

# BSO DREAMS



LUXURY COUNTRY LIVING

**An insight of your happy tomorrow....**

A group housing project of Bokaro Steel Officer's Housing Co-operative Society Ltd. for "Officers and Ex-Officers of SAIL & other PSUs"  
Reg. No. JKD-02/03/02,H-004/2011



## From The Desk of Chairman (BSOHCSL)

Dear Members,

**H**ousing has been a problem for Bokaroites for a long time. The House Leasing Scheme of SAIL launched in the year 2001 provided some respite to the officers but only 1790 officers could avail this opportunity. The scheme was closed suddenly and despite BSOA'S relentless efforts, the Leasing scheme could not be re-started. As a result, most of the officers were left-out and could not purchase the quarters. Thereafter efforts were also made to get a piece of land from BSL but to no avail. Notably, suitable alternative options for housing are available in the major SAIL townships at Bhilai, Durgapur, and Rourkela etc.

However, in the case of Bokaro, there are no suitable alternatives for housing needs of our officers as most of the surrounding land has been acquired by BSL. It was in this background that a need was felt to re-think & re-look at our options for solving this issue. At this stage, the Bokaro Steel Officers Housing Co-operative Society Limited (BSOHCSL) was formed and was registered with the Jharkhand Govt. with the express purpose of fulfilling the objective of providing houses to our officers. Driven by a passion to translate this resolve into reality, we were successful in locating a piece of land at Ranipokhar, adjacent to Sector VIIC after extensive surveys and deliberations. Situated at close vicinity of Bokaro Steel City, the site is nestled amidst idyllic surrounding with a serene and picturesque landscape.

The BSOHCSL is a voluntary non-profit making organisation. As chairman of the society, I have left no stone unturned in exploring all possibilities for realising this long cherished dream. Further, during BSOA elections, I have made a commitment to fulfil the housing need for our esteemed members through formation of housing society. Unlike others, I have kept my commitment and with the good wishes and blessings of esteemed members. As well as unflinching support and hard work of my team members, we have been successful in giving shape to our collective dream. I feel proud to present before you "BSO DREAMS", the dream project of Bokaro Steel Officer's Housing Co-operative Society Limited.

With Best Compliments

From:

A.K.Singh

Chairman (BSOHCSL)

Ex. President (BSOA) &

Gen. Secretary (SEFI)

# **BSO DREAMS**



## BSODreams

**W**elcome to **BSO Dreams**, a group Housing Project of **Bokaro Steel Officers' Housing Co-operative Society Limited for the Officers of Steel Authority of India Limited** & others.

BSO Dreams is an upcoming residential township in the close vicinity of Bokaro Steel City with all the ultra modern facilities under one umbrella. We invite you to become a part of this exclusive Society and experience a new way of living.

## Land Acquisition

**W**e have acquired around 9 Acres of land near Sector-8C, in the close vicinity of Bokaro Steel City, Jharkhand for the development of Group Housing Society with multi-storied buildings (Parking plus eight) with lots of other amenities.

## Who can be the members of this Society

**T**o maintain the sanctity of the society, the officers & Ex- Officers of Steel Authority Of India Limited and the officers of other PSUs can be the members of the Society.

## Present Status of Work in the Society

**O**n the proposed land we have a very systematic plan for the construction of Blocks and amenities. On the proposed land, only 9 Blocks are being constructed in which we have 4BHK-1 Block, 3BHK- 6 Blocks & 2BHK & 3BHK Combined – 2 Blocks. In addition to this we have a number of amenities with a view to give feeling of a complete township to all the residents. The details of the amenities are given below.

Out of the 9 towers, the structure and finishing work is in completion stage for 5 towers. The construction of other 4 Blocks will start soon. The planning for the construction has been done in such a way that available green land after construction activities will be not less than 70% of the total land.

