DUMDUMA PHASE-VI

An Exclusive
HIG Multi Storied Premium Apartment Complex at Dumduma Ph-VI, Bhubaneswar

ଓଡ଼ିଶା ରାଜ୍ୟ ଗୃହ ନିର୍ମାଣ ସଂସ୍ଥା

ODISHA STATE HOUSING BOARD

O S H B

at your service for last 50 successful years since 1968

DUMDUMA PHASE-VI

Location Map

O S H B

at your service for last 50 successful years since 1968

Introduction

Odisha State Housing Board (OSHB), the premier housing institution of the State, offers on sale of 24 HIG flats in finished shape at Dumduma, Ph-VI Bhubaneswar under self financing scheme, spread over sanctioned area of Ac.2.137 dec. of Govt. land.

II. Location

The site is located in the midst of one of the fast developing regions of Bhubaneswar city, adjacent to existing developed housing colonies of Odisha State Housing Board at Dumduma, at a distance of about 3 km from Khandagiri square, connected by black topped road from National Highway. Important institutions like hospitals, market, school, colleges are available nearby with excellent connectivity with city.

III. Scheme Profile

The project provides for construction of 126 nos. of HIG flats (3BHK with extra room for servant) in 2 blocks of Basement + Stilt + Nine Floor structure with 72 flats in Block-A(Type-1 & Type-II 36 each) and 54 flats in Block-B(Type-III). All the units will be sold in finished shape with fittings and fixtures of reputed brands in the market.

IV. Present Offer

At present, 24 number of flats are vacant, under all categories, which are available for sale. The detail specifications are as follows :

Category of Flats	No. of Flats vacant	Carpet area unit (in sq. ft.)	Built Up area of each flat (in sq.ft.)	Super Built-up Area (in sq.ft.) /Unit	Provisional Sale price/ Unit (in Rs.)	EMD (in Rs.)
HIG	24	1154.98 to 1184.26	1402 to 1437	1815 to 1866	67,97,500 to 69,70,500	7,00,000

- EMD will be adjusted towards cost of the flats, after allotment.
- GST will be charged extra on the sale price. At present, the rate is 12%.
- The provisional sale price includes parking.

V. Salient Features of the Scheme

- Complex secured with compound wall, entrance gate and security cabin.
- 70% open space for free ventilation and lighting.
- Each flat is open in three sides without any common wall between individual flats facilitating adequate air circulation, lighting and privacy.
- Ample covered parking space in Basement floor and Stilt floor.
- Free two-wheeler parking space.
- Intercom connectivity from security cabin with individual flat.
- Exclusive transformer, DG set for power back up to common areas in the Complex and provision of power back up for maximum 80 watts in each flat.
- Provision of DTH TV connection point for each flat.
- Provision for car wash Bay inside Complex.
- Jogging track.
- Central lawn and children's play area.
- Provision of space earmarked for Ambulance and Fire Brigade vehicle.
- Separate visitors parking.
- Provision of Ramp/Access with dedicated parking for the physically challenged persons.
- Provision of G+2 structure Community Centre inside the Complex for multi-utility purpose, with convenient shopping in ground floor and open hall type structure in 1st & 2nd floor, which can be used as per convenience of Allottees' Association.
- Rain water harvesting.
- Mechanized sewerage treatment plant.
- Exclusive covered parking in Basement and Stilt floor.
- Internal concrete pavement.
- Lift facility for residential Blocks.
- Fire fighting system.

Scheme Specifications:

Civil

I) Earthquake resistant structure as per present norms
ii) Masonry walls with fly ash bricks and cement plaster
iii) Plastic emulsion paint over Putty finish to interior walls and weather shield finish to outer walls.
iv) Vitrified tile flooring.
v) UPVC glazed window shutter.
vi) Teak wood main door and flush door for interior doors.

PH

I) PH fittings of reputed brands.
ii) External piped water supply by deep bore wells with provision for city supply connection as per availability.
iii) Mechanised Sewerage Treatment Plant

Electrical

i) Electrical fittings of reputed brands.
ii) External Power supply with Transformers
iii) Provision of DG set.

