

No. M-210/HIDCO/ADMN-3683/2019

Dated: 12.02.2021

**NOTICE**

Online applications for allotment of 400 Residential plots in New Town, Kolkata under Scheme NT/COOP/2021, are invited from proposed Housing Cooperative Societies. Plots will be allotted through lottery on 99 years leasehold basis.

Size of plots, 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 | 15.02.2021 |
| ii) | Last date of submission of online application      | 30.04.2021 |

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

To facilitate applicants, a Help Desk will operate from 15.02.2021 onwards (Monday to Friday excepting holidays from 3:00 PM to 5:00 PM) at Reception Counter of HIDCO Bhaban, Biswa Bangla Sarani, 3<sup>rd</sup> Rotary, New Town, Kolkata – 700156, Contact Nos.: (033) 2324-6017/6037/6038/6071, Email: [mktg@wbhidco.in](mailto:mktg@wbhidco.in).

 12/02/2021  
**General Manager (Mktg)**

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**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](mailto:wbhidcoltd@gmail.com) / [info@wbhidco.in](mailto:info@wbhidco.in)  
Website : [www.wbidcoltd.com](http://www.wbidcoltd.com) CIN : U70101WB1999SGC089276



# ALLOTMENT OF **400** COOPERATIVE RESIDENTIAL PLOTS [ PRIMARILY FOR GOVERNMENT (INCLUDING POLICE) OFFICIALS ] IN NEW TOWN



# BROCHURE ON APPLICATIONS FOR ALLOTMENT OF 400 COOPERATIVE PLOTS THROUGH LOTTERY

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD., (WBHIDCO), an enterprise under the Department of Urban Development, Govt. of West Bengal, invites online applications from 2 (two) types of housing cooperative societies proposed to be formed under the West Bengal Co-operative Societies Act, 2006, for allotment of 400 (four hundred) plots of land for residential use, on 99 years lease, as per the criteria detailed herein below. The said 2 (two) categories are (a) Type-I – Housing Cooperatives, formed exclusively by Government Employees (including Police); and (b) Type-II – Housing Cooperatives, formed by persons not belonging to Type-I.



# INTRODUCTION

**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.

## **New Town, Kolkata – A SMART Green Intelligent Future City.**

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 cities. It is situated 10 km from Kolkata's Central Business District and 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. Surface Water, LED lights, parks, gardens and markets are available. The 480 acre Eco-park, Biswa Bangla Convention Centre, Biswa Bangla Gate, Café Ekante, Mother's Wax Museum, Urban Eco Village, Rabindra Tirtha, Nazrul Tirtha, Seniors' Park, Snehodiya Seniors' Living, Business Club, Smart Library are all within the town.

The town has already attracted investments from leading players such as TCS, WIPRO, DLF, Ambuja, Bengal Unitech etc. With the Bengal Silicon Valley Tech Hub and FinTech Hub in progress, the area is expected to be one of the most sought-after investment region 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, Global Hospitals and such others.



## THE SCHEME

In Action Area I, II and III, under the present Scheme NT/COOP/2021 formulated by WBHIDCO (hereinafter mentioned as the Scheme), WBHIDCO intends to allot 400 (four hundred) plots of land through lottery to 2 (two) types of Cooperative Societies, being (a) Type-I – Housing Cooperatives, formed exclusively by Government Employees (including Police); and (b) Type-II – Housing Cooperatives, formed by persons not belonging to Type-I, for residential use on 99 years lease, on as is where is basis. Such cooperative societies are to be formed under the West Bengal Co-operative Societies Act, 2006.

Details of the Scheme are mentioned herein below:

**TABLE-1**

| Category     | Gross Monthly Family Income (in Rs.) of each member of the housing cooperative society, as on 31st Mar 2020 | Plot Location |            |            | Total No. of available plots | Category wise area of plots  | Lease Premium per cottah (in Rs) | Tentative Total Lease Premium (in Rs) |
|--------------|-------------------------------------------------------------------------------------------------------------|---------------|------------|------------|------------------------------|------------------------------|----------------------------------|---------------------------------------|
|              |                                                                                                             | AA-I          | AA-II      | AA-III     |                              |                              |                                  |                                       |
| HIGC         | More than 80,000                                                                                            | 22            | 83         | 72         | 177                          | 400 sq metres (5.98 cottahs) | 19,87,196/-                      | 1,18,83,432/-                         |
| MIGC-II      | 30,001 to 80,000                                                                                            | 39            | 69         | 59         | 167                          | 335 sq metres (5.01 cottahs) | 16,55,997/-                      | 82,96,545/-                           |
| MIGC-I       | 30,001 to 80,000                                                                                            | 04            | 35         | 17         | 56                           | 270 sq metres (4.03 cottahs) | 16,55,997/-                      | 66,73,668/-                           |
| <b>Total</b> |                                                                                                             | <b>65</b>     | <b>187</b> | <b>148</b> | <b>400</b>                   |                              |                                  |                                       |

