

## **TURNKEY PROJECTS**

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1. The aim of the AWHO is to provide appropriate housing schemes to eligible personnel within the specified framework of Rules and Regulations.
2. To achieve this aim AWHO has been constantly endeavouring to acquire land at Govt fixed rates in popular stations by approaching State Govts / Development Authorities and other similar agencies. Till date, all AWHO projects have been executed on land acquired as above.
3. Of late, land in Metros and attractive stations is not available at reasonable rates. However 'Demand Surveys' / waiting lists available with the AWHO indicate that these stations are highly popular.
4. After due deliberations, the Executive Committee directed the AWHO to approach reputed builders having large land holdings for constructing houses as per AWHO norms. Such housing projects were given the nomenclature "Turnkey Projects".
5. Salient aspects of Turnkey Projects are as under :-
  - (a) Land is already in the possession of the builder, who further constructs the houses as per requirement, specification and design of AWHO.

(b) To safeguard the interest of AWHO (and in turn allottees), the builder shall be asked to transfer and register the land in name of AWHO.

(c) The planning and execution of the work shall be done as per requirements of AWHO.

(d) AWHO will ensure adherence to quality and planning by having its own supervision team to oversee the execution.

(e) The builder's liability to rectify defects shall remain for another 16 months after completion.

6. As far as allottees are concerned, the major difference between Turnkey and regular projects is that; compared to the latter, the payment schedules of Turnkey projects are more compressed and the initial payments are higher. However, as brought out in Para 5(b) above, this has been necessitated by the need to initially transfer the land from the builder.

7. Currently AWHO has considered undertaking Turnkey projs at Kochi, Gurgaon and Chennai.