

The Lifestyle
that's Designed
Around You



ORERA Registered

Multi Storied Residential
Apartment Complex
at Dumduma Ph-III



ODISHA STATE HOUSING BOARD

A Government of Odisha Undertaking



Project Highlights

- Prime Location in the City ● Open Space ● Internal Driveway ● Community Hall
- Landscaped ● Lift ● DG Set for Power Backup ● Linkage with City Water & Sewerage System
- Provision for STP & UGR

A. INTRODUCTION:

Odisha State Housing Board (OSHB), a Govt. of Odisha undertaking, the premier housing Institution of the State, is taking up one premium Residential Apartment Complex '**Subhadra Enclave**' over an approximate area of Ac.2.105 dec. of Govt. land with provision of 198 nos. of flats of different categories in a prime locality at Dumduma under self-financing scheme.

B. LOCATION:

The site is located within the established housing colony of OSHB at Dumduma, Phase-III. It is situated at about 2 kms. from Khandagiri square, 6 kms from Airport, 3 kms from Baramunda Bus Stand and well connected by blacktopped road from National Highway. Important institutions like Hospital, Schools, Colleges, Market are available nearby area with excellent connectivity to the City. OSHB has constructed around 3,500nos. of LIG houses/ flats in Dumduma, a well developed exiting housing colony in Bhubaneswar.

C. SCHEME PROFILE:

The project is registered under ORERA with Regd. No. RP/19/2021/00602. The project provides for construction of total 198 number of different categories of flats in 9nos. of Blocks i.e. 138 nos. of MIG (2BHK) flats with B+G+4 structure in 7 Blocks, 20 nos. of LIG flats (1BHK) with B+G+4 structure in 1 Block and 40nos. of EWS flats (One room) with B+G+4 structure in 1 Block in a gated complex with compound wall all around. All the units will be allotted in finished shape. The construction work of the project is under progress. Out of total nos. of 198 flats, 138 number of flats have already been allotted. This present advertisement offer is for allotment of vacant 40 nos. of MIG flats with unit details as under:

Category of Flat	No. of Units	Carpet Area Including Balcony (in sqft.)	Builtup Area (in sqft.)	Super Builtup Area (in sqft.)	Sale Price per Unit (in Rs.)	E.M.D. (in Rs.)
MIG(2BHK)	40	654	724	940	59,00,000/-	5,90,000/-

◆ Vacant flats details:

Block Number-1-18 flats ;Block-2- 01 flat ; Block-3- 05 flats; Block-4- 05 flats; Block-6- 04 flats; Block-7- 07 flats.

1. The sale price includes the cost of the flat, community hall, two-wheeler parking.
2. The cost of covered car parking for standard small car is Rs.4,43,000/ (Four lakh Forty three thousand only), which will be payable along with the sale price. The applicants are required to submit their option either to apply for the car parking or without car parking at the time of submission of application. The exercise of the option is available once during the application stage only.
3. The flat number with the specific car parking area will be allotted through lottery.
4. EMD will be adjusted against the sale price. Balance cost is to be paid by allottees after allotment in installments as mentioned in the Brochure.
5. GST and other statutory dues as applicable will be collected over & above the sale price and cost of car parking. GST is to be paid along with installment amount which will be intimated later on by OSHB. GST on EMD will be collected after allotment along with 1st installment.

6. In case of allotment of a flat in the ground floor & 1st floor, these selected allottees will have to pay Rs.25,000/- extra over the sale price along with GST as applicable.
7. After allotment of flat number by lottery, there would be provision for exchange in flat number between two interested allottees on mutual consent subject to payment of option fees. Similarly, in case of available vacant units, allottees can apply for change of flat number within two months after allotment subject to deposit of option fees, excluding the sale price. The option fees is kept at Rs.20,000/-plus applicable GST.
8. There is provision for Community Hall in the complex, one for MIG units in the ground floor of MIG Block No.-1 and another for both LIG & EWS units in the 1st floor of community shopping block. The Community Hall will be handed over to the "Association of Allottees" after completion of the scheme. It is binding on the part of the allottees to form the association, in consultation with OSHB, during allotment process before taking over possession.
9. Three nos. of shops in the ground floor will be sold separately amongst the allottees through auction process which will be notified after completion.

