



**AFNHB JALANDHAR**



# JALANDHAR

## Draw - Schedule

- Formation of Society : 1030hrs
- Presentation : 1100hrs
- Draw of lots for DUs & Parking : 1145hrs
- Draw for addl Parking : 1230hrs



# JALANDHAR

## Draw of Lots - DUs

- Preferential Allotment
- Allotment of other DUs



# JALANDHAR

## Parking Details

Stilt Parking	:	33
Basement Parking	:	121
Open Parking	:	23
Standard Parking Area	:	160 sq ft
Covered Parking Charge	:	Rs1800 psf
Open Parking Charge	:	Rs900 psf



# JALANDHAR

## Draw of Lots - Parking

- Allotment of larger parking slots for optees
- Draw for parking slots less than 200sqft
- Additional parking allotment for open slots  
only



# JALANDHAR

## Procedure – Post Draw

- Demand notice for final dues will be issued within two weeks
- Post Clearing of Dues letter of 'Clearance for Possession' will be issued by AFNHB
- Suggested advocate for registration
  - Mr Raman Kumar Sharma (Mob- 9814231631)- Nominal fee of Rs 5000



# JALANDHAR

## Procedure – Post Draw

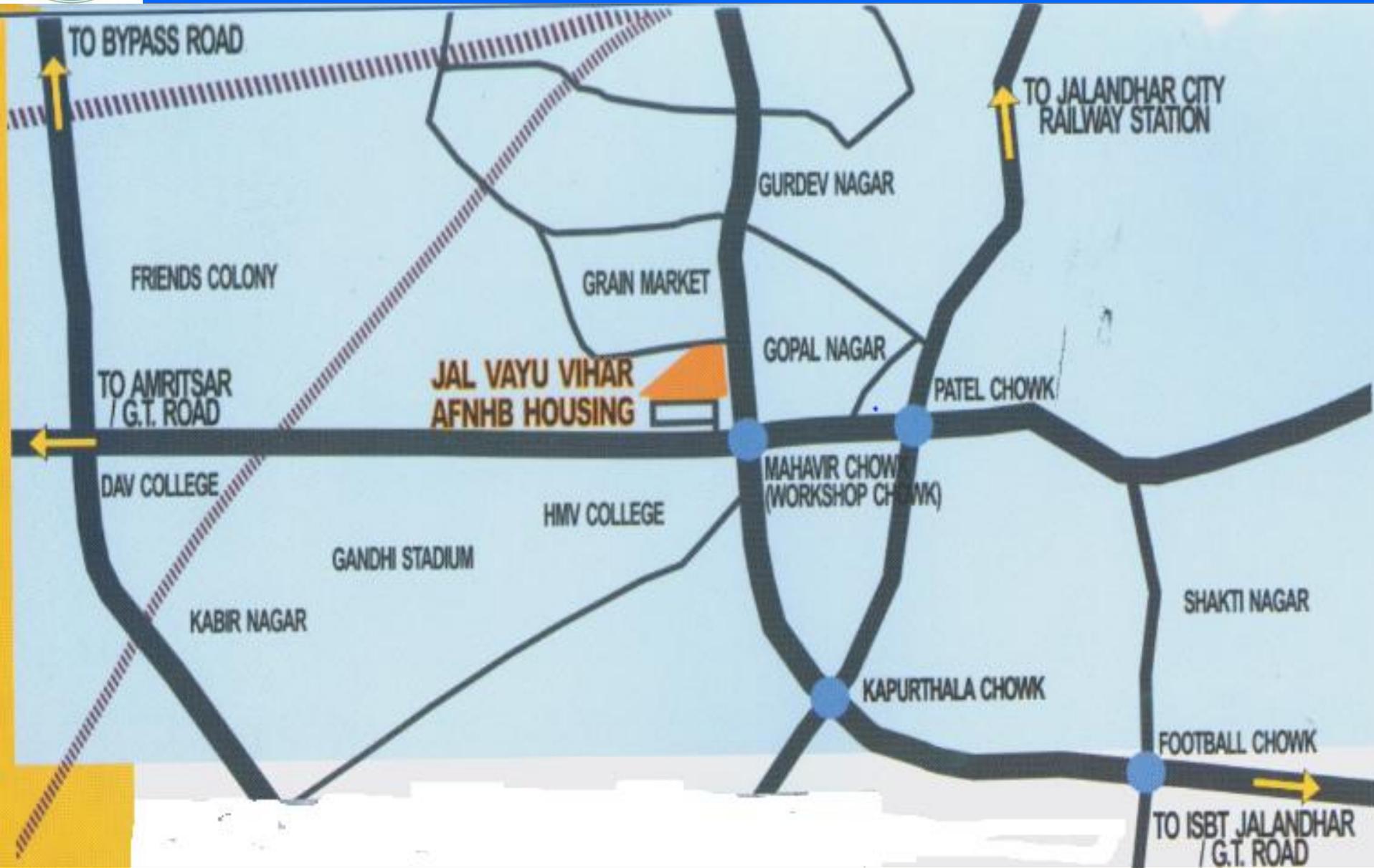
- Regn Charges -2%
- Stamp duty- 9% , Ladies-7%
- After Regn and CC/OC, liaise with Project Director for taking physical possession



