

Commercial *Complex* SHOPPING UNITS

At Chhend, Phase-III, Rourkela



ODISHA STATE HOUSING BOARD

On Going Projects of OSHB

Bhubaneswar

- Nandighosa Enclave, Ranasinghpur
- Kharavela Enclave, Dharma Vihar

Cuttack

- EWS Flats, Bidyadharpur

Dhenkanal

- Integrated Social Housing Scheme, Mahisapat

Sundargarh

- LIG/MIG Social Housing Scheme, Badapatrapalli

Nayagarh

- Pathani Samanta - Composite Housing Scheme, Muktapur



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

Introduction

Odisha State Housing Board (OSHB) the premier housing institution of the state is constructing a three storied (Ground + two storied) Commercial Complex providing for Shopping Units at Chhend, Phase-III, Rourkela over a land measuring Ac.0.482 under Self Financing Scheme, which is nearing completion.

The site is located within the existing Phase-III, housing Scheme area and has tremendous potential as a business centre.

Scheme Profile

The Scheme provides for a three storied Commercial Complex consisting of 108 finished shops in the G+2 storied structure with 36 shops in each floor (16 A-Type, 08 B-Type, 04 C-Type & 08 D-Type). Out of 108 shops in the scheme, 35 shops have already been allotted. This offer is for the sale of remaining 73 nos. of shops, in different categories (41 - A Type, 08 - B Type, 08 - C Type & 16 - D Type shops).

Category	No. of Units	No. of Units already Allotted	No. of Vacant Units	Carpet Area Per Unit (in Sqft.)	Provisional Sale Price Per Unit (in Rs.)	E.M.D. (in Rs.)
A Type	48	7	41	146	3,89,000	40,000
B Type	24	16	08	136	3,63,000	40,000
C Type	12	4	08	55	1,47,000	15,000
D Type	24	8	16	46	1,23,000	13,000
Total	108	35	73			

- Service Tax as applicable from time to time, will have to be paid by allottees, in addition to the provisional sale price.
- The shops are under construction and the shopping complex will be completed soon.
- Shops will be sold in finished shape, along with necessary infrastructure as per scheme provision.
- EMD has to be paid along with filled up application. After selection, allottees will have to pay balance cost before taking over possession.
- Applicants, who have earlier applied previously in 2007 for this scheme and whose EMD is pending with OSHB can deposit balance EMD/COST (in case of outright purchase) within the Booking period, for consideration of their case along with new applicants.
- Preference in allotment will be given to outright purchasers who apply with full cost along with application.



Specification of Civil Work

- a) Foundation : R.C.C. Framed Seismic resistance structure.
- b) Damp Proof Course : Grade Beam & DPC
- c) Wall : 1st class K.B. brick masonry.
- d) Lintel : Piece Lintel.
- e) Roof : RCC roof with roof Beam.
- f) Pavement : Concrete Pavement in P.C.C (1:2:4) for outside parking area.
- g) Internal Electrification : PVC concealed conduit pipe laying in roof slab for wiring Installation to fan point with C.I circular fitting and fan hooks and internal wiring complete with fitting and fixtures switches, plugs, holders, main switch, earthing etc. to be provided to the finished shops.

Infrastructure Specifications

- i) Source of water : Existing Source.
- ii) External Water Supply : Through pipe line distribution system.
- iii) Sewerage disposal : Through septic tank and soak pit.
- iv) External Electrification : Transformer Sub-station with required H. T. / L. T. Line & common area lighting.

Project Period

The construction of the Commercial complex is scheduled to be completed soon.