D. SCHEME SPECIFICATION:

MIG:(Two BHK Flat)-One MIG flat provides for two Bed rooms (one with attached toilet), Drawing Room, Dining Hall, Kitchen, one Common Toilet and Balcony.

Specifications

Foundation/Structure/

Super Structure: Earthquake resistant R.C.C. frame structure.

Walls: AAC blocks with Jointing materials.

Flooring: **Internal-** Vitrified tiles.

Bathrooms- Anti skid mat finish ceramic tiles.

Common Lobby/Stair case- Kota Stone.

DOOR: **Main Door:** Teak wood Shutter with Sal Wood frame.

Other Doors - Factory made flush door both side laminated.

Door frame - RCC Choukath for all category flats & internal doors.

Bathroom— WPC Choukath with shutter.

Painting: **External** - Weather shield paint.

Internal - Plastic emulsion paint.

Kitchen: Granite stone Platform with stainless steels with CP fittings, glazed tiles up to 2ft. above the cooking platform.

P.H. Fittings: CPVC fittings for water lines and PVC pipes for soil and waste lines. European Commode in toilets.

Electrical Fittings:

All branded modular fittings. Concealed wiring with provisions of TV, AC and Telephone outlets in each flat.



Fittings are of reputed brands like Havels/ Finolex/ Anchor/ Cona/ Cera/ Neycer/ Parryware/ Hindware/ Supreme/ Astral/ Kajaria/ Johnson/ Equivalent brands.

Infrastructure

- Facilities:**
- ◆ Compound wall & gate.
 - ◆ Concrete road on driveway.
 - ◆ External electrification with Transformer and DG set for power backup.
 - ◆ Lift for all Blocks (OTIS/KONE/THYSSENKRUPP/MITSUBISHI)
 - ◆ Sewerage treatment plants.
 - ◆ Rain water harvesting.
 - ◆ Fire fighting system.
 - ◆ Landscaping
 - ◆ Community Hall & Shops.

E. PROJECT PERIOD:

The construction work is under progress and the project is expected to be completed by 31/03/2028.

F. APPLICATION SUBMISSION PROCEDURE:

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

I. Online Procedure

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

1. The total process of downloading and filling up the application form will be through website of OSHB.
2. 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.

3. All payments shall be made in Online Mode through Payment Gateway of OSHB, with link available in the OSHB website.

The applicant has to deposit the EMD, cost of application form of Rs.1000/- plus GST Rs.50/- (total Rs.1,050/-) and processing fee of Rs.3,000/- plus GST Rs.540/- (total Rs.3,540) at the time of online application in a single transaction. The online payment receipt/deposit slip is to be attached with the filled-in application.

4. Applicants should attach the scanned copy of the following documents along with application while applying online.
 - a. Payment confirmation receipt and transaction number in JPG/ PDF format (less than 1MB).
 - b. Scanned copy of Affidavit in prescribed format as given in application form in JPG/PDF format (less than 1MB).

- c. Scanned copy of identity proof in JPG format (less than 1MB).
- d. Scanned copy of residential proof in JPG format (less than 1MB).
- e. Scanned copy of the document in support of claim for preference/ reservation in particular category of allotment claimed in JPG format (less than 2 MB).
- f. Scanned passport size photograph of the applicant 300x400 pixel (size less than 2 MB).
- g. Scanned image of Signature (300x150 pixel) (Size less than 2MB).

Attachment in any format other than that specified above will be considered as non-submission of documents.

5. Applicant should fill the particulars of his own Bank Account correctly in the specified place so that the refund of money can be done online to the unsuccessful applicants. For any incorrect figure, OSHB shall not be held responsible for refunded amount.
6. After submission of the online application, a confirmation SMS will be given to the mobile number provided in the application form.
7. The applicant will have to submit the original documents after successful selection in allotment.

