

PRANTIK
PHASE-VB

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PRANTIK PHASE VB (MIG-U)

THAKURPUKUR

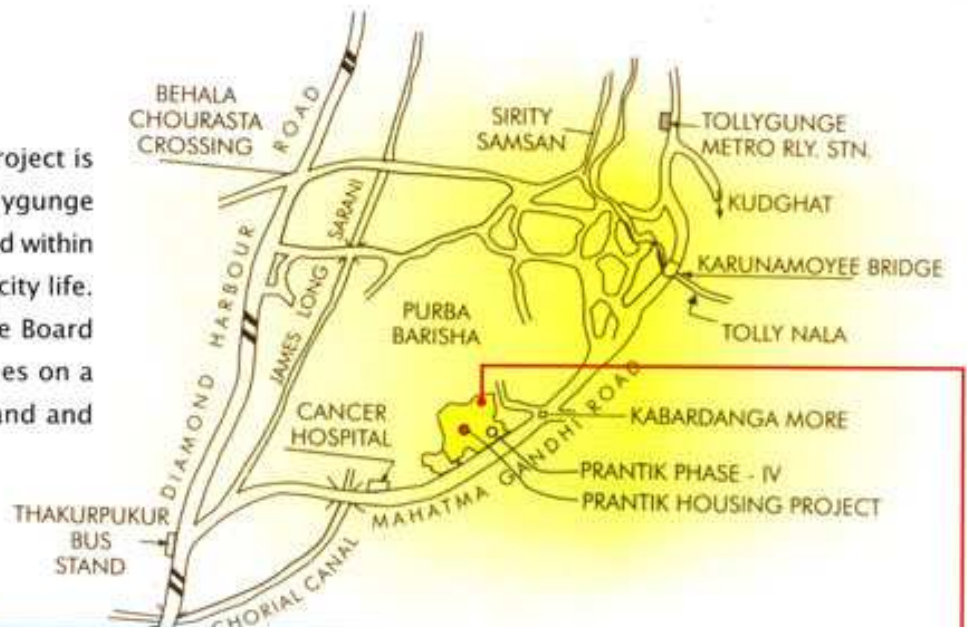


Preface

This information guide along with booklet of "General Terms and Conditions" (GTC) forms the "Information Brochure". The information brochure in totality would be the conditions upon which the sale of dwelling units is effected by West Bengal Housing Board. The booklet of General Terms and Conditions as mentioned herein are supplied free of cost with "Information Guide".

Location

Prantik (Thakurpukur) Housing Project is about 15 minutes drive from Tollygunge Metro on Mahatma Gandhi Road and within close proximity of the hubbub of city life. It is under P.S. Thakurpukur. The Board has developed Housing Complexes on a vast area of about 54 acres of land and



Site plan of Prantik Phase - VB



Location Map

has completed Phase-I, Phase-I (Extension), Phase-II, Phase-III, Phase-IV. In Phase-VB the Board has now constructed 64 nos. of MIG-U type dwelling units for the public. Mahatma Gandhi Road passes abutting the Township Complex developed and being developed by WBHB. The James Long Sarani is within walkable distance from this Housing Complex.

The Scheme

The Board provides 64 nos. of MIG (U) type dwelling units in 4 nos. 4 storeyed walk up Blocks in Prantik Phase VB adjoining its earlier phases. The dwelling units will be allotted on the basis of lottery.



Brief Specification of MIG (U) Type Flats at Prantik Phase-VB

A. Structure : R. C. Framed Structure

- B. Flooring** :
- 1) Bedrooms, Living/Dining/ Balcony: Silver Grey Cast-in-situ Mosaic floor.
 - 2) Toilet: Ceramic tiles floor with glazed tiles wall.
 - 3) Kitchen: Ceramic tiles floor, Kitchen table top with black stone and 800 mm height wall finished with glazed tiles from table top of cooking platform.

- C. Doors** :
- 1) Door frame of rooms: Wooden.
 - 2) Door shutters: For entrance - Decorative flush door shutter. For other: Factory made panel door shutter.
 - 3) Doors at toilet: PVC frame with PVC shutter.
 - 4) Stair Case Door: Wooden frame with FRP shutter.

D. Windows : Glazed Steel Windows with integrated M.S. Grill.

E. Internal Wall : Cement Primer on Plaster of Paris.

F. Stair Case : White Wash.

G. Stair Case with Entrance Lobby : Floor Finished with Kota Stone.

H. External Wall : Cement based paint.

I. Water Supply with Plumbing Arrangement : With standard fittings.

NOTE :

- I) Some modification and alterations in the specification and dimension may be made by the Board if required due to structural constraint and local condition.
- II) Furniture layouts shown in the floor plan are merely suggestive. WBHB is in no way responsible for such provisions.



Floor Plan
Ground Floor





Floor Plan
1st, 2nd and 3rd Floor

Table-1

Apartment Details, Eligibilities, Price and Payment Details								
Type	Built-up Area in Sq.Mt.	No of Unit	Provisional Price (average) ₹	Floor	Floor wise Provisional Price ₹	Application Money ₹	Allotment Money ₹	Income Criteria (Gross Family Income P.M.) ₹
MIG (U)	65.75	64	12,21,600	Gr.	1191800	1,50000	1041800	25,001 to 40,000
				1st	1251400		1101400	
				2nd	1227600		1077600	
				3rd	1215600		1065600	

NOTE The provisional price as indicated above may escalate up to maximum of 5% upon the increase of cost of construction and other charges, to be paid before execution of document of title deed.

Management Office

One management office will be provided for overseeing the day- to -day functioning of the complex by the Apartment Owner's Association/Co-operative Housing Society.

