

Pathani Samanta



Composite Housing Scheme
At Muktapur, Nayagarh



ODISHA STATE HOUSING BOARD



On Going Projects of

OSHB

Bhubaneswar

- Nandighosa Enclave, Ranasinghpur
- Kharavela Enclave, Dharma Vihar
- Residential Apartment Project, Dumuduma, Phase-VI & Phase-VII

Cuttack

- EWS Flats, Bidyadharpur

Rourkela

- Commercial Complex, Chhend

Dhenkanal

- Integrated Social Housing Scheme, Mahisapat

Sundargarh

- LIG/MIG Social Housing Scheme, Badapatrapalli

Nayagarh

- Pathani Samanta - Composite Housing Scheme, Muktapur



Introduction

Odisha State Housing Board, a Govt. of Odisha Organisation & the premier housing institution of the State offers EWS flats (G+3 structures with flats in finished shape) along with LIG, MIG & HIG category of core houses under self-financing scheme over the land measuring Ac.12.00dec. at Muktapur, Nayagarh. The site is located at an upcoming strategic location in Nayagarh Town, nearer to proposed bus stand, Maharshi Vidya Mandir, Navodaya school, Collector's residence etc. and by the side of the road leading to Muktapur village.

Scheme Profile

The project as per field condition, provides for 263 units (70 nos. of EWS flats, 81 nos. of LIG, 79 nos. of MIG & 33 nos. of HIG simplex core houses) out of which 225 units have already been allotted. Balance 38 units (36 nos. of EWS flats, 01 no. of LIG houses and 01 no. of MIG house) are available for sale. The EWS units will be sold in finished shape and LIG, MIG units will be sold as simplex core houses. Infrastructure facilities will be provided in the scheme.

The details of the vacant units are as follows:

Category of Flats/House	No. of Units	Plot Area of each House (in sft.)	Plinth Area (in sft.)	Super Built up Area (in sft.)	Provisional Sale Price Per Unit (in Rs.)	E.M.D. (in Rs.)
EWS Flat	36	–	276	307	4,26,000/-	43,000/-
L.I.G. Simplex	01	1,000	485	–	7,83,000/-	80,000/-
M.I.G. Simplex	01	1,500	608	–	13,05,000/-	1,30,000/-

- Plot Area may vary as per site condition. For extra plot area beyond the standard plot size as indicated above, proportionate cost of developed land will be charged.
- 10% extra over the sale price will be charged for houses built on corner plot.
- All statutory service taxes/Levies as applicable by Govt. laws will be charged in addition to sale price and will be payable along with installments.

Specifications

For Core Houses (LIG & MIG Types)

1. RCC framed structure for earth quake resistance.
2. 0'-10" exterior and 0'-5" filler walls with Fly Ash Bricks.

For EWS Finished Flats

1. RCC framed structure.
2. 0'-10" exterior and 0'-5" filler walls with Fly Ash Bricks.
3. A.S. flooring.
4. Exterior walls finished with Cement Paint.
5. The interior walls finished with Cement Wash.
6. Flush door shutter with MS angle iron chookaths.
7. PVC doors to toilets and glazed casement windows.
8. Internal Electrical installations by surface wiring by casing capping with copper wire.
9. Internal water supply.

Infrastructure

- Site development.
- Internal Blacktopped road with drains & culverts.
- For EWS flats, External Water Supply by direct pumping from bore wells and sewerage disposal with septic tank and soak pit for each block.
- For LIG & MIG core houses, common hand pump tube wells shall be provided suitably in the colony for drinking water purpose and sewerage disposal with individual septic tank and soak pit.
- External electrification with transformers.
- Arboriculture.

Project Period

The construction work of the project is expected to be completed soon. The scheme will be implemented under self financing, where allottees will have to pay the full cost of house before taking over possession.

Application Procedure

- A) Brochure containing relevant information, terms and conditions with prescribed Application Form, Affidavit Performa will be available on payment of Rs. 200/- (Non-refundable) by cash at Accounts Section from OSHB Head Office, Sachivalaya Marg, Bhubaneswar - 751001 during working hours from 28.03.2016 to 30.04.2016.
- B) Persons intending to avail brochure with Application Form by post are required to send Demand Draft of Rs. 350/- (Non-refundable) in favour of "**Orissa Housing Board Fund**" payable at Bhubaneswar along with their letter of request to the Chief Accounts Officer, OSHB, Bhubaneswar with complete postal address by 18.04.2016.
- C) Application Forms can also be downloaded from OSHB Website "www.oshb.org". In such cases, cost of Application form (Rs. 200/-) will have to be paid in shape of DD / Pay order along with EMD and Processing Fee with Service tax.
- D) Completed filled in Application Form (Annexure-I) accompanied with the following documents must reach the office of the Housing Commissioner-cum-Secretary by 30.04.2016. Applications received by post beyond 30.04.2016 will not be entertained and OSHB shall not be responsible for any postal delay. In case of application by post, applicants should clearly mention on the envelope "Application for EWS flat/ LIG/ MIG simplex core house in Pathani Samanta Composite Housing Scheme, Nayagarh".