# THE SCHEME

## Note:

- i.** HIGC means Higher Income Group Cooperative Societies, i.e., the Cooperative Society formed by the members falling under higher income group, as detailed above.
- ii.** MIGC means Middle Income Group Cooperative Societies, i.e., the Cooperative Society formed by the members falling under middle income group, as detailed above.
- iii.** Here family means and includes self, spouse and dependent parents for considering income.
- iv.** There will be no Chairman's Discretionary Quota. Preference will be given to Type-I applicants, as laid down herein below.
- v.** For the purpose of allotment, Process and Rules of Lottery as detailed in page no.12 shall apply.
- vi.** Applicant housing cooperative societies belonging to 'Type-I' (as defined herein below) having gross family income upto Rs. 30,000/- (Rupees Thirty Thousand) only per month for each member of the proposed housing cooperative society of 8 members, can apply for MIGC-I and MIGC-II category of plots.
- vii.** For HIGC category of applicant housing cooperative society, each member family should have income above Rs. 80,000/- (Rupees Eighty Thousand) only.

# APPLICATION CRITERIA

- i.** Each member of the applicant housing cooperative society must be the Citizen of India.
- ii.** Each member of the applicant housing cooperative society must have completed 18 years of age as on 01.01.2021 and shall be competent to enter into a contract under the Indian Contract Act, 1872.
- iii.** Income eligibility criteria as indicated at Table-1 have to be fulfilled to become a member of Cooperative Society.
- iv.** Applicant housing cooperative societies shall abide by all the rules, regulations and terms & conditions as prescribed by WBHIDCO, New Town Kolkata Development Authority (NKDA) or any other competent authority.
- v.** Any housing cooperative society proposed to be formed under the West Bengal Cooperative Societies Act, 2006, can apply.
- vi.** All 8 (eight) members forming such society shall belong to 8 (eight) different families. No proposed housing cooperative society having more or less than 8 members are eligible to apply in this Scheme. Mixing of HIG and MIG families in the same housing cooperative society shall not be permitted.
- vii.** Members of the proposed housing cooperative society must fulfil all the conditions as mentioned in this Brochure.
- viii.** All members of the proposed housing cooperative societies shall fulfil all conditions as required under the West Bengal Co-Operative Societies Act, 2006.
- ix.** PAN is mandatory for all members of the applicant housing cooperative societies.

All applications shall be submitted in online mode only. For filling up online application, applicants need to visit the official website of WBHIDCO, i.e. **[www.wbhidcoltd.com](http://www.wbhidcoltd.com)** and click on 'How to Apply' button.

## APPLICATION PROCEDURE



Online Applications will be accepted on and from 15th February 2021 till 30th April 2021

## SCHEDULE OF APPLICATION



# GENERAL TERMS AND CONDITIONS

- i.** Advertisement in various newspapers (both vernacular and English) and on the website of WBHIDCO Ltd., i.e. [www.wbhidcoltd.com](http://www.wbhidcoltd.com), will be published.
- ii.** 400 Plots will be allotted through draw of lottery. All plots are ready to offer and are ready for making residential construction. However, possession will be handed over within 3 (three) months from the date of completion of all formalities by the prospective allottee, including payment of full lease premium. Such timeline for handing over of possession may be extended on account of Force Majeure, i.e., causes beyond the reasonable control of WBHIDCO Ltd.
- iii.** Corner plots will be charged with an additional 10% over and above the applicable lease premium and applicant has to pay it with the first instalment of lease premium.
- iv.** Total lease premium of a plot of land as indicated at Table-1 is an approximate figure, which will finally depend on the actual area of the plot determined on joint measurement.
- v.** Only online applications will be received. No other mode of submission of application will be accepted.
- vi.** No individual or family can be member of more than one applicant housing cooperative society.
- vii.** No change in membership of the applicant housing cooperative society shall be permitted prior to the lottery, once the application is submitted.
- viii.** Applicant housing cooperative societies are not required to submit any document at the time of submission of application, except uploading of photograph, signature and address proof of Chief Promoter of the proposed society.
- ix.** Submitted application will be treated as valid only if Application Money is deposited and credited to the account of WBHIDCO within stipulated time line.

