



# **Baji Rout**

## **Social Housing Scheme**

### **PHASE-II**

### **Mahisapat, Dhenkanal**

**EWS Flats,  
LIG, MIG & HIG Core Houses**

**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, Ph.-I

### **Sundargarh**

- LIG/MIG Social Housing Scheme, Badapatrapalli, Ph.-II

### **Nayagarh**

- Pathani Samanta - Composite Housing Scheme, Muktapur



## Introduction

Odisha State Housing Board, a Govt. of Odisha Organisation and premier housing institution of the State offers simplex core houses in LIG, MIG & HIG category and flats in finished shape for EWS category under self-financing scheme over Govt. land measuring Ac. 15.00 dec. at Mahisapat, Dhenkanal on lease basis. This composite Housing Scheme "Baji Rout Social Housing Scheme, Ph-II" will be taken up in a fast developing location of Dhenkanal town.

## Scheme Profile

The scheme provides for 97 nos. of HIG, 50 nos. of MIG, 79 nos. of LIG simplex core houses and 84 nos. of finished EWS flats (in G+3 structure- Six nos. of Blocks- 14 flats in each block), out of which 136 units have been already sold and this offer is for 167 units, as per following specifications.

Sl. No.	Category	No. of Units	Plot Area (in Sqft.)	Plinth Area (in Sqft.)	Super Built-up Area (in Sqft.)	Provisional Sale Price Per Unit (in Rs.)	E.M.D. (in Rs.)
1	HIG Simplex	54	2,000	1,000	-	21,19,000/-	2,12,000/-
2	MIG Simplex	32	1,500	715	-	15,38,000/-	1,54,000/-
3	LIG Simplex	08	1,040	445	-	7,84,000/-	78,500/-
4	EWS Flats	73	-	-	284	4,04,000/-	40,500/-

- The Plot area in core houses may vary as per site conditions and incase of extra plot area beyond the standard plot size, proportionate cost of developed land will be charged.
- Service tax and all other statutory charges as applicable from time to time under the statute of the law will have to be paid by the allottees in addition to the sale price.
- Specific House/ Flat No. will be allotted by lottery among the allottees only after completion of the project.

## Specifications

### A. EWS flats

- RCC framed structure (G+3 storied).
- 8" exterior and 4" filler walls with Fly Ash Bricks.
- A.S. flooring.
- Exterior walls finished with Cement paint.
- Interior walls finished with Cement wash.
- Flush door shutter with iron angle chokaths.
- PVC doors with chokaths for toilets
- Glazed casement windows.
- Internal electrification with casing & capping provisions.



## B. HIG, MIG & LIG Houses

- i. RCC framed structure.
- ii. 10" exterior and 5" filler walls with Fly Ash Bricks.

## Infrastructure Facilities

- i. Site Development.
- ii. Internal Black Topped Road with masonry Drains and Culverts.
- iii. Hume Pipe Culverts for C.D works.
- iv. Piped water supply to the scheme with tap point in EWS flats. Allottees of HIG, MIG & LIG category will have to take individual water supply connection from the main line.
- v. Sewerage disposal through septic tank and soak pit for EWS flats only.
- vi. External electrification with Transformers.
- vii. Arboriculture

## Project Period

The project period is kept at 24 months (approximately) from the date of signing of agreement with contractor after approval of tender.

