

Lavanya TIRUMALA
OLATPUR

Residential • Farm House • Investment Plots

PRESENTED BY
ODISHA CO-OPERATIVE
HOUSING CORPORATION LTD.



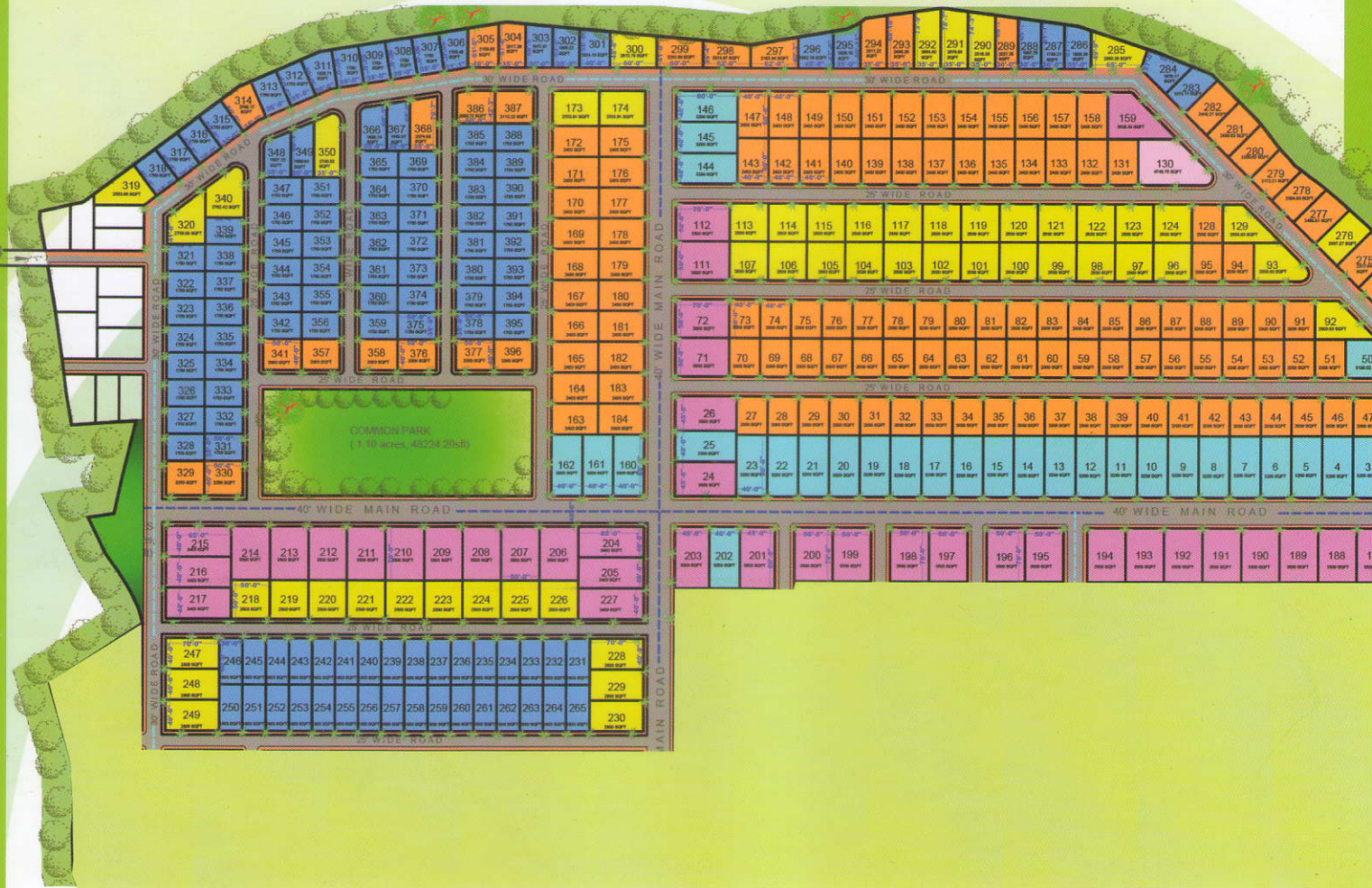
ONE OF THE ODISHA'S
BEST PLOTTING PROJECT









AN ASSET FOR GENERATIONS

The best way to understand nature is to make it a part of your life. Lavanya Olatpur brings a step closer to nature. Lavanya now launches Lavanya Olatpur after its success of Lavanya Kuanarpur. 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, either its title is not clean or it is expensive.

