



Odisha Co-Operative  
Housing Corporation Ltd.  
Presents

*lavanya*  
PATTANAIIKA

The best investment  
**on earth is earth.**

— Louis J Glickman



*lavanya*

The most trusted land provider of Odisha.  
With an unblemished track record and 750 happy customers.





Lavanya. Beauty. Grace. Elegance.

Bringing you closer to nature, Lavanya aims at creating 'urban villages', where you can enjoy all modern facilities without losing the connect with nature. The verdant landscapes and top-of-the-class facilities come at a price that makes them accessible to everyone.

## PLOTTING LAYOUT SPECIFICATIONS

### PLANTATIONS:

- Landscaped area with grass, shrubs and trees
- Plantation on one side of road
- Coconut plantation to aid in maintenance of project

### BOUNDARY WALL ON INDIVIDUAL PLOTS:

4 feet boundary wall extendable to 5 feet

### SFRC precast 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 fibres mixed with concrete mix of M30 grade

### SFRC precast 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 fibres mixed with a concrete mix of M30 grade

### INTERNAL ROADS:

Concrete roads cost almost 3 times that of the BT roads but they continue to serve for decades. The quality is like any other slab cast in homes.

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

### ELECTRICITY:

- Sub-station (transformer) for street lighting and other amenities
- Internal HT Line and LT Line
- Fixing electric poles with street lights
- Standard quality overhead cabling

### EXTERNAL BOUNDARY WALL:

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

### SURFACE WATER DRAIN:

Surface water drainage system will be provided.

### LAVANYA VILLAGE GREEN:

Plot owners will be given free membership of Lavanya Village Green for 35 years to use all amenities by paying maintenance charges:

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

## LAVANYA PATTANAIIKIA

Lavanya Pattanaikia is located just 100 metres from the main Bhubaneswar-Puri road. The site is very close to Sakhi Gopal town which, with over 1 lakh residents, already has all necessary amenities in place.

Pipili, also with a population of nearly a lakh, is the second closest location. Connected by the four-lane highway from Bhubaneswar to Puri, it is in close range of both cities.

Lavanya Pattanaikia will have aesthetically designed restaurants which will serve members of the Lavanya Family and their guests.





## LOCATION MAP

### BHUBANESWAR



## BOOKING PROCESS

Plotted area (not common areas) will be charged at the rate of Rs. 475 per sq ft under Instalment Purchase Scheme and Rs. 455 per sq ft under Outright Purchase Scheme (stamp duty, registration and applicable taxes will be charged above this rate).

- Application forms are available on payment of Rs. 100 from the office of Odisha Co-Operative Housing Corporation LTD, Janpath, Unit-III, Bhubaneswar-751001, or can be downloaded from [www.housingcooperativeodisha.nic.in](http://www.housingcooperativeodisha.nic.in) or [www.lavanyafamily.com](http://www.lavanyafamily.com).

- Interested buyers should submit the application form along with a DD/cheque/NEFT in favour of TIDPL-OCHC for Rs. 1 lakh at OCHC office, or via 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.

- Upto 4 applicants can apply collectively. In case their combined application is selected, they will be allotted plots in a pre-determined manner, adjacent to one another. (Further details in application form.)

- The booking amount of Rs. 1 lakh will be encashed immediately after the lottery and only for successful applicants. Legal action will be taken against dishonoured cheques.

- Unsuccessful applicants will receive the booking amount refund within 20 days from the date of lottery.

- Project will be handed over within 8 months from the date of 1st instalment with a grace period of three months.

### Account Details:

**Account Name:** TIDPL-OCHC

**Account No:** 33659640108

**Bank:** State Bank of India, IRC Village, Bhubaneswar

**IFS Code:** SBIN0007045

### Outright Purchase Scheme

- Under the Outright Purchase Scheme, plots will be charged at Rs. 455 per sq ft.

- OPS allottees will have to pay the entire purchase amount within 15 days of lottery.

- OPS applicants will be given preference over instalments scheme applicants.

Instalment	Payable by	Amount (in Rs.)
Booking amount	With application	
1st instalment	6 July, 2015	25% of the plot cost
2nd instalment	3 August, 2015	25% of the plot cost
3rd instalment	7 September, 2015	25% of the plot cost
Final instalment	5 October, 2015	Balance amount

### Odisha Co-Operative Housing Corporation Ltd.

Janpath, Unit – III, Bhubaneswar – 751001 | Phone: 0674-2392387 | Website: [www.housingcooperativeodisha.nic.in](http://www.housingcooperativeodisha.nic.in)

For booking enquiries:

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

Email [enquiry@lavanyafamily.com](mailto:enquiry@lavanyafamily.com) | Website [www.lavanyafamily.com](http://www.lavanyafamily.com)

Project executed by:  
Tirumala Infrastructure & Development (P) Ltd.

Disclaimer: The plot sizes may vary upto 10% during physical demarcation and the buyers will be charged accordingly. All images and information are subjective and can be changed by the developers at their discretion.















# Odisha Co-Operative Housing Corporation Ltd.

(A Govt Of Odisha Undertaking)

Janpath, Unit-III, Bhubaneswar - 751 001

Project executed by: **TIDPL**

To

The Managing Director  
OCHC

Please Tick If Applicable

Outright Purchase Scheme

☐

Sir,

I wish to purchase a plot under **LAVANYA PATTANAIAKIA** 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"/>	2000 sft.	<input type="checkbox"/>	2000-2400 Sft.	<input type="checkbox"/>	2400 sft.
<input type="checkbox"/>	2400-3000 sft.	<input type="checkbox"/>	3000 sft. & above		

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 and Application form # of “Collective Applicant” No 1. \_\_\_\_\_

Name and Application form # of “Collective Applicant” No 2. \_\_\_\_\_

Name and Application form # 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 \_\_\_\_\_ .

**FOR OFFICE USE ONLY**

RECEVEING OFFICER \_\_\_\_\_

Name \_\_\_\_\_ Designation \_\_\_\_\_

Signature \_\_\_\_\_

1. Accepted \_\_\_\_\_ Rejected \_\_\_\_\_

2. Plot Allotted 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 application desire to withdraw any time or fail to make payments as per our payments schedule or be in default of obligation, the allotments 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.*