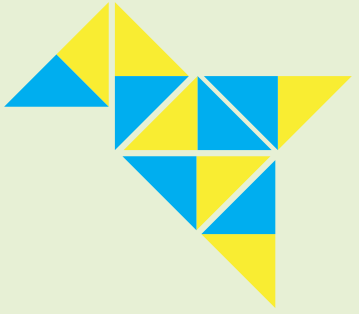


স্নেহদিয়া  
SNEHODIYA



**Start Living. Again.**

at New Town, Rajarhat, Kolkata



*“Live each day like your life has just begun”*

At times, it seems as though life contains an endless supply of days.

Maybe it a rite of passage from childhood to adulthood, the moment when we all realize life happens now and that’s all you’re guaranteed. A time comes in life

when we all need to forget the sacrifices that we make and start

living afresh. Live your life on your own terms and fulfill your dream.

## A HIDCO INITIATIVE

The West Bengal Housing Infrastructure Development Corporation Ltd. (WBHIDCO) is a Government of West Bengal Enterprise under the Government of West Bengal, having its office at 35-1111, Biswa Bangla Sarani, New Town, Kolkata-700156, West Bengal. It is responsible for developing New Town, Kolkata.

As a part of its overall endeavor to build various infrastructure, HIDCO has taken this initiative to construct a world class home exclusively for Seniors.



## LOCATED IN A MODEL GREEN CITY

Welcome to New Town Kolkata, a model Green City with wide multi lane roads, Eco Park, Urban Eco village, Children's Parks and the unique 'Swapno Bhor', Seniors Park, New Town is a sparkling new township with clean air, clean energy and vibrant communities.

Here are some reasons why New Town is the most preferred place for living.

This 3075 ha. Smart, futuristic city is located in close proximity to Netaji Subhas Chandra Bose International Airport and so it is easy for your loved ones to reach you quickly in respect of those who stay away from Kolkata. Water in New Town is 100% surface water treated in New town itself and so you are assured of pure, treated, best quality water that is good for your clothes too. The 480 acre Eco-park, Eco Island, Mother's Wax Museum, Eco Urban Village, Rabindra Tirtha, Nazrul Tirtha, Seniors' Park, Café Ekante, Biswa Bangla Gate (Kolkata Gate) all are popular tourist destinations within this city. In addition, there are various shopping malls, 5-star hotels, health care institutions like Tata Medical Centre, Ohio Hospital, Apollo Clinic, Movie Theaters, e-Health centers, Pet Clinic, Clock Tower Plaza and New Town Business Club.



## INDEPENDENT LIVING

As a part of its social commitment HIDCO has embarked upon habitat for senior citizens, a nook to offer you the peace and quiet you deserve.

HIDCO gives you beautifully designed rooms, so you can enjoy the active retirement life of your choice. You will discover that once you are free from the worry of managing an old family home, you will have more time and energy to enjoy a whole range of new pursuits. It is an opportunity to live within a secure environment, with the privacy and comfort of your own apartment, while having the opportunity to enjoy the company of likeminded roommate and neighbors should so you so wish, made this venture to make a tribute to the seniors.



## WHY SNEHODIYA

This is place for preferred living in a smart way for the following reasons - professionally managed, offering life style choice, 24x7 care for fitness and health. You can invite your family to stay in the adjoining Guest House. You get relief from home maintenance and enjoy independence in life. There are entertainment facilities, facilities to improve social interaction, security of life and free membership in Swapno Bhora (Senior's Park) right opposite.



