



## Nijashree

An initiative by the  
**Government of West Bengal**



## 1. INTRODUCTION

Shelter is the most basic human need next to food and clothing. The Government of West Bengal is determined to provide a 'Basha' (house) to all the people belonging to the Lower Income Group (LIG) and the Middle Income Group (MIG).

There is a growing demand for housing amongst the families belonging to the low and middle income categories. In order to cater to the housing needs of the Lower Income Group and the

Middle Income Group, the Housing Department felt the need to make provisions for affordable housing, and decided to introduce a new Housing Scheme, namely 'NIJASHREE', which envisages the construction of multi-storeyed LIG/MIG flats on the public lands belonging to the State Government, local bodies and parastatals and thereafter allotting such flats to eligible families by lottery on ownership basis.







The background of the slide is a blue-tinted architectural site plan. It shows various building footprints, parking lots with cars, and roads. Dimensions are marked with lines and numbers, such as 3900, 1500, 1800, 3800, 1000, 1200, 1400, 1600, 1800, 2000, 2200, 2400, 2600, 2800, 3000, 3200, 3400, 3600, 3800, 4000, 4200, 4400, 4600, 4800, 5000, 5200, 5400, 5600, 5800, 6000, 6200, 6400, 6600, 6800, 7000, 7200, 7400, 7600, 7800, 8000, 8200, 8400, 8600, 8800, 9000, 9200, 9400, 9600, 9800, 10000. There are also circular symbols with numbers inside, like 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

## 2. SALIENT FEATURES OF THE SCHEME

- i. The scheme envisages the construction of dwelling units of minimum 16 flats in a block of G + 3 buildings on the government lands, lands of local bodies and other parastatals.
- ii. 1BHK flats, with a minimum built-up area of 35.15 square metres (378 sq. ft.), will be constructed for the LIG category and 2BHK flats, having a minimum built-up area of 50.96 square metres (559 sq. ft.), will be constructed for the MIG category.
- iii. The unit cost will be determined on the basis of the actual cost of construction of the superstructure, substructure and internal infrastructure including sanitary and plumbing, internal electrification, etc., incidental therein.
- iv. **No cost of land shall be taken into account while computing the unit cost. This freehold land will be treated as a subsidy to the beneficiary.**
- v. The unit cost and standard built-up area may vary, depending on the location and quantum of the land available, as well as the land development cost and the schedule of rates applicable to the area, at the time of construction.
- vi. **Off-site infrastructure like the construction of internal roads, boundary wall, outside electrification, making of a drainage system, installation of lights in the campus and water supply shall not be added in the cost of the housing development scheme NIJASHREE, i.e., the purchaser will not have to pay for such infrastructure.**
- vii. Credit-linked subsidy to the eligible beneficiaries, will be facilitated by the Housing Department, as per the existing scheme.

