



BROCHURE

for

**Allotment of 20 EWS units (1 BHK) at
Surekha Niwas, Pahala, Bhubaneswar**



ORERA Project Registration No. RP/19/2018/00051

(For more information regarding the project, please visit <https://rera.odisha.gov.in>)

Application invited through online mode for Allotment through https://has.odisha.gov.in	Starting Date	20.01.2024
	Closing Date	12.02.2024

Bhubaneswar Development Authority

Akash Shova Building, Sachivalaya Marg, UNIT- 3, Bhubaneswar, Odisha 751001

APPLICATION THROUGH ONLINE MODE ONLY

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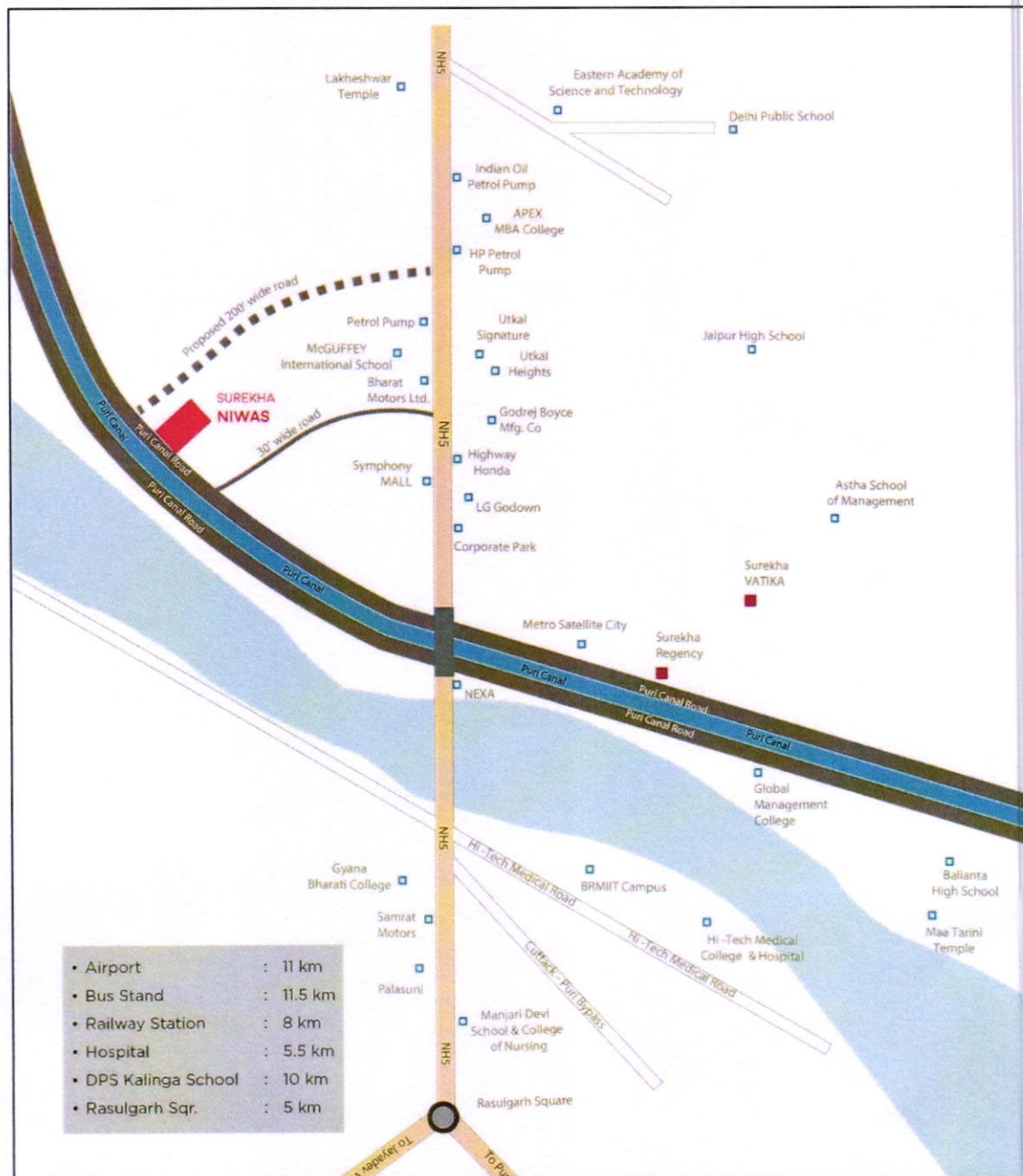
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A. INTRODUCTION

As per the Housing for All Policy of Government of Odisha, twenty EWS housing units (one BHK Flat of carpet area 323 Sq. Ft) are available at Surekha Niwas, Pahal over Plot No.161, 185/868, 162/869 & 186 khata No.352/273 for Economical Weaker Section (EWS) individuals through online mode only as per the Odisha Housing For All Policy For Urban Areas, 2022. The cost of each EWS housing unit is INR 8,39,364/-.The houses have been constructed by M/s Surekha Builders and Developers Pvt. Ltd..

