No. M-3626/HIDCO/ADMN-4398/2025 Dated: 23.12.2025

NOTIFICATION

Online applications for allotment of 490 EWS Flats and 720 LIG Flats under Affordable Housing Project in New Town, Kolkata are invited from eligible individuals. Flats will be allotted through lottery on 99 years leasehold basis.

Size of flats, lease premium, category and other detailed terms & conditions can be seen in the information Brochure annexed herewith.

i)	Starting date for submission of online application	24.12.2025
ii)	Last date of submission of online application	30.01.2026

State Bank of India (S.B.I.) has been authorized to act as facilitator for online activity.

To facilitate online submission of application, a Help Desk will operate from 24.12.2025 onwards (Monday to Friday except holidays) from 11:00 AM to 5:00 PM at Gate No. 2 of Rabindra Tirtha, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata – 700156, Contact Nos.: (033) 2324-6002, Email: info.mktg@wbhidco.in.

General Manager (Mktg.)

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)
"HIDCO BHABAN", Premises No. : 35 - 1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156
Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-4833/3016/6009, e-mail : wbhidcoltd@gmail.com / info@wbhidco.in
Website : www.wbhidcoltd.com CIN : U70101WB1999SGC089276

Unlockyourdreams

Allotment of 720 flats

সৃজন

(SUJANNA)

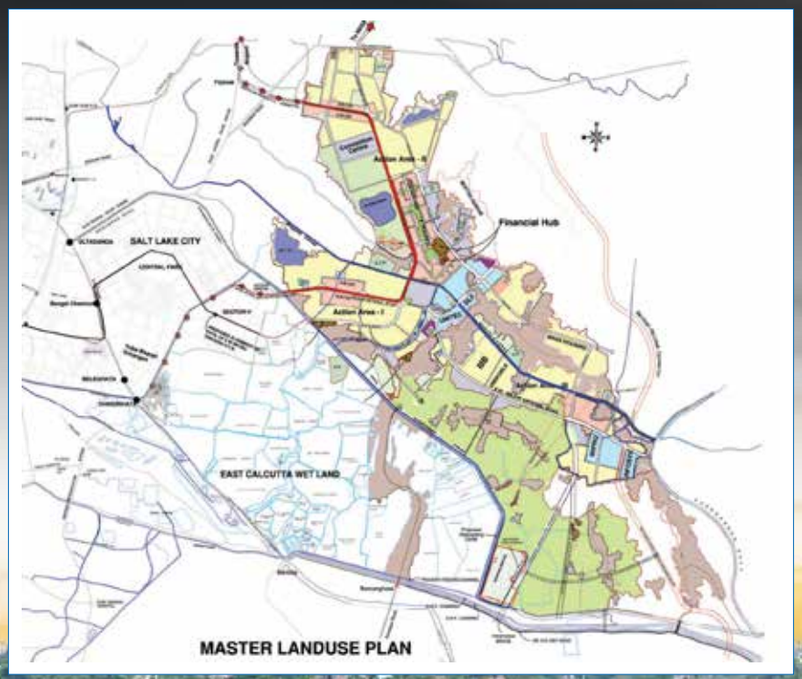
for Lower Income Group (LIG)

A large-scale dedicated affordable housing project added to New Town's map, opens door to new homes, new dreams and new beginnings for EWS & LIG families. With projects like Nijanna and Sujanna on the way, the city continues to actively empower lives and foster social upliftment, becoming a place where the cup always remains full.

About Newtown Kolkata

New Town Kolkata, a planned satellite city with a world-class infrastructure, has emerged as a second IT hub of Kolkata, along with a steadily incremental resident population. As a city, New Town Kolkata has been pioneering many international best practices to elevate the quality of living of its citizens and also leverage large scale direct investments. The city has been planned to provide best in class urban infrastructure and government service delivery while preserving the cultural identity of West Bengal.

