

DUMDUMA PHASE-VI

**Multistoried
Residential Apartment Complex
For **HIG** Category
at Dumduma, Bhubaneswar**



By



ODISHA STATE HOUSING BOARD

Introduction :

Odisha State Housing Board (OSHB), the premier housing Institution of the State, offers on sale, 41 nos. of HIG (3BHK) flats at Dumduma, Phase-VI in its modern upcoming Residential Apartment Complex under self financing scheme spread over sanctioned Govt. land measuring Ac.2.137 dec.

Location :

The site is located in the midst of one of the fast developing area of Bhubaneswar city, adjacent to existing developed housing colonies of Odisha State Housing Board in Dumduma, at a distance of about 3 km from Khandagiri Square, connected by Black topped road from National Highway. Important institutions like hospitals, market, school, colleges are available nearby with excellent connectivity with city.

Scheme Profile :

The project provides for 126 nos. of HIG flats (3 BHK with extra room for servant) in two Blocks of Basement+Stilt+Nine floor structures, with 72 flats in Block-A (Type-I & Type-II 36 each) and 54 flats in Block-B (Type-III). All the units will be sold in finished shape with fittings and fixtures of reputed brands in the market. The scheme details are as follows :

Category of Flats	No. of Flats	Built up Area/Plinth area (Sft.) / Unit	Super Built-up Area (Sft.) / Unit	Provisional Sale Price (Rs.) / Unit	E.M.D. Amount (Rs.) / Unit
HIG	41	1402 to 1437	1815 to 1866	61,85,000 to 63,60,000	6,50,000

Salient Features of the Scheme :

- Complex secured with compound wall, entrance gate and security cabin.
- 70% open space for free ventilation and lighting.
- Each flat is open in three sides without any common wall between individual flats facilitating adequate air circulation, lighting and privacy.
- Ample covered parking space in Basement floor and Stilt floor.
- Free two wheeler parking space.
- Intercom connectivity from security cabin with individual flats.
- Exclusive Transformer, D.G. Set for power back up to common areas in the complex and provision of power back up for maximum 80 watts in each flat
- Provision of DTH TV connection point for each flat.
- Provision for car wash Bay inside the complex.
- Jogging track.
- Central lawn and children's play area.
- Provision of space earmarked for Ambulance and Fire Brigade vehicle.
- Separate visitors parking.
- Provision of Ramp/Access with dedicated parking for the physically challenged persons.
- Provision of G+2 structure Community Centre inside the complex for multi utility purpose, with convenient shopping in ground floor and open hall type structure in first and second floor, which can be used as per convenience of Allottees' Association
- Rain water harvesting
- Mechanised Sewerage Treatment Plant.
- Exclusive covered parking in Basement and Stilt floor.
- Internal Concrete pavement.
- Lift facility for residential Blocks.
- Fire fighting system.

Scheme Specifications :

Civil

- i) Earthquake resistant structure as per present norms.
- ii) Masonry walls with fly ash bricks and cement plaster.
- iii) Plastic emulsion paint over putty finish to interior walls and weather shield finish to outer walls.
- iv) Vitrified tile flooring.
- v) UPVC glazed window shutter.
- vi) Teak wood main door and Flush door for interior doors.

PH

- i) PH fittings of reputed brands.

- ii) External piped water supply by deep bore wells with provision for city supply connection as per availability.
- iii) Mechanised Sewerage Treatment Plant.

Electrical

- i) Electrical fittings of reputed brands.
- ii) External Power supply with Transformers.
- iii) Provision of DG set.

Other Specifications

- The HIG flats in the scheme, are available in three different sizes with slight variation in Built up Area and Super Built up area for each type.

Block-A

Type-I : 36 flats with Built up area of 1,437 Sft., super built up area of 1,866 Sft. each & provisional sale price of Rs.63, 60,000/- per unit.

Type-II : 36 flats with Built up area of 1437 Sft., Super built up area of 1,815 Sft. each & provisional sale price of Rs.61, 85,000/- per unit.

