



PRESENTATION ON PROPOSED AFNHB
HOUSING PROJECT
AT EAST DELHI – 26 MAY 19



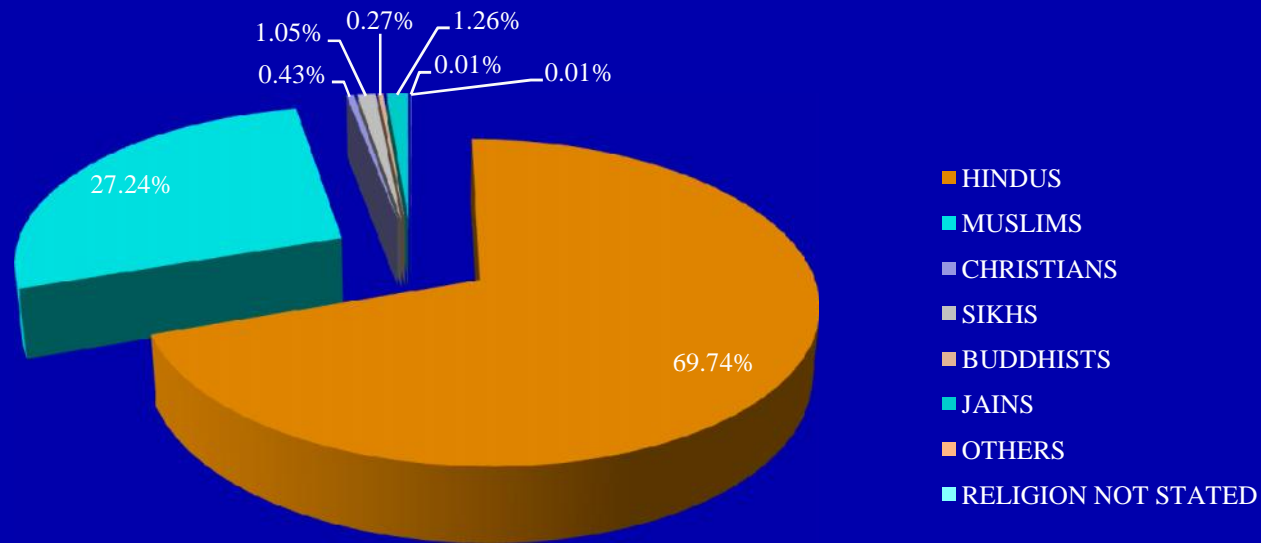
KEY DISTANCES FROM SITE

KMs	LAND MARKS
3.3	ISBT KASHMERE GATE
1.5	SHASTRI PARK METRO
0.2	JAG PRAVESH CHANDRA HOSPITAL
0	DDA SHASTRI PARK
0	DR AKHILESH GUPTA ENGINEERING COLLEGE
10	ITO
13.9	AJMERI GATE RAILWAY STATION
12.9	CONNAUGHT PLACE VIA MINTO ROAD
15.9	INDIA GATE



