

# BROCHURE-CUM-APPLICATION FORM

## FOR 4<sup>th</sup> PHASE ALLOTMENT THROUGH LOTTERY



### BDA HOUSING PROJECT, PAIKARAPUR – I (Plot No.1531), BHUBANESWAR (1BHK -Type-I & Type-II),

Application invited On-line/ Off-line for Allotment through Lottery	Starts on:	11.00 AM on 01-09-2020
	Closes on:	05.00 PM on 04-11-2020



**Bhubaneswar Development Authority**

Akash Shova Building, Pt. Jawaharlal Nehru Marg, Bhubaneswar-751001

## A. INTRODUCTION

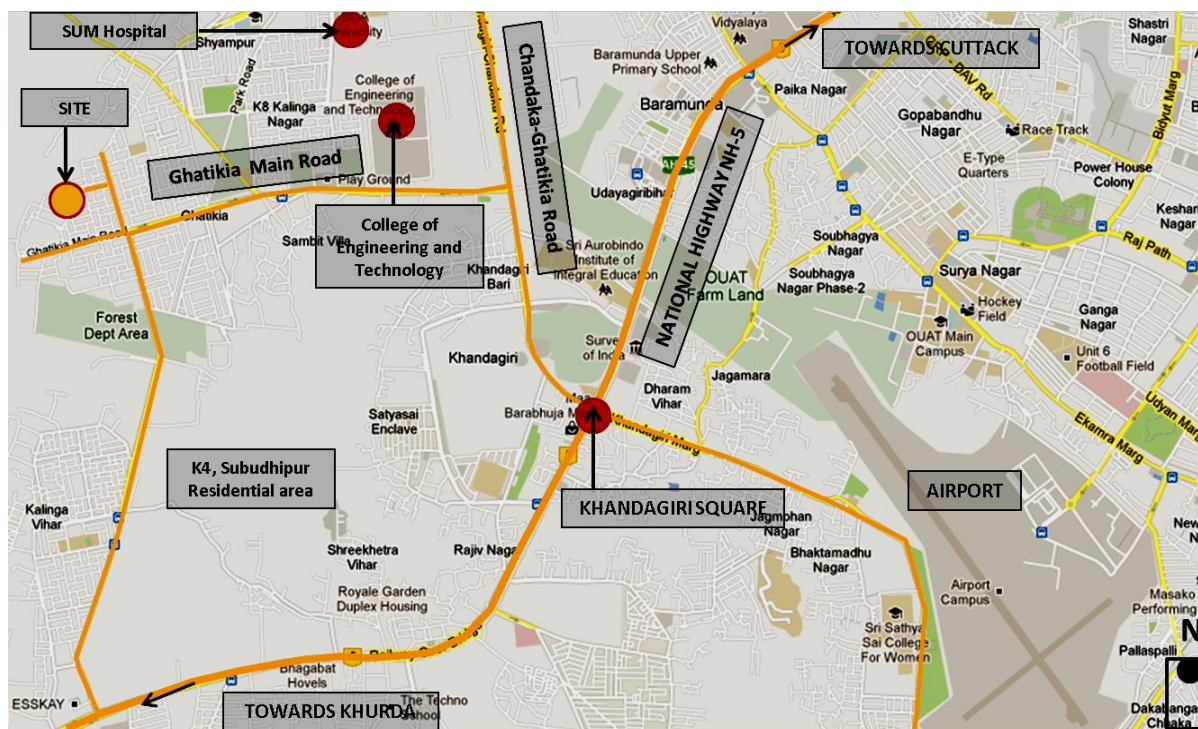
BDA had developed a Housing Scheme at Paikarapur, Bhubaneswar over Plot No.1531 named as “**BDA Housing Project Paikarapur-I**”. The scheme offers affordable 1BHK, 2 BHK Flats along with supporting amenities.

The site is located on a 40 ft wide road in Kalinga Nagar. This road is connected to 200 ft. wide Ghatikia Main Road through a 100 ft wide interconnecting road.

Accessibility (Distance from Key Locations)	Sl. No.	Key Locations/ Nodes of the City	Approx Distance from Site
	1.	Bhubaneswar Bus Stand at Baramunda	5.5 Kms
	2.	Bhubaneswar Railway Station	12.0 Kms
	3.	Khandagiri Square	4.5 Kms
	4.	College of Engineering & Technology (CET)	2.5 Kms

Neighbourhood Development	Various commercial, residential and institutional projects in the neighbourhood.	
	❖ Vipul Garden	❖ AMRI Hospital
	❖ Tata Housing	❖ DAV School, Kalinga Nagar, Bhubaneswar
	❖ Trident Galaxy	

## B. LOCATION



## C. SCHEME PROFILE

The scheme offers eight numbers of residential S+4 (stilt + four) storeyed blocks. Out of the eight blocks, four numbers of blocks have 2-BHK flats and four numbers of blocks have 1-BHK flats. The parking requirement of the flats for each block of 2-BHK flats is planned in the stilt area. The details of flats, blocks and super built up area are given below:

Sr. No.	Category of Flats	Blocks	Total number of flats	Super Built-Up Area of each flat including Stilt Floor (approx.)	No. of Vacant Flat
1	1 BHK Type – I	E, F, G,	120	808 Sqft.	49
2	1 BHK Type – II (only in 4 <sup>th</sup> Floor)	H	40	804 Sqft.	39

Now allotment of following vacant Flat will be done through Lottery. The details of the available flats are given below.