# List of Amenities

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- 7 ft high boundary wall all around with wire fencing of 2 ft.
- Beautiful entrance gate, with security post.
- Office for the Society.
- Provision for Open & Closed parking.
- Construction of Club House which will consist of multi facilities like kitchen, toilets at each floor. Other facilities like Bar, Gym, Card room, Jacuzzi, Steam and Sauna facilities etc. with sufficient equipments for the club house.
- Open Air Theater.
- Community Centre having three halls with guest room and allied facilities.
- Swimming pool with changing rooms.
- Centre park with joggers track.
- Fountain at entrance gate.
- Children's park at specific locations with equipments.
- Suitable land scaping inside the campus.
- Fire fighting facility.
- External lighting.
- Provision of full generator backup through DG set(including one A.C.) and separate metering for Generator power backup in each flat.
- Water harvesting and storm water drainage.
- Intercom facilities in all the units.
- Sewerage Treatment Plant (STP).
- Arrangement for 24 hrs potable water supply system through Pump Houses, Reservoirs etc.
- Black Top Road and Street light all around.
- Construction of houses for the staff & DG Set rooms.
- All floors to have a common garbage chute, separate for bio-degradable & non-bio degradable wastes.
- Plantations inside the society.
- Two nos. of lift in each unit.
- Brick soling at required locations.
- Weather shield external paintings and internal paintings in acrylic emulsion.
- Sewerage and drainage system.
- Cable TV and CCTV.

## Booking & Allotment Money

**T**he members can book their houses on payment of Rs. One Lakh only and get the allotment letter after paying 15% of the cost of the flat.

## Bank Approvals & Funding

**T**his project has been approved by all the major Banks in the City like SBI, Indian Bank, Bank Of Baroda, UCO Bank, Vijaya Bank, LIC Housing Finance etc. All these banks are sanctioning loan hassle free to the members in one day.

## Parking Space

**T**he allotment of Car Parking space either open or covered will be done by the Society on first come first serve basis, on payment of stipulated amount.

## Provision of Electricity & Water

**W**e are exploring for the provision of Power supply from DVC, BSL & State Govt. as a bulk user. As far as water is concerned, we have very good source of natural ground water and we are also exploring the possibility to get water from BSL.

## POSSESSION OF APARTMENT

**T**he possession of Apartment to the member will be given within thirty six (36) months from the date of allotment of the flat.

## AKARSHAN INFRADEVELOPERS PVT. LTD.

**A** place where you can relax for rest of your life, where you can see your toddler grow without fear, a place that you can gift to generation next with pride, a place where that you breath is just the air. A place with space, with utmost grace advancing with today's phase- Bokaro city, an entire city that spread over thousands of acre mesmerizing you sometime with its feel and other with its extensive amenities. Wait no longer to endure the exotic feeling in the bountiful environment created to ensure you get more than what you ever desire....

### The Location...

**B**okaro city spreads over thousands of acres. Bokaro lies on the junction of NH-32 and NH-23. Besides Naya More there are two more bus terminals, Basanti More in Sector-9 and Dharamshala More in Chas.

Steel cities of Bokaro will soon figure on the country's air map as the Airports Authority of India will set up new airports there. Apart from these perks the site offers easy accessibility to East India's biggest trade, commerce and industrial centers. The city's pollution free environment provides relief from the overcrowded areas & moreover the serenity is worth adopting.





# Homely Space

“Good buildings come from good people and all problems are solved with good design.”

**BSO** the spacious Apartments have been immaculately planned so that you can get the interiors done as per your personal liking. The spacious drawing cum dining area can be elegantly decorated to leave a lasting impression on one and all. Designer lights, high quality paint finish and vitrified tile flooring, could give the room a suave and sophisticated feel. The dining area is also big enough to accommodate large number of guests over a sumptuous dinner. The state of art modular kitchen with granite counter and designer tiles is a great mix of stunning looks and particularly making cooking a pleasurable experience for the lady of the house. Most of the flats are park facing or corners. Lets make this a country we can proudly call our own.

## Healthy Space

With the comfort of peace and harmony the two, three and four bedroom apartments welcomes you to feel the homely care in nature's lap.

**T**hese apartments are designed by renowned Architect Ar. J P Singh, and are spread across the three set of state-of-the-art Multistoried Towers. Each of these elegantly designed towers are earthquake resistant structures having ultra modern electric, sewerage and water supply system, thus ensuring trouble free living.

BSO Dreams complex offers you an environment friendly area with lush green lawns, parks, jogging tracks, water bodies and playing area for children. You can relish in the world of your own dreams with the end number of facilities such as Clean & green environment, Swimming pool, Gym, Jacuzzi, Sauna & Steam bath and 70% open spaces with wide internal roads.