B. LOCATION

The site is located on a 30 ft wide Puri Canal Road. This road is connected to the Bhubaneswar Cuttack National Highway (NH -5).



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This Location Map is indicative and not to scale.

Accessibility (Distance from Key Locations)	Sl. No.	Key Locations/ Nodes of the City	Approx Distance from Site
	1.	Rasulgarh Chhalk, Bhubaneswar	5.00 Kms
	2.	Cuttack City	20.00 Kms

C. SCHEME PROFILE

This scheme offers Twenty numbers of residential EWS housing units. Each is an one BHK Flat of carpet area 323 Sq. Ft.. The details of flats&blocks are given below:

Sr. No.	Category of Flats	Blocks	Floor	Total number of flats available in the Floor
1	1 BHK	E	1 st	4 Flats
			2 nd	4 Flats
			3 rd	4 Flats
			4 th	4 Flats
			5 th	4 Flats

D. SPECIFICATIONS

General:	<ul style="list-style-type: none"> ❖ Entry Gate with the provision of a security room. ❖ Plie Foundation with R.C.C. frame structure. ❖ 1 Nos of Lift ❖ Two-Wheeler Parking is in Basement Level. ❖ Stair case connects from Basement Level to all levels. ❖ Vitrified Tile flooring in rooms, lobbies and corridors. ❖ Stainless steel hand railing using 50 mm Dia 2 mm thick circular pipe. ❖ Weather Proof Paint (Exterior finished waterproof weather coat of 2 coats with 1 coat of waterproof primer. ❖ Sewage Treatment Plant (STP). ❖ Internal roads.
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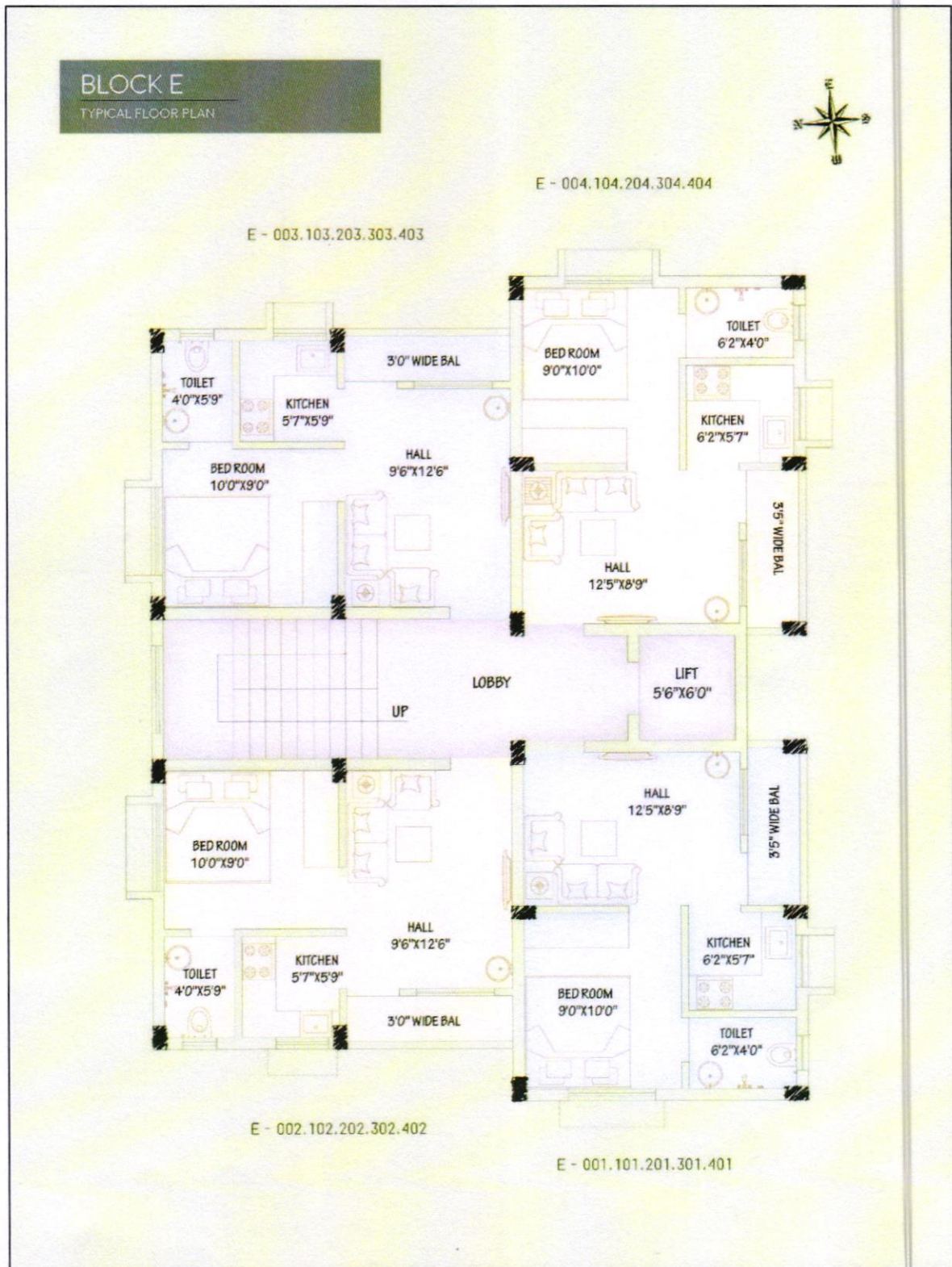
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	❖ Water supply from Bore-well.
Rooms:	❖ Vitrified Tile flooring in rooms. ❖ Flush Wood Door with Sal wood Frame. ❖ Sliding aluminium glazed glass Window with protective M S Grills. ❖ Internal walls and ceiling with Colour.
Kitchen:	❖ Vitrified tile flooring ❖ Vitrified tile platform with Stainless Steel Sink.
Balcony:	❖ Vitrified tile flooring ❖ 3ft height protective balcony wall.
Toilet/ Bathrooms:	❖ Antiskid floor tiles ❖ Wash basins ❖ Toilet accessories with all fittings & fixture.
Electrical Fittings:	❖ Reputed Brand switches plugs & sockets. ❖ Concealed Copper wiring of ISI Mark. ❖ Sufficient points in all rooms ❖ Power point provided in Kitchen & Toilet.
Supporting Infrastructure:	❖ Provision of power supply to the main control room in each block in the basement from which individual electrical service connection will be provided by TPCODL. ❖ After taking possession of the house the allottees have to get their electrical service connection from TPCODL observing the necessary formalities. ❖ Periphery illumination of the project. ❖ Lighting Arrester ❖ Water supply through bore well

