

JAMMU DEVELOPMENT AUTHORITY

PRESENTS

JDA HEIGHTS **(PHASE-II)**

2BHK/3BHK/5BHK APARTMENTS



JDA Heights (Phase-II), Lower Roop Nagar, Jammu.

PREFACE

Jammu Development Authority (JDA) was constituted under Section-3 of Jammu and Kashmir Development Act-1970. The objective of the Authority, besides promoting planned infrastructure development in and around the historic city of Jammu is to provide safe, decent and affordable housing.

Jammu, as we all know is a city of temples. It is a city of heritage, and now its also a city in the process of representing the fast modernizing India. To keep pace with the demands of this growing city in the northern part of India and the aspirations of its growing population, the Jammu Development Authority proudly introduces another 'State of the Art' Housing project, **The JDA Heights, Phase II** located at a prime location within the municipal limits of Jammu.

This is in sequel to the already successfully constructed, commissioned, delivered and occupied Phase I of the same project at the same location. The user satisfaction and appreciation of the multistoried JDA apartments Phase I is testimony to the commitment of the Jammu Development Authority to contribute to the development of Jammu by providing modern, spacious, "state of the art" housing options to those who are on the lookout for suitable, affordable and prestigious homes with all modern facilities in line with their contemporary lifestyles.

The upcoming apartments are ideally located just off the 4 Lane Jammu Akhnor highway. It is well connected to the rest of India just 13.0 kilometers approximately from the Jammu airport, 7 kms. approx. from the General bus stand and 11 kms. approx. from the railway station. The apartments are delightfully facing a vast green space and golf course to ensure the best open views that can be expected from 12 storied high-rise apartments in Jammu.

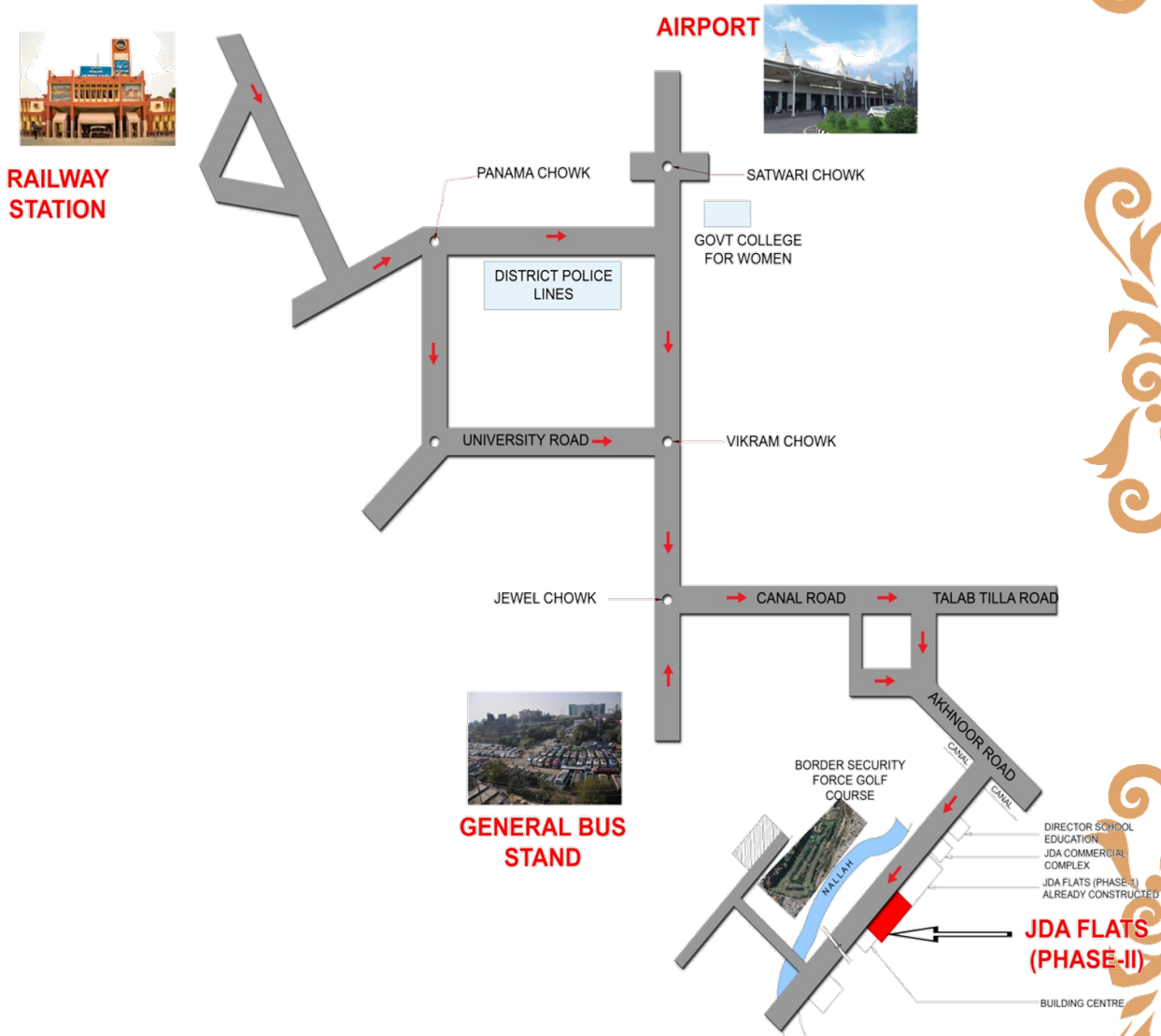
The entire proposed development comprises of 9 multistoried towers. 3 of these towers have already been constructed, delivered and occupied in phase I. In order to further enhance the living experience, the complex also comprises of a modern club building to provide for the social entertainment of the residents and other facilities like convenient shopping. The multistoried nature of the complex would also ensure ample beautifully landscaped ground spaces and adequate peripheral parking for the residents and their guests.