Application Procedure

- A) A) Brochure containing relevant information, terms and conditions with prescribed Application Form, Affidavit Performa will be available on payment of Rs. 500/- (Non-refundable) by cash at Accounts Section from OSHB Head Office, Sachivalaya Marg, Bhubaneswar-751001 and in the office of the Project Engineer, OSHB, Rourkela Division (Basanti Colony, Rourkela, Phone : 0661-2420239) during working hours from 06/05/2015 to 06/06/2015.
- B) Persons intending to avail brochure with Application Form by post are required to send Demand Draft of Rs. 600/- (Non-refundable) in favour of "Orissa Housing Board Fund" payable at Bhubaneswar along with their letter of request to the Chief Accounts Officer with complete postal address from 06/05/2015 to 21/05/2015.
- C) Application Forms can also be downloaded from OSHB Website (www.oshb.org) and cost of brochure will have to be paid separately at the time of submission of filled in application.
- D) Applicants have to deposit EMD and Non refundable Processing fees amounting to Rs. 3000/- at the time of submission of filled in application.
- E) Completed filled in Application Form (Annexure-I) accompanied with the following documents must reach the office of the Housing Commissioner-cum-Secretary, OSHB or in the Office of the Project Engineer, OSHB, Rourkela Division (Basanti Colony, Rourkela, Phone No. 0661-2420239) by 06/06/2015 till 04.00 pm. Applications received by post beyond 06/06/2015 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 Shopping Units Commercial Complex, Chhend, PH-III, Rourkela" on the envelope.
- F) Following documents should be furnished along with the filled in Application:
 - a. Photocopy of the Bank Challan/proof of deposit of the Earnest Money Deposit (EMD). The EMD of the shop 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 in Vijaya Bank, OSHB Branch (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 declaring the Annual Family Income from all sources along with other details as per the format.

- d. Attested copy of the document in support of claim for reservation in allotment, if any, at the time of the application.
- e. Recent passport size photograph duly self attested on the front and affixed on the Application Form.
- f. Photocopy of Voter ID/ PAN Card/Driving License as proof of identity and copy of Telephone Bill/ Electricity Bill in support of residential proof.
- g. Any other document as felt necessary.
- h. Applications received without full particulars, affidavit, required EMD, the original money receipt and other documents shall be rejected summarily.

Terms & Conditions of Allotment

Eligibility

- a. The applicant must be a citizen of India and must be a major.
- b. In case of minor child, the natural parents, de facto guardian or guardians appointed by the Competent Court shall be eligible to apply.
- c. One family shall be eligible for only one allotment under the scheme. For the purpose, "Family" comprises of husband, wife and minor children.
- d. He/ She or his/her family members should not own/ have been allotted any SCR / Shop by the Board or any other Govt. Agency in the Rourkela Municipality Area.
- e. Any family purchasing a SCR / Shop under any scheme floated by any other Govt. Agency in this locality, where the scheme is proposed to be undertaken 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.
- f. In case of third party transfer of allotment of any SCR/shop, made by any other Govt. Agency in this locality where the Commercial Complex is proposed to be undertaken by the OSHB by the applicant, it shall not entitle the family for further allotment in this scheme floated by OSHB.
- g. Any allotment made but cancelled due to suppression of facts shall not entitle the family for any further allotment under any other scheme.

