



Project Brochure for Diya Apartment Karunamoyee, Salt Lake



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Location & Facilities

Location Map (not to scale)



Location

Karunamoyee is the focal point in Saltlake township (Bidhannagar). "DIYA" Apartment, a Premium residential project is located at Karunamoyee Housing Project, Block-ED at Salt Lake City, Kolkata. It is adjacent to Salt Lake Sector-V, Newtown, Kolkata and very close to Netaji Subhas Bose International Airport. The International Bus Terminus and Bidhannagar Railway Station is at a close distance of this scheme.

Facilities

available in the locality

Diya Apartment is being built at Karunamovee Housing Project where all the modern facilities are available within close vicinity in Salt Lake City. There are shopping malls, other outlets, Banks, Hospitals, Sports Academy, Technology Park, Entertainment Centres, Government Offices, Corporate Offices, Engineering College, School etc. within a radius of 3k.m., and the project comes with a host of amenities that provide all the conveniences essential for modern contemporary living.

Scheme & Price



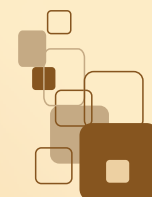
The West Bengal Housing Board has started constructing 54 (45 Nos. 3 BHK & 9 Nos. 2 BHK) different types of HIG flats in a tower G+9 storied building. 41 Nos. of allotments have already been given. 11 Nos. of flats are now being offered for allotment through lottery. There will be provision for all modern amenities of Premium Category, like Cable TV, Telephone connections point/ ducting, automatic lifts, centralized security system etc. Covered Car Parking spaces shall be available subject to lottery. Car parking arrangement are as shown (in the Ground Floor plan), one behind the other (stack parking) as per sanction accorded by Bidhannagar Municipal Corporation (BMC). Details of the scheme and its provisional prices are indicated in Table-1

A suitable management office will be provided for use of Allottees/ Apartment owners Association/ Co-operative Housing Society.

