

ONE OF THE ODISHA'S BEST PLOTTING PROJECT



AN ASSET FOR GENERATIONS

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 **Odisha Co-Operative Housing Corporation Ltd.** (A Government of Odisha Undertaking) addressed this reality with

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 Phulnakhar 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.



Lavanya Resort:

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



Facilities:

- State-of-the-art home theatre
- Guest rooms
- Restaurants
- Party lawn
- Crèche and library

Sports Center:

- Synthetic tennis court
- Synthetic basketball court
- Outdoor court
- Indoor badminton court
- Indoor squash court
- Skating rink
- Indoor table-tennis room
- Snooker table
- Swimming pool

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.
- Plantation on one sides of road.
- Coconut plantation to aid in maintenance of project.

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

Surface Water Drain

- Surface Drain water will be provided

Internal Roads

Concrete roads costs almost 3 times the cost of the BT Road but then they will continue to serve you decades without maintenance. It is like any other slab casted in homes.

- 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.



LOCATION MAP

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

₹375 / sq.ft. only

B O O K I N G P R O C E S S

Plotted areas (not common areas) will be charged at the rate RS. 375 per sqft (Stamp duty, registration and applicable taxes will be charged above this rate)

INSTALLMENT	PAYABLE BY	AMOUNT (IN RS.)
Booking Amount	With Application	Rs.1 lakh
1st instalment	6/7/2015	25% of the plot cost
2nd instalment	3/8/2015	25% of the plot cost
3rd instalment	7/9/2015	25% of the plot cost
Final instalment	5/10/2015	Balance amount

- Application forms are available on payment of Rs. 100 from The 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 12/06/2015

- Allotment of plots will be made through a lottery to be held on 16/06/2015.

Account Details :

Account Name : TIDPL-OCHC

Account No : 33659640108

Bank : State Bank of India, IRC Village, Bhubaneswar

IFS Code : SBIN0007045

- 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).
- The Booking amount of Rs One Lakh will be encashed immediately after the lottery and only for successful applicants. Legal action will be taken against dishonored cheques.
- Unsuccessful applicants will receive the refund of booking amount within 20 days from the date of lottery.
- Project will be handed over within 8 months from the date of 1st Installment with a grace period of Three months.

Outright Purchase Scheme

- 5% discount will be given in "Outright Purchase Scheme".
- OPS allottees will have to pay the entire purchase amount within 10 days of lottery.
- OPS applicants will be given preference over Installments scheme applicants.

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

Call: 7381074701/02/03, 1800-120-6171

Email: enquiry@lavanyafamily.com Website: www.lavanyafamily.com



PRESENTED BY

**ODISHA CO-OPERATIVE
HOUSING CORPORATION LTD.**

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.





Orissa Co-Operative Housing Corporation Ltd.

(A Govt. Of Orissa Undertaking)

Janpath, Unit-III, Bhubaneswar - 751 001

Project executed by : **TIDPL**

To

The Managing Director
OCHC

PLEASE TICK IF APPLICABLE
OUT RIGHT PURCHASE SCHEME

☐

Sir,

I wish to purchase a plot under **TIRUMALA LAVANYA** Plotting Scheme. I agree to abide by the terms and conditions of allotment laid down in the brochure and any further addition/amendments that may be made by the Authority time to time.

I would be interested in Plots under this scheme of the following Sizes (You may select more than one).

<input type="checkbox"/>	1700-1900 sft.
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<input type="checkbox"/>	1900-2200 sft.
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<input type="checkbox"/>	2200-2500 sft.
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<input type="checkbox"/>	2500-2800 sft.
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<input type="checkbox"/>	2800-3200 sft.
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<input type="checkbox"/>	3200 sft. & above
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You will be allocated only one plot whichever is selected first during lottery process.

SOLE OR FIRST APPLICANT(S)

Title : Mr. Ms M/s

Name _____

S/W/D of _____

Nationality _____ Age _____ Years

Profession _____

Residential Status: Resident /Non-Resident /Foreign National of Indian Origin

Income Tax Permanent Account No _____

Ward/Circle /Special Range and place where assessed to income tax _____

Mailing Address _____

Tel. No. _____ Fax No. _____

Official Name _____

Address _____

Tel. No. _____ Mobile No. _____

E-mail ID _____

(Sole /First Applicant)

(Second Applicant)

SECOND APPLICANT

Title : Mr. Ms M/s

Name _____

S/W/D of _____

Nationality _____ Age _____ Years

Profession _____

Residential Status: Resident /Non-Resident /Foreign National of Indian Origin

Income Tax Permanent Account No _____

Ward/Circle /Special Range and place where assessed to income tax _____

Mailing Address _____

Tel. No. _____ Fax No. _____

Official Name _____

Address _____

Tel. No. _____ Mobile No. _____

E-mail ID _____

Have you combined your application with other applicants? Yes / No

If Yes, then – Please note that incase your application is selected during lottery process, your “Collective Applicant” will get next plot and so on. If you have further “Collective Applicant” you can have only three collective applicants apart from you. Incase of corner plots “Collective Applicants” will be allotted appropriate plot.