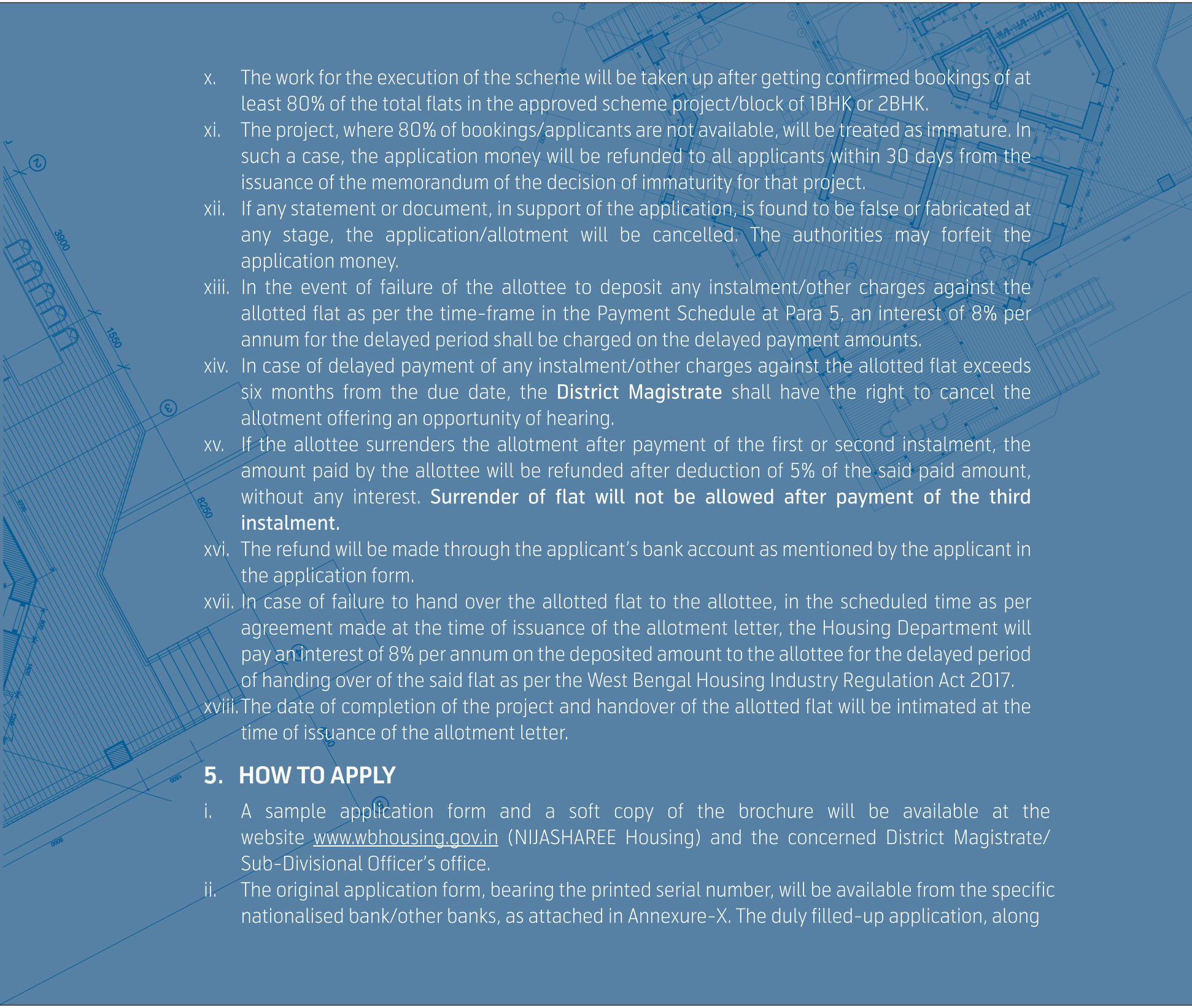


### 3. ELIGIBILITY

- i. Monthly family income should be ₹15,000 or less for the LIG
- ii. Monthly family income should be ₹30,000 or less for the MIG
- iii. The beneficiary should not have any pucca house/flat in his/her name, or in the name of any family (family includes spouse, unmarried sons or daughters) member in the state.
- iv. The applicant/beneficiary should be an inhabitant of the same district in which the scheme site is located.
- v. An income certificate should be issued by the SDO/BDO or by the employer or any other competent authority.

### 4. GENERAL TERMS AND CONDITIONS

- i. The applicant must be an inhabitant of the same district in which the project is to be implemented.
- ii. One applicant can apply for one flat only for his/her family. Any person allotted with a flat in the scheme cannot apply for the same scheme in another project in his/her district.
- iii. There may be one joint applicant for each application. Such joint applications may only be of the husband/wife/dependent parent of the first person.
- iv. **The selection of beneficiaries and allotment of flats will be done through a transparent lottery in the respective district/sub-division.**
- v. The waiting list of the eligible applicants, consisting of 20% of the total flats under each category (i.e. LIG and MIG), will be prepared in case the number of applicants is more than the number of flats in a particular project.
- vi. Application money, at the rate of ₹2500 for 1BHK and ₹5000 for 2BHK, will be charged from the beneficiary at the time of application. This amount will be adjusted with the unit cost and is refundable for the unsuccessful applicants.
- vii. The application money will be returned to the unsuccessful applicants within 30 days after issuance of the allotment letter.
- viii. No processing fee will be charged.
- ix. The instalment payment by the beneficiary will be deposited directly into the Escrow Account to be opened by the Housing Department, for each project.