TABLE - 1

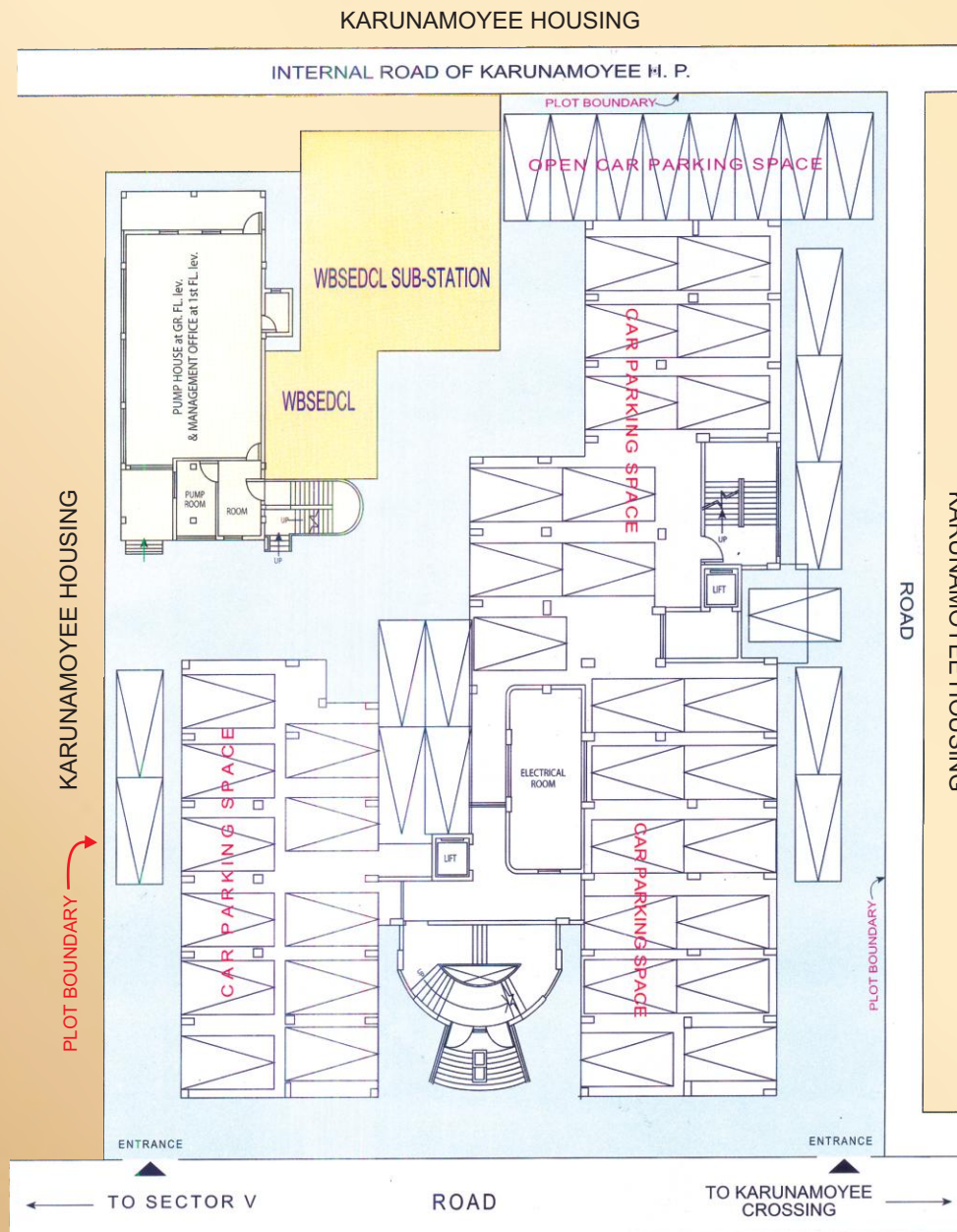
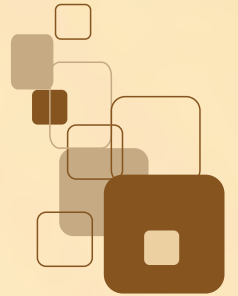
Sl. No.	Type	Carpet Area including Balcony Sq. ft. (Approx.)	No. of Units	Floor	Sale Price (Rs.)	Application Money (Rs.)	No. of CPS
1.	A/1	962 sq. ft.	4	1 st , 2 nd , 5 th & 8 th	83,90,174.00/-	5,00,000.00/-	7
2.	A/3	970 sq. ft.	2	1 st and 9 th	85,34,292.00/-	5,00,000.00/-	
3.	A/4	981 sq. ft.	2	5 th and 9 th	87,28,538.00/-	5,00,000.00/-	
4.	B/2	981 sq. ft.	1	3 rd	87,28,538.00/-	5,00,000.00/-	
5.	C/1	821 sq. ft.	1	1 st	72,68,560.00/-	5,00,000.00/-	
6.	C/5	821 sq. ft.	1	5 th	72,68,560.00/-	5,00,000.00/-	

** Cost of Covered Car Parking Space : Rs. 5,00,00.00/- each (CPS is subject to lottery).



Ground Floor Plan

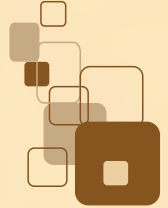
Ground Floor Plan



Typical Floor Plan

(With Cupboards)

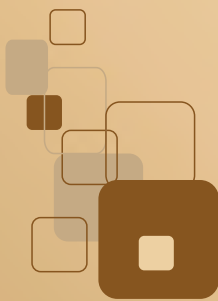
At 1st, 2nd, 4th, 5th, 7th, 8th, 9th
Floor Levels



Typical Floor

Plan (With Cupboards)

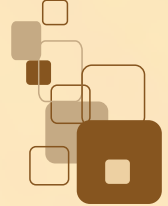
At 1st, 2nd, 4th, 5th, 7th, 8th, 9th Floor Levels