Sr. No.	Category of Flats	Total number of flats Available	Super Built-Up Area of each flat including Stilt Floor (approx.)
1	1 BHK Type – I	49	808 Sqft.
2	1 BHK Type – II (only in 4 <sup>th</sup> Floor)	39	804 Sqft.

## D. SPECIFICATIONS

### General :

- ❖ Entry Gate with the provision of security room
- ❖ R.C.C. frame of structure
- ❖ Building structure compliant to seismic design requirements
- ❖ One Johnson make Automatic Lift in each of the 2 BHK blocks and two numbers of Johnson make Automatic lifts in each of the 1 BHK blocks with ARD facility. (Total 4 lifts in 2 BHK block and 8 lifts in 1 BHK Blocks)
- ❖ Kota Stone flooring in Lift lobbies , staircases and corridors
- ❖ Artificial Stone (A. S.) flooring in stilt floor
- ❖ Stainless Steel handrail in staircases
- ❖ External walls with weather coat paint finish

	<ul style="list-style-type: none"> <li>❖ Provision of sewage treatment plant</li> <li>❖ Internal roads of concrete / paver blocks</li> <li>❖ Provision of Power Back-Up for common areas &amp; common utilities.</li> <li>❖ Water supply provision from Bore-well &amp; Underground Reservoir</li> </ul>
<b>Rooms:</b>	<ul style="list-style-type: none"> <li>❖ Vitrified tile flooring</li> <li>❖ Doors of sal wood frame with block board flush door shutter</li> <li>❖ Windows with aluminium glazed shutters</li> <li>❖ Internal walls and ceiling with Distemper finish</li> </ul>
<b>Kitchen:</b>	<ul style="list-style-type: none"> <li>❖ Vitrified tile flooring</li> <li>❖ Cuddapa stone platform with stainless steel sink and drain board</li> <li>❖ 2'-0" height glazed tile in dado above the kitchen platform</li> </ul>
<b>Balcony:</b>	<ul style="list-style-type: none"> <li>❖ Vitrified tile flooring</li> <li>❖ M.S. Railing</li> </ul>
<b>Toilet/ Bathrooms :</b>	<ul style="list-style-type: none"> <li>❖ Antiskid floor tiles</li> <li>❖ Ceramic tiles dado</li> <li>❖ Separate bath and WC for 1 BHK</li> <li>❖ Wash basins of Hindware/Parryware make</li> <li>❖ Toilet accessories fittings &amp; fixture C.P. PLAZA ESSCO.</li> </ul>
<b>Electrical Fittings:</b>	<ul style="list-style-type: none"> <li>❖ Flush Type switches plugs &amp; sockets.</li> <li>❖ Concealed Copper wiring of ISI Mark.</li> <li>❖ Sufficient points in all rooms</li> <li>❖ Cable TV and Telephone points</li> <li>❖ AC points provided in 1 BHK Flats.</li> <li>❖ Power point provided in Kitchen &amp; Toilet.</li> </ul>
<b>Supporting Infrastructure:</b>	<ul style="list-style-type: none"> <li>❖ Provision of power supply to the main control room in each block in the stilt from which individual electrical service connection will be provided by CESU</li> <li>❖ After taking possession of the house the allottees have to get their electrical service connection from CESU observing the necessary formalities.</li> <li>❖ Provision for periphery illumination of the project.</li> </ul>

- ❖ Provision of lighting Arrester
- ❖ D.G. provision for back-up Power supply for common utility & essential services.
- ❖ Water supply through bore well & UGR
- ❖ The allottees will pay monthly water rent & maintenance charges of sewage system to BDA as per the bill raised by BDA, from the day of possession till the systems (water supply & sewage system) handed over to the society.
- ❖ From the date of issue of 1<sup>st</sup> possession letter to allottees, BDA will maintain the water supply, sewage & common utility services including payment of common area energy charges for a maximum period of 6 (six) months within which the system will be taken over by the society for maintenance. For the purpose of maintenance of these services for a maximum period of 6(six) months, one time services charges will be paid by the allottees as detailed below:
  - a. For 1 BHK :- Rs. 10,000/- (Rs. Ten thousands only)