DEMOGRAPHICS

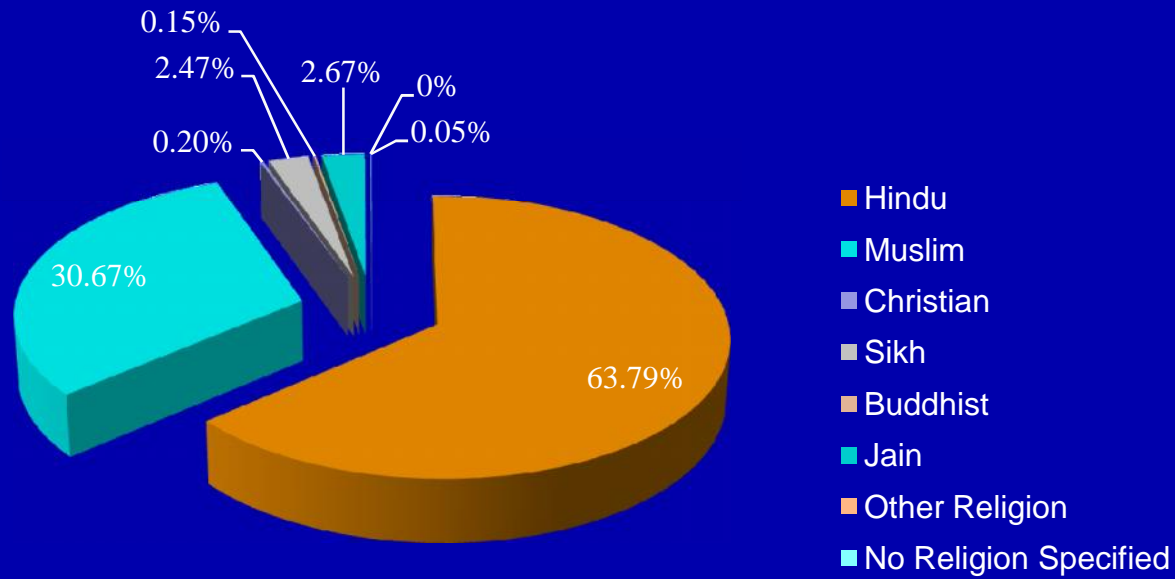
- NEW USMANPUR FALLS IN SHAHDARA A LOCALITY IN NORTH EAST DELHI.
- DEMOGRAPHICS OF NORTH EAST DELHI IS AS UNDER