Block-B

Type-III : 54 flats with Built up area of 1,402 Sft. Super built up area of 1,819 Sft. each & provisional sale price of Rs.61, 99,000/- per unit.

- Allotment of flat will be made by draw of lottery from amongst the applicants.
- The final sale price will be fixed for each flat after completion of scheme basing on Built up Area & Super Built up Area of each flat, parking and is required to be paid by allottees, before taking over possession.
- The selected allottees on 1st floor and 2nd Floor will have to pay Rs.50,000/- extra over the final sale price.
- Service Tax, Cess and all other statutory charges as applicable from time to time under statute of law will have to be paid by the allottees in addition to the final Sale Price.

- The complex provides for covered car parking space in Basement floor and Stilt floor. The cost of covered Parking will be Rs.4, 00,000/- for each allottee which will be extra over & above the final Sale Price. There will be option for allottees to apply for second covered car parking, subject to availability and payment of extra cost. There is free two wheeler parking space.
- The allottee has to pay the cost of Parking along with cost of the flat during construction period and before taking over possession of the flat allotted in his favour.
- There is provision of G+2 structures Community Centre inside the complex without any additional cost to the allottees. This will be handed over to The Association of allottees for maintenance and use as per their convenience.
- The Provisional Sale Price is exclusive of Service Tax, Cess, Sales Tax (VAT) and any other tax as applicable from time to time under the statute of law and will be charged over & above the Provisional Sale Price.
- The maintenance of all Common facilities in the complex will be done by the Association of Allottees after handing over of possession of the complex to the Association.

Project Period :

The project period is approximately 36 calendar months from the date of signing of work agreement.



Application Procedure :

OSHB has developed systems for both offline and online submission of filled in application form and EMD.

I. Offline Procedure :

- i) Brochure containing relevant information, terms and conditions with prescribed Application Form will be available on payment of Rs.1,000/-(Non- refundable) by cash at Accounts section from OSHB Head Office, Sachivalaya Marg, Bhubaneswar - 751001 during working hours from 02/05/2016 to 31/05/2016.
- 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 of 'Orissa Housing Board Fund' payable at Bhubaneswar along with their letter of request to the Chief Accounts Officer with complete postal address from 02/05/2016 to 15/05/2016.

- iii) Application Forms can also be downloaded from OSHB Website www.oshb.org and cost of brochure will have to be paid with the EMD.
- iv) Completed filled-in Application Form (Annexure-I) must reach the office of the Housing Commissioner-cum-Secretary by 31/05/2016. Applications received by post beyond 31/05/2016 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 flats in Dumduma, Phase-VI on the top of the envelope.”

- v) Following documents should be furnished along with the filled in application.
 - a. The Earnest money of the flat (EMD) and Non-refundable Processing Fee of Rs.3,000/- and Service Tax with Cess of Rs.435/-, i.e., a total of Rs.3,435/-; to 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 at Vijaya Bank, Odisha Griha Nirman Bhawan Branch, Bhubaneswar.
 - 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 Residential proof.
 - f. Two nos. of self addressed envelope (12 cm. x 26 cm.).
 - g. Any other document as felt necessary.
- vi) Applications received without full particulars, EMD, Processing Fee with Service Tax & Cess, original Money Receipt and other documents shall be rejected summarily.
- vii) Joint application is only permitted within family members. For the purpose, Family comprises of husband, wife and minor children.

II. Online Procedure :

The applicants can submit filled-in applications in online mode through the official website www.oshb.org. Applicants should also follow the instructions given in website of OSHB.

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(Rs.6,50,000/), cost of application form(Rs.1,000/),processing fee including service tax (Rs.3,435/) at the time of online application in a single transaction.

Bank Name	: Vijaya Bank
Branch	: O.G.N.B. Bhubaneswar-751001 (Odisha)
Bank Account Name	: Orissa Housing Board Fund
Bank A/C No.	: 748100300005001
Bank IFSC Code	: VIJB0007481
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.
 - b. Affidavit in prescribed format as given in application form.
 - c. Documents in support of the claim under specific category (Not required for General Category)
 - d. Scanned passport size photograph of the applicant (size less than 2 MB)
 - e. Scanned image of Signature (Size less than 2 MB)
05. Applicant 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.
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.