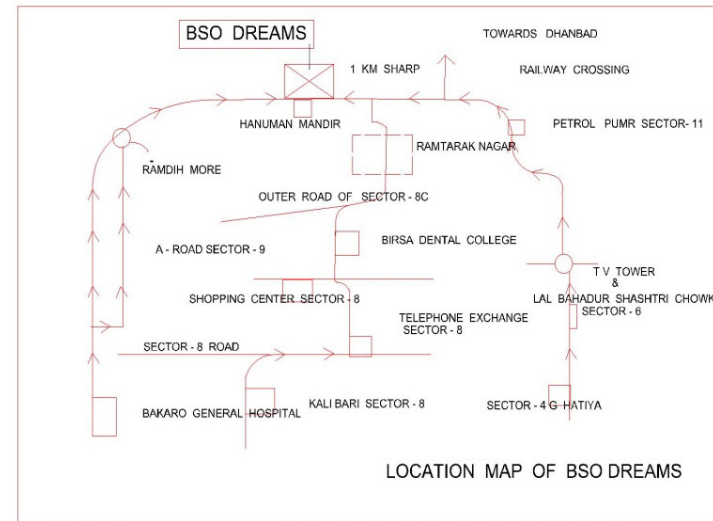
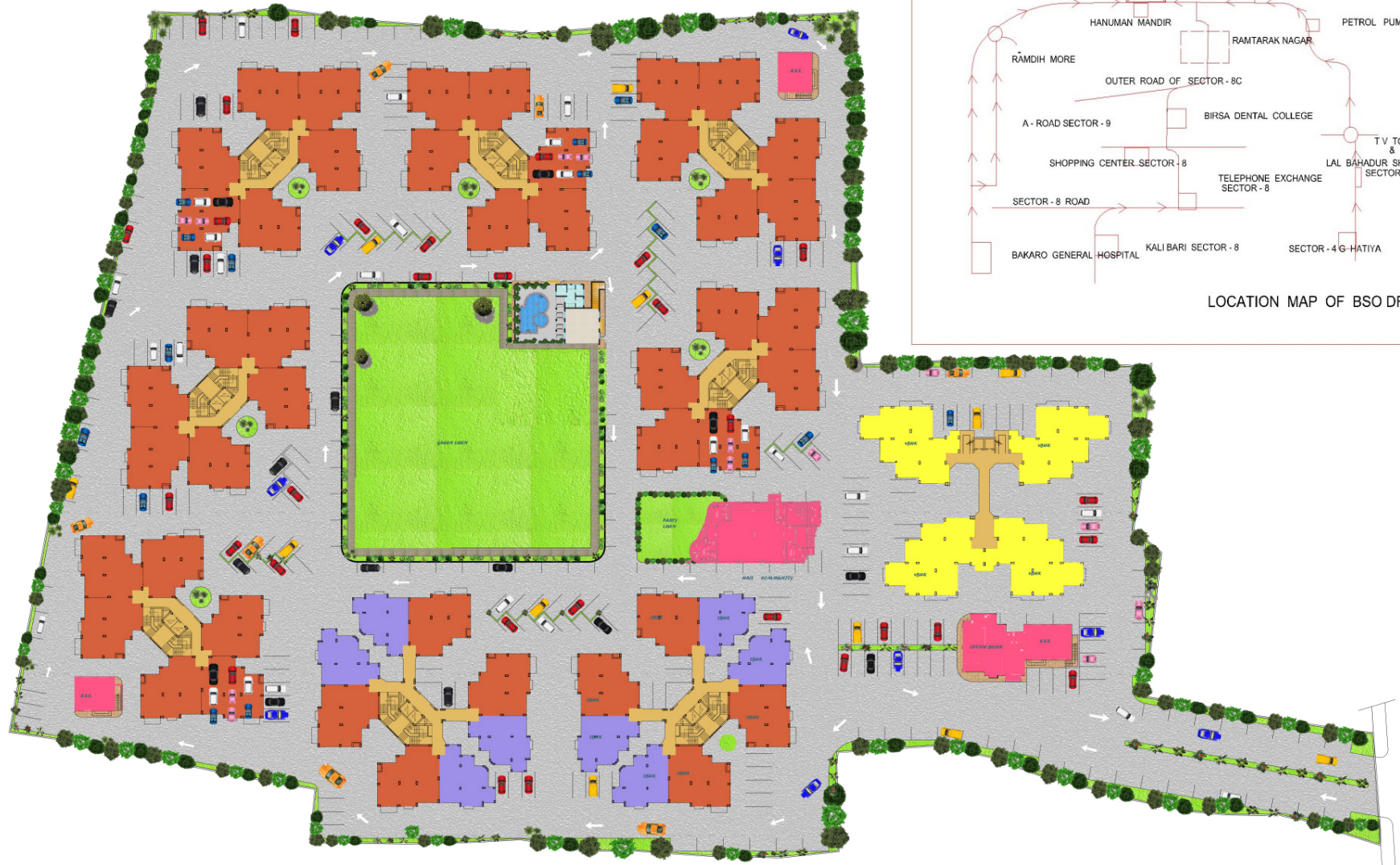