## Application Procedure

### I. Offline Procedure :

- i) Brochure containing relevant information, terms and conditions with prescribed Application Form, Affidavit will be available on payment of Rs. 500/- (Non-refundable) by cash at Accounts section from OSHB Head Office, Sachivalaya Marg, Bhubaneswar-751 001 and from the Division Office at Cuttack (in front of Arundoya Market, Link Road, Cuttack) during working hours from 25.04.2016 to 24.05.2016.
- ii) Persons intending to avail brochure with Application Form by post are required to send Demand Draft of Rs. 700/- (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 25.04.2016 to 15.05.2016.
- iii) Application Forms can also be downloaded from OSHB Website [www.oshb.org](http://www.oshb.org) and cost of brochure i.e., Rs. 500/- 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 24.05.2016. Applications received by post beyond 24.05.2016 will not be entertained and OSHB shall not be responsible for any postal delay. In case of application by Post, applicants should clearly mention "**Application for HIG/MIG/LIG/EWS Flat at Baji Rout Social Housing Scheme, Phase-II**" on the envelope.
- v) Following document should be furnished along with the filled in application.
  - a. The Earnest money deposit of the flat/house.
  - b. Non-refundable Processing Fee of Rs. 1000/- & Service Tax of Rs. 145/- i.e., a total of Rs. 1145/- for LIG core house, Non-refundable Processing Fee of Rs. 2000/- & Service Tax of Rs. 290/- i.e., a total of Rs. 2290/- for MIG core house and Non-refundable Processing Fee of Rs. 3000/- & Service Tax of Rs. 435/- i.e., a total of Rs. 3435/- for HIG core house can either be deposited in shape of Bank Draft/Pay Order/Bankers. Cheque drawn on any Commercial Bank in favour of "**Orissa Housing Board Fund**" payable at Bhubaneswar or by cash in Vijaya Bank, OSHB Branch. In case of EWS Flats, only Earnest Money of the flat is to be deposited.
  - 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. Self attested 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.
- g. Two nos. of self addressed envelopes of size 12 cm. X 26 cm.
- h. 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) in the prescribed form along with requisite processing fees & document, after allotment.
- viii) Joint applications is only permitted within family members. For the Purpose, "Family" comprises of husband, wife and minor children.

## II. Online Procedure:

The applicants desirous of applying online for the scheme can apply through the official website [www.oshb.org](http://www.oshb.org). Applicants should also follow the instructions given in website of OSHB.

- i) The total process of downloading and filling up the application form will be through website of OSHB.
- ii) 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.
- iii) 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, processing fee, Service Tax and any other taxes with cess as applicable at the time of online application in a single transaction.

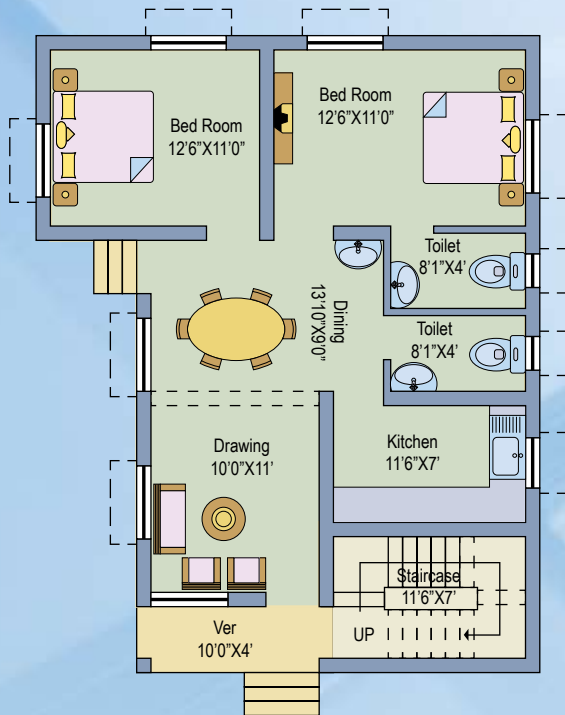
Bank Name : VIJAYA BANK  
 Branch : O.G.N.B, BHUBANESWAR-751001 (Odisha)  
 Bank A/C Name : ORISSA HOUSING BOARD FUND  
 Bank A/C no. : 748100300005001  
 Bank IFSC Code : VIJB0007481  
 Type of Account : CURRENT

- iv) Applicants should attach the scanned copy of the following documents along with application while applying online
  - a. Payment confirmation receipt with transaction number in PDF format (less than 1 MB)
  - b. Scanned copy of Voter ID/ PAN Card, Driving Licence/ Aadhar Card/ as proof of identity and copy of Telephone bill/ Electricity bill/ Bank passbook in support of proof of residence in PDF format. (each less than 1 MB)
  - c. Affidavit in prescribed format (in PDF format) which is available for download (less than 1 MB)
  - d. Scanned passport size image of the applicant in JPEG format (300 x 400 pixels, less than 2 MB)
  - e. Scanned image of signature of the applicant in JPEG format ( 300 x 150 pixels, size less than 2 MB)
- **Attachment in any other format & size other than specified above will be considered as non-submission of the document.**
- v) Applicants should fill the particulars of his own Bank Account in the specified place so that the refund of money will be done online to the unsuccessful applicants.