Cozy lounge areas at every floor

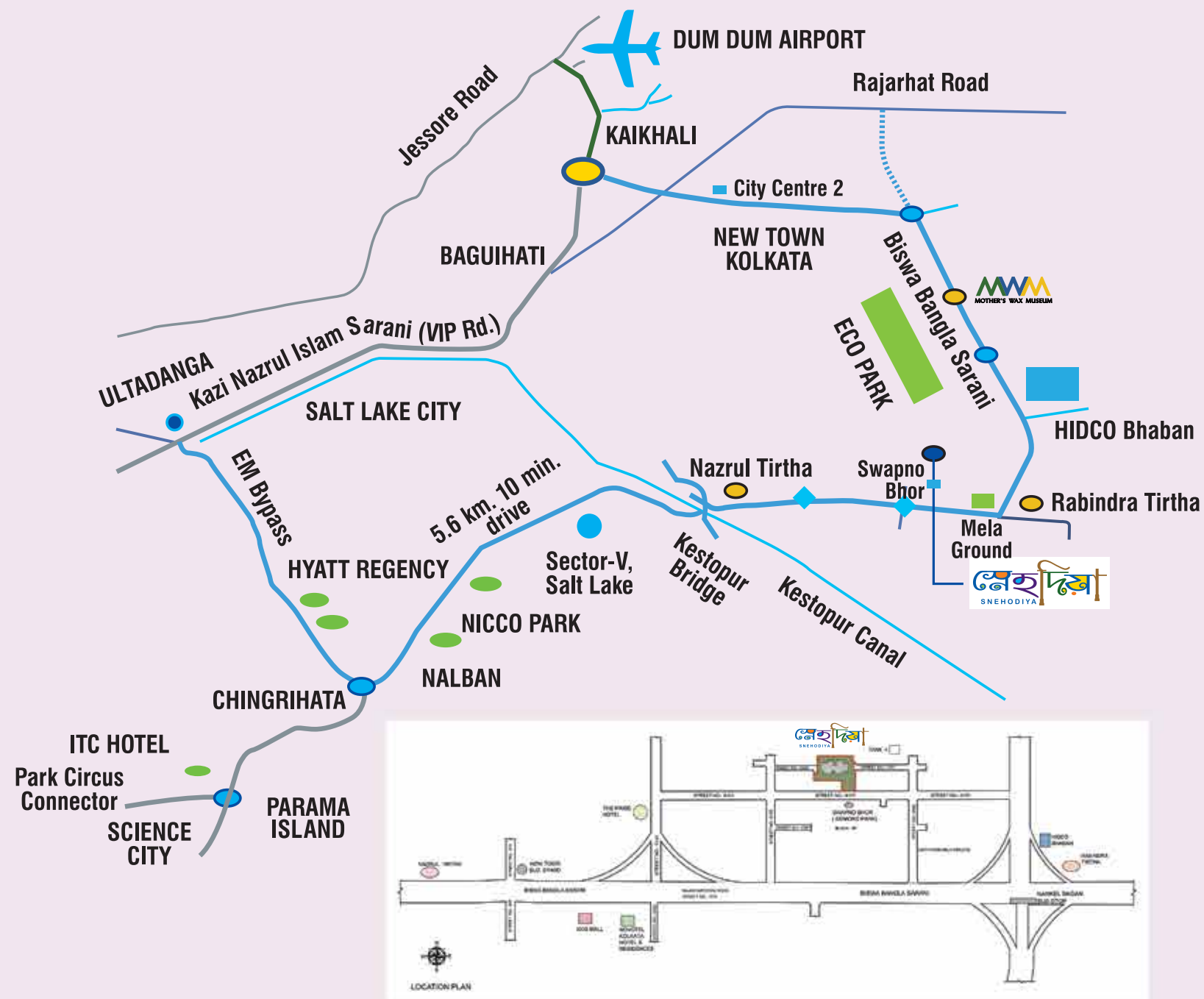


Interior of each unit



## THOUGHTFULLY PLANNED

SNEHODIYA is located just opposite to Senior's Park at Plot No.BC/100/2 in AA-IB in Action Area-I. There will be a G+10 main building, 2 storied Guest House. Each floor of main building will have 5-12 SINGLE/DOUBLE occupancy rooms with drawing/pantry space and balcony, attached toilet. In each floor there will be attendant's room, common pantry, spacious sitting place, designed by well known architect firm. There are 57 double occupancy and 90 single occupancy rooms in the project. The allotment will be made through draw of lots if number of applicants is higher than the number of available rooms on "live and license" basis. The project is scheduled to be completed within December, 2018.