Documents/deposits to be accompanied with filled in application

- (i) Earnest Money (EMD) of the flat / house.



- (ii) Non-refundable Processing Fee of Rs.1,000/- & Service Tax of Rs. 145/-, i.e., a total of Rs.1,145/- for LIG, Non-refundable Processing Fee of Rs. 2,000/- & Service Tax of Rs. 290/- i.e., a total of Rs. 2,290/- for MIG core house. EWS category applicants are exempted from deposit of Processing Fee.

The amounts can either 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 or by cash at Vijaya Bank, Odisha Griha Nirman Bhawan Branch, Bhubaneswar (inside the premises of OSHB Head Office)

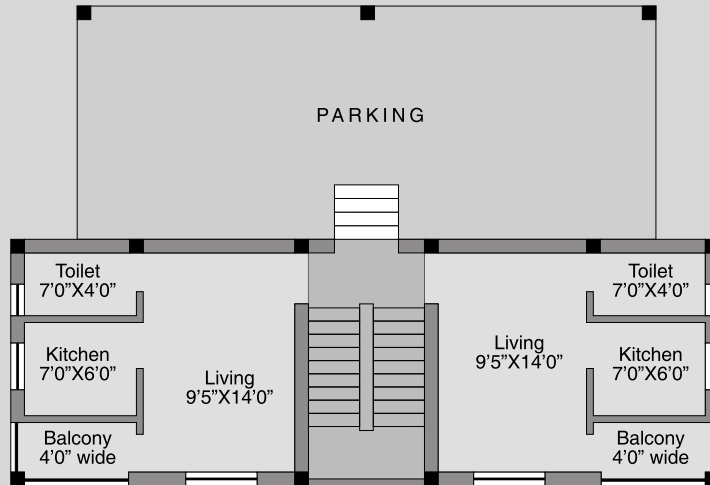
- b) Original Money Receipt in support of purchase of Application Form.
 - c) Original Affidavit sworn in before Executive Magistrate /Notary Public in the prescribed Format.
 - d) Recent passport size photograph duly attested and affixed on the Application Form.
 - e) Copy of Voter ID/ PAN Card/Driving Licence as proof of identity and copy of Telephone Bill/ Electricity Bill / Bank Pass Book in support of proof of residence.
 - f) Two nos. of self addressed envelope of size 12 cm x 26 cm.
 - g) Any other document as felt necessary.
- E) Applications received without full particulars, required deposits, the original Money receipt and other documents shall be rejected summarily.
- F) No interest will be paid by the Board in case of advance payment of EMD/Instalment and in case of delay in construction due to factors beyond the control of the Board.
- G) The allottee desirous of availing loan from any Bank/Employer may apply for NOC (No Objection Certificate) along with requisite processing fees & document after allotment in prescribed form.

Terms & Conditions of Allotment

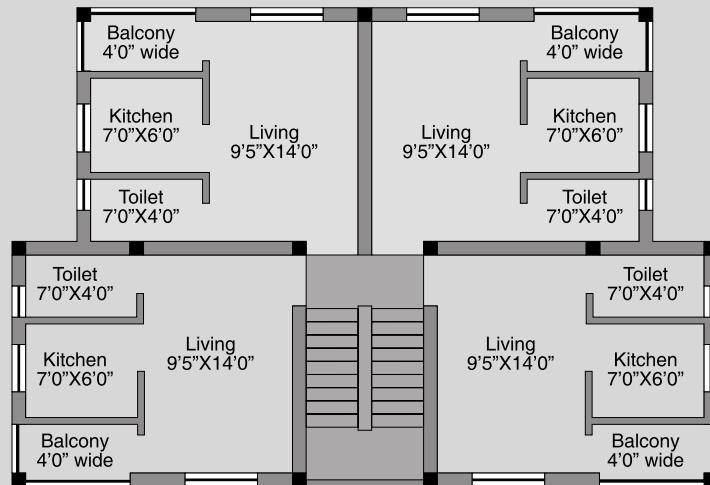
Eligibility

- The applicant must be a citizen of India & 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 have been allotted any residential plot / house / flat/ SCR by any other Govt. Agency in the locality where the Housing Scheme is being implemented by OSHB.
- Any family purchasing a residential plot / house / flat/ SCR under any scheme floated by any other Govt. Agency in the locality where the Housing Scheme is being implemented by OSHB, under third party transfer shall be deemed as an allottee under the scheme and shall not be eligible to apply in this scheme floated by OSHB.

