



Project Brochure for

SHILPAKANAN HOUSING PROJECT, PHASE-I (HIG)

Bidhannagar, Durgapur



West Bengal Housing Board
105, S.N. Banerjee Road, Kolkata-700 014

DATE OF LOTTERY : TO BE NOTIFIED IN WEBSITE AT LEAST 30 DAYS IN ADVANCE.

PENALTY : Any withdrawal of application upto 15 days prior to lottery will be charged with a penalty of 25% of application money+ other applicable charges. All withdrawals of application from 14 days prior to lottery and upto issue of allotment letter will be charged with a penalty of 30% of application money+other applicable charges. In case of surrender of allotment after issue of allotment letter, 50% of application money+other applicable charges will be charged as penalty.

Name of Project : Shilpakanan Housing Project,
Phase - I, Durgapur.

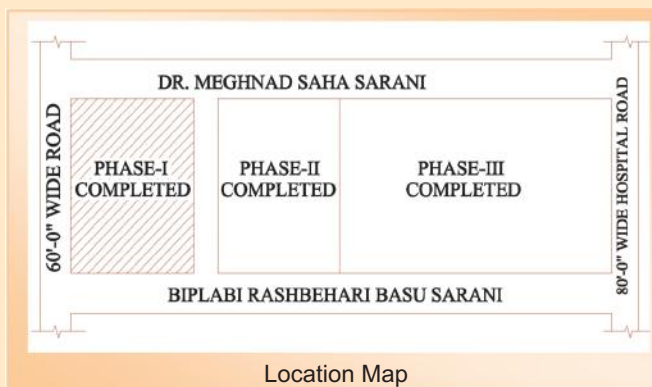
Address : Bidhannagar, Durgapur, Pin - 713212, W.B.

Total No. of Duplex Bungalow with plot : 100 Nos.

Project Status : Completed.

Date of Completion : 2009

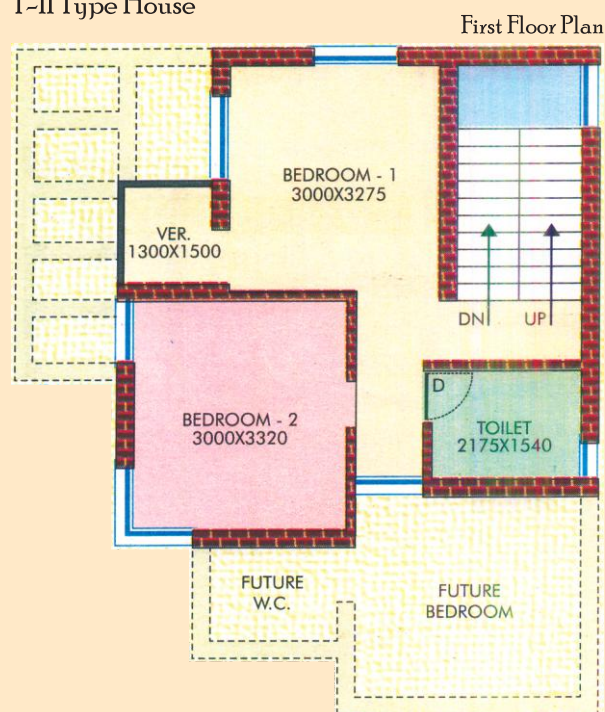
At present there is only 1 (One) no. **Duplex Bungalow - 2BHK** with plot which remained unleased and is being offered for lease, through lottery to the public.