GROUND FLOOR PLAN



1ST FLOOR PLAN



SECOND & 4TH FLOOR PLAN



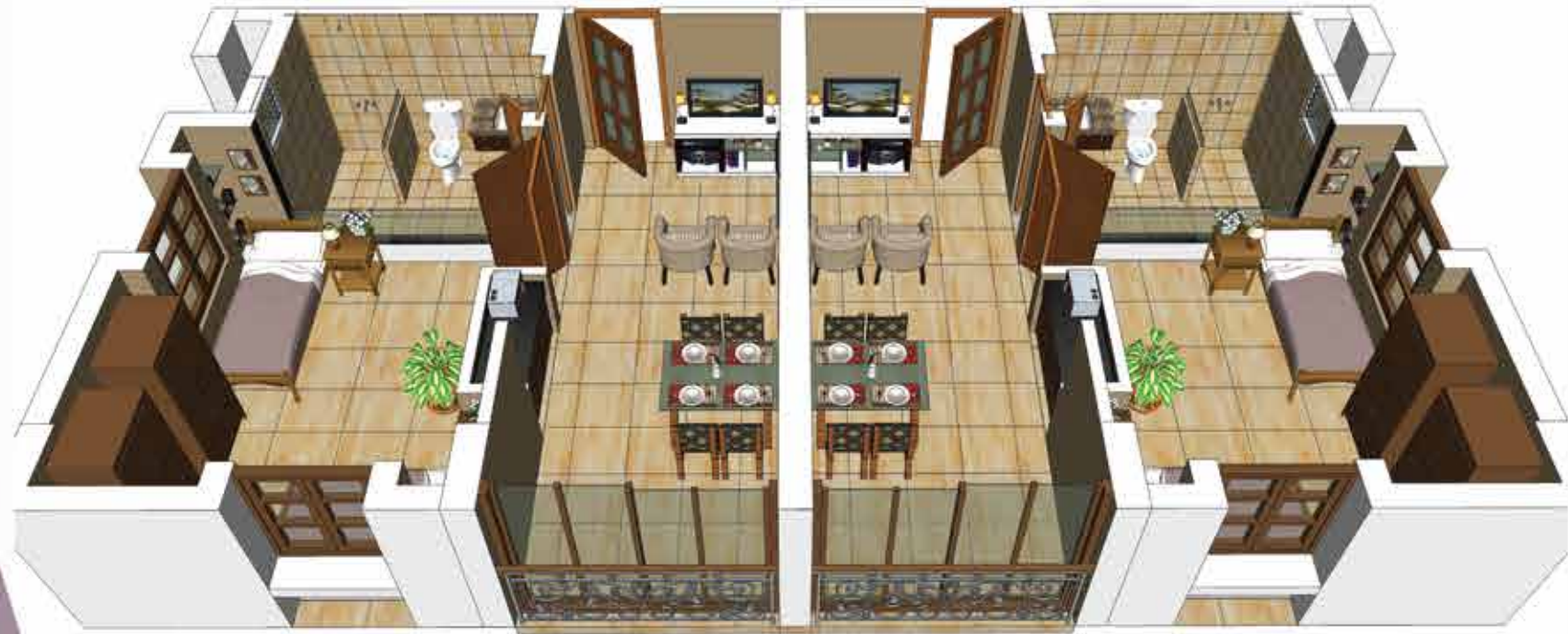
3RD, 5TH & 7TH FLOOR PLAN



6TH & 8TH FLOOR PLAN



9TH & 10TH FLOOR PLAN



DOUBLE BED ROOM INTERIOR  
(Two Units) (indicative only)



SINGLE BED ROOM INTERIOR  
(Four Units) (indicative only)



## SCHEME

- In this project 57 double occupancy rooms and 90 Single Occupancy rooms will be allotted to the eligible senior citizens on "Live and License" basis.
- All such rooms will be allotted through Lottery.
- Single Occupancy rooms are meant for Single occupants and double occupancy rooms are meant for double occupants. However, any individual can opt for double occupant room if SD is paid accordingly.
- No extra person will be allowed to stay with the Licensee excepting extreme urgency on medical grounds or any other ground which the authority may think fit to allow extra person with the written permission of the authority and on payment of fees. But in any case more than three days will not be allowed.
- Right of Rooms is not transferrable. Allotment of rooms will be cancelled if possession is not taken and Licensee does not stay here for continuous three months without prior sanction from the authority of WBHIDCO.
- Security Deposit will have to be paid by the Licensee, if successful in the lottery, as per rate as mentioned at Table-1 in this brochure.
- In addition to payment of Security Deposit, Licensee will have to pay Monthly Fixed Charges @ ₹16,000/- (Rupees sixteen thousand only) excluding applicable taxes viz. GST etc. per person for food, beverage and other charges, as applicable. Monthly charges will have to be paid by the Licensee irrespective of his/her absence.
- Monthly Charges will be increased @ 5% per annum on the payment made previous year from the date of commencement of the project.
- 75% of Security Deposit is refundable to the legal heirs of the Licensee in the event of death of the Licensee or to the Licensee himself/herself in case of surrender of allotment/allotted room. No interest however would be payable.