JDA has the backup of an accomplished team of experienced professionals in city planning, architecture and engineering to deliver unparalleled expertise in the housing sector contributing towards building a better Jammu.

Vice-Chairman
Jammu Development Authority

JDA Heights (Phase-II), Lower Roop Nagar, Jammu.

LOCATION



- Distance from airport - 13 kms.
- Distance from bustand - 07 kms.
- Distance from railway station - 11 kms.



A living paradise. . .

The JDA Heights Apartments will ask you to bid adieu to average living and propel you to a new level of modernity, serenity and erudition. Every window and opening will frame the exterior like a life sized painting and every ingress of light or air will be like a welcome reminder of nature within the realms of an urban space. This upcoming complex faces large green spaces.

Spaces take a meaningful form with careful planning and designing.

- VIEWS OF GREEN SPACES FROM WITHIN THE LIVING AREAS
- LIVING AND FURNITURE FRIENDLY LAYOUTS
- SPACIOUS ENTRANCES
- LARGE BALCONIES
- SPACIOUS ROOMS
- ABUNDANT CROSS VENTILATION

PROJECT HIGHLIGHTS

- Earthquake resistant structures as per latest IS codes.
- 144 residential apartments, 72 (2 BHK apartments), 48 (3 BHK apartments) and 24 (5 BHK apartments).
- Site less than a kilometer from the four lane Jammu Akhnoor Highway and opposite to a sprawling green space and Golf course.
- Layout comprises of existing 3 blocks (Ground+11) in Phase-I and 6 blocks (Ground+11) in Phase-II along with a club building.
- Building blocks serviced by an internal 20 ft. wide road spanning out to peripheral vehicular parking.
- Each building block provided with two elevators and one stair case.
- Work already in progress. Sample Flat Ready, Structure & Brick Masonry work almost complete. Expected to be ready for possession by December, 2023.



SITE PHOTOGRAPHS

JDA Heights (Phase-II), Lower Roop Nagar, Jammu.



SAMPLE FLAT PHOTOGRAPHS
3 BHK



SAMPLE FLAT PHOTOGRAPHS
3 BHK



SAMPLE FLAT PHOTOGRAPHS
3 BHK

JDA Heights (Phase-II), Lower Roop Nagar, Jammu.

PROJECT DETAILS

Area (land)	: 27.30 kanals
No of flats (G+11), 2BHK, 3BHK & 5BHK	: 144 no.s
Club Room (Facility)	: G+1
Shops	: 4 no.s
Gym	: 1 no.s
Parking facility	: 228 Cars
Distance from airport	: 13.0 Km
Distance From bus stand	: 7.0 Km
Distance from railway station	: 11.0 Km

AMENITIES

- Gated and secure complex
- Club house
- Indoor games : Areas for billiards/chess/carrom/table tennis
- Gymnasium area
- Landscaped park
- Power backup for lifts and common areas
- Ample car parking space
- Conventional shopping
- Electric substation
- Sewerage treatment plant
- Rain water harvesting

GENERAL SPECIFICATIONS

Flooring :	Vitrified tiles in Living, dining, bedrooms & kitchen. Wooden pattern vitrified tile flooring in master bedroom, Anti skid ceramic tiles in toilets, Granite/marble in common areas.
Kitchens :	Granite counters with ceramic tiles 2'-0" above working tops and stainless steel sinks.
Windows :	Aluminum windows.
Doors:	Flush door shutters with teak wood frames.
Electrical:	Modular switches, one telephone point in living room and ac points in all bed rooms.
Lifts:	Modern Elevators with power back up.
Fire fighting:	Wet risers installed at each floor.
External finishes :	Texture paint SS railing in balcony / stairs
Water supply :	Bore well - 3 no.s, pump room with electro-mechanical equipments.
Sewage disposal:	Under ground sewers and sewage treatment plant.