Other specification :

- The HIG flats in the scheme are available in three different sizes with slide variation in Built-up area and Super Built up area for each type.

  Block-A-

  Type-I : 36 flats with Built-up area of 1437 sqft, Super Built-up area of 1866 sqft. each .

  Type-II: 36 flats with Built-up area of 1437 sqft, Super Built-up area of 1815 sqft. each.

  Block-B:

  Type-III: 54 flats with Built-up area of 1402 sqft, Super Built-up area of 1819 sqft each.

  Allotment of particular flat will be made by draw of lottery from amongst the allottees.

- The final Sale Price will be fixed for each flat after completion of the scheme basing on Built-up area and Super Built-up area of each flat, parking and is required to be paid by allottees before taking over possession.
- The selected allottees on 1st Floor and 2nd Floor will have to pay Rs.50,000 extra over the final sale price.
- GST, Cess and all other statutory charges as applicable from time to time under the statute of law will have to be paid by the allottees in addition to the final sale price.
- The complex provides for covered car parking space in Basement floor and Stilt floor. The provisional cost includes cost of covered parking. There will be option for allottees to apply for second covered car parking subject to availability and payment of extra cost. There is free two-wheeler parking space.
- There is provision of G + 2 structure Community Centre inside the complex with additional costs to the allottees. This will be handed over to the Association of Allottees for maintenance and use as per their convenience.
- The Provisional Sale Price is exclusive of GST and any other tax as applicable from time to time under the statute of law and will be charged over and above the Provisional Sale Price.
- The maintenance of all common facilities in the complex will be done by the Association of Allottees after handing over of possession of the complex to the Association.

VI. Project Period :

The project is expected to be completed by 30.09.2019.

VII. APPLICATION PROCEDURE:

Applicants have the facility of both offline and online submission of filled in application form and EMD.

A.Online Procedure :

The applicants for vacant units under all can submit filled-in applications in Online mode through the official website www.oshb.org. Applicants should follow the instructions given in official website of OSHB.

01. The total process of downloading and filling up the application form will be through website of OSHB.
02. The particular details of application form will be filled up by applicant along with scanned copy of documents to be attached before submission to OSHB.
03. All payments in online mode will be accepted through NEFT/ RTGS only in below mentioned bank details.

Bank Name	:	Vijaya Bank
Branch	:	O.G.N.B., Bhubaneswar
Bank Account Name	:	Orissa Housing Board Fund
Bank A/C No .	:	748100300005001
Bank IFSC Code	:	VIJB0007481.
Type of Account	:	CURRENT

The online payment deposit slip with UTR Number is to be attached with the filled-in application.

The applicant has to deposit the EMD, cost of Application Form inclusive of GST (Rs.1000/-), Processing Fee with GST of Rs.3540/-, at the time of online application in a single transaction.

04. Applicants should attach the scanned copy of the following documents along with application while applying online.
    a. Payment confirmation receipt and transaction number in JPG/PDF format (less than 1MB) .
    b. Affidavit in prescribed format as given in application form in JPG/PDF format (less than 1MB) .
    c. Scanned copy of the Identity proof in JPG format (less than 1MB)

d. Scanned copy of the Residence proof in JPG format (less than 1MB)

e. Scanned passport size photograph of the applicant (300 X 400 pixel, size less than 2 MB).

f. Scanned image of Signature (300 X 150 pixel, Size less than 2 MB)

Attachment in any format other than that specified above will be considered as non-submission of document.

05. Applicant should fill the particulars of his own Bank Account in the specified place so that the refund of money can be done online to the unsuccessful applicants.

06. After submission of the online application, a confirmation SMS will be given to the mobile number provided in the application form.