## FACILITIES

### SENIOR LIVING CENTER OVERALL FACILITIES

- 90 Single bedded and 57 Double-bedded residential units with all supporting services and amenities for comfortable and peaceful living of senior citizens.
- Physiotherapy Center with Hydrotherapy, yoga and gym facilities subject to viability, on payment.
- Centralized cooking and housekeeping services
- Regular medical checkup facilities.
- Utility and Medicine Shop
- Monitoring of general health and preventive health check-ups by the in-house medical professionals, maintenance of health records of all residents, emergency evacuation to partner hospital.
- Guest house for Visitors
- Laundry facilities
- Fire Detection, Protection and Public address system
- 24 hr. DG back up
- 24x7 security with all common areas under CCTV coverage
- Morning News paper delivered in each floor
- Visitor Car Parking
- Overall facility management

Double height and scaped terrace





Dining space in every floor



Personalized Individual Entrances to the rooms



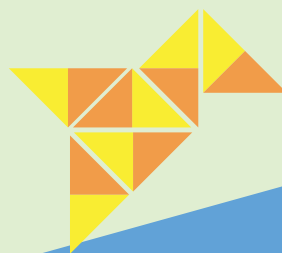
Bedroom in each unit

#### FLOOR FACILITIES

- 8 standard floors, 1st to 8th floor with 90 single and 43 double residential units.
- 2 premium floors on 9th and 10th, with 7 double units in each, houses 14 units. These floors have additional viewing decks, large sky gardens, strolling path and magnificent views.
- Spacious central lounge in each floor connecting all units, naturally illuminated and ventilated with atriums and double height spaces.
- Central Lounge in each floor has designated space for Reading, Card/Chess playing, television viewing etc.
- Central floor dining area in each floor, with common pantry (with fridge & micro oven), store and nurse's room & floor attendant's room.
- Sky garden in every floor, with beautiful landscaping

Level of floors	Double bedded unit	Single bedded unit
First floor	6	10
Second floor	6	10
Third floor	5	12
Fourth floor	6	10
Fifth floor	5	12
Sixth floor	5	12
Seventh floor	5	12
Eighth floor	5	12
Ninth floor (Premium Floor)	7	-
Tenth floor (Premium Floor)	7	-

### RESIDENTIAL FACILITIES NUMBER OF UNITS PROVIDED



Total number of double bedded unit – 57  
Total number of single bedded unit – 90

### ACCOMMODATION FACILITY FOR SINGLE BEDDED UNIT

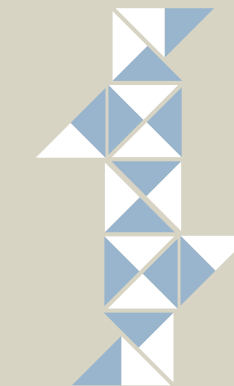
Each residential Unit will have attached toilet, and will be provided with –

- Bed with bedding (coir with foam mattress), bed sheet, pillow with pillow cover, blanket and linen.
- Dressing table (wall mounted)
- One sofa
- Wardrobe
- Bedside table with table lamp with bed switch
- TV (wall mounted) one in every unit
- Air conditioning in every bed room
- Wi-fi facility
- Intercom facility
- Ceiling fan, calling bell, plug points etc
- Hot water Geyser, wash basin, western style commode
- Bath rooms are furnished with full height glaze tiles and shower cubicle. They are carefully designed for ease of movement with supporting handles, grab-bars and antiskid flooring.
- Emergency call switch
- Dry Pantry with electric kettle in every unit

