

**Flats for
Economically Weaker Sections (EWS)**

**At
BIDYADHARPUR
CUTTACK**



ODISHA STATE HOUSING BOARD

On Going Projects of OSHB

Bhubaneswar

- Nandighosa Enclave, Ranasinghpur
- Kharavela Enclave, Dharma Vihar

Dhenkanal

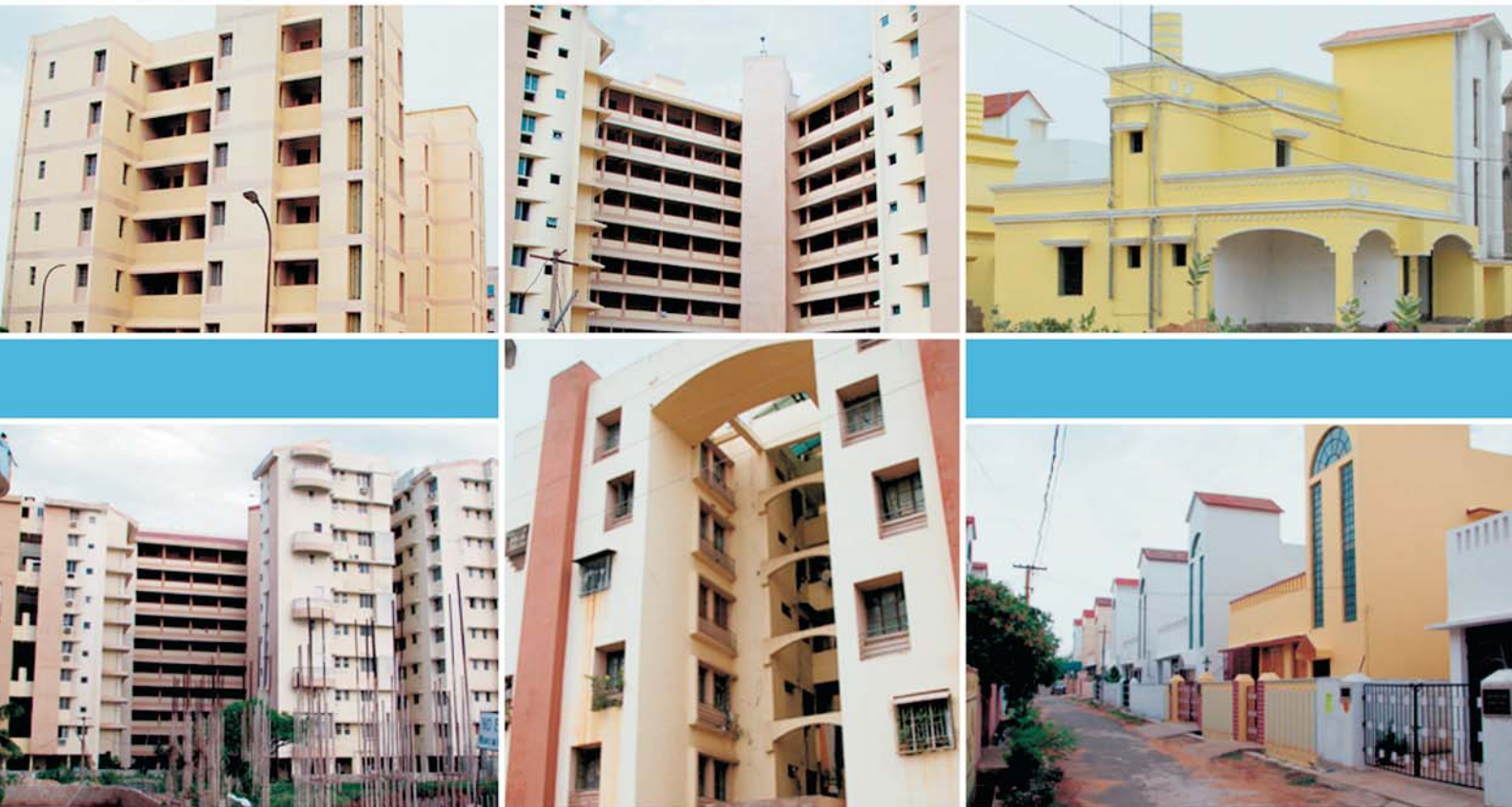
- Mahisapat, Integrated Social Housing Scheme