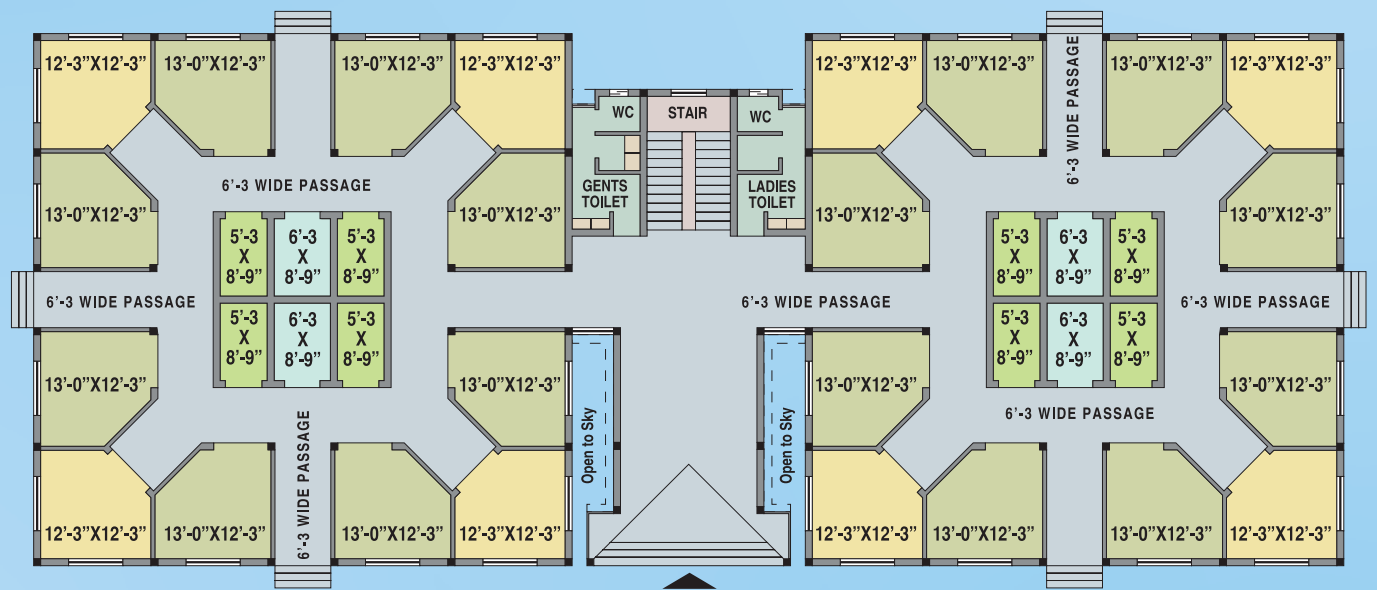
Conditions of Allotment

- a. Allotment of shops 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. 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 and balance available units will be added in general category.
- c. After selection in allotment, particular shop Number will also be allotted by lottery amongst the 73 allottees after completion of the Project and after allotment of shop number to existing 35 allottees in principle.

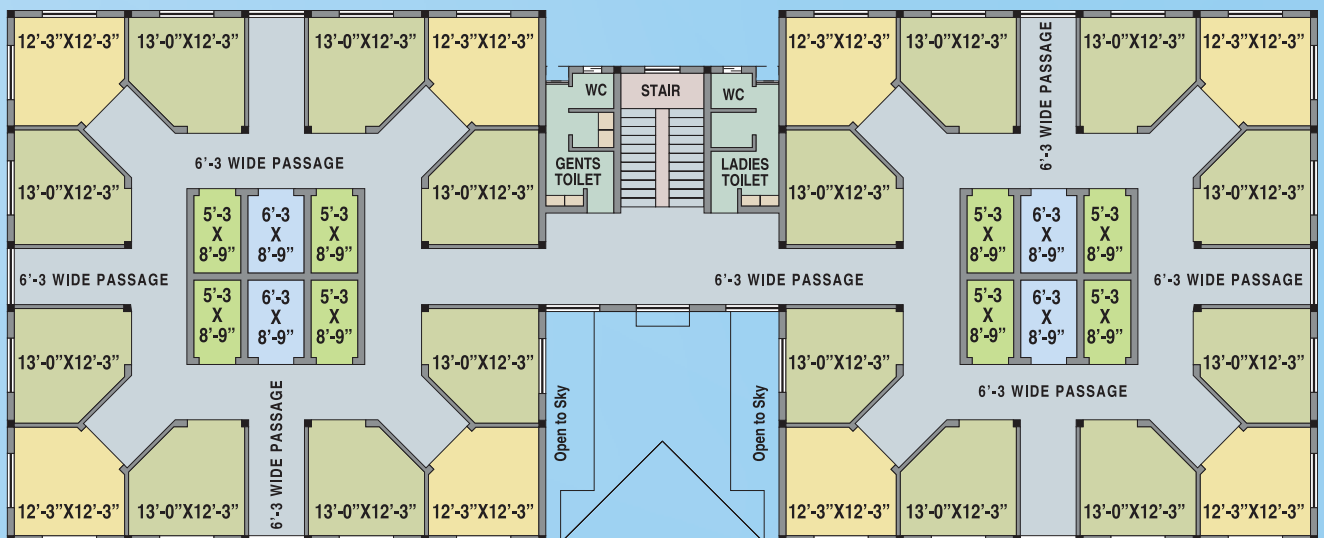




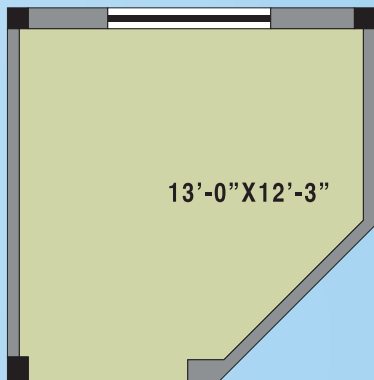
Front Elevation



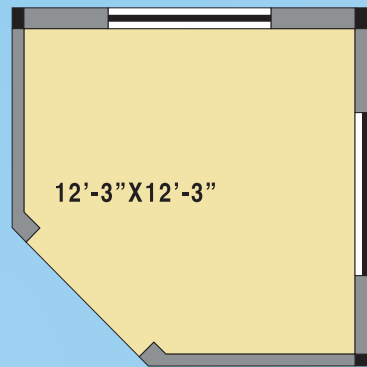
Ground Floor Plan



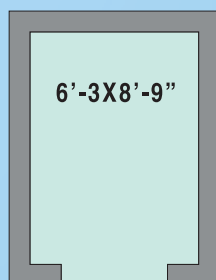
Typical Floor Plan (1st & 2nd)



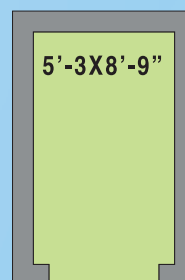
Type-A
146 Sqft.



