



5 Storied Apartment Project near AIIMS, Bhubaneswar by



ODISHA STATE HOUSING BOARD



On Going Projects of

OSHB

Bhubaneswar

- Nandighosa Enclave, Ranasinghpur
- Kharavela Enclave, Dharma Vihar

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

OSHB on the Path of Progress

Introduction

Odisha State Housing Board (OSHB), the premier housing Institution of the State, offers on sale 27 nos. of vacant units in APARTMENT scheme at "Nandighosha Enclave, Ranasinghpur" in Bhubaneswar under self-financing scheme.

Location

The scheme site is located close to AlIMS, around 1 km. from NH-5 and 3 km. from Khandagiri square.

Scheme Profile

The project provides for 8 Blocks (Basement + 5 storied apartment) consisting of 150 nos. of 2 Room apartment (LIG) in 5 Blocks and 60 nos. of 3 Room apartment (MIG) in 3 Blocks out of which 183 flats have already been allotted. Balance 27 nos. of units are available for sale. All the units will be sold in finished shape with fittings and fixtures of reputed brands in the market with required infrastructure facilities like sewerage treatment plant, peripheral street lighting, water supply, parking space, compound wall etc. under self financing scheme. The details of the scheme are as follows:

Vacant Flats on Offer

SI. No.	Category of Flats	No. of units	Unit Area of each Flat in Sqft.	Super Built-up area per unit in Sqft.	Revised Provisional Sale Price per unit (in Rs.)	E.M.D. (in Rs.)
01	2 Room (LIG)	18	513	590	15,70,000.00	1,60,000.00
02	3 Room (MIG)	9	980	1054	30,77,000.00	3,10,000.00

- The selected applicants on ground floor, 1st floor and 2nd. Floor will have to pay Rs. 25,000.00 extra for 2-Room flats & Rs.50,000.00 extra for 3-Room flats over the sale price.
- Provisional sale price excludes parking space. Cost of parking area will be charged extra, as the case may be.
- The cost of the Community Hall will be charged extra.
- The commercial shops will be developed for better service and will be allotted later on.
- ♦ The Open Space will be used for community purpose.
- Common area includes lobby, staircase, electrical duct, terrace floor, panel room etc.
- Service Tax will be charged extra as applicable from time to time by Service Tax Deptt., Govt. of India.
- Specific flat No. will be intimated to the allottees only after completion of the project.

Specification

General Amenities

- i) Individual Parking space at Basement floor
- ii) Community hall with shopping
- iii) Concrete pavement roads and drains
- iv) Peripheral lighting
- v) Sewerage Treatment Plant
- vi) Earmarked visitors' parking
- vii) Scheme compound wall
- viii) Anti termite and water proofing treatment at various stages during construction
- ix) Concrete flooring in the basement floor
- x) Pavements with inter locking blocks
- xi) Central courtyard



Three Room / Two Room Flats

Structure: RCC framed structure

Masonry: External walls to be of 10" thick with KB

bricks/fly ash bricks.

Internal walls to be of 5" thick with KB bricks/

fly ash bricks.

Joinery: Sal wood choukaths of size 5" x 2.5" (for all

door frames except toilets).

Window/ ventilator grills to be of 19mm \boldsymbol{x}

5mm MS flats.

Powder coated Aluminum frames with reflective glass sliding panels for windows

and ventilators.

Kitchen: Granite counter top with stainless steel

sink, ceramic tile above counter up to lintel

level.

Walls : All interior walls to be finished with plastic

emulsion paint over wall putty and primer.

All exterior walls to be finished with weather

coat over primer.

Bathroom walls to be finished with ceramic

tiles up to 7'-0" height

PH fittings: Hot and cold line shower.

Sanitary ware of Parry ware/Nycer/Cera

brands.



Chromium plated fittings of Marc /Jacquar brands.

Front door of teak wood paneled with brass fittings.

Internal doors of one side laminated flush type with standard aluminum Fittings.

Bath room doors of solid PVC type with frames.

Flooring: Vitrified tile flooring in drawing, dining, bed room, lobby and open Space.

Antiskid tile flooring in kitchens, balcony and bathrooms

Stair case: Marble flooring, Stainless steel hand rail and balustrades.

Electrical

fittings

: Concealed copper wiring (Finolex/Anchor /Polycab) with modular Switches of Anchor/ Havells/ Ligrand brands.

Two light points, one fan point and one AC point in all bedrooms.

Four light points and two fan points in drawing-dining area.

TV and telephone sockets in living and master bedroom.

Project Period

The project period is 36 calendar months.