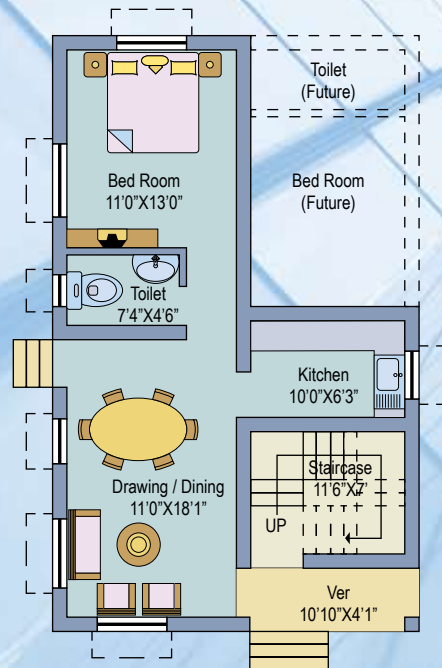
# Floor Plan

## Floor Plan HIG House



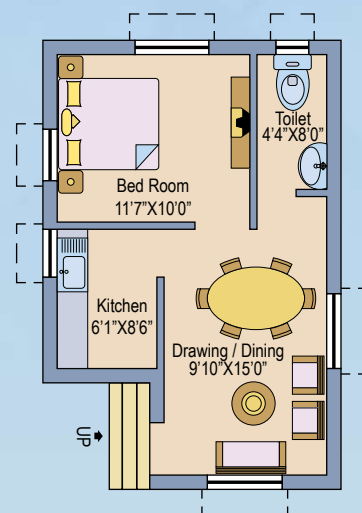
Plot Area : 40'X50' = 2,000 Sqft.  
Plinth Area : 1,000 Sqft.

## Floor Plan MIG House



Plot Area : 30'X50'=1,500 Sqft.  
Plinth Area : 715 Sqft.

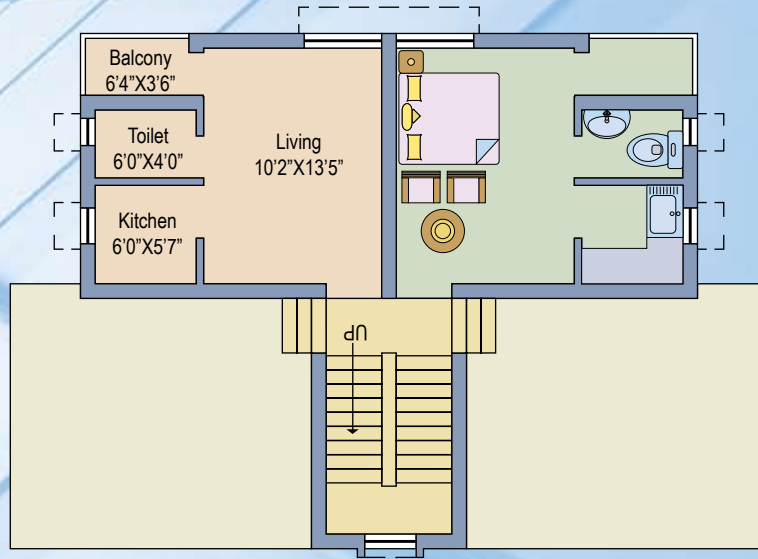
## Floor Plan LIG House



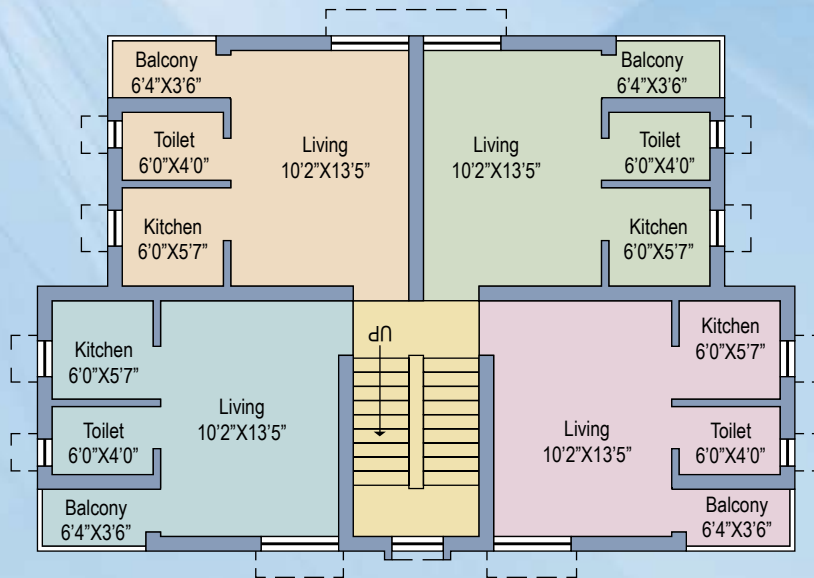
Plot Area : 26'X40"=1,040 Sqft.  
Plinth Area : 445 Sqft



## Floor Plan EWS Flat



**Ground Floor Plan**  
**Super Builtup Area : 284 Sqft. (Each Unit)**



**Typical Floor Plan**

## Revenue Map





- vi) After submission of the online application, a confirmation SMS will be given to the mobile number provided in the application form.
- vii) The applicant should submit the original documents for verification as and when required.