### ACCOMMODATION FACILITY FOR DOUBLE BEDDED UNIT

Each residential Unit will have attached toilet and will be provided with –

- 2 nos. bed with bedding (coir with foam mattress), bed sheet, pillow with pillow cover, blanket and linen.
- Dressing table (wall mounted)
- Wardrobe for each occupant
- Bedside table with table lamp with bed switch for each occupant
- TV (wall mounted) one in living room
- Air conditioning in bed room
- Wi-fi facility
- Intercom facility
- Ceiling fan, calling bell, plug points etc
- Hot water Geyser, wash basin, western style commode
- Bath rooms are furnished with full height glaze tiles and shower cubicle. They are carefully designed for ease of movement with supporting handles, grab-bars and antiskid flooring.
- Emergency call switch
- Dry Pantry with electric kettle
- Dining Table with chairs



### DINING FACILITY

Bed tea, breakfast, evening tea, evening snacks and two standard meals.

### HOUSEKEEPING

Room cleaning once every day, linen changes once a week.

### WELLNESS FACILITY

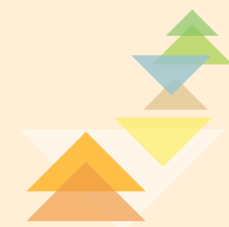
Yoga, Physiotherapy and Hydrotherapy facilities available with additional charges.

### HEALTHCARE FACILITY

Utility and medical shop, regular checkup on weight, blood pressure and blood sugar, emergency medical response, ambulance facility, in house physician and nurse for taking care of general health of the residents, visiting Geriatric Physician once in every month.

### CLUB FACILITIES

Free membership for Senior's Park, Cable TV at every floor lounge, Current journals and periodicals, Games, Carom, Chess, Cards, Senior Gym Treadmills & Musical evening.



- (a) Any Indian Citizen being 55 years of age or more as on 01/01/2017 or any Indian citizen whose age would be 55 years as on 01/01/2018 can also apply.
- (b) NRI/PIOs willing stay at SNEHODIYA can also apply for this scheme.
- (c) The applicant should not be severely physically challenged or suffer from any chronic infectious or communicable diseases. He should be fit for independent living.
- (d) The applicant should be capable of and willing to manage their basic, day to day activities unassisted.
- (e) Admission is subject to health check-up and interview by the competent authority of HIDCO

## ELIGIBILITY



## HOW TO APPLY

Brochure with application Form will be available from the following branches of Axis Bank on payment of ₹ 500/- as cost of brochure. Before filling up of application form, applicants are advised to go through the brochure and instructions made in the application form. Applicants can also visit : [www.wbhidcoltd.com](http://www.wbhidcoltd.com) to view brochure

### BRANCHES OF AXIS BANK

SL. NO.	SOL ID	NAME OF BRANCH	BRANCH ADDRESS	CONTACT NO.	
				BRANCH HEAD	OPERATIONS HEAD
1.	025	SALLAKE CITY	BD-20, Sector I, Salt Lake City 700 064	9836300251	9674900252
2.	045	TOLLYGUNGE	207, N.S.C. Bose Road, Tollygunge, Kolkata 700 040	9874400451	9874700452
3.	084	SHYAMBAZAR	126A, Bidhan Sarani, Shyambazar, Kolkata 700 004	9830800841	9830800842
4.	116	HOWRAH	Ground and First Floor , 94/1, Dr. Abani Dutta Road, Salkia, Howrah 711 101	9674901161	9051301162
5.	259	BARUIPUR	Baruipur Branch, 1st Floor, 116/4 & 116/8, Kulpi Road, Paddapur, Baruipur, Kolkata 700 144	9674902591	9674902592
6.	351	NEW ALIPORE	60, Bankim Mukherjee Sarani, New Alipore, Kolkata 700 053	9674903511	9051203512
7.	436	BARRACKPORE	Barrackpore Shopping Arcade, 4(2), S N Banerjee Road, (Near Champa Cinema Hall), Barrackpore 700 120	8001604361	8001604362
8.	440	AMTALA	Opp. 235 Bus Stand, Diamond Harbour Road, Amtala, PO-Bishnupur, South 24 Parganas, Amtala, 743 503	9830954401	8697304402
9.	669	RAJARHAT	Dec Building, Action Area-ia (Beside loc Petrol Pump), New Town, Rajarhat, Kolkata 700 156	8001606691	8001606692
10.	721	MANTON, KOLKATA	538, Diamond Harbour Road, Kolkata 700 034	9051407211	9674907212
11.	1695	BARASAT	35/B, Jessore Road, North 24 Parganas, Barasat 700 124	8697316951	9830116952
12.	2634	SEALDAH	Ground and First Floor, 56/2, Acharya Prafulla Chandra Road, PS: Amherst Street, Ward No. 37, Kolkata 700 009	9830626341	9674926342
13.	3206	BENTINCK STREET	85 Bentinck Street, Near Lal Bazar, Bowbazar 700 001	9830432061	9836466114