New Town Kolkata is a planned newly developed Greenfield satellite city on the northeastern fringes of Kolkata in the district of North 24 Parganas in West Bengal. The city has a coverage area of 30.5 km^2. Being a planned and "green" city, the existing settlements have been kept undisturbed and suitably integrated into the proposed land use whereas wet lands and low lying areas have been designated as open spaces. One of the key USPs towards the development is the flexible planning approach. New Town has been developed in three planning units for phased implementation of the plan, referred to as Action Area-I, II, III. Additionally, there is designated Central Business District (CBD). Administrative and commercial functions have been placed at CBD located at the centre of the city.



About WBHIDCO

West Bengal Housing Infrastructure Development Corporation Ltd. (WBHIDCO) was set up as a Government Company in April 1999. Though this Corporation has a state-wide mandate, its immediate focus area is the development of a planned town near the city of Kolkata viz. New Town, Kolkata.

WBHIDCO focuses on creating sustainable urban infrastructure, including residential, commercial, and industrial spaces, as well as amenities like roads, water supply, drainage, utility infrastructure, and sewage systems. Its primary goal is to facilitate balanced and inclusive growth across Newtown, Kolkata through planned urbanization and infrastructure development initiatives.

West Bengal Housing Infrastructure Development Corporation (WBHIDCO) plans and executes development projects in the entire 7,000 acres (approx) area in Newtown, Kolkata. The erstwhile planning area of WBHIDCO is divided into three Action Areas ie. Action Area I, Action Area-II, Action Area-III. Additionally, there is Central Business District (CBD) another area in between Action Area I & II.

New Town, Kolkata is spread over 7,000 acres (approx.) of land situated in the North Eastern Fringes of Kolkata and is fast emerging as one of India's latest and fastest-growing planned new city. It is situated adjacent to Salt Lake City and is in close proximity to the Netaji Subhas Chandra Bose International Airport, Kolkata. A super-fast metro rail connection is on the anvil. Its Major Arterial Road is equipped with Wi-Fi corridor. LED lights, parks, gardens and markets. The 480 acre Eco-park, Biswa Bangla Convention Centre, Biswa Bangla Gate, Café Ekante, Mother's Wax Museum, Eco Urban Village, Rabindra Tirtha, Nazrul Tirtha, Seniors' Park, Snehodiya Seniors' Living, Business Club, Smart Library, Coffee House New Town, all are within the town.

