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lavanya

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BUSINESS HUB-ODISHA

Eastern India's largest commercial hub, spread over 26 acres.



mani Tirumala





LAVANYA KUANARPUR, PHASE-2

PLOTTING LAYOUT SPECIFICATION

BOUNDARY WALL

- Boring 250 mm dia. single under reamed cast in situ pile of 3.5 mt long with R.C.C (1:1.5:3).
- Pile cap and tie beam with R.C.C (1:1.5:3).
- Providing brick masonry using 250 mm thick fly ash bricks cement mortar (1:6).
- Providing brick masonry using 125 mm thick fly ash bricks cement mortar (1:4).
- R.C.C band (1:2:4).
- Providing '12 mm cement plaster to brick masonry cement mortar (1:6).

ONE SIDE SURFACE WATER DRAIN

- Brick masonry work by using fly ash bricks confirming IS 12894:1990 in cement mortar (1:6) in full brick thick (Size 250 x 120 x 75) having minimum crushing strength of 75 kg/cm² after immersing the bricks in water for not less than 24 hours before use, with all necessary projections, cutting, moulding, corbelling, chamfering, watering and curing.
- Providing '12 mm cement plaster to brick masonry in C.M. (1:3) with 1.5 mm thick neat cement punning including racking out joints, scraping and cleaning the surface and finishing the plaster surface smooth to proper plumb, level and line.

INTERNAL ROADS

- Dressing of road surface to require level up to 300 mm thick.
- Consolidation.
- Sub-grade murum filling 450 mm thickness.
- Base course.
- Well paved concrete internal roads.

SECURITY QUARTER

- R.C.C structure with fly ash brick work.

ELECTRICITY

- Sub-Station (transformer) for street lightning & other amenities.
- Internal H.T Line & L.T Line.
- Fixing electrical poles with street lights.
- Standard quality overhead cabling.

AVENUE PLANTATION WITH LANDSCAPE

- Landscape area with grass, shrubs and trees.
- Plantation on one side of the road.

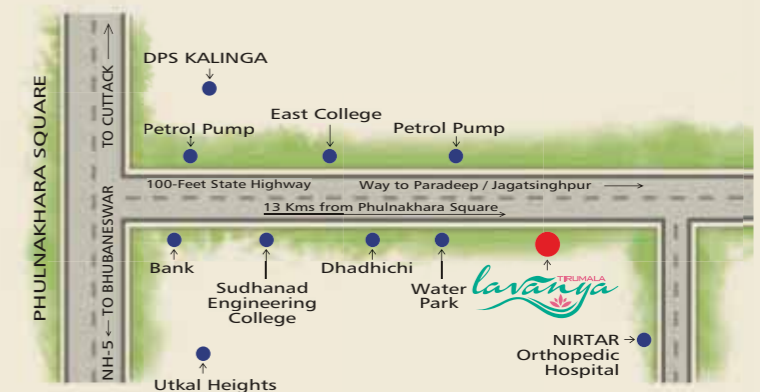
PLOTS DEMARCATION

- RCC Pole

LOCATION ADVANTAGE

An unencumbered development on the double-laned state highway connector to Jagatsingpur/ Paradeep. A futuristic location which is close to both Bhubaneswar and Cuttack. Only 13 kms from NH-5 Phulakhra Square which has shown excellent growth in the last few years with a number of residential, educational and commercial projects in their advanced stages of development. Lavanya, in close proximity to this developments, will offer a safe haven for residences/farm houses. Close and yet away from the noise and din of the National Highway.

LOCATION MAP



BOOKING PROCESS

Booking opened from 3rd May, 2016 and only through referral of existing customers.

Plotted areas (not common areas) will be charged at the rate Rs. 410 per sq ft under the outright purchase scheme (OPS) and an additional of 5% will be charged for installment purchase scheme (IPS). Stamp duty, registration and applicable taxes will be charged above this rate.