## SCHEDULE OF APPLICATION

Application brochure form will be available from the above designated branches of Axis Bank from 25/09/2017 to 31/03/2018 during normal banking hours.

Filled in application forms will be received at the above noted branches of Axis Bank from 10/10/2017 to 31/05/2018 during normal banking hours.

## GENERAL TERMS AND CONDITIONS (GTC)

- All rooms in the scheme will be allotted on Live on License basis through draw of lottery in a transparent manner.
- Security Deposit (SD) shall be paid as per Table-1 during the construction phase. Applicant can also pay entire SD at one time.
- There are two category of rooms i.e. Category – A: Double occupancy and Category- B: Single Occupancy. Rooms at 9th floor and 10th floor will be treated as Premium floors and additional SD of ₹ 5 lakh will be charged over and above the basic SD and applicant has to pay it with the first installment of SD.
- There may be some Empanelled Service Providers (ESP) who will provide various services on demand and on payment separately to ESP.
- Payment towards SD will have to be made to HIDCO.
- The design and specifications as mentioned in the brochure are indicative and may vary according to the situations and as implemented.
- Expected date of completion of the project is within December 2018.
- Applicant(s) is/are required to submit documents (as mentioned in pg 24) at the time of submission of application. Only successful applicants after the draw of lottery will have to submit self attested copy of other documents as mentioned in this Brochure, at the time of interview/health check-up.
- All 147 rooms will be allotted through draw of lottery if number of applicants is more than the number of rooms in each category.
- One person per applicant will be invited to remain present at the time of lottery at the appointed date/time and venue showing original ACKNOWLEDGEMENT SLIP and any photo identity card.
- There will be lottery if the number of application is more than the number of available rooms in each category under the scheme.
- If number of applicants are less than number of rooms available for each category, rooms will be allotted straightway upon verification of documents. Rooms numbers will be decided through draw of lots.

- Immediately after draw of lot, letter of intimation will be issued to the successful applicants requesting to submit documents and for appearing for a medical check up and interview. The decision of the doctor and the interview board will be final. The prime focus would be to screen out persons unfit for independent living as envisaged in Snehodiya. Consequent vacancies may be filled up from wait listed panel till 6 months.
- Submitted application within due date will be treated as valid only if application money is deposited and credited to the account of WBHIDCO Ltd.
- In case full information is not given as per Application Form or the information furnished does not support the application, the application form will be liable to be rejected automatically.
- Mere submission of application does not accrue right for the allotment of room.
- Application money will be refunded to the unsuccessful applicants through electronic transfer to their bank account directly as mentioned by the applicant in the application form. No interest will be paid to the unsuccessful applicants for application money so deposited by them.
- For refund of application money, applicants will mention Bank Name, Branch Name, Account No., IFS code, SWIFT code, BIC code, as may be applicable, in the Application Form. This corporation will not be held responsible for non-refund of application money in time due to wrong/insufficient information given by the applicant.
- The licensee will have to pay Monthly charges @ ₹16,000/- plus applicable tax for food, beverages and other services.
- Monthly charges is payable within 7th day of every successive month.
- The monthly Charges will be increased @ 5% per annum on the payment made previous year from the date of commencement of the project.
- The authority may revise Monthly charge even in the interim period for reasons to be recorded and divulged.
- In the event of failure to deposit monthly charges for more than three consecutive months whatever be the reasons, the allotment is liable to be cancelled.
- All allottees shall take over the possession of the rooms within 15 days (Fifteen) from the date of issue of intimation letter. If possession is not taken and if the Licensee fails to stay at SNEHODIYA, the allotment is liable to be cancelled.
- The Licensee has to pay Fixed Monthly charges for food and beverages and other charges irrespective of his/her absence.
- All receipts of payment should be preserved carefully and be produced whenever required. The last receipt must be produced while paying each subsequent installment.
- Applicant shall fill up CHECK LIST as contained in the application form.
- AADHAR is mandatory for all applicants.