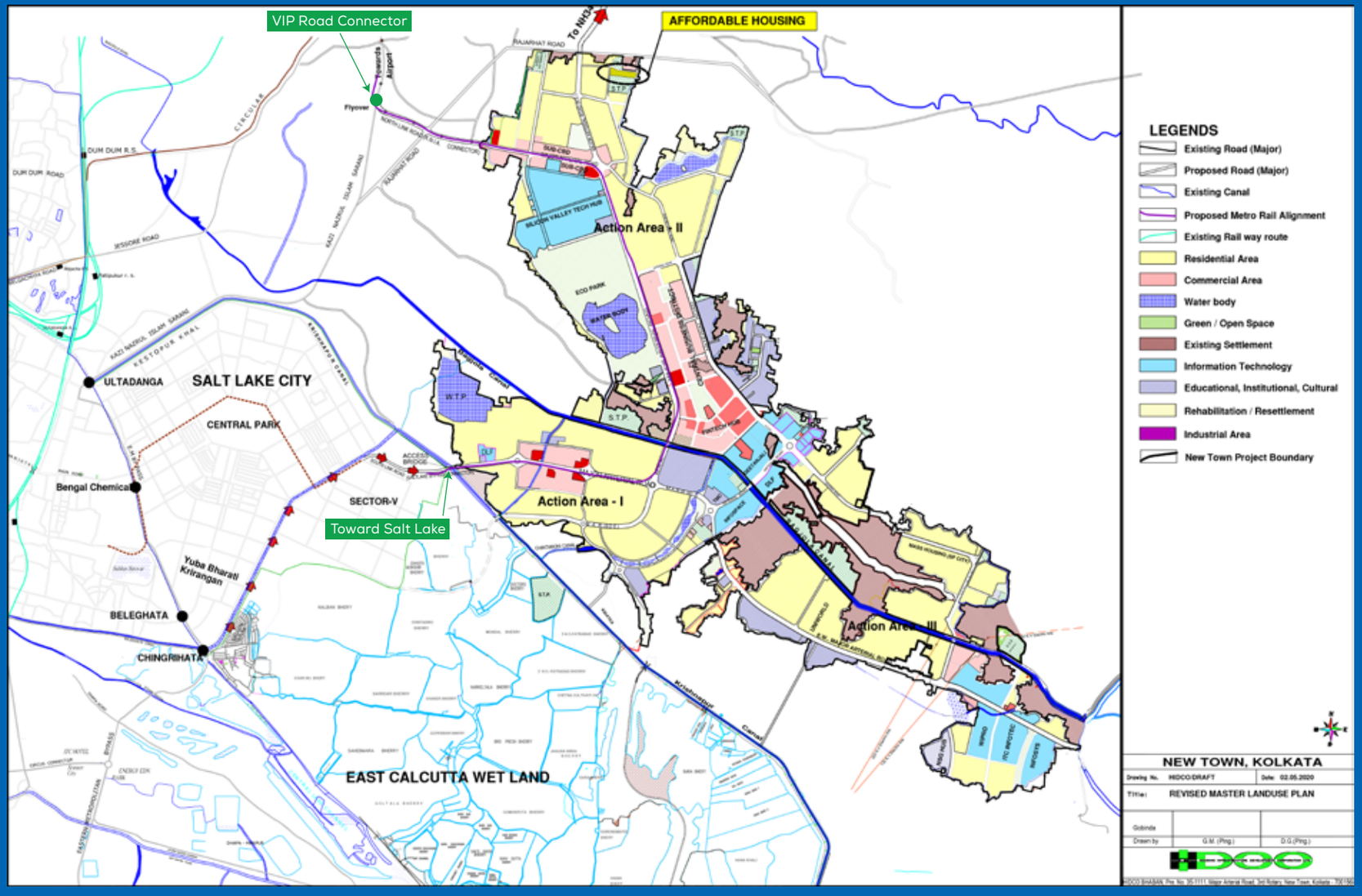
The town has already attracted investments from leading industry such as Reliance Communication, TCS, WIPRO, Infosys, DLF, Ambuja, Bengal Unitech etc. With the Bengal Silicon Valley and FinTech Hub in progress, the area is expected to be one of the most sought-after investment regions in the proximity of Kolkata.

Plots of land for Health sector have also been allotted in favour of renowned Organisations viz. TATA Medical Centre, Sankara Netralaya, Ohio Cardiology, Narayana Hrudalaya and such others.