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- x. The work for the execution of the scheme will be taken up after getting confirmed bookings of at least 80% of the total flats in the approved scheme project/block of 1BHK or 2BHK.
  - xi. The project, where 80% of bookings/applicants are not available, will be treated as immature. In such a case, the application money will be refunded to all applicants within 30 days from the issuance of the memorandum of the decision of immaturity for that project.
  - xii. If any statement or document, in support of the application, is found to be false or fabricated at any stage, the application/allotment will be cancelled. The authorities may forfeit the application money.
  - xiii. In the event of failure of the allottee to deposit any instalment/other charges against the allotted flat as per the time-frame in the Payment Schedule at Para 5, an interest of 8% per annum for the delayed period shall be charged on the delayed payment amounts.
  - xiv. In case of delayed payment of any instalment/other charges against the allotted flat exceeds six months from the due date, the **District Magistrate** shall have the right to cancel the allotment offering an opportunity of hearing.
  - xv. If the allottee surrenders the allotment after payment of the first or second instalment, the amount paid by the allottee will be refunded after deduction of 5% of the said paid amount, without any interest. **Surrender of flat will not be allowed after payment of the third instalment.**
  - xvi. The refund will be made through the applicant's bank account as mentioned by the applicant in the application form.
  - xvii. In case of failure to hand over the allotted flat to the allottee, in the scheduled time as per agreement made at the time of issuance of the allotment letter, the Housing Department will pay an interest of 8% per annum on the deposited amount to the allottee for the delayed period of handing over of the said flat as per the West Bengal Housing Industry Regulation Act 2017.
  - xviii. The date of completion of the project and handover of the allotted flat will be intimated at the time of issuance of the allotment letter.

## 5. HOW TO APPLY

- i. A sample application form and a soft copy of the brochure will be available at the website [www.wbhousing.gov.in](http://www.wbhousing.gov.in) (NIJASHAREE Housing) and the concerned District Magistrate/Sub-Divisional Officer's office.
- ii. The original application form, bearing the printed serial number, will be available from the specific nationalised bank/other banks, as attached in Annexure-X. The duly filled-up application, along



with the application money and required documents, are to be submitted at the branch of the bank from where the application was obtained.

iii. Documents to be attached with the application:


1. Original copy of the income certificate
2. Any one document as identity of the applicant: Copy of Voter ID/PAN Card/Aadhar Card/any other photo bearing identity issued by the State/Cental Government
3. Any one document as proof of address: Copy of Voter ID/Aadhar Card/electricity bill/telephone bill/copy of bank passbook, etc.

## 6. PAYMENT SCHEDULE

INSTALMENT	DUE DATE	PERCENTAGE OF PRICE
1st Instalment (Including adjustment of Application money)	Within 45 days from the date of issuance of Allotment letter	10% of Actual Cost
2nd Instalment	Roof Casting of Ground floor and within 30days from issuance of Demand letter	20% of Actual Cost
3rd Instalment	Roof Casting of 1st floor and within 30 days from issuance of demand letter	20% of Actual Cost
4th Instalment	Roof Casting of 2nd floor and within 30 days from issuance of demand letter	20% of Actual Cost
5th Instalment	Roof Casting of 3rd floor and within 30 days from issuance of demand letter	20% of Actual Cost
6th Instalment	Before possession	10% of Actual Cost





The background of the slide is a light blue architectural drawing. It features various geometric shapes, lines, and dimensions. Dimensions are given in numbers like 3900, 1550, 1000, 4250, 8250, 1550, and 3900. There are also circular markers with numbers inside, such as 2, 3, 4, and 5. The drawing appears to be a site plan or a technical drawing of a building complex.