# BRIEF HISTORY



# SITE FOR JAL VAYU VIHAR





# SITE FOR JAL VAYU VIHAR



**SITE FOR  
JAL VAYU VIHAR**

H. N. V. COLLEGE



# SITE LAYOUT PLAN

- Type A - Officer's Flats
- Type B - Airmen's / Sailor's Flats
- Community Centre





# LAYOUT AND BLOCK DESIGN





# ACTUAL PHOTOGRAPHS





# ACTUAL PHOTOGRAPHS





# PROJECT HISTORY

## LAND DETAILS

- LOCATION – ON JALANDHAR AMRITSAR HIGHWAY, OPP HMV COLLEGE, 5 KM FROM ISBT AND 3 KM FROM JALANDHAR CITY RAILWAY STATION ON WORKSHOP (MAHAVIR) CHOWK
- AREA - 12494 SQ.YDS (2.581 ACRES)
- PURCHASED THROUGH AUCTION FROM PUDA - OCT 2010
- COST - Rs. 25.72 CR INCLUDING REGISTRATION AND STAMP DUTY



# **GOVERNMENT CLEARANCES**

- **ALL APPROVALS, NOCs AND CLEARANCE OBTAINED - 29 JUN 2011**
- **FOUNDATION STONE - 30 SEP 2011**
- **ADVERTISEMENT FOR SELECTION OF CONTRACTOR ON 07 MAR 2011**
- **NIT - 13 JUL 2011**
- **PRE BID MEETING - 01 AUG 2011**



# TENDER DETAILS

- **PRE - QUALIFIED 11 FIRMS**
- **BID SUBMITTED - 04 FIRMS**
- **L-1, M/S SVEC - Rs.38.0 Cr, NEGOTIATED TO RS. 37.70 CR FOR LUMP SUM CONTRACT**
- **LOA ISSUED - 05 OCT 2011**
- **ORIGINAL PDC - 24 MONTHS – 04 OCT 2013**



# DWELLING UNITS

TYPE	NO OF UNITS	CONFIGURATION	AREA IN SQFT
TYPE A OFFICERS	106	S + 9	1350
TYPE B (AIRMEN/SAILORS)	48	S + 8	931
TOTAL NUMBER OF FLATS (A + B)	154		



# AMENITIES

- **COMMUNITY CENTRE WITH MULTIPURPOSE HALL**
- **KIDS POOL**
- **LANDSCAPE AREA AND CHILDREN PARK**
- **ELECTRICITY BACK UP (1 KW PER DU)**
- **BASEMENT CAR PARKING**
- **WATER HARVESTING/ COLLECTION TANK**
- **ONE GUARD ROOM WITH TWO ENTRY AND EXIT GATE**
- **SHOPS CONVERTED TO SOCIETY OFFICE**
- **TUBE WELLS**



# NOCs AND CLEARANCES

- OCCUPANCY/ COMPLETION CERTIFICATE  
APPLICATION SUBMITTED BY ARCHITECT ON  
25 OCT 2016 TO PUDA
- FIRE NOC APPLICATION SUBMITTED ON 23  
OCT 2016
- ELECTRICAL INSPECTION COMPLETED, SUB-  
STATION ENERGIZED



# REASON FOR DELAY

- **CONTRACTOR WAS UNABLE TO PROGRESS THE WORK DUE TO FINANCIAL CONSTRAINT.**
- **PROGRESS UP TO 04 OCT 2013 (ORIGINAL PDC) WAS APPROX 43%**
- **IN ORDER TO EXPEDITE THE PROGRESS AND COMPLETE THE PROJECT, SUPPLEMENTARY AGREEMENT EXECUTED 16 JUL 2015 WHERE IN AFNHB HAS RELEASED ALL PAYMENTS TO SUPPLIERS AND LABOURS DIRECTLY ON BEHALF OF CONTRACTOR.**
- **ALL BG'S OF CONTRACTOR ENCASHED**



