

Compact by Design  
Cozy by Nature

Anugul  
Enclave



Multi Storied  
Residential Apartment  
Complex at ANGUL

ORERA Registered



**ODISHA STATE HOUSING BOARD**  
Government of Odisha Undertaking

## 1. Introduction

Odisha State Housing Board (OSHB), a Govt. of Odisha undertaking and the premier housing Institution of the State, is taking up construction of one premium Residential Apartment Complex ‘Anugul Enclave’ over an area of Ac. 6.50 dec. of Govt. land with provision of 613 nos. of flats and 12 nos of shops at a prime locality near new Bus Stand in Angul Town under self financing scheme.

## 2. Location

The site is centrally located in a prime locality close to District Hospital, Daily Market, Railway Station, Collectorate, other important location of Angul town and connected with **40 ft** wide approach road from state Highway.

## 3. Scheme Profile

The project provides for construction of total 613 number of different categories of flats in 12 nos. of Blocks i.e. 90 nos. of HIG flats in S+5 structure in 3 Blocks, 288 nos. of MIG flats with S+6 structure in 6 Blocks, 72 nos. of LIG flats with S+6 structure in 1 Block and 163 nos. of EWS flats with G+4 structure in 2 Blocks in a gated complex with compound wall all around. In addition, 12 number of shops will also be constructed. All the units will be sold in finished shape with fittings & fixtures of reputed brand in the market under self-financing scheme.

The Construction of the flats of different categories has already started. The present offer is for sale of 236 nos. of Flats of different categories as under.

Catagory of Apartment / Flat	No. of Units	Carpet Area Including Balcony per Unit (in sqft.)	Built up Area per Unit (in sqft.)	Super Built up Area per unit (in sqft.)	Sale Price per Unit (in Rs.)	E.M.D. per Unit (in Rs.)
HIG (3 BHK)	37	1112	1375	1524	54,71,000/-	5,50,000/-
MIG (2 BHK)	128	729	853	1011	35,15,000/- to 36,55,000/-	3,65,000/-
LIG (1 BHK)	55	424	510	659	19,97,000/-	2,00,000/-
EWS	16	231	287	361	9,91,000/-	1,00,000/-
<b>Total</b>	<b>236</b>					

**Vacancy Position :** ● HIG- Block-1 - 07 flats, Block-2 - 30 flats ● MIG- Block-1 & 2 - 32 flats, Block-3 & 4 - 96 flats ● LIG- Block - 55 flats ● EWS- Block-2 - 16 flats.

● **The Sale Price is all inclusive cost without any hidden component.**

- i. The sale price includes the cost of the flat, parking, community centre and association fees with maintenance for one year after completion of the scheme.
- ii. The flat numbers and corresponding parking area will be allotted through draw of lottery.
- iii. EMD will be adjusted against the sale price. Balance cost is to be paid by allottees after allotment in installments as would be fixed by OSHB.
- iv. GST and other statutory dues as applicable will be collected over & above the sale price. GST is to be paid along with installment amount which will be intimated later on by OSHB. GST on EMD will be collected after allotment along with 1st installment.
- v. **In case of MIG category, out of 192 flats (4 no. of Blocks, Block 1 to 4), 136 flats will be allotted with covered parking in the stilt and 56 flats will be allotted with earmarked open**

**parking space in complex. In case of MIG flat with open parking, the sale price will be Rs.35,15,000/- (Rs.1,40,000/- less than the cost of MIG flat with covered parking). The particular flat number will be allotted by draw of lottery.**

- vi. After allotment of particular flat number by lottery, there would be provision for exchange in flat number between two interested allottees on mutual consent subject to payment of option fees. Similarly, in case of available vacant units, allottees can apply for change of flat number within two months after allotment subject to deposit of option fees, excluding the sale price. The option fees (processing fees) is kept at Rs.25,000/- plus GST for HIG, Rs.20,000/- plus GST for MIG, Rs.15,000/- plus GST for LIG, and Rs.10,000/- plus GST (GST-18%) for EWS. The option for change of flat number can be availed only once by the allottees.

## Community Centre

- i. There is provision of two nos. of Community Halls in the complex with in situ shopping complex. **Community Centre-I** is ground plus one storied structure and is meant for EWS and LIG category. **Community Centre-II** is ground plus three storied structure and is meant for MIG & HIG category. Both the Community Centers will be handed over to the “Association of Allottees” after completion of the scheme. It is binding on the part of the allottees to form the Association, in consultation with OSHB, during allotment process before taking over possession.
- ii. 12 nos. of shops in the Community Centres will be sold separately on payment of cost amongst the allottees through notification.