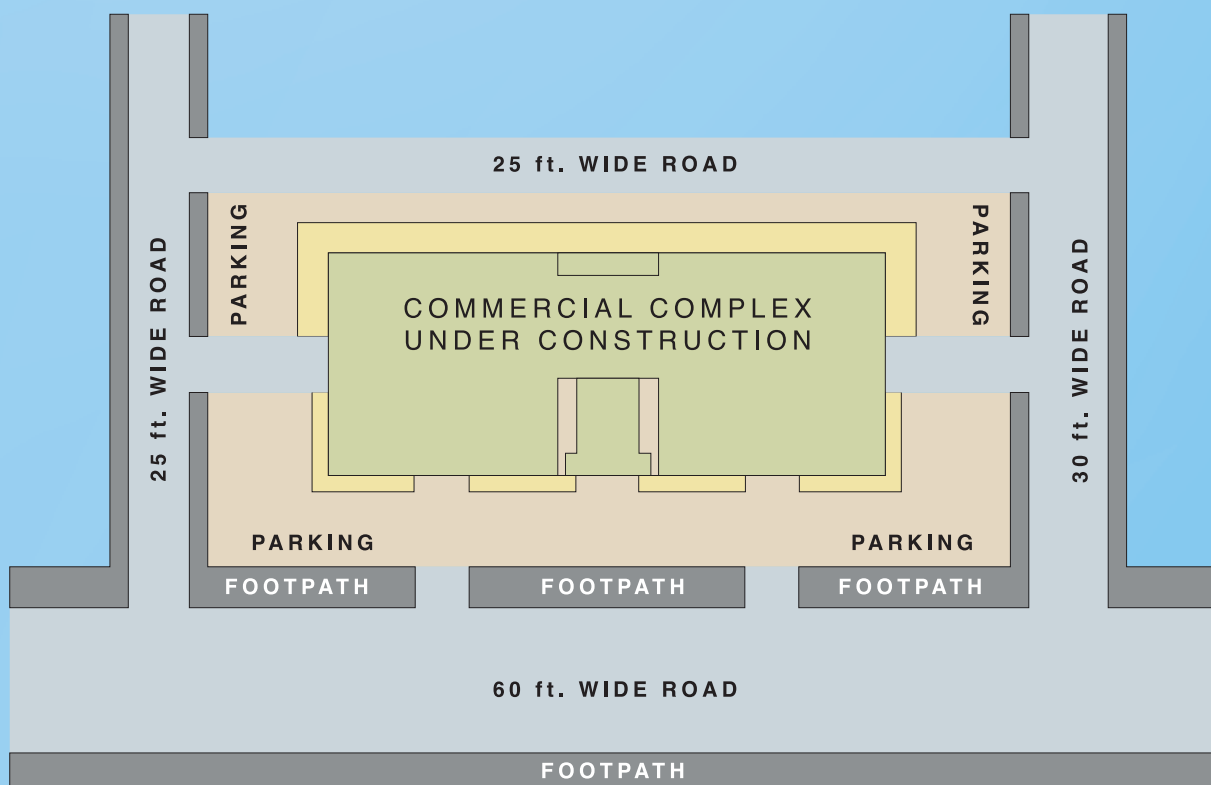
Type-B
136 Sqft.



Type-C
55 Sqft.



Type-D
46 Sqft.



Site Plan

- d. As per extant Rules, reservation in allotment for different categories of applicants is as under:

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

(Employee includes employee of State Govt., Central Govt., Undertakings, Local Authority, Corporation controlled by Central Govt. & State Govt.).

The persons claiming reservation in any particular category 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 Form. If an applicant opts for more than one category, then first one will be taken into consideration.

