

Government of West Bengal
Housing Department
Development Cell
A-Block, 1st Floor, New Secretariat Buildings,
1, Kiran Sankar Roy Road, Kolkata- 700001

Memo No. 360 –Dev Cell/ 2M- 01/ 2024

Date: 06/12/2024.

From : The Additional Secretary, Housing Department

To : The Chief Engineer, Housing Directorate

Sub: Modalities of construction and handover of car parking spaces in the Akanksha Housing Schemes (AHS)

With reference to the above, the undersigned is directed to inform him that, for sometimes past, the Government has contemplated over the modalities of construction and handover of car parking spaces in the Akanksha Housing Schemes (AHS) in consideration of the present condition of the Akanksha Housing Schemes (AHS) as follows :

- Under AHS, 576 Flats has been constructed and sold leaving only 4 of Standard category flat (as on date) and property deeds for the sold flats have been executed. Thereafter "Akanksha Association of Apartment Owners" has been formed.
- In terms of para 7.1 of the GTC (General Terms & Conditions) of AHS, the Department do not give any assurance to provide Car Parking Space to each and every allottee, however, the Car Parking Space so available will be distributed among the allottees by holding a separate lottery at separate cost to be so fixed up by the Department.
- In terms the UD&MA Department Notification No. 3211-UD/O/M/HID/5M-52/2016 dt. 28.12.2020, car parking space in the project has been modified to 480 nos and this Department would arrange for the same.
- As the Government has not collected any cost of land for the entire project from the apartment owners, it is to clarify that, any part of the project which has not been transferred till date, belongs to Government.
- The remaining open spaces for car parking spaces are in the nature of Limited common areas and facilities – which are yet to be handed over by the Government along with other Common Areas and Facilities.
- Each Car parking space would cost same to all irrespective of allotted space, i.e., the entire cost has to be borne by the taker of the parking spaces equally. The total cost comprises of construction cost, lottery cost, technical vetting cost and any other cost if exists.

Now, after appropriate deliberation in this regard, it has been resolved to lay the modalities of construction and handover of car parking spaces in the Akanksha Housing Schemes (AHS) as follows:

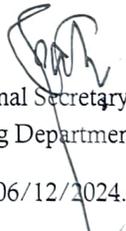
1. Housing Department would hold a lottery for specific Car parking space for individuals at separate cost as ascertained/ fixed up by the Department on receipt of a formal request from the "Akanksha Association of Apartment Owners" for arrangement of the Car Parking Space.
2. Applications would be collected in a simple format from the apartment owners of AHS. The format would have undertaking for acceptance of the terms & conditions.
3. The cost for lottery would be tentative and adjustable with the final cost of parking space. Apartment owners have to participate in the lottery by depositing application fees in the

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designated bank A/c of the project within 15 days of publication of notice. As the number of total parking space and total of eligible categories (i.e., Elegant, Premium and Classic) apartment owners are equal, it may happen that, a few of the eligible categories might not participate. In that case, the Department may take a second attempt from all left over apartment owners under AHS including previously uncovered categories (i.e., Economy and Standard).

4. After the lottery, the Applicants need to deposit the final amount within 30 days in the same bank A/c as indicated above.
5. On receipt of payment confirmation, necessary works for arrangement of car parking spaces would be accomplished.
6. As per the result of lottery, the Department would arrange to distribute the car parking spaces to the apartment owners. Once the car parking is handed over or deemed to have been handed over, the Housing department will not bear the responsibility for any payments towards municipal taxes, charges, levies and impositions and the likes.
7. Liabilities regarding maintenance of car parking spaces under the Akanksha project shall, after handing over of possession, be rested upon Akanksha Association of Apartment Owners and not upon the Housing Department. The Association should maintain a separate A/c for the maintenance of car parking spaces.
8. There would be lock-in period for selling of the car parking spaces by the individual apartment owner and it would invariably be coterminous to selling the respective apartment.
9. The Department may take further necessary actions to complete the project and handover it in terms of para 8.6 of GTC.

This order is being issued in terms of para 10 of the General Terms & Conditions of the Akanksha Housing Schemes with the approval of the competent authority.

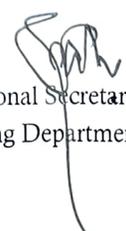

Additional Secretary
Housing Department

Date: 06/12/2024.

Memo No. 360/1(9) -Dev Cell/ 2M- 01/ 2024

Copy forwarded for information to the :-

1. Engineer-in-Chief, Housing Department.
2. Special Commissioner, Housing Department
3. Special Secretary, Housing Department
4. Deputy Secretary, Housing Department
5. Law Officer, Housing Department.
6. Superintending Engineer, South Circle, Housing Directorate.
7. Executive Engineer, Kolkata South-I Division, Housing Directorate
- With a request to furnish the component-wise total cost for the car parking space, Bank A/c details and a draft application format for lottery.
8. Sr. P.A. to the Principal Secretary, Housing Department (S.D).
9. P.A. to the Additional Secretary, Housing Department


Additional Secretary
Housing Department