## 4. Scheme Specification

**HIG : (3 BHK Flat)** - One HIG flat provides for 3 Bedrooms, Drawing & Dining Space, Kitchen, 3 Toilets and 3 nos. of Balcony. There is provision for covered parking for car, in the stilt floor.

**MIG : (2 BHK Flat)** - One MIG flat provides for 2 Bedrooms, Drawing & Dining space, Kitchen, 2 Toilets and one Balcony. There is provision for covered car parking in the stilt floor/ earmarked open parking space for car in the complex.

**LIG : (1 BHK Flat)** - One LIG flat provides for one Bedroom, one Drawing cum Dining space, Kitchen, one Bath room, one Water closet and one Balcony. There is provision for parking of two wheelers in the stilt floor.

**EWS : (One Room Flat)** - One EWS flat provides for one Living room, Kitchen, one Toilet and Balcony. There is provision for parking of two wheelers in the ground floor.

## Civil Construction Specifications

- i. Earthquake Resistant (RCC framed structure).
- ii. 8” exterior and 4” filler walls with AAC Blocks.
- iii. Vitrified tiles of reputed brand such as Somany/Johnson/Nitco etc., in flooring for HIG/MIG/LIG and AS flooring for EWS units.
- iv. Exterior walls finished with weather coat over plastered surface for HIG/MIG/LIG flats.
- v. Interior walls finished with plastic emulsion paint over putty finish for HIG/MIG/LIG flats.
- vi. Both exterior and interior walls finished with cement paint finish for EWS units.







Construction Work in Progress





- vii. Internal electrification and PH works with reputed branded fixtures.
- viii. Provision for water proofing treatment as per requirement.
- ix. In case of HIG,MIG,LIG flats--Sal wood chaukath to all doors. Teak wood shutters to main door. Factory made Flush door shutter to all other doors. PVC/FRP shutter with frame to toilets. Glazed Aluminium sliding window panel with MS grills to windows.
- x. In case of EWS flats, BP Sheet shutter with M.S. Angle chaukath with MS steel casement windows.

### Infrastructure Facilities

The site will be developed with required infrastructure to make it a developed residential complex with facilities as under:

- i. Internal concrete road/pavement all round, compound wall & gates.
- ii. External pipe water supply.
- iii. Sewerage disposal with Sewerage Treatment Plant.
- iv. External electrification with Transformer. Solar street lighting.
- v. Provision for Lift for HIG, MIG & LIG flats.
- vi. DG set for common area lighting as backup power supply.
- vii. Lightning protection system.
- viii. Provision for firefighting system.
- ix. Provision for rain water recharge pit.
- x. Children's Park, Children's play ground, Land scaping and Arboriculture.
- xi. Community shopping.
- xii. Earmarked space for visitor's parking.

## 5. Project Construction/Completion Period

The project is registered under ORERA bearing Regd. No. MP/01/2019/00311 . OSHB will execute the project and take up construction work as per provisions of OPWD Code and the provisions of the Code will be applicable for completion of the scheme and costing. **The project period will be 48 calendar months from the date of allotment to the first allottee in the scheme or 30.09.2024, which ever is later.**

## 6. Application Procedure

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

### A. Online Procedure

The applicants can submit filled-in application in online mode through the official website <https://oshb.org>. Applicants should also follow the instructions given in website of OSHB as well as follow the instructions given in the brochure.

- 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. The applicant has to deposit the EMD, cost of application form including of GST (Rs.1,000/-), processing fee including GST (for HIG : Rs.3,540/-, MIG : Rs.2,360/-, LIG : Rs.1,180/- & EWS-Nil) at the time of online application in a single transaction. The on-line payment deposit slip with UTR number is to be attached with the filled-in application.**

Bank Name	: Bank of Baroda
Branch	: O.G.N.B. Bhubaneswar
Bank Account Name	: “Orissa State Housing Board Anugul Enclave Fund”
Bank A/C No.	: 78350200000332
Bank IFSC Code	: BARB0VJORIS
Type of Account	: CURRENT

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 1 MB)
- b) Scanned copy of Affidavit in prescribed format as given in application form in JPG/PDF format(less than 1 MB).
- c) Scanned copy of identity proof in JPG format(less than 1 MB).
- d) Scanned copy of residential proof in JPG format(less than 1 MB)
- e) Scanned copy of the document in support of claim for preference/reservation in particular category of allotment claimed in JPG format(less than 2 MB)
- f) Scanned passport size photograph of the applicant 300 x 400 pixel(size less than 2 MB)
- g) 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 documents.**

05. Applicant should fill the particulars of his own Bank Account correctly in the specified place so that the refund of money can be done online to the unsuccessful applicants. For any incorrect figure, OSHB shall not be held responsible for refunded amount.