07. The applicant should submit the original documents for verification as and when required.

B.Offline Procedure:

Applicants can also apply through Offline procedure.

i. Brochure containing relevant information, terms and conditions with prescribed Application Form will be available at OSHB Head Office on payment of Rs.1000/- (inclusive of GST &Non-refundable) by cash in the Cash Counter of Accounts Section, OSHB Head Office, Sachivalaya Marg , Bhubaneswar-751001 during working hours from dt.12.09.2018 to dt.12.10.2018.

ii. Persons intending to avail brochure with Application Form by post are required to send Demand Draft of Rs. 1150/- (Non-refundable) in favour "Orissa Housing Board Fund" payable at Bhubaneswar along with their letter of request to the Chief Accounts Officer with complete postal address from dt.12.09.2018 to dt.01.10.2018.

iii. Application Forms can also be downloaded from OSHB Website www.oshb.org and cost of brochure will have to be paid with the EMD.

iv. Following document should be furnished along with the filled in application.

(a) i. The Earnest money Deposit (EMD) of the vacant unit.

ii. Processing Fee :

Non-refundable Processing Fee including GST amounting to Rs.3540/- .

The amounts are to be deposited in shape of Bank draft/Pay order/Banker's Cheque drawn on any Commercial Bank in favour of "Orissa Housing Board Fund" payable at Bhubaneswar.

(b) Payments in online mode will be accepted through NEFT/ RTGS only in a single transaction through the banks as detailed bellow.

Bank Name	:	Vijaya Bank
Branch	:	O.G.N.B., Bhubaneswar
Bank Account Name	:	Orissa Housing Board Fund
Bank A/C No .	:	748100300005001
Bank IFSC Code	:	VIJB0007481.
Type of Account	:	CURRENT

The online payment deposit slip with UTR Number is to be attached with the filled-in application.

(c) Original money receipt in support of purchase of Application Form.

(d) Original Affidavit sworn in before Executive Magistrate /Notary Public in the prescribed Format.

(e) Recent passport size photograph duly self attested and affixed on the Application Form.

(f) Copy of Voter ID/ PAN Card/ Driving Licence/ Aadhaar Card as proof of identity and Copy of Telephone Bill/ Electricity Bill / Bank Pass Book in support of Residential proof.

(g) Two nos. of self addressed envelope (12 cm. x 26 cm.).

(h) One cancelled cheque of the applicant, in case opting for online refund.

(I) Any other document, as felt necessary.

v. **Submission of completed filled-in Application Form** - Applications received without full particulars, EMD, Processing Fee with GST, Original Money Receipt and other document, as specified above, shall be rejected summarily.

vi. Joint application is only permitted within family members. For the purpose, "Family" comprises of husband, wife and minor children.

VII.TERMS & CONDITIONS OF ALLOTMENT:

(a) Eligibility:

- The applicant must be a citizen of India.
- He/she must be a major.
- In case of minor child, the natural parents, de facto guardian or guardians appointed by the competent Court shall be eligible to apply.
- One family shall be eligible for only one allotment under one housing scheme. For the purpose, "Family" comprises of husband, wife and minor children.
- He/ She or his/her family members should not own/ have been allotted any residential plot/ house/ flat/SCR by Odisha State Housing Board or any other Govt. Agency in the Bhubaneswar Municipal Corporation area, where the Housing Scheme exists.
- Any family purchasing a residential plot/ house/ flat/ SCR under any scheme floated by Odisha State Housing Board or any other Govt. Agency in the Bhubaneswar Municipal Corporation area, where the Housing Scheme exists, under third party transfer, shall be deemed as allottees under the scheme and shall not be eligible to apply in this scheme floated by OSHB.
- In case of transfer of allotment of a residential plot/ house/ flat/ SCR made by Odisha State Housing Board or any other Govt. Agency in the Bhubaneswar Municipal Corporation area, where the Housing Scheme exists, it shall not entitle the family for further allotment in this scheme floated by OSHB.
- Any allotment made but cancelled due to non-payment of dues / suppression of facts/ violation of any other term & conditions of allotment or Agreement with OSHB or for any other reason, it shall not entitle the "family" for any further allotment under this scheme.