Terms & Conditions of Allotment :

Eligibility :

- The applicant must be a citizen of India.
- He/she 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 Odisha State Housing Board or any other Govt. Agency in the BHUBANESWAR MUNICIPAL CORPORATION AREA where this Housing Scheme is proposed to be undertaken.
- Any family purchasing a residential plot/ house/ flat/

SCR under any scheme floated by Odisha State Housing Board or any other Govt. Agency in the BHUBANESWAR MUNICIPAL CORPORATION AREA 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 Odisha State Housing Board or any other Govt. Agency in the BHUBANESWAR MUNICIPAL CORPORATION AREA 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 & conditions of allotment / Agreement with OSHB or any other reasons, it shall not entitle the family for any further allotment under this scheme.

- The income eligibility criteria : Annual family income should be above Rs.3,60,001/- per annum. Annual income is to be shown by self declaration in the application and affidavit.

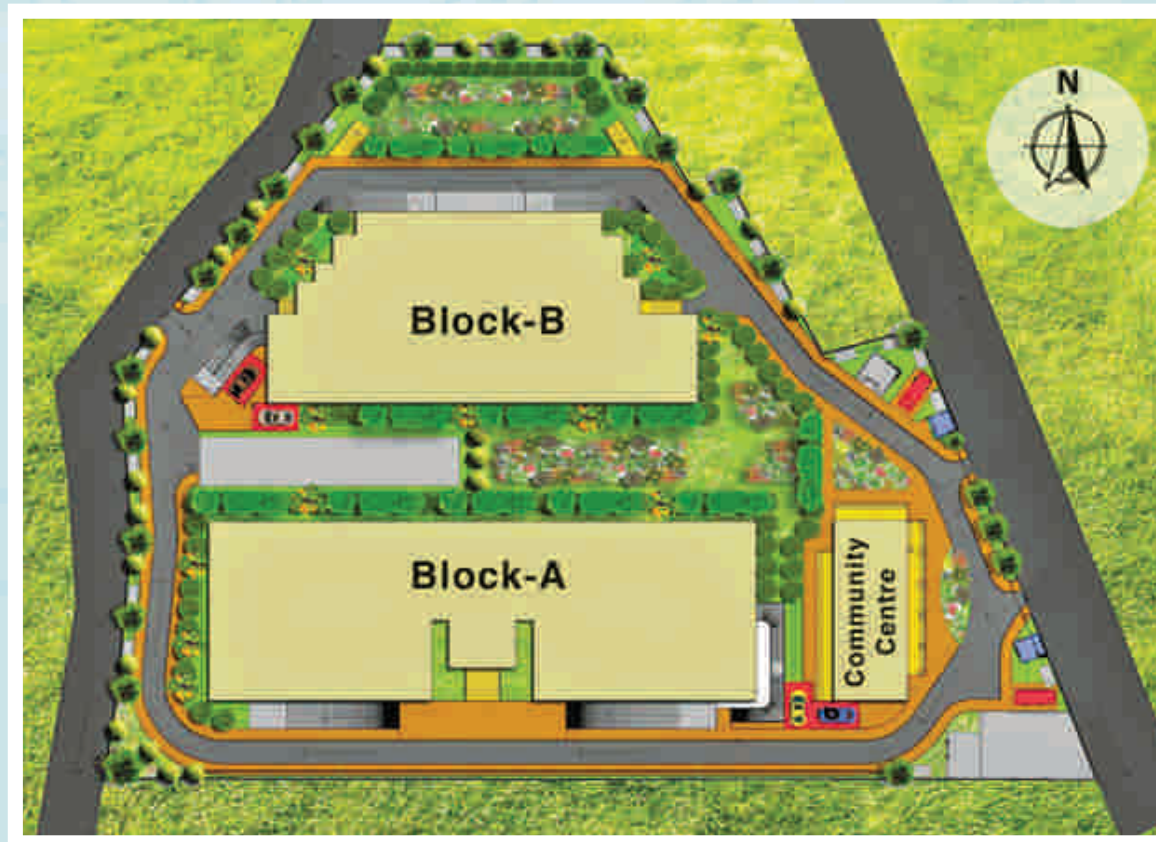
Allotment :