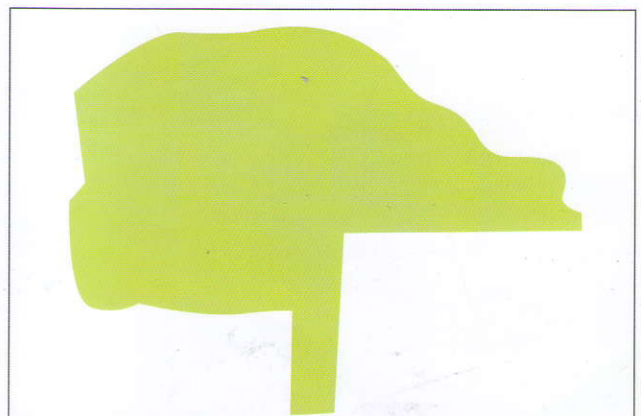
A sprawling 60-acre unencumbered development on the double-laned state highway connector to Jagatsingpur/ Paradeep. A futuristic location which is close to both Bhubaneswar and Cuttack. Only 16 kms from NH-5 Phulnakhara Square which has shown excellent growth in the last few years with a number of residential, educational and commercial projects in their advanced stages of development. 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. Lavanya will offer affordable, developed internal roads, electric connections and lush plantations.



COLOUR CODES FOR PLOT AREA

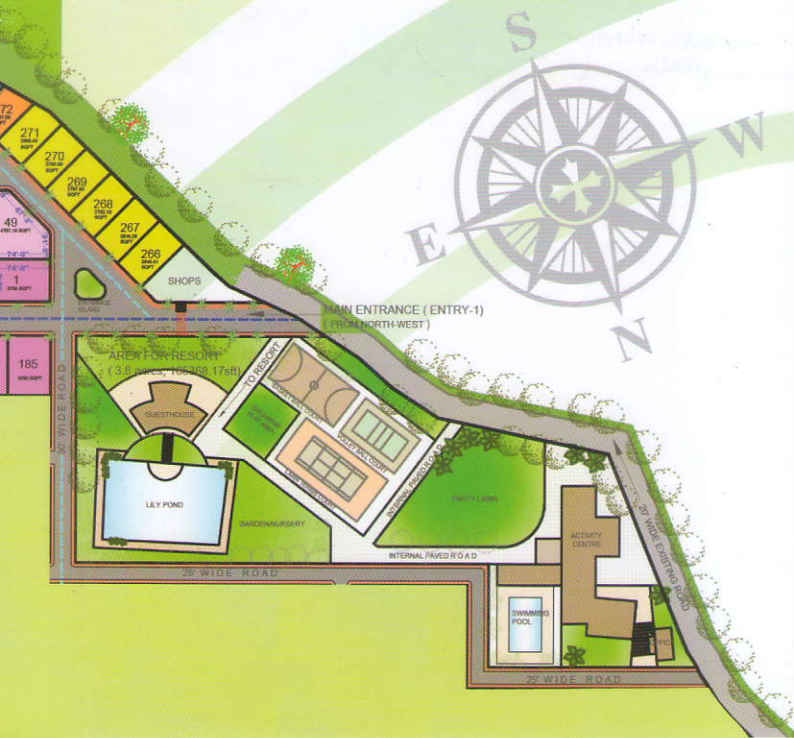
	1750 SFT - 1999 SFT
	2000 SFT-2499 SFT
	2500 SFT- 2999 SFT
	3000 SFT -3200 SFT
	3400 -3700 SFT
	4700-4800 SFT

PROPOSED DEVELOPMENT



Dedicated Commercial Vehicle

Project will be provided commercial vehicle to ferry residents to & fro between the main locations of the twin cities & the project continuously.



Lavanya Resort:

Plot owners will be given free membership of Lavanya Resort for 35 years to use all amenities by paying the maintenance charges.

Sports Center:

It will have professionally made sports facility for Table Tennis (Indoor), Snooker, Swimming, Badminton (Indoor), Basket Ball, Lawn Tennis, Skating Rink & Squash.

- AV theatre room
- Crèche
- Jogging track
- Open air Yoga Area
- Cafeteria

Guest House:

For marriage purposes, get together, corporate events, sports meet, weekend stay, guests of plot owners etc.

Aesthetically designed, air conditioned rooms.

Plotting layout specification:

Electricity

- Sub-Station (Transformer) for Street Lighting & other amenities.
- Internal H.T Line & L.T Line
- Fixing Electrical poles with Street lights
- Standard quality over head cabling.

Avenue Plantation with landscape

- Landscape area with grass, shrubs and trees (Mango, Chico, Guava and other ornamental trees).
- Plantation on one sides of road.