JDA Heights (Phase-II), Lower Roop Nagar, Jammu.

TOTAL SITE AREA:27.30 KANALS

PHASE-II (GROUND +11)

- **No. of Towers** : **6 (Six)**
- **2BHK Towers (G+11)** : **72 Flats**
- **3BHK Towers (G+11)** : **48 Flats**
- **5BHK Towers (G+11)** : **24 Flats**
- **Apartments at each floor** : **2 (Per Floor)**
- **Apartments in each Tower** : **24 (Per Tower)**
- **Total No. of Apartments** : **144 Nos.**



JDA Heights (Phase-II), Lower Roop Nagar, Jammu.



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LAYOUT PLAN



- TOWER-1** :- TYPE-3 BHK (G+11) NOS OF FLATS 24 NOS.
- TOWER-2** :- TYPE-3 BHK (G+11) NOS OF FLATS 24 NOS.
- TOWER-3** :- TYPE-3 BHK (G+11) NOS OF FLATS 24 NOS.
- TOWER-4** :- TYPE-3 BHK (G+11) NOS OF FLATS 24 NOS.
- TOWER-5** :- TYPE-3 BHK (G+11) NOS OF FLATS 24 NOS.
- TOWER-6** :- TYPE-2 BHK (G+11) NOS OF FLATS 24 NOS.
- TOWER-7** :- TYPE-2 BHK (G+11) NOS OF FLATS 24 NOS.
- TOWER-8** :- TYPE-2 BHK (G+11) NOS OF FLATS 24 NOS.
- TOWER-9** :- TYPE-5 BHK (G+11) NOS OF FLATS 24 NOS.
- CLUB** :- TYPE (G+1)

FLOOR PLAN - 2 BED ROOM APARTMENT



AREA CHART- 2 BHK

UNIT AREA	=	1140.70	SQFT.
SUPER AREA	=	1443.20	SQFT.

SELLING PRICE	=	Rs. 66.00	Lacs
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JDA Heights (Phase-II), Lower Roop Nagar, Jammu.

CLUSTER PLAN - 2 BED ROOM APARTMENT



ISOMETRIC VIEW OF THE 2 BED ROOM APARTMENT



2 BHK APARTMENT

- Drawing room :	01	- Washroom:	02
- Bedroom:	02	- Utility:	01
- Family lounge:	01	- Balcony:	02
- Kitchen:	01		