Floor Plan EWS Flat

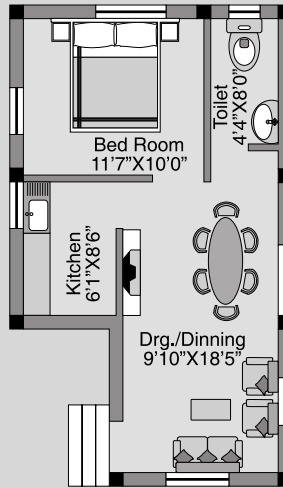


Ground Floor
Plinth Area : 276 Sqft.



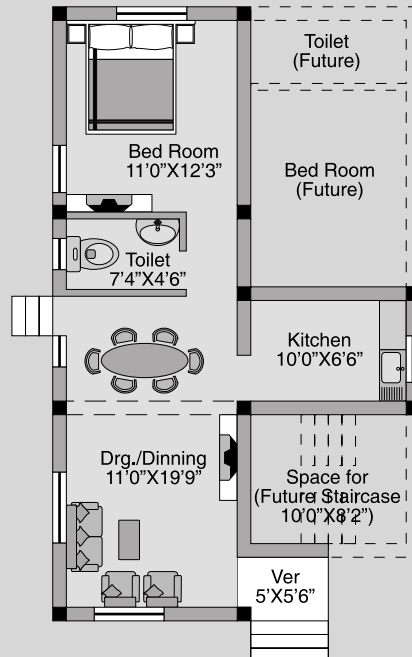
First Floor
Plinth Area : 276 Sqft.

Floor Plan LIG Simplex



Plot Area : 1,000 Sqft.
Plinth Area : 485 Sqft.

Floor Plan MIG Simplex



Plot Area : 1,500 Sqft.
Plinth Area : 608 Sqft.

- In case of transfer of allotment of a residential plot / house / flat/ SCR made by any other Govt. Agency in the locality where the Housing Scheme is being implemented by OSHB, 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 / Agreement with OSHB, it shall not entitle the family for any further allotment in this scheme floated by OSHB.
- The income eligibility criteria for the applicants are as under.
 - EWS - Family income up to Rs.1, 80,000/- per annum.
 - LIG - Family income from Rs.1, 80,001/- to Rs.3, 60,000/- per annum.
 - MIG - Family income of more than Rs.3, 60,001/- per annum.

**The Annual family income is to be shown by self declaration in application form for MIG applicants. EWS and LIG applicants are required to submit original Income Certificate from Tahsildar / Municipal Officer of the concerned area in support of his / her annual family income, before issue of allotment order.*

Allotment

- a. The flats and houses are available in the general category.
- b. Earnest Money Deposit shall not carry any interest and will be adjusted against sale price after allotment.
- c. Allotment of house will be made as per Board's extant rules. In case the number of applicants is more than the number of units, allotment will be made by drawal of lots. After allotment, particular house will also be allotted by lottery amongst the allottees, after completion of the Project. The allottees, who will be selected in the lottery for corner house will have to pay 10% extra cost over the sale price. In case of request for change of particular house after drawal of lottery, the same will be decided by Authority as per rules and availability.
- d. The allottee is required to deposit the balance cost of the house/flat (Provisional cost - EMD) on or before 31/05/2016.
- e. For default in payment of instalment as per schedule, simple interest @ 18% per annum on overdue amount will be levied for the defaulted period and the allotment may be cancelled for default in two consecutive instalments.
- f. The allottee(s) shall not use the house for such activities, which are likely to cause nuisance, annoyance or disturbance to other occupants of the 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.
- g. The allottee(s) shall always use the house for residence only and shall not store any goods of hazardous or combustible nature or which can cause damage to the structure and/or house of other occupants or the equipments in the colony or use the house/flat for criminal or illegal activities or activities prohibited under law of the land.
- h. The allottee(s) shall not make any additions or alternations in the flat/house without prior permission of OSHB and other statutory Authority. The Allottee shall not encroach upon any land inside the colony beyond the allotted area.
- i. 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).