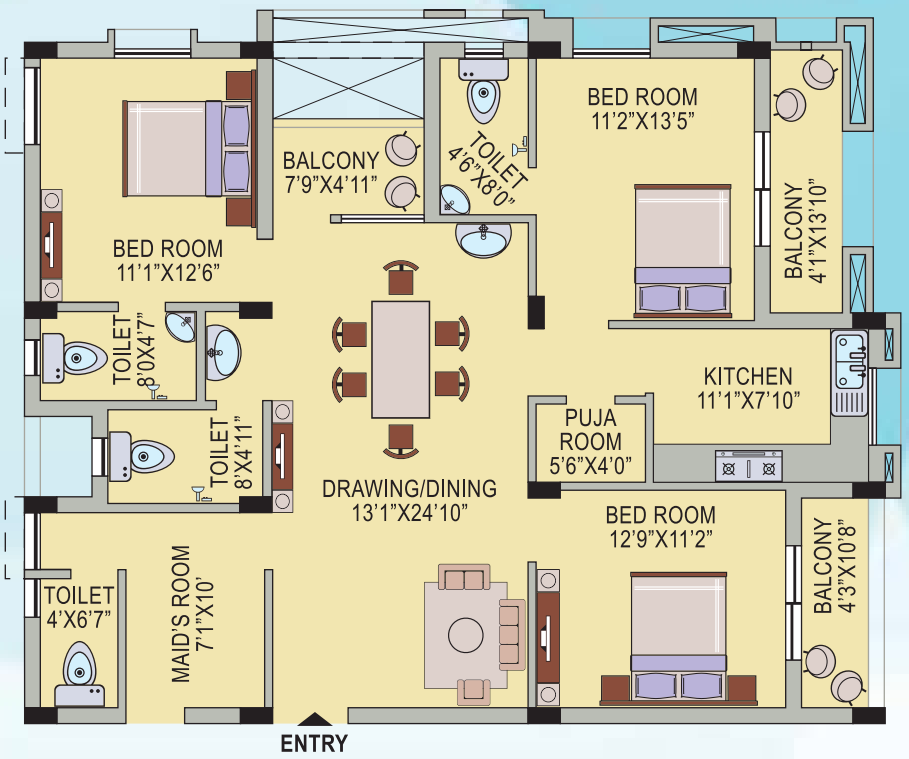
Floor Plan

Block A

Type-I

Built-up Area : 1437 Sft.

Super Built-up Area : 1866 Sft.

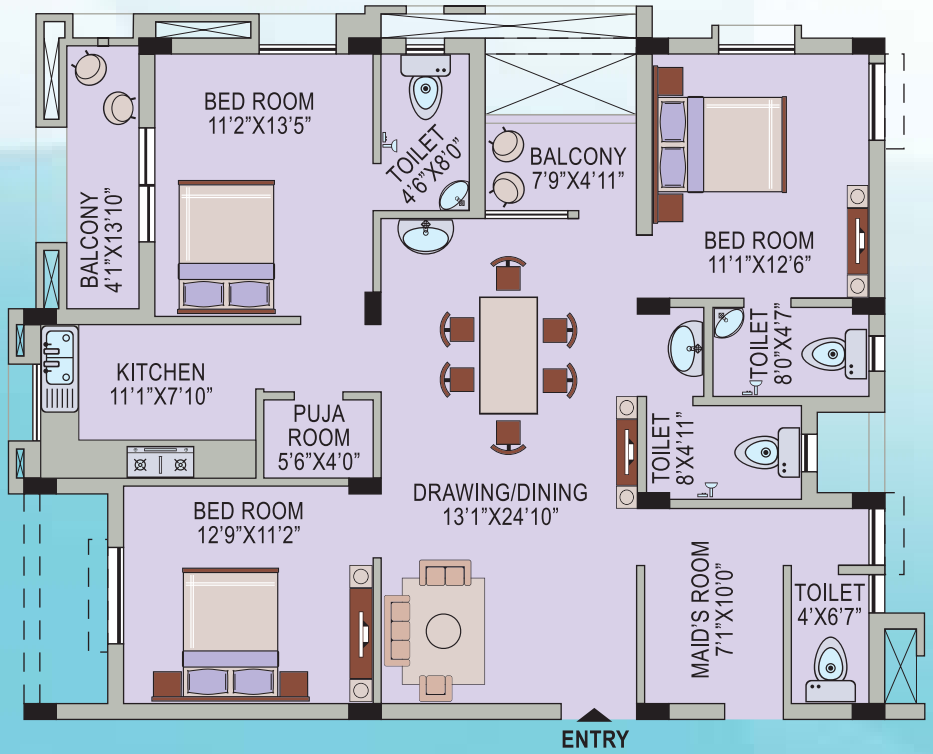


Block A

Type-II

Built-up Area : 1437 Sft.