FLOOR PLAN - 3 BED ROOM APARTMENT



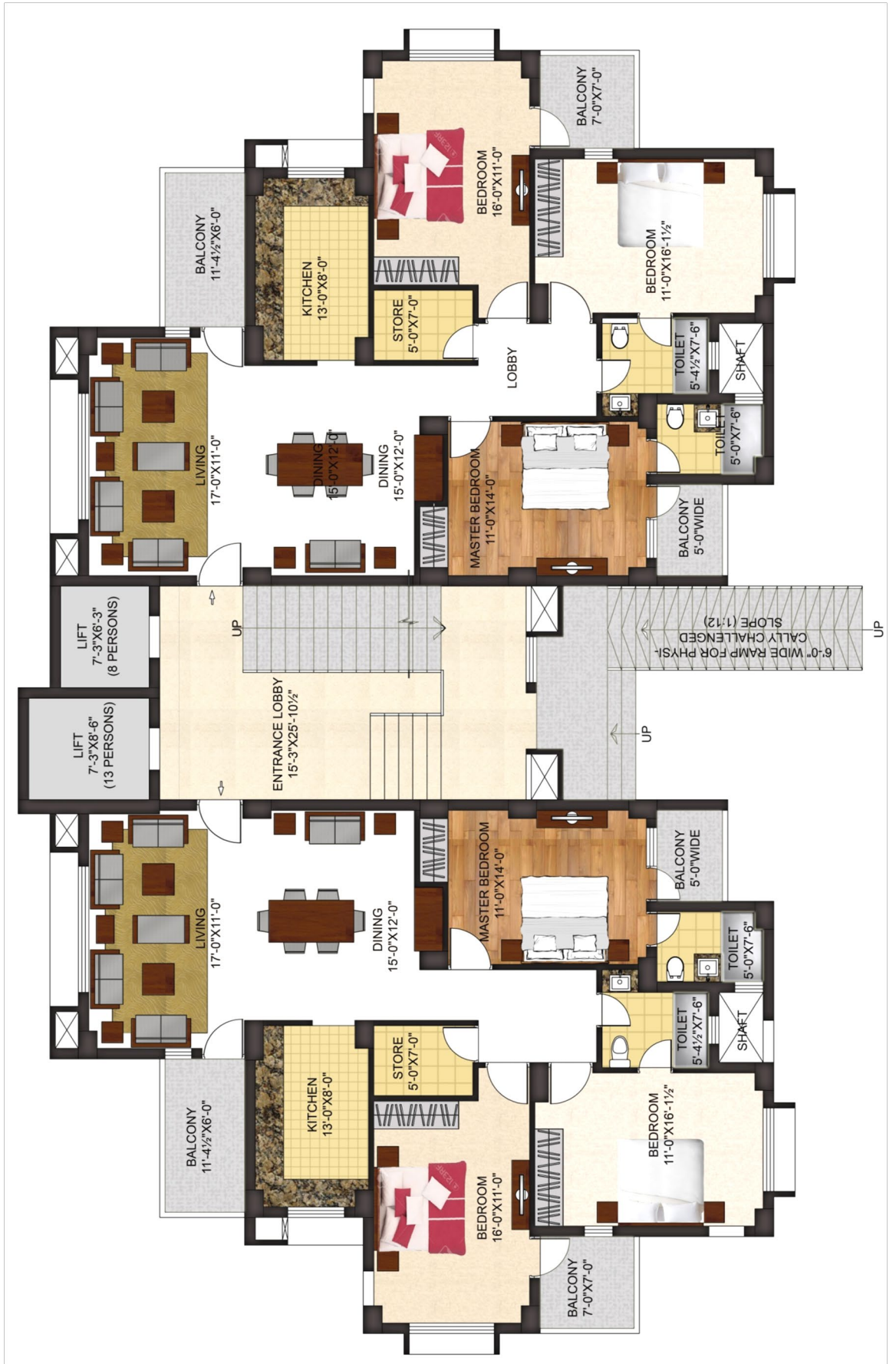
AREA CHART- 3 BHK

UNIT AREA	=	1532.35	SQFT.
SUPER AREA	=	1792.35	SQFT.

SELLING PRICE	=	Rs. 82.00	Lacs