## 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 non-payment of dues/ suppression of facts / violation of any other term and condition of allotment / agreement with OSHB or any other reasons, it shall not entitle the family for any further allotment in this scheme.
- 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 & HIG : Family income more than Rs. 3,60,001/- per annum.
  - Annual income is to be shown by self declaration in the application form and affidavit.

### Allotment

- (a) Allotment of houses/flats will be made as per existing Board Rules. In case the number of applicants under any category is more than the number of units, allotment will be made by drawal of lots.
- (b) After allotment, particular House/Flat No. will also be allotted by lottery amongst the allottees, after completion of the project. In case of request of allottee for change of particular House/Flat after drawal of lottery, the same will be decided by the Authority as per availability of House/Flats and applications submitted by the allottees in such respect.
- (c) In case the number of applicants under any category is less than the number of units, allotment will be made to all eligible applicants without lottery.
- (d) Earnest Money Deposit shall not carry any interest and will be adjusted against sale price after allotment.
- (e) No interest will be paid by the Board in case of advance payment of EMD/Installment and in case of delay in construction due to factors beyond the control of the Board.
- (f) 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.
- (g) The allottee is required to deposit the balance cost of the house/flat as per the schedule of payment, to be intimated to the allottee in the allotment letter after allotment of House/Flat.







- (h) 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.
- (i) The allottee(s) shall not use the flat/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.
- (j) 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 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.
- (k) The allottee(s) shall make necessary insurance of the house/flat ,carry out the maintenance of the house/flat at his/her own cost, after taking over possession.
- (l) The interiors of the EWS 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.
- (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 of Apartment/colony which may cause interruption in the usage of the common areas and facilities within the colony and/or cause any structural damage or encroachment in the colony.
- (o) The allottees of simplex LIG, MIG & HIG core houses shall not take up addition/alteration of the allotted houses, after taking over possession, without prior approval of OSHB and competent Authority of the Locality except as per plan in brochure.
- (p) The allottee(s) shall not encroach any area in the scheme beyond the allotted plot area in case of houses/ built-up area in case of flats.

## 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/flat will be deducted from his/her EMD with the non-refundable processing fees. 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 House/ 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 despite the aforesaid circumstances, no extra financial benefits can be given to him/her.
- (C) The EMD of the applicants who are either unsuccessful in lottery/ whose applications are rejected on any ground will be refunded without interest by Account Payee cheque in favour of the applicant within three months from the date of lottery .
- (D) The Processing Fee is non-refundable in all cases.

## Delivery of Possession

- (a) While taking delivery of the House/ Flat, the allottee has to give an undertaking in shape of affidavit 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/scheme.
- (b) An allottee is required to take possession of the allotted house/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. 1,000/- 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 will have to occupy their allotted houses after completing finishing works in their respective house/flat 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 which may change as per field requirement during execution.
- (b) Final sale price of the House/ 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 House/Flat thus allotted shall only be utilized for residential purpose. Any other use will entail cancellation of allotment.

## Special Conditions

- (a) Allottees of EWS flats will have to abide by the provision of "The Orissa Apartment Ownership Act, 1982" and Rules & Regulations framed/amended there under from time to time.
- (b) After taking over possession by the allottees of EWS flats, OSHB will facilitate for constituting and registering a society in accordance with the provisions of "The Orissa Apartment Owners Act, 1982" and Rules made/amended there under, for the management, upkeep and maintenance of common facilities and services. This society will be formed 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. 10000/- and one year subscription fee of Rs. 6000/- @ Rs. 500/- 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 the date of issue of first possession to any allottee in the scheme.
- (c) Allottees of EWS flats 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. OSHB shall handover the management and maintenance of the entire system to the society with three month's notice. The allottees will have to pay one year water tariff in advance before taking possession of the flat.
- (d) For HIG, MIG & LIG houses the allottees shall pay the water tariff as fixed by OSHB from the date of connection. The allottees will have to pay one year water tariff in advance before taking over possession of the houses.
- (e) All taxes, duties and other Govt. levies, if any, as applicable from time to time shall be solely borne by the allottees.
- (f) All matters pertaining to the sale/registration of House/ Flats shall be subject to jurisdiction of District Sub-Registrar, Dhenkanal.