Sundargarh

- Badapatrapalli, LIG/MIG Social Housing Scheme

Nayagarh

- Pathani Samanta, Composite Housing Scheme at Muktapur, Nayagarh



Up Coming Projects of OSHB

Bhubaneswar

- Ranasinghpur, Multistoried Apartment Project

Cuttack

- Integrated Housing Project, at Ramagarh

Angul

- Residential Apartment Projects at Angul

Dhenkanal

- Baji Rout, Composite Housing Scheme, Phase - II

Introduction

Odisha State Housing Board , a Govt. Of Odisha undertaking and a premier Housing Institution of the State, offers 320 EWS flats in finished shape in 23 Blocks (Ground+3 storied structure) with 14 flats in each Block at Bidyadharpur, Cuttack in its proposed EWS Housing Scheme. This is a Self-financing scheme, where allottees will have to pay full cost before taking possession of the flat.

The site is strategically located within the Cuttack City, near Nuabazaar Chhak /Cuttack College surrounded by residential colonies, with easy access to Market, Hospital and School etc.

Scheme Profile

The project provides for 320 nos. of EWS flats in Ground plus three (G+3) storied structures (without provision of lift) along with necessary infrastructure facilities, as detailed under:

Sl. No.	Category of Flats	No. of Flats	Carpet Area Per Unit	Super Built up Area Per Unit	Provisional Sale Price Per Unit (in Rs.)	E.M.D. (to be paid with the Application) (in Rs.)
01	EWS Flat	320	221 Sqft.	284 Sqft.	3,64,000/-	40,000/-



- In addition to sale price, service tax and all other statutory charge as applicable under statute of law from time to time, will be payable by allottees.
- Easy payment period after allotment; for balance cost in 8 quarterly installments, over a period of 24 months. The installment will start after approval of the tender for construction of the flats.

A) Specifications (EWS Flats) :

- RCC framed structure over pile foundation.
- 8 Inch exterior and 4 Inch filler walls with Fly Ash Bricks.
- A.S. flooring .
- Exterior walls finished with Cement paint.
- The interior walls finished with cement wash.
- Flush door shutter with iron angle choukath.
- PVC doors to toilets and glazed casement windows.
- Internal Electrical installations by surface wiring by casing capping with copper wire.
- Internal water supply with fittings of standard quality.

B) Infrastructure Facilities

- Site Development with filling of sand in the ditch after removal of slushy soil and clearing shrubs & bushes.

- ii) Retaining wall around the filled up area as required.
- iii) Internal Black topped road with masonry drains and CD works by Humepipe culverts.
- iv) External water supply by direct pumping from bore wells for EWS flats and sewerage disposal with individual septic tank and soak pit for each block.
- v) External electrification with transformers along with street lights.
- vi) Arboriculture.

C) Project Period

The project period is kept at 30 calendar months from date of signing of agreement with the agency (contractor) after obtaining approval of Govt. The scheme will be implemented under self financing, where allottees will have to pay the full cost of the flats before taking over possession.