# **AREA STATEMENT AND SPECIFICATIONS FOR THE NIJASHREE PROJECT AT DIFFERENT DISTRICTS IN THE DIFFERENT MUNICIPALITIES UNDER THE GOVERNMENT OF WEST BENGAL**

# AREA STATEMENT

## CARPET AREA OF NIJASHREE FLATS

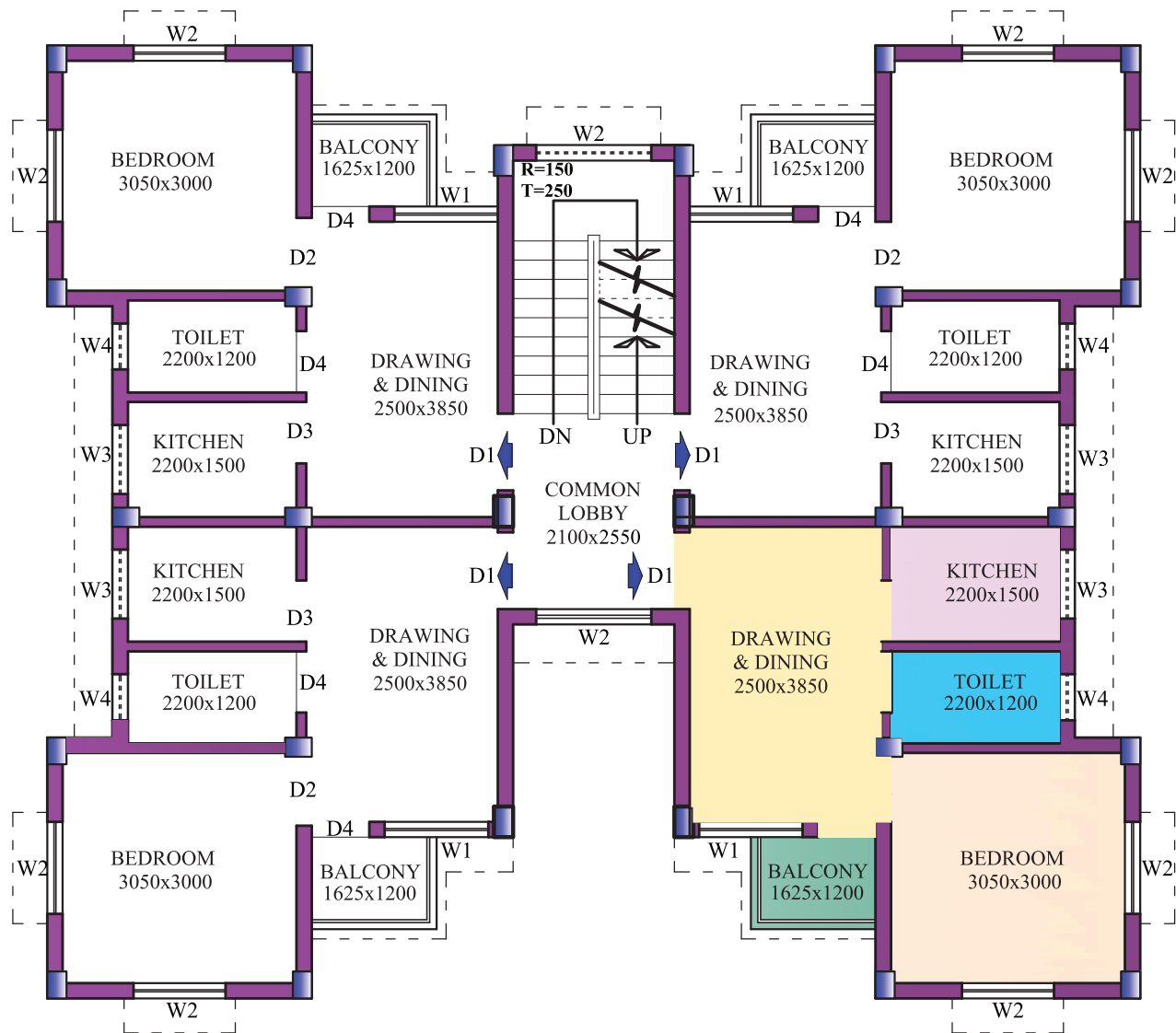
### FOR 1BHK FLAT



AREA: **27.266 sq. m. (293.47 sq. ft.)**  
FOR 1BHK FLAT (PLINTH AREA): **35.15 sq. m. (378 sq. ft.)**



# PROPOSED 1BHK FLAT FOR THE NIJASHREE PROJECT



TYPICAL FLOOR PLAN

## FOR 2BHK FLAT

Bedroom 1 (C. A.):  
**8.985 sq. m. (96.71 sq. ft.)**

A.C. (Access)  
**3.629 sq. m. (39.03 sq. ft.)**

Kitchen (C. A.):  
**3.742 sq. m. (40.27 sq. ft.)**

A.C.

Drawing and Dining (C. A.):  
**10.516 sq. m. (113.20 sq. ft.)**

Balcony: **2.04 sq. m. (22.00 sq. ft.)**

Toilet (C. A.):  
**2.70 sq. m. (29.06 sq. ft.)**

Bedroom 2 (C. A.):  
**9.0675 sq. m. (97.60 sq. ft.)**

AREA: **40.679 sq. m. (437.87 sq. ft.)**

FOR 2 BHK FLAT (PLINTH AREA): **51.96 sq. m. (559 sq. ft.)**



# PROPOSED 2BHK FLAT FOR THE NIJASHREE PROJECT



TYPICAL FLOOR PLAN



# SPECIFICATIONS

## GENERAL SPECIFICATIONS

### CIVIL

1. Foundation: Normal isolated, combined footing/two-way strip, as applicable as per soil exploration.
2. The structure is a frame structure with seismic resistance.
3. Grade of concrete: M25, grade of steel: Fe 500-D.
4. Wall: All exterior walls should be 200 mm. thick with normal traditional kiln burnt brick/fly ash brick. All partition walls should be 125 mm. thick with normal traditional kiln burnt brick/100 mm. thick fly ash brick.
5. All outside walls will be finished with plaster and cement-based paint.
6. Roof treatment: Average 40 mm. thick 1:2:4 concrete, with polyester fibre over a coat of water-proofing paint.
7. A collapsible gate will be provided at the main entrance of the building. An ornamental grill will be provided at the stair railings.
8. Inside walls of the staircase and the lobby will be finished with plaster and three coats of whitewash.
9. All outside plumbing lines are made of ASTMD pipe (exposed).
10. Inside plumbing work will be done with concealed ASTMD standard pipes.
11. All plumbing fittings are made of PTMT standard.
12. All waste and soil lines are made up of UPVC pipes with the necessary fittings.
13. PVC water tank will be provided at the roof top.
14. Parapet wall will be provided all around the roof slab.
15. Suitable rainwater down pipe for proper drainage of water from the roof.
16. Septic tank with soakwell for soil lines.

