

INFORMATION GUIDE



OWNERSHIP FLATS
FOR SALE AT
GOBINDAPUR
HOUSING PROJECT
PHASE-II



WEST BENGAL HOUSING BOARD

"Abasan"

105, S. N. Banerjee Road, Calcutta-700014.

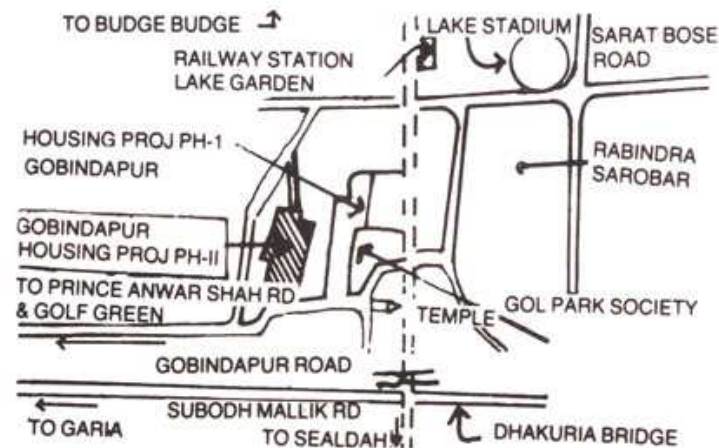
GOBINDAPUR HOUSING PROJECT (PHASE – II)



1.1. LOCATION :

The site of the proposed Gobindapur Phase-II Housing Project is situated on Gobindapur Road connecting Prince Anwar Shaw Road and Rabindra Sarobar (Dhakuria Lake) and is only $\frac{1}{2}$ K.m. away from the Lake Garden Railway Station on Sealdah - Budge Budge Section of the Eastern Railway. (The junction of Prince Anwar Shah Road and Tollygunge Circular Road is about $\frac{1}{2}$ K.M. from the project site.)

1.2. KEY - MAP



1.3. FACILITIES AVAILABLE IN THE LOCALITY (OUTSIDE THE SCHEME)

- i) Public Transport is available in abundance along Prince Anwar Shaw Road which is within $\frac{1}{2}$ Km. from the Project Site.
- ii) Rabindra Sarobar Metro Station connecting Tollygunge and Esplanade is situated about 4 Kms. from the Project Site.
- iii) Tram Service to Tollygunge and Dalhousie exist at the junction of Prince Anwar Shaw Road and Deshpran Sashmal Road.
- iv) Colleges, Schools, Public Library, Post Office, Milk Booth, Rationshops, Cinema Halls, Rabindra Sarobar Park and Stadium are located within reasonable distance.



GOBINDAPUR HOUSING PROJECT (PHASE – II)

- v) Bangur Hospital is located at a distance of about 4 Kms. from the Project site.
- vi) Police Station is about 3 Km. from the Project site.

(These information were obtained before publishing the information guide. The Board is not responsible, if there be any change at-the time of taking over possession or subsequently).

2.0. SCHEME

The scheme provides for construction of about 72 Nos. of ownership H.I.G. flats of Type A (99 Sq.Mts. approx.) and Type B (78 Sq.Mts. approx.) in three storeyed walk-up type Buildings in twelve blocks, each block having 6 flats. Detailed particulars of the flats under the scheme are given in Para-3. The number of flats in each type may, however, vary on account of demand or otherwise.

3.0. PARTICULARS OF THE DWELLING UNITS :

TABLE NO. 1.

Type	No. of units	Approx. plinth area (Sq. mts)	Average provisional consideration money. Rs.	Eligible Income Group (per month) Rs.	Application money Rs.	
A	30	99	5,97,000/-	3,701/- and above.	1,20,000/-	
B	42	78	4,67,000/-	3,701/- and above	93,000/-	

N. B.

- i) The scheme is expected to be completed within 24 (twenty four) months. The Board shall not entertain any claim if there is delay in completion of the Project and the handing over of the dwelling units to the allottees. In the event of delay beyond 3 years of the scheduled time of completion, an allottee is free to withdraw his/her application (see rejection and refund clause in General Terms and Conditions).
- ii) Consideration money indicated herein is provisional and subject to revision at the discretion of the Board. An indication as to the



floor-wise price of the dwelling units on the basis of the average provisional price is given in Table-II appended to the Information Guide. In case, the consideration money is increased beyond 15% of the amount stipulated, the allottee may withdraw his/her application. (See Rejection and refund Clause in General Terms & Conditions).