- Allotment of houses/flats will be made as per existing rules of the Board. In case, the number of applicants is more than the number of units in any category, allotment will be made by drawal of lottery.
- For allotment of type of flat in both Blocks i.e., BLOCK-A (TYPE-I/TYPE-II) and BLOCK-B (Type-III), lottery will be held amongst the selected 126 number of allottees .
- Allotment of particular flat number will be decided after completion of the scheme through the process of lottery amongst the allottees.
- The allottees selected in the lottery for 1st floor & 2nd Floor flats will have to pay extra cost over the sale price

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



as mentioned in the brochure. In case of request of any allottee for change of particular Block/Flat after drawal of lottery, the same will be decided by the Authority as per prevailing rules, availability of flats and number of such other requests received.

- The final sale price will be fixed for each flat basing on built up area & super built up area of each flat, parking along with cost of parking, service tax, sales tax (VAT) cess & all other dues as applicable, before taking over possession.
- As per extant rules of the Board, the reservation in allotment for different categories of applicants is as under:

(g) Out Right Purchase Option :

Twenty five percentages of units in each category will be kept reserved for outright purchasers, where the selected allottees will have to pay the balance of the Provisional Sale Price (less EMD) in one installment along with all statutory dues, as and when intimated by OSHB. In such cases, there will be a discount of 05 % in Provisional Sale Price. In case the no. of applications received under outright purchase is more than the no. of units available, selection will be made in lottery. Such unsuccessful applicants will also be considered in the selection process for balance 75% of the units under each category. However, there will be no preferential treatment for outright applicants during such selection. The applicant has to

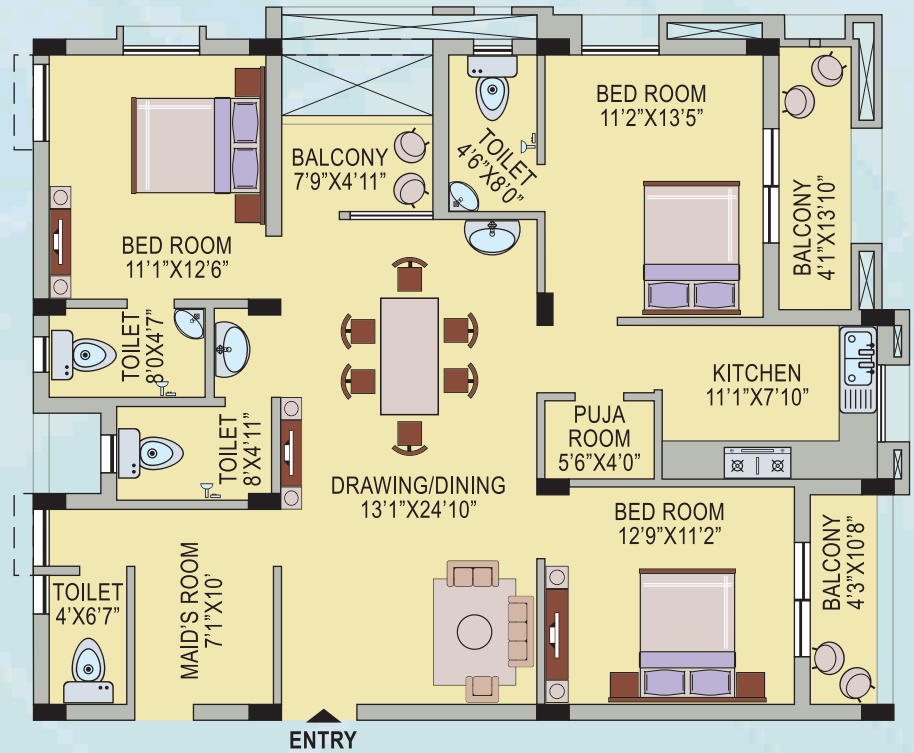
Floor Plan

Block A

Type-I

Built-up Area : 1437 Sft.