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.

**For any clarification regarding on-line application, please contact Sri S.K Ray, AAO, Mob. No. : 9437228444.**

### B. Offline Procedure

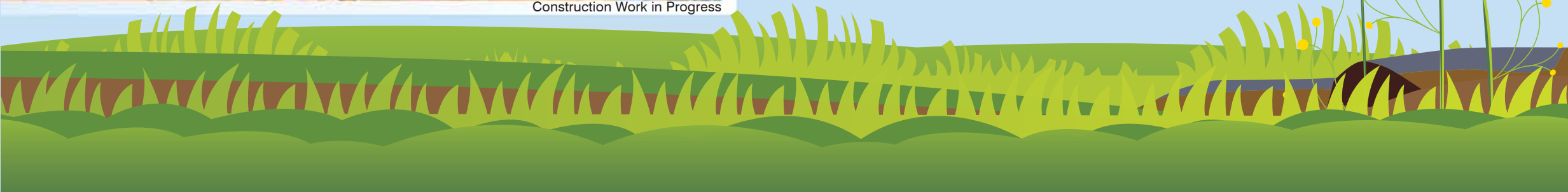
- i. Brochure containing relevant information, terms and conditions with prescribed Application Form will be available in Accounts Section, Head Office on payment of Rs.1,000/- (inclusive of GST & Non- refundable) by cash at BOB, OGNB Branch, at OSHB Head Office, during working hours **from 16/11/2020 to 31/12/2020. Brochure along with Application Form shall also be available at the OSHB Site Office at Angul, OSHB Cuttack Division Office : in front of Arundoya Market, Link Road, Cuttack, Rourkela Division Office : Basanti Colony, Rourkela and District Zonal Office : Dhanupalli, Sambalpur.**



# Site Plan



Construction Work in Progress



- ii. Persons intending to avail brochure with Application Form by post are required to send Demand Draft of Rs.1,150/- (Non-refundable) in favour “**Orissa State Housing Board Anugul Enclave Fund**” payable at Bhubaneswar along with their letter of request to the Chief Accounts Officer, OSHB, Sachivalaya Marg, Bhubaneswar-751001, with complete postal address from 16/11/2020 to 15/12/2020.
- iii. **Application Forms can also be downloaded from OSHB website <https://oshb.org>** and cost of brochure will have to be paid with the EMD.
- iv. The filled-in Application Form with complete details (Annexure-I) must reach the office of the Housing Commissioner-cum-Secretary by 31/12/2020. Applications received by post beyond 31/12/2020 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 HIG / MIG / LIG / EWS flats in Anugul Enclave Multi-storeyed Residential Apartment Scheme” on the top of the envelope.
- v. The applicants can deposit the EMD and the processing fees including GST either in shape of Demand Draft/Pay Order drawn in favour of “**Orissa State Housing Board Anugul Enclave Fund**” payable at Bhubaneswar or in online mode as mentioned at pre page (online procedure Point-03).
- vi. Following documents should be furnished along with the filled-in application.
  - a) Earnest Money Deposit (EMD) of the flat along with non-refundable Processing fees as mentioned pre page in online mode.
  - 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 self attested and affixed on the Application Form.
  - e) 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 proof of residence.
  - f) Two nos. of self addressed envelope of size 12 cm x 26 cm.
  - g) One cancelled cheque of the applicant in case opting for on-line refund.
  - h) Attested copy of document in support of claim for preference/reservation in allotment claimed, if any at the time of application.
  - i) Any other document as felt necessary.
- vii) Applications received without properly filled in application with full particulars, EMD, Processing Fees with GST, original Money receipt and other documents shall be rejected summarily.

## 7. Terms & Conditions of allotment

### (a) 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 Odisha State Housing Board or any other Govt. Agency in the Angul Municipal area, where the Housing Scheme is being implemented.