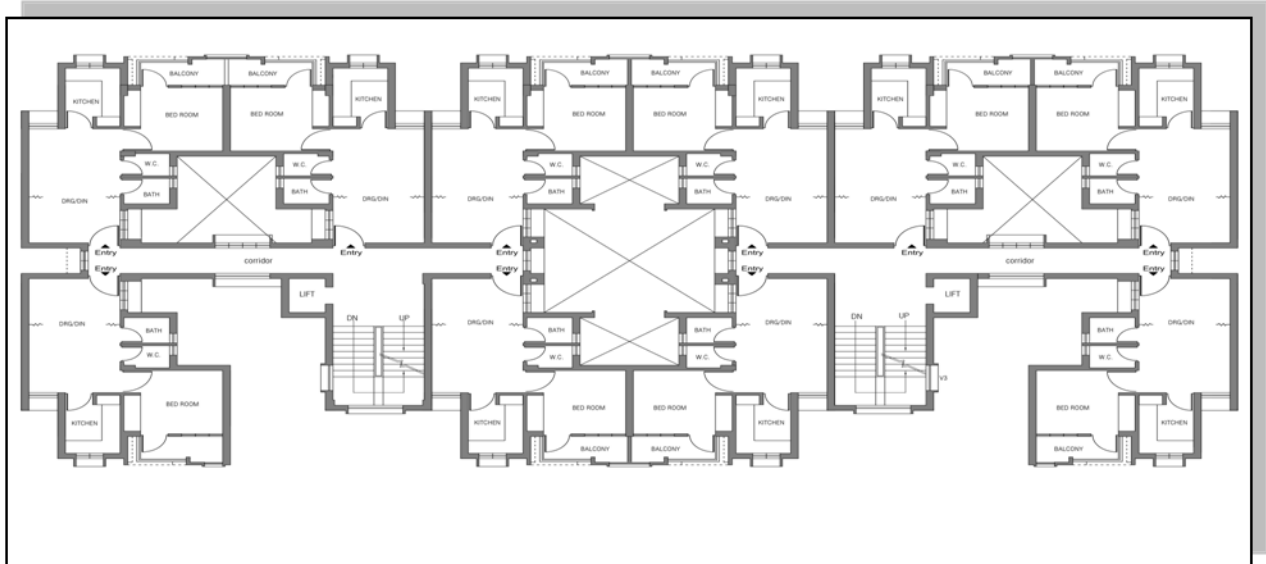
This will constitute the corpus fund out of which such charges will be paid and at the time of handing over of assets to the Society the balance amount if any lying in the corpus fund will be handed over to the Society.



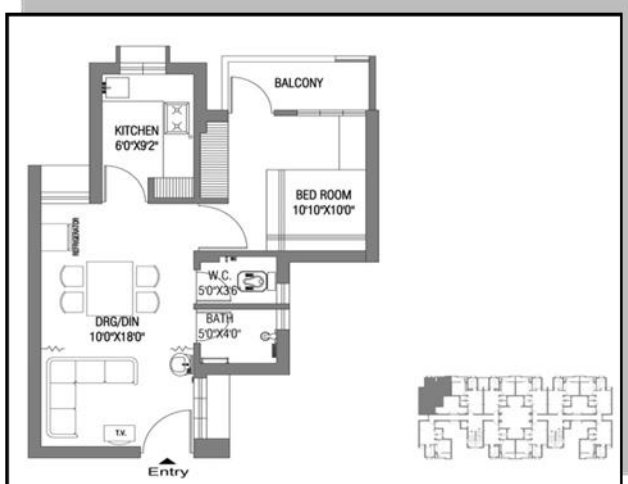
## E. LAYOUT



## F. 1-BHK FLOOR PLAN



## G. 1-BHK FLATS



## H. BLOCK VIEW



**1 BHK BLOCK**

*Note:*

- (1) All building plans, Elevations, Layouts and specification are subject to change/modification or revision as per site condition.
- (2) Photographs in the Block View ("H") are actual as on site.
- (3) Other photos in "E" & "G" are for the purpose of presentation only.

## I. COST, EMD AND MODE OF PAYMENT

Unit Cost of Flat (in Rs.)	1- BHK	
	Type I	Type II
	21.03 Lakhs	20.92 Lakhs
Earnest Money Deposit (EMD)	Rs. 2,10,300/-	Rs. 2,09,200/-
Mode of Payment		
EMD to be deposited along with the application form	10% of cost	Possession will be handed over within 30 days from the date of final payment
Balance Payment – Within 2 months of Provisional allotment	90% of cost	

