



**GOVERNMENT OF WEST BENGAL  
HOUSING DEPARTMENT**

**(P & W BRANCH)**

**NEW SECRETARIAT BUILDING, BLOCK-A, 1<sup>ST</sup> FLOOR,  
1, K. S. ROY ROAD, 1<sup>ST</sup> FLOOR, KOLKATA-700001**

No. 552 -H1//2M-15/2017

Dated, Kolkata, the 25<sup>th</sup> June, 2018.

**MEMORANDUM**

The Governor is, hereby, pleased to approve the guidelines for implementation of **“NIJASHREE”** Housing Scheme as laid down below.

**1. Introduction:**

Shelter is the basic human need next to food and clothing. Government of West Bengal is determined to provide “Basa” (house) to all the people. **“Geetanjali”**, a Housing Scheme launched by Housing Department has immensely helped to families belonging to Economically Weaker Sections in constructing their pucca homes throughout West Bengal. This scheme supplemented the efforts of various department of State Government, both in rural and urban areas in providing a pucca dwelling unit to poor families over last few years and State Government is committed to provide shelter/ homes to all.

There is growing demand of housing by families above economically weaker sections, amongst low income and middle categories. In order to cater the housing of needs of Lower Income Group (LIG) and Middle Income Group (MIG), the Housing Department felt the necessity of affordable housing and decided to introduce new Housing Scheme named **“NIJASHREE”**, construction of multi-storied LIG/ MIG flats on the public lands belonging to State

Government, Local Bodies and Parastatals and allotment to eligible families by lottery on ownership basis.

2. **Name of the Scheme** : Hon'ble Chief Minister named this Mass Housing scheme "**NIJASHREE**".

3. **Basic Features of the Scheme:**

3.1. The scheme envisages construction of dwelling units of minimum 16 flats in a block of G + 3 building. The construction of buildings along with basic infrastructure will be made on the Government lands, lands of Local Bodies and other Parastatals of the State Government Departments as made available and found suitable for the purposes of Housing Scheme.

3.2. Based on availability and technical suitability of lands in the areas having adequate local demands for LIG/ MIG Housing, construction of dwelling units (flats) may be made in combination of blocks of 1BHK and 2 BHK type or either 1 BHK blocks or 2 BHK blocks only. Generally, G+3 buildings will be constructed with 16 flats in each block, high rise buildings may also be considered on case to case basis considering the demand and technical feasibility of the land.

3.3. The 1BHK flat of with a minimum built up area 35.15 square metres(378 sq.ft.) will be constructed for LIG category. Similarly for the people belonging to MIG category, 2BHK flat having minimum built up area of 50.96 square metres(559 sqft.) will be constructed.

3.4. The Unit cost will be determined on the basis of actual cost of construction of Super-structure, sub-structure and internal infrastructure including sanitary & plumbing and internal electrification etc incidental therein. **No cost of land shall be taken into account while computing unit cost. This freehold land will be treated as subsidy to the beneficiary.** At present the average unit cost is estimated at Rs 7.20 lakhs

each flat of 1BHK and Rs 9.28 lakhs per flat of 2BHK. This unit cost and standard built up area may vary depending on the location and quantum of land available and land development cost and the schedule of rates applicable to the area at the time of construction. The basic principles of determining unit cost will remain the same and actual cost of construction and internal infrastructure in the housing scheme will only be realised from the allottees.

3.5. Offsite infrastructure like construction of internal roads, boundary wall, outside electrification, making of drainage system and installation of light in the campus and water supply shall not be added in the cost of housing development scheme **NIJASHREE** and shall be provided from different development schemes/ Plans for the area development.

#### 4. **Implementation of the scheme and Implementing Agency** :

4.1 The Housing Department will act as Nodal Department and implement the scheme through Directorate of Housing and other State Government agencies as may be decided on case to case basis.

4.2 District Magistrates in the district will act as Nodal Officer for implementation of the scheme in blocks and municipalities. District Magistrates will select the land suitable for construction and habitation keeping in consideration availability of water, road communication, power, market facilities and other amenities. Lands vested to the State or lands belonging to State Government may be identified by the District Magistrate and Collector in the district town, sub-divisional towns or in the Gram Panchayet areas contiguous to the district or sub-divisional towns, well connected through road network and found suitable for habitation.

4.3 After checking the suitability and technical feasibility of land, Housing Department will prepare the Detailed Project Report along with plan & estimates etc and take up the scheme, simultaneously seeking transfer of

land in the name of Housing Department by way of inter departmental transfer as per extant rules of Land & Land Reforms Department. Approval of the scheme will be accorded by Housing Department on the recommendation of District Authorities and technical appraisal of the scheme by Housing Directorate on case to case basis.

4.4 Housing Directorate/ Housing Department will then invite applications from the eligible category of persons seeking flats in LIG/ MIG Category in the approved scheme and on getting booking of flats of at least 80% of total flats in approved scheme/ block of 1BHK or 2BHK, the works for execution of the scheme will be taken up.

4.5 The Housing Department may allow other Government agencies/ Statutory Bodies to implement the scheme in addition to Housing Directorate.

4.6 Implementing agencies may execute the scheme engaging well experienced, technical agencies through Turnkey Contracts or EPC (Engineering Procurement Consultant) as approved by the Housing Department while according approval of the scheme for any site or the group of sites. In the case of Turnkey Contract, the agency so selected will be responsible for all activities from design, procurement and construction to commissioning and hand over of the project to the allottees or Housing Department as the case will be. Agencies / contractors may be selected through e-tender district wise or clubbing two or three districts together. Quality control consultant may be engaged to ensure the quality along with technical supervision and monitoring by the Engineers of Housing Directorate, who will regularly supervise the progress of construction.