8. Applicants must provide the valid E-mail id and the mobile number.

For any clarification regarding procedure of submitting On-line application, please contact: Admn. Officer (Computer) Mob. No.: 9437171704 and for online payment please contact Accounts Officer- Mobile No.: 7978743866.

ii. Offline Procedure

1. Brochure containing relevant information, terms and conditions with prescribed Application Form will be available at Accounts section of OSHB Head Office, Sachivalaya Marg, Bhubaneswar-751001 during working hours from 12.01.2026 to 20.02.2026 on payment of Rs.1000/- plus GST Rs.50/- (total Rs.1050/-) in Bank of Baroda, OGNB Branch, Bhubaneswar/QR code/UPI.
2. Application Forms can also be downloaded from OSHB website: <https://oshb.org> and cost of brochure will have to be paid with the EMD.
3. The filled-in Application Form with complete details (Annexure-I) must reach the office of the Managing Director by 20.02.2026. In case the last date of receipt of application is declared as Govt. holiday, the last date of receipt will be the next working day.
4. *The applicants can deposit the EMD and the processing fees including GST in online mode as mentioned at pre page (online procedure Point-03) through payment gateway.*
5. Following documents should be furnished along with the filled-in-application.
 - a. Earnest Money (EMD) of the flat along with non-refundable Processing fees as mentioned pre-page in online mode.
 - b. Original Money Receipt in support of purchase of Application Form.
 - c. Original Affidavit sworn in before Executive Magistrate/ Notary Public in the prescribed Format.
 - d. Recent pass port size photograph self-attested and affixed on the Application Form.

- e. Copy of Voter ID/PAN Card/ Driving License / Aadhaar Card as proof of Identity and copy of Telephone Bill/ Electricity Bill/ Bank Pass Book in support of proof of residence.
 - f. Two nos. of self-addressed envelope of size 12cmx26cm.
 - g. One cancelled cheque of the applicant in case opting for online refund.
 - h. Attested copy of document in support of claim for preference/reservation in allotment claimed, if any at the time of application.
 - i. Any other documents felt necessary.
6. Applications received without properly filled in application with full particulars, EMD, Processing Fees with GST, original Money receipt and other documents shall be rejected summarily.
 7. Applicants must provide the valid E-mail id and the mobile number.

G. TERMS & CONDITIONS OF ALLOTMENT:

i. Eligibility

1. The applicant must be a citizen of India and a major.
 2. In case of minor child, the natural parents, de facto guardian or guardians appointed by the competent Court shall be eligible to apply.
 3. One family shall be eligible for only one allotment under one housing scheme. For the purpose, "Family" comprises of husband, wife and minor children.
 4. 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 the Housing Scheme is being implemented.
 5. Any family purchasing a residential plot/ house/ flat/ SCR under any scheme floated by Odisha State Housing Board or any other Govt. Agency within Bhubaneswar Municipal Corporation area, where the housing scheme is being implemented, under third party transfer, shall be deemed as allottee under the scheme and shall not be eligible to apply in this scheme floated by OSHB.
 6. In case of transfer of allotment of a residential plot/house/flat/SCR made by Odisha State Housing Board or any other Govt. Agency within Bhubaneswar Municipal area, where the housing scheme is being implemented by the OSHB, it shall not entitle the family for further allotment in this scheme floated by OSHB.
 7. Any allotment made but cancelled due to non-payment of dues/suppression of facts/ violation of any other term & conditions of allotment/ Agreement with OSHB or any other reasons, the family shall not be entitled for further allotment under this scheme.
 8. The Income eligibility criteria: Family income should be Rs.6,00,001/- to Rs.9,00,000/- per annum.
- Annual income is to be shown by self declaration in the application form and affidavit to be sworn before Executive Magistrate/ Notary Public.
9. Joint application is only permitted within family members. For the purpose, "Family" comprises of husband, wife and minor children.