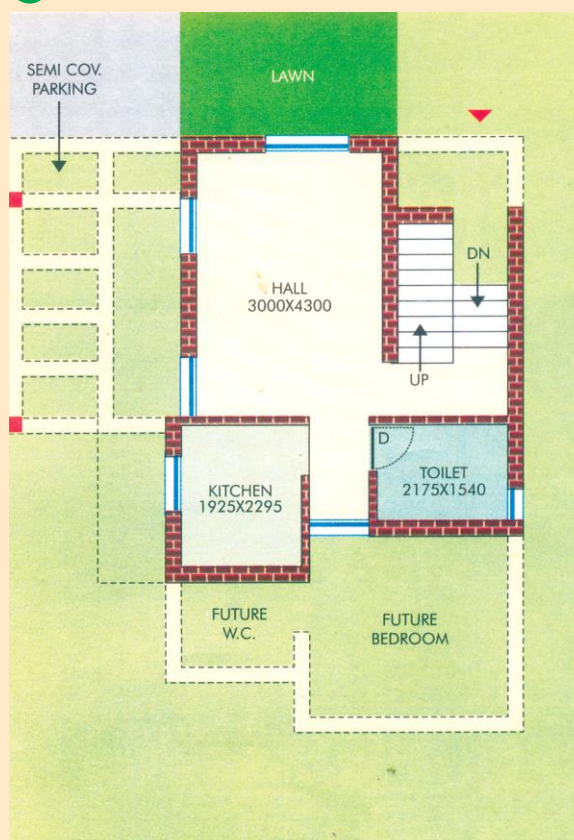
Sl. No.	Category & Flat / House Type	No. of Duplex Bungalow	Carpet Area including Balcony (Sq.Ft.)	Lease Price (Rs.)	Application Money (Rs.)
1.	HIG - Duplex Bungalow with Plot	01	729.00 and Land - 1110.00	43,54,723.00/-	5,00,000.00/-

DRAWING OF PLOT

T-II Type House



Ground Floor Plan



Brief Specification:

1. **Structure** : RCC framed structure with brick wall.
2. **Finishes : Flooring –**
 - a) Living cum Dining, Bed rooms and verandah -Grey mosaic. Roof finish - Concrete Pre-Cast Tiles.
 - b) Kitchen : Floor-Kota stone, Cooking Platform-Kuddappa stone, Dado-White Glazed tiles from cooking platform to lintel.
 - c) Stair case-Grey Mosaic.
 - d) Wall finishes : (i) Internal- Cement primer over Plaster of Paris. (ii) External- Cement base paint over cement plaster.
3. **Door/Windows** : Timber door frames. Entry and verandah door – Factory made wooden panel shutters. PVC / FRP door frame and shutter at toilets. Door at stair room - FRP shutter with frame. Window- Fully glazed steel windows with integrated MS grill. Stair case Railing – M.S. railing with G.I. Handrail.
4. **Toilets** : Floor-Ceramic tiles, Dado-White Glazed tiles up to lintel.
5. **Internal electrification** : Concealed wiring with adequate electrical connections for installing modern gadgets.

MORE THAN 90 BUNGALOWS ARE LEASED OUT AND A GOOD NUMBER OF HOUSEHOLDS LIVE IN THE PROJECT. CIVIC AMENITIES REQUIRED FOR LIVING ARE ALREADY THERE. THE BUNGALOWS WILL BE LEASED. ANY WITHDRAWAL OF APPLICATION UPTO 15 DAYS PRIOR TO LOTTERY WILL BE CHARGED WITH A PENALTY OF 25% OF APPLICATION MONEY+OTHER APPLICABLE CHARGES. ALL WITHDRAWALS OF APPLICATION FROM 14 DAYS PRIOR TO LOTTERY AND UPTO ISSUE OF ALLOTMENT LETTER WILL BE CHARGED WITH A PENALTY OF 30% OF APPLICATION MONEY+OTHER APPLICABLE CHARGES. IN CASE OF SURRENDER OF ALLOTMENT AFTER ISSUE OF ALLOTMENT LETTER, 50% OF APPLICATION MONEY+ OTHER APPLICABLE CHARGES WILL BE CHARGED AS PENALTY.

MODE OF PAYMENT: Full payment less Application Money on Allotment money is to be deposited within 60(sixty) days from the date of issue of allotment letter.

MODE OF TRANSFER: On Lease 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 shall obtain membership from the existing Co-Operative Housing Society formed by the allottees of Shilpakanan Housing Project, Phase-I to which the Common Areas and Facilities are already handed over by the West Bengal Housing Board for the Purpose of Maintenance and Management of such Common Areas and Facilities, within the Project.

ALLOTMENT : Bungalows shall be allotted by way of Draw of lots. The date, venue and time of lottery will be uploaded in the web site.

POSSESSION : The scheme is completed and ready for possession. On submission of a copy of Registered Deed, possession letter will be issued.

DISCLAIMER : 1) In case of any discrepancy regarding payment status applicants will be identified by his / her 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 conditions 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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