# ADDITIONAL WORKS

- CHILDREN PARK EQUIPMENTS, RAILINGS AND GARDEN BENCHES
- SHED OVER DG SET AND TRANSFORMER
- MS PIPE INSTEAD OF PVC PIPE IN BORE WELL
- MODIFICATION OF STRUCTURAL STEEL OVER RAMPS TO THE BASEMENT
- ADDITION COST FOR CONNECTION OF SEWERAGE LINE IN MUNICIPAL LINE
- ADDITION COST DUE TO CHANGE IN SOIL STRATA FOR RAIN WATER HARVESTING PIT BORE WELL



# ADDITIONAL WORKS

- **ADDITION COST OF RAILINGS DUE TO CHANGE IN METER PANEL AREA**
- **DIFFERENCE OF COST IN THE BASIS PRICE OF PAVERS IN BASEMENT**
- **CHANGE IN SPECIFICATION OF FIRE FIGHTING RING MAIN PIPE FROM PVC TO MS PIPE**
- **ALUMINUM VENTILATORS INSTEAD OF WOODEN VENTILATORS**
- **ADDITIONAL STEEL REINFORCEMENT IN ROADS**
- **PLINTH BEAMS TO BOTH OFFICERS AND AIRMEN FLATS**

## DECLARED COST

<b>S. N.</b>	<b>PARTICULARS</b>	<b>OFFICER's Rs.in Lacs</b>	<b>PBOR's Rs. In Lacs</b>
1.	<b>Announced cost in 2011</b>	<b>51.30</b>	<b>37.30</b>
2.	<b>Pre Final Cost in 2016</b>	<b>52.96</b>	<b>38.37</b>
3.	<b>Difference</b>	<b>+ 1.66</b>	<b>+ 1.07</b>

## ESCALATION & ADDITIONAL WORK

<b>SL.</b>	<b>VARIATION OF STEEL AND CEMENT</b>	<b>AMOUNT</b>
1.	STEEL & CEMENT ESCALATION	50,35,755
2.	ADDITIONAL WORK	1,26,00,000
3.	DIFF IN VAT & SERVICE TAX	1,13,24,898
	<b>TOTAL</b>	<b>2,89,60,653</b>

# COSTING DETAILS

➤	<b>COST OF LAND</b>	<b>RS.32.98 CR</b>	
➤	<b>COST OF CONSTRUCTION</b>	<b>RS.41.11 CR</b>	
➤	<b>SAVING PLOUGHED BACK</b>	<b>RS. 5.10 CR</b>	
➤	<b>COST OF PARKING EACH</b>	<b>RS. 3 LAC</b>	

## **BREAKDOWN OF LAND COST**

<b>Sl.No.</b>	<b>Particulars</b>	<b>Amount</b>
1.	Land Cost incl. Reg. Charges	25,72,52,311
2.	Interest on land	66,32,809
3.	Additional for Higher Density	4,73,28,435
4.	6% Overhead	1,86,72,813
5.	<b>TOTAL COST</b>	<b>32,98,86,368</b>

## CIVIL CONST. & OTHER COST

1	Contract value	377000000
2	Addl Work	12600000
3	Escalation for Steel	4943290
4	Escalation for Cement	92465
5	Difference in VAT & Service Tax	11324898
6	<b>TOTAL (A)</b>	<b>405960653</b>
7	Contingency 3% on (A)	12178820
8	OH & Reserve Fund 6% on (A)	24357639
9	<b>TOTAL</b>	<b>442497112</b>
10	Architect Fees	5726342
11	Supervision charges	2805000
12	Govt. Fees	2037493
13	Expected Government Fees	8000000
14	<b>TOTAL</b>	<b>461065947</b>
15	Interest paid to allottee	1133018
16	Less : Equalization Charges (-)	-50000000
17	Less : Cancellation Charges (-)	-1084000
18	<b>TOTAL CONSTRUCTION COST</b>	<b>411114965</b>

## (SAVING ) PLOUGHED BACK

<b>PARTICULARS</b>	<b>Amount</b>
Equalization Charges	(-)5,00,00,000
Cancellation charges	(-)10,84,000
<b>TOTAL</b>	<b>(-)5,10,84,000</b>

## PARKING COST

<b>Sl. No.</b>	<b>PARTICULARS</b>	<b>₹ in Lacs</b>	<b>Area (Sq.Ft.)</b>
<b>1.</b>	<b>BASEMENT CAR PARKING</b>	<b>3.0</b>	<b>160</b>
<b>2.</b>	<b>STILT CAR PARKING</b>	<b>3.0</b>	<b>160</b>
<b>3.</b>	<b>OPEN CAR PARKING</b>	<b>1.25</b>	<b>138</b>