

**INVITATION OF EXPRESSION OF INTEREST (EOI)**  
**FOR THE CONSTRUCTION OF HOUSES/FLATS FOR EWS BY PRIVATE DEVELOPER/GOVERNMENT**  
**AGENCIES ON THEIR OWN LAND IN THE LOCAL AREA OF JAMMU MASTER PLAN**

The Managing Director, J&K Housing Board/ State Nodal Officer, Housing For All (HFA), intends to receive grants for **Affordable Housing in Partnership (AHP)** under component of Pradhan Mantri Awas Yojana - Housing for All (Urban) Mission (by 2022) of Ministry of Housing and Urban Poverty Alleviation, Government of India.

J&K Housing Board invites Expression of interest (EOI) from experienced developers/builders/land owners/ government agencies for construction of housing units/flats on land in clear possession of the developer falling in the **local area of Jammu Master Plan**, on design and built-up basis with a provision of at-least 35% of the houses to be reserved for EWS category. The carpet area required to be constructed for EWS shall be **30 SQ.M**. The developers/builders/land owners would be required to transfer the constructed houses for EWS to the Housing & Urban Development Department at a sale price to be determined by the committee to be constituted by the Govt. for the purpose.

The developer shall be offered incentive/compensation in the form of:

- Central assistance of **Rs 1.5 Lakh per EWS House**.
- State assistance of **Rs16.666/-** (Rupees Sixteen Thousands Six Hundred and Sixty Six) per EWS house.
- Waiver of building plan approval fee for EWS houses/flats only.
- Additional **FAR**
- Relaxation in density norms

In addition to incentives & compensation, the Housing & Urban Development Department shall constitute a Single Window Clearance system and ensure that the projects receive a swift clearance from various departments and development of necessary infrastructure for the project.

The affordable housing project shall consist of various types of houses for different categories but it would be eligible for central assistance and state assistance, if at least 35 % of the houses in the project are reserved for EWS categories.

Developers/builders/land owners having at least **8 Kanals** of land with clear title and in clear possession and free from all encumbrances may submit their proposals/offer to the Managing Director, J&K Housing Board, Jammu by or before **20<sup>th</sup> February 2017**. Out of the total land under the proposed project, the builder is required to construct at-least 35 % of housing units for EWS category and the remaining land can be used for any category of flats to be sold by the developer.

Developers/builders/land owners would be expected to construct EWS flats using cost effective technology proposed by the central government through Technology Sub-Mission, including internal development like roads, water supply, electricity, sewerage, drainage, landscaping etc. However the cost towards the construction of peripheral development i.e.

construction of approach road, external electrification, drains for the whole project will be borne by the local authority.

**Timeline for completion of projects:**

Where the housing projects are having the following EWS Housing units to be constructed:

- a) Upto 100 EWS Housing Units – 24 months.
- b) More than 100 EWS Housing Units – 36 months
- c) The period of completion shall be counted from the date of final approval of building plan from BOCA.
- d) In case of developer fails to construct EWS housing units within the stipulated time, penalty shall be imposed as;
  - a. For first three months .3% cost of EWS housing unit
  - b. For next three months 5% cost of EWS housing unit
  - c. For next six months 10%. Cost of EWS housing unit

**Any developer fulfilling the following criteria will be eligible to apply:**

1. The bidder should have three years experience in building construction works and should have a good track record of ethics and quality construction works. Moreover, bidder should be resourceful having sufficient men & machinery.
2. Total net worth (Reserve & capital) of last three years should be atleast 5 crores.

The details of the scheme are available on website [www.mhupa.gov.in](http://www.mhupa.gov.in) or can be collected from J&K Housing Board. The interested parties may submit their proposal in the form of comprehensive project report along with the architectural plans, structural designs, detailed layouts plans & designs along with the firms available technology with accreditation certificate for mass housing, financial history with last 3 years audited report, detail of projects executed and detail of technical persons and construction equipments available with the firm to **M.D. J&K Housing Board Green Belt Park, Gandhi Nagar, Jammu 180001** with details of land owned by them and with proposal of “**Affordable Housing in Partnership**” for more details please contact office of Managing Director J&K HOUSING BOARD on email [jkhousingboard@gmail.com](mailto:jkhousingboard@gmail.com) or on telephone of J&K Housing Board, Jammu. (0191-2431044).

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Sd/-  
**(Ashok Kumar Khokhar)**  
Technical Officer to,  
Managing Director  
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