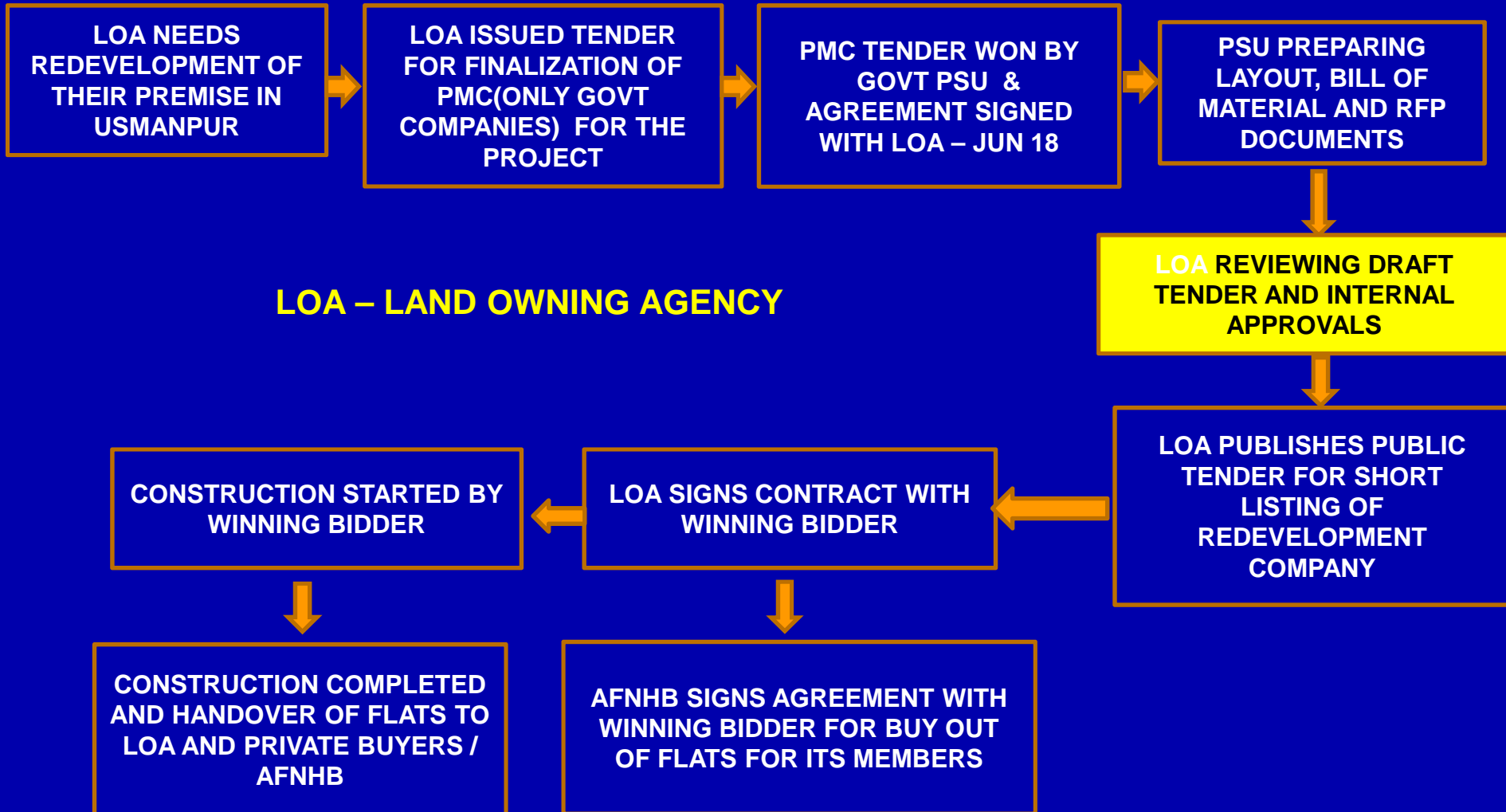
DEMOGRAPHICS

- DEMOGRAPHICS OF SHAHDARA



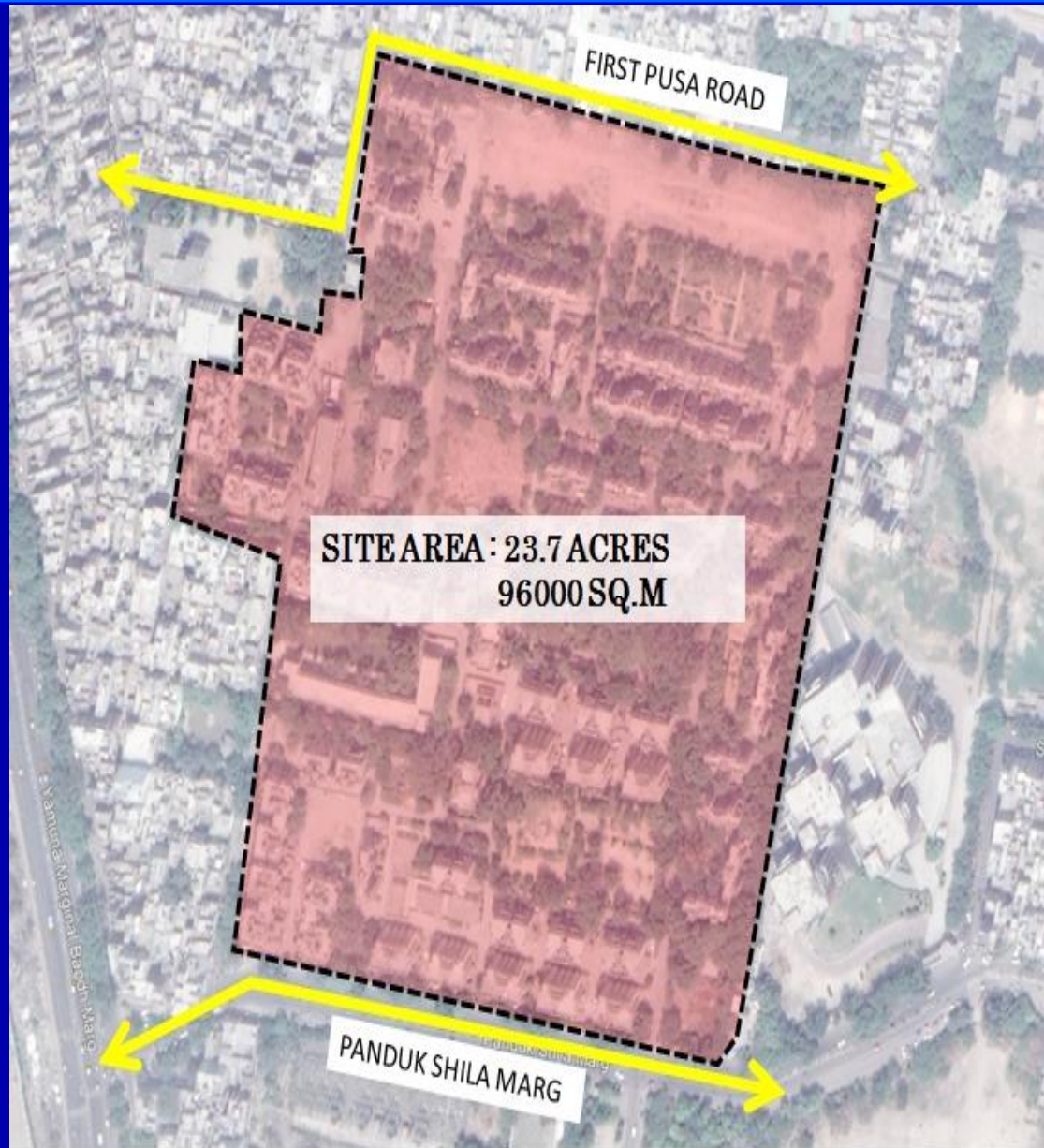


PROJECT WORKFLOW





SITE MASTER PLAN





3D SITE VIEW



- Enclave A
- Enclave B



TOWER PLAN – TYPE III – 2 BHK + 2T

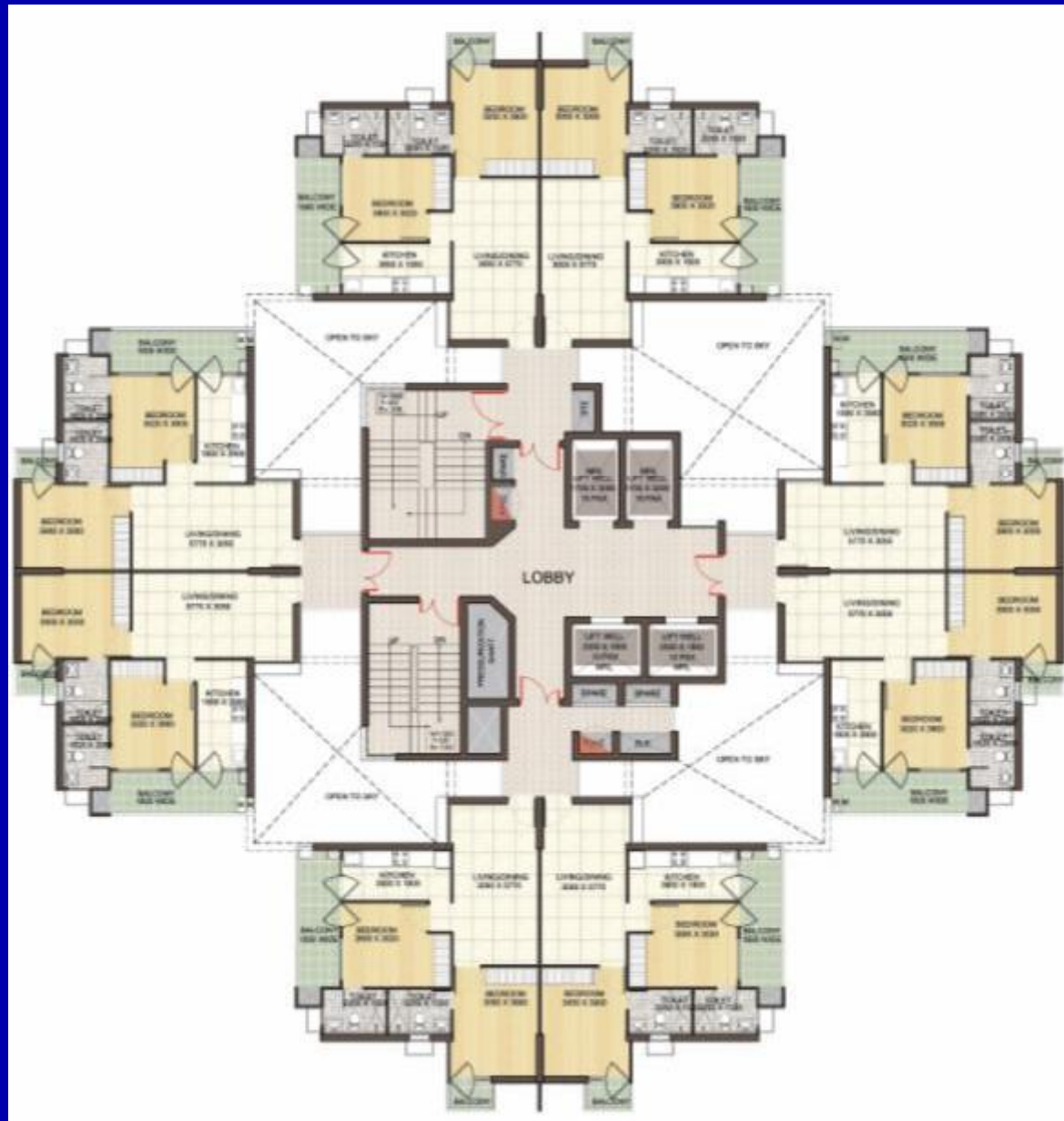
**NUMBER OF
TOWERS – 4**

**TOTAL FLOORS IN
EACH TOWER: 14**

**NUMBER OF FLATS
IN EACH FLOOR: 8**