## DOCUMENTS TO BE FURNISHED

The applicants are required to submit the following documents along with application form at the designated branches of Axis Bank:

- Employment cum Income Certificate/Pension certificate/Salary certificate.
- Self attested copy of PAN card.
- Self attested copy of Voter ID/Service Identity/AADHAAR as proof of identity.
- Self attested copy of Passport/Electric Bill/Telephone Bill/Bank Pass book showing address/ Driving License (DL), as a proof of residence.
- Copy of latest IT Return (Assessment Year 2017-18).
- One photocopy of DD/PO drawn towards application money and one self attested photocopy of acknowledge slip of payment of application money.
- One cancelled CTS cheque of the bank account of the applicant.
- Passport size recent photograph for both 1st applicant and joint applicant, if any.

## JOINT APPLICATION

Joint application for double occupancy rooms in the same room will be permitted.

## PAYMENT STRUCTURE

- Each applicant has to pay ₹ 25.00 lakhs exclusive of applicable taxes, if any, as Security Deposit (SD) for Single occupancy room, ₹45.00 lakhs for double occupancy room upto 8th Floor and Rs.50.00 lakhs for double occupancy room at 9th and 10th Floor (Premium Floors).
- SD should be paid either in two installments or in full at a time. The SD is refundable to the tune of 75% within three months of discontinuation of stay to the nominee/legal heir/ resident himself / herself. Rest 25 % will be retained by HIDCO. No interest would be payable.
- Applicants can avail 10% discount on booking of single occupancy in twin sharing rooms. This facility is available during the construction phase only.
- Fixed Monthly charges will have to be paid by 7th of every succeeding month. In the event of failure to pay Monthly charges for consecutive three months, allotment will be liable to be cancelled.
- Monthly charges may, however, vary for use of Individual laundry, Medical & Non-medical services based on physical condition of the occupant which are not included in the list of common services.
- Application money of ₹ 1,00,000.00 (Rupees one lakh) only, would have to be deposited through Demand Draft / Pay Order drawn in favour of WBHIDCO Ltd. payable at Kolkata. The 1st and 2nd installment amount of the security deposit shall also have to be deposited through DD/PO as per payment schedule mentioned in Table 1.

## PAYMENT SCHEDULE

TABLE 1

Sl. No.	Installment	Due Date	Amount (Single/Double)	Security Deposit (For Single Occupant)	Security Deposit (For double Occupant)
1.	Application Money	At the time of submission of application ₹1,00,000/-		25,00,000/- + applicable taxes	45,00,000/- (from 1st floor to 8th floor) 50,00,000/- (For 9th floor and 10th floor as Premium Floors) + applicable taxes
2.	1st Installment	Within 1 month from date of offer of allotment		50% (with GST, if applicable)	50% (with GST, if applicable)
3.	2nd Installment	1 month before execution of agreement / document relating to possession etc., preferably before one month from the target date of delivery of possession		50% (with GST, if applicable) less application money	50% (with GST, if applicable) less application money

## PAYMENT OF INTEREST

WBHIDCO Ltd. or the designated bank, shall not pay any interest on Security Deposit on account of any kind of refund / withdrawal / cancellation cases or any other money paid by the applicant.

## PENALTY FOR DELAY IN PAYMENT

If installments as scheduled above (Table 1) are not paid in time, the applicant shall pay delay payment charge (DPC) @12.5% p.a on the installment(s) amount due. If a particular payment is not paid in time, the Chairman of WBHIDCO Ltd. may consider extending the date of payment by maximum of 30 days for clearing the default amount with DPC, failing which the allotment will be cancelled.