- Any family purchasing a residential plot/ house/ flat/ SCR under any scheme floated by Odisha State Housing Board or any other Govt. Agency within Angul Municipal area, where the housing scheme is being implemented, under third party transfer, shall be deemed as allottee 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 Angul Municipal area, where the housing scheme is being implemented 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 non-payment of dues / suppression of facts/ violation of any other term & conditions of allotment / Agreement with OSHB or any other reasons, **the family shall not be entitled** for further allotment under this scheme.
- The Income eligibility criteria : Family income should be;
  - a. **EWS** : Family income up to Rs. 1,80,000/- per annum.
  - b. **LIG** : Family income from Rs. 1,80,001/- to Rs. 3,60,000/- per annum.
  - c. **MIG/HIG** : Family income above Rs. 3,60,001/- per annum.
- Joint application is only permitted within family members. For the purpose, “Family” comprises of husband, wife and minor children.

Annual income is to be shown by self declaration in the application form and affidavit to be sworn before Executive Magistrate/Notary Public.

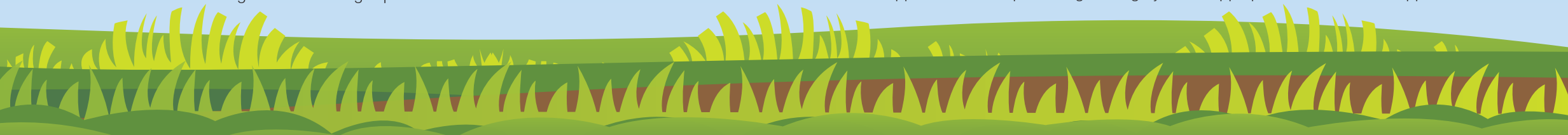
### (b) Allotment

- i) Allotment of flats will be made as per extant rules of the Board. In case, the number of applicants under any category is more than the number of units, allotment will be made by drawal of lottery.
- ii) Allotment of particular flat number will be decided through the process of lottery amongst the allottees.

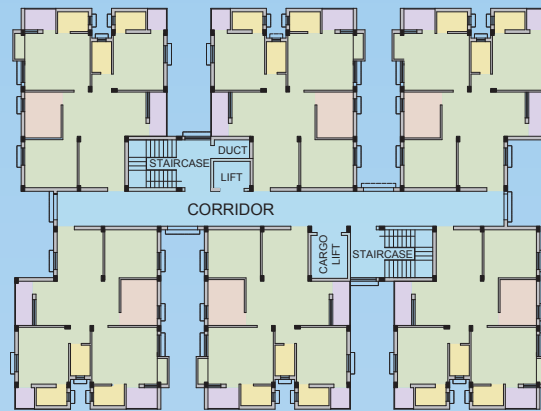
As per allotment Regulation of the Board, the reservation in allotment for different categories of applicants is as under:

Sl.No.	Category	Percentage of Reservation
01.	General Public	55
02	Employee	20
03.	Retired Employee	05
04.	SC/ST	08
05.	Defence/Ex-Serviceman	08
06.	Disabled person	02
07.	Freedom Fighter	02

- Employee includes employee of State Govt., Central Govt., Undertakings, Local Authority, Corporation controlled by Central Govt. & State Govt.)
- The persons claiming reservation should furnish necessary documents along with their application to prove their claim. Non-submission of the required document will disqualify the applicant for reservation and the applicant will be included among General Public Category. The applicant has to opt for single category in the appropriate column of the Application