# APPARTMENT SPECIFICATION

LOCATION	FLOORING	WALLS	INTERNAL DOORS	EXTERNAL DOORS & WINDOWS	MISC.
Bedroom	Vitrified Tiles	Acrylic Emulsion	Decorative Flush Doors	Sliding Windows With Net shutter & Grill	_____
Living / Dining	Vitrified Tiles	Acrylic Emulsion	Decorative Flush Doors	Sliding Aluminum Windows	_____
Kitchen	Anti Skid Ceramic Tiles	Acrylic Emulsion	Decorative Flush Doors	Sliding Aluminum Windows	Granite Counter with SS Sink & provision for electric chimney
Toilets	Anti Skid Ceramic Tiles	Acrylic Emulsion	Decorative Flush Doors	Sliding Aluminum Windows	Standard WC, Wash Basin & provision for Hot & Cold Water
BALCONY	Anti Skid Ceramic Tiles	Acrylic Emulsion	_____	_____	_____
Servant's Room	Ceramic Tiles	Acrylic Emulsion	Decorative Flush Doors	Sliding Aluminum Windows	_____
Corridor / Staircase	Kota Stones	Acrylic Emulsion	Decorative Flush Doors	Sliding Aluminum Windows	_____
Exterior	Weather-sheild paint	_____	_____	_____	_____

# BSO DREAMS Site Plan

The layout plan is tentative & subject to change as may be decided by the Company or Company Authority.



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# BSO DREAMS Floor Map



Spacious-2 BedRoom Apartment

2 BHK UNIT PLAN

Super built up area = 1283.57 sq. ft.

# BSO DREAMS Floor Map



Spacious-3 BedRoom Apartment

3 BHK UNIT PLAN

Super built up area = 1602.40 sq. ft.