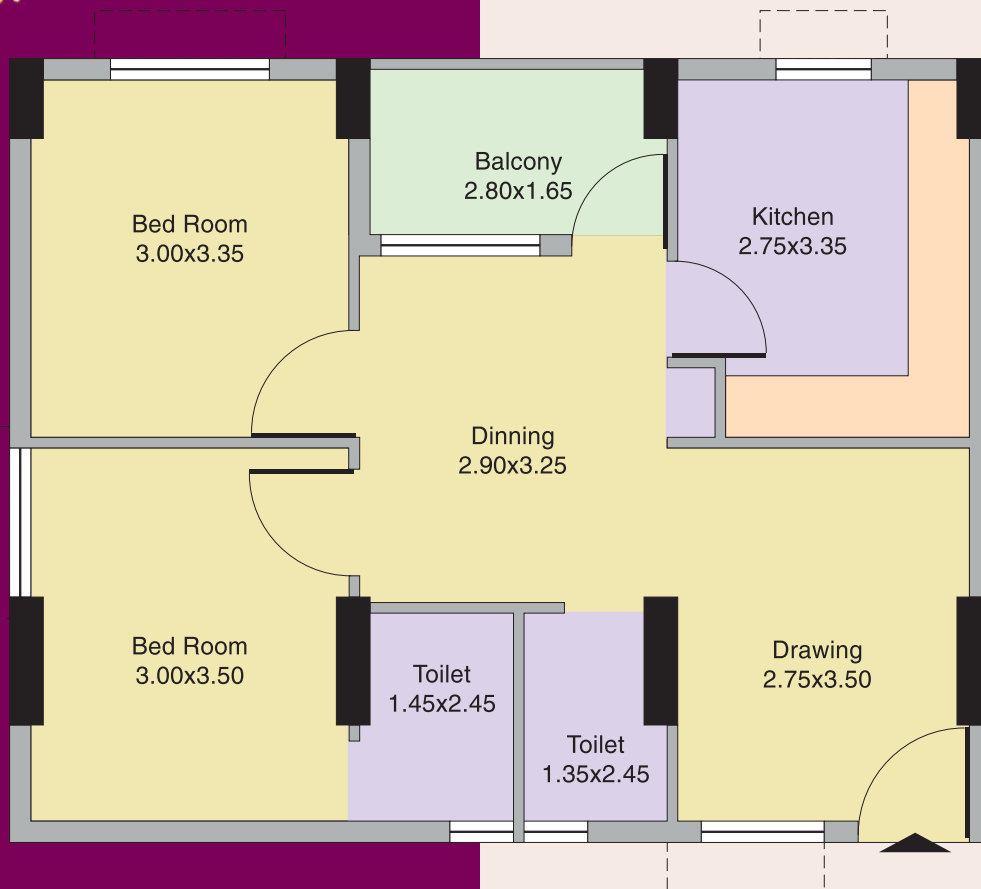
ii. Allotment Procedure

1. Allotment of flats will be made as per extant rules of the Board. All the flats shall be allotted by mode of lottery in a transparent manner from amongst all the eligible applicants who have successfully applied as per the conditions of the brochure and provision of OSHB.
2. Lottery will be done simultaneously in two stages for finalisation of successful applicants and for allotment of a particular flat in favour of the successful applicants. But in cases where total number of application received are less than the number of assets available for allotment, then selection of allottees will be decided by the OSHB Authority.
3. OSHB shall issue the allotment letter to the selected applicants after observation of all formalities as per the rules and regulation in force.
4. As per allotment Regulation of the Board, the reservation in allotment for different categories of applicants is as under:

Sl.No.	Category	Percentage of Reservation
01.	General Public	55
02	Employee	20
03.	Retired Employee	05
04.	SC/ST	08
05.	Defense /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 one will be taken into consideration.
 - In case the numbers of applicants are less than the number of units in a particular category, all the eligible applicants will be accommodated. Similarly, in case of all the categories, except "General" , if less number of applications are received, the vacant units will be added to General category.
5. Earnest Money Deposit shall not carry any interest and will be adjusted against sale price after allotment.
 6. No interest will be paid by the Board in case of advance payment of EMD/ Installment and also in case of delay in construction due to the factors beyond the control of OSHB.
 7. The allottee desirous of availing loan from any Financial Institution/Employer may apply for NOC (No Objection Certificate) in prescribed form along with requisite processing fees & document after allotment of the flat.
 8. The allottee is required to deposit the balance cost of the flat with GST as per the schedule of payment, to be intimated to the allottee in the allotment letter after allotment of flat. The payment schedule is given below:





Typical Unit Plan MIG Flats

Area Statement

Carpet Area : 654 Sqft.
(with Balcony) :
Built Up Area : 724 Sqft.
Super Built Up Area : 940 Sqft.