### Note:

- The cost of the flats may undergo an escalation due to factors beyond control of BDA and in such cases the escalated amount shall be recovered from the allottee with the final instalment
- For selected applicants, the EMD shall be adjusted for their contribution for initial payment for the asset.
- GST and Other Statutory Charges, as applicable, shall have to be paid extra by the allottee before taking possession of the asset.
- No extra charges shall be levied for the two wheeler parking area for 1-BHK flats.
- All payments should be made in favour of **“Bhubaneswar Development Authority”** payable at **“Bhubaneswar”**. Payments can be made On-line through electronic remittances or offline through demand draft. Online Payment is to be made through payment gateway link available in BDA website: bda.gov.in. The offline payment can be made in the form of Demand Draft from a scheduled commercial / nationalized bank in India in favour of **“Bhubaneswar Development Authority”**, and payable at **“Bhubaneswar”**.
- The responsibility for making timely payment on or before due date will be that of the applicant or allottee; as the case may be. BDA shall not be duty bound to issue notice for making payment.
- In case of any delay in construction and/or consequential delay in handing over of the possession, the amount deposited by the allottee will not carry any interest.
- Non claim for deficiency in quality of construction and amenities supplied will be entertained after handing over of the possession of asset.
- For balance amount (i.e. 90% of asset value) payment, the maximum period of delay allowed will be 01(one) month from the due date. This will be at the sole and absolute



discretion of Vice-Chairman, BDA. Interest on default payment will be charged @ 12% (Twelve percent) per annum on the amount due to BDA. The allotment shall stand cancelled without further intimation in case of non payment of dues accrued during the extended period granted by Vice Chairman and a sum of money equal to 10 per centum of the disposal price or 20 per centum of the total deposits made by the applicant till date, whichever is higher, shall be forfeited and rest amount shall be refunded without any interest.

## **J. ELIGIBILITY**

1. The applicant must be a citizen of India.
2. The applicant must have registered on-line in the official website of BDA and after successful registration, shall have to obtained Unique Account Number (UAN). Alternatively, applicant can create Unique Account Number (UAN) at help desk in BDA office located at Akash Shova Building, Pt. Jawaharlal Nehru Marg, Bhubaneswar-751001
3. The applicant or his/her family members is not the owner of any freehold or leasehold dwelling unit or plot of land within the jurisdiction of Bhubaneswar Development Authority area.
4. For the purpose "Family" means applicant's husband, wife and unmarried children.
5. An applicant can apply for both the categories of flats [i.e. 1-BHK(Type-I) and 1-BHK(Type-II)]. But if the applicant is allotted more than one flat, then the applicant shall be eligible for any one of the allotment. However, the applicant has the right to choose any one from the allotted categories and after making the choice by the applicant the other allotment shall be cancelled and EMD shall refunded without any interest.
6. Any allotment made due to fraud, misrepresentation and suppression of fact(s) shall be liable for cancellation and entire amount deposited shall be forfeited in addition to initiation of criminal proceedings against the applicant.

## **K. SUBMISSION OF APPLICATION**

The application can be procured and submitted online as well as offline. The procedure to be followed in each of these case is detailed below.

### **Online Application:**

1. The applicant must have registered on-line in the official website of BDA and have obtained Unique Account Number (UAN) after successful registration.
2. Only Applicants having Unique Account Number (UAN) can apply online. They will be required to deposit non-refundable Brochure cum Application fee of

Rs.1000/- (Rupees One Thousand only). This amount shall be paid only through payment gateway link available in BDA website [bda.gov.in](http://bda.gov.in).

3. The Brochure cum application form containing relevant information, terms and condition etc. can be downloaded from web site of BDA, i.e. [bda.gov.in](http://bda.gov.in).
4. The online Brochure cum Application Form will be available from **01.09.2020 to 04.11.2020** at website of BDA, i.e. [bda.gov.in](http://bda.gov.in).
5. The last date & time for submission of application is **04.11.2020 5.00PM**. In case last date of receipt is declared as a Government holiday; the last date of receipt will be 5.00PM of next working day. Applications received after the last date shall not be entertained by BDA at any cost.
6. If the applicant is applying for different category of assets then he shall exercise his order of preference at the time of filling up of application form. EMD shall be submitted separately for each category of assets applied.
7. Application received without required particulars and / or deposits shall be rejected.
8. Earnest Money Deposit as indicated in section "I" shall be paid online through BDA payment gateway or deposited directly in any of the following bank through online generated challan or other payment options available in website.

Name of the Bank/ Branch Name	Account No (For deposits)	IFSC Code
State Bank of India, PBB Branch, Bhubaneswar	35523862744	SBIN0010236
Panjab National Bank (e-OBC), BDA Branch, Bhubaneswar,	08692191025379	ORBC0100869
ICICI Bank, Main Branch, Bhubaneswar	028401003051	ICICI0000061

9. In case of availing finance from any of the above bank, allotment letter will be issued to concerned bank on behalf of successful allottee, subject to provision of agreement entered between applicant and bank under intimation to BDA.