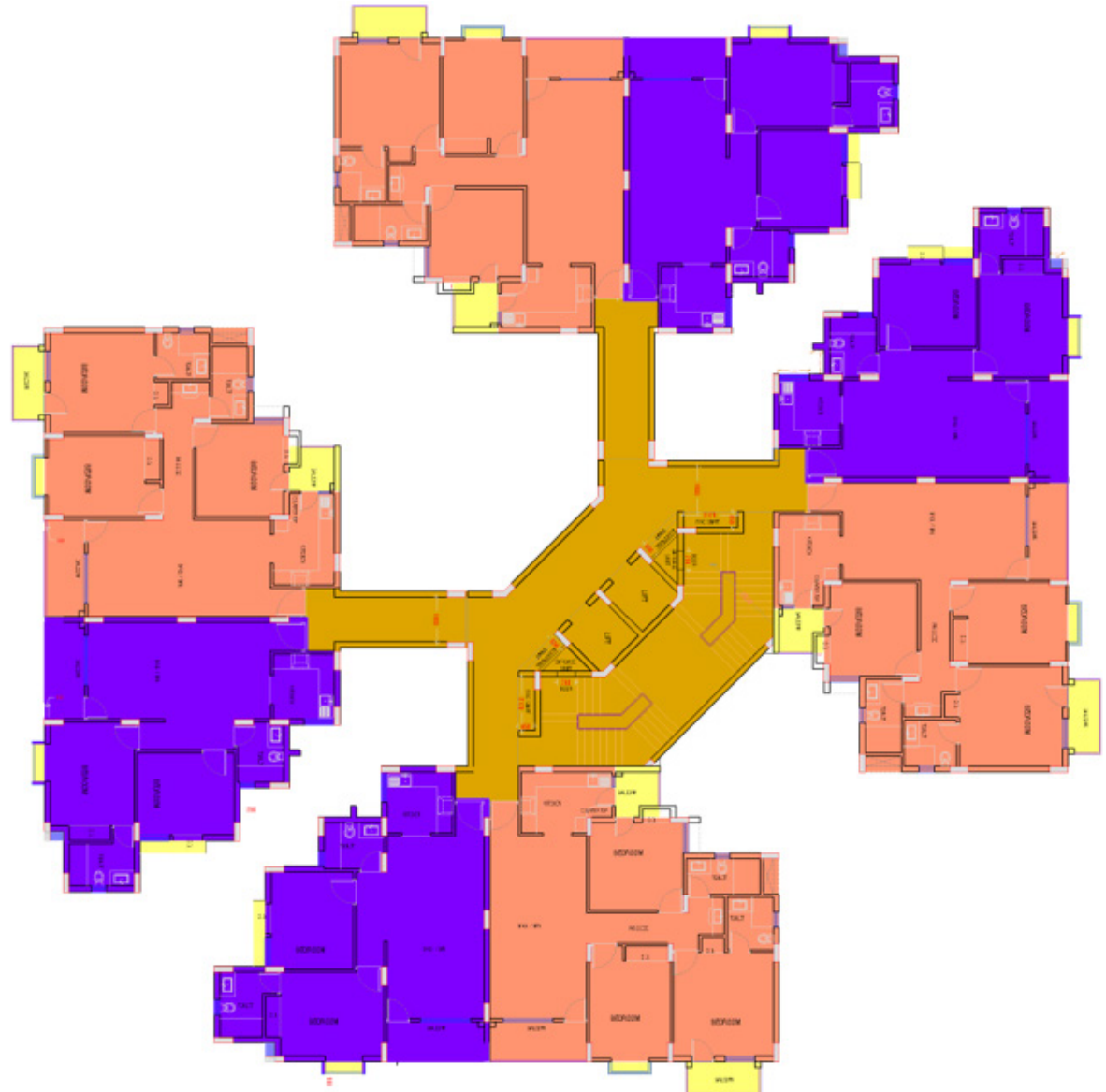


Spacious-4 BedRoom Apartment with servant / study unit.