Internal Roads, Pathways & Other

Internal roads, pathways will be provided within the complex and the same are to be maintained by the Apartment Owners' Association/Co-operative Housing Society at their own cost.

Electricity

Each flat has been wired with copper conductor full concealed wiring. Arrangement of electricity connection will be kept below staircase of each block. The allottees or the owners will have to apply to local power providing authority for getting electrical connection through individual meter for individual dwelling unit. The charges for meter connection, maintenance of pumps, compound light, management office etc. will be borne by the Apartment Owner's Association/Co-operative Housing Society as may be formed.

Water

Each flat will be provided with water connection through water line grid. The source of water supply will be deep tube well. The pump house, tube wells, reservoirs, water line grid within the scheme are to be maintained by the Apartment Owner's Association/Co-operative Housing Society as may be formed by the Allottees. If local body/panchayet/municipality supplies water then all the costs/charges are to be borne by the Allottees. Board will have no responsibility in this regard.

Sewerage

Sewer lines will be laid and connected to each dwelling unit. The sewage would be disposed of via septic tanks. The tanks are connected to surface drain for carrying off discharges. Kitchen waste water and storm water too will be discharged through surface drain.

Pricing

The provisional sale price as indicated in table-I is applicable for the Allottees of the 1st lottery. The board, however, reserves the right to revise the price of unsold/unallotted flats subsequent to the 1st lottery.

Maintenance of Common Areas & Facilities

The operation and maintenance of common areas and facilities will be the responsibility of the Apartment Owner's Association/Co-operative Housing Society to be formed by the Allottees of the Housing Project.

Possession

Subject to formation of the Allottees' Registered Body as above and handing over/taking over of the Common Areas and Facilities (CAF), steps would be taken to hand over possession of the individual unit after execution and registration of the Transfer Deed(s).

Procedure of Allotment Lottery

The units will be allotted amongst the applicants primarily through lottery. Preferences for any particular units will not be entertained. The lottery is expected to be held shortly after the last date of receipt of applications. The lottery will be held in the presence of those applicants who are willing to be present. Priority in allotment will be given to the depositors in the Board's Deposit Scheme to the extent prescribed in the Special Deposit Scheme Rules.

Tatkal Scheme

Although indicated in the General Terms & Conditions booklet, the Tatkal facility will not be available in this scheme.

Quota

+ 25% of the dwelling units shall be reserved for the depositors under the Special Deposit Scheme Rules of the Board; if there are not sufficient depositors &/or applicants, the balance reserve flats will be converted into general quota. The depositors under the Special Deposit Scheme Rules have to mention the Board's Deposit Account Number in the prescribed application form which may be submitted with or without application money according to the rules of the Deposit Scheme. In case the application form is

submitted without application money, the requisite amount lying in the Deposit Scheme account will be adjusted as per the rules of the Deposit Scheme.

- + 10% of the dwelling units of each category will be reserved for applicants belonging to Scheduled Caste/Tribes. An attested photocopy of the SC/T certificate issued by a competent authority has to be submitted along with the application.
- + 5% of the dwelling units will be reserved for defence/ex-defence personnel. An attested photocopy of proof has to be submitted along with application.
- + 1% of the dwelling units will be reserved for physically handicapped persons. An attested photocopy of a valid certificate from a competent authority has to be submitted along with the application.
- + 10% will be reserved under the Chairman's Quota.
- + 10% of the dwelling units will be reserved for State Government employees, who should submit a certificate from the Controlling Officer of their Department along with the prescribed application form.
- + 2% of the dwelling units will be reserved for the staff of the West Bengal Housing Board, who should submit the application on plain paper within the last date of submission of application in general.

In case there are not enough applicants for the reserved quotas other than Chairman's Quota after the last date of submission of filled-in application forms, the dwelling units will be treated as unreserved and will be converted into General Quota.

The applicants falling under reserved categories should enclose with their applications duly attested photocopies of documents in support of the said claims.

The people under reserved categories will have to submit their applications in prescribed forms along with the application money.

The applicants under Special Deposit Scheme (SDS) should satisfy the conditions of SDS and should quote their account number and amount of deposit therein to avail of the facility. They are not required to deposit the application money.

An applicant belonging to more than one reserved category will get a single chance of being considered for lottery in any one reserved quota through a single application form and shall have to specify his/her preference in the application form.

Mode of Payment

The successful applicant in the lottery will be intimated through allotment letters. The allottee will have to deposit the allotment money within two (2) months from the date of issue of allotment letter. An allottee may deposit the allotment money with penal interest @ 15% p.a. for a delayed payment beyond 2 (two) months subject to a maximum period of 6 (six) months from the date of issue of allotment letter failing which the allotment will liable to be cancelled without any reference to the allottee and deposited amount will be refunded as per the provision of general terms and conditions.

Change of Address

All correspondence with the applicants will be made to their address noted in the application form. Any change of address will have to be notified to the W.B. Housing Board forthwith.

Bank Entrusted with Sale of Brochure and Collection of Application Form with Application Money:

Bank of Maharashtra

105, S. N. Banerjee Road Branch, Kolkata 700014.
(Ph. No. 033-2264-3821)

Cost of scheme brochure including book of G.T.C.
Rs. 500/- only each

Submission of Application

Duly filled in application in prescribed form in duplicate along with application money by "Bank Draft" in favour of "West Bengal Housing Board" payable at Kolkata may be submitted to the –

Bank of Maharashtra

105, S. N. Banerjee Road Branch, Kolkata 700014.
(Ph. No. 033-2264-3821)

The sale of brochure will commence from 26.07.2011 and Last date for sale of brochure & submission of application form is 26.08.2011



West Bengal Housing Board

An assurance of security within your means

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