**NUMBER OF FLATS
IN ONE TOWER: 112**

**TOTAL FLATS OF
TYPE 3: 448 NOS**





UNIT PLAN – TYPE III – 2 BHK + 2T

**SUPER BUILT UP AREA
969 SQ FEET
TWO BEDROOM, WITH
TWO TOILETS
TWO BALCONIES,
KITCHEN, LIVING AND
DINING
ONE PARKING OF 135
SQ FT**

**BEDROOM
DIMENSIONS:
A) 10 FT X 12.79 FT
B) 12.79 FT X 9.9 FT
LIVING/DINING AREA
DIMENSIONS
10 FT X 18.93 FT
KITCHEN
DIMENSIONS
12.79 FT X 5.9 FT
TOILET DIMENSIONS
7.38 FT X 4.98 FT**





TOWER PLAN – TYPE IV– 3 BHK + 3T

NUMBER OF TOWERS

- 5

TOTAL FLOORS IN EACH TOWER: 25

NUMBER OF FLATS IN EACH FLOOR: 4

NUMBER OF FLATS IN ONE TOWER: 100

TOTAL FLATS OF TYPE 4: 500 NOS





UNIT PLAN – TYPE IV – 3 BHK + 3T

SUPER BUILT UP AREA
1615 SQ FT

THREE BEDROOM WITH
THREE TOILETS

FOUR BALCONIES, LIVING
AND DINING

ONE PARKING of 135 SQ
FT

BEDROOM

DIMENSIONS:

A) 10.13 FT X 11.25 FT

B) 10.02 FT X 11.64 FT

C) 10.0 FT X 10.40 FT

LIVING AREA

DIMENSIONS

18.50 FT X 10.66 FT

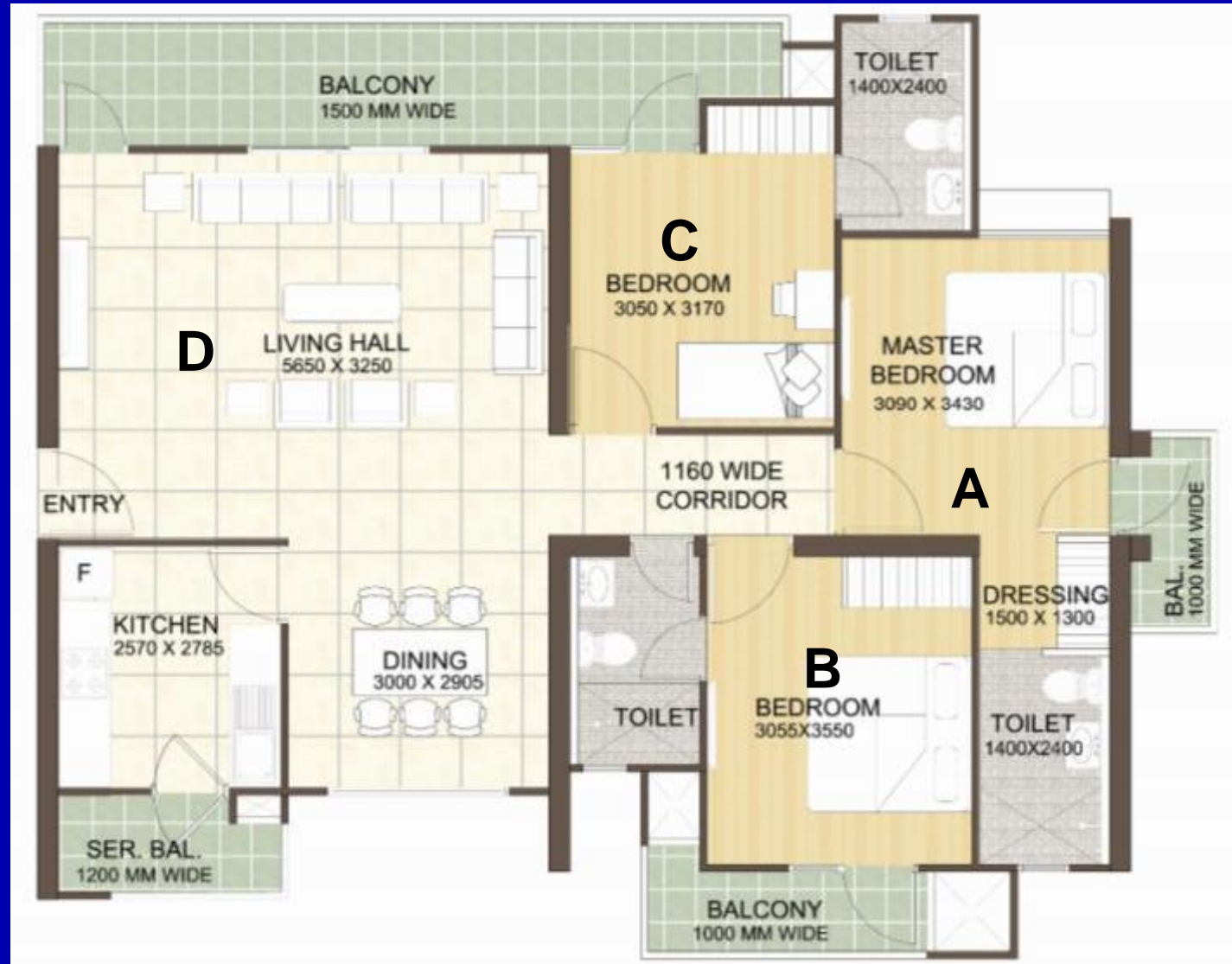
DINING AREA

DIMENSIONS

9.8FT X 9.53 FT

KITCHEN DIMENSIONS

8.43 FT X 9.13 FT








PROJECT INVENTORY

ENCLAVE	TYPE OF FLATS	SUPER AREA IN SFT	ONE PARKING AT ADDITIONAL COST	NO. OF TOWERS	TOTAL NO OF FLOORS IN EACH TOWER	NO OF FLATS IN EACH FLOOR	NO OF FLATS IN ONE TOWER	TOTAL NO. OF FLATS IN ALL TOWERS
B	3 BHK	1615	135	5	25	4	100	500
B	2 BHK	969	135	4	14	8	112	448
Note: One parking is mandatory. Additional parking can be bought as required								948