Super Built-up Area : 1866 Sft.

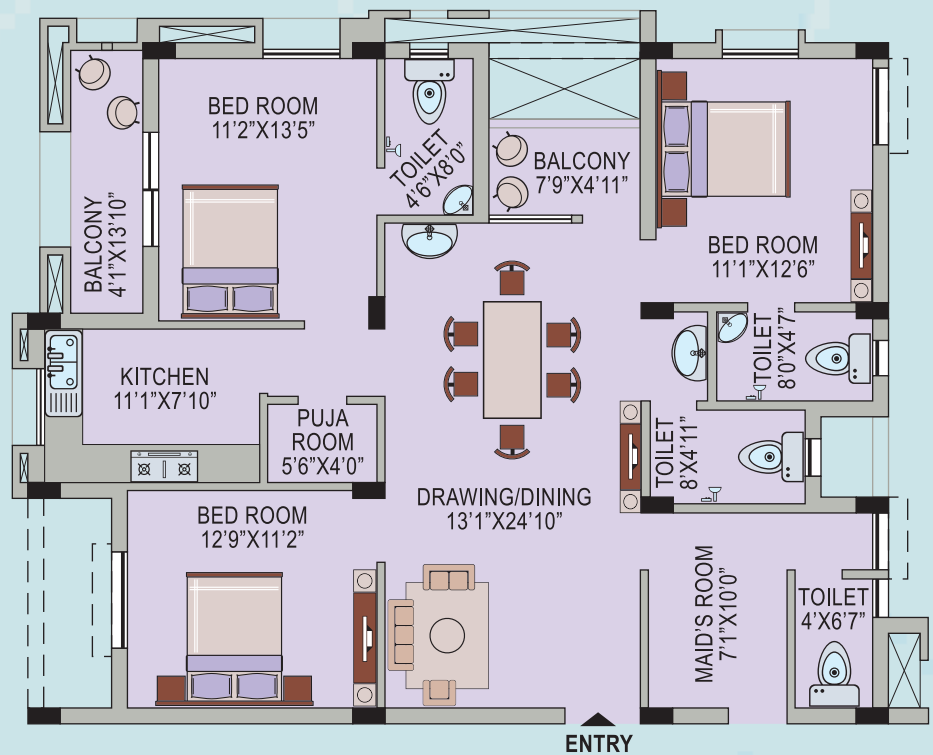


Block A

Type-II

Built-up Area : 1437 Sft.

Super Built-up Area : 1815 Sft.



Block B

Type-III

Built-up Area : 1402 Sft.

Super Built-up Area : 1819 Sft.

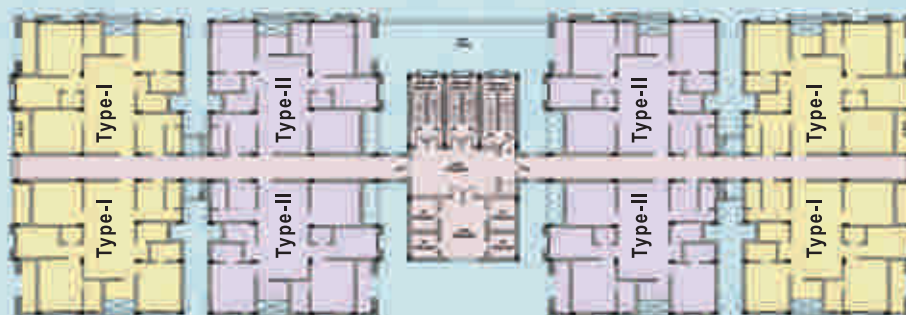


Typical Floor Plan

Block B



Block A



indicate about his option for purchase the flat on outright purchase basis in the application.