- iii) Consideration money of the Dwelling units, remaining unallotted after lottery and allotted subsequently will be fixed on the basis of revaluation after every 6 months from the date of fixation of final price. In case where successful applicants have not paid the allotment money for any reasons after formal allotment, the consideration money will be refixed as envisaged here.
- iv) The dimension of plinth and floor areas as well as in configuration as shown in the building plans are approximate and deviation from the plans may be made during construction and will have to be accepted by the purchasers. Such deviation may also occur in the same category and type of units. The purchaser cannot make any claim or object for such deviation and he/she shall be bound to accept the unit allotted to him/her at the price at which it will be finally fixed by the board.
- v) If the scheme is discontinued or abandoned subsequently, the amount deposited will be refunded along with simple interest for each completed month at the rate applicable to Savings Bank Deposit in Nationalised Banks.

4.0. GENERAL FACILITIES

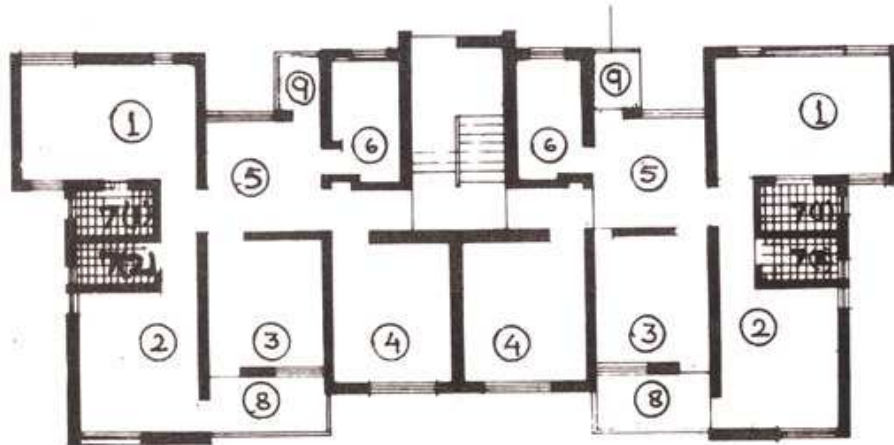
- 4.1. There will be provision for internal electrification for each dwelling unit. The allottees will have to make their own arrangements with M/s. C.E.S.C. Ltd. for individual connection.
- 4.2. Water supply arrangements will be provided through internal pipe line grids with pumping system to overhead tanks for distribution from underground reservoir which may be filled up from deep tube well within the complex. Allottees/Apartment Owners' Association will have to make their own arrangements for operation and maintenance of water supply system prior to taking over possession of the flats.
- 4.3. Sewage from toilets will be accumulated in the Septic tanks constructed by West Bengal Housing Board and the effluent from septic tank will be discharged through underground sewage line connected to C.M.C. system.
- 4.4. Internal roads and path ways and street lights will be provided within the complex and are to be maintained by the Apartment Owners' Association.
- 4.5. Provision for management office with pumpman's quarter will be made
- 4.6. The Complex will be encompassed by a boundary wall.



