



Residential • Farm house • Investment Plots

PRESENTED BY



**Orissa Co-Operative
Housing Corporation Ltd.**



BUY LAND. THEY DON'T MAKE IT ANYMORE. - Mark Twain

When an individual decides to invest in land that is reasonable, he invariably searches areas that show promise of growth. In most cases such land is encumbered and the title contested by a number of claimants. So if the land is affordable, its title is not clean.

Else it is expensive.

The **Orissa Co-Operative Housing Corporation Ltd.** (A Government of Orissa Undertaking) addressed this reality with Tirumala Lavanya.

A sprawling 12-acre 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 Phulnakhara 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.

Tirumala Lavanya, in close proximity to this development, will offer a safe haven for residences/farm houses. Close and yet away from the noise and din of the National Highway.

Tirumala Lavanya will offer affordable, developed plots with secure concrete boundaries, superior drainage facilities and well-paved concrete internal roads, electric connections and lush plantations. The land will enjoy a clean title under the stewardship of Orissa Co-Operative Housing Corporation Ltd.

To ensure the safety and growth of your investment.

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.

PLOTS DEMARCATION

- Laterite stone

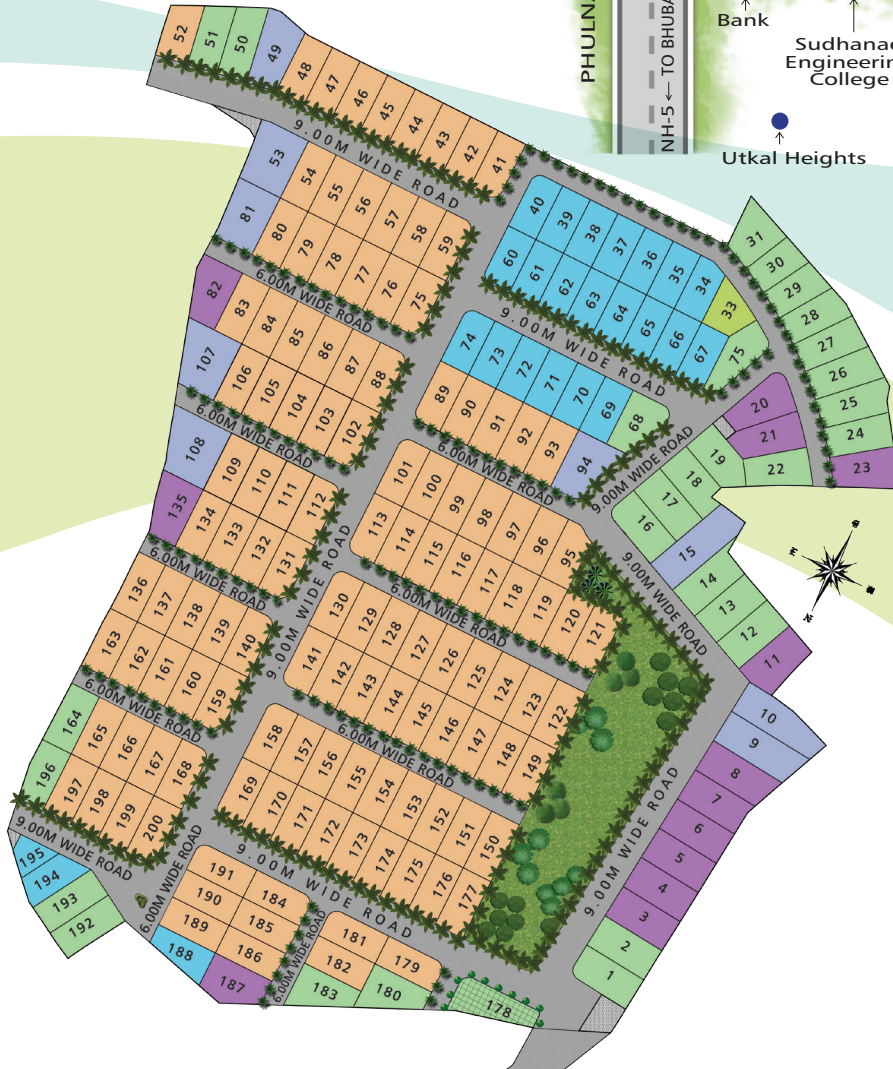
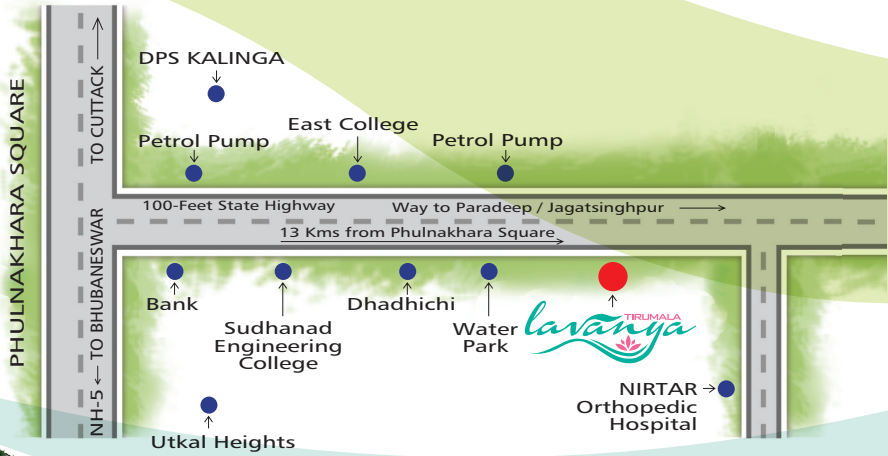
SECURITY QUARTER

