

PROCUREMENT OF LAND FOR GROUP HOUSING AT VISAKHAPATNAM

1. The Air Force Naval Housing Board is a welfare housing society constituted in 1979 and registered under the Societies Registration Act of 1860 to fulfill the housing needs of Air Force and Naval personnel and their widows. Till date we have completed 48 projects in various cities and 12 projects in hand throughout the country. The AFNHB constructs the residential complex purely on 'No Profit No Loss' basis.

2. Presently the Air Force Naval Housing Board is looking for 5 to 10 acres of land in Vishakhapatnam. The land holders / consolidators / individuals are to submit both the technical and commercial bid at the same time and these are to be in two separate envelopes clearly marked as

- (a) Technical bid – As per format
- (b) Commercial bid – for outright sale of land and /or Turnkey project in case party is so interested.

3. The Bids will be evaluated assessed by two separate committees Technical Evaluation Committee (TEC) and Selection Committee (SC) and Price Negotiation Committee (PNC) will be constituted separately. The TEC will visit the sites offered after scrutiny of proposals. TEC will be constituted for evaluation and short listing of the offers. TEC will also examine compliance of vendors for provisions of requirements listed below:-

- (i) Convenient location, development complete & free of encroachment.
- (ii) Suitable for immediate construction without additional expenditure.
- (iii) Credentials / Reputation of seller.
- (iv) Land use status and conversion to residential.
- (v) Permissible FAR.
- (vi) Sectoral roads / facilities passing through site.
- (vii) Status of land wrt to sector demarcations / allocations.
- (viii) Availability of potable water, electricity & sewerage.
- (ix) Verify land not undulating, low lying, and flood prone & free of
- (x) Airport restrictions if any and notification of land authority for other developmental activities etc.
- (xi) Nearby facilities like school, Hospital, canteen, Air Force / Naval establishment etc.

4. While preparing the compliance statement, the TEC will ensure that the same lands / projects have not been offered by two or more vendors. In such an eventuality, the offer received from the land owners will only be accepted. The TEC may invite the vendors for technical presentations/ clarifications on technical issues. The TEC will grade the sites based on their suitability.

5. **Status of Land.** The title of the land should be clear and it should be unencumbered. The land should not belong to restricted categories and should not be grant /Inam/ Gram Sabha / Panchayat / Bhoodan Land etc and should be free from urban land ceiling.

6. AFNHB does not acquire land through Power of Attorney and Agreement holders. The owners of the land have to sign on the sale deeds. Payments are made to the land owner through cheques / drafts. It is preferable if the land is in single ownership only. The AFNHB may, however, accept the proposal where there is more than one share holder in the land, in

which case the name of person responsible for consolidation needs to be declared in the bid document. Otherwise land can be consolidated by the vendor in its name before selling to AFNHB.

7. The parties selling land to AFNHB has to carry out certain task which should form part a cost of land. These are given below:-

- (i) Issue/transfer of builder/colonizer license in name of AFNHB.
- (ii) Registration of land through sale deeds in the name of AFNHB (except stamp duty & registration charges which will be paid by AFNHB).
- (iii) Mutation of land in the name of AFNHB in revenue records and concerned Gram Panchayat if applicable.
- (iv) Getting No Objection Certificates (NOCs) from concerned Government departments / village Panchayat for following:-
 - (aa) Provision of adequate electric load at the periphery of land.
 - (ab) Provision of adequate water supply load at the periphery of land.
 - (ac) Connecting sewer lines of the proposed site to existing/future sewerage.
 - (ad) Construction of soak pits & septic tanks on the land.
 - (ae) Sinking of bore wells for provision of additional water for arboriculture.
 - (af) Permission from Forest Department for cutting trees existing on the land.
- (v) External development charges or any other charges related to the land to be paid to the Government authorities.
- (vi) Availability of Easement rights, if applicable.

8. Technical Requirements:-

- (a) FAR - Minimum 1.5
- (b) Density of dwelling units - 40 to 50 per acre
- (c) Proper black top road (at least 30 ft wide) as approach to the site.
- (d) Maximum Permissible Height to be specified by the seller.

9. The offered land should not be under any notice of acquisition by any Government authority. Preferably No HT lines or major underground / over ground pipeline of any kind which can interferes or hinders project progress, should be passing through the offered site. In case of existence of LT lines or minor lines, the feasibility of rerouting should be indicated in the bid.

10. The commercial bids shall be opened by the Selection Committee (SC) after the Technical evaluation. The short listed firms will be informed of the time and place of opening of the commercial bids. One / two representatives will be permitted to be present at the time of opening of commercial bids. Thereafter the Board will get the documents, title etc. verified on as required basis and in case of any legal shortcomings the proposal will be liable to rejection.

11. All the payments will be made through cheques / drafts only. No payment will be made in cash.

12. The Air Force Naval Housing Board reserves its right to accept or reject all or any of the offers without assigning any reason whatsoever. In case of any dispute, the jurisdiction of Courts shall be at Delhi / New Delhi.