#### Offline Application:

1. The applicant may visit the help desk at BDA office located at Akash Shova Building, Pt. Jawaharlal Nehru Marg, Bhubaneswar-751001 and create Unique Account Number (UAN). Creation of Unique Account Number (UAN) is mandatory for application.
2. After the creation of Unique Account Number (UAN), applicants may download the Brochure from BDA website i.e. [bda.gov.in](http://bda.gov.in). Applicant shall have to deposit the Brochure cum Application fee on payment of Rs, 1,000/- (Rupees One

Thousand only) through bank challan in any of the above mentioned bank or DD in favour of **"Bhubaneswar Development Authority"**, Payable at **"Bhubaneswar"**.

3. The Brochure cum Application Form will be available from **01-09-2020 to 04.11.2020**
4. The filled-up application form can be submitted by offline in the Diary Section of BDA or through Registered / Speed post along with the deposit of Earnest Money (EMD) & Cost of document.
5. The last date for submission of application is **04.11.2020 by 5.00PM**. In case last date of receipt is declared as a Government holiday; the last date of receipt will be 5.00PM of next working day. Applications received after the last date shall not be entertained by BDA at any cost.
6. If the applicant is applying for different category of assets then he shall exercise his order of preference at the time of filling up of application form. EMD shall be submitted separately for each category of assets applied.
7. Application received without required particulars and / or deposits shall be rejected.
8. Earnest Money Deposit as indicated in section "I" shall be paid in the form of demand draft from a scheduled commercial / nationalized bank in India in favour of **"Bhubaneswar Development Authority"**, and payable at **"Bhubaneswar"**.

## **L. MODE OF ALLOTMENT**

1. All the Flats shall be allotted by mode of Lottery in a transparent manner from amongst all the eligible applicants, who have successfully registered and applied as per conditions of the Brochure and provisions of BDA Property (Management & Allotment) Regulations 2015.
2. Lottery will be done in 2 stages i.e. first for finalisation of successful applicants and second for allotment of a particular asset in favour of the successful allottee. But in cases, where total number of applications received are less than the number of assets available for allotment, then selection of allottees will be decided by the Allotment Committee/Authority. Allotment of particular asset shall be made through lottery out of total successful allottees after allotment of specific asset no. to the allottees selected in the 1<sup>st</sup> phase.
3. Online applicants selected in 1<sup>st</sup> stage of lottery will be required to submit hard copy of Application, Affidavit as per Annexure-II, Application for housing loan as per Annexure-III (optional) & self-signed copy of PAN Card, Aadhar Card/Voter ID.

4. In case an applicant has applied for multiple categories and he is selected in the lottery pertaining to his first preference then he will not be considered for participation in lotteries for his 2<sup>nd</sup> and subsequent preferences.
5. BDA shall issue the Provisional Allotment Letter to selected applicants after observation of all formalities as per regulation in force.

### **M. REFUND/WITHDRAWAL/ CANCELLATION**

1. The last date for withdrawal of application is **4.11.2020**. After that request for withdrawal of application shall not be entertained.
2. If an applicant withdraws his/her application within the stipulated period,, EMD amount deposited will be refunded without interest after lump sum deduction of Rs. 10,000/- (Indian rupees ten thousand only).
3. In case an applicant withdraws after draw of lottery and before the issue of provisional allotment letter to the selected applicant, the EMD amount deposited will be forfeited.
4. If an allottee fails to pay the amount due after provisional allotment and within the stipulated period of payment, BDA shall cancel the allotment subject to conditions under section "I".
5. Surrender of assets will not be entertained after delivery of possession.
6. The EMD will be refunded without any interest to the unsuccessful applicants electronically into their accounts from which EMD amount has been deposited to BDA account, within 60 (Sixty) days from the date of issue of order of provisional allotment to the successful applicant.

### **N. DELIVERY OF POSSESSIONS**

1. BDA will make its best efforts to deliver the possession of the asset to the allottee soon after completion of the project which is likely to be 6(Six) months from the date of provisional allotment subject to "Force Majeure" provision, litigations and other circumstances beyond the control of BDA.
2. On payment of all final dues allottees will be intimated to register in the registered agency as per the BDA Property (Management and Allotment) Regulations, 2015. All common assets will be handed over to the registered agency for its maintenance.
3. The applicants will be informed in writing the date by which BDA would be handing over possession of the asset. The allottee shall personally take delivery of the assets within 30 (thirty) days from the date of issue of intimation.

4. In case the allottee fails to take possession of the asset within 30 (thirty) days from the date of issue of intimation to take possession, deferred Possession charges of Rs 5,000/-(Indian rupees five thousand only) per month (after the expiry of 30 (thirty) days from the date of issue of intimation to take possession) shall be imposed on the allottee for maximum of 03 (three) months after which the allotment shall be cancelled. After cancellation a sum of money equal to 10 per centum of the disposal price or 20 per centum of the total deposits made by the applicant till date, whichever is higher shall be forfeited and rest amount shall be refunded without any interest.

## **O. TRANSFER OF OWNERSHIP**

Transfer of ownership shall only be permitted after expiry of **05(five) years** from the date of taking over possession of the asset. Such transfer shall be allowed on payment of required charges as per the BDA Property (Management and Allotment) Regulations, 2015 and Property Allotment Manual made there under with amendment made time to time.

