

FAQ on allotment of Residential Plot

1. What is the scheme?

75 plots of land for residential use will be allotted through lottery on 99 years lease hold basis under the scheme AA-IIB/L/2017. The scheme is meant for both Individual and Co-operative societies proposed to be formed under the Co-operative Societies Act,2006.

There are four broad categories of plots for i.e. MIG (Individual), MIG (Co-operative),HIG (Individual) and HIG (Co-operative). MIG means Middle Income Group whose monthly average family income lies between Rs. 30001/-80000/- and HIG means High Income Group whose family income exceeds Rs.80,000/- per month.

2. Where the plots are located?

All such plots are located in Action Area II B, opposite to Gate No.4 of Eco Park, New Town, Kolkata.

3. How many plots are available under different categories and what is size of plots and price per cottah?

Out of 75 plots , 58-Individual plots (HIG-33,MIG-25) and 17 Co-opt plots (HIG-8,MIG-9)

Details are indicated in the table below :

Sl. no.	Category of Plots	Gross Family Income (Per month-in Rupees)	Approx. size of plot in sq.m (in cottah)	No. of plots	Lease Premium Rate per cottah (in Rupees)	Tentative Lease Premium (in Rupees)	Application Money for plot (in Rupees)	Processing fee(in Rupees)
LOTTERY-75 PLOTS								
1	MIG (I)	30001-80000	150 sq.m (2.24 cottah)	25	13,26,979/-	29,72,433/-	1,00,000/-	300/-
2	MIG (C)	30001-80000	335sq.m (5.00 cottah)	9	12,16,138/-	60,80,690/-	1,00,000/-	300/-
3	HIG (I)	More than 80000	300 sq.m (4.48 cottah)	13	15,80,979/-	70,82,786/-	1,50,000/-	300/-
			200 sq.m (2.98 cottah)	20	15,80,979/-	47,11,317/-	1,50,000/-	300/-
4	HIG (C)	More than 80000	400 sq.m (5.98 cottah)	8	14,59,366/-	87,27,008/-	1,50,000/-	300/-

4. Is there any plot reserved for WB Govt. employees ?

Yes. 4 HIG and 4 MIG Co-operative plots.

5. What is a family?

In this scheme family means and includes self, spouse dependent parents and children. while calculating income, income of the souse should be taken into consideration.

6. Who can apply for lottery plots ?

Any Indian citizen above 18 years of age as on 01/01/2017 having PAN can apply. Chief Promoter of any proposed co-operative society of 8 members be it MIG or HIG category of Income can apply. As PAN is mandatory, in case of Co-operative PAN of Chief Promoter from whose account application money will be transferred /paid has to be used. Mere submission of application does not guarantee the applicant an allotment of plot.

7. Is there any Chairman's Quota?

No.

8. How much is application money?

Application money for MIG(I) and MIG (C) is Rs.1,00,000/- and for HIG(I) and HIG (C) Rs.1,50,000/-.

9. How to apply for lottery plots?

Online applications will be received from 31/01/2017..To know the details you may visit official website of WBHIDCO www.wbhidcoltd.com and can see "How to apply" under Circular section of application home page.

10. Do I need to submit hard copy application ?

No. After completion of lottery only successful applicants will have to submit self attested copy of submitted application form and other documents.

11. Is there any cost of brochure or processing fee?

Brochure can be downloaded fee of cost. However, applicant will have to pay Rs.300/- only along with application money as processing fee plus applicable transaction fee.

12. What is last date of submission of application?

Last date of submission of online application is 30th April,2017.

13. Can any person having monthly family income of less than Rs.30000/- apply?

Yes for MIG(I) only. He/she can also be member of a co-operative society of MIG people.

14. What is mode of payment for application money and processing fee?

Applicants have to pay application money with processing fee through net banking / debit card / credit card or by generating e-challan to be paid by RTGS or NEFT mode.

15. Is there any benefit of full down payment?

Yes. WBHIDCO Ltd. may allow 4% discount on the price of land if the full price of land is paid upfront within 15 days from the date of issue of the letter of allotment by successful applicant.

16. Which Bank has been authorized to facilitate?

ICICI Bank Pvt.Ltd. has been authorised.

17. With in what time I shall get my plot?

In case of payment made through installments, the plots will be handed over as soon as the entire lease premium payment is made or within 3 (three) months of down payment of entire lease premium and after observation of all formalities like joint measurement, execution of deed, registration of deed etc.

18. What documents do I need to submit?

Only successful applicants both individuals and co-operatives are required to submit the following documents within 30 days from the date of issue of letter of intimation. Delay in submission of documents due to any reason shall not be considered.:-

- a. Self attested copy of submitted application form with one passport size photograph.
- b. Self attested copy of PAN Card as proof of identity.
- c. Salary Slip/Monthly Income Certificate issued by the employer in case of persons working in private sector/Pension Certificate as a proof of income.(Any one)
- d. Self attested copy of Passport/ Voter ID card (EPIC)/ AADHAAR card, Bank Pass Book, Electricity Bill, Telephone Bill ,if any/ Driving License (DL), as a proof of residence.(Any one).
- e. Copy of latest IT Return (Assessment Year 2016-17) to substantiate the proof of income.
- f. Affidavit in prescribed format (sample will be provided later on).
- g. In case of Co-operative Society 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.

19. Can spouse or dependent parents become Joint applicant?

Yes.

20. Can in-laws become Joint applicant?

No.

21. If I fail to pay installments in time will I get extra time?

If installments 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-cum-Managing Director of WBHIDCO may consider extending the date of payment by maximum of 30 days for clearing the default amount along with DPC @ 12.5 % p.a., failing which the allotment will automatically stand cancelled.

22. Is it a lease hold or free hold property?

All these 75 plots will be allotted for 99 years lease.

23. Is there any lease rent?

Yes, the lessee will have to pay lease rent @Rupee 1 (one) annually.

24. Can I transfer the right of my property?

Yes, Lessees will have to construct building within 05 years of execution of deed of lease otherwise WBHIDCO may exercise its right of pre-emption. Transfer of plot in all categories under the scheme will not be permitted within 05 years of the date of execution of deed. However, thereafter the Authority may consider any prayer for transfer of plot under exceptional circumstances and on payment of such fees as may be determined by the Authority.

25. How much time shall I be granted to construct building?

5 years.

26. Is it necessary to register proposed co-operative society before application?

No. Society can register only after allotment.

27. Where to contact in case of any query?

Help desk : Rabindra Tirtha, Gate No-3, (Near HIDCO Bhaban), 33-1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata – 700156. During visiting hours :: Monday to Friday (11 AM to 3 PM) except Holidays.

Applicants may also send queries at : helpdesk100plots@wbhidco.in

Phone: (033) 2324-6016