## **5 Funding Pattern and Finances for the scheme :**

- 5.1 State Government of West Bengal will provide fund to Housing Department to start the scheme as per approved land sites and approval of the scheme.
- 5.2 The instalment payment by the beneficiary will be deposited directly into the Escrow Account to be opened by the Housing Department for the each scheme for the construction of 1BHK or 2BHK Blocks as per approved scheme for any site.
- 5.3 Funds for the basic infrastructure development, not added in the unit cost of the flats to be realised from the allottees, will be provided from the Budget of Housing Department to be earmarked for the purpose.
- 5.4 Scheme site wise payment schedule will be notified in the public advertisement at time of inviting application for a particular scheme and payments so realised will be utilised to meet construction cost in phases by the implementing agency.
- 5.5 Application money at the rate of Rs 2500/- for 1BHK and at the rate of Rs 5000/- for 2BHK will be charged from the beneficiary at the time of application online. This amount will be adjusted with the unit cost and refundable for the unsuccessful applicants.
- 5.6 No processing fees will be charged from the applicants/ beneficiaries.
- 5.7 Housing Department will facilitate availing Credit Linked Subsidy and Subvention benefits to eligible beneficiaries under various schemes of the Government as applicable to LIG and MIG Category so as to improve the affordability of flats.

## **6 Eligibility criteria :**

- 6.1 For LIG category, the beneficiary should have monthly family income of Rs 15,000/- or less and that for MIG category, it will be Rs 30,000/- or less per month. The beneficiary should not have any pucca house/flat in his/her

name or any family member in the State. Family members include spouse, unmarried sons or daughters. The persons eligible for application should be the inhabitant of the same district in which the scheme site is located.

6.2 Income certificate from local SDO/BDO or by Employer or any other competent authority to issue income certificate may be accepted.

## 7 **Selection of Beneficiary** :-

7.1 Primarily the selection will be made by the District Level Selection Committee to be notified by Housing Department.

7.2 Applications will be invited from the eligible persons category-wise and site-wise through wide publicity in different State level Newspapers/ District level newspapers and website by Housing Department or implementing agency authorised by the Housing Department.

7.3 Sample application forms could be downloaded from the Website and also from the respective Websites of District Magistrates.

7.4 Applications will be received online on the web address to be notified in the scheme advertisement for any location/ site and arrangements will also be made to facilitate online application through the local office of District Magistrate/ SDO and BDO and Urban Local Bodies.

7.5 After receiving the online application the screening of application of beneficiaries will be made by **District Level Implementation Committee** to be notified by Housing Department.

7.6 If number of applicants is more than the number of flats, then the allottees will be selected through a transparent lottery, to be held in the respective district/sub-division.

7.7 If number of applicants is less than the number of flats, then also a lottery will be held to allot flat to a particular applicant.

7.8 Concerned District Magistrate will organize the lottery and also verification of applications /documents.

8 **Supervision & Monitoring** :

- 8.1 State Level Implementation Committee will be constituted by Housing Department for planning, coordination, implementation supervision and monitoring of the schemes under **NIJASHREE**.
- 8.2 State Project Management Unit under the Chairmanship of Engineer-in-Chief, Housing Department will extend all technical support and supervision to the scheme, supported by Project Management Consultants to be engaged by Housing Directorate for implementation of the scheme.
- 8.3 District Magistrate will be the Nodal Officer of the District. He will entrust any officer not below the rank of Deputy Magistrate to look after the project.
- 8.4 District Level Implementation Committee headed by District Magistrate will monitor and review the progress of the scheme in the district. This Committee will also act as Screening Committee for the screening of applications.

This has approval of the Cabinet vide U.O. No. CAB(D)-973 dt. 21.06.2018.in the meeting held on 20.06.2018 read with Finance Department's vide U.O. No. Group-F/2018-2019/0038 dt. 15.06.2018.

By Order of Governor,  
Sd/-  
**(Onkar Singh Meena)**  
Secretary to the Government,  
Housing Department

No. 552 /1( 40) H1/2M-15/2017

Dated, Kolkata, the 25<sup>th</sup> June,2018

Copy forwarded for information and necessary action to the

1. The Principal Accountant General (A&E), W.B., Treasury Buildings, Kol-1.
2. The Principal Accountant General (General & Social Sector Audit) W.B, Treasury Buildings, Kolkata-1.
3. The Sr. Deputy Accountant General, Performance Audit & Accounts Dept., C/O. Pr, A.G.(General & Social Sector Audit), W.B., Treasury Buildings, Kolkata-1.
4. The Financial Advisor, Housing. Department of this Govt., N.S. Buildings, Kolkata-1.
5. Joint Secretary, Cabinet Secretariat, Nabanna, Howrah
- 6-28. The District Magistrate, \_\_\_\_\_ District
29. The Pay & Accounts Officer, Kolkata Pay & Accounts Office-I, Phears Lane, Kolkata.
30. The Pay & Accounts Officer, Kolkata Pay & Accounts Office-II, Hide Lane, Kolkata.
31. Chief Executive Officer, SJDA
32. Chief Executive Officer, ADDA
33. Chief Executive Officer, KMDA
34. Chief Executive Officer, HDA
35. Chief Executive Officer, DSDA
36. Jt. Municipal Commissioner (G), KMC
37. Finance Department( Group-T), Nabanna, Howrah.
38. Finance Department(Group-N), Nabanna, Howrah.
39. P.S. to MIC, Housing Department.
40. Guard File (P & W Branch).

  
Joint Secretary

Govt. of West Bengal