## **P. EXECUTION & REGISTRATION OF LEASE DEED**

1. The allottee shall execute the required agreement / deed within a period of 03 (three) months from the date of intimation failing which action, as decided by the Authority, shall be initiated against the allottee. The registration of the document will be done in the concerned Sub-Registrar's office and the duplicate copy will be submitted to BDA within a fortnight.
2. All charges and expenses relating to registration of lease deed shall be borne by the allottee.

## **Q. CONDITIONS OF ALLOTMENT**

1. The allotment shall be on lease basis.
3. The Authority reserves the right to reject any application without assigning any reason thereof.
4. BDA also reserves the right to alter or modify the lay-out plan, the size and shape of the assets due to exigencies arising out of site condition and other contingencies or due to force majeure.
5. All information on dimension and area are approximate. The allotment of the asset is subject to alteration necessitated during the construction of the residential complex. BDA, in pursuance thereof, reserves the right to effect suitable and necessary alteration in the lay-out plan.



6. All the assets shall be allotted by mode of a Lottery in a transparent manner from amongst all the eligible applicants, who have successfully registered and applied as per conditions of this brochure.
7. The allottee shall not use the asset for such activities, which are likely to cause nuisance, annoyance or disturbance to other occupants and refrain from those activities which are against law or any directive of the Authority.
8. The allottee shall use the asset for residential purpose only and shall not store any goods of hazardous or combustible nature or which can cause damage to the structure and or assets of other occupants or the equipments in the allotted flat premises or use the asset for criminal or illegal activities or activities prohibited under law of the land.
9. The allottee shall not display any signboard, advertisement material, mobile/telephone tower etc. on the external face including rooftop of the flat or the building.
10. It is expressly understood that the internal security of the residential blocks in the BDA Housing Scheme shall always be the sole responsibility of the allottee and the registered agency.
11. The allottee shall carry out the maintenance of his asset at own cost. The insurance of all the residential blocks in the scheme as well as the interiors of these residential blocks in the scheme shall be the responsibility of the allottee. BDA shall not in any case be held liable for any damage or loss incurred on account of any rejection or omission of the allottee or any act of the third party.
12. BDA will provide power supply up-to the panel board of individual block. The allottee shall be responsible for obtaining individual electricity connection from the meter panel board of individual block from concerned Agency at his/her own cost. The allottee shall also pay holding tax/ground rent and any other taxes as applicable to the concerned agencies and authorities.
13. The allottee shall abide by the Act(s), Rule(s), & Regulation(s) of the land, including the local laws and directions of the statutory Authorities as well as terms and conditions of allotment. In case any penalty or fine is imposed by any govt./statutory or other local authority for violation of any law by the allottee, the same shall be paid and complied by the allottee.
14. The allottee shall not sub-divide or demolish any structure of the residential block of the scheme or any portion thereof or cause to make any new construction in the residential block of the scheme. The allottee however should undertake that he/she shall not divide/sub-divide the apartment in any manner. The allottee shall not change the colour and façade of outer walls to his/her flat.

15. No transfer of the allotted asset will be allowed in case of existence of any form of encroachment, addition and alteration of existing structure.
16. In case of death of the applicant and/or the allottee, the nominee shall act as representative of successors and accordingly all actions taken, consent given, approval made, shall bind the successors of the applicant/allottee in all respects.

## **R. ENROLLMENT WITH REGISTERED AGENCY**

1. Every allottee shall enrol as a member of the Registered Agency as indicated in the allotment letter issued to them, as per the provisions of BDA Property (Management & Allotment) Regulations 2015. No allottee shall be entitled to delivery of possession of the property unless such allottee has enrolled as a member of the Registered Agency.
2. The Registered Agency shall be responsible for the maintenance, up-keep, running, control & regulation for use of common areas and common services in the Housing Project in accordance with the provisions of the relevant bye laws / agreement. The allottee shall be liable to pay to the Registered Agency, the charges for this purpose, as decided by the Registered Agency in its General body meeting. In case of failure on the part of allottee to make such payment, on written request from the Registered Agency the Authority shall have the power to recover such amount as arrears of land revenue and transfer the same to the Registered Agency. Authority may also initiate any further action in case of habitual default by any of the allottees.
3. All documental charges shall be payable by the allottee.
4. All charges, taxes, assessments, Municipal or otherwise and other levies of whatsoever nature shall be paid by the allottee or the Registered Agency, as the case may be within such period as specified therein.
5. In case of failure on part of the allottee or the Registered Agency to make such payment, the Authority shall have the power to recover the dues as arrears of land revenue under Odisha Public Demand Recovery Act, 1962.
6. The Registered Agency shall perform its functions, responsibilities and shall adhere to the provisions of Bhubaneswar Development Authority Property (Management & Allotment) Regulations 2015 and applicable Acts / Rules / Regulations in delivering its services and duties.
7. The functioning of the Registered Agency shall be sole responsibility of its constituent members and the allottees. BDA shall not be liable in any manner for breach of any law or rules or regulations and for any kind of misconduct by the Registered Agency.