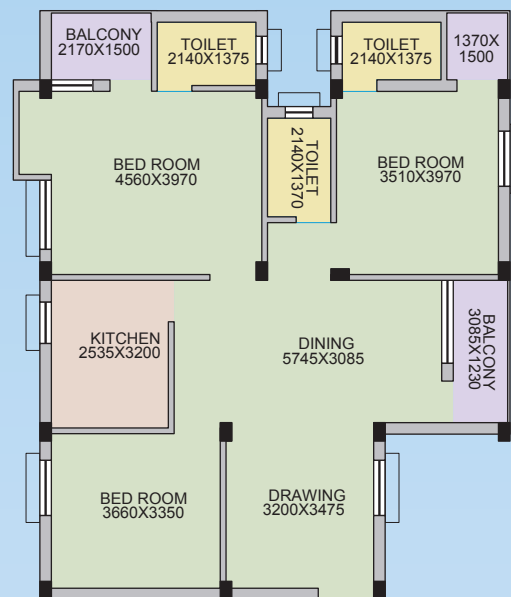


## Typical Floor Plan HIG Flats



1ST,2ND,3RD,4TH & 5TH

## Floor Plan HIG Flat

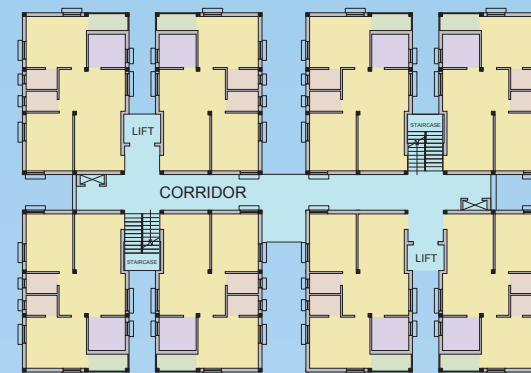


### Area Statement of HIG Flat

Carpet Area : 1,014 Sqft.  
Built Up Area : 1,375 Sqft.

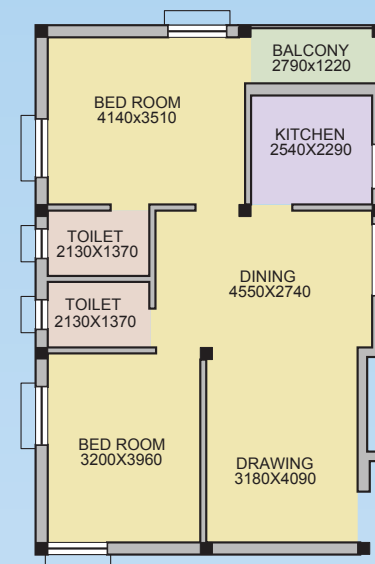
Balcony Area : 98 Sqft.  
Super Built Up Area : 1,524 Sqft.

## Typical Floor Plan MIG Flats



(1st,2nd,3rd, 4th, 5th & 6th )

## Floor Plan MIG Flat



### Area Statement of MIG Flat

Carpet Area : 693 Sqft.  
Built Up Area : 853 Sqft.

Balcony Area : 36 Sqft.  
Super Built Up Area : 1,011 Sqft.





Form. If an applicant opts for more than one category, then first one will be taken into consideration.

- In case the number of applicants are less than the number of units in a particular category, all the eligible applicants will be accommodated. Similarly, in case of all the categories, except “General”, if less number of applications are received, the vacant units will be added to General category
- iii) Earnest Money Deposit shall not carry any interest and will be adjusted against sale price after allotment.
- iv) No interest will be paid by the Board in case of advance payment of EMD/Instalment.
- v) **The allottee desirous of availing loan from any Financial Institution/Employer may apply for NOC (No Objection Certificate) in prescribed form along with requisite processing fees & document after allotment of the flat.**
- vi) The allottee is required to deposit the balance cost of the flat with GST as per the schedule of payment, to be intimated to the allottee in the allotment letter after allotment of flat.
- vii) For default in payment of installment, simple interest @10.45% p.a. or at highest prevailing SBI MCLR rate + 2%, whichever is higher, and GST as applicable from time to time on overdue amount will be charged for defaulted period and the allotment may be cancelled for default in two consecutive installments.
- viii) 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.
- ix) 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 shall not use the asset for criminal or illegal activities or activities prohibited under law of the land.
- x) It is expressly understood that the internal security of the apartment/complex shall always be the sole responsibility of the concerned allottee(s) and their Association as per the conditions contained in the Special Conditions.
- xi) The allottee(s) shall carry out the maintenance of the asset at his/her own cost. The insurance of the Flat 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. The allottee(s) shall abide by the conditions contained in the Special Conditions.
- xii) 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.
- 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) The allottee(s) shall not change the colour and facade of outer walls of his/her flat, shall not sub-divide or demolish any structure of the flat or any portion thereof or cause to make any new construction/addition/alterations in the allotted flat or in the allotted parking area (open/covered

and in the common area of the complex, and / or cause any structural damage or encroachment on the structure of the building(s) in the colony and shall not encroach any area in the scheme beyond the allotted carpet area/built up area and open/covered parking space; which may cause interruption in the usage of the common areas and facilities within the colony. ***An undertaking to this effect in shape of an Affidavit is to be submitted by the allottee(s) before taking over possession of the flat.***

### **(c) Refund / Withdrawal / Cancellation**

- i. In case of violation of any terms and conditions of allotment in the brochure/allotment order and/ or submission of false information in the affidavit by the allottee, the allotment will be liable for cancellation and the allottee will be held liable for consequential loss to OSHB.
- ii. If any applicant withdraws from the scheme before allotment, only the EMD will be refunded.
- iii. After allotment, in case of refund due to voluntary withdrawal/cancellation due to default or any reason; the EMD will be forfeited.
- iv. The EMD of the unsuccessful applicants will be refunded without interest by Account Payee cheque/NEFT/RTGS in favour of the applicant within two months from the date of lottery.
- v. Processing Fee and applicable GST on it, is non-refundable in all cases.

