

Amid noise and Nausea
breathe in peace...

Shilpakanan, Phase-III, Durgapur



Shilpakanan

WEST BENGAL HOUSING BOARD



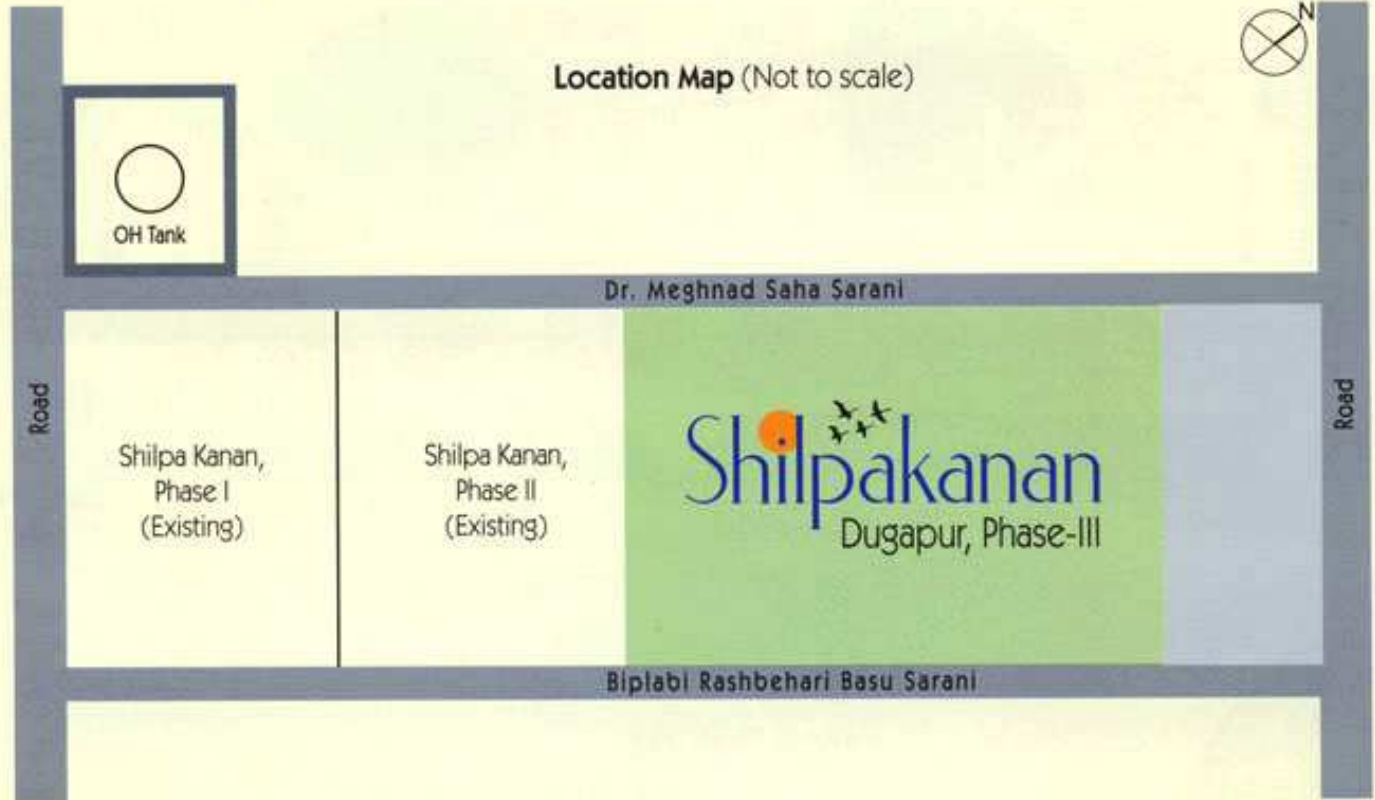
This information brochure must be read in conjunction with the General Terms & Conditions booklet. In case of any ambiguity regarding any of the Clause/Section/Serial Number of the brochure, as well as, General Terms & Conditions, the concerned allottee may consult the PR Cell for necessary clarification.



Location

The site is located adjacent to the Private Management College and Bengal College of Engineering & Technology near Sukumar Banerjee Road at Bidhannagar. Dr. Meghnad Saha Sarani, Baiplabi Rash Behari Basu Sarani and Hospital Road are passing adjacent to

the housing complex. It is about 2 kms. away from the junction of GT Road and Dr. Zaker Hossain Avenue. It is about 6 kms. away from Durgapur City Centre, a fast growing area replete with different Government Offices, Commercial Centres, Auditorium, Parks, etc.