## S. FORCE MAJEURE

If the construction / allotment of flats/blocks in the BDA Housing Scheme is delayed for reasons beyond control of BDA such as civil commotion or war or criminal action or earth quake or any act of GOD, delay in obtaining decision/ clearance from any statutory body, or due to any notice, order, rule or notification of the Govt., or any other public or competent Authority, or any other reason beyond the control of BDA and in any other aforesaid events, BDA shall be entitled to a reasonable extension of time stipulated for delivery of possession of the asset. BDA also reserves the right to alter any terms or condition of allotment in the event of any such contingency, as aforesaid and if the circumstances are beyond the control of the Authority, it may defer or suspend the scheme for such period as it may consider expedient and the allottee in such an event shall not claim any compensation or damage of any nature whatsoever for such delay or suspension.

If for any reason whatsoever, BDA is not in a position to handover/ allot the asset to the allottees, BDA shall refund the deposited amount, except the cost of Brochure cum Application form, in full without any interest.

## T. ADDRESS FOR CORRESPONDENCE

All postal correspondences shall be made to;

**The Secretary, BDA,**  
Bhubaneswar Development Authority,  
Akash Shova Building,  
Pandit Jawaharlal Nehru Marg,  
Bhubaneswar-751001.

For further information, visit our website: [bda.gov.in](http://bda.gov.in) . For any assistance on online registration, UAN No. etc. Kindly email on **bdabbsr1983@gmail.com** or visit helpdesk established in office of BDA Bhubaneswar/ partner banks.

Contact Persons-

- |  |                   |
|--|-------------------|
| 1. Mr. Manoranjan Sethi (Revenue Cell)       | - Mob- 9437519582 |
| 2. Mr. Nihar Ranjan Satapathy (Revenue Cell) | - Mob- 9777750153 |
| 3. Mr. Prabhu Pr. Chanpatiray (IT Cell)      | - Mob- 9439578690 |
| 4. Mr. Pradipta Pradhan (Manager IT)         | - Mob- 8917272696 |

## U. JURISDICTION OF COURTS

All disputes arising out of & concerning allotment & brochure conditions shall be subject to the jurisdiction of Civil Courts at Bhubaneswar in exclusive of any jurisdiction specified under any other Act / Code. .

## **V. INTERPRETATION**

(1) Provisions of Bhubaneswar Development Authority Property (Management and Allotment) Regulations, 2015 will apply. Applicants are requested to go through same for understanding the provisions of law applicable to allotment of such assets. In case of conflict between the provisions of this Brochure cum Application form and the regulation; provision of regulations will prevail.

(2) In case of any dispute or doubt with regard to interpretation of any clause or terms of this brochure, the decision of the BDA shall be final and binding on the applicants/ allottees.



Form No.

**BHUBANESWAR DEVELOPMENT AUTHORITY**  
**APPLICATION FORM FOR INDIVIDUAL**

**For allotment of constructed flats in the BDA Housing Project,  
Paikarapur-I, (Plot no. 1531), Bhubaneswar, Odisha**

Date of Receipt (For Official Use)

DD		MM		YY	

(Affix recent colour passport size photograph of the applicant duly signed on the front along with application form.)

To

**The Secretary**  
**Bhubaneswar Development Authority**  
**Akash Shova Building, Pt. Jawaharlal Nehru Marg**  
**Bhubaneswar-751001**

**1. Applicant's Unique Account No. (UAN)**

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**2. Name of the Applicant**

First Name

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Middle Name

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Last Name

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**3. Father's Name**

First Name

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Middle Name

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Last Name

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**4. Mother's Name**

First Name

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Middle Name

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Last Name

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

**5. Date of Birth**

DD		MM		YY	

**6. Gender**

--

**7. PAN No**

--	--	--	--	--	--	--	--	--	--

**8. AADHAR No**

--	--	--	--	--	--	--	--	--	--	--	--	--

**9. Voter ID No**

--

**10. Occupation Details**

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**11. Nationality**

--

**12. Domicile**

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### 13. Address for Correspondence

a. House No	<input type="text"/>	b. Street/Village	<input type="text"/>
c. Post Office	<input type="text"/>	d. Block/ULB	<input type="text"/>
e. Police Station	<input type="text"/>	f. District	<input type="text"/>
c. State	<input type="text"/>	h. PIN Code	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
i. Telephone No (with STD Code)	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		
j. Mobile (for SMS Service)	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		
h. e-Mail ID (for intimation)	<input type="text"/>		

### 14. Permanent Address (It may not be filled up, if permanent Address is same as correspondence Address)

a. House No	<input type="text"/>	b. Street/Village	<input type="text"/>
c. Post Office	<input type="text"/>	d. Block/ULB	<input type="text"/>
e. Police Station	<input type="text"/>	f. District	<input type="text"/>
c. State	<input type="text"/>	h. PIN Code	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
i. Telephone No (with STD Code)	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		

### 15. Details of Family Members

SL No.	Name of the Family Member	Gender	Age	Marital Status	Relationship with applicant
1.					
2.					
3.					
4.					
5.					