Application Procedure

- A) Brochure containing relevant information, terms and conditions with prescribed Application Form, Affidavit Proforma will be available on payment of Rs. 300/- (Non- refundable) by cash at Accounts Section from OSHB Head Office, Sachivalaya Marg, Bhubaneswar-751 001 and in the office of the Project Engineer, OSHB Cuttack Division (Link Road, Infront of Arundoya Market, Cuttack-12 Phone No. 0671-2313769, 9437010475) during working hours from 30/12/2013 to 15/02/2014.
- B) Persons intending to avail brochure with Application Form by post are required to send Demand Draft of Rs. 400/- (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 30/12/2013 to 31/01/2014.
- C) Application Forms can also be downloaded from OSHB Website (www.oshb.org) and cost of brochure will have to be paid with EMD.
- D) Completed filled in Application Form (Annexure-I) accompanied with the following documents must reach the office of the Housing Commissioner-cum-Secretary, OSHB by 15/02/2014 or in the Office of the Project Engineer, OSHB, Cuttack Division (Link Road, In front of Arundoya Market, Cuttack-12, Phone No.: 0671-2313769, 9437010475). Applications received by post beyond 15/02/2014 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 EWS Flat in Bidyadharpur Apartment Scheme" on the envelope.
 - a. Photocopy of the Challan/proof of deposit of EMD has to be submitted along with the application. The Earnest Money Deposit (EMD) of the Flat 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 preference/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 Licence 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

- The applicant must be a citizen of India and must be a major.
- In case of minor child, the natural parents, de facto guardian or guardians appointed by the Competent Court shall be eligible to apply.

- One family shall be eligible for only one allotment under one housing scheme. For the purpose, "Family" comprises of husband, wife and minor children.
- He/ She or his/her family members should not 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 an 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 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 Annual Family Income for the applicant of EWS flat must be within Rs.90,000 /- (Rupees Ninety Thousand) only. After successful selection of any Applicant for allotment of EWS Flat, the applicant must have to submit the original Income Certificate from the Tahasildar/ Municipal Officer of the concern area in support of his/her Annual Family Income; before issue of Allotment Order. Incase, the Applicant fails to submit such certificate within a period of two months from date of notice from OSHB, his/her selection will stand cancelled, without any communication.**