## WITHDRAWAL AND FORFEITURE CONDITIONS

- If after application, the applicant withdraws himself / herself from the scheme before the draw of lots, if any, 10% of the application money will be deducted by WBHIDCO Ltd. as service charge.
- In case of withdrawal by an applicant who is successful in the selection of allottees, either before or after issue of allotment letter, 25% of the application money will be deducted by WBHIDCO Ltd. as service charge.
- Any subsequent withdrawal from the scheme by the applicant, i.e., after the first or second installments paid, the full amount of application money plus 10% of the installment(s) paid will be forfeited to WBHIDCO Ltd. as service charge.

## CANCELLATION AND FORFEITURE CONDITIONS

- The allotment will be cancelled if any discrepancy is found between the documents submitted and the information given in the application form and in such case entire money deposited will be forfeited.
- In case any statement / affidavit / document supporting an application is proved to be false or found fabricated at any stage, the entire sum paid by the applicant will be forfeited to WBHIDCO Ltd. and will also involve an instant cancellation of the application concerned.
- The allotment may be cancelled if the payment of SD is not made as per payment schedule even after maximum extension of time with delayed payment charge .
- In the event of death of the applicant before draw of lots, application money will be refunded without any deduction or any interest to the heirs of the applicant.
- Cancellation of application, if any, by WBHIDCO Ltd. for valid reasons before the lottery may not attract any deduction while making refund.
- In the event of failure to make payment of Monthly Charges in time the allotment may be cancelled.

## OTHER TERMS & CONDITIONS

- Agreement will be executed on payment of full SD including delayed payment charge, if any, and documentation charge.
- In addition to SD, the occupant shall have to pay documentation charge to the tune of ₹ 2000/- to WBHIDCO Ltd.

## MODE OF DISPOSAL

WBHIDCO Ltd. will fill up all seats in SNEHODIYA by open advertisement in various newspapers (both vernacular and English) and allotments will be made by draw of lots, if number of applicants are more than admissible seats of accommodation, in a transparent manner and in presence of applicants willing to remain present on the date of draw of lots. All selected applicants will have to submit health check up report and appear for an interview and may be rejected on reasons to be recorded in writing. There will be no Chairman's Quota.

## TRANSFER OF SEAT

Floor wise allotment of seats in rooms will be decided by HIDCO and binding upon all. However, HIDCO may consider any prayer for change of seat from one room to another or from one floor to another on merit provided there exists vacancy. HIDCO may also allow mutual shifting of seats among occupants.

## SITE INSPECTION

All intending applicants are advised to visit the site before applying.

Applicants may also visit the helpdesk / our site office located at Senior's Park, New Town and may get details of the scheme.

## DISPUTE REDRESSAL

If any dispute/differences arises in this matter, the decision of the authority of WBHIDCO shall be final and binding upon all.



## MISCELLANEOUS

- (a) Outstation applicants and those residing abroad (NRI) may kindly indicate local Kolkata address, telephone number and mobile number for correspondence.
- (b) WBHIDCO Ltd. reserves the right to amend, revoke or modify the scheme.
- (c) For Site visit, one may contact Site office helpdesk located at Senior's Park (near New Town Mela Ground), New Town Kolkata from Tuesday to Sunday during 2.00 PM to 7.00 PM except other holidays [Contact No.8902204058].
- (d) Telephone Helpdesk Phone No. (033) 2324-6037/6038 on all working days [Monday to Friday and except holidays ] between 11.00 AM to 3.00 PM from 25/09/2017 onwards till 31/05/2018.
- (e) For further details, WBHIDCO website [www.wbidcoltd.com](http://www.wbidcoltd.com) (e-mail: (1) [info@wbhidco.in](mailto:info@wbhidco.in) (2) [helpdesk@wbhidco.in](mailto:helpdesk@wbhidco.in)) may be visited.





**For further details please contact**

SITE OFFICE HELP DESK: Senior's Park (Near New Town Mela Ground), New Town, Kolkata, Contact No. 89022 04058

HIDCO BHABAN, 35-1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata – 700156

Phone: (033) 2324-6037 / 6038 | Fax No.: (033) 2324-3016 / 6009

E-mail: [info@wbhidco.in](mailto:info@wbhidco.in)/[helpdesk@wbhidco.in](mailto:helpdesk@wbhidco.in) | Website: [www.wbidcoltd.com](http://www.wbidcoltd.com)