Application Procedure

- Brochure containing relevant information, terms and conditions with prescribed Application Form, Affidavit Proforma will be available on payment of Rs. 800/-(Non- refundable) by cash at Accounts section from OSHB Head Office, Sachivalaya Marg, Bhubaneswar-751 001 during working hours from 04.06.2015 to 03.07.2015.
- ii) Persons intending to avail brochure with Application Form by post are required to send Demand Draft of Rs. 900/- (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 04.06.2015 to 18.06.2015.
- 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) Completed filled in Application Form (Annexure-I) must reach the office of the Housing Commissioner-cum-Secretary by 03.07.2015. Applications received by post beyond 03.07.2015 will not be entertained and OSHB shall not be responsible for any postal delay. In case of application by Post, applicants should clearly mention "Application for 2-Room/3-Room flats in Nandighosha Enclave" on the envelope.
- v) Following document should be furnished along with the filled in application.
 - a. The Earnest money of the flat along with the non-refundable processing fees of Rs.1,000/- for 2-Room & Rs. 2,000/- for 3-Room flat plus Service Tax i.e. Rs. 1140/- for 2-Room & Rs. 2,280/- for 3-Room flat can either be deposited in shape of Bank draft/Pay order/Banker's Cheque drawn on in any Commercial Bank in favour of "Orissa Housing Board Fund" payable at Bhubaneswar or by cash in Vijaya Bank, OSHB Branch.
 - 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 Residential proof.
 - f. Attach two nos. of self addressed envelope (12 cm. x 26 cm.) for refund of E.M.D. to the applicants by A/C Payee Cheque.
 - g. Any other document as felt necessary.
- vi) Applications received without full particulars, required deposits, the original Money receipt and other documents shall be rejected summarily.
- vii) The allottee desirous of availing loan from any Financial Institution/Employer may apply for NOC (No Objection Certificate) along with requisite processing fees & document after allotment in prescribed form.

Terms & Conditions of Allotment

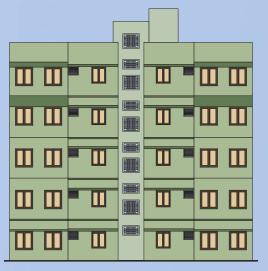
Eligibility

- The applicant must be a citizen of India and 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 the Board or any other Govt. Agency in the locality where the Housing Scheme is proposed to be undertaken.
- Any family purchasing a residential plot/ house/ flat/ SCR under any scheme floated by any other Govt. Agency in this locality, where the housing scheme is proposed to be undertaken 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 any other Govt. Agency in this locality, where the housing scheme is proposed to be undertaken by the OSHB, it shall not entitle the family for further allotment in this scheme floated by OSHB.
- Any allotment made but cancelled due to suppression of facts shall not entitle the family for any further allotment under any other scheme.
- The income eligibility criteria for the applicants are as under:
 - LIG: Family income between Rs. 7,501/- to Rs. 15,000/- per month.
 - MIG: Family income between Rs. 15,001/- to Rs. 25,000/- per month.





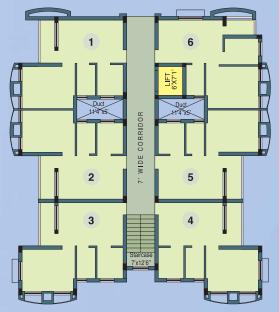
Site Plan



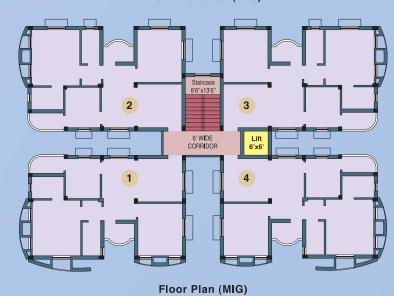
Front Elevation (LIG)



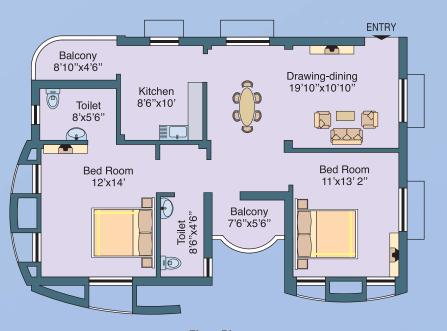
Front Elevation (MIG)



Floor Plan (LIG)



Floor Plan 2 Room LIG House



Floor Plan 3 Room MIG House

Allotment

- (a) The applicants can apply under "General Public" category only. If the number of applicants exceed the number of vacant flats, then the allotment of flats will be made by drawal of lots. After allotment, particular flat number will also be allotted by lottery amongst the allottees, after completion of the project.
- (b) The allottees who will be selected in the lottery for ground, and 1st floor & 2nd. floor flats will have to pay extra cost over the sale price as mentioned in the Brochure. In case of request of allottee for change of floor/ particular flat after drawal of lottery, the same will be decided by Authority as per rules and availability.
- (c) Earnest Money Deposit shall not carry any interest and will be adjusted against sale price after allotment.
- (d) No interest will be paid by the Board in case of advance payment of EMD/Instalment and in case

- (h) 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 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.
- (i) 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 flat of other occupants or the equipments in the colony or use the asset for criminal or illegal activities or activities prohibited under law of the land.
- (j) 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.