- (e) Earnest Money Deposit shall not carry any interest and will be adjusted against sale price after allotment.
- (f) No interest will be paid by the Board in case of advance payment of any installment 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/Financial Institution/Employer may apply in prescribed format of OSHB for NOC (No Objection Certificate) along with requisite processing fees & document after allotment.
- (h) The allottee is required to deposit the balance cost of the shop as per the schedule of payment, to be intimated to the allottee in the allotment letter after allotment of shop. Service Tax as applicable from time to time, will have to be paid by allottees, in addition to the provisional sale price and final sale price.
- (i) 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 the allottee becomes a defaulter, any amount received from him/her will be adjusted first towards interest outstanding for the default and then towards installment amount (Principal), as fixed in the schedule.
- (j) The allottee shall not use the shop for such activities, which are likely to cause nuisance, annoyance or disturbance to other occupants of the shopping complex 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.
- (k) The allottee shall always use the shop for commercial purpose 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 complex or use the shop for criminal or illegal activities or activities prohibited under law of the land.
- (l) It is expressly understood that the internal security of the complex shall always be the sole responsibility of the allottee(s) and Society/Association to be formed by the Allottees of this commercial complex after handing over of shops by OSHB. The allottee(s) shall abide by the conditions contained in the Special Condition.
- (m) After taking over possession of shops, the allottee(s) shall carry out the maintenance of the shop at his/her own cost. The insurance of the complex as well as the interiors and exteriors of the complex 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 Condition.
- (n) The allottee(s) shall not display any name, address, signboard, advertisement materials etc. on the external facade of the project.
- (o) 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) to the concerned authority.

- (p) The allottee(s) shall not make any additions or alterations in the shop or in the common area which may cause interruption in the usage of the common areas and facilities within the complex and/or cause any structural damage or encroachment on the structure of the building(s) in the complex.
- (q) The allottee(s) shall not sub-divide or demolish any structure of the shop or any portion thereof or cause to make any new construction in the shop.
- (r) The ownership of the allotted shop cannot be transferred by way of sale to third party (excluding family members) without prior written approval of OSHB.

Refund/Withdrawal/Cancellation

- (A) In case of violation of any terms and condition 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 shop will be deducted from his/her E.M.D. 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.
- (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. 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 shop, the allottee has to give an undertaking in shape of affidavit to the effect that he/she is taking possession of the shop after exercising due diligence about construction and other facilities as per the scheme provision. He/she shall not raise any objection thereafter for any rectification or compensation in respect of allotted shop/scheme.
- (b) An allottee is required to take possession of the allotted shop 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 must occupy their respective shops within one year 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

- (a) Scheme specifications mentioned in the brochure are provisional.
- (b) Final sale price of the shop 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 shop thus allotted shall only be utilized for legitimate commercial purpose. Any other use will entail cancellation of allotment.

Special Conditions

- a) Allottees will have to form a society/Association for purpose of maintenance of common areas including parking, security, insurance etc of the complex after taking over possession.
- b) After taking over of possession by the allottees, OSHB will facilitate the constituting and registering a society in accordance with existing Rules 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. 5,000/-and one year subscription fee of Rs. 6,000/- @ Rs. 500/- per month at the time of agreement with OSHB which will be extra over sale price. OSHB shall have no responsibility towards any complaint or maintenance of the building and infrastructure after expiry of 12 months period from date of first possession issued by OSHB in the scheme to any allottee and no such complaint will be entertained by OSHB after expiry of stipulated 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 shops subject to changes from time to time. The allottees have to pay one year water tariff in advance before taking possession of the flat.
- d) All taxes including service tax, duties and other Govt. levies, if any as applicable from time to time shall be solely borne by the allottees.
- e) All matters pertaining to the sale/ registration of apartments shall be subject to the jurisdiction of District Sub-Registrar, Rourkela.

Force Majeure

If the construction of commercial complex is delayed for reasons of "Force Majeure" which inter alia include inordinate delay on account 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
- The interior photographs in this brochure are for illustration purpose only.
- Any legal disputes, if arise must be within the jurisdiction of Rourkela.

For further details, please contact :
Housing Commissioner-cum-Secretary
Odisha State Housing Board
Sachivalaya Marg, Bhubaneswar-751 001
Phone No. : (0674) 2393524

BOOKING OPENES ON 06.05.2015 at 11.00 am.
BOOKING CLOSES ON 06.06.2015 at 4.00 pm.