### **(d) Delivery of Possession**

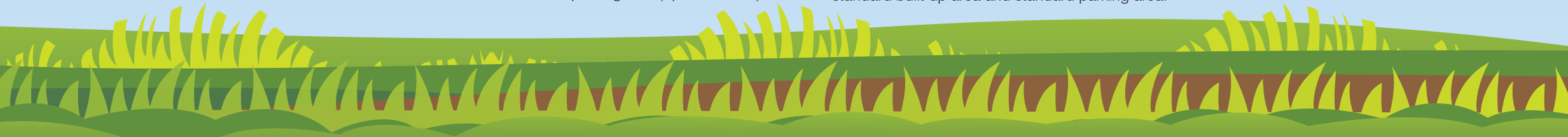
- i. While taking delivery of the flat, the allottee has to give an undertaking in shape of an Affidavit, to be submitted before taking over possession of the flat that, he/she is taking possession of the flat after exercising due diligence about construction and other facilities. He/she shall not raise any objection thereafter for any rectification or compensation in respect of allotted flat.
- ii. An allottee is required to take possession of the allotted flat within the stipulated date after execution of 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.
- iii. The allottees must occupy their respective flats for residential use within six months of taking over possession of the same, failing which the allotment will be liable for cancellation.

### **(e) Execution of Lease deed**

The scheme will be taken up on lease hold land from the State Govt. After payment of full cost by the allottees, they will execute the lease deed with OSHB and Stamp duty, Registration charges and other miscellaneous dues will be borne by the allottees as per prevailing rate.

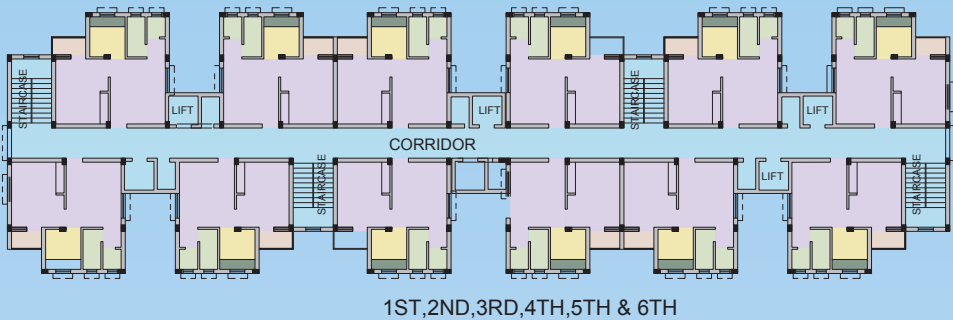
### **(f) Other Details**

- i. Scheme specifications mentioned in the brochure may undergo minor changes as per field requirement during execution.
- II. There may be minor variations in dimension of the rooms due to technical/ constructional requirements.
- iii. The flat thus allotted shall only be utilized for residential purpose. Any other use will entail cancellation of allotment.
- iv. The allottee has to pay the proportionate cost of the extra built-up area over the advertised/ standard built-up area and standard parking area.