# GENERAL TERMS AND CONDITIONS

- x. Only one member of each of the applicant housing cooperative society shall be permitted to remain present at the time of lottery at the appointed date, time and venue to be communicated by WBHIDCO, along with Acknowledgement Receipt obtained after successful completion of online application process.
- xi. Only successful applicants will have to submit self-attested copy of the following documents within 30 (thirty) days from the date of issuance of the letter of intimation by WBHIDCO which will be issued after completion of lottery, failing which the allotment will stand cancelled, and Application Money paid will be forfeited:

**a.** PAN for all members

**b.** Duly attested copy of submitted application form by the Chief Promoter with one recent passport size photograph of each member, copy of resolution of the first promoter meeting of the proposed society duly attested by Chief Promoter.

**c.** Passport / Aadhaar Card / Driving Licence / Voter Card / Telephone Bill / Electricity Bill / Bank statement or passbook page with address details, for all members of the housing cooperative society, as address proof.

**d.** Photographs of all members of the housing cooperative society.

**e.** Income Tax Return as submitted to the Income Tax Department for the assessment year 2020 - 2021 along with an income certificate from the employer(s), if any.

**f.** In case the applicant is not an income tax payer, an income certificate from the employer in original, if any.

# GENERAL TERMS AND CONDITIONS

- g.** For pensioners, copy of Pension Payment Order (PPO) and copy of Pension Pass Book/ Bank Pension Statement/ copy of Pension Certificate, duly stamped and signed by the authorized officer of the bank or employer showing evidence of receipt of pension for the month of March, 2020.
- h.** Affidavit in prescribed format by each member (sample will be provided together with letter of intimation).
- xii.** WBHIDCO will conduct verification of the applications and can reject applications for factual errors or submission of wrong or incomplete supporting documents and/or information. The applicants will need to ensure the correctness of the applications. Rejected applications will not be considered for allotment. The Application Money and any other fees paid will be forfeited in such cases of rejection.
- xiii.** Any attempt to influence the officials in charge of lottery and allotment will cause automatic disqualification of application. The Application Money and any other fees paid will be forfeited in such cases.
- xiv.** State Bank of India has been authorized by WBHIDCO to act as banking partner for this purpose.
- xv.** After the lottery, Application Money will be refunded to the unsuccessful applicants through electronic transfer to their respective bank accounts directly. No interest will be paid to the unsuccessful applicants for Application Money so deposited by them under any circumstances.
- xvi.** Successful applicants will be issued a letter of Allotment after verification of documents.
- xvii.** The plots will be allotted on lease hold basis for 99 years of lease on as is where is basis. The lessee will have to pay lease rent @ Rs.1,000/- (Rupees One Thousand) only annually. Lease rent is payable from the date of possession of plot.



# GENERAL TERMS AND CONDITIONS

- xviii.** In the lottery, no applicant housing cooperative society will be allotted more than one plot of land.
- xix.** Successful housing cooperative society must register themselves under the West Bengal Co-operative Societies Act, 2006 within 6 (six) months from the date of issuance of Letter of Allotment. Certificate of Registration, signed by the Registrar, as an evidence of the same shall be submitted to WBHIDCO forthwith.
- xx.** Deed of Lease will be executed only on payment of full lease premium of land including Delayed Payment Charge, if any, and documentation charge of Rs. 2,000/- (Rupees Two Thousand) only.
- xxi.** Deed of Lease will be executed after registration of the housing cooperative society.
- xxii.** Successful applicants will have to pay stamp duty, registration fee and other charges to the concerned public authorities prior to registration of lease deed.
- xxiii.** Application for joint membership in a housing cooperative society shall not be permitted.
- xxiv.** If any dispute/ difference arises relating to allotment, the decision of the authority of WBHIDCO shall be final and binding upon all. Any dispute arising in respect of it shall be subject to the exclusive jurisdiction of the appropriate courts of Kolkata.
- xxv.** WBHIDCO reserves the right to amend, revoke or modify the Scheme at any point, without giving any notice of the same.