Committed to Build a Better Odisha

Sj. Naveen Patnaik
Hon'ble Chief Minister



Shri Pushpendra Singh Deo
Hon'ble Minister
Housing & Urban Development

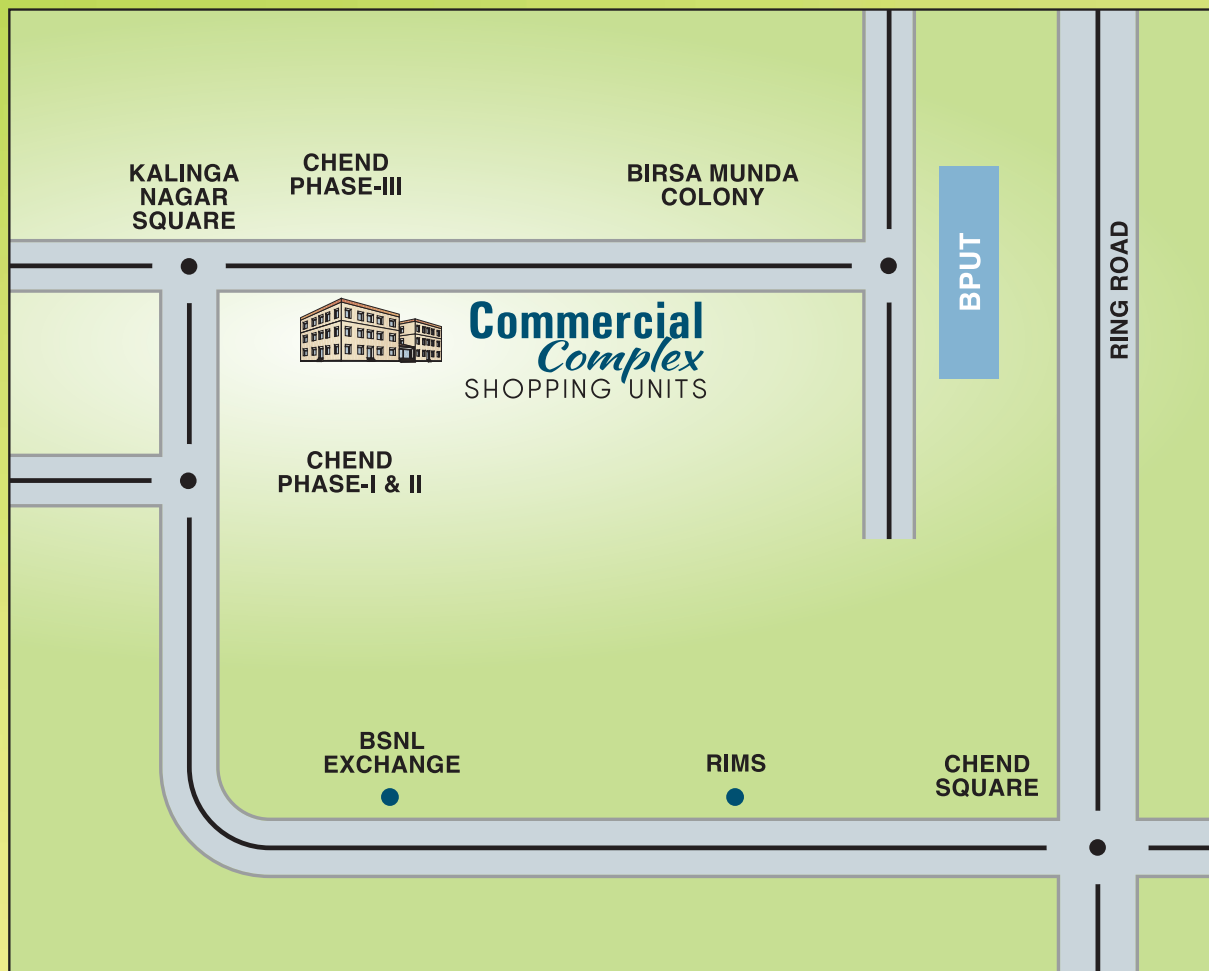


Shri Pratap Keshari Deb
Chairman
Odisha State Housing Board



OSHB *on the Path of Progress*

Location Map



NOT TO SCALE



ODISHA STATE HOUSING BOARD

Sachivalaya Marg, A/32, Kharavela Nagar, Bhubaneswar - 751 001
Tel. EPABX : 0674 - 2390141, 2391542, Fax : 0674 - 2393952

For further assistance, please get in touch with
Project Engineer, Rourkela - 94379 20585
Division Office, Rourkela - 0661 - 2420239

www.oshb.org