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SPEED POST

Air Force Naval Housing Board
Air Force Station, Race Course
New Delhi-110 003

No. AFNHB/WKS/1757

03 May 13

To All Allottees of
Jalandhar

**SUGGESTIONS OF ALLOTTEES FOR
JALANDHAR - PROJECT**

1. The sample flat of Jalandhar project was opened for allottees on 16 Feb, 2013 for suggestions. Allottees were requested to bring out genuine observations only, for consideration by AFNHB which are practical for implementation. Some of allottees gave certain suggestions, which were deliberated on the spot by Project Director, Architect and AFNHB team to the satisfaction of the allottees.
2. All the suggestions received (Appendix 'A') have been categorized as follows:-
 - (a) Suggestions found feasible and accepted for implementation without any cost implication to allottees (without financial effect).
 - (b) Suggestions found feasible but have financial implications (with financial effect).
 - (c) Suggestions found non-implementable due to certain technical and practical limitations (not feasible).
3. The Suggestions referred at Para 2 (a) will be executed at site without financial implications. The option Performa for exercising the choice with regard to suggestions having financial implication para 2 (b) above is attached as Appendix –'B'. All allottees are requested to forward their options so as to reach AFNHB HQ by 20 May 2013. The decision regarding implementation of the same shall be taken on the basis of majority view. In case, option is not received by due date from any allottees it would be presumed that the said allottee has no objection in getting these suggestions executed at the stated additional cost.
4. This letter is also uploaded on AFNHB's website www.afnhb.org along with all Appendices. Hereafter it will not be possible for AFNHB to entertain any further suggestions as the work is to proceed after finalization of these suggestions.
5. A Technical Brochure containing detailed information on the plans and accommodation is enclosed herewith.

sd/-

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

Copy to:- Gp Cpt PK Joshi Project Director
AFNHB- Jalandhar Project
OMQ 582/1, Officer's Enclave
AF Station, ADAMPUR AD
Jalandhar (PUNJAB) - 144103

**POINTS RAISED BY ALLOTTEES DURING ALLOTTEES MEETING HELD ON 16 FEB 2013
FOR BLOCK-A**

Sr No.	Point	Without Financial Effect	With Financial Effect	Not Feasible	Remarks
Block A (Officers Flat)					
1	Provision for exhaust fan in the kitchen	✓			Already in drawing
2	The Almira work can be provided under the contract.			✓	Not in scope of work
3	Provision for the window AC can be provided in atleast one master bed room.			✓	Not feasible
4	Open kitchen but with glass covering.			✓	Not feasible
5	One gate at the back (behind A wing) opening in to back street as a standby gate for emergency use must be made (close to proposed electrical Substation)			✓	Not permissible as per by laws & also for security reasons
6	Seventeen trees on the side of A wing must be saved while constructing road.These trees will add beauty to the complex			✓	To be decide later during execution whether which tree to be retain or remove
7	Size of swimming pool must be increased to at least 50 feet.Shape may be change to oval if required.			✓	Not feasible
8	Kitchen door may be converted to arch shaped open entrance			✓	Not feasible
9	Bigger portion of window in bed room 3 must be openable	✓			Already provided
10	Floor tile of kitchen must match with pattern in the rest of the flat.	✓			It is a colour combination with kitchen platform etc
11	Reduction in size of Kitchen window original size from 2' x 3' to 12" x 15" with grills	✓			Considered with saving(Refer option form)
12	Reduction in size of flush door from 4' - 6' - 7' to 4' - 0" - 7' - 0"	✓			Considered with saving(Refer option form)
13	Toilet No. 1 (removal of tap and floor trap) and providing wash basin mixer		✓		Considered with F.E(Refer option form)
14	Toilet No. 2 (removal of tap and floor trap)	✓			Considered with saving(Refer option format)
15	Provision of double bowl in place of single bowl		✓		Considered with F.E(Refer option form)
16	Change in Kitchen water supply piping	✓			Considered with saving(Refer option form)
17	Removal of Kitchen Door and Chowkhats	✓			Considered with saving(Refer option form)
18	Addition of steel gate at main entrance		✓		Considered with F.E(Refer option form)
19	Addition of AC drain pipe		✓		Considered with F.E(Refer option form)
20	Addition of openable window in master bed room (W3) 2' - 0" x 4' - 6" = 0.836 sqm (two panels) Glass and wire mesh panel		✓		Considered with F.E(Refer option form)
21	After completion,if the AFNHB/Contractor can quote the price for the wood works and fittings for the outstation officers & get it done as well.That would be very helpful			✓	Not feasible
22	Overall satisfied with construction and pace of the project.Would appreciate if information on intitiate advertised features like glass lifts and centralised gas connection could be given			✓	Not feasible

