

18.10.2013

Dear Sir,

As you know that with the Notification dated 6th September 2013 of the Ministry of Urban Development (Delhi Division), New Land Policy has come into force in National Capital Territory of Delhi thereby making it possible for beginning of an era where a lot of multi storied development shall take place in the area of urban extension for which Zonal Plans have been approved. By taking the benefit of the new liberal, unified and transparent land pooling policy as notified, the people are joining hands in various Organization, Sectors and Establishments to take up development activity on their own by forming Welfare Societies with the main object of providing low cost and economic houses for its members. Unlike the earlier policy of allotting land to Cooperative Societies, registered with Registrar Cooperative Societies only, the new policy has facilitated the land owner, or a group of land owners, (who have group together with their own volition, WILL for the purpose of development) to pool land for unified planning, servicing and Sub Division /share of the land for development as prescribed norms and guidelines.

We had discussed about the aforesaid development with some of my colleagues mutually who have desired that we should also take this opportunity and form a Society for Housing Project. Accordingly, ***process for registration of society has already started and application for registration has been submitted with the concerned govt. authorities and it is expected that we get registration certificate within two weeks.***

We have also discussed the Project with one of the reputed Architect to know about the feasibility of housing project.

After discussions with Architect and other persons involved in such projects, it is observed that there has been a steep hike in the price of land which has come under Residential Zone, during last about 6-7 months. 'L' Zone which will be an extension of Dwarka, is having the first preference these days. The land is available in the 'L Zone' at the price varying from Rs. 3.5 crores to Rs. 6.00 crores per acre, according to the location of the land. The land in Chhawla Village which is just adjoining to Dwarka is approximately Rs.5 to Rs. 6 crores per acre. There are certain areas where as on date also, there is chances of availability of land at cheaper rate of approximately Rs.3.5 to Rs.4.00 crores per acre.

Under the new norms as notified, FAR available per Acre is around 41,000/- per sq. ft. i.e. in one acre, we can develop residential units in the land area of approx. 41,000 sq. ft. only. Besides this, the area for facilities

as well commercial area will also be made available, to provide amenities and facilities to the member.

On rough calculations, the land cost per person can vary from Rs.1000/- per sq. ft. to 1,200/ per sq. ft. The estimated cost of construction may be around Rs.2000/ per sq. to Rs.2500/ per sq.ft. Besides it, other charges levied by the Competent Authorities such as DDA and MCD etc; is also required to be paid by the members proportionately.

According to the aforesaid calculations, the cost of flat can be estimated at Rs.3000/ per sq. ft. to Rs.3500/- per sq. ft.

It is generally proposed to construct three type of flats i.e. 2BHK (with about 1,050 sq. ft. area) 3-BHK (with around 1,400 sq. ft. area) and for 4 BHK (with around 1,700 sq. ft. area).

Persons desirous to be part of the society, may give their option / consent immediately to following so that all possible steps to purchase land at cheaper price be taken up at the earliest.

1) Mahesh Kumar (President)	Piping	EIB -7 th Fl	9818694658
2) Dinesh Debbarma (v. president)	Gen Civil	EIB -2 nd Fl	9971552602
3) Sudhir Sharma (Gen. sect)	Piping	EIB -7 th Fl	9810255338
4) SP Kandhari (Jt. Sect)	HR(Welf)	EIA -3 rd Fl	9818662606
5) GC Porel (Treasurer)	SED	EIA -1 st Fl	9818078531
6) Uma Mehta (Asth. Sec)	C & P	EIA -4 th Fl	9818691689

It is also to be borne in mind that on account of the fact that land price is increasing day-by-day, the land has to be purchased at the earliest, for which the land cost is required to be paid by the desirous persons immediately. However, the cost towards construction will be paid at the time once construction begins and will be payable as per the construction-linked plan.

You will be pleased to know that as a pre-emptive action, we have started exploring the land for the society and as per current market rates the expected/Tentative share of the **land cost would be as under:**

2 Bed Room (1050 sq.ft.@1100 sq,ft) = Rs. 11.50 lakhs

3 Bed Room (1400 sq. ft.@1100 sq,ft) = Rs. 15.40 lakhs

4 Bed Room (1700 sq. ft.@1100 sq,ft) = Rs. 18.70 lakhs

"While on the subject, we would like to mention that though the land cost is desirable to be remitted by the member, we have also made some alternate arrangement for financing the land cost, like personal loan from Banks,which would be convertible to home loan once construction activity is started. Also we are in the process of negotiating with other PSU Banks/financial institute for cheaper loans for the same"

Thanking you,

Yours sincerely,

(Sudhir Sharma)