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JDA Heights (Phase-II), Lower Roop Nagar, Jammu.

CLUSTER PLAN - 3 BED ROOM APARTMENT



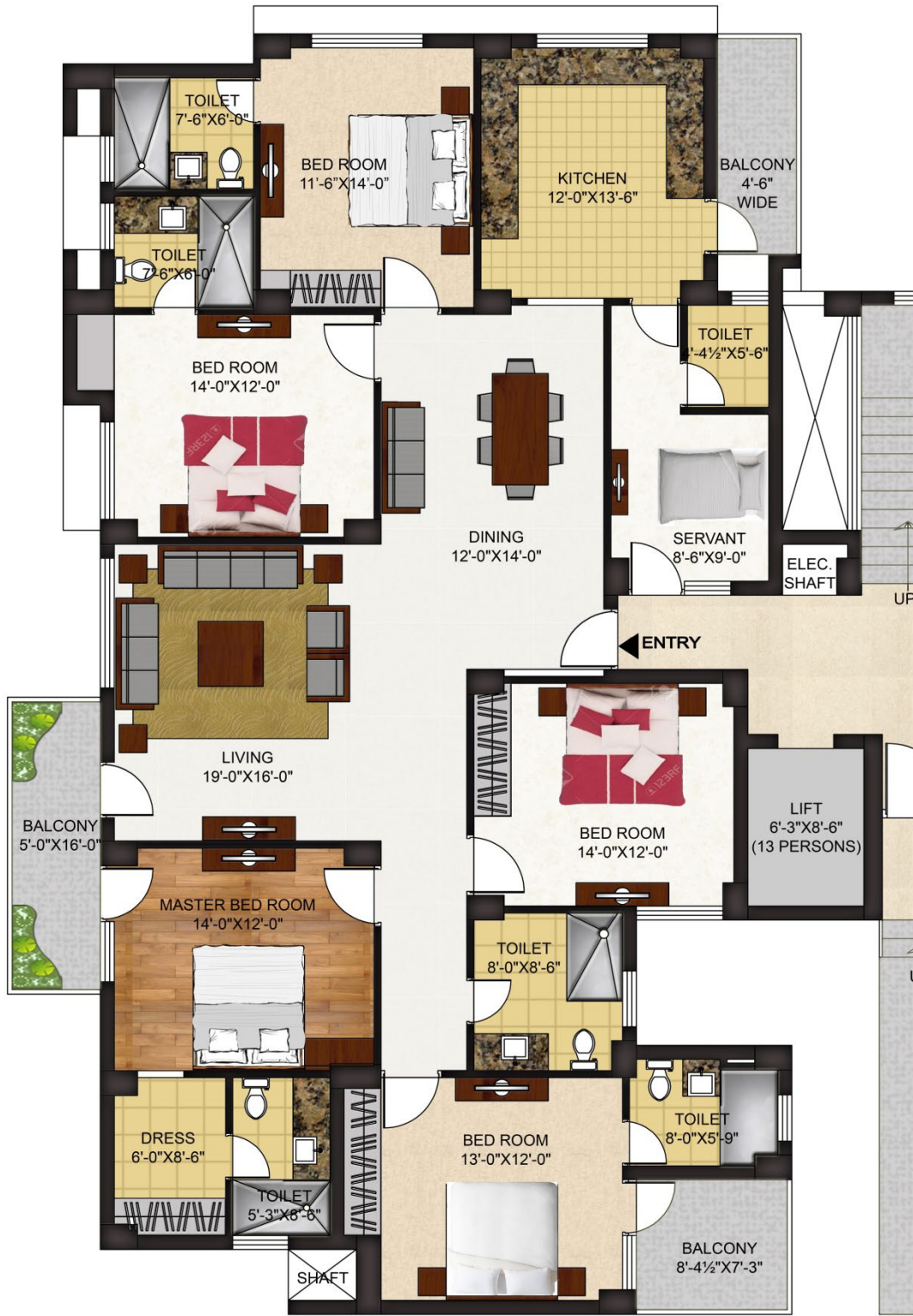
ISOMETRIC VIEW OF THE 3 BED ROOM APARTMENT