- of delay in construction due to factors beyond the control of the Board.
- (e) The allottee desirous of availing loan from any Bank/Financial Institution/Employer may apply for NOC (No Objection Certificate) along with requisite processing fees & document after allotment in the prescribed form.
- (f) 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.
- (g) For default in payment of installment 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 installments. Once allottee becomes a defaulter, any amount received from him/her will be adjusted first towards the interest outstanding for the default and then towards Installment amount (Principal), as fixed in the schedule.
- (k) 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 of 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.
- (I) 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.
- (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 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).

- (n) 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 colony and / or cause any structural damage or encroachment on the structure of the building(s) in the colony.
- (o) 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(s) however should undertake that he/she shall not divide / sub-divide the flat in any manner. The allottee(s) shall not change the colour and facade of outer walls of his/her flat.

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. If any applicant withdraws from the scheme before allotment, only the EMD will be refunded. If the allottee applies for refund after allotment but before due date of subsequent payments, 1% of the Advertised cost of the house will be deducted from his/her EMD. 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 respectively will be deducted from the deposited amount in addition to 1% of the advertised cost of the flat.
- (B) An allottee is free to withdraw in case of (i) inordinate delay by OSHB in giving possession (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. However, if the allottee continues in the scheme in spite of aforesaid circumstances, no extra financial benefits can be given to him/her.
- (C) The EMD of the unsuccessful applicants will be refunded without interest by Account Payee cheque in favour of the applicant within three months from the date of lottery.

Delivery of Possession

- (a) While taking delivery of the flat, the allottee has to give an undertaking 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/scheme.
- (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 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) The allottees must occupy their respective flats within one year of taking over 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

- (a) Scheme specifications mentioned in the brochure are provisional.
- (b) Final sale price of the flat will be intimated to the allottee after completion of the project. The differential sale price, if any, over and above the provisional sale price and schedule of payment intimated earlier shall be payable by them before taking possession.
- (c) The flat thus allotted shall only be utilized for residential purpose. Any other use will entail cancellation of allotment.

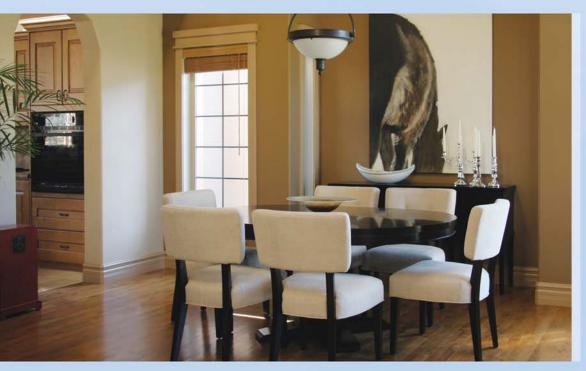
Special Conditions

- (a) Allottees will have to abide by the provision of "The Orissa Apartment Owners Act, 1982" and Rules & Regulations framed there under from time to time.
- 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 the management, upkeep and maintenance of common facilities and services. This society will be framed within 12 months from date of first possession order issued by OSHB. It is mandatory and binding on all the allottees to be a member of the society by paying initial fee of Rs.10,000/- & one year subscription fee of Rs.12, 000/- @ Rs.1000 per month, at the time of agreement which will be extra over 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 date of issue of first possession in the scheme to any allottee.
- (c) 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 pro rata to the apartment owners through their owners society. OSHB shall handover the management and maintenance of the entire system to the society with three month's notice. The allottees have to pay one year water tariff in advance before taking possession of the flat. OSHB shall hand over the lift and D.G. set to the society with three month's notice.
- (d) All taxes, duties and other Govt. levies, if any, as applicable from time to time shall be solely borne by the allottees.

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.



- (e) All matters pertaining to the sale/registration of apartments shall be subject to jurisdiction of District Sub-Registrar, Khurda.
- (f) The Community Facilities, area earmarked for common parking will be chargeable on the users as would be fixed by OSHB. Common area related facilities like road, drain, paved area, common garbage dump, boundary wall, gates etc., shall be maintained by the owners of the flats through their society. 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.

Force Majeure

If the construction of Apartment 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

- 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.
- Any legal dispute, if arises will be within the jurisdiction of Bhubaneswar only.

For further details, please contact:

HOUSING COMMISSIONER-CUM-SECRETARY

Odisha State Housing Board Sachivalaya Marg , Bhubaneswar-751 001 Phone No-(0674)-2393524

Booking Opens on 04.06.2015 at 11.00 am. Booking closes on 03.07.2015 at 4.00 pm.

Location Map





Up Coming Projects of **OSHB**

Bhubaneswar

- Multistoried Apartment Project, Ranasinghpur
- Residential Apartment Project, Dumuduma, Phase-VI & Phase-VII
 - 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

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www.oshb.org

OSHB on the Path of Progress