# PROCESS AND RULES OF LOTTERY

The lottery will be conducted manually in the presence of 2 (two) judges to be selected by WBHIDCO.

WBHIDCO will verify the correctness of the applications submitted and reserves the right to reject incomplete applications or applications with factual errors. Thereafter, the accepted applications will be segregated into 2 (two) types of housing cooperative societies as detailed below:

**a)** Type-I – Housing Cooperatives, formed exclusively by Government Employees (including Police)

**b)** Type-II – Housing Cooperatives, formed by persons not belonging to Type-I

The term 'Government Employees (including Police)' will be defined as follows:

**i.** All West Bengal Government employees, including police

**ii.** The teaching and non-teaching employees of Government of West Bengal aided educational institutions

**iii.** Employees of:

Statutory bodies in West Bengal

Government of West Bengal Undertakings

Panchayats including Panchayat Karmee within the state of West Bengal

Municipal Corporations / Municipalities, local bodies etc. within the state of West Bengal

West Bengal State Government pensioners / family pensioners

**f.** Pensioners / family pensioners of West Bengal State aided non-government educational institutions, statutory bodies / State Government undertakings / Panchayats / Municipal Corporations / Municipalities / Local Bodies etc.



# PROCESS AND RULES OF LOTTERY

However, the term 'Government Employees (including Police)' shall not include the following categories of Government Employees:

- i. Government Employees appointed on contract.
- ii. Government Employees not in whole time employment.
- iii. Government Employees paid otherwise than on a monthly basis, including those paid at piece rates.

Lottery will be conducted in the manner, as described below:

**Case 1** – When the number of plots put to lottery is greater than the number of applications received from the Type-I Housing Cooperative Societies:

There will be no lottery for selection of Type-I societies, as plots are assured for all the applicant Type-I societies. Lottery will be held only to select the plots for each such society.

After completion of lottery for the Type-I societies, further lottery will be held for the residual plots among the Type-II Housing Cooperative Societies

**Case 2** – When the number of plots put to lottery is equal to the number of applications received from the Type-I Housing Cooperative Societies:

There will be no lottery for selection of Type-I societies, as plots are assured for all the applicant Type-I societies. Lottery will be held only to select the plots for each such society. In absence of any residual available plot, there will be no further lottery for Type-II Housing Cooperative Societies.

**Case 3** – When the number of plots put to lottery is less than the number of applications received from the Type-I Housing Cooperative Societies:

In this case there will be lottery for the selection of Type-I Cooperative Housing Societies against the total number of plots available for lottery. It may be noted here the plots for all Type-I applicants are not guaranteed. Thus there shall be no further lottery for Type-II Housing Cooperative Societies.



# PAYMENT SCHEDULE

**TABLE-2**

| Payment Item                        | Due Date                                                                         | Application Money/<br>% of Lease Premium                       |
|-------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------|
| Application Money                   | At the time of submission of online Application                                  | Rs. 4,00,000/-                                                 |
| 1 <sup>st</sup> Installment         | Within 1 month from the date of issuance of Letter of Allotment by WBHIDCO Ltd.  | 45% of Lease Premium including adjustment of Application Money |
| 2 <sup>nd</sup> & Final Installment | Within 6 months from the date of issuance of Letter of Allotment by WBHIDCO Ltd. | Remaining 55% of Lease Premium                                 |

For corner plots, an additional 10% of Lease Premium is payable with the 1st instalment

## PAYMENT OF INTEREST

## DISCOUNT FOR DOWN PAYMENT

## PENALTY CLAUSE

## WITHDRAWAL AND FORFEITURE CONDITIONS

### **PAYMENT OF INTEREST:**

WBHIDCO or the designated bank, i.e., State Bank of India shall not pay any interest on any kind of refund/ withdrawal/ cancellation cases or any other money paid by the applicant.

### **DISCOUNT FOR DOWN PAYMENT:**

WBHIDCO may allow 4% discount on the Lease Premium if the entire Lease Premium is paid upfront within 30 (thirty) days from the date of issuance of the Letter of Allotment.