4 BHK UNIT PLAN  
Super built up area = 2323.27 sq. ft.

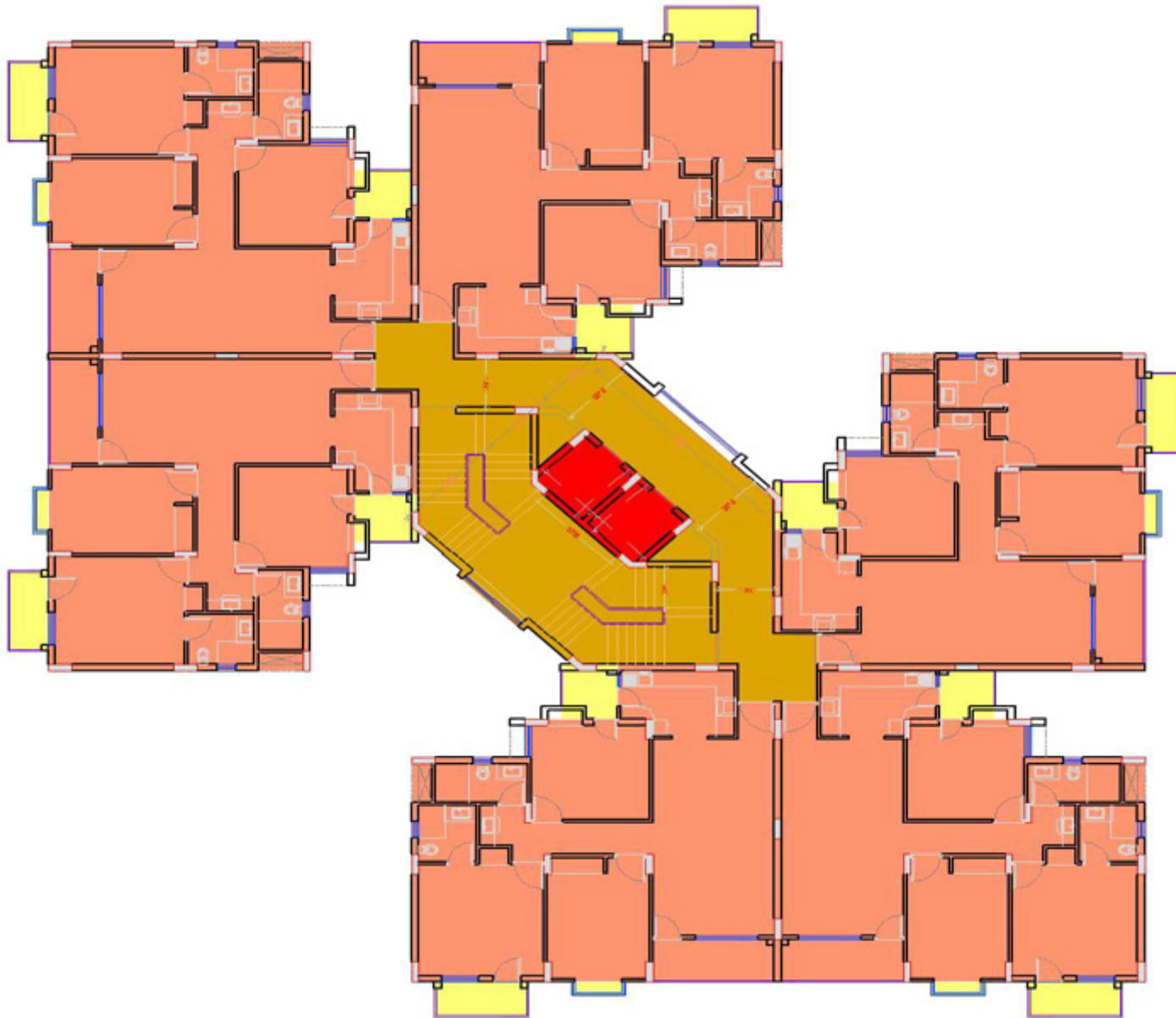
# BSO DREAMS Cluster Map

## 2BHK AND 3BHK CLUSTER



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# BSO DREAMS Floor Map