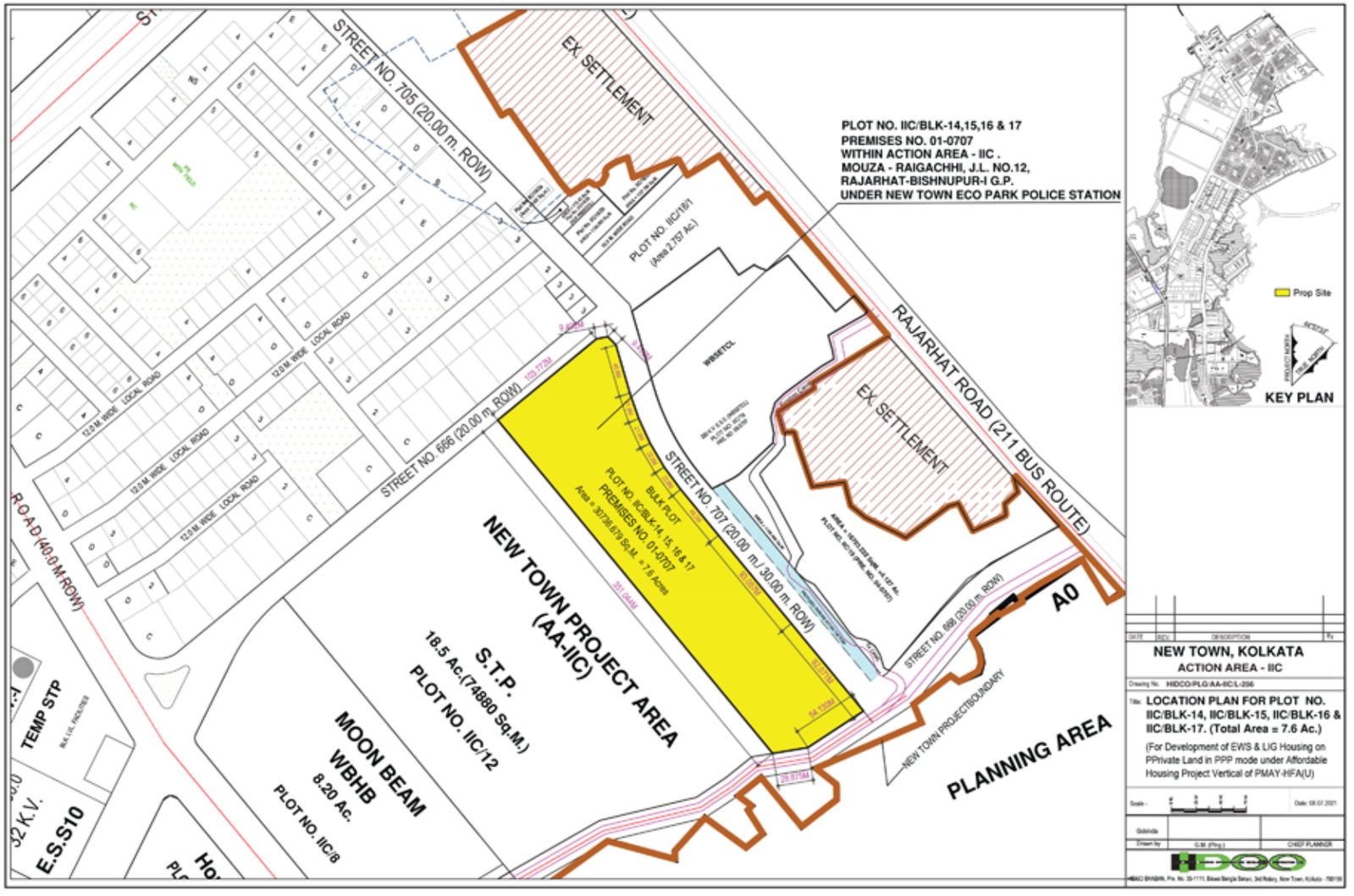
Location Details

This housing project is sprawled over an area of 7.6 acres area and in Action Area-II consisting of plot no. IIC/BULK-14, 15, 16 & 17 and abutting street Number 777 and 666 in Newtown, Kolkata (Location map for the plot is enclosed). 22.63123, 88.46730 gives the coordinate of the project.