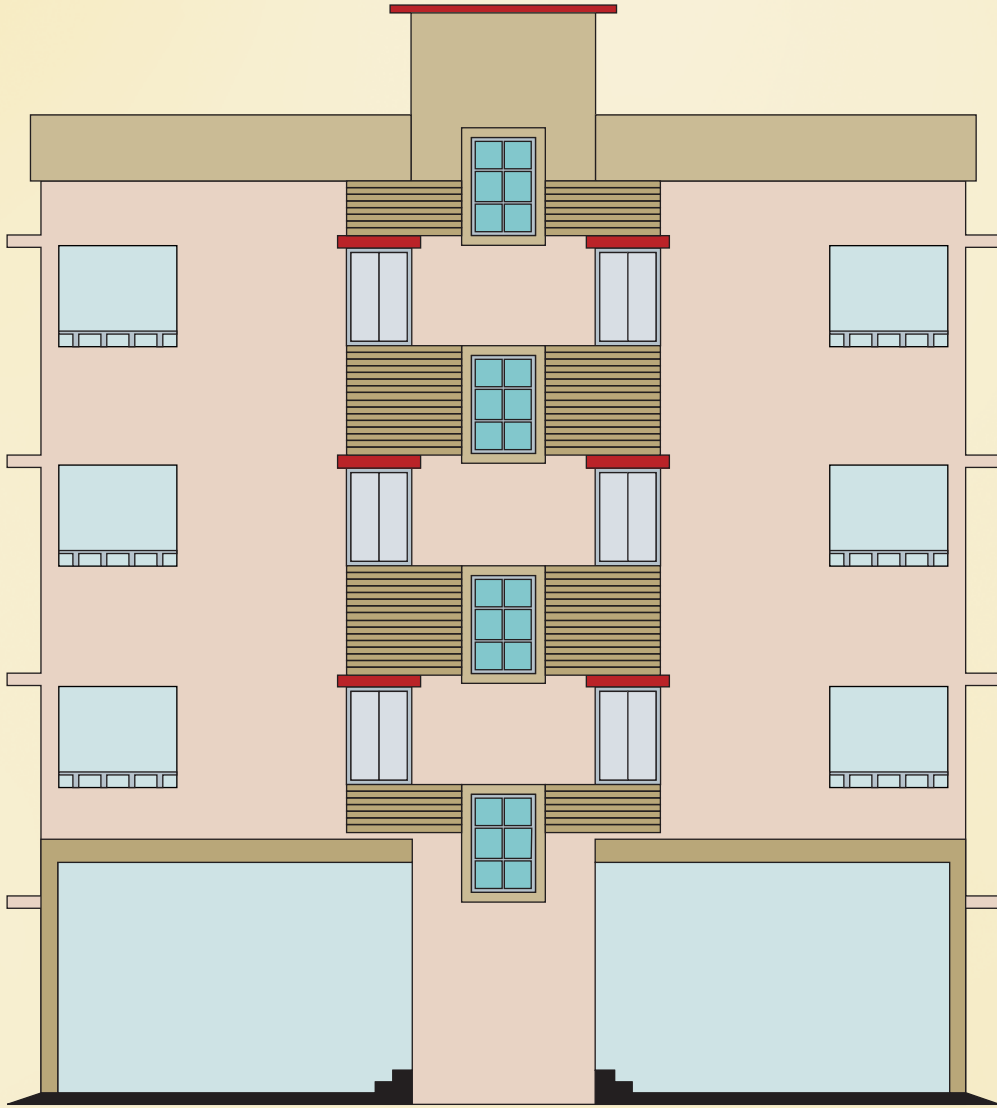


Allotment

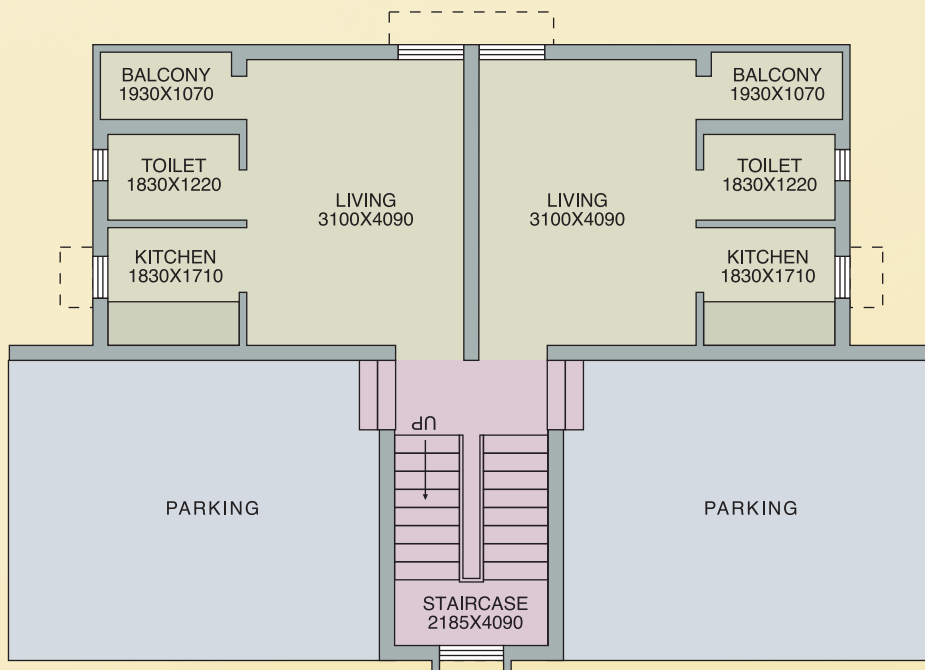
- (a) Allotment of flats will be made as per Board's regulation. In case the number of applicants under any category is more than the number of units, allotment will be made by drawal of lots. After allotment, particular flat will also be allotted by lottery amongst the allottees after completion of the Project. The allottees who will be selected in the lottery for Ground floor and 1st floor flat will have to pay Rs.10,000/- extra over the sale price. In case of request of allottee for change of particular flat after drawal of lottery, the same will be decided by Authority as per availability of flats and applications submitted by the allottees.
- (b) As per allotment Regulation of the Board, the different categories for allotment are 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%			