### **PENALTY CLAUSE:**

If instalments as mentioned at Table 2 are not paid in time, the applicant shall pay Delayed Payment Charge @12.5% p.a. on the instalment(s) amount due. If a particular payment is not paid in time, the Chairman-cum-Managing Director of WBHIDCO may consider extending the date of payment by maximum of 30 (thirty) days for clearing the default amount along with such Delayed Payment Charge @ 12.5% p.a., failing which the allotment will automatically stand cancelled. Consequently, the money paid till that time will be forfeited and no refund can be claimed. This will override any of the conditions mentioned in the next section.

### **WITHDRAWAL AND FORFEITURE CONDITIONS:**

- i. If after application, the applicant cooperative society withdraws from the Scheme, before the draw of lots, 10% of the Application Money will be deducted by WBHIDCO as service charge.
- ii. In case of withdrawal by an applicant who is declared successful in the lottery, either before or after issuance of allotment letter, but before payment of 1st instalment of the lease premium, 25% of the Application Money will be deducted by WBHIDCO as service charge.
- iii. Any subsequent withdrawal from the Scheme by the applicant, i.e., after payment of first instalment, the full amount of Application Money plus 10% of the instalment(s) paid will be forfeited by WBHIDCO as service charge.

## OBSERVANCE OF ACTS, RULES & REGULATIONS OF NEW TOWN

## MAINTENANCE AND MANAGEMENT

## TIMELINE FOR CONSTRUCTION



### **OBSERVANCE OF ACTS, RULES & REGULATIONS OF NEW TOWN:**

All Lessees will have to abide by the Acts, Rules and Regulations framed/ to be framed from time to time by the WBHIDCO, NKDA and any other public/ statutory/local authority.

### **MAINTENANCE AND MANAGEMENT:**

After execution of lease deed and handing over of possession of plots, maintenance of common area falling within the plot will be looked after by the lessee(s). The lessee(s) will be required to pay such service charges/ taxes etc. as applicable and as may be determined by the NKDA/ WBHIDCO or any other public authority. The service charges/ taxes will be payable from the date of possession of plot.

### **TIMELINE FOR CONSTRUCTION:**

Lessees will have to construct building within 5 (five) years of execution of deed of lease, otherwise WBHIDCO may exercise its right of pre-emption.