Super Built-up Area : 1815 Sft.



Block B

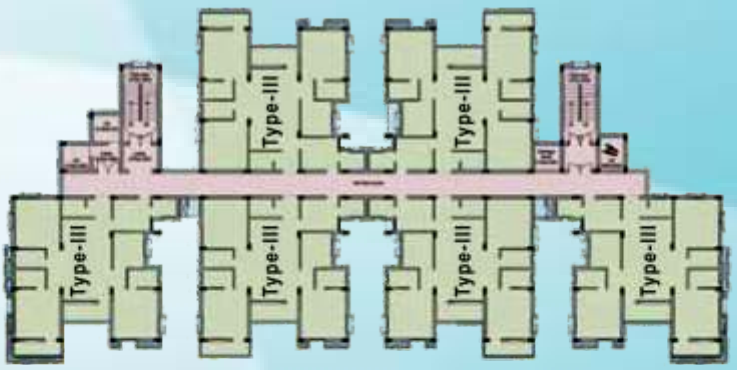
Type-III

Built-up Area : 1402 Sft.

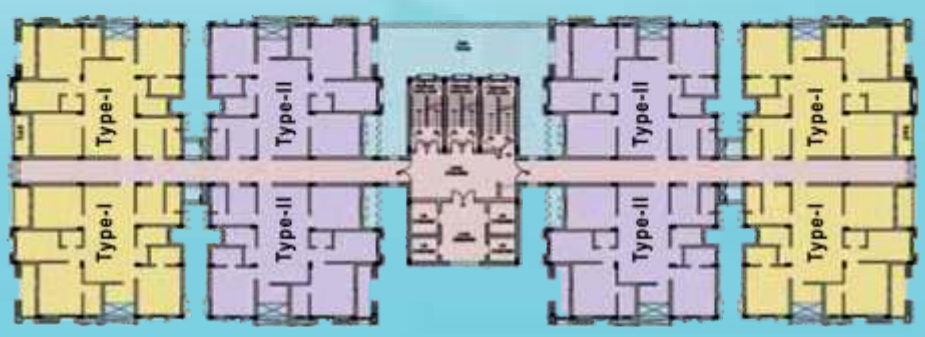
Super Built-up Area : 1819 Sft.

Typical Floor Plan

Block B



Block A



- Income eligibility criteria : The Family income should be above Rs.3,60,001/- per annum.
- Annual income is to be shown by self declaration in the Application Form and Affidavit.

(b) Allotment

i. **The units offered under sale are available for allotment under all categories.**

ii. Allotment of Flats will be made as per existing rules of the Board.

iii. In case, the number of applicants are more than the number of units available, allotment will be made by drawal of lottery. In case, the number of applicants is less than the number of units, allotment will be made to all eligible applicants.

iv. All other terms and conditions of allotment as applicable to the existing allottees of the scheme will also apply to the new allottees.

v. Payment of balance cost:

a) The allottee is required to deposit the balance cost of the Flat as per the schedule of payment, to be intimated to the allottee in the allotment letter after allotment of Flat. Any default in payment of required dues as per schedule will lead to cancellation of allotment.

b) The final Sale Price of units will be intimated to the allottees after completion of the project. The differential sale price, if any, over and above the Provisional Sale Price along with GST and any other dues, shall be payable by the allottee before taking over possession.

c) For default in payment of installment, simple interest @ 10.45% per annum or @ prevailing highest SBI MCLR rate + 2%, whichever is higher, with GST as applicable, on overdue amount will be levied for the defaulted period and the allotment may be cancelled for default in two consecutive installments.