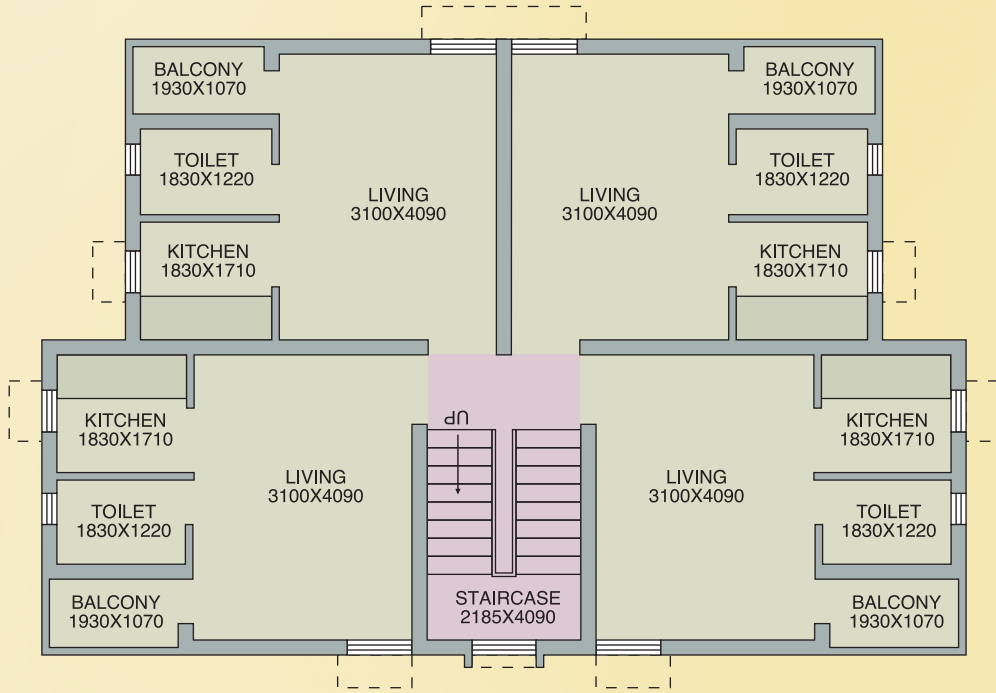
(Employee includes employee of State Govt., Central Govt., Undertakings, Local Authority, Corporation controlled by Central Govt. & State Govt.)