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E. LAYOUT

1-BHK FLOOR PLAN



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F. COST, EMD AND MODE OF PAYMENT

Unit Cost of Flat (In Rs.)	1-BHK	
	SBU - 452 sq. ft.	Rs. 8,39,364/- (Rupees Eight Lakh Thirty- Nine Thousand Three Hundred Sixty Four Only)
Mode of Payment		
Application Fee @ 1% of the cost of the EWS housing unit (Refundable in case of non- selection in the lottery)	Rs.8,394.00	Possession to be handed over to the selected beneficiary by the Project Developer after settlement of payment within the HFA policy and HAS Standard Operating Procedure
Balance payment of 99% of the cost of the EWS housing unit to be made by the selected beneficiary after final allotment to the Project Developer	Rs.8,30,970.00	

For more clarity, please refer to the HFA Policy, Odisha 2022 and House Allotment System Standard Operating Procedure. Terms & modes of payments like paying in instalments to the project developer are not within the purview of HFA policy and House Allotment System. Selected beneficiaries have to settle the same directly with the Project developer. However, the system will keep track of the payments made by the selected beneficiary and the occupancy handed over by the Project Developer as per the HAS SOP.

G. ELIGIBILITY CONDITIONS

1. The applicant must be a citizen of India and must be of minimum 18 years of age as on the last date of submission of the application.
2. Applicant must be a resident of Bhubaneswar urban area above over 18 years of age with an income up to Rs.2,16,000/- (Rupees Two Lakh Sixteen Thousand only) per annum.
3. The applicants should not have a pucca house in his/her or family member's name anywhere in India (family means, husband, wife & minor children only). The applicant should not have been benefitted earlier by any housing related benefit or financial assistance related to housing under any Govt. scheme including BDA/BMC. Relevant certificates from competent authorities in regards of the above along with identity and address proofs are to be uploaded as required while applying through the portal.
4. Relevant testimonials/ certificates/ affidavits from competent authorities in regards of the above along with identity and address proofs are to be uploaded as required while applying through the portal failing to which the application would not be accepted as complete and would not be taken for processing further.
5. The selection and allotment will be made on the basis of the information declared/ uploaded/ furnished by the applicant while submitting the application.

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6. If it is found in future, that any information submitted by the applicant to be false/ fabricated, the application of the applicant would be solely rejected, the allotment will stand cancelled and the entire amount deposited shall be forfeited with initiation of criminal proceedings against the applicant.
7. The applicant is requested to go through the complete document as suggested above and ensure that he/ she is eligible for applying for allotment of the EWS housing unit under this scheme. For more details all are requested and suggested to please refer to the Odisha HFA Policy, 2022 and the House Allotment System SOP.

H. SUBMISSION OF APPLICATION

All applications are to be submitted through online mode only at the address <https://has.odisha.gov.in>.

For detail information regarding allotment process and other relevant topics please refer to the HAS standard operating procedure (SOP). (Uploaded in the website <https://has.odisha.gov.in>)

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