

Applications are invited from general public for booking of Residential Apartments in the Affordable Group Housing Project proposed to be developed as per terms and conditions of the policy prescribed by the Town & Country Planning Department, Government of Haryana vide notification no. PF-27/48921 dated 19.08.2013 & amendment thereof (details available at the Department website, ie. tcpharyana.gov.in).

PROJECT DETAILS

1. Coloniser/Developer	Sternal Buildcon Private Limited							
2. Project Approval	Licence No. 21 of 2020 dated 13.08.2020. Building Plan Approved on 20.10.2020 Memo No. ZP-1426/AD(RA)/2020/18570							
3. Location	Sector 95, Gurugram, Haryana							
4. Provisions Project Area	397 no. of apartments available out of total 1061 number of units in the housing scheme spread over 7.325 acres. As per Policy, 5% of total apartments are available for management quota and 95% of total apartments are for public. Community Facilities: One Community Hall of 2000 sq.ft. and One Anganwadi-cum-creche of 2000 sq.ft.							
5. Apartment Details, Allotment Rates & Payment Terms								
Apartment details								
Category(Type)	No of Units	Carpet Area sqft (approx)	Carpet Area sqm(approx)	Balcony Area sqft(approx)	Balcony Area sqm(approx)	Allotment Rate of Apartment (all inclusive)*	With application Booking Amount 5%**	On Allotment 20%
2BHK TYPE I	150	585.174	54.364	87.511	8.130	2545242	122887	513424
2BHK TYPE II	80	594.517	55.232	84.928	7.890	2581900	124849	520626
2BHK TYPE III	164	585.562	54.400	87.511	8.130	2546872	122968	513750
2BHK TYPE IV	3	595.637	55.336	84.928	7.890	2586604	125084	521567

**Registration Fees Extra

Balance amount payable shall be equivalent to the amount payable as per the construction link payment plan of the project as applicable in terms of construction stage at relevant point of time

6. Parking	Two-wheeler parking with each apartment
7. Broad Specifications of the Apartment	<ul style="list-style-type: none"> Flooring: Rooms Vitrified Tiles, Kitchen Vitrified / Ceramic Tiles, Toilet Anti-Skid Ceramic Tiles, Balcony Anti-Skid / Matt Finish Ceramic Tiles, Windows: M.S. Sections as per IS Codes / Aluminium Powder Coated / UPVC Doors Frame: Red Merandi / Mild Steel/ Aluminium Powder Coated / UPVC Wall Tile: Ceramic Tiles till 4 Feet / 7 feet high & Oil Bound Distemper Above. Kitchen Counter Top Green Marble / Granite Wall: Oil Bond Distemper Sanitary fitting: ISI marked CP Fittings, W.C & Washbasin Electric Fitting: ISI Marked. Structure: RCC Frames Structure designed for SEISMIC forces as per latest IS code and NBC Recommendations.
8. Applications Timelines	(i) Apply Online at TCP website (https://edraw.tcpharyana.gov.in/tcp-dms/home) for submitting application for allotment of dwelling units by e-Draw, starting from date 18.12.2021. For more information, call 7053-121-121 (ii) Last Date of submission of Applications is 01.01.2022.

Eligibility: 1. The applicant should not be debarred from entering into legally binding contract under any prevailing law.

2. Any person can apply, however, the PMAY beneficiaries, which include their spouse or dependent children, identified by the Urban Local Bodies Department, Haryana under "Pradhan Mantri Awas Yojna-Housing for All" programme shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said town followed by other PMAY beneficiaries of the State of Haryana. Thereafter, for the remaining flats, persons which include their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licenced colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of flats.

3. An applicant can make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case, he/she is successful in more than one colony, he/she will have choice of retaining only one flat.

4. Supportive Affidavit and certificate suggesting eligibility are mandatory to be uploaded at TCP website while submitting application for allotment.

Allotment Criteria: 1. The allotment of apartments shall be done through draw of lots in the presence of a committee consisting of Deputy Commissioner or his representative (at least of the cadre of Haryana Civil Services), Senior Town Planner (Circle office), DTP of the concerned district and the representative of coloniser concerned.

2. After fixation of date for draw of lots, an advertisement shall be issued by the Developer informing the applicants about the details regarding date/time and venue of the draw of lots in the same newspapers in which the original advertisement was issued.

3. For detailed criteria and time-frame to be adopted for scrutiny and allotment, the applicants may also refer to the details in the Affordable Group Housing Policy 2013 vide no. PF-27/48921 dated 19.08.2013 & amendment thereof (available at the Department website, i.e., tcpharyana.gov.in).



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HOME LOAN PARTNER



Promoter urges every applicant to inspect the project site and shall not merely rely upon or to be influenced by any architectural impression, plan or sales brochure and therefore, requested to make personal judgment prior to submitting an application for allotment. The images shown here are indicative of design and for illustration purposes only. Further, the actual design may vary in fit and finished from the one displayed above. Project details / specifications can also be accessed at the office of Haryana Real Estate Regulatory Authority website <https://haryanarera.gov.in/>. Journey time shown, if any, is based upon google maps which may vary as per traffic at relevant point of time. *Rate mentioned above does not include GST and other statutory charges, if applicable. T & C Apply. 1 Sq. mt = 10.7639 sq. ft.

7053-121-121