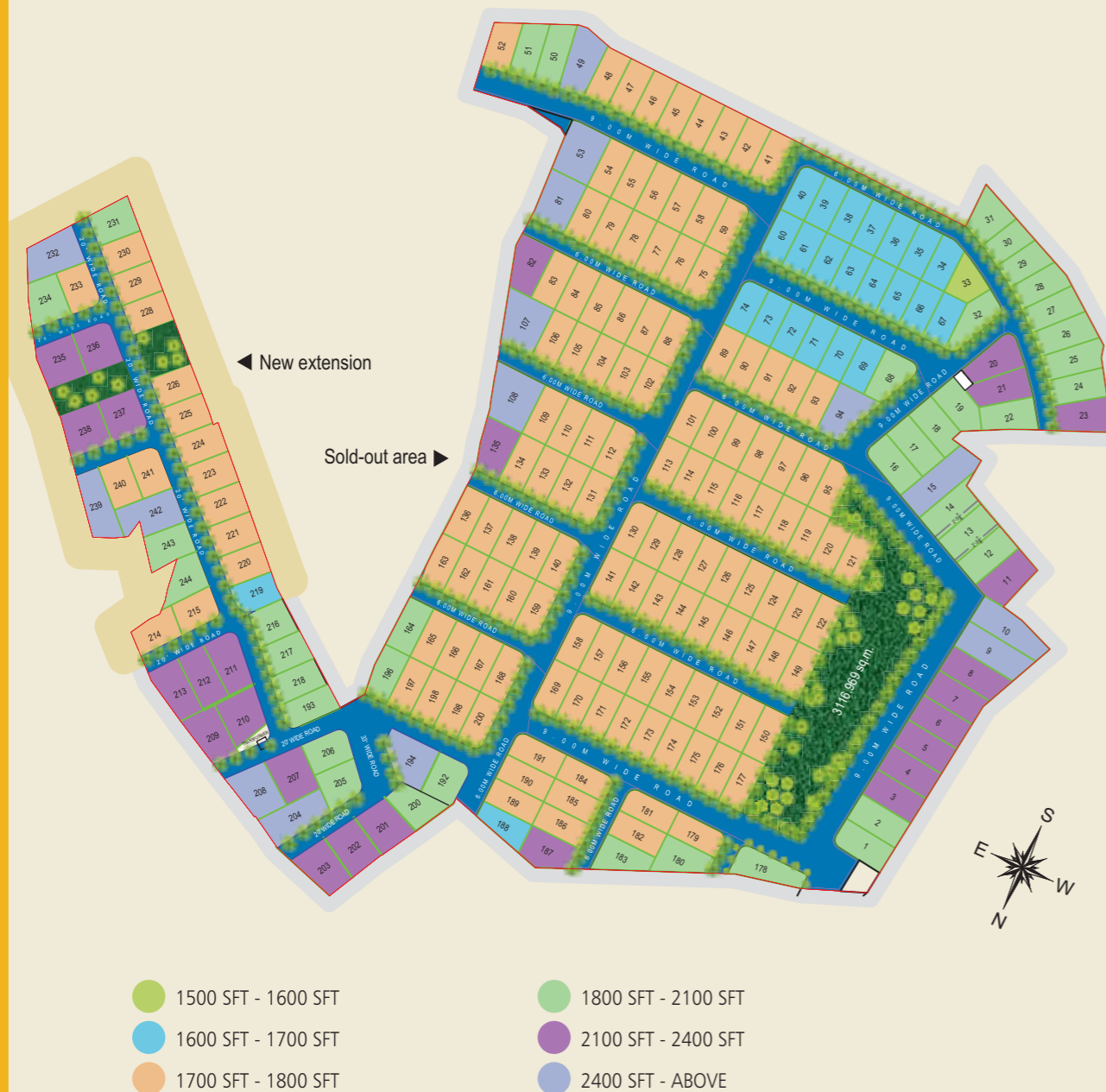
- Interested buyers should submit application form along with

DD/Cheque in favour of TIDPL for Rs 1 lakh at the OCHC Building office at the time of booking.

- Allotment of plots will be made on first come first serve basis. Selection of Plots will be allowed.
- OPS allottees will have to pay the entire amount by 30th May, 2016
- IPS allottees will have to submit the PDC of the other Installments when making the 1st installment payment.

Installment	Payable by	Amount
Booking Amount	At the time of Booking	1 lakh
1st Installment	30th May, 2016	20% of the balance amount
2nd Installment	30th June, 2016	20% of the balance amount
3rd Installment	30th July, 2016	20% of the balance amount
4th Installment	30th August, 2016	20% of the balance amount
Final Installment	30th September, 2016	20% of the balance amount

LAVANYA KUANARPUR, PHASE-2



LAVANYA KANTABADA, PHASE-1

PLOTTING LAYOUT SPECIFICATION

BOUNDARY WALL

- 5 feet boundary wall

SFRC pre-cast columns

- Column size: 200 mm x 200 mm x 2700-3000 mm
- Reinforcement of 8 mm TOR steel along the length of column with steel fibers mixed with concrete mix of M30 grade

SFRC pre-cast wall panels

- Panel size: 50 mm x 300 mm x 2400 mm
- Reinforcement of 8 mm TOR steel along the length of panel with steel fibers mixed with a concrete mix of M30 grade.

SURFACE WATER DRAIN

- Surface water drainage system will be provided.

INTERNAL ROADS

- Dressing of road surface to require level up to 300 mm thick.
- Consolidation.
- Sub-grade murum filling 450 mm thickness.
- Base course.
- Well paved concrete internal roads.

PLOTS DEMARCATION

- RCC Pole

SECURITY QUARTER

- R.C.C structure with fly ash brick work.