Scan this QR code for exact location

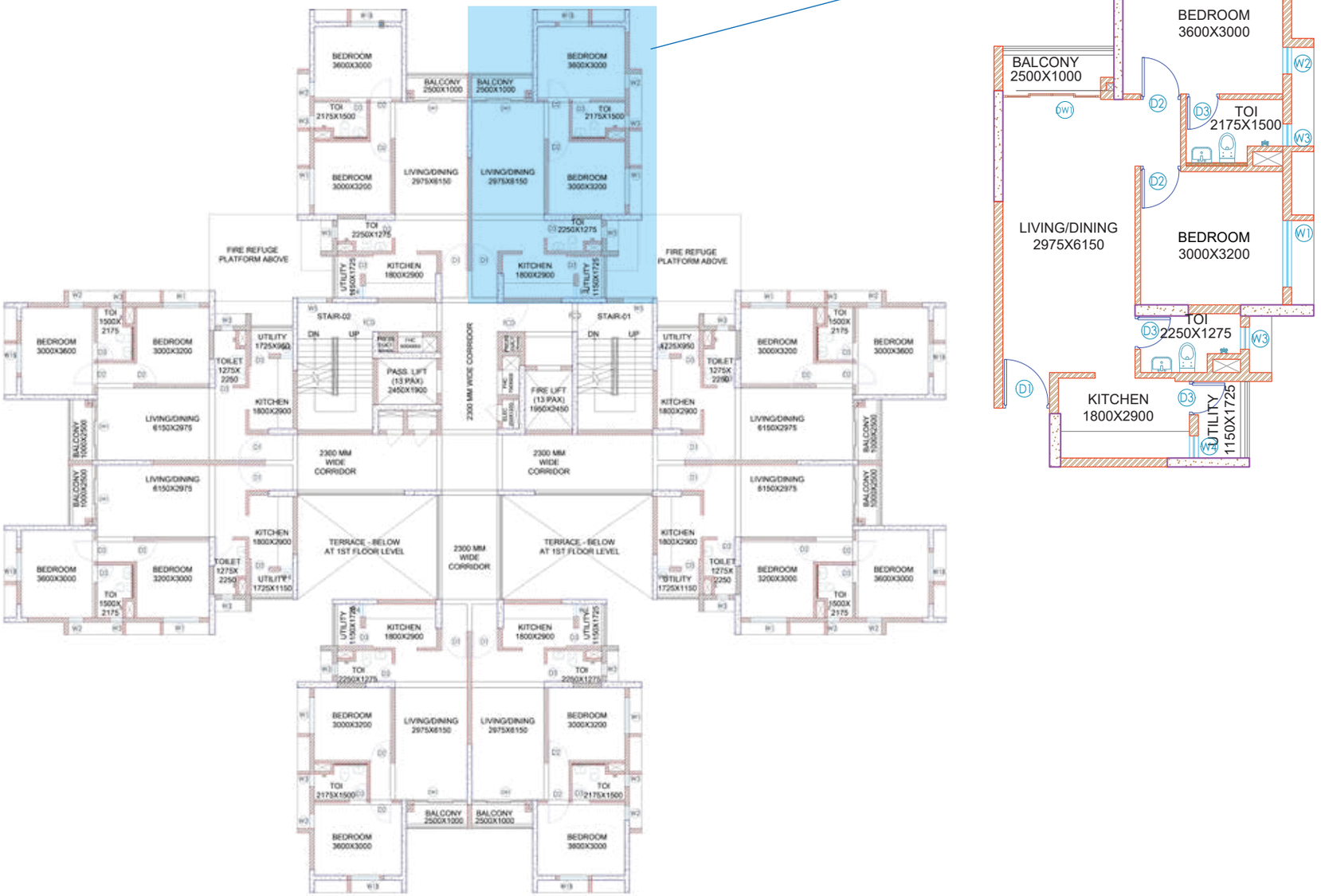


Project Site Plan



Floor Plan

LIG UNIT PLAN



Dwelling Details

This LIG housing project consists of a total 720 flats and also accommodate other infrastructure services like road, electrical substation, security, water supply, landscaping and other amenities.

LIG Units (Nos.)	Area	Unit	Blocks
Carpet Area	617.63	Sq.ft.	(6 blocks x 15 floors x 8 flats per floor) = 720 flats
Super Built-up Area	925	Sq.ft.	

Details of SUJANNA

Sujanna provides for allotment of 720 dwelling units for persons belonging to Lower Incom Group (LIG), the details of which is mentioned in Table -1. Allocation of dwelling units will be through a draw of lottery. No preference can be exercised by the applicant for floor/flat etc.

TABLE–1

Name of Scheme	No. of Block	Total No. of Dwelling Unit (LIG)	Location	No. of Dwelling Units for which lottery to be held	Carpet Area per Dwelling Unit (Sq.ft.)	No. of Dwelling Units per Floor	Lease Premium per Dwelling Unit (Rupees)
Affordable Housing Project	6	720	Action Area–II Newtown	720	617.63 Sq.ft.	8	Rs. 32,00,000

ELIGIBILITY

1. Monthly family income of the applicants must be within Rs. 25,001/- (rupees Twenty-five thousand one) per month to Rs. 65,000/- (rupees Sixty-five thousand).
2. The flat to be allotted to the applicant will be decided by draw of lottery and such decision will be binding upon the successful applicant.
3. The property shall be primarily owned/co-owned by a female member of the family. In case of absence of a female member in the family it may be owned by male member. Here, family means husband, wife, unmarried sons and/or unmarried daughters.
4. The applicants shall be domicile in West Bengal only.
5. Applicant must be an Indian citizen who has completed 18 years of age as on 23.12.2025.