**Two Bedrooms
Drawing, Dining
Two Toilets
Kitchen & Balcony**

Typical Floor Plan MIG Blocks

* Dimentions are in Meters



Sl. No	No. of Instalments	Date of payment on or before	Instalment amount (in Rs.)	GST @ 5% (in Rs.)
1	EMD		5,90,000 (paid)	
2	1 st Instalment	30.04.2026	21,22,419/-	29,500/- on EMD plus 1,06,121/-
3	2 nd Instalment	30.06.2026	8,48,400/-	42,420/-
4	3 rd Instalment	31.09.2026	8,48,400/-	42,420/-
5	4 th Instalment	31.03.2027	8,48,400/-	42,420/-
6	5 th Instalment	30.09.2027	2,82,800/-	14,140/-
7	6 th Instalment	31.12.2027	3,59,581/-	17,979/-
	TOTAL		59,00,000/-	2,95,000/-

The allottees who opt for car parking, are required to pay the cost of car parking amounting to Rs 4,43,000/-along with last payment and GST due on 31/12/2027.

9. For default in payment of installment, simple interest@10.45%p.a. or at highest prevailing SBI MCLR rate + 2%, whichever is higher, and GST as applicable from time to time on overdue amount will be charged for defaulted period and the allotment may be cancelled for default in two consecutive installments.
10. 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.
11. The allottee(s)shall always use the asset for residence only and shall not store any goods of hazardous or combustible nature or which can cause damage to the structure and/or flat of other occupants or the equipment in the colony or shall not use the asset for criminal or illegal activities or activities prohibited under law of the land.
12. It is expressly understood that the internal security of the apartment/complex shall always be the sole responsibility of the concerned allottee(s) and their Association as per the conditions contained in the Special Conditions.
13. The allottee(s) shall carry out the maintenance of the asset at his/her own cost. The insurance of the Flat as well as the interiors of the apartment shall be the responsibility of the allottee(s) and OSHB shall not in any case be held liable for any damage 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.
14. 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.
15. 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).
16. The allottee(s) shall not change the colour and facade of outer walls of his/her flat, shall not sub-divide or demolish any structure of the flat or any portion thereof or cause to make any new construction/ addition/ alterations in the allotted flat or in the allotted parking area (open/covered) and in the common area of the complex, and/ or cause any structural damage or encroachment on the structure of the building(s) in the colony and shall not encroach any area in the scheme beyond the allotted carpet area/built-up area and

open/covered parking space; which may cause interruption the usage of the common areas and facilities within the colony. *An undertaking to this effect in shape of an Affidavit is to be submitted by the allottee(s) before taking over possession of the flat.*

17. It is expressly understood that, the allotment is made by OSHB based on the information furnished by the applicant in the affidavit and application form submitted by him/her. If at any time, it is found that the allottee has made any mis-representation or false statement in his/her application/affidavit, the Board shall have the right to cancel the allotment and take possession of the allotted flat including parking. In the event of such cancellation, 25% of the deposited amount or EMD, whichever is higher, will be forfeited along with criminal proceedings against the allottees.
18. Allottees will take electric connection directly from TPCODL on their own, after taking possession of flat by depositing required fees to them.

iii. Refund/Withdrawal/Cancellation

1. In case of violation of any terms and conditions of allotment in the brochure/ allotment order and/or submission of false information in the affidavit by the allottee, the allotment will be liable for cancellation and the allottee will be held liable for consequential loss to OSHB.
2. If any applicant withdraws from the scheme before allotment, only the EMD will be refunded without interest after lump sum deduction of Rs.10,000/-.
3. After allotment, in case of refund due to voluntary withdrawal/cancellation due to default or any reason; 50% of the EMD will be forfeited.
4. The EMD of the unsuccessful applicants will be refunded without interest by Account Payee Cheque/NEFT/RTGS in favour of the applicant within two months from the date of lottery.
5. Processing Fee and applicable GST on it, is non-refundable in all cases.