Refund/Withdrawal/Cancellation

- (A) If any applicant withdraws from the scheme before allotment, the E.M.D will be refunded. If the allottee applies for refund after allotment but before due date of subsequent payments, 10% of EMD will be deducted from his/her E.M.D along with the non-refundable processing fee.
- (B) In case the allotment is cancelled due to default in subsequent payments or if the allottee requests for refund, the simple interest accrued @18% p.a on due amount till the order of cancellation / date of receipt of refund application will be deducted from the deposited amount. Any cancellation of allotment



for non-payment of dues of OSHB, it shall be deemed as an allotment and accordingly the family shall not be entitled to any further allotment under the scheme.

- (C) An allottee is free to withdraw in case of (i) inordinate delay (4 years from the date of allotment) by OSHB in giving possession, (ii) escalation of the unit cost beyond 25% of the price announced in this brochure. In such cases, full refund shall be given along with interest as paid in Postal Saving Account except the non-refundable processing fee. However, if the allottee continues in the scheme in spite of aforesaid circumstances, no extra financial benefits can be given to him/her.
- (D) The EMD of the unsuccessful applicants will be refunded without interest by Account Payee cheques in favour of the applicant within 90 days from the date of lottery.

Delivery of Possession

- (a) While taking delivery of the house, the allottee has to give an undertaking to the effect that he/she is taking possession of the house/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 house/flat.
- (b) An allottee is required to take possession of the allotted house/flat within the stipulated date. 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.1000/ per month. If the allottee fails to take possession within six months beyond the given period, the allotment made shall be cancelled and the deposited amount shall be refunded after due deduction as per Board's guideline.
- (c) Allottees of EWS flats must occupy their respective flats within 03 months of taking over the possession of the same, failing which the allotment will be liable for cancellation.

Execution of Lease Deed

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

Other Details

1. Scheme specifications mentioned in the brochure are provisional.
2. Final sale price of the house will be intimated to the allottee after completion of the project, which shall be payable by them before taking possession. Minimum cost escalation is expected.
3. The house/flat thus allotted shall only be utilized for residential purpose. Any other use will entail cancellation of allotment.

For EWS Flats

- a. EWS allottees will have to abide by the provision of " The Orissa Apartment Owners Act-1982" and Rules and Regulations framed there under from time to time.
- b. After taking over possession by the allottees, OSHB will facilitate for constituting and registering a Society in accordance with the provisions of " The Orissa Apartment Owners Act-1982" and Rules made there under, for management, upkeep and maintenance of common facilities and services. The society will be framed within 12 months from date of 1st possession order issued by OSHB. It is mandatory and binding on all allottees to be a member of the society, by paying initial premium Rs.10,000/- and one year subscription fee of Rs.6,000/- @ Rs.500 p.m. at the time of agreement with OSHB which will be extra over sale price towards maintenance charges by OSHB for the 1st year. OSHB shall have no responsibility towards maintenance of the building and infrastructure after expiry of 12 months period from the date of possession issued by OSHB to the 1st allottee.
- c. Allottees will have to pay water tariff to OSHB as may be decided by the Board at the time of handing over of flats subject to change from time to time. OSHB shall maintain and operate the water supply system and charge pro-rata to the owners of the flats through their owner's society. OSHB shall hand over the management and maintenance of the entire system to the society with 3 months notice. The allottees will have to pay one year water tariff in advance before taking possession of the flat.
- d. Common area related facilities like staircase, roof top, common lighting, common garbage dump etc. shall be maintained by the owners of the flat through their respective societies.

Force Majeure

If the construction of houses/flat 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 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 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.

- 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.
- The Authority reserves the right to cancel the offer at any stage without assigning any reason thereof.
- OSHB reserves the right to withdraw from or add to its offer of number of units in this project.
- The interior photographs in this brochure are for illustration purpose only.

