



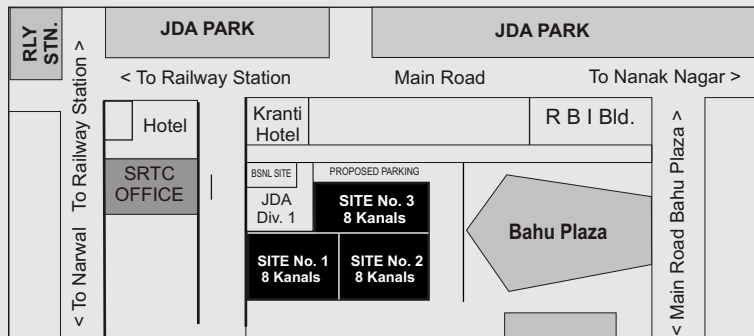
# JAMMU DEVELOPMENT AUTHORITY

## AUCTION OF PRIME LAND FOR DEVELOPMENT OF SHOPPING MALL/COMMERCIAL

Jammu development Authority intends to auction **24 kanals** at **Bahu Plaza**, Jammu @ **Rs. 90 Crore**. Either one party can bid for the entire patch of 24 kanals or the bidder can opt for 8 kanals patch independently as 24 kanal land has been trifurcated into small patches of 8 kanals each.

In case single party bids for entire 24 kanals patch then the first preference shall be given to that single party. However, in case no single party bids for 24 kanals land then the bids for 8 kanals shall be considered. The land designated for this project shall be leased out to the successful bidder for a period of 40 years to begin with. Possession of the land shall be handed over only after payment of full premium and execution of lease deed.

The sale of application forms alongwith detailed terms and conditions will start from **2nd Aug 2018** onwards. The offers should reach in the office of the Vice Chairman, JDA at Railhead Complex, Jammu by Speed Post / Registered Post / Courier only by **25th. of Aug. 2018 upto 3 P. M.** VC,



JDA reserves the right to Postpone/cancel the bids without assigning any reason thereof. Bids shall be received in prescribed form which can be had from JDA office during office hours on payment of **Rs. 1000/-** per form in shape of Demand Draft pledged in favour of VC, JDA.

### Salient Features of the Project Shopping Mall/Commercial

#### By Laws for Total 24 Kanals Plot Area

- 1) Permissible Use : Mall cum Multiplex
- 2) Max. Per. Ground Coverage : 40%
- 3) Maximum F A R : 200
- 4) Parking and other norms : As per Jammu Master Plan 2032 norms.
- 5) Max. Permissible Height : 50 Mtrs.
- 6) Cineplex : Permissible
- 7) Minimum Reserve Price : **Rs. 90 Crore**
- 8) Earnest Money : **Rs. 9.0 Crore**
- 9) Payment Schedule : 25% of premium within 21 days from the date of Opening of bid and remaining 75% amount within a Period of six months ( in 3 equated Installments).

#### By Laws for 8 Kanals each Plot Area

- 1) Permissible Use : Commercial
- 2) Max. Per. Ground Coverage : 40%
- 3) Maximum F A R : 180
- 4) Parking and other norms : As per Jammu Master Plan 2032 norms.
- 5) Max. Permissible Height : 25 Mtrs.
- 6) Cineplex : Not Permissible
- 7) Minimum Reserve Price : **Rs. 30 Crore**
- 8) Earnest Money : **Rs. 3.0 Crore**
- 9) Payment Schedule : 25% of premium within 21 days from the date of Opening of bid and remaining 75% amount within a period of six months ( in 3 equated installments).

No. : JDA/CA/58  
Dated. 30-07-2018

**Sd/-**  
**SECRETARY**