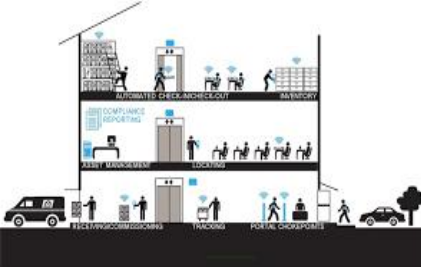
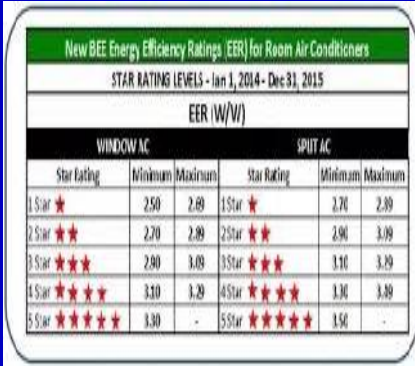


DRAFT PROJECT FEATURES

FEATURES	SUBCOMPONENT	REMARKS
PARKING	RESIDENTS – 1 CAR PARKING SPACE PER UNIT	 A photograph of a modern, well-lit underground parking garage with concrete pillars and yellow safety markings.
	VISITORS & GUESTS – EQUIVALENT TO 20% OF NUMBER OF BUILT UP UNITS	
POWER	SOLAR ROOFTOP PANEL FOR COMMON AREA LIGHTING IN EACH BLOCK AS WELL AS INTERNAL CIRCULATION / STREET LIGHTS	 An illustration of a hand holding a small globe with solar panels and wind turbines on top, symbolizing renewable energy.
	GENSET POWER BACK UP FOR ALL POINTS OTHER THAN AC AND POWER CONNECTIONS	
ENV COMP	AIR POLLUTION REMEDIATION – VERTICAL GARDENS AND INTERNAL PLANTS IN COMMON AREAS LIKE SNAKE PLANT WHICH HAS HIGH OXYGEN OUTPUT	 A graphic of a green recycling symbol with a globe in the center, representing environmental sustainability.
	RAINWATER HARVESTING & GROUND WATER RECHARGING	
	ATTACHED WITH EACH KITCHEN – SMALL AREA FOR CULTIVATION OF SEASONAL VEGETABLES	
	MODERN MUNICIPAL SOLID WASTE MANAGEMENT PRACTICES – STP WITH BIO DIGESTER FACILITY FOR SEWER WASTE, RECYCLING OF KITCHEN WASTE WATER FOR USE IN HORTICULTURE PURPOSES.	





DRAFT PROJECT FEATURES

FEATURES	SUB-COMPONENT	REMARKS, IF ANY
SMART BUILDING SOLUTIONS	CCTV COVERAGE OF ENTIRE PERIMETER AND COMMON AREAS WITH LIVE FEED IN COMMAND AND CONTROL CENTER IN THE GUARD ROOM	
	INDIVIDUAL HOME SECURITY- VIDEO SURVEILLANCE AND INTERCOM VIDEO THAT SHALL ENABLE THEM TO SEE THE VISITOR	
	OPTIC FIBER CONNECTIVITY (GOOD QUALITY INTERNET VIA VIS COPPER WIRE) WITH ONE PRE FITTED ACCESS POINT IN EACH HOME	
	LIFT WITH CCTV & POWER BACK UP – 1 PASSENGER AND 1 SERVICE LIFT IN EACH BLOCK	
	RFID CARD FOR ALL VISITORS & SERVICE STAFF LIKE DRIVERS / DOMESTIC HELP ETC TO TRACK INTERNAL MOVEMENTS	
	ALL STAR RATED ENERGY EFFICIENT APPLIANCES	
	FIRE ALARM IN ALL COMMON AREAS	
	DESIGNATED E RECHARGE STATIONS FOR E VEHICLES IN EACH BLOCK	