d) The specific Flat No. will be allotted amongst allottees through a process of lottery after completion of the project.

vi. For all the units, GST and statutory dues, as applicable will be over and above the Sale Price.

vii. Earnest Money Deposit shall not carry any interest and will be adjusted against Sale Price after allotment.

viii. No interest will be paid by the Board in case of advance payment of EMD / Instalments/ balance dues and in case of delay in construction of the schemes due to factors beyond the control of the Board.

ix. The allottee desirous of availing loan from any Bank/Financial Institution/Employer may apply in the prescribed format of OSHB for NOC (No Objection Certificate) along with requisite processing fees & document, after allotment.

x. 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 complex/ colony 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.

xi. The allottee(s) shall always use the asset only for the purpose for which it is allotted, ie. Residential 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 complex/colony or use the asset for criminal or illegal activities or activities prohibited under law of the land.

xii. 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.

xiii. 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 is 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).

xiv. It is expressly understood that the internal security of the apartment shall always be the sole responsibility of the allottee (s) and Society / Association as per the conditions contained in the Special Conditions.

xv. The allottee(s) shall carry out the maintenance of the asset at his/her own cost. The insurance of the apartment as well as the interiors of the apartment shall be the responsibility of the allottee(s) and OSHB 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.

xvi. The allottee(s) shall abide by the conditions contained in the special conditions.

xvii. The allottee(s) shall not display any name, address, signboard, advertisement materials etc. on the external façade of the apartment/ tower/ block of the project without written approval of OSHB Authority.

xviii. The allottee(s) shall not make any additions or alternations in the flat or in the common area which may cause interruption in the usage of the common areas and facilities within the complex/colony and/or cause any structural damage or encroachment on the structure of the building(s) in the colony. An undertaking to this effect in shape of an Affidavits to be submitted by the allottee before taking over possession of the flat.

xix. 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 in the flat. The allottee should undertake in shape of an Affidavit, to be submitted before taking over possession of the flat that, he/she shall not divide /sub-divide the flat in any manner.

xx. The allottee(s) shall not encroach any area in the scheme beyond the allotted built-up area in case of flats.

(c) Refund/Withdrawal/Cancellation :

(a) In case of violation of any terms and conditions of allotment by the allottee, the allotment will be liable for cancellation.

(b) If any applicant withdraws from the scheme before allotment, only the EMD will be refunded.

(c) In case, the allottee applies for refund after allotment but before due date of payment of subsequent payment(s) / balance due(s) , 1% of the advertised Sale Price of the Flat along with GST, as applicable will be deducted from his/her EMD in addition to the non-refundable Processing Fee & GST over the same.

(d) If the allotment is cancelled due to default in subsequent payments / balance dues or if the allottee requests for refund/cancellation of allotment after due date of subsequent payments / balance dues, the simple interest accrued @ 10.45% p.a or @ highest SBI MCLR rate + 2%, whichever is higher, on due amount till the order of cancellation or date of receipt of refund / cancellation application will be deducted from the deposited amount in addition to 1% of the advertised Sale Price of the Flat along with GST, as applicable.

(e) An allottee is free to withdraw in case of (i) delay in giving possession of the flat beyond 5 years from date of allotment (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 as paid in Postal Saving Account except the non-refundable Processing Fee and GST on the same. However, if the allottee continues in the scheme in spite of aforesaid circumstances, no extra financial benefits can be given to him/her.

(f) The EMD of the applicants who are unsuccessful in lottery or whose applications are rejected on any ground, will be refunded without interest by Account Payee cheque/NEFT/RTGS in favour of the applicant within two months from the date of selection/lottery.

(g) The Processing Fee and applicable GST on it, is non-refundable in all cases.