iv. Delivery of Possession

1. While taking delivery of the flat, the allottee has to give an undertaking in shape of an Affidavit to be executed before Executive Magistrate, to be submitted before taking over possession of the flat that, he/she is taking possession of the flat after exercising due diligence about construction and other facilities. He/she shall not raise any objection in any forum and thereafter for any rectification or compensation in respect of allotted flat.
2. An allottee is required to take possession of the allotted flat within the stipulated date after execution of deed containing the terms and conditions of allotment. Beyond the said stipulated date and within a maximum period of six-month possession can be given on payment of watch and ward charges @Rs.5,000/- 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.
3. The allottees must occupy their respective flats for residential use within six months of taking over possession of the same, failing which the allotment will be liable for cancellation.

v. Execution of Lease deed/Conveyance Deed

The scheme has been taken upon lease hold land from the State Govt. After payment of full cost by the allottees, they will execute the lease deed with OSHB and Stamp duty, Registration charges and other miscellaneous dues will be borne by the allottees as per prevailing rate. *The free hold/conveyance deed will be executed with allottees as per prevalent Rules & Regulation.*



H. TRANSFER OF OWNERSHIP:

Transfer of ownership/allotment shall only be permitted to 3rd Party after expiry of 02 (two) years from the date of taking over possession of the asset and execution of Lease Deed in respect of the flat with clearance of all the dues. Such transfer shall be allowed on payment of required charges as per the OSHB Rules and Regulation and Property Allotment with amendment from time to time.

I. OTHER DETAILS:

1. Scheme specifications mentioned in the brochure may undergo changes as per field requirement during execution.
2. There may be variations in dimension of the rooms due to technical/ constructional requirements.
3. The flat thus allotted shall only be utilized for residential purpose. Any other use will entail cancellation of allotment.
4. The allottee has to pay the proportionate cost of the extra built-up area over the advertised/standard built-up area and standard parking area.
5. The standard small car parking space will be with minimum area of 133 sqft. Allottees with parking area more than this will have to pay the proportionate extra parking cost as would be intimated by OSHB and payable at the time of handing over of the flat.
6. In case of any dispute regarding the meaning and interpretation of any words(s), clause(s) in this brochure, the decision of M.D/Chairman, OSHB by way of clarification is final and binding on the applicants/allottees.
7. The Authority reserves the right to cancel the offer at any stage without assigning any reason thereof.
8. OSHB reserves the right to withdraw from or add to its offer of number of units/change specification of units/change certain conditions in the Brochure for the interest of project completion which shall be binding on the applicants/allottees.
9. The photographs in this brochure are for illustration purpose only.
10. All taxes, duties and other Govt. levies, if any, as applicable from time to time shall be solely borne by the allottees.
11. All matters pertaining to the sale/registration of flats shall be subject to jurisdiction of District Sub-Registrar, Khandagiri, Bhubaneswar.
12. Any contention/dispute, arising out of and concerning allotment and brochure condition shall be resolved by the authority of OSHB.

J. SPECIAL CONDITIONS:

1. Allottees of the flats will have to abide by the provision of "The Odisha Apartment (Ownership and Management) Act, 2023" and all such Rules & Regulations, Amendments framed in this connection from time to time.
2. Before taking over possession of the flats, during process of allotment, the allottees will have to form an Association in accordance with the provisions of "The Odisha Apartment (Ownership and Management) Act, 2023" and Rules, Amendments made there under from time to time, for the management, upkeep and maintenance of common facilities and services. OSHB will facilitate for constituting the Association. It is mandatory and binding

on all the allottees to be a member of the Association by paying the membership fee of Rs.10,000/- and one year maintenance fees of Rs.18,000/- at the time of agreement which will be extra over the sale price towards maintenance charges by OSHB for the 1st year. OSHB shall have no responsibility towards maintenance of the building and infrastructure after completion/expiry of 12 months period from the date of issue of first possession in the scheme to any allottee. The subsequent monthly fees after first year will be fixed by the Association.

3. OSHB shall hand over all the system meant for common use including water supply system, sewerage system, STP, Lift and D.G. set and all common use facilities to the Association of Allottees.
4. All Common area related facilities like road, drain, paved area, boundary wall, gates etc., shall be maintained by the owners of the flats through their Association.