3 BHK APARTMENT

- Drawing room:	01	- Washroom:	02
- Bedroom:	03	- Utility:	01
- Family lounge:	01	- Balcony:	03
- Kitchen:	01		

FLOOR PLAN-5 BED ROOM APARTMENT



AREA CHART- 5 BHK

UNIT AREA	=	2505.70	SQFT.
SUPER AREA	=	2868.20	SQFT.

SELLING PRICE	=	Rs. 128.00	Lacs
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JDA Heights (Phase-II), Lower Roop Nagar, Jammu.

CLUSTER PLAN 5 BED ROOM APARTMENT



ISOMETRIC VIEW OF THE 5 BED ROOM APARTMENT



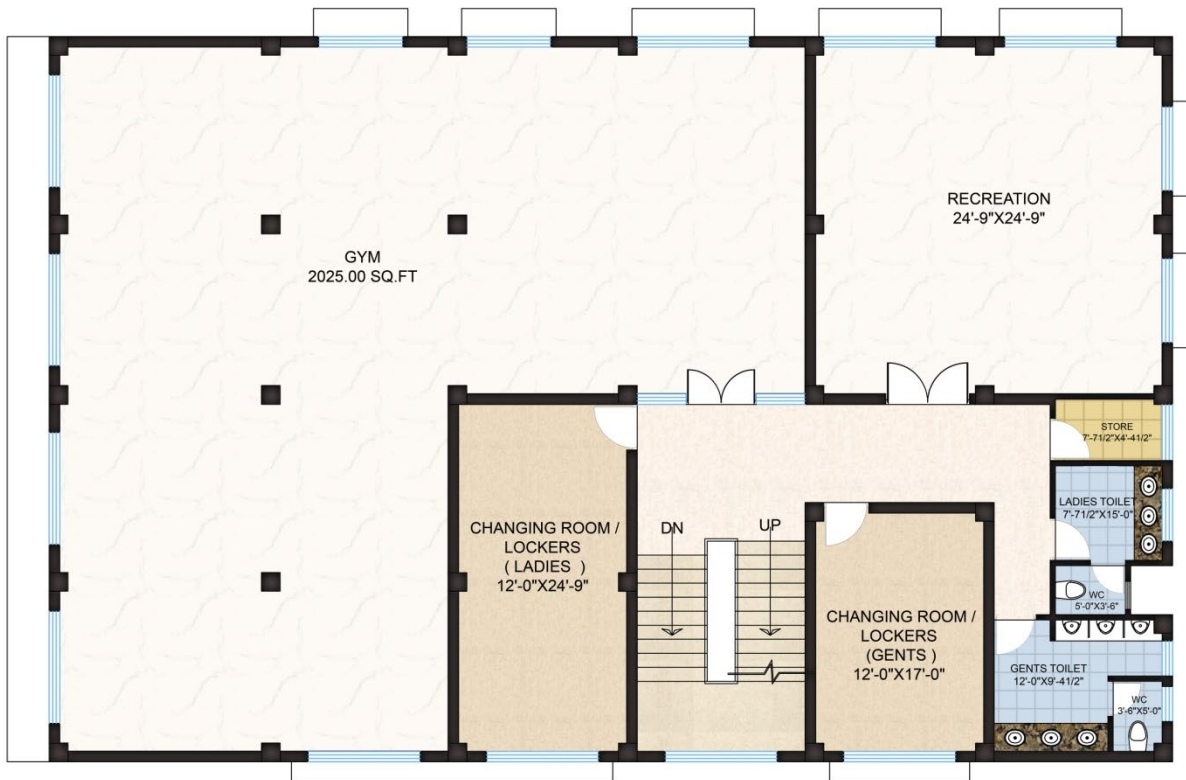
5 BHK APARTMENT

- Drawing room:	01	- Washroom:	05+1
- Bedroom:	05	- Utility:	01
- Servant Room	01	- Balcony:	03
- Family lounge:	01		
- Kitchen:	01		

CLUB



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CLUB AMINITIES :

- **PARTY HALL**
- **LIBRARY**
- **SHOPS**
- **RECREATION CENTER**
- **GYM**
- **CHANGING ROOM (MALE & FEMALE)**
- **PANTRY**
- **KITCHEN**
- **TOILET**

INTRODUCTION:-

Jammu Development Authority offers twelve storeyed 2BHK, 3BHK and 5BHK Flats under self financing scheme over Govt. Land at Lower Roop Nagar, Muthi in Jammu on 40 years lease basis (extendable).

The scheme provides for **144 Nos** of flats of different sizes, the details of which is as below:-

S.No.	Category	No. of units		Price per unit for available units	EMD	Application Fee (Non refundable inclusive of all taxes)	Super Area (Sq. Ft)	Unit Area (Sq Ft)
		Total	Available now					
1.	2 BHK	72	56	Rs. 66.00 Lacs	Rs. 3.00 Lacs	Rs. 1000	1443.20	1140.70
2.	3 BHK	48	30	Rs. 82.00 Lacs	Rs. 4.00 Lacs	Rs. 1000	1792.35	1532.35
3.	5 BHK	24	24	Rs. 128.00 lacs	Rs. 6.00 Lacs	Rs. 1000	2868.20	2505.70

Present Status:

The project is under construction with structure and brick masonry almost complete. The Project is expected to be completed by December 2023. Out of 144, 34 units already booked.

Application Procedure

The applicants can apply for the scheme through the e-services tab on official website of JDA www.jda.jk.gov.in by clicking the JK Housing Mission option and should follow the instructions given therein.

- The total process of the downloading and filling up the application form will be through a link on the portal of JK Housing Mission which is available on e-services tab of website of JDA.
- The particular details of application form will be filled up by applicant along with scanned copy of documents to be uploaded before submission to JDA through JK Housing Mission portal link hosted on the JDA website.
- Payment of EMD and application fee with applicable taxes in online mode will be accepted through payment gateway provided on the website or through NEFT/RTGS/UPI/e-banking in the official account no. of JDA viz 0022040100000342. The applicant has to deposit the EMD, cost of application form, as applicable at the time of online application in a single transaction.
- Applicant should attach the scanned copy of the following document along with application while applying online.
 - Payment confirmation receipt with transaction number in PDF/JPG format.
 - Scanned copy of Voter ID/ Pan Card/ Driving Licence/ Aadhar Card as proof of identity and copy of Electricity Bill/ Phone Bill/ Bank Passbook in support of proof of residence prescribed format.
 - Affidavit in prescribed format on stamp paper of Rs. 20 is also available for downloading.

- iv.) Document in support of the claim under specific category; not required for general.
- v.) Scanned passport image of the applicant.
- vi.) Scanned image of signature of the applicant.
- e. Applicants should fill the particulars of his Bank Account carefully and correctly in the specified place so that the refund of money will be done online to the unsuccessful applicants in the same account.
- f. After submission of the online application, a confirmation SMS will be given to the registered mobile number provided in the application form.
- g. The applicant should submit the original documents for verification as and when called for.

TERMS AND CONDITIONS

Eligibility:-

1. The applicant must be a citizen of India and a major.
2. In case of minor child, the natural parents, de facto guardian or guardians appointed by the competent Court shall be eligible to apply.
3. One Family shall be eligible for only one allotment. Family is understood to comprise of Husband, wife and minor children.
4. He/ She or his/her family members should not own/have been allotted any residential plot/house/flat by the Authority or any other Govt. Agency of UT of J&K.
5. Any allotment made but cancelled due to non-payment of dues/suppression of facts/violation of any other term and condition of allotment/ agreement with JDA or any other reasons, it shall not entitle the family for further allotment in this scheme.