- (h) 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, if any, will be added to General category.
- (i) Earnest Money Deposit shall not carry any interest and will be adjusted against sale price after allotment.
- (j) No interest will be paid by the Board in case of EMD and advance payment of Installments.
- (k) The allottee desirous of availing loan from any bank/Employer may apply for NOC (No Objection Certificate) in prescribed form along with requisite processing fees & document after allotment of the flat.
- (l) 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.
- (m) 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 of payment.
- (n) 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.
- (o) 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 shall not use the asset for criminal or illegal activities or activities prohibited under law of the land.
- (p) 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.
- (q) The allottee(s) shall carry out the maintenance of the asset at his/her own cost. The insurance of the apartment as well as the interiors of the apartment shall be the responsibility of the allottee(s) and OSHB shall not in any case be held liable for any damage of loss incurred on account of any neglect or omission of the allottee(s) or any act of the third party. The allottee(s) shall abide by the conditions contained in the special conditions.
- (r) 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 without written approval of OSHB Authority.
- (s) 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).
- (t) The allottee(s) shall not make any additions or alternations in the flat or in the common area which may cause interruption in the usage of the common areas and facilities within the colony and/or cause any structural damage or encroachment on the structure of the building(s) in the colony. *An undertaking to this effect in shape of an Affidavit is to be submitted by the allottee before taking over possession of the flat.*
- (u) 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 shall undertake in shape of an Affidavit, to be submitted before taking over possession of the flat that, he/she shall not divide/sub-divide the flat in any manner.*
- (v) The allottee(s) shall not change the colour and facade of outer walls of his/her flat.
- (w) The allottee(s) shall not encroach any area in the scheme beyond the allotted built-up area for each flat.

Refund/ Withdrawal/ Cancellation :

- (a) In case any allotment is made on outright purchase basis, and the allottee fails to deposit the balance cost in one installment, as intimated by OSHB, the allotment will be cancelled.
- (b) In case of violation of any terms and conditions of allotment by the allottee, the allotment will be liable for cancellation. If any applicant withdraws from the scheme before allotment, only the EMD will be refunded. If the allottee applies for refund after allotment but before due date of subsequent payments, 1% of the advertised cost of the house will be deducted from his/her EMD. In case, the allotment is cancelled due to default in subsequent payments or if the allottee requests for refund/cancellation of allotment, the simple interest accrued @ 18% p.a on due amount till the order of cancellation/date of receipt of refund/cancellation application respectively will be deducted from the deposited amount in addition to 1% of the advertised cost of the flat.
- (c) An allottee is free to withdraw in case of
 - (i) Delay in giving possession of the flat beyond 5 years from date of allotment.
 - (ii) Escalation of the unit cost beyond 25% of the price announced in this brochure and in such cases, full refund shall be given along with interest as paid in Postal Saving Account except the Non-refundable Processing Fee. However, if the allottee continues in the scheme in spite of aforesaid circumstances, no extra financial benefits can be given to him/her.
- (d) The EMD of the unsuccessful applicants will be refunded without interest by Account Payee cheque/NEFT in favour of the applicant within three months from the date of lottery.
- (e) Processing Fee is non-refundable in all cases.

Delivery of Possession :

- (a) An allottee is required to execute the agreement for the flat as & when intimated by OSHB. If the allottee fails to execute the agreement in time, watch and ward charges @ Rs.3,000/- per month will be levied and beyond 6 months of intimation, the allotment will be cancelled and the deposited amount shall be refunded after due deduction as per Board's guideline.
- (b) 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 and he/she shall not raise any objection thereafter for any rectification or compensation in respect of allotted flat/scheme.
- (c) 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 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.
- (d) The allottees must occupy their respective flats within one year of taking over possession of the same, failing which the allotment will be liable for cancellation.

Execution of Lease Deed :

Stamp duty, Registration charges and other miscellaneous dues will be borne by the allottees as per prevailing rate.