K. FORCE MAJEURE

OSHB agrees and understands that timely delivery of Possession of the Flat is the essence of the Agreement. If the construction of flat is delayed for reasons of "Force Majeure" which inter alia include delay on account of non-availability building material/ labour or water supply or electric power or slow down/ strike or due to dispute with the construction agency employed by OSHB, civil commotion or war or criminal action or earthquake or any act of God, delay in certain decision/ clearances from the statutory bodies or any notice, order, rule or notification of the Govt. or any other public or competent Authority or for any other reason beyond the control of OSHB and in any of the aforesaid events, OSHB shall be entitled to a reasonable extension of time stipulated for delivery of possession of the asset. OSHB also reserves the right to alter any term or condition of allotment in the event of any such contingencies, as aforesaid and if the circumstances are beyond the control of the Authority, it may defer or suspend the scheme for such period as it may consider expedient and the allottee agrees that in such an event, no compensation or damage of any nature what soever will be claimed by the allottee for such delay or suspension.

L. ADDRESS FOR CORRESPONDENCE:

All postal correspondences shall be made to

Managing Director

Odisha State Housing Board

Sachivalaya Marg, Bhubaneswar-751001

Phone No.:(0674)2393524/2392587/2393277

EPBAX:(0674)2391542,2390141(Ext.-147/160/134)

FAX:(0674)2393952

Website: <https://oshb.org>.

For further details, please contact during office hours only:

Mr. Sambhudha Mohanty, A.O(Computer)	- 9437171704
Mr. Jagannath Mishra, A.O(Scheme)	- 9090174700
Executive Engineer, Divn. -I	- 8895198092

Managing Director



Subhadra
ENCLAVE





Booking Opens on
12.01.2026

Booking Closes on
20.02.2026
(During Working Hour)



Committed to Build a Better Odisha



The Odisha State Housing Board was set up in the year 1968 by an Act of State Legislature, with prime objective for providing affordable accommodation both in urban & rural areas, to alleviate the acute shortage of housing in the State.

In its successful journey of fifty seven years, OSHB has constructed about 32343 nos of dwelling units, shops in different districts of the state. Around 60% of the total units constitute EWS and LIG HOUSES, catering to the poor and needy sections of the society. OSHB has a major role in planned urbanization in the capital city of Bhubaneswar, Rourkela and other towns. Besides, the Board has also undertaken housing projects under self-financing schemes, Rental housing schemes for Govt. Employees at Bhubaneswar and Sundargarh, various deposit works of State Govt. Further, the Board had also taken up a massive Rural Housing programme "Kalinga Kutira Project" in the State by financing about 20000 beneficiaries for construction of fire-proof roof houses during 1990-95.

OSHB

Building Houses- Building Odisha

ODISHA STATE HOUSING BOARD At Your Service for last 57 successful years

Salient Features of the Housing Projects of the Board

- ❑ Litigation free land with Houses in prime locations at affordable cost.
- ❑ Affordable installment scheme for allottees.
- ❑ Opportunity to stay in a colony of choice determined by socio-economic cultural aspirations.
- ❑ Well-planned infrastructure facilities such as roads, drain, electrification, drinking water facility, parking, shopping complexes etc.

On-going Projects of OSHB

- Bhubaneswar**
- ❑ Kharavela Enclave, Jagamara
 - ❑ Developed Housing Plot at Jagannath Prasad, Vasudev Vihar.
 - ❑ Affordable Housing Project at Gadakana
 - ❑ Subhadra Enclave, Dumaduma, Ph-III
- Anugul**
- ❑ Anugul Enclave, Angul.

Up-coming Projects of OSHB

- Bhubaneswar**
- ❑ Multi-storeyed Apartment Project at Ranasinghpur, Phase-II
 - ❑ Residential Project at Suango (Near AIIMS)
 - ❑ Residential Project at Patrapada (Near AIIMS)
- Ganjam**
- ❑ Residential Project at Raghunathpur, Berhampur
- Rourkela**
- ❑ Multi-Storeyed Residential Apartment at Basanti Colony.

Future Plan of OSHB

- ❑ Affordable Housing Projects in all district head quarters in the state.



Sj. Mohan Charan Majhi
Hon'ble Chief Minister of Odisha



Sj. Krushna Chandra Mohapatra
Hon'ble Minister
Housing & Urban Development



Location Map Not to Scale



ODISHA STATE HOUSING BOARD

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