Note:

1. The beneficiary will not be able to sell/rent/lease the unit for a period of 10 years (lock-in period) from the date of signing the lease agreement.
2. As a proof of income the certificate (as per given format attached with this brochure) issued by Sub-Divisional Officer/Block Development Officer/Collector, Kolkata (for KMC area only) will only be considered. Certificate issued after the date of notification shall only be considered as valid.
3. As a proof of domicile status, certificate (as per given format attached with this brochure) issued by Sub-Divisional Officer / Block Development Officer / Collector, kolkata (for KMC area only) will only be considered. Certificate issued after the date of notification shall only be considered as valid.
4. Application money amounting Rs. 3,20,000/- (Rupees Three lakh twenty thousand only) has to be deposited along with the application.
5. The allotment of such LIG Flats will be on 99 years lease-hold basis only.

SCHEDULE OF APPLICATION

Online Applications will be accepted on and from 24th December 2025 till 30th January 2026.

General Terms & Conditions

I. Applicant has to apply online and for that they need to visit the official website of WBHIDCO: www.wbhidcoltd.com

II. Application money amounting to Rs. 3,20.000/- (Rupees Three lakh twenty thousand only) has to be deposited online to the A/c of WBHIDCO.

III. Applicants and/or the members of their families should not have availed of benefit either in the form of a plot or house or both under any scheme including Rehabilitation Scheme undertaken by the Project Authority within New Town area or any other Govt. project/scheme.

IV. All flats will be allotted through manual lottery to be conducted in a transparent manner in presence of the intending applicants.

V. In case of joint application, both the applicants shall be from the same family. Here, family means husband, wife, unmarried sons and/or unmarried daughters.

VI. After draw of lottery, application money will be refunded directly to the bank account of the unsuccessful applicants as per the Account details provided by them in the Application Form by electronic fund transfer. No interest will be paid to the unsuccessful applicants against application money deposited. In support of bank A/c. details, scanned copy of one cancelled cheque or passbook details must be uploaded by the applicants along with the application form.

VII. All applicants are required to upload documents as mentioned under the heading "Documents to be uploaded during online application"

VIII. Only successful applicants are required to furnish documents as mentioned under the heading "Documents to be furnished" of this brochure. Scrutiny of application will be done after draw of lottery. If the application of any applicant, already declared successful in the lottery, is found to be incomplete, incorrect or the applicant is found to be ineligible on any account, then the application will be rejected. No offer of allotment will be issued in favour of the applicant in that case.

IX. Flats will be handed over on 99 years' leasehold basis.

X. Prospective lessee will have to pay annual rent at the rate of 0.25% of the lease premium of the flat to WBHIDCO within 30th April of the year for which such rent shall be payable. In default of such payment, penalty interest wil lbe imposed at the rate as will be decided by the competent authority of BHIDCO, payable within a certain period failing which WBHIDCO will have the right to cancel the allotment and take over possession of the dwelling unit on 'As-is, Where-is basis.

XI. The prospective lessee will not have the right to sub-divide the said flat or any part thereof. In case of violation of this clause, WBHIDCO will have the right to cancel the allotment.

XII. The prospective lessee will not have the right to assign, alienate or transfer the said flat to anyone. However, after expiry of the lock-in period of 10 years, upon considering the merit and bonafide of the prayer of the lessee, WBHIDCO may allow such assignment alienation or transfer of the leasehold flat subject to payment of such fee as levied by the WBHIDCO.

