

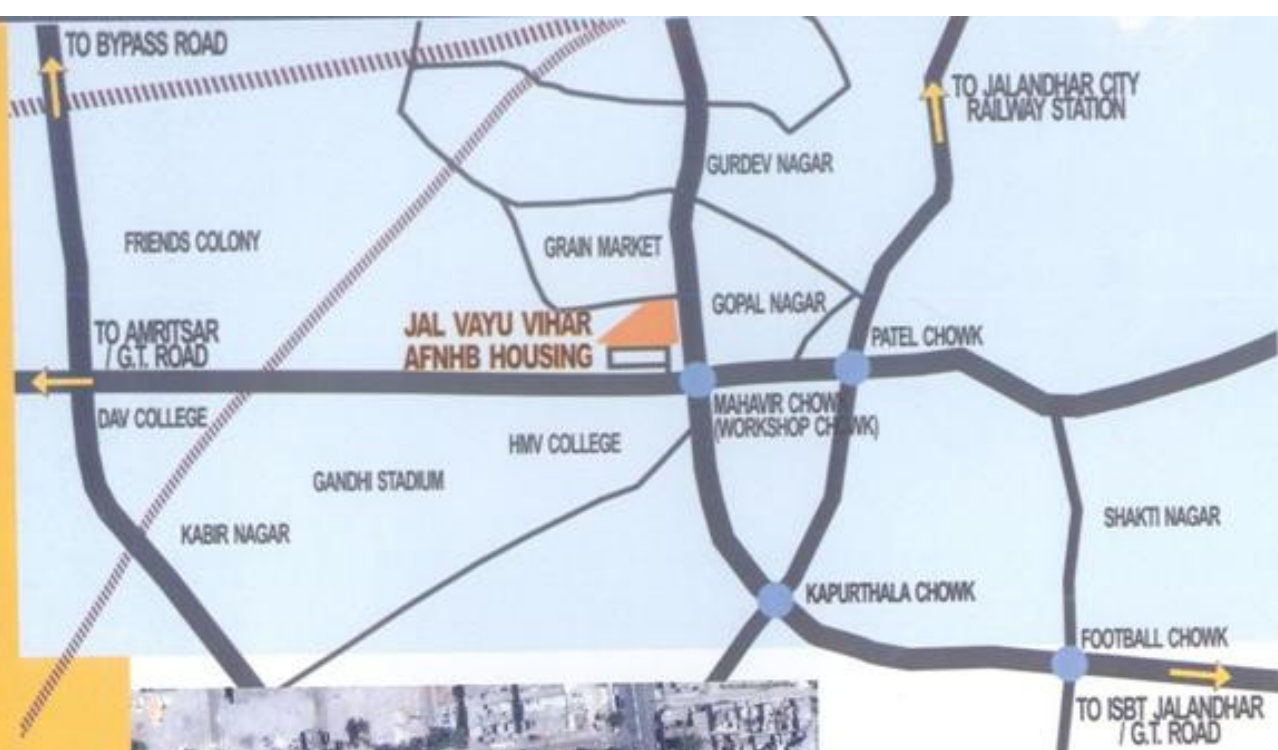
Technical Brochure
Jal Vayu Vihar - Jalandhar



AIR FORCE NAVAL HOUSING BOARD



technical brochure
Jal Vayu Vihar - jalandhar



LOCATION..




The AFNHB Housing Complex at Jalandhar is being developed on a plot of land measuring 2.58 acres at the Old Roadways Workshop site next to PUDA developed SCO plots. The site is located opposite to H.M.V. College, at a distance of 5 km from ISBT and 3 Km from Jalandhar City Railway Station.

The Project is a part of the residential area near Mahavir Chowk. All important amenities are located in the vicinity of the site. There are about 4 colleges within 10 minutes walking distance from the site. All major commercial areas of the city are within 15 minutes driving distance.



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SITE LAYOUT..

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



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LAYOUT AND BLOCK DESIGN..

The site for AFNHB Housing Complex in Jalandhar is a triangular plot with approach road at the front. Keeping in view the shape of the site, the units have been planned parallel to the road. The Housing scheme has 154 units in Two different categories. Officer's Flats (Type-A) - 106, Airmen's / Sailor's Flats (Type-B) - 48, Community Center and Swimming Pool along with all ancillary services.

The Housing Flats have been planned in two different blocks with Basement, Stilt plus Nine floors in Officer's Flats and Stilt plus Eight floors in Airmen's / Sailor's Flats. The blocks are planned with units placed around a central Green Area and surrounded by a peripheral road. The Basement and Stilt Floor is being used for parking.

