



एयर फोर्स नेवल हाऊसिंग बोर्ड AIR FORCE NAVAL HOUSING BOARD

एयर फोर्स स्टेशन रेस कोर्स, नई दिल्ली-110003
Air Force Station Race Course, New Delhi-110003

Tele No. : 23793462 / 3463 / 23792800 Fax : 23014942 Email : directorgeneral@afnhb.org, Website : www.afnhb.org

AFNHB/ADM/1136/Vol-III

28 Jul 17

To All Allottees of Jaipur Project

AFNHB PROJECT- JAIPUR PH-II

1. AFNHB is very happy to inform that with the constant support from allottees, we have been successful in getting the “**Stop Work Notice**”, issued by JDA withdrawn on 26 Jul 17 and at the same time, Presiding officer, Appellate Tribunal, Jaipur Development Authority has quashed the impugned notice of JDA vide Which “**Stop Work Notice**” was issued. AFNHB’s stand has been vindicated both legally as well as administratively. We want to assure the allottees that Team AFNHB is continuously striving hard to live upto the faith bestowed by the allottees by entrusting their hard earned money with us. At times, due to certain extraneous circumstances and developments which are beyond our control, delay takes place and consequently escalation in cost. Notwithstanding, it’s a constant endeavour to ensure that we attain whatever we set out to achieve in the first place. Towards that end, it is clearly discernible that we have continued to pursue our case till we reach a stage where we are allowed to proceed with finalization of the envisaged completion of the project.
2. JDA’s withdrawal of notice and Tribunal’s award has paved the way for recommencement of construction work. Against 444 Units under construction in this project as on date we have 261 confirmed allottees, thereby leaving 183 vacancies. A call for fresh registration for filling up the vacancies in the project has already been launched. Considering the advantage of location, configuration and development in adjoining areas, the project is now expected to be fully subscribed.
3. Total payment received from all existing allottees is approx **Rs 34.32 crore** and AFNHB has already invested **Rs 51.61 Cr** towards present construction in the project. Out of 11 Towers under construction, 03, A-1 towers have reached upto 7th / 6th floor, 02 B-1 towers are at 3rd/4th Floor and 01 B-2 Tower is at 2nd floor. Remaining 06 Towers (3 A-1, 1 B-1, and 2 B-2 Towers are between 1st to 3rd floor stage. Basement parking is near completion. For economic viability of the project, it is very important that project is fully subscribed. Under-subscription of the project will certainly adversely affect per unit

cost to the existing allottees as major portion of work of basement and foundations for all blocks have been completed. Further, external services and common area costs will have to be borne by the committed allottees. Towards augmenting maximum participation, vigorous efforts have been launched to give wide publicity for fresh registration for Jaipur Project.

4. With the aim to ensure that project is completed with least affect on per unit cost, it is proposed to commence the balance construction with a new contractor in two phases. Phase I will be for confirmed number of allottees only i.e. 3 Towers for A1 category (102 DUs), 02 Tower for B1 Category(72 DUs) and 1 Tower for B2 Category(48 DUs). Further, to cater for additionally registered allottees during the execution of project, special provision will be incorporated in the contract to include additional towers in Phase II. Existing allottees are assured that Phase I will be completed in all respect and physical possession will be given after obtaining Occupancy/Completion certificate for Phase I. All out efforts will be made by AFNHB to ensure that external services like STP, water supply and standby power supply is undertaken in modular format with least disturbance to occupants of Package I.

5. It is to be understood that efforts put in to re-invogorate this project has finally led to a revival of sorts, it is, therefore incumbent upon all of us to ensure that this be taken to finality as envisaged when we launched the project. The crux of the matter now is the commitment of the allottees in affirmative. More the members, higher the chances of workable revival.



(KPS Virk)
Air Cmde
Deputy Director General
For Director General