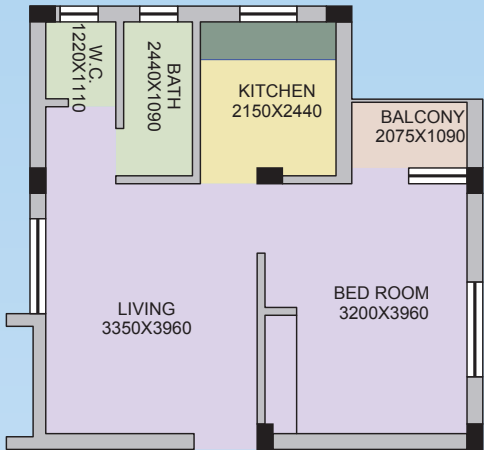
# Typical Floor Plan LIG Flats



# Typical Floor Plan EWS Flats



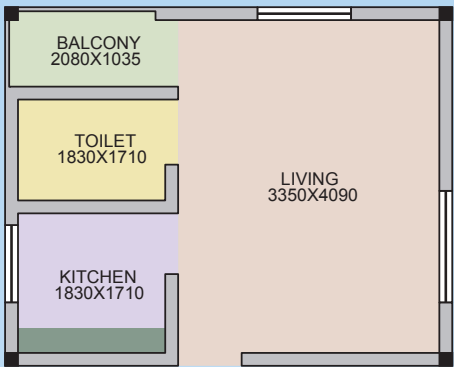
## Floor Plan LIG Flat



### Area Statement of LIG Flat

Carpet Area : 400 Sqft.  
Built Up Area : 510 Sqft.  
Balcony Area : 24 Sqft.  
Super Built Up Area : 659 Sqft.

## Floor Plan EWS Flat



### Area Statement of EWS Flat

Carpet Area : 209 Sqft.  
Built Up Area : 287 Sqft.  
Balcony Area : 22 Sqft.  
Super Built Up Area : 361 Sqft.



- v. The cost of the flat is inclusive of standard parking area of 120 sq. ft..Persons allotted with parking area more than the standard parking area will have to pay the proportionate extra parking cost as would be intimated by OSHB, to be intimated and payable at the time of handing over of the flat. Similarly in case of allotment of parking area less than the standard parking area, the proportionate cost will be adjusted at the time of handing over of the flat.
- vi. 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.
- vii. The Authority reserves the right to cancel the offer at any stage without assigning any reason thereof.
- viii. OSHB reserves the right to withdraw from or add to its offer of number of units/ change specification of units/ change certain conditions in the Brochure for the interest of project completion which shall be binding on the parties.
- ix. The interior photographs in this brochure are for illustration purpose only.
- x. All taxes, duties and other Govt. levies, if any, as applicable from time to time shall be solely borne by the allottees.
- xi. All matters pertaining to the sale/registration of flats shall be subject to jurisdiction of District Sub-Registrar, Angul.
- xii. Any legal dispute, if arises, will be within the jurisdiction of Angul only.

### (g) Special Conditions

- i. Allottees of the flats will have to abide by the provision of "The Odisha Apartment Ownership Act, 1982" and all such Rules & Regulations, Amendments framed in this connection from time to time.
- ii. Before taking over possession of the flats, during process of allotment, the allottees will have to form an Association 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 the Association. It is mandatory and binding on all the allottees to be a member of the Association. OSHB shall have no responsibility towards maintenance of the building and infrastructure after completion/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 Association.
- iii. Allottees will take electric connection from CESU on their own, after taking possession of flat and 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 for one year or from the date of taken over by the society whichever is earlier and charge tariff to the apartment owners. OSHB shall handover the management and maintenance of the entire system to the Association with three month's notice. The allottees will have to pay one year water tariff in advance before taking possession of the flat to be intimated at the time of handing over of possession.
- iv. OSHB shall hand over all the system meant for common use including water supply system, sewerage system, STP, Lift and D.G. set to the Association of Allottees.
- v. All Common area related facilities like road, drain, paved area, boundary wall, gates etc., shall be maintained by the owners of the flats through their Association.

### Force Majeure:

OSHB AGREES AND UNDERSTANDS THAT TIMELY DELIVERY OF POSSESSION OF THE FLAT IS THE ESSENCE OF THE AGREEMENT. If the construction of flat is delayed for reasons of "Force Majeure" which inter alia include delay on account of non-availability building material/ labour or water supply or electric power 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 State Bank Of India (Contact Mr. Dipankar Sahoo : 94370 88457), ICICI Bank (Contact Mr. Arun Mishra : 99370 89612, Mrs. Sony Pattanaik : 90900 99910, Mr. Samir Pani : 76828 60193), Bank of Baroda (Contact Mr. Narayan Sahani : 77520 50821), HDFC Bank (Contact Mr. Srikanta Samal : 99371 88884, Pradeep Mohanty : 89173 89685), for financing EMD (Earnest Money Deposit) to eligible applicants at the discretion of the bank. After allotment, allottees have option to avail housing loan from any financial institution subject to their eligibility as per the terms of Bank.**