Each block is planned as an independent tower with Two lifts (One 8 Passenger and One 13 Passenger), Two stairs, Fire Fighting shafts, Water Supply and Sewerage System. Each flat is open from at least three sides thus ensuring ample cross ventilation and natural light.

COMMON AMENITIES & SERVICES..

A separate single storey Community Center with a Multipurpose Hall, Shops, Swimming Pool and is connected with basement floor for indoor functions.

Basic amenities like power and water supply are a part of the scheme. Generators have also been provided for backup power to all common areas and lifts with emergency supply to each residential flat.

The entire complex shall be bounded by a compound wall with one guard room and landscaped garden.



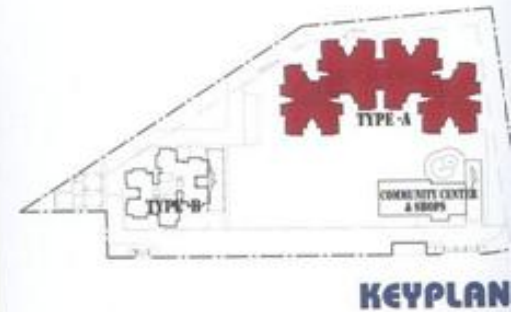


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TYPE - A UNITS

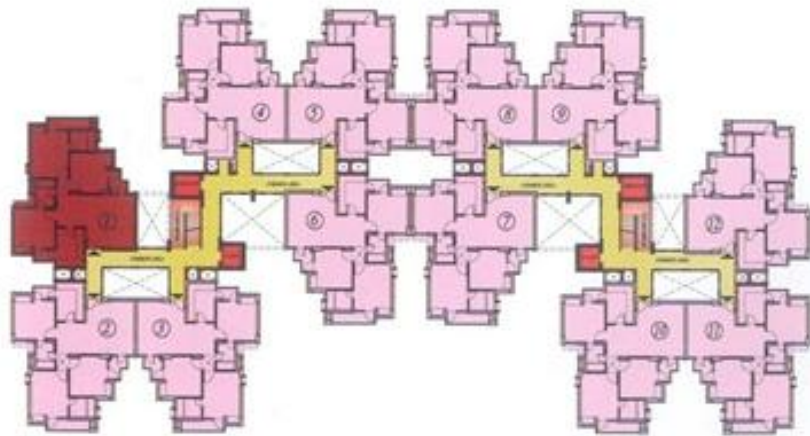


Officer's category has two no. blocks placed back to back in a six unit configuration at each floor. Each block is serviced by one staircase and two lifts at each floor with a direct access to the stilted parking and basement parking levels.



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TYPE A - OFFICER'S FLATS..

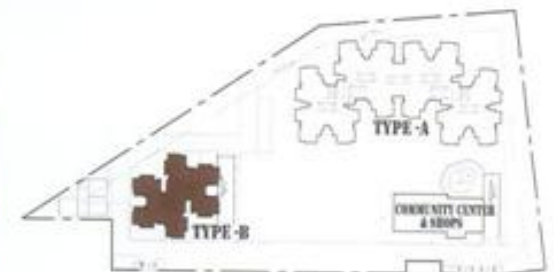


BLOCK PLAN..





Airmen's / Sailor's category has one block in a six unit configuration at each floor. Each block is serviced by two staircase and two lifts at each floor with a direct access to the stilted parking and basement parking levels. The stilted area shall be used partially for parking and other services.

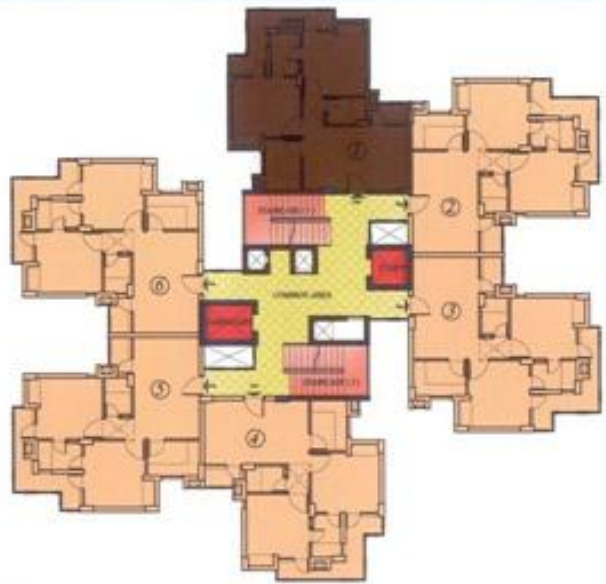


KEYPLAN..

