95
2.	Super Deluxe Apartment	Drawing and Dining, Kitchen, three Bed Rooms, three Toilets, one Dress, Store and Balconies	1750	539	57.75
3.	Deluxe Apartment	Drawing and Dining, two Bed Rooms, Study, two Toilets, Kitchen and Balconies	1400	300	46.20
4.	Small Family Apartment	Drawing/ Dining, two Bed Rooms, two Toilets, kitchen and Balconies	900	162	29.70
		TOTAL		1221	

Note -

- Costs indicated are tentative.
- Super area includes share of common areas like staircase, lobby, lift, fire shaft etc.
- The plan and specification are subject to modification to suit ground conditions.
- Car/Scooter Parking under stilts/basement and open Parking will be charged at additional cost.
- The prices mentioned are for original allottees and late allottees will be charged financing cost.
- There will be cost differential for various floors which will be intimated later.
- All configuration, unit plans, layout and cluster plans are tentative and subject to changes due to site conditions/statutory approvals.
- There may be minor variations in dimensions and orientation of typical unit plans due to its location and architectural considerations without compromising the total area.



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