# SITE INSPECTION

# SUMMARY SHEET

## SITE INSPECTION:

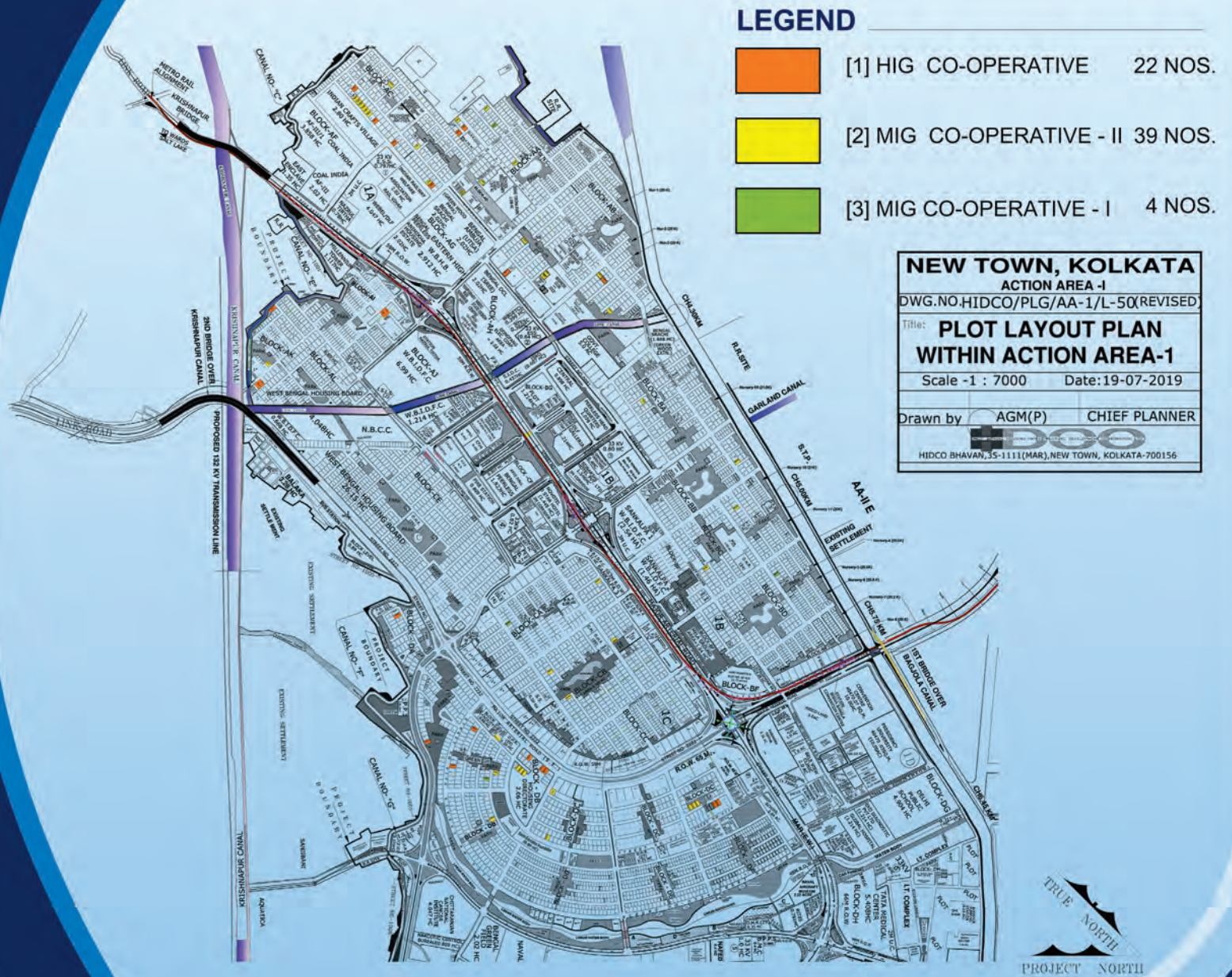
All intending applicants are advised to visit the site and inspect the status of the plot including the infrastructure, at their own cost, before applying for the same. All such plots are demarcated, and indication boards are fixed at those plots.

## SUMMARY SHEET

| Information     | Particulars                                                                                                                                                                                                                                                                          |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caption         | Notice Inviting Applications for Allotment of 400 Cooperative Plots through Lottery                                                                                                                                                                                                  |
| Contact Address | Reception Counter<br>“HIDCO BHABAN”,<br>35-1111, Biswa Bangla Sarani, 3rd Rotary,<br>New Town, Kolkata – 700156<br>Phone: (033) 2324-6037/6038,<br>E-mail: <a href="mailto:mktg@wbhidco.in">mktg@wbhidco.in</a><br>Website: <a href="http://www.wbidcoltd.com">www.wbidcoltd.com</a> |
| Helpdesk email  | <a href="mailto:mktg@wbhidco.in">mktg@wbhidco.in</a>                                                                                                                                                                                                                                 |
| Helpdesk phone  | (033) 2324-6017/6037/6038/6071<br>(Monday-Friday excepting holidays from 3pm to 5pm)                                                                                                                                                                                                 |