Typical Floor Plan

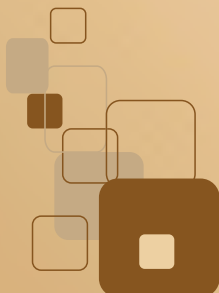
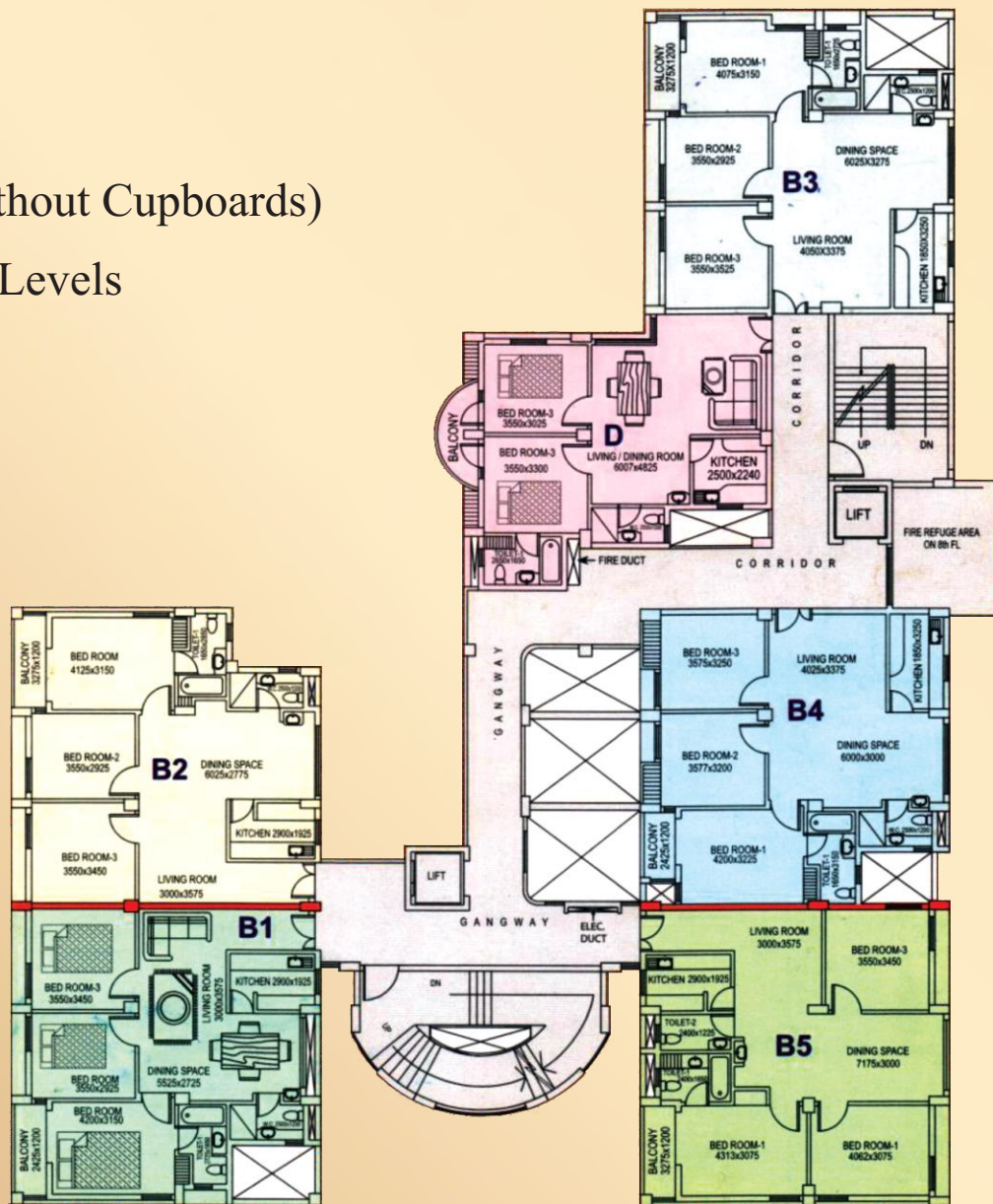
(Without Cupboards)

At 3rd, 6th Floor Levels



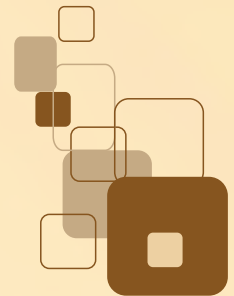
Typical Floor Plan (Without Cupboards)

At 3rd, 6th Floor Levels



Brief Specification

Brief Specification



1. Structure

RCC framed structure on RCC pile foundation.