### 16. Nominees Details in order of Preference

Sl No.	Name of the Nominee	Age	Occupation	Relationship with applicant	Annual Income
1.					
2.					
3.					

### 17. Application for Category

(Fill 1 for 1<sup>st</sup> Preference, 2 for 2<sup>nd</sup> Preference)

Category	Order of Preference
1-BHK (Type-I)	
1-BHK (Type-II)	

**18. Payment Particulars** (In case of multiple preferences, EMD for each category to be deposited separately and details to be provided as below)

Payment towards Brochure Cost	Name of the Bank & UTR No.	Date of Deposit (DD/MM/YY)	Deposited Amount (in INR)

Payment towards EMD	Name of the Bank & UTR No.	Date of Deposit (DD/MM/YY)	Deposited Amount (in INR)

**Note:** Photocopy of the deposited challan/counterfoil duly stamped by concerned Bank to be enclosed.

I have gone through the terms and conditions of the brochure, the application form and the affidavit format and understood the content and consequences thereof and I filled in the application with the undertaking to abide by the same. I do hereby undertake to abide by all the terms & conditions prescribed by BDA for this scheme.

I also undertake that in the event of any information submitted above is found fraud, misleading and false in future or in the event of double allotment in favour of my family, the authority will be at liberty to cancel the allotment and forfeit the entire amount deposited by me at my cost and risk.

Further, I also undertake to deposit Earnest Money Deposit amount into appropriate BDA account as per condition of Brochure cum Application form. Responsibility and consequences of delayed deposit or deposit of an amount less than EMD will be with the undersigned and BDA will not be liable for same.

Date:

Full signature of the Applicant

<b>Format for undertaking</b>
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In the court of Shri \_\_\_\_\_  
(Executive Magistrate/Notary Public)

**FORM OF AFFIDAVIT**

I, Smt/Shri....., aged about \_\_\_\_\_ years,  
D/o/W/o/S/o of Smt/Shri ..... permanent residence  
of.....and residing now  
(Permanently/temporarily for.....years at.....  
P.S..... P.O.....District.....do hereby swear and  
solemnly affirms:

That the following persons are the members of my family and related to me as noted in the  
Statements given below:

SL No	Full Name	Age	Marital Status	Relationship with the applicant
i				
ii				
iii				
iv				
v				

That I and/or my family members as mentioned above own or possess the following residential, commercial, shop-cum-residential plot or house, flat etc. within the limits of Bhubaneswar Development Plan Area (BDPA Area).

Sl. No.	Name of the Owner	Plot/ House No	Mode of Acquisition of Property		Allotment Authority / Transferor	Year of allotment
			Lottery/Auction/ Any other means like inherence/purchase/Gift			

No asset other than the asset (s) mentioned above has ever been owned by me in Bhubaneswar Development Plan Area either on leasehold or freehold basis or allotted to me or in favour of my family by General Administration (GA) Department. /BDA/OSHB/any Other Government Agency/any Co-operative Housing Society. I/my family have not sold/transferred any asset allotted

by the General Administration (GA) Deptt. / BDA/OSHB/any Other Government Agency/any Co-operative Housing Society. By this affidavit, I indemnify BDA to compensate any future loss of what so ever nature.

I, further undertake that if any information given above are found incorrect, the allotment / lease of plot/Flat/ Core House granted in my favour on the basis of incorrect information furnished by me, the allotment and the lease, if any, shall be cancelled/ terminated by Bhubaneswar Development Authority at my cost and risk and Authority is free to initiate legal proceeding and /or complaint as permissible under law.

**Signature of the Deponent**

Smt/Shri/Dr.....aged.....years ,resident of  
Village.....PS.....district of..... at present  
.....by profession ..... who is identified by  
Sri.....Advocate appears before me and stated on oath / solemnly declared the  
contents of this affidavit are true to the best of his/ her knowledge.

**Deponent**

**Magistrate First Class/ Executive Magistrate/Notary public**

**APPLICATION FORM FOR AVAILING HOUSING LOAN FOR FINANCING OF  
THE PROPERTY**

- 1) Name of the Applicant :
- 2) Name of the Scheme :
- 3) Category of Flat :
- 4) Details of Bank/ Financial Institution :
  - (A) Name and address of the Financial Institution:
  - (B) Amount of Loan to be availed:

Date:  
Place:

**Full signature of the applicant**