GOBINDAPUR HOUSING PROJECT (PHASE - II)

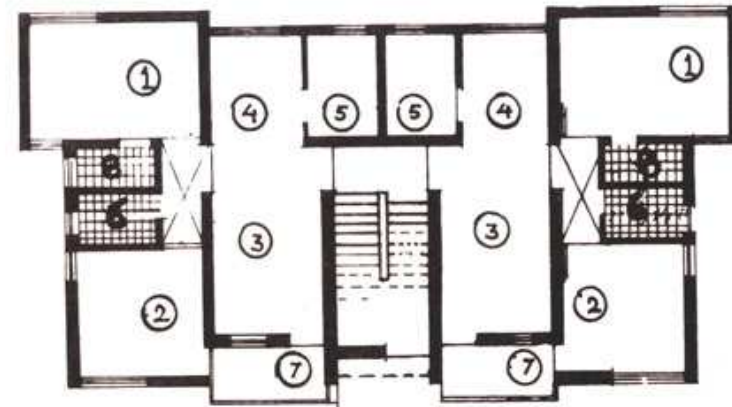
5.0. TYPE PLANS

**FLOOR PLAN
TYPE-A COVERED AREA/DU 99 M²
6 NOS D.U. BLOCK (THREE STORIED)**



- (1) ROOM 1 - 4555 × 2975
- (2) ROOM 2 - 3225 × 3400
- (3) ROOM 3 - 3050 × 3250
- (4) LIVING - 3150 × 3650
- (5) DINING - 3050 × 2750
- (6) KITCHEN - 1825 × 3150
- (7) (1) TOILET - 2150 × 1300
- (7) (2) TOILET - 2150 × 1300
- (8) VERANDAH - 3125 × 1550
- (9) VERANDAH - 1250 × 1575

**FLOOR PLAN
TYPE-B (THREE STORIED)
6 NO DU/BLOCK COVERED AREA/DU 78 M²**



- (1) ROOM 1 - 4280 × 2900
- (2) ROOM 2 - 3130 × 3225
- (3) LIVING SPACE - 2950 × 4610
- (4) DINING SPACE - 2400 × 2935
- (5) KITCHEN - 1863 × 2685
- (6) TOILET - 2055 × 1400
- (7) VERANDAH - 2950 × 1375
- (8) W. C. - 2055 × 1000



6.0. RESERVATION

- 6.1. 10% of the dwelling units of each category will be reserved for applicants belonging to Scheduled Casts/Tribes . Photo copy of the certificate issued by a competent authority has to be submitted along with the application.
- 6.2. 5% of the dwelling units will be reserved for Defence /Ex-Defence Service Personnel. Applications for dwelling units reserved under this quota will be invited by the Secretary, Home (Defence) Department.
- 6.3. 1% of the dwelling units will be reserved for physically handicapped persons. Photo copy of a valid certificate from a competent authority has to be submitted along with application.
- 6.4. 10% will be reserved under Chairman's quota.
- 6.5. 10% of the dwelling units will be reserved for State Government Employees.
- 6.6. Upto 2% will be reserved for the staff of the West Bengal Housing Board.
- 6.7. Distribution of the dwelling units reserved for State Govt. employees will be controlled by the Housing Department of the Govt. of West Bengal and application will be invited separately by the Housing Department. In case there are not enough applicants under the Reserve quota (except for the quota of the West Bengal State Govt. employees, staff of the West Bengal Housing Board, Chairman's quota) ;till the date of last receipt of the application, the dwelling units shall be treated as unreserved and will be allotted to the general applicants. The quota reserved for the Defence/Ex-Defence personnel will be controlled by the Home (Defence) Department , Government of West Bengal and applications will be invited separately by that Department.
- 6.8. If reserved quota for State Govt. employees and for Defence Ex-Service personnel is not selected and intimated to Board within **four months** from the date of lottery, the same may be allotted by the Board after due notice to the Secretary of the concerned Departments. (For definition of proper/appropriate authority issuing certificates of eligibility for items (6.1.), (6.2) and (6.3) please see,General Terms & Conditions).



GOBINDAPUR HOUSING PROJECT (PHASE – II)

- 6.9. Applicants belonging to more than one reserved categories shall get a single chance of being considered for lottery in any reserved quota and shall have to specify only one preference. Single application shall not be considered for more than one reserved quota.
- 6.10. Flats reserved under Chairman's Quota and Board's employees quota shall be kept out of the preview of lottery.
- 6.11. Lottery shall be held in the following order :-
1. Depositors under the D.B.D.S, if there be any.
 2. State Govt. Employees' Quota.
 3. S.C./S.T. Quota.
 4. Defence/Ex-Defence Quota.
 5. Physically Handicapped Quota.
 6. General Quota.