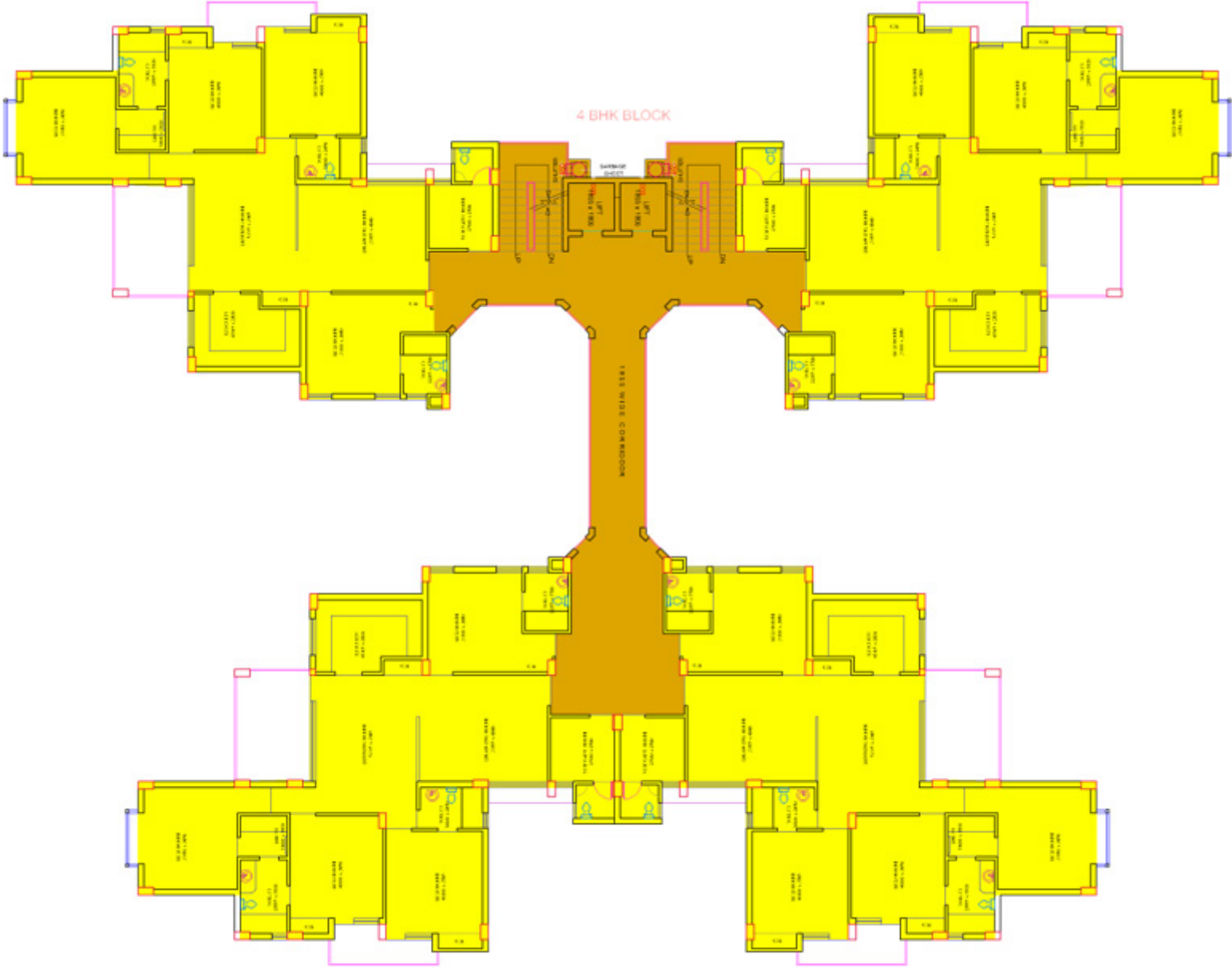


3BHK  
CLUSTER



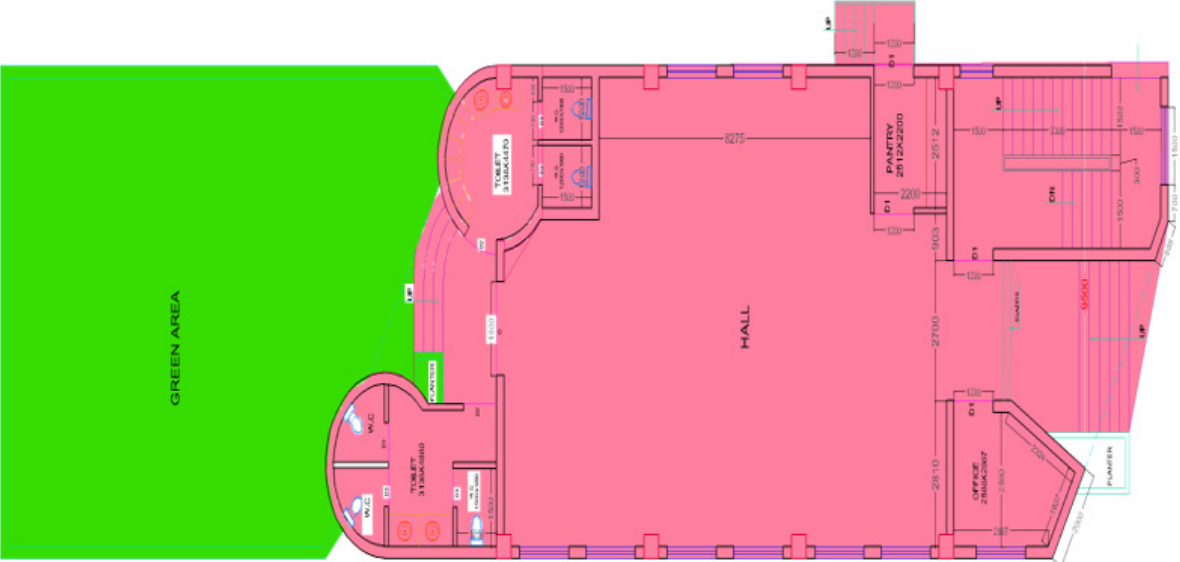
# BSO DREAMS Cluster Map

## 4BHK CLUSTER



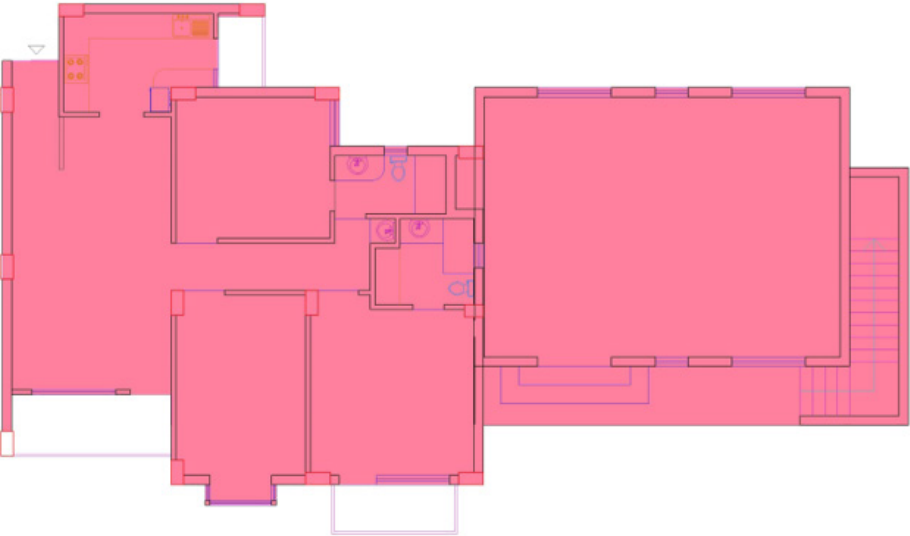
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# BSO DREAMS Floor Map