(d) Delivery of Possession:

a) An allottee is required to execute the agreement for the flat as & when intimated by OSHB. If the allottee fails to execute the agreement in time, watch and ward charges @ Rs.3,000/- per month will be levied and beyond 6 months of intimation, the allotment will be cancelled and the deposited amount shall be refunded after due deduction as per Board's guideline.

b) An allottee is required to take possession of the allotted flat within the stipulated date after execution of agreement/deed containing the terms and conditions of allotment. Beyond the said stipulated date and within a maximum period of six months, possession can be given on payment of watch and ward charges @ Rs.3,000/- per month. If the allottee fails to take possession within six months from the stipulated date, the allotment made shall be cancelled and the deposited amount shall be refunded after due deduction as per Board's guideline.

c) While taking delivery of the allotted Flat, the allottee has to give an undertaking in shape of an Affidavit, to be submitted before taking over possession of the Flat that, he/she is taking possession after exercising due diligence about construction and other facilities and he/she shall not raise any objection thereafter, for any rectification or compensation in respect of allotted Flat.

d) The allottees must occupy their respective Flat within one year of taking over possession of the same, failing which the allotment will be liable for cancellation.

(e) Execution of Lease deed

Stamp duty, Registration charges and other miscellaneous dues will be borne by the allottees as per prevailing rate.

(f) Special Conditions:

(a) Allottees of the Flats will have to abide by the provisions of "The Odisha Apartment Ownership Act, 1982" and all such Rules & Regulations, Amendments framed in this connection from time to time.

(b) After taking over possession of the flats, allottees will have to form a Society in accordance with the provisions of "The Odisha Apartment Ownership Act, 1982" and Rules, Amendments made there under from time to time, for the management, upkeep and maintenance of common facilities and services. OSHB will facilitate for constituting and registering the society. It is mandatory and binding on all the allottees to be a member of the Society by paying Initial Fee of Rs.20,000/- and one year Subscription Fee of Rs.18,000/-(@1500/- per month) at the time of agreement with OSHB.

The above Fees will be extra and over the Sale Price, towards maintenance charges by OSHB for the first year. OSHB shall have no responsibility towards maintenance of the building and infrastructure after expiry of 12 months period from the date of issue of first possession in the scheme to any allottee. The subsequent monthly fees after first year will be fixed by the Society.

(c) The allottees will have to pay water tariff to OSHB as may be decided by the Board at the time of handing over the flats subject to changes from time to time. OSHB shall maintain and operate the Water Supply System and Sewerage Treatment Plant and charge tariff to the apartment owners through their Owners' Society. OSHB shall handover the management and maintenance of the entire system to the Society with three months' notice. The allottees will have to pay one year water tariff in advance before taking possession of the flat.

(d) OSHB shall hand over the lift and D.G. set to the Society with three months' notice.

(e) All Common area related facilities like road, drain, paved area, boundary wall, gates, community centre, garden etc., shall be maintained by the owners of the flats through their Society.

(f) The terms and conditions as applicable to the existing allottees of the scheme will also apply to the new allottees.

VII. OTHER DETAILS:

(a) All taxes, duties, and other levies, if any, shall be solely borne by the allottee.

I) Scheme specifications mentioned in the brochure are provisional which may change as per field requirement during execution.

ii) There may be minor variations in dimension of the rooms due to technical / constructional requirements.

iii) Objection/Complaints on construction/other common facilities in the scheme or any complaint on provisions in the scheme will be examined by OSHB within a maximum period of one year from completion of the project or issue of first possession order to any allottee in the scheme.

iv) Final sale price of the Flat will be intimated to the allottees after completion of the project. The differential sale price, if any, over and above the provisional sale price, shall be payable by the allottee before taking possession.

(b) The Flat thus allotted shall only be utilized for residential purpose. Any other use will entail cancellation of allotment.

(c) The allottee has to pay the proportionate cost of the extra built up area over the advertised/standard built up area.

(d) The Authority reserves the right to cancel the offer at any stage without assigning any reason thereof.

(e) OSHB reserves the right to withdraw from or add to its offer of number of units / change certain conditions in the Brochure, which shall be binding on the parties.

(f) Any legal dispute, if arises, will be within jurisdiction of the local Courts of Bhubaneswar only.

(g) All matters pertaining to the sale / registration of flats shall be subject to jurisdiction of District Sub Registrar, Bhubaneswar.

(h) The interior photographs in this brochure are for illustration purpose only.