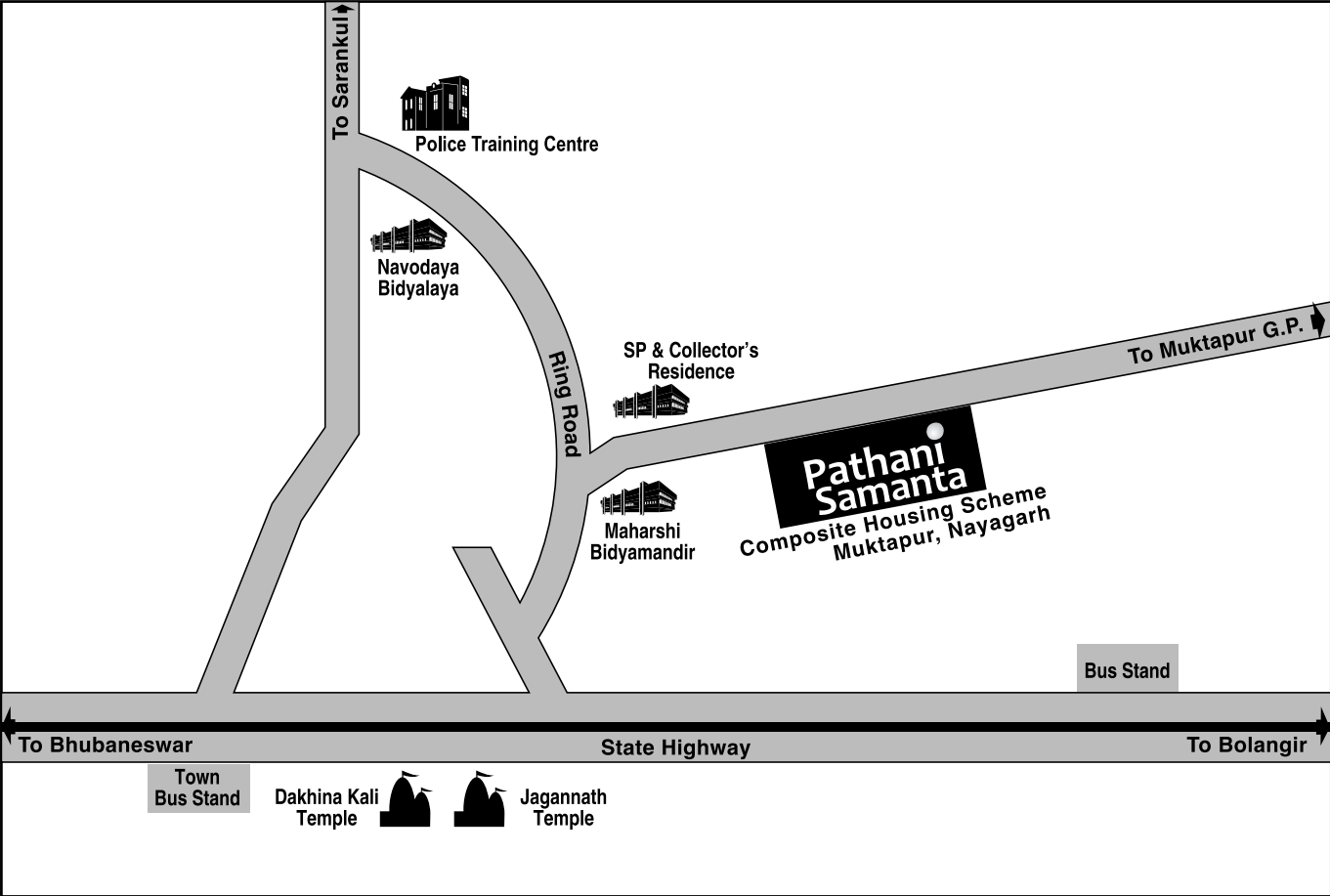
● **BOOKING OPENS from 28.03.2016 at 11.00 am.**

● **BOOKING CLOSES on 30.04.2016 at 05.00 pm.**

For further details, Please Contact :

Housing Commissioner -Cum-Secretary
Odisha State Housing Board
Sachivalaya Marg, Bhubaneswar - 751 001
Phone No.- 0674-2393524

Location Map



Up Coming Projects of **OSHB**

Bhubaneswar

- Multistoried Apartment Project, Ranasinghpur
 - Housing Project, Suango

Cuttack

- Integrated Housing Project, at Ramagarh

Rourkela

- Residential Apartment Project, Basanti Colony
 - Commercial Complex, Basanti Colony

Angul

- Residential Apartment Projects at Angul

Dhenkanal

- Baji Rout - Composite Housing Scheme, Phase-II



ODISHA STATE HOUSING BOARD

Sachivalaya Marg, A/32, Kharavela Nagar, Bhubaneswar - 751 001
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For further assistance, please get in touch with
PRO - 94373 05556, AAO (Scheme) - 98613 12365