XIII. In case of transfer or assignment of the leasehold interest to any person without WBHIDCO's prior written permission, WBHIDCO may exercise the right of pre-emption and take over the said flat at such valuation as made by it on the basis of the lease premium less depreciation at the rate of 5% per annum, less annual rent due for payments or any other dues, or the market value at the relevant time as may be assessed by WBHIDCO, whichever is less.

XIV. The successful allottees of the aforementioned scheme must constitute an association by the successful allottees. Common areas including streets, street lights, common utilities etc. will be handed over to that association and maintenance have to be done by the association on the basis of subscription.

XV. Indenture of lease will have to be executed by the lessee after full payment of the lease premium of flat including delayed payment charges, if any.

XVI. The lessees shall pay stamp duty, registration and other charges as applicable, to the concerned authorities at the time of transfer of flat by way of appropriate indenture. Similarly the lessees will have to pay the necessary charges on account of electric power water connection charges and other municipal taxes as applicable

XVII. WBHIDCO reserves the right to amend, revoke or modify the scheme or part thereof, or any of the conditions laid down in this Brochure, anytime without any notice.

XVIII. All payments are to be made online to the account of WBHIDCO.

XIX. The date of lottery will be intimated in due course of time.

XX. The uploaded documents shall be taken into consideration subject to internal verification for the purpose of determining their authenticity and validity.

Payment Schedule

TABLE–2

Payment Type	Due Date	Lease Premium
Full payment	Within 3 (three) months from the date of issuance of offer letter by WBHIDCO Ltd.	100% (including adjustment of Application Money) i.e. Rs. 32,00,000/-.

PENALTY FOR DELAYED PAYMENT

If payment not done in given timeline, the prospective lessee shall have to pay delayed payment charge (DPC) @10% per annum. Further, if payment is not paid in time, competent authority of WBHIDCO may consider extending the date of payment by maximum of 60 days for clearing due payment with DPC as stated above, failing which the allotment shall be cancelled.

WITHDRAWAL AND FORFEITURE CONDITIONS

I. If after submission of application, the applicant withdraws the application before draw of lots, 25% of the application money will be deducted by WBHIDCO as service charge and the balance amount shall be refunded.

II. In case of withdrawal by successful applicants either before or after issuance of allotment letter, full amount of application money will be forfeited as service charge.

III. In case of any statement, affidavit or document in support of application being found to be false, or found fabricated at any stage, the entire sum paid by the applicant will be forfeited to WBHIDCO and the allotment of flat to the applicant will stand cancelled with immediate effect. The applicant will be liable to legal proceedings for committing such offence.

IV. Cancellation of application, if any, by WBHIDCO for valid reasons before the lottery may not, however, attract any deduction while making refund. Conversely, if any allotment is cancelled by WBHIDCO at any stage for default on the part of the prospective lessee, then the whole amount so far paid by the prospective lessee will be forfeited.

V. In case of demise of the applicant before issuance of formal letter of offer of allotment, the allotment will automatically be treated as cancelled, and the money deposited will be refunded to the legal heirs of the deceased.

Documents to be Uploaded
during online application

- ★ Photo of the applicant / Joint applicant
- ★ Signature of the applicant / Joint applicant
- ★ Income Certificate of the applicant (as per enclosed format)
- ★ Cancelled Cheque / Passbook details of the applicant (In case of Joint application passbook / cancelled cheque of the first applicant is applicable)

Documents to be Furnished

Only successful applicants in lottery are required to submit following documents

I. Copy of submitted application form along with money receipt.

II. Monthly Family Income Certificate (already uploaded at the time of application).

III. Domicile Certificate (as per enclosed format)

IV. Bio-data in prescribed format.

V. Self attested copy of PAN Card (if any).

VI. Self attested copy of Passport/Voter card (EPIC)/AADHAAR card /Driving License (DL), as a proof of residence and identity.