Front Elevation



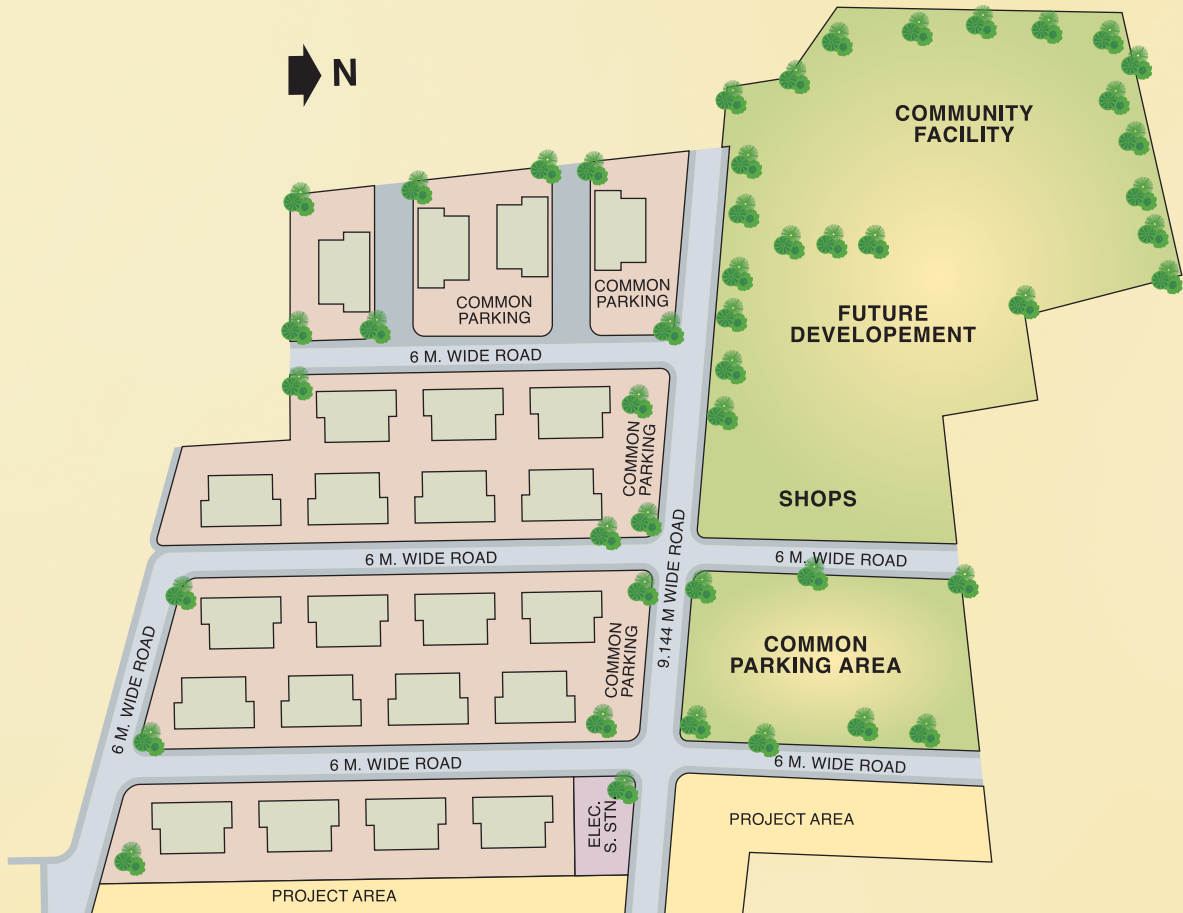
Ground Floor Plan



Typical Floor Plan

Proposed Site Plan

(Provisional and Subject to change as per site condition)



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

- (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 any installment and in case 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 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 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.
- (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 flat 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 flat 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.
- (k) The allottee(s) shall carry out the maintenance of the flat at his/her own cost. The insurance of the apartment as well as the interiors and exteriors 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 Condition.
- (l) The allottee(s) shall not display any name, address, signboard, advertisement materials etc. on the external facade 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 alterations 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.
- (p) The ownership of the allotted flat cannot be transferred by way of sale to third party (excluding family members) for a period of 10 years from date of allotment.

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 house 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 two months from the date of lottery.

Delivery Of Possession

- (a) While taking delivery of the flat, the allottee has to give an undertaking in shape of affidavit to the effect that he/she is taking possession of the flat 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 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 the possession of the same, failing which the allotment will be liable for cancellation.

Late Entry to the Scheme

In case of late entry to the scheme, the allottees shall be required to pay interest @18% per annum on the due amount payable by the original allottees or pay the revised costing as may be decided by the Board.

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.
- b) After taking over of possession by the allottees, OSHB will facilitate the 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/-and one year subscription fee of Rs. 12,000/- @ Rs. 1,000/- 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 flats subject to changes from time to time. OSHB shall maintain and operate the water supply system and charge prorata 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.
- 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, Cuttack.
- 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 the Chairman, OSHB by way of clarification is final.

Force Majeure

If the construction of Apartment is delayed for reasons of “Force Majeure” which interalia 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
- 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 OPENES ON 30.12.2013 at 11.00 am.
BOOKING CLOSES ON 15.02.2014 at 5.00 pm.

Committed to Build a Better Odisha

Sj. Naveen Patnaik
Hon'ble Chief Minister



Sj. Debiprasad Mishra
Hon'ble Minister
Housing & Urban Development
Agriculture, Fisheries & Animal Resources
Development



Sj. Saroj Kumar Samal
Chairman
Odisha State Housing Board



OSHB *on the Path of Progress*

Location Map



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, Cuttack - 94370 10475

www.oshb.org