(I) In case of any dispute regarding the meaning of any words(s), clause(s) in this brochure, the decision of Chairman, OSHB by way of clarification is final.

IX. FORCE MAJEURE :

In case of On-going schemes, if the construction of Flats is delayed for 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 OSHB, civil commotion or war or criminal action or earthquake or any act of God, delay in certain decision/clearances from the statutory bodies or any notice, order, rule or notification of the Govt. or any other public or competent Authority or for any other reason beyond the control of OSHB and in any of the aforesaid events, OSHB shall be entitled to a reasonable extension of time stipulated for delivery of possession of the asset. OSHB also reserves the right to alter any term or condition of allotment in the event of any such contingencies, as aforesaid and if the circumstances are beyond the control of the Authority, it may defer or suspend the scheme for such period as it may consider expedient and the allottee agrees that in such an event, no compensation or damage of any nature whatsoever will be claimed by the allottee for such delay or suspension.

OSHB has made arrangement with HDFC Bank for financing EMD (Earnest Money Deposit) to eligible applicants at the discretion of the bank. After allotment, allottees may have option to avail Housing loan from the bank subject to their eligibility as per terms of bank.

For further details, please contact

HOUSING COMMISSIONER-CUM-SECRETARY

Odisha State Housing Board, Sachivalaya Marg, Bhubaneswar-751001

Phone No-(0674) - 2393524,2393277, 2392587

Booking opens from : Dt.12.09.2018 11.00 A.M

Booking closes on : Dt. 12.10.2018 at 05.00 P.M

Committed to build a Better Odisha

Shri Bhupinder Singh
Hon'ble Chairman
Odisha State Housing Board

Shri Niranjan Pujari
Hon'ble Minister
Housing & Urban Development

The Odisha State Housing Board was set up in the year 1968 by an Act of State Legislature, with prime objective of providing affordable accommodation both in urban & rural areas, to alleviate the acute shortage of housing in the State.

In its successful journey of fifty years, OSHB has constructed about 31645 nos of dwelling units, shops in different districts of the state. Around 59% of the total units constitute EWS and LIG HOUSES, catering to the poor and needy sections of the society. OSHB has a major role in planned urbanisation in the capital city of Bhubaneswar, Rourkela and other towns. Besides, the Board has also undertaken housing projects under self-financing schemes, Rental housing schemes for Govt. employees at Bhubaneswar and Sundargarh, Various deposit works of State Govt.Further, the Board had also taken up a massive Rural Housing programme "Kalinga Kutira Project" in the State by financing about 20000 beneficiaries for construction of fire-proof roof houses during 1990-95.

SALIENT FEATURES OF THE HOUSING PROJECT OF THE BOARD

- Litigation free land with Houses in prime locations at affordable cost.
- Affordable installment scheme for allottees.
- Opportunity to stay in a colony of choice determined by socio-economic-cultural aspirations.
- Well–planned infrastructure facilities such as roads, drain, electrification, drinking water facility with ancillary provisions like schools, hospitals, parks, shopping complexes, etc.

O S H B

at your service for last 50 successful years since 1968

On-going Projects of OSHB

Bhubaneswar
- Kharavela Enclave, Jagamara
- Multi-storeyed Apartment Projects at Dumduma, Phase-VII & VII

Cuttack
- EWS Apartment Scheme, Bidyadharpur

Dhenkanal
Baji Rout Social Housing Scheme, Phase-I & II

Up-coming Projects of OSHB

Bhubaneswar
- Multi-storeyed Apartment Project at Ransinghpur, Phase-II
- Multi-storeyed Apartment Project at Dumduma, Phase-III
- Residential Project at Jagannath Prasad
- Residential Project at Suango (Near AIIMS)
- Residential Project at Patrapada (Near AIIMS)
- Residential projects at Patrapada & Ranasinghpur

Angul
- Residential Apartment Project at Angul

Ganjam
- Residential Project at Raghunathpur, Berhampur

Rourkela
- Multi-Storied Residential Apartment at Basanti Colony
- Commercial –cum-Residential Complex, Basanti Colony

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