



एयर फोर्स नेवल हाऊसिंग बोर्ड  
AIR FORCE NAVAL HOUSING BOARD

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AFNHB/ADM/1102-II

30 Sep 16

To All Allottees of Dehradun Ph-II Project

**COSTING AND INSTALLMENT SCHEDULE**  
**AFNHB DEHRADUN PH-II PROJECT**

1. The pace of work at Dehradun has increased considerably and approx 87% work has been completed. There are over 500 labour presently working at site to complete the project and draw of lots is tentatively planned in Mar 17.
2. After the award of contract in 2010, the tentative cost of each DU was worked out and intimated to all allottees vide AFNHB letter AFNHB/Works/1664 dated 03 Sep 10. The cost of the project however has increased due to following reasons:-
- Increase in cost of cement & steel, which is payable to the contractor as per the Contract Agreement.
  - Cost of construction of Gabion wall.
  - Cost of additional work required to stop flooding in basement.
  - Cost incurred in incorporating various allottees' suggestions.
3. After incorporating the above, the Estimate at Completion for the 13% balance work has been worked out at the present rate of Cost Variation. **This cost is tentative and pre-final cost will be computed once the project nears completion.** In the interim, there is requirement to maintain the cash flow and sustain the present pace of work. Hence, the revised cost of DUs along with installment plan in respect of different categories is tabulated below:-

Category	Tentative Revised Cost of DU including Basement Parking Charges + LTMF (in Lacs)	Called Amount (in Lacs)	Next Installment Payable by 15 Nov 16 (in Lacs)	Final Installment Mar 17 (in Lacs)
A-I	40.51	29.70	6.00	4.81
A-II	35.10	25.00	5.50	4.60
B-I	28.60	19.38	5.00	4.22
B-II	24.20	15.10	4.00	5.10

4. It would be seen that even after increase, the cost of DU remains competitive and **well below prevailing market/local rates.**
5. Allottees wishing to withdraw from the scheme because of the increase in the cost of dwelling unit, as brought out at Para 3 above, may intimate the same to the AFNHB HQs by **31 Oct 16**. Cancellation charges will not be levied for such allottees, and the amount paid till date will be refunded with saving bank rate of interest of 4%. Applications for withdrawal received after **31 Oct 16** will be processed in accordance with Clause 0702 and 0703 of Chapter VII of the Master Brochure 2007. Allottees who withdraw and subsequently wish to rejoin/re-register in the scheme will not be accorded any priority and will be considered as new applicants for all intents/purposes.
6. In view of the above, allottees wishing to continue with the project are requested to forward respective installment amounts **by 15 Nov 16** using Eazy Pay facility. Installments received after **15 Nov 16** will attract equalization charges as per Master Brochure 2007.

(Savita Saily)  
Asst. Manager (Admin)  
For Director General