Other Details :

- (a) Scheme specifications mentioned in the brochure are provisional which may change as per field requirement during execution.
- (b) There may be minor variations in dimension of the rooms due to technical/constructional requirements.
- (c) Objection / Complaints on construction/ other common facilities in the scheme/ or any complaint on provisions in the scheme will be examined by OSHB within a maximum period of one year from completion of the project or issue of first possession order to any allottee.
- (d) Final sale price of the flat will be intimated to the allottees after completion of the project. The differential sale price, if any, over and above the Provisional Sale Price, shall be payable by the allottee before taking possession.
- (e) 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 Odisha Apartment Ownership Act, 1982**” and all such Rules & Regulations, Amendments framed in this connection from time to time.
- (b) After taking over possession of the flats, allottees will have to form a Society 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 and registering the society. This society will be framed within 12 months from date of issue of first possession order by OSHB. It is mandatory and binding on all the allottees to be a member of the society by paying initial fee of Rs.20,000/- & one year subscription fee of Rs.18,000/ @ Rs.1,500/- per month, at the time of agreement with OSHB ,which will be extra over final 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 in the scheme to any allottee. The subsequent monthly fees after first year will be fixed by the Society.
- (c) Allottees will have to pay water tariff to OSHB as may be decided by the Board at the time of handing over the flats subject to changes from time to time. OSHB shall maintain and operate the water supply system and sewerage treatment plant and charge tariff to the apartment owners through their Owners Society. OSHB shall handover the management and maintenance of the entire system to the Society with three months notice. The allottees will have to pay one year water tariff in advance before taking possession of the flat, at the time of agreement with OSHB.
- (d) OSHB shall hand over the lift and D.G. set to the society with three months notice.
- (e) All taxes, cess, 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 flats shall be subject to jurisdiction of District Sub-Registrar, Khurda.
- (g) All Common area related facilities like road, drain, paved area, boundary wall, gates, community centre, garden etc., shall be maintained by the owners of the flats through their Society.
- (h) In case of any dispute regarding the meaning of any words(s), clause(s) in this brochure, the decision of Chairman, OSHB by way of clarification is final.

Force Majeure :

If the construction of Apartment is delayed for reasons of ‘**Force Majeure**’ which inter alia include inordinate delay in approval of tenders, delay on account of non-availability of steel, cement or any other building material/ labour or water supply or electric power 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 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.

- 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/ change specification of units/ change certain conditions in the Brochure, which shall be binding on the parties.
- The interior photographs in this brochure are for illustration purpose only.
- Any legal dispute, if arises, will be within jurisdiction of Bhubaneswar only.

For further details, please contact :

HOUSING COMMISSIONER-CUM-SECRETARY

Odisha State Housing Board

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

Phone : (0674) 2393524, 2392587, Fax : (0674) 2393952

Phone : EPBAX : (0674) 2391542, 2390141 - Extn. 134 / 166 / 155 / 160

Website : www.oshb.org

Booking Opens on : 02.05.2016 at 11.00 am.

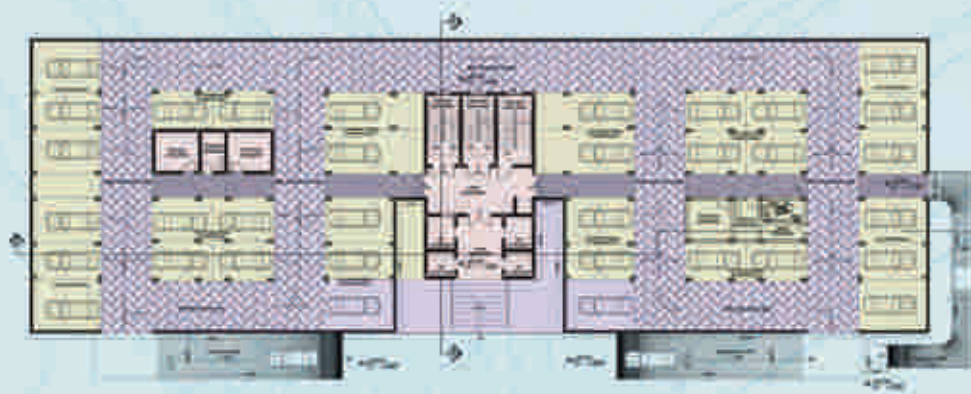
Booking closes on : 31.05.2016 at 05.00 pm.