COMMUNITY CENTRE

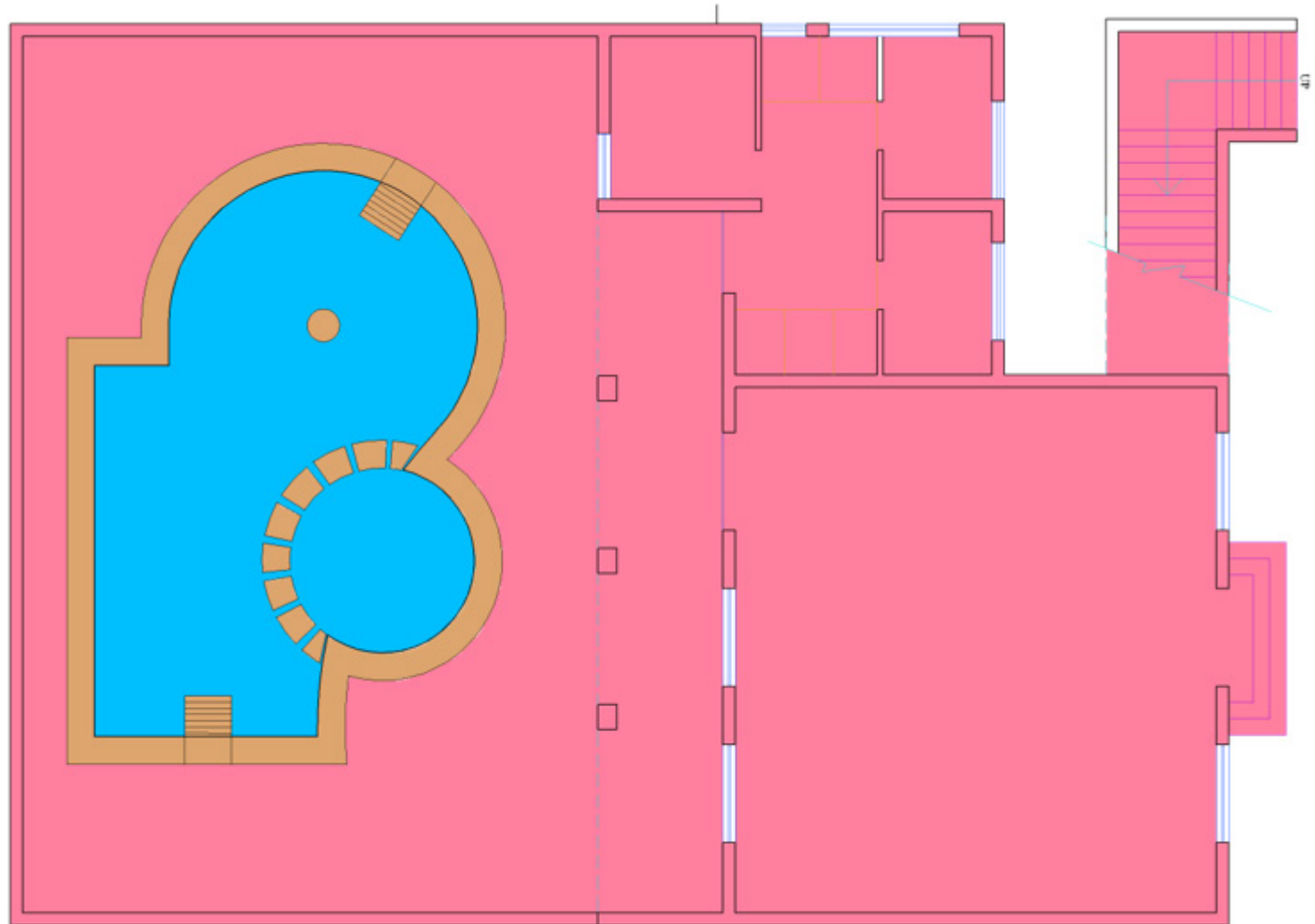
OFFICE BLOCK



Please note: The layout plan is tentative & subject to change as may be decided by the Company or Company Authority.

# BSO DREAMS Cluster Map

SWIMMING  
POOL





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