VII. Affidavit in prescribed format.

VIII. Passport size recent photograph for both 1st Applicant and Joint Applicant, if any .

[N.B. In support of income proof and domicile status, applicant has to submit family income certificate and domicile certificate]

Only certificates issued by the Sub-Divisional Officer or Block Development Officer shall be considered. In the case of applicants residing within the jurisdiction of Kolkata Municipal Corporation, such certificates must be issued by the Collector, Kolkata. Only certificates issued subsequent to the date of notification shall be deemed valid.

SUBMISSION OF ONLINE APPLICATION FORM

- ★ Applicants are advised to go through and understand the terms and conditions as mentioned in this General terms and Conditions clauses carefully before filing up the APPLICATION FORM online.
- ★ Interested applicants will have to submit online application form along with requisite application money within due date in order to be eligible to participate in the draw of lottery.
- ★ Application form is to be filled up with due care after going through the instructions on "How to apply online" of this brochure.
- ★ Brochure along with application form will be available at the official website of WBHIDCO. **www.wbhidcoltd.com.**
- ★ Refund of application money to unsuccessful applicants will be made directly to his/her Bank Account as specified by the Applicant in the application form, electronically through RTGS/NEFT. Applicant must furnish details of the Bank Account No. held by him/her and name of the Bank Branch and other details to facilitate refund of application money. A scanned copy of a cancelled cheque must be uploaded by the applicant at the time of submitting online application.
- ★ Cheque or Cash payment will not be accepted under any circumstances. Payments have to be made online only to the account of WBHIDCO.
- ★ An acknowledgement on receipt of the Application Form along with Application Money incorporating auto generated Application No. can be downloaded by the applicant on successful submission of Application Form.
- ★ The acknowledgement slip and receipt of payment of subsequent installments or any other money receipt should be preserved carefully and a copy of each payment receipt must be submitted to this office immediately after payment is made. Payment received for application money must be produced while doing final payment.

HOW TO APPLY ONLINE

For filling up online application, applicant needs to visit official website of WBHIDCO; www.wbhidcoltd.com and should proceed as follows:

- ★ In the home page, there will be links for (a) Brochure (b) Guideline and (c) Application Form
- ★ To download the scheme brochure, an applicant has to click on the "Brochure" button
- ★ To download the guideline relating to application procedure applicant has to click on the "Guideline" button
- ★ To fill up the application form, online applicant has to click on the "Application Form" button. On clicking this button a new page will open and there the applicant has to fill up the Application Form and pay Application Money according to the procedure mentioned in the Guideline.

West Bengal Housing Infrastructure Development Corporation Ltd.
"HIDCO BHABAN" | Premises No. 35-1111 | Major Arterial Road | 3rd Rotary | New Town | Kolkata 700 156
Ph.: (033) 2324 6002 | E-mail: info.mktg@wbhidco.in | Website: www.wbhidcoltd.com

GOVERNMENT OF WEST BENGAL

OFFICE OF THE
COLLECTOR, KOLKATA/SUB-DIVISIONAL OFFICER/BLOCK
DEVELOPMENT OFFICER

Certificate No.: ……. Date: ……

Affix recent passport size photograph

To whom It may concern

This is to certify that monthly income from all sources of Mr./Ms./Mrs. …… S/o, D/o, W/o ……., having residence at ……..

……West Bengal is Rs. …… (In word).

I wish him/her all success in life.

Collector, Kolkata/
Sub-Divisional Officer/
Block Development Officer

FORMAT FOR INCOME CERTIFICATE

GOVERNMENT OF WEST BENGAL

OFFICE OF THE
COLLECTOR, KOLKATA/SUB-DIVISIONAL OFFICER/BLOCK
DEVELOPMENT OFFICER

Certificate No.: ……. Date: ……

Affix recent passport size photograph

Domicile Certificate

This is to certify that Mr./Ms./Mrs. …… S/o, D/o, W/o…….. is a permanent resident of……

……..,…… in the district of ……., Pin Code ……, West Bengal as confirmed and ascertained by causing enquiry of Collector, Kolkata/Sub-Divisional Officer/Block Development Officer,……..

Collector, Kolkata/
Sub-Divisional Officer/
Block Development Officer

FORMAT FOR DOMICILE CERTIFICATE