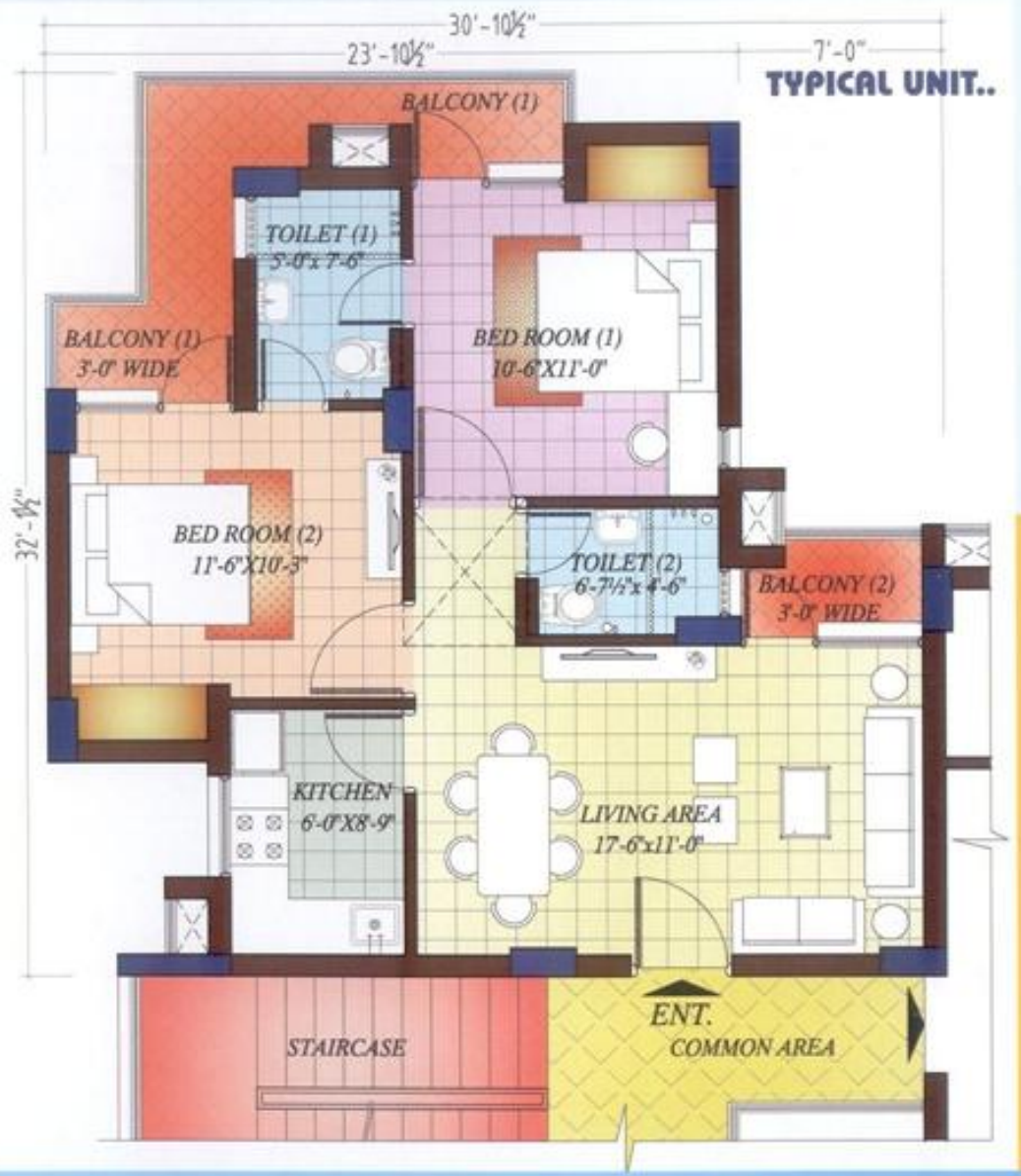


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TYPE B - AIRMEN'S / SAILOR'S FLATS..



SITE PLAN..



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SPECIFICATIONS AND FINISHES..