Allotment:-

- a) The allotment of flats will be made through draw of lots and flat no. will also be allotted by lottery amongst the allottees.
- b) As per Govt. Order no. 232-HUD of 2015 dated 07-10-2015, the reservation in allotment for physically handicapped applicant is as under:-

Size of flats	No. of flats reserved	Already Booked	Now available
2BHK	3	2	1
3BHK	2	2	0

- c) Application form duly filled should be accompanied with an earnest money in favour of Vice Chairperson, JDA and is adjustable towards the last installment of the premium. In case the applicant backs out after issuance of LOI, earnest money shall be forfeited.
- d) No interest will be paid by the Authority in case of advance payment of EMD/Installment and in case of delay in construction due to factors beyond the control of the Authority.
- e) The allottee(s) desirous of availing housing loan from any Bank/Financial Institution may apply in the prescribed format of JDA for NOC (No Objection Certificate) along with requisite processing fee & documents after issuance of LOI.
- f) If the allottee deposits full premium within 30 days from the date of issue of LOI, he will be given rebate of 1% of the total premium. Such Rebate shall be 2% in case of women allottees.
- g) The Payment schedule shall be as: First 25% of the premium within 45 days from the date of issue of LOI and balance in three half yearly installments indicated as under: - 2nd Installments of 25%, 3rd. of 25%, 4th. of 25%. Earnest money shall be adjusted in the last installment.
- h) Any delay in the payment of First Installment of 25 % of premium amount beyond the the date stipulated in the LOI shall result in cancellation of allotment with the forfeiture of earnest money without any notice. In case of default in the payment of 2nd and thereafter installments, penal interest shall be charged at the highest Jammu and Kashmir Bank Marginal Cost of Funds based Lending Rate (MCLR) plus two percent upto a maximum period of 1 year after the due date; after the expiry of which allotment shall be liable to be canceled and earnest money forfeiture at the discretion of VC, JDA.
- i) The allottee(s) shall not use the flat for such activities, which are likely to cause nuisance, annoyance or disturbance to other occupants of the Tower or those activities which are against law or any directive of the Government or the local Authority. In such cases, the allotment is liable for cancellation.
- j) The allottee(s) shall always use the asset for residence only and shall not store any goods of hazardous or combustible nature or which can cause damage to the structure and/or other occupants or the equipments in the colony/tower or use the asset for criminal or illegal activities or activities prohibited under law of the land.
- k) The allottee(s) shall make necessary insurance of the flat, carry out the maintenance of the flat at his/her own cost, after taking over possession.
- l) The interiors of the apartment shall be the responsibility of the allottee(s) and JDA shall not in any case be held liable for any damage or loss incurred on account of any neglect or omission of the allottee(s) or any act of the third party. The allottee(s) shall abide by the conditions contained in the special conditions.
- m) The allottee(s) shall abide by the laws of the land, including the local laws and directions of the statutory Authorities and terms and conditions of allotment. In case any penalty or fine imposed by any Government Statutory or other Local Authority for violation of any law by the allottee(s), the same shall be paid and satisfied by the allottee(s).
- n) The allottee(s) shall not make any additions or alterations in the Flat or in the common area of apartment /Colony which may cause interruption in the usage of the common areas and facilities within the colony and /or cause any structure damage or encroachment in the colony.
- o) The allottee(s) shall not take up addition/alteration of the allotted space after taking over possession, without prior approval of JDA and competent Authority of the Locality except as per plan in brochure.

- p) The allottee(s) shall not encroach any area in the scheme beyond the built-up area of their flats.
- q) The flat thus allotted shall be utilised for residential purpose. Any other use will entail cancellation of allotment.
- r) The flats shall be leased out on "As is where is" basis. It is presumed that the intending allottee(s) has inspected the site and familiarized itself with the prevailing conditions in all respects before participating in the allotment process.

Execution of Lease Deed:-

The lease deed will have to be executed within three months of full payment of premium and for a period of 40 years to begin with and renewable thereafter at the discretion and term and conditions set by JDA. Cost of stamp duty, registration of lease deed or any other incidental charges whatsoever levied by the Govt./Local bodies shall be paid by the lessee.

Delivery of Possession

Possession shall be handed over only on completion of the project and the expected date of completion is December 2023.

- a) The possession of the flat shall be handed over only after payment of full premium and completion of legal documentation of JDA. Besides premium, ground rent @ Rs. 1000/- per annum (excluding extra taxes if applicable) shall also be charged from the allottee(s) from the date of handing over the possession or any other date as decided by JDA. This rate is subject to revision of 10% after every three years.
- b) While taking delivery of the flat, the allottee(s) has to give an undertaking in shape of affidavit to the effect that he/she is taking possession of the flat after exercising due diligence about construction and other facilities. He/she shall not raise any objection thereafter for any rectification or compensation in respect of allotted flat.
- c) An allottee(s) is required to take possession of the flat within the stipulated date after the execution of agreement/deed containing terms and conditions of allotment. Beyond the said date and within a maximum period of six months, possession can be given on payment of watch and ward charges @ Rs. 1000/- per month.

