

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. [tcparyana.gov.in](http://tcparyana.gov.in)).

### PROJECT DETAILS

<b>1. Coloniser/Developer</b>	Sternal Buildcon Private Limited							
<b>2. Project Approval</b>	Licence No. 63 Of 2021 Dated 01.09.2021. Building Plan Approved on 24-11-2021 Memo No. ZP-1499/AD(RA)/2021/29992							
<b>3. Location</b>	Sector 37D, Gurugram, Haryana							
<b>4. Provisions Project Area</b>	814 no. of apartments available out of total 814 number of units in the housing scheme spread over 5.89 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.							
<b>5. Apartment Details, Allotment Rates &amp; Payment Terms</b>								
<b>Apartment details</b>								
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-1	194	580.535	53.933	80.342	7.464	2518589	121912.35	507735
2BHK TYPE-2	252	588.931	54.713	80.450	7.474	2553960	123675.51	514815
2BHK TYPE-3 (2 UNIT FOR MQ)	194	597.779	55.535	89.298	8.296	2599970	125533.59	524459
2BHK TYPE-4	135	585.605	54.404	87.759	8.153	2547300	122977.05	513848
2BHK+STORE TYPE-5-MQ	29	645.603	59.978	102.656	9.537	2811533	135576.63	567307
2BHK+STORE TYPE-6-MQ	10	645.603	59.978	102.656	9.537	2811533	135576.63	567307

\*Rate mentioned does not include GST and other statutory charges, 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

<b>6. Parking</b>	Two-wheeler parking with each apartment
<b>7. Broad Specifications of the Apartment</b>	<ul style="list-style-type: none"> <li>Flooring: Rooms Vitrified Tiles, Kitchen Vitrified / Ceramic Tiles, Toilet Anti-Skid Ceramic Tiles, Balcony Anti-Skid / Matt Finish Ceramic Tiles.</li> <li>Windows: M.S. Sections as per IS Codes / Aluminium Powder Coated / UPVC</li> <li>Doors Frame: Red Merandi / Mild Steel/ Aluminium Powder Coated / UPVC</li> <li>Wall Tile: Ceramic Tiles till 4 Feet / 7 feet high &amp; Oil Bound Distemper Above.</li> <li>Kitchen Counter Top Green Marble / Granite</li> <li>Wall: Oil Bond Distemper</li> <li>Sanitary fitting: ISI marked CP Fittings, W.C &amp; Washbasin</li> <li>Electric Fitting: ISI Marked. Structure: RCC Frames Structure designed for SEISMIC forces as per latest IS code and NBC Recommendations.</li> </ul>
<b>8. Applications Timelines</b>	(i) Apply Online at TCP website ( <a href="https://edraw.tcparyana.gov.in/tcp-dms/home">https://edraw.tcparyana.gov.in/tcp-dms/home</a> ) for submitting application for allotment of dwelling units by e-Draw, starting from date 05.01.2022. For more information, call 7053-121-121 (ii) Last Date of submission of Applications is 19.01.2022.

**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 Aawas 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., [tcparyana.gov.in](http://tcparyana.gov.in)).



**STERNAL BUILDCON PRIVATE LIMITED | CIN: U70109DL2009PTC195052**

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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. T & C Apply, 1 Sq. mt = 10.7639 sq. ft.

**7053-121-121**