PERFORMA

Name of the Allottee :
 Category :
 Registration No. :

Sr No.	DESCRIPTION	APPROX. COST (Rs)	Option (Yes / No)
		Per unit	
	Block A (Officers Flat)		
1	Reduction in size of Kitchen window original size from 2' x 3' to 12" x 15" with grills	Saving of approx Rs 848/unit	
2	Reduction in size of flush door from 4' - 6' - 7' to 4' - 0" - 7' - - 0"	Saving of approx Rs 764/unit	
3	Toilet No. 1 (removal of tap and floor trap) and providing wash basin mixer	Extra cost of 384/unit	
4	Toilet No. 2 (removal of tap and floor trap)	Saving of approx Rs 1695/unit	
5	Provision of double bowl sink in place of single bowl sink	Extra cost of 2267/unit	
6	Change in Kitchen water supply piping	Saving of approx Rs 125/unit	
7	Removal of Kitchen Door and Chowkhats	Saving of approx Rs 5519/unit	
8	Addition of steel gate at main enterance	Extra cost of 6700/unit	
9	Addition of AC drain pipe	Extra cost of 3143/unit	
10	Addition of openable window in master bed room (W3) 2' - 0" x 4' - 6" = 0.836 sqm (two panels) Glass and wire mesh panel	Extra cost of 4361.4/unit	
	Total	7904.4	

Signature of Allottee

APPENDIX -'A'

**POINTS RAISED BY ALLOTTEES DURING ALLOTTEES MEETING HELD ON 16 FEB 2013
FOR BLOCK B**

Sr No.	Point	Without Financial Effect	With Financial Effect	Not Feasible	Remarks
Block B (Airmen Flat)					
1	To provide Space for chimney in Kitchen.	✓			Already provided
2	Window can be sliding if feasible			✓	Not feasible
3	Kitchen self (in front of the door) can cut short to include a space for refrigerator minimum (220 ltr.) to increase the space of kitchen door can be sliding.		✓		Kitchen layout is changed for the provision of Refrigerator, Sliding door is not feasible
4	Addition of mullion for exhaust in kitchen		✓		Considered with F.E (Refer option form)
5	Provision of double bowl in place of single bowl sink in kitchen		✓		Considered with F.E (Refer option form)
6	Change in piping due to re-planning of kitchen	✓			Considered with saving (Refer option form)
7	Toilet No. 1 (removal of tap and floor trap) and providing wash basin mixer		✓		Considered with F.E (Refer option form)
8	Toilet No. 2 (removal of tap and floor trap)	✓			Considered with saving (Refer option form)
9	Addition of AC drain pipe		✓		Considered with F.E (Refer option form)
10	Removal of kitchen door and chowkhats	✓			Considered with saving (Refer option form)
11	Addition of steel gate at main entrance		✓		Considered with F.E (Refer option form)
12	Addition of openable window in master bed room (W3) 1' - 6" x 4' - 6" = 0.627 sqm (two panels) Glass and wire mesh panel		✓		Considered with F.E (Refer option form)

PERFORMA

Name of the Allottee :
 Category :
 Registration No. :

Sr No.	DESCRIPTION	APPROX. COST (Rs)	Option (Yes / No)
		Per unit	
	Block B (Airmen / Sailors Flat)		
4	Addition of mullion for exhaust in kitchen	Extra cost of 426/unit	
5	Provision of double bowl sink in place of single bowl sink in kitchen	Extra cost of 2267/unit	
6	Change in water supply piping due to re-planning of kitchen	Saving of approx Rs 1922/unit	
7	Toilet No. 1 (removal of tap and floor trap) and providing wash basin mixer	Extra cost of 622/unit	
8	Toilet No. 2 (removal of tap and floor trap)	Saving of approx Rs 1373/unit	
9	Addition of AC drain pipe	Extra cost of 1729/unit	
10	Removal of kitchen door and chowkhats	Saving of approx Rs 5519/unit	
11	Addition of steel gate at main entrance	Extra cost of 6700/unit	
12	Addition of openable window in master bed room (W3) 1' - 6" x 4' - 6" = 0.627 sqm (two panels) Glass and wire mesh panel	Extra cost of 3323.9/unit	
	Total	6201.06	

Signature of Allottee