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

AVENUE PLANTATION WITH LANDSCAPE

- Landscape area with 33,550 sqft with grass, shrubs and trees (Mango, Chico, Guava and other ornamental trees).
- Plantation on both sides of roads (Coconut and Betel nut).

Rs. 390 per sqft only!



- 1000 SFT - 1400 SFT — 2
- 1500 SFT - 1600 SFT — 1
- 1600 SFT - 1700 SFT — 24
- 1700 SFT - 1800 SFT — 122
- 1800 SFT - 2100 SFT — 29
- 2100 SFT - 2400 SFT — 13
- 2400 SFT - ABOVE — 9
- TOTAL PLOTS — 200 NO'S**

- SPACE FOR NEIGHBORHOOD SHOPPING
- ORGANISED OPEN SPACE GREEN AREA
- INCIDENTAL OPEN SPACE
- SPACE FOR SERVICES (TRANSFORMER)

BOOKING PROCESS

Plotted areas (not common areas) will be charged at the rate **Rs. 390 per sqft** (Stamp duty, registration and applicable taxes will be charged above this rate)

Installment	Payable by	Amount (in Rs.)
Booking Amount	5 March, 2014	1 lakh
1st installment	27 March, 2014	25% of the plot cost
2nd installment	2 May, 2014	25% of the plot cost
3rd installment	2 June, 2014	25% of the plot cost
Final installment	2 July, 2014	Balance amount

- Application forms are available on payment of Rs. 100 from following branches of State Bank of India: IRC Village Branch, Vani Vihar Branch, PBB Chandrasekharpur Branch, Damana Square Branch and also from Office of Orissa Co-Operative Housing Corporation LTD, Janpath, Unit-III, Bhubaneswar-751001, or can be downloaded from www.housingcooperativeodisha.nic.in
- Interested buyers should submit application form along with a DD/cheque of Rs.1 Lakh at OCHC office, or speed post to the above address on or before 5 March, 2014.
- Allotment of plots will be made through a lottery to be held on 7th March, 2014.

Orissa Co-Operative Housing Corporation Ltd. Janpath, Unit – III, Bhubaneswar – 751001 | Website www.housingcooperativeodisha.nic.in

For Queries/Site Visit

Call **7381074701/02/03**

Email ochc.tirumalalavanya@gmail.com

Project executed by:
Trumala Infrastructure & Development (P) Ltd
a Unit of



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info@trisycom.com