2. Finishes flooring

- (a) Vitrified slabs in Living and Dining Hall, adjoining Passages and Balcony
- (b) Bedrooms : Vitrified tiles

3. Kitchen

Black granite Counter top with counter sunk stainless steel sink, ceramic tiles upto lintel level on all walls, flooring work with antiskid embossed ceramic tiles.

4. Toilets

Antiskid embossed ceramic tiles on floor and Ceramic tiles on all walls upto lintel level.

5. Kitchen / Toilet Fittings

Premium Brand C. P. Fittings
Premium Brand Sanitary Ware

6. Doors / Windows

Wooden Panel Main Door, Premium Quality Flush door, FRP doors, PVC doors and Aluminium glazed casement windows.

7. Internal Electrification

Concealed wiring with copper conductor and adequate arrangements for installing modern gadgets of standard quality.

8. Wall Finishes

- (i) Interior of apartments: Premium brand White acrylic Primer painting over plaster of paris.
- (ii) Interior of stair case, passage and common area: Premium quality acrylic emulsion painting and synthetic enamel painting.
- (iii) Exterior surface: Premium brand acrylic emulsion painting and synthetic enamel painting.

9. Water Supply

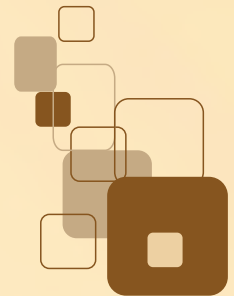
From source of supply of deep tube-well through underground reservoir and roof top tanks. All plumbing lines will be concealed.

Notes

1. *The Furniture layouts shown in the floor plans are merely suggestive. West Bengal Housing Board is in no way responsible for such provisions.*
2. *All basic specification mentioned above may be modified if necessary at the time of construction. Some variations may occur in the architectural planning as would be required during construction, due to structural constraints and local conditions.*

General Facilities

General Facilities



1. Structure

Each dwelling units will be wired for Electricity Connection. The allottees or the owners of the flats will have to apply to WBSEDCL for getting Electrical Connection through Individual Meter.

2. Water

Each flat will be provided with water connection through waterline grid. Source of water supply will be deep tube-well. The water will be stored in underground reservoir, from where water will be pumped to roof top tanks through pipe lines and ultimately will be distributed to individual units. The pump house water line grid within the scheme will be maintained by the Apartment Owners Association / Co-operative Housing Society of the allottees. After handing over the common areas and facilities (CAF) the concerned Association / Co-operative Housing Society / Allottees Association will be responsible to pay any charges / fees and make all necessary correspondences with concerned Authority in connection with supply of water.

3. Sewerage

Underground sewer line will be laid and will be connected with the main sewerage line of Bidhannagar Municipality. Kitchen waste and storm water will be discharged through sewerage/ drainage system of the Bidhannagar Municipality. Sewerage drainage system etc. inside the scheme will be maintained by the association/ society as the case may be.

4. Internal Road, Pathways, Compound Lights and Open Spaces

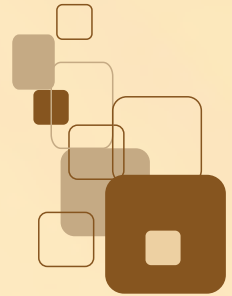
Internal Road, Pathways with Compound Lights and Open Spaces will be provided within the complex and these are to be maintained by the Allottees / Apartment Owners' Association / Co-operative Housing Society.

5. Management Office

Management office will be provided for use of Allottees/ Apartment Owners' Association/ Co-operative Housing Society.

Pricing & Procedure of Allotment

Pricing



Provisional price as mentioned in Table-1 determined on the basis of estimate. Final price may escalate maximum upto 10% depending upon the increase in cost of construction and other charges. In that case the escalated amount has to be paid alongwith final stage payment or before handing over possession as the case may be.

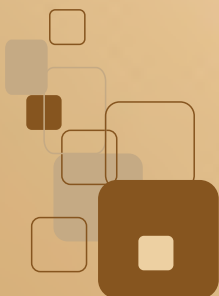
The Board however reserves the right to revise the price of un-sold/un-allotted flats subsequent to the first lottery.