- (g) The EWS allottee(s) shall not sub-divide or demolish any structure of the Flat or any portion thereof or cause to make any new construction. The allottee(s) however should undertake in shape of Affidavit to be submitted before taking over possession of the Flat, that he/she shall not divide/sub-divide the Flat in any manner and shall not change the colour and facade of outer walls of the Apartment.

## Force Majeure

If the construction of houses/flats in the scheme 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.

- 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 / change certain conditions in the Brochure, which shall be binding on the parties.
- The interior photographs in this brochure are for illustration purpose only.

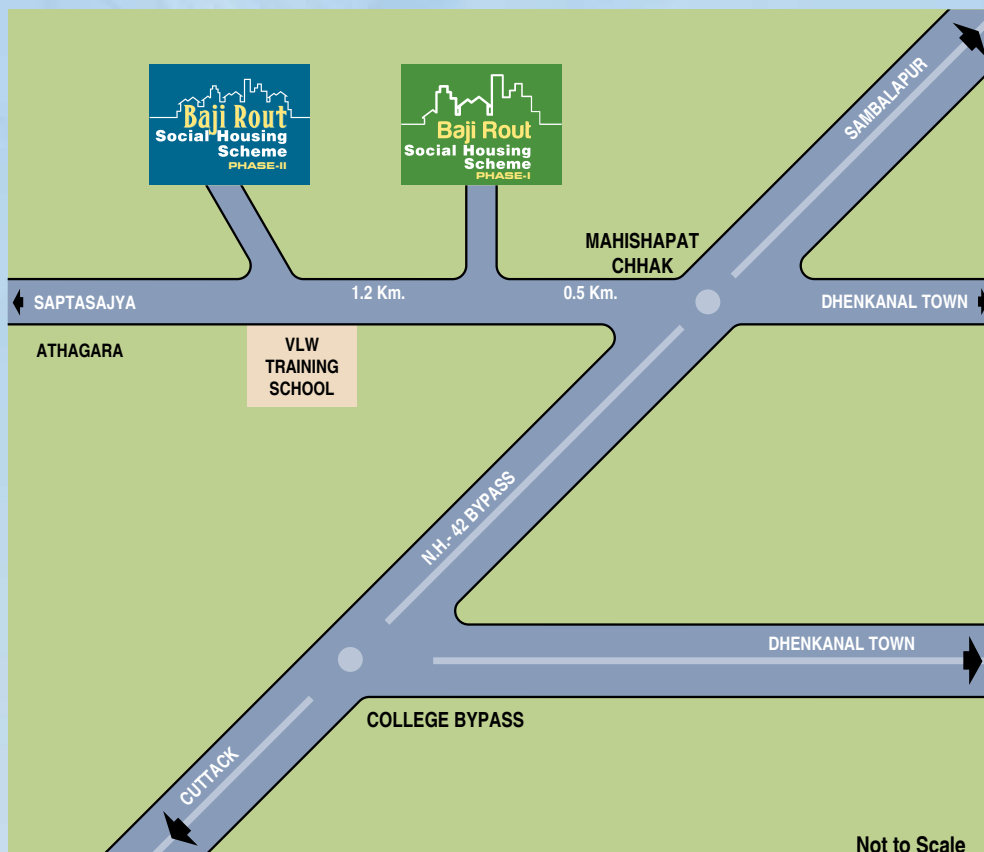
For further details, please contact :

HOUSING COMMISSIONER-CUM-SECRETARY  
Odisha State Housing Board,  
Sachivalaya Marg, Bhubaneswar-751 001  
Phone No. : (0674) 2393524

**Booking Opens From 25.04.2016 at 11.00 am.**

**Booking Closes on 24.05.2016 at 05.00 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



## **ODISHA STATE HOUSING BOARD**

Sachivalaya Marg, Kharavela Nagar, Bhubaneswar - 751 001  
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Cuttack Division Office Phone : (0671) 2313769  
[www.oshb.org](http://www.oshb.org)

**OSHB** *on the Path of Progress*