Site Plan of Duplex Houses with plots and HIG (G+4 storied) Flats at Shilpakanan Housing Project, Phase-III, Durgapur



Salient Features

The site is well connected with local Bus Services. Long distance Bus Services connecting Kolkata through Burdwan is available from City Centre, Durgapur. The site is well connected with Kolkata by train services. The Durgapur Railway Station is about 6 kms. away from the site.

There are a number of Degree Engg. Colleges, reputed schools within a close vicinity of the project. Market, shopping centres, post office, hospitals, etc. are closely located. Asansol is about 40 kms away and easily approachable by the Panagarh-Balagarh, NH 2.

Duplex House with plot



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Brief Specifications :

- Structure – RCC frame structure with Brick wall
- Flooring – Ceramic tiles in Bed rooms, Living/ dining, verandahs
- Kitchen
Floor – Kota stone
Table top – Granite
Wall over work top – ceramic tile up to bottom of lintel
- Toilet
Floor – Anti skid ceramic tiles
Dado – Ceramic tiles
- Wall finish
External – Decorative acrylic paint
ii) Internal – Plaster of paris over plastered surface
- Doors
Door frame at room – Malaysian Sal wood
Door shutters at room – Commercial flush door
Toilet door – PVC shutter with PVC frame
Kitchen door – Commercial flush door
Doors at Stair room – F.R.P. shutter with F.R.P. frame
- Window
Steel window with integrated grill

Particulars of Duplex House with Plot of Land

Table - I

No of House	Type	Plot Area (in Kattah)	Plinth area (In Sq.m.)	Description of accommodation	Provisional Price (Rs.)	Application Money (Rs.)
40	Duplex House with plot of land	2.0 K (app.)	120.42	1 Living/Dining room 3 Bed rooms 2 Toilet 3 Verandahs 1 Family space 1 Store	29,33,400	3,00,000

* service tax @ 2.58% on sale price is to be paid extra.

Floor Plan (Ground Floor)

Living/Dining	3000 x 6375
Kitchen	2325 x 2000
Store	1450 x 2750
Toilet	2325 x 1375
2 Verandah	

Floor Plan (First Floor)

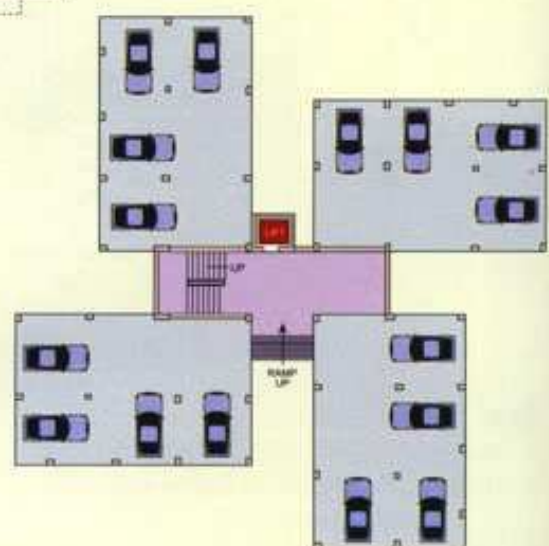
Bed room	3388 x 3000
Bed room	3287 x 3000
Bed room	3000 x 3300
Family space	2875 x 2700
Toilet	2325 x 1525
1 Verandah	



HIG (Gr. + 4 storied) Flats



Typical Floor Plan : 1st, 2nd, 3rd & 4th



Ground Floor Plan

Particulars of G+4 storied HIG Flats
Table - 2

No of Bldgs.	Type	Plinth area in M ²	Description of accommodation	No. of D.U.'s	Provisional Price (Rs.)	Application Money (Rs.)
24	G+4 storied bldg. with lift	86.39	3 Bed rooms 1 Living/dining 1 Kitchen 1 Toilet 1 W.C. 2 Verandah	384	20,69,800	2,00,000

Floor Plan

Bed room	3100 x 3000
Bed room	3075 x 3625
Bed room	3000 x 3000
Living	3275 x 3625
Dining	3225 x 2900
Kitchen	1850 x 2500
Toilet	1200 x 2500
W.C	900 x 2500
2 Balconies	

* Service Tax @ 2.58% on price is to be paid extra.

Brief Specifications :

- A. **Structure** – RCC frame structure with Brick wall
- B. **Flooring**
Bed room – Ceramic tiles in bed rooms,
Living/dining and balconies
- C. **Kitchen**
Floor – Kota stone
Table top – Granite
Wall over work top – Ceramic tiles
upto bottom of lintel
- D. **Toilet**
Floor – Antiskid ceramic tiles
Dado – Ceramic tiles

- E. **Wall finish**
External – Decorative Acrylic paint
Internal – Plaster of paris over plastered surface
- F. **Doors**
Door frame at room – Malaysian Sal wood
Door shutters at room – Commercial flush door
Toilet door – PVC shutter with PVC frame
Kitchen door – Commercial flush door
Doors at Stair room – F.R.P. shutter with F.R.P. frame
- G. **Window**
Steel window with integrated grill

Important :

The dimension of plinth and floor areas as well as configuration as shown in Building plans are approximate and minor deviation from the plan/layout may be made during construction which will have to be accepted by the purchasers. The furniture layout as shown is merely suggestive. Some modification & alteration of specification & dimensions may be made by the Board, if required, during construction of works.