ELECTRICITY

- Sub-station (transformer) for street lightning & other amenities.
- Internal H.T Line & L.T Line.
- Fixing electrical poles with street lights.
- Standard quality overhead cabling.

AVENUE PLANTATION WITH LANDSCAPE

- Landscape area with grass, shrubs and trees.
- Plantation on one side of the road.

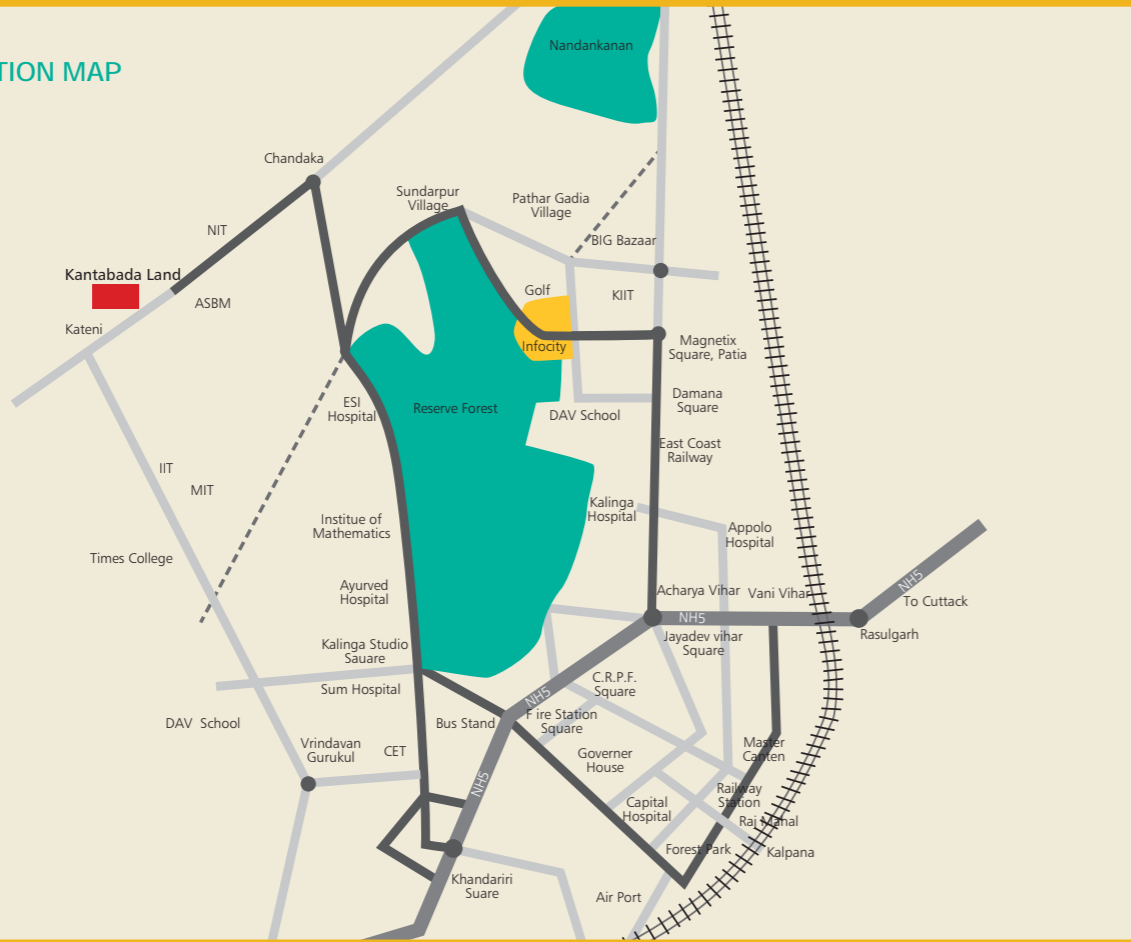
PLOTS DEMARCATION

- RCC Pole

LAVANYA VILLAGE GREEN

- Aesthetically designed restaurant serving set meals.
- Beautiful landscaped garden.
- Children's play area.
- 5-layered synthetic tennis-cum-basketball court.
- Utility shops.

LOCATION MAP



BOOKING PROCESS

Booking opened from 3rd May, 2016 and only through referral of existing customers.