SPACE	FLOORING	WALLS	CHAUKHATS	DOORS	WINDOWS	FITTINGS / FIXTURES
LIVING/DINING/ LOBBY	Vitrified Tiles	Plastic Emulsion of pleasing shade of a reputed brand.	Wooden Section with Spirit Polish	35mm Flushed Doors / HDF Skin Doors with Night Latch, Magic Eye, Security lock and Cylindrical handle.	Anodized Aluminum windows with 5mm thick clear float glass and steel fly mesh.	Modular electrical switches with sockets and fan regulators.
MASTER BEDROOM	Vitrified Tiles	Plastic Emulsion of pleasing shade of a reputed brand.	Wooden Section with Spirit Polish	35mm HDF Skin Doors with Cylindrical lock.	Anodized Aluminum windows with 5mm thick clear float glass and steel fly mesh.	Modular electrical switches with sockets and fan regulators.
BEDROOM	Vitrified Tiles	Plastic Emulsion of pleasing shade of a reputed brand.	Wooden Section with Spirit Polish	35mm HDF Skin Doors with Cylindrical lock.	Anodized Aluminum windows with 5mm thick clear float glass and steel fly mesh.	Modular electrical switches with sockets and fan regulators.
KITCHEN	Anti Skid Ceramic Tiles	Ceramic Tile dado upto 2' ht. above platform. Plastic Emulsion of pleasing shade of a reputed brand.	Wooden Section with Spirit Polish	35mm HDF Skin Doors with Cylindrical lock.	Anodized Aluminum windows with 5mm thick clear float glass and steel fly mesh.	L-Shaped Kitchen platform in brown granite with S.S. sink with drainboard and provision for water filter.
TOILET	Anti Skid Ceramic Tiles	Ceramic Tile dado upto 7' ht.	Wooden Section with Spirit Polish	35mm HDF Skin Doors with Cylindrical lock.	Anodized Aluminum windows with 5mm thick clear float glass and steel fly mesh.	Jaguar C.P. fittings, pedestal type Basin, wall hung W.C. of Porcelain, Mirror, Towel Rail and Health faucet in all toilets.
BALCONY	Anti Skid Ceramic Tiles	Modern Exterior Finished in high quality Texture and exterior paints of reputed brands.	Anodized Aluminium Section.	Aluminium Doors with lock and latch	N/A	

Electrical Work

Structure

Telephone / TV

Lift

Generator

Air conditioning and other facilities

All electrical wiring in concealed conduits with copper wires. Convenient position & distribution of light and power plugs and provision for water purifier in kitchen.

Earthquake resistant R.C.C. frame structure as per the latest design norms.

Points provided in drawing / dining room and in all bedrooms.

High speed lifts for passengers and goods in each block with generator backup.

Power backup for all apartments and in common areas.

Provision for A/C in all bedrooms and living area (no air conditioners are being provided)

Provision for washing machine at suitable location and provision for DTH tv installation.



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DETAILS OF ACCOMODATION..

TYPE A - OFFICER'S FLATS.. (106 no.)

Room	Size	Area (Sq.Ft.)
Bed Room 1	11'-0" x 13'-3"	145.75
Bed Room 2	11'-0" x 11'-6"	126.50
Bed Room 3	12'-0" x 11'-0"	132.00
Living Area	14'-1½" x 15'-1½"	213.50
Dinning	8'-9" x 9'-0"	78.75
Kitchen	8'-0" x 11'-0"	88.00
Toilet 1	7'-6" x 5'-7½"	42.18
Toilet 2	5'-6" x 8'-0"	44.00
Cup Board Areas		
Bed Room 1	4'-0" x 2'-0"	8.00
Bed Room 2	4'-0" x 2'-0"	8.00
Bed Room 3	5'-0" x 2'-0"	10.00
Wall Area		189.77
Balcony Area		100.14
Common Area		163.41
Super Area		1350.00


TYPE B - AIRMEN'S / SAILOR'S FLATS.. (48 no.)

Room	Size	Area (Sq.Ft.)
Bed Room 1	10'-6" x 11'-0"	115.5
Bed Room 2	11'-6" x 10'-3"	117.8
Living Area	17'-6" x 11'-0"	192.5
Kitchen	6'-0" x 8'-9"	52.5
Toilet 1	5'-0" x 7'-6"	37.5
Toilet 2	6'-7½" x 4'-6"	29.8
Cup Board Areas		
Bed Room 1	4'-6" x 2'-0"	9.0
Bed Room 2	4'-6" x 2'-0"	9.0
Wall Area		123.1
Balcony Area		108.6
Common Area		135.4
Super Area		931.5

NOTE..

1. Super area includes share of common areas like staircases, lobbies, lifts, etc. . Actual super area may vary due to technical / architectural requirements.
2. All configurations, unit plans, layout and cluster plans are as per tender drawings. However, variations may occur due to site conditions.
3. All pictures are depictive only and not a part of any offer.

JAL VAYU VIHAR - JALANDHAR



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