Name of “Collective Applicant” No 1. _____

Name of “Collective Applicant” No 2. _____

Name of “Collective Applicant” No 3. _____

All "Collective Applicant" should fill their individual applications.

Please staple all collective applicants’ forms together with individual cheques and submit.

(Sole /First Applicant)_____
(Second Applicant)**DECLARATION**

The Applicant(s) do hereby declare that my /our Application for allotment of the plot by the Company is irrevocable and the above particulars /information given by me /us are true and correct and nothing has been concealed there from .

Date : _____

Yours faithfully,

Place : _____

Signature of First Applicant

Signature of Second Applicant

BOOKING AMOUNT DETAILS

MODE OF PAYMENT : Cheque / Demand Draft / NEFT _____

Vide No. _____ Drawn on _____ Bank

Dated _____

** All cheques should be dated 30/07/2014*

FOR OFFICE USE ONLY

RECEVEING OFFICER _____

Name _____ Designation _____

Signature _____

1. Accepted _____ Rejected _____

2. Plot Alloted No. _____

Plot Area _____ Sq.ft

3. **DETAILS OF PRICING :**

Basic Sale Price: Rs. _____ Per Sq.ft

Total BSP: Rs. _____

4. Payment received Cash /vide cheque /DD/ _____ No. _____ dtd. _____

For Rs. _____

5. Booking Receipt No. _____ dated _____

Date : _____

Place : _____

(AGM Sales)

(Sole /First Applicant)

(Second Applicant)

TERMS AND CONDITIONS

- 1. The Applicant agrees and understands that the Total Price of the Said Plot and other charges are calculated on the basis of the plot area of the Said Plot which is tentative and any increase or decrease thereof shall be payable or refundable at the rate mentioned in this Application.*
- 2. Subject to the other terms and conditions of this Application/Allotment Letter on and only after the payment of the Total Price and other charges as per the Application/Allotment Letter, shall the Applicant have the ownership of the plot are only.*
- 3. The Applicant shall be required to join the society/association of the owners in the Said Township and the Applicant agrees to pay applicable charges.*
- 4. The Applicant agrees that time is of the essence in respect of all payments to be made by the Applicant including the Total Price and all other amounts, charges and dues, as mentioned in this Application / Allotment Letter.*
- 5. Subject to other terms of this Application and the Allotment Letter including but not limited to timely payment of the Total Price, stamp duty and other charges by the Applicant.*
- 6. The Applicant agrees that the Company shall be entitled to forfeit the Earnest Money along with the Non Refundable Amounts in case of non fulfillment/ breach of the terms and conditions of the Application / Allotment Letter including withdrawal of the Application.*
- 7. The Applicant shall indemnify and keep the Company, its agents, representatives, estate and effect indemnified and harmless against the payments and observance and performance of all covenants and conditions and any loss, damage or liability that may arise due to non-payment, non- observance or non-performance of the said covenants and conditions by the Applicant as mentioned in the Application/Allotment Letter.*
- 8. The Applicant agrees that in case the Applicant opts for a loan arrangement with any financial institutions / banks for the purchase of the Said Plot, the conveyance of the Said Plot in favour of the Applicant shall be executed only upon the Company receiving No Objection Certificate from such financial institutions/banks.*
- 9. The Applicant agrees that in case the Applicant is an NRI or non resident/foreign national of Indian origin/ foreign companies, then all remittances, acquisition / transfer of the Said Plot, any refund, transfer of security etc., shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and it shall be the sole responsibility of non- resident/foreign national of Indian origin/ foreign nationals/foreign companies to abide by the same. The Company accepts no responsibility in this regard.*
- 10. The Applicant understands that this Application is purely on tentative basis and the Company may at its sole discretion decide not to allot any or all the plots in the Said Township to anybody or altogether decide to put at abeyance the project itself, for which the Applicant shall not have a right to raise any dispute.*
- 11. Cancellation Policy : In case the applicant desire to withdraw any time or fail to make payments as per our payment schedule or be in default of obligation, the allotment shall stand cancelled and we shall be entitled to deduct a sum equivalent to Rs.10/- per sq.ft. and all outstanding dues, including the penal interest of 2% per month of the total amount and extra paid, if any, and refund the balance due after having procured a transferee for the said plot and entered into a contract with such transferee.*