Secure 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)
- Wall will be provided along the project Only

One Side Surface Water Drain

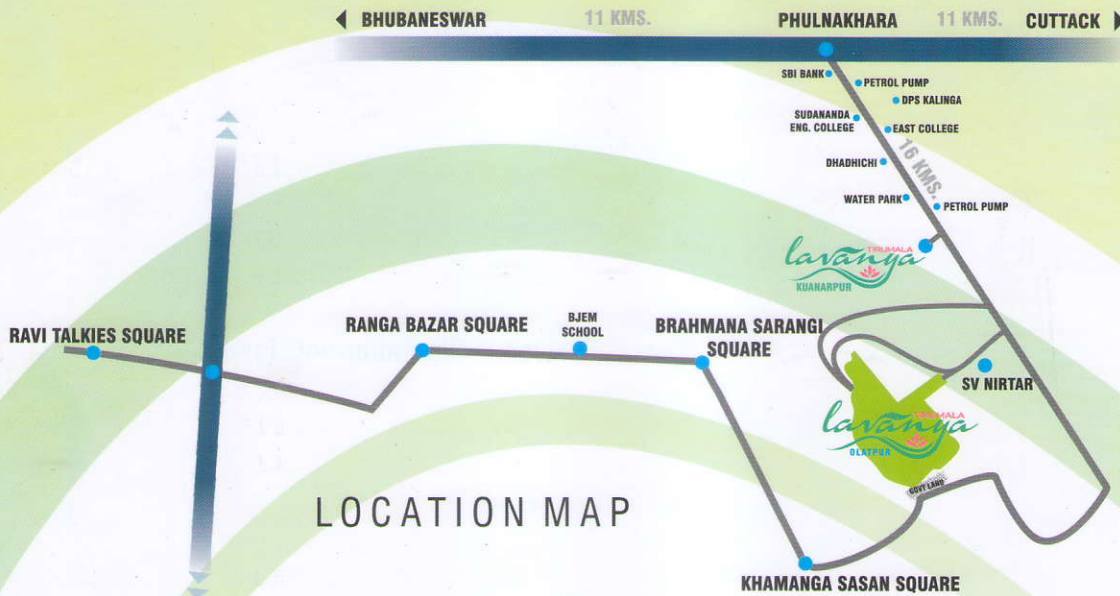
- Brick masonry work by using fly ash bricks confirming IS 12894:1990 in cement mortar (1:6) in full brick thick (Size 250 x 120 x 75) having minimum crushing strength of 75 kg/cm² after immersing the bricks in water for not less than 24 hours before use, with all necessary projections, cutting, moulding, 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 300 mm thickness.
- Base course.
- Well paved concrete/BT internal roads.
- The road width shown includes drainage etc.

Security quarter

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



₹360 / sq.ft. only

LOCATION ADVANTAGE

Equi-distant & well connected from Bhubaneswar & Cuttack by HIGHWAY
 Adjacent to prestigious SV Nirtar Institute/hospital, with 200 doctors & 800 medical trainees staying in the same vicinity
 The flyovers between Bhubaneswar & Cuttack are almost in completion stage and once completed traveling time will be reduced substantially

BOOKING PROCESS

Only limited applications will be accepted to avoid undue complications. Early Response solicited.

The following booking process is open for previous applicants of LAVANYA & their references:

Plotted areas (not common areas) will be charged at the rate 'RS. 360 per sqft (Stamp duty, registration and applicable taxes will be charged above this rate)

INSTALMENT	PAYABLE BY	AMOUNT (IN RS.)
Booking Amount	with application	Rs.1 lakh
1st instalment	22/8/2014	25% of the plot cost
2nd instalment	22/9/2014	25% of the plot cost
3rd instalment	22/10/2014	25% of the plot cost
Final instalment	22/11/2014	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 Chandrasekharapur 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/NEFT in favor of TIDPL-OCHC for Rs.1 Lakh at OCHC office, or speed post to the mentioned address on or before 12/8/2014.
- Allotment of plots will be made through a lottery to be held on 14/8/2014

Account Details:

Account name: **TIDPL-OCHC**

Account No: **33659640108**

Bank: **State Bank of India, IRC Village, Bhubaneswar**
 IFS Code: **SBIN0007045**

- As many people have brothers/friends who would like to stay together, upto 4 applicants can collectively apply. In case their combined application is selected they will be allotted plots in a pre determined manner, adjacent to one another. (Further details in the Application form).

Outright Purchase Scheme

- 5% discount will be given in "Outright Purchase Scheme"
- OPS allottees will have to pay the entire purchase amount by 22.08.2014.
- OPS applicants will be given preference over Instalments scheme applicants.
- Handing over of the project will be done in April 2015

Odisha Co-Operative Housing Corporation LTD., Janpath, Unit-III, Bhubaneswar-751001
 Phone Number: 0674-2392387; Website: www.housingcooperativeodisha.nic.in

For Booking Enquiries Call: 0674-3939505, Mobile: 7381074701/02/03
 Email: enquiry@lavanyafamily.com; ochc.tirumalalavanya@gmail.com
 Website: www.lavanyafamily.com



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Disclaimer: The plot sizes may vary upto 10% during physical demarcation & the buyers will be charged accordingly. All Images and information is subjective and can be changed by the developer at their own discretion.