**Booking Opens on - 16/11/2020**

**Booking Closes on - 31/12/2020**

**(During Working Hour)**

### For further details, please contact during office hours only :

Er. B. B. Roul, Executive Engineer, Cuttack - 9861211820

Mr. Manas Ranjan Dash, Scheme Officer - 9090199602

Mr. B. Mallick, AAO - 8598975497

Mr. Girija Sankar Panda, A.A.O - 9090373641

### Housing Commissioner Cum Secretary

Odisha State Housing Board,

Sachivalaya Marg, Bhubaneswar-751001

Phone : 0674-2393524/2392587/2393277, EPBAX-0674-2391542, 2390141

Ext.-142, 147, 163,155. FAX (0674) 2393952, Website : <https://oshb.org>

# Building Houses - Building Odisha



The Odisha State Housing Board was set up in the year 1968 by an Act of State Legislature, with prime objective for 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 31301 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, deposit works of State Government. Further, the Board had also taken up a massive Rural Housing programme “**Kalinga Kutira Project**” in the State by financing about 20,000 beneficiaries for construction of fire-proof roof houses during 1990-95.

**ODISHA STATE HOUSING BOARD**  
**At Your Service for last 50 successful years**

## Salient Features of the Housing Projects of the Board

- Litigation free land with Houses in prime locations at affordable cost.
- Affordable instalment 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, parking, shopping complexes etc.

## On-going Projects of OSHB

- Bhubaneswar ■ Kharavela Enclave, Jagamara  
■ Multi-storied Apartment Projects at dumduma, Phase-VI&VII

## Up-coming Projects of OSHB

- Bhubaneswar ■ Multi-storied Apartment Project of Ranasinghpur, Phase-II  
■ Multi-storied 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
- Ganjam ■ Residential Project at Raghunathpur, Berhampur
- Rourkela ■ Multi-Storied Residential Apartment at Basanti Colony  
■ Commercial-Cum-Residential Complex at Basanti Colony



**S.J. Naveen Patnaik**  
Hon'ble Chief Minister, Odisha



**Shri Pratap Jena**  
Hon'ble Minister  
Housing & Urban Development,  
Panchayati Raj & Drinking Water,  
Law, Govt. of Odisha



**Shri Priyadarshi Mishra**  
Hon'ble Chairman  
Odisha State Housing Board

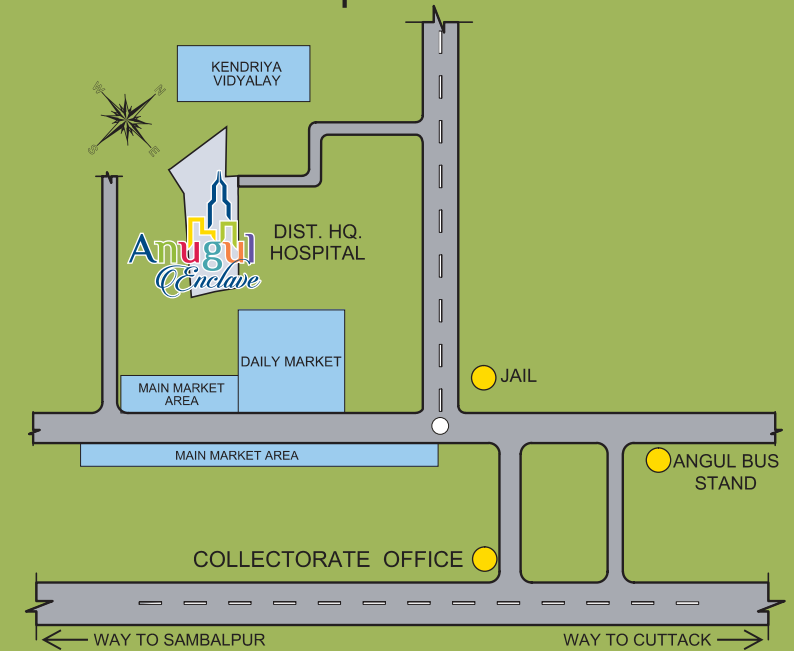




## Scheme Site

Construction Work in Progress

## Location Map



### Approximate Distance from the Proposed Site

Bus Stand	: 800 Mtr.
Collectorate Office	: 800 Mtr.
District Hospital	: Adjacent
Kendriya Vidyalaya	: Adjacent
Main Market	: 300 Mtr.
Railway Station	: 2.5 Km.



## ODISHA STATE HOUSING BOARD

Sachivalaya Marg, A/32, Kharavela Nagar  
Bhubaneswar-751 001

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