## ELECTRICAL

17. Individual energy meter to be fixed on 1200 x 1100 mm. green ply with 32 amp. DPMCB, 100 amp. Bus Bar 415 V.
18. Point Wiring: Distribution wiring in 19 mm. bore 3 mm. polythene pipe (pre-laid) horizontal and vertical run embedded in wall by 3x1.5 sq. mm. copper wire
19. Drawing of Copper Wire: a. 2x6 sq. mm. + 1x4 sq. mm. – Meter to SPNDB  
b. 2x2.5 sq. mm. + 1x1.5 sq. mm. – Power plug  
c. 2x4 sq. mm. + 1x2.5 sq. mm. – AC and geyser point  
d. 3x1.5 sq. mm. – Separate 5 amp. plug and Staircase wiring
20. SPN MCB DB: 2+12 way SPN MCB DB complete in each flat
21. Bulkhead Light: For main entrance, staircase and half landing, total roof 9
22. Common Lobby: 1 light point in each floor

## ROOM-WISE SPECIFICATIONS BEDROOM

- |                       |   |
|-----------------------|---|
| i) Floor:             | Artificial stone flooring   |
| ii) Wall and Ceiling: | Plaster with three coats of whitewashing  |
| iii) Door:            | Flush door with angle iron frame, with two coats of paint over a coat of primer                                     |
| iv) Window:           | Steel window with integrated grill and fitted with glass panes, along with two coats of paint over a coat of primer |
| v) Electrical:        | Fan points – 1, light points – 2, 2 x 5 amp. separate plug – 1, AC point – 1 in each bedroom                        |



## DRAWING AND DINING ROOM

- i) Floor: Artificial stone flooring
- ii) Wall and Ceiling: Plaster with three coats of whitewash
- iii) Door: Flush door with angle iron frame, with two coats of paint over a coat of primer
- iv) Window: Steel window with integrated grill and fitted with glass panes, along with two coats of paint over a coat of primer
- v) Electrical: Fan point – 1, light point – 3, 2 x 5 amp. separate plug – 2, call bell – 1

## BALCONY

- i) Floor: Artificial stone flooring
- ii) Wall and Ceiling: Plaster with three coats of whitewash
- iii) Door: F.R.P. door with wooden frame, with two coats paint over a coat of primer on the frame portion only
- iv) Railing: Ornamental grill works in railings of up to 900 mm. height from the floor level, with two coats of paint over a coat of primer over a 225 mm. high and 125 mm. wide brick wall
- v) Electrical: Light point – 1



## KITCHEN

- i) Floor: Artificial stone flooring
- ii) Wall and ceiling: Plaster with three coats of whitewash
- iii) Door: Flush door with angle iron frame, with two coats of paint over a coat of primer
- iv) Window: Steel window with integrated grill and fitted with glass panes, along with two coats of paint over a coat of primer
- v) Cooking Platform: Black stone cooking platform fitted with a mosaic sink/black stone sink and wall adjacent to the platform will be fitted with ceramic tiles of up to 600 mm. in height
- vi) Plumbing Point: One bib cock above the sink and one bib cock below the sink will be provided
- vii) Electrical: Exhaust fan point – 1, light point – 1, 2 x 5 amp. separate plug – 1, 15 amp. power plug – 1

## TOILET

- i) Floor: Ceramic tile flooring
- ii) Wall and ceiling: Ceramic tile of up to 1.50 mm. with plaster with three coats of whitewash
- iii) Door: PVC door with PVC door frame
- iv) Window: Steel window (top hung) with integrated grill and fitted with glass panes, along with two coats of paint over a coat of primer
- v) Plumbing Point: One bib cock near W.C., one bib cock at bathroom, one shower point and one basin point
- vi) Sanitary Fittings: One Anglo-Indian water closet with PVC cistern, one basin with pillar cock, one mirror, one towel rail and one shower rose
- vii) Electrical: Exhaust fan point – 1, light point – 1



# OTHER AMENITIES

- Pavement with plain cement concrete, as per the width shown in the layout plan
- Boundary wall with a main gate and a wicket gate
- Open surface drain for drainage of storm and waste water
- Tube well/underground water reservoir with necessary pumping arrangement and network
  - Lightning conductor for each building
  - Fire extinguisher for each floor
- Compound lighting from the roof of each building and from the 9 m. ST Pole
  - Earthing for each block
  - LED signboard for identification
  - Service connection for each building







Housing Department  
Government of West Bengal