Other Facilities

Management Office

Management Office will be provided for maintenance of common services & areas within the project.

Electricity

Internal Electrical wiring in flats and individual houses will be done by concealed wiring with copper conductor wires to adequate number of light, fan, plug points etc. with provision of point out-lets for geysers and Air-conditioners. G+4 storied buildings will be provided with one collapsible door type lift in each building. Light fittings will be provided in common stair, lobby etc. in these buildings. Street lights will be provided in the internal roads of the housing complex. Every effort will be made for electric meter connection by local power supply authority (The DPL) to individual houses and flats against owners' applications to the DPL. However, on the insistence of the DPL for Bulk-power supply to the housing complex through a single meter, the same will be in the name of the Owners' Association. Individual Allottees will then get connection from the Association in a manner as would be settled between the Association and the individual allottees. All operation and maintenance charges of the common area utilities will be borne by the Owners' Association.

Water

Each Duplex House/Flat will be provided water connection through water line grid. The source of water will be Deep Tube Well/Local Water Supply Body/Local Municipality. The pump house, tube well, water line grid etc within the cluster will be maintained by the Association/Co-operative society formed by the allottees. In case, the Local Body/Municipality supplies water, then the water charges towards the supply of water will be borne by the Co-operative Society/Association. Board will have no responsibility in this regard.

Sewerage

Sewer lines will be laid and connected to each dwelling unit. The sewage from individual units along with kitchen waste will be connected to Common/Main sewer of the project which will be ultimately discharged into Municipal/Local Body sewer line. The storm water of individual unit will be discharged in surface drain of individual unit ultimately connected to Municipal/Local Body surface drain.

Handing Over of Common Areas & Facilities

After completion of the project, Common Areas & Facilities (CAF) will be handed over to the Housing Co-operative

Possession

The dwelling units will be ready for possession after 42 months (approx.) from the date of lottery, subject to force majeure and unforeseen circumstances beyond the control of the Board.

Mode of Payment

1. The successful applicants in the lottery will be intimated through the allotment letters. The allottees successful in the lottery may have the option to deposit the entire price at a time within 2 months from the date of issue of allotment letter and in that event they may get a rebate of 4% on price of dwelling units for such payment. However, no rebate will be allowed on payment beyond 2 months from the date of issue of allotment letter.

2. An allottee may however, deposit the Provisional allotment money within 2 months from the date of issue of the

allotment letter and balance in 3 installments each, as indicated in Table-3. The first installment will start within 10 months, from date of issue of allotment letter.

3. Penal Interest @ 15% p.a. will be levied for delayed payment of allotment money/stage payment of allotment money. If the delay of payment of allotment money is beyond 6 (six) months from the date of issue of allotment letter, the allotment may be automatically cancelled without any further reference to the allottee. If the delay of payment of installment/stage payment money is beyond 3 (three) months from the due date, the allotment may be automatically cancelled without any further reference to the allottee. In the event of allotment of dwelling units made, subsequently the price of dwelling unit may not remain the same as indicated. The Board reserves the right to change the price of dwelling units as decided by the Board.

Bank entrusted to sale brochure and collection of application money

- | | | |
|---|---|---|
| i) Bank of Maharashtra,
WBHB-S.N. Banerjee Road Branch,
105, S.N. Banerjee Road, Kolkata-700 014. | ii) Indian Overseas Bank,
Durgapur Branch, Nachan Road,
Benachity, Durgapur-713213. | iii) Bank of Maharashtra,
Shyambazar Branch, (5 Point Crossing)
A. P. C. Road, Kolkata-700005 |
|---|---|---|

Sale commence from 03.01.2011.

Last date for sale & submission of duly filled in application form is 02.02.2011.

Cost of Brochure

Cost of Scheme Brochure including general Terms & Conditions – Rs.500/-
(Rupees five hundred) only



An assurance of security within your means



WEST BENGAL HOUSING BOARD

"ABASAN "

105, S. N. Banerjee Road, Kolkata - 700014
Tel. No. : 2265-1965, 2264-1967/0950/8968/3966
Fax : 2264-1480, E-mail : wbbh@vsnl.net

Price : Rs.500/-