Plotted areas (not common areas) will be charged under the Outright Purchase scheme (OPS) and an additional of 5% will be charged for Installment purchase scheme (IPS). For pricing please refer the rate chart. (Stamp duty, registration and applicable taxes will be charged above this rate)

Interested buyers should submit application form along with

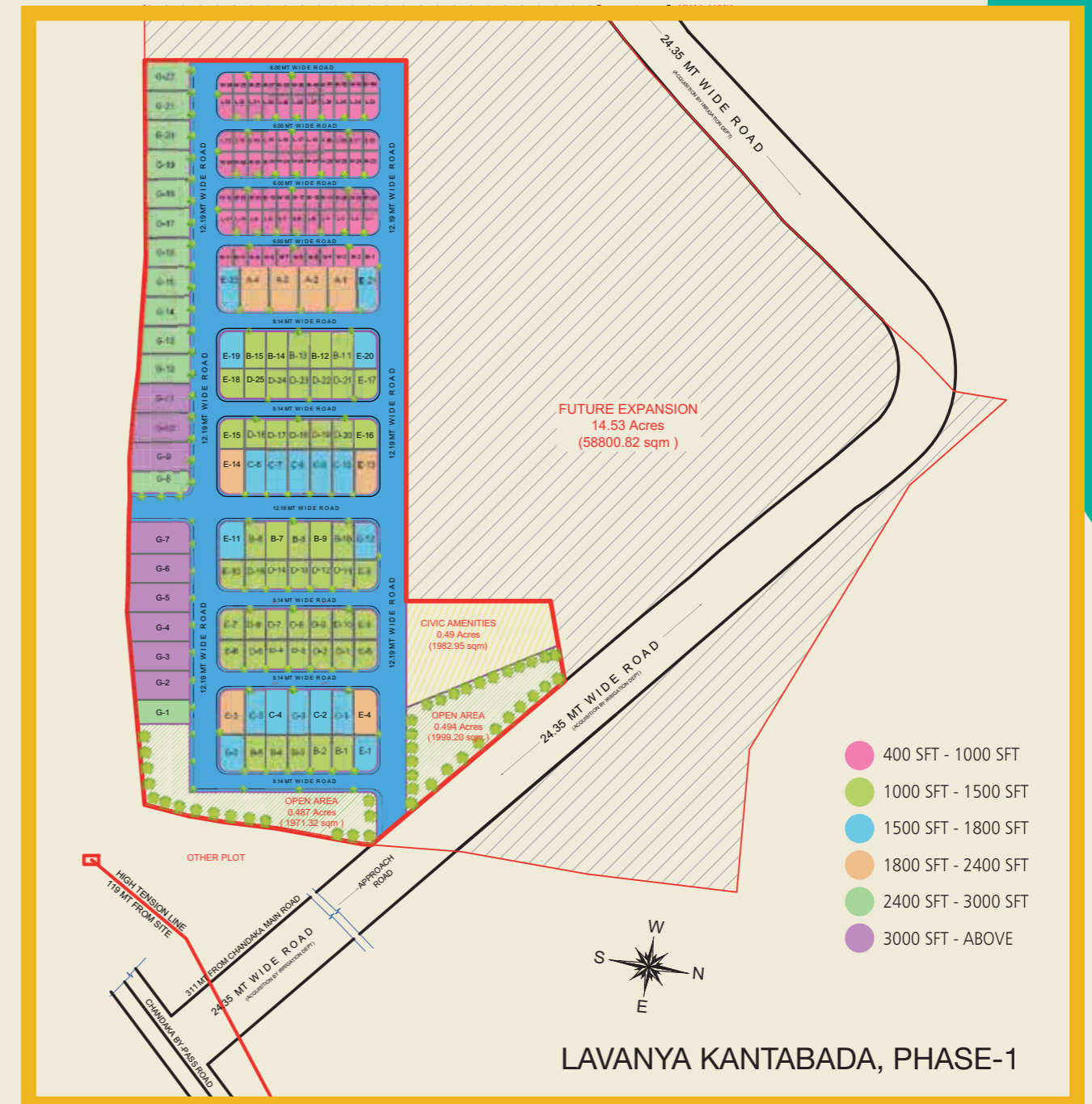
DD/Cheque in favour of TIDPL for Rs 1 lakh at the OCHC Building office at the time of booking.

- Allotment of plots will be made on first come first serve basis. Selection of Plots will be allowed.

- OPS allottees will have to pay the entire amount by 16th May, 2016

- IPS allottees will have to submit the PDC of the other Installments when making the 1st installment payment.

Installment	Payable by	Amount
Booking Amount	At the time of Booking	1 lakh
1st Installment	30th May, 2016	20% of the balance amount
2nd Installment	30th June, 2016	20% of the balance amount
3rd Installment	30th July, 2016	20% of the balance amount
4th Installment	30th August, 2016	20% of the balance amount
Final Installment	30th September, 2016	20% of the balance amount



RATE CHART

Code Number	Dimension of Plot (feet)	Area of Plot (SQFT)	Amount (Rs.)
A	40 X 60	2400	19,80,000/-
B	30 X 50	1500	12,35,000/-
C	30 X 60	1800	14,85,000/-
D	30 X 40	1200	9,90,000/-
E	Corner Plots	Corner Plots	850/- SQFT



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