# LAND MAP AA-I



# LAND MAP AA-II

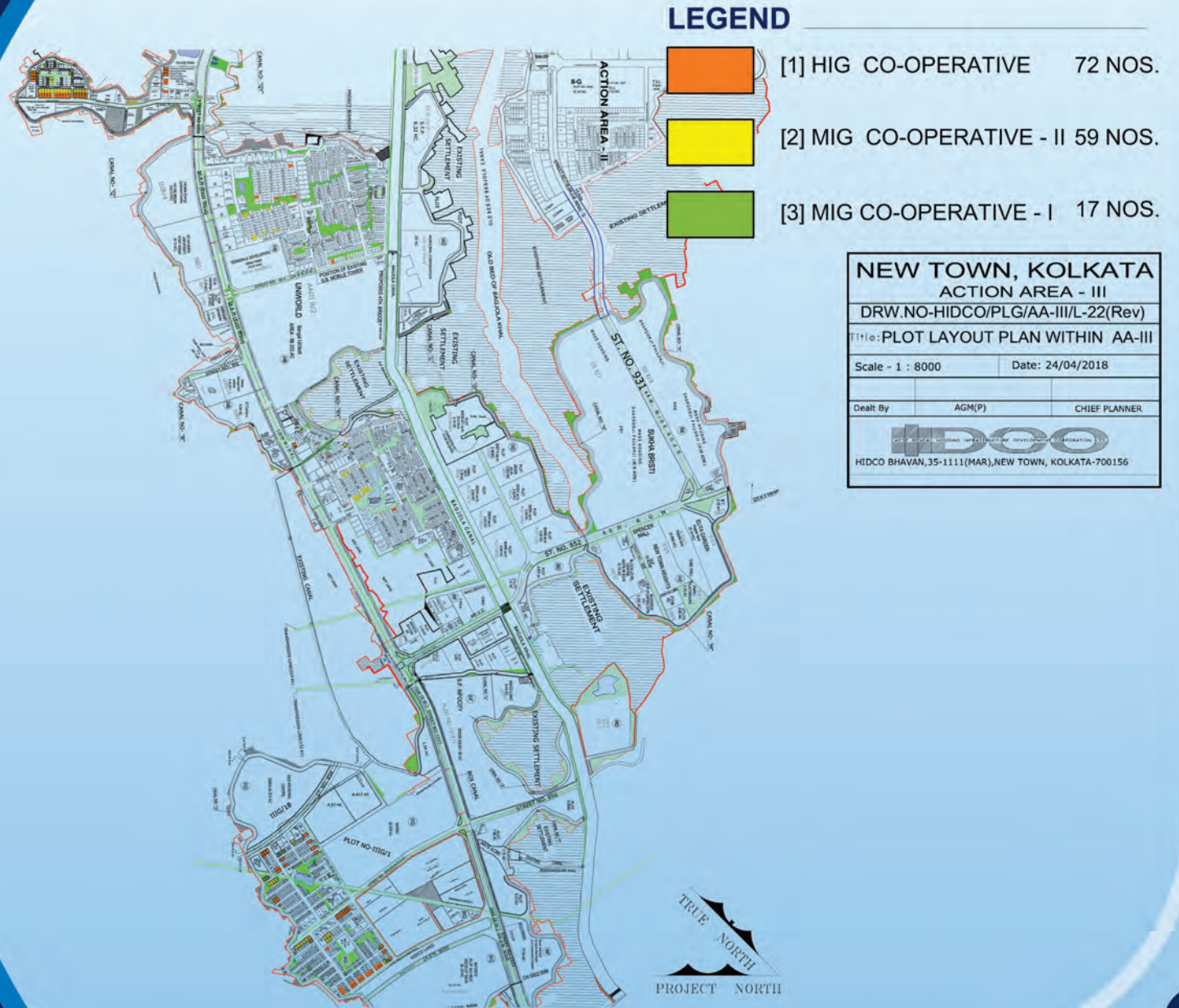


## LEGEND

- [1] HIG CO-OPERATIVE 83 NOS.
- [2] MIG CO-OPERATIVE - II 69 NOS.
- [3] MIG CO-OPERATIVE - I 35 NOS.

|                                                                                             |                |                  |               |
|---------------------------------------------------------------------------------------------|----------------|------------------|---------------|
| DATE                                                                                        | REV.           | DESCRIPTION      | By            |
| <b>NEW TOWN, KOLKATA</b>                                                                    |                |                  |               |
| <b>ACTION AREA - II</b>                                                                     |                |                  |               |
| Drawing No. <b>HIDCO/PLG/AA-II/DRAFT</b>                                                    |                |                  |               |
| Title: <b>PLOT LAYOUT PLAN</b>                                                              |                |                  |               |
| Scale -                                                                                     |                | Date: 19.08.2019 |               |
|          |                |                  |               |
| Drawn by                                                                                    | A.G.M. (PLNG.) |                  | CHIEF PLANNER |
|          |                |                  |               |
| HIDCO BHABAN, Pte. No. 35-1111, Major Arterial Road, 3rd Rotary, New Town, Kolkata - 700156 |                |                  |               |

# LAND MAP AA-III





WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT  
CORPORATION LIMITED

(A Govt. of West Bengal Undertaking)

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**HelpDesk:** [helpdesk@wbhidco.in](mailto:helpdesk@wbhidco.in) **Website:** [www.wbhidcoltd.com](http://www.wbhidcoltd.com)

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