Procedure of Allotment

The flats will be allotted to the applicants on the basis of lottery.

***Note :** An applicant may apply for A, B and C type separately. Specific type will be selected through separate lotteries. Applicants in the 'A' type will be eligible to get A/1, A/3, A/4 type (962 Sq. Ft., 970 Sq. Ft. and 981 Sq. Ft respectively) through lottery. Similarly the applicants of 'B' type will be eligible to get B/2 type (981 Sq. Ft.) through lottery. The applicants for 'C' type will be eligible to get C/1 and C/5 type (821 Sq. Ft.) through lottery.*

A separate lottery for CPS shall be held among the applications who emerge successful in lottery for flats.



Mode of Payment

Mode of Payment

- (1) The payment for the flats should be made in stages as indicated in Table below hereunder or as per the allotment letter. In the event of failure of the allottee to deposit the demanded amount against the allotted unit according to the time-frame as specified in the Payment Schedule/ Project Brochure/Allotment Letter/Concerned Advertisement/GTC, an interest on the demanded amount for the delayed period up to 30 days from the last date of payment specified in the payment schedule is to be paid by the allottee, the rate of which shall be equal to **PRIME LENDING RATE + 2% P.A. OF STATE BANK OF INDIA on the date of advertisement**. The Penal interest shall have to be paid within 30 days of payment of defaulted amount, failing which the allotment shall be liable to be cancelled.

Type	Sale Price (Rs.)	Application Money (Rs.)	Allotment Money (Rs.) (Within 2 months from the issue of Allotment Letter)	Last Stage Payment (Rs.) (5 months from the issue of Allotment Letter)
			[90% of the Sale Price Minus (-) Application Money in Rs.]	[Sale Price - (Application Money + Allotment Money)]
A/1	83,90,174.00/-	5,00,000.00/-	70,51,157.00/-	8,39,017.00/-
A/3	85,34,292.00/-	5,00,000.00/-	71,80,863.00/-	8,53,429.00/-
A/4	87,28,538.00/-	5,00,000.00/-	73,55,684.00/-	8,72,854.00/-
B/2	87,28,538.00/-	5,00,000.00/-	73,55,684.00/-	8,72,854.00/-
C/1	72,68,560.00/-	5,00,000.00/-	60,41,704.00/-	7,26,856.00/-
C/5	72,68,560.00/-	5,00,000.00/-	60,41,704.00/-	7,26,856.00/-

****Note :** GST will be paid by the allottee separately.

- (2) Cost of Covered Car Parking Space: **5,00,000.00/- + GST & Other Applicable Charges**/- each. The successful applicants will have to deposit the amount of the Covered Car Parking Space/ along with the **last stage payment + GST + other applicable charges** (as indicated above).
- (3) The successful applicants in the lottery will be intimated through Website of West Bengal Housing Board (<https://www.wbhousingboard.in/>).
- (4) The allotment will be made on full payment basis as shown in Table above. The allottee have to make full payment of the amount (before completion of the project and) before possession of the flats handed over to them including escalated price if there be any.

MODE OF TRANSFER : On *Free Hold* basis through execution & registration of Deed. Execution of Deed will be made as per Execution notice to be issued soon after full payment is made by the allottee.

The allottees of Diya Apartment, Karunamoyee, Salt Lake, shall have to form the Apartment Owners' Association, under the West Bengal Apartment Ownership Act, 1972 and West Bengal Housing Board shall handover the Common Areas and Facilities to the Apartment Owners' Association to maintain the same.

- DISCLAIMER :** 1) In case of any discrepancy regarding payment status applicants will be identified by her/ his application ID and they will be required to submit transaction ID and any other documents to confirm their payment status.
- 2) Convenience charges (if any) payable on account of payment of Application money is on account of prospective Applicants only.

Note : The terms and condition as laid down in the book of General Terms & Conditions, effective from 08/09/2023 & shall be applicable. The applicants are requested to consult the Book of General Terms and Conditions carefully before submission of On-Line Application.

The Board reserves it's right to interpret all the terms, conditions and clauses finally.



West Bengal Housing Board

(ESTD. UNDER WB.ACT XXXII OF 1972)

'ABASAN'

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