DRAFT PROJECT FEATURES

FEATURES	SUBCOMPONENT	REMARKS
EDN	NEW SCHOOL BUILDING WITH CLASS UPTO PLUS 12 WHICH SHALL HAVE MODERN SMART CLASSROOMS, COMPUTER LAB TO BE HANDED OVER TO EDMC.	
SOCIAL INFRA	GREEN BELT - WALKING TRACT WITH FLOWER BEDS, CHILDREN PLAY AREA WITH DRIP IRRIGATION TO PREVENT WATER WASTAGE	
	CLUB WITH MULTIPURPOSE HALL, SWIMMING POOL – USER CHARGES AT PAR WITH CSOI	
	SPORTS INFRASTRUCTURE - GYM, VOLLEYBALL COURT IN GREEN BELT, BADMINTON COURTS IN GREEN BELT, INDOOR GAMES LIKE TABLE TENNIS FOR ALL RESIDENTS	
	SANITATION – PUBLIC TOILET FOR SUPPORT STAFF, REST ROOMS FOR SAFAI KARAMACHARIS, COMPOSTING FACILITY FOR KITCHEN AND HORTICULTURE WASTE	
	CRECHE & PLAY SCHOOL WITH CCTV LINKED TO SMART PHONES OF MOTHERS	



DRAFT PROJECT FEATURES

FEATURES	SUBCOMPONENT	REMARKS
HEALTH	SMALL DISPENSARY RUN BY EDMC WITH JAN AUSHADHI STORES PROMOTED BY DEPARTMENT OF PHARMACEUTICALS, GOVERNMENT OF INDIA	
OTHERS	COMMON SERVICE CENTER (CSC) FOR E DELIVERED G 2 C SERVICES ESPECIALLY PAYMENT OF UTILITY BILLS, STATUTORY TAXES, APPLICATION FOR VARIOUS SERVICES ETC.	
	LOCAL SHOPPING CENTER AND FINANCIAL SERVICES LIKE BANKS ETC.	



TENTATIVE PROJECT TIMELINES

SER	MILESTONE	TENTATIVE TIMELINES
1.	DPR DRAFT SUBMITTED TO LOA	MID JAN 19
2.	DPR APPROVAL BY LOA	MAR 19
3.	TENDER PUBLISHED	MAY 19
4.	TENDER AWARD TO SUCCESSFUL BIDDER	JUL 19
5.	AGREEMENT OF SUCCESSFUL BIDDER WITH AFNHB	SEP 19
6.	PROJECT HANDOVER THREE YEARS FROM DATE OF LAND POSSESSION	



ALOTTEE SUGGESTIONS

SER	SUGGESTIONS
1.	SWIMMING POOL SHOULD BE OLYMPIC SIZE, WITH FACILITIES
2.	CLUB SHOULD HAVE WORLD CLASS FACILITIES LIKE YOGA ROOMS, UNISEX PARLOUR, LOUNGES, BANQUET HALL, COFFEE SHOP ETC.
3.	SPORTS FACILITIES MAY INCLUDE CYCLING TRACK. IF SPACE IS AVAILABLE TENNIS COURTS, STATE OF THE ART GYM.
4.	OPTION TO OFFER LARGE CARPET AREA APARTMENTS (WITH ONLY 3 BEDROOMS) NEEDS TO BE INCORPORATED. THIS WILL BE ENABLE BETTER LIVING AND COMFORTABLE SPACE. APARTMENT SIZE OF 2700-3000 SQFT CARPET AREA MAY BE CONSIDERED.
5.	OPTION MAY BE BUILT- IN FOR SPOUSES OF OFFICERS TO BID FOR HOUSES ON THEIR AREA, RATHER THAN OPENING THE SCHEME FOR ARMY, COAST GUARD ETC



ALOTTEE SUGGESTIONS

SER	SUGGESTION
6.	MODERN SECURITY APPARATUS WITH CONTROL ROOMS BE BUILT IN
7.	THE RUNNINGS OF THE PROJECT POST COMPLETING SHOULD BE OFFERED TO A CIVIL FIRM, RATHER THAN THE RWA RUNNING IT
8.	BEAUTIFUL LANDSCAPING SHOULD BE A FOCUS AREA



THANK YOU