7.0. MODE OF PAYMENT

- i) The flats will be sold on full payment basis. **There will be no other payment terms.**
- ii) The application money with interest at 6% p.a. from the scheduled last date of submission of application upto the date of lottery will be adjusted against the provisional price.
- iii) On allotment, the allottee will have to pay 30% of the provisional price within sixty days inclusive of Sundays and holidays from the date of issue of allotment letter. In the event of the allottee defaulting, the allotment made in his/her favour will be cancelled and the total amount deposited will be refunded without interest and after deduction of 10% of the total deposit as service charges.

The Board, may, at its discretion and on the prayer of allottee extend the time for payment for a further period of 60 days but an interest at 18% p.a. will have to be paid by the allottee for the extended period. If the payment on allotment is not made within the extended period, the allotment will be cancelled and the deposit refunded without any interest and after deduction of 15% of the same as service charge.



- iv) The balance provisional price shall be payable in five instalments during the period of construction according to the following time schedule.
- 10% of the provisional price within 180 days from the date of issue of allotment letter.
 - 10% of the provisional price within 300 days from the date of issue of allotment letter.
 - 10% of the provisional price within 420 days from the date of issue of allotment letter.
 - 10% of the provisional price within 540 days from the date of issue of allotment letter.
 - 10% of the provisional price within 660 days from the date of issue of allotment letter.
 - The difference between the final price and provisional price within 60 days from the date of communication of final price.

In the event of the allottee defaulting payment of any of the instalments indicated in (a) to (f) above the allotment made in his/her favour will be cancelled and the total amount deposited will be refunded without interest and after deduction of 15% as service charge. The Board may, however, at its discretion and on the prayer of the allottee extend the time for payment of any of the instalment for a further period of 30 days but an interest of 18% p.a. will have to be paid by the allottee for the extended period. If the payment is not made within the extended period, the allotment will automatically stand cancelled and the deposits will be refunded without interest but after deduction of 15% as service charge.

8.1. Dully filled in applications in the prescribed form (in duplicate having identical serial number) along with the application money may be paid **by means of Bank Draft/Pay Order** drawn on any Calcutta Bank **in favour of West Bengal Housing Board** and may be submitted to :-

(PASS PORT SIZE PHOTO GRAPH SHOULD BE AFFIXED ON BOTH THE APPLICATION FORM DULLY ATESTED BY THE AUTHORITIES INDICATED IN THE APPLICATION FORM).

8.2. BANK OF MAHARASHTRA

West Bengal Housing Board Extension Counter, 105, S.N. Banerjee Road, Calcutta-700 014 from 10-30 A.M. to 2-30 P.M. (Saturday to 12-30 P.M.)



GOBINDAPUR HOUSING PROJECT (PHASE – II)

8.3. INDIAN OVERSEAS BANK

Ballygunge Park Road Branch, 22, Ballygunge Park Road, Calcutta-700 019 from 9-00 A.M. to 1 P.M. (Saturday to 11 A.M)

8.4 BANK OF BARODA

Shyam Bazar Branch, 78, Bidhan Sarani, Calcutta-700 006 from 10 A.M. to 2-00 P.M. (Saturday to 12-00 Noon).

9.0. All correspondence will be made with the applicants to the address noted in the application form. Any change of address will have to be notified to the Office of the West Bengal Housing Board.

Last date of sale of application form31.12.92.....

Last date of submission of application form12.1.93.....

TABLE – II

Type	Approximate Plinth area (Sq. metrs)	Floor-wise price	
A	99	Ground floor	Rs. 5,81,500/-
		1st floor	Rs. 6,10,600/-
		2nd floor	Rs. 5,98,900/-
B	78	Ground floor	Rs. 4,54,900/-
		1st floor	Rs. 4,77,600/-
		2nd floor	Rs. 4,68,500/-

Nº 000694



WEST BENGAL HOUSING BOARD

"Abasan"

105, S. N. BANERJEE ROAD, CAL-14

Price : 30'00

Designed & Produced by
ARYADAYA Advertising Agency.