Stilt Floor Plan

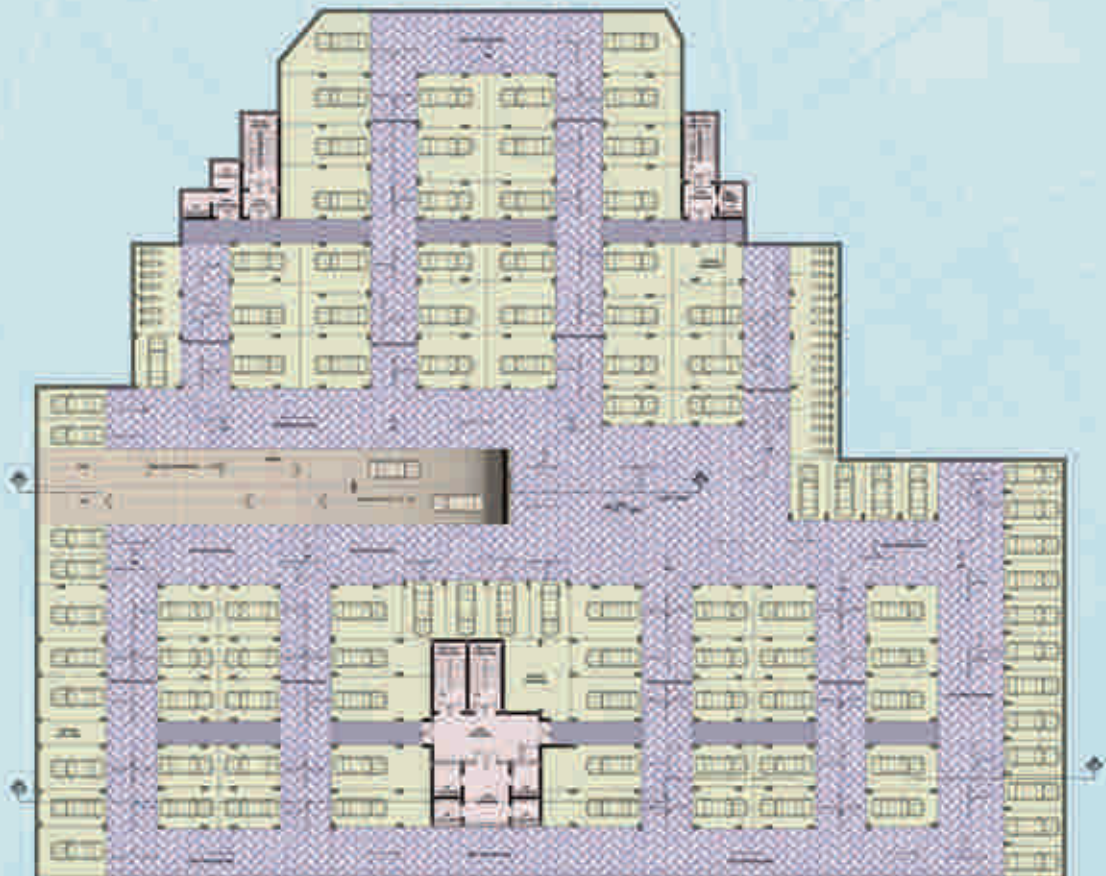
Block B



Block A



Basement Plan



Location Map



Up Coming Projects of OSHB

- | | |
|--------------------|---|
| Bhubaneswar | ● Multistoried Apartment Project at Ranasinghpur, Phase-II |
| | ● Multistoried Apartment/Housing Project at Suango, Patrapada, Malipada |
| Cuttack | ● Integrated Housing Project at Ramagarh |
| Rourkela | ● Residential Apartment Project at Basanti Colony |
| | ● Commercial Complex at Basanti Colony |
| Angul | ● Residential Apartment Projects at Angul |



ODISHA STATE HOUSING BOARD

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www.oshb.org