Maintenance of Flats

After taking over possession by the allottee(s) of flats, JDA will facilitate for constituting and registering of a society for the management, upkeep and maintenance of common facilities and services. This society will be formed within 12 months from date of first possession order issued by JDA. It is mandatory and binding on all the allottee(s) to be a member of the society by paying initial fees of Rs. 10000/- (excluding extra taxes if applicable) and one year subscription fee of Rs. 12000/- @ Rs. 1000/- per month (excluding taxes if any) at the time of the agreement, in addition to the unit price towards maintenance of the building and infrastructure. After expiry of 12 months period from the date of issue of first possession to any allottee(s) in the scheme, JDA's liability for maintenance shall be shifted to the society.

Refund / Withdrawal / Cancellation:-

- a) An allottee(s) is free to withdraw in case of
 - i. Inordinate delay by JDA in giving possession even after the expiry of one year after the scheduled completion.
 - ii. Escalation of the unit cost beyond 25% of the price announced in this brochure and in such cases, full refund shall be given along with interest (highest Jammu and Kashmir Bank Marginal Cost of Funds based Lending Rate (MCLR) plus two percent). If the allottee(s) continues in the scheme in the aforesaid circumstances, no extra financial benefits can be given to him/her.
- b) The EMD of the applicants who are either unsuccessful in lottery/whose applications are rejected on any ground will be refunded without interest by direct account transfer in favour of the applicant within three months from the date of lottery.
- c) In case of withdrawal on ground other than (a) above after issuance of LOI, the EMD shall be forfeited

Special Conditions:-

- a) Allottee(s) of the flats will have to pay water, power & applicable utility tariffs to the concerned agency at the time of handing over the flats subject to changes from time to time.
- b) All taxes, duties and other Govt. Levies including Property Tax, if any as applicable from time to time shall be solely borne by the allottee(s).
- c) All matters pertaining to sale/registration of House/Flats shall be subject jurisdiction of Sub-Registrar, Jammu.
- d) The allottee(s) shall not sub-divide or demolish any structure of the flat or any portion thereof or cause to make any new construction. The allottee (s) however should undertake in shape of Affidavit to be submitted before taking over possession of the flat, that he/she shall not divide /sub-divide the flat in any manner and shall not change the colour and facade of outer walls of the Apartment.

Force Majeure

If the construction of the flats in the scheme is delayed for the reasons of "Force Majeure" which inter alia include inordinate delay in approval of tenders, delay on account of non-availability of steel, cement or any other building material/labour or water supply or electric power back-up or slow down strike or due to dispute with the construction agency employed by JDA, civil commotion or war or criminal action or earth quake, pandemic or any act of God, delay in certain decision/clearances from the statutory bodies or any notice, order, rule or notification of the Government or any other public or competent Authority or any other reason beyond the control of JDA and in any of the aforesaid events, JDA shall be entitled to a reasonable price escalation and extension of time stipulated for delivery of possession of the asset. JDA also reserves the right to alter any terms and condition of the allotment in the event of any such contingencies, as aforesaid and if the circumstances is beyond the control of the Authority, it may defer or suspend the scheme for such period as it may consider expedient and the allottee(s) agrees that in such an event, no compensation or damage of any nature whatsoever will be claimed by the allottee(s) for such delay or suspension. JDA reserves the right to cancel the offer at any stage without assigning any reason thereof. JDA reserves the right to withdraw from or add to its offer of number of units in this project / change certain conditions in the Brochure, which shall be binding on the parties.

Declaration:-

I, verify today _____ day of _____ 2023 at Jammu that i have carefully read all the terms and conditions mentioned in the e-brochure and agree to the same and bind myself to abide by the same. All the averments made by me in the application form are true to the best of my knowledge and belief and nothing has been concealed thereof. In case of misrepresentation of facts or suppression/ concealment of vital information for misleading the authorities, the allotment made in my favour is liable to the cancelled abinitio without any prior notice and criminal as well as civil liability/responsibility shall be mine in that event/ situation.



FOR FURTHER DETAILS CONTACT
JAMMU DEVELOPMENT AUTHORITY

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Note: Visual representations shown in this brochure are purely conceptual. All Building Plans, Specifications, Layout Plan etc. are tentative and subject to variation & modification by JDA or the competent authorities sanctioning plans. Brand names, if any, appearing in the brochure are for artistic purposes only.

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