



No Wonder ! All good things in life  
come in small packages

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# PIVOTAL INFRASTRUCTURE

PRESENTS



## Haryana Affordable Housing Policy 2013



# PRESENTATION STRUCTURE

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- Project Overview
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## ABOUT- Haryana Affordable Housing Policy 2013

A new Affordable Housing Policy 2013, is proposed to be formulated for encouraging 'Affordable Housing Projects' which can have some real impact in making Housing affordable in the urban centres of Haryana.

### Key highlights of the policy

- The development of 'Mass Housing Projects' takes place which are 'Affordable' for general public by relaxing the norms pertaining to density, FAR, siting norms etc.;
- 'Stringent Allotment Parameters' are prescribed so that the benefits get passed on the intended beneficiaries through a transparent mechanism;
- Projects get executed at a fast pace so that the benefits are passed on to the general public without much delay.



## ABOUT- PIVOTAL INFRASTRUCTURE PVT. LTD.

Pivotal Infrastructure Pvt. Ltd. has been one of the front runners in creating world-class infrastructure throughout the NCR. The company has conceived and delivered some of the most innovative residential concepts and luxury residential avenues. With able collaborations and Jvs, the company has delivered in record-time some of the finest projects in Faridabad namely Royal Heritage and Faridabad Eye.

The company is well invested and is planning new projects in the region.





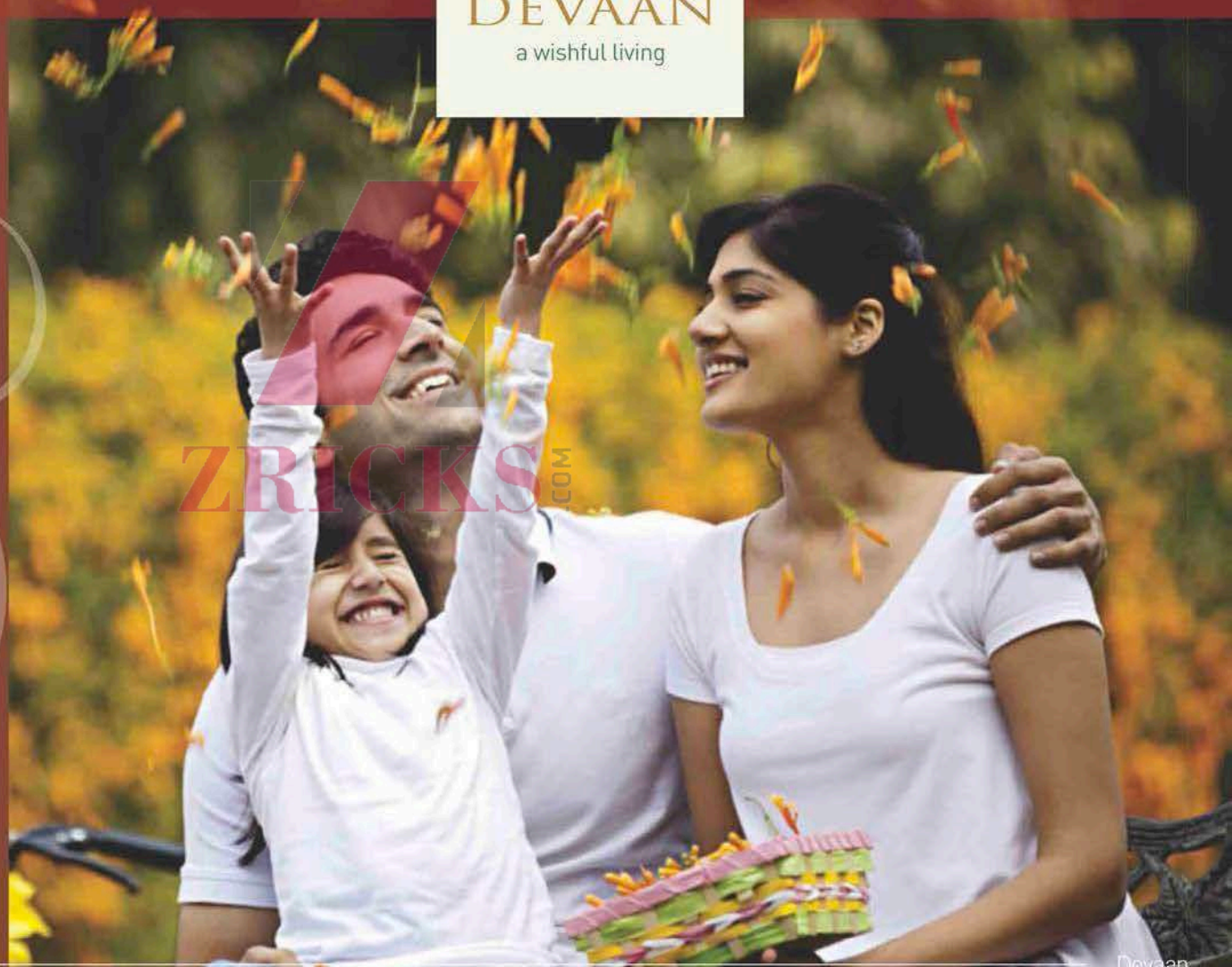
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## 2 BHK APARTMENTS

Sector-84,  
Gurgaon

Devaan, comes to you as a true companion for life. It is conceived under the Haryana Affordable Housing Scheme 2013; and is truly planned to give you world class living experience right in the most developing residential and commercial hub of Gurgaon. Sector 84 is one of the new sectors around the National Highway 8, that are part of Gurgaon Master Plan 2021, with the widest Expressway in the country that will connect NH-8 to IGI Airport and Dwarka. The largest planned commercial belt is right next to the project site. The infrastructure around the vicinity will be truly world-class, with a Metro-line alongside the Expressway, An ISBT that will connect Gurgaon to the rest of the country by road and a 3000 acre SEZ.



## TYPE A

UNIT CARPET AREA = 483SQ.FT (44.871 SQ.MTR)  
(Excluding Balcony)

UNIT BALCONY AREA = 100SQ.FT.( 9.303 SQ.MTR )

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## TYPE B

UNIT CARPET AREA = 483SQ.FT (44.871 SQ.MTR)  
(Excluding Balcony)

UNIT BALCONY AREA = 100.287SQ.FT. (9.317 SQ.MTR)



## SCHEDULE B

### TENTATIVE SPECIFICATIONS FOR THE APARTMENT

## SPECIFICATIONS

Living/Dining Flooring	:	Tiles
Bedrooms Flooring	:	Tiles
Wall Finish	:	Oil bound distemper
Toilets Wall Finish	:	Upto 5 feet tiles and Oil bound distemper in other area
Toilet Flooring	:	Tiles
Kitchen Flooring	:	Tiles
Platform	:	Marble
Wall Finish	:	Tiles upto 2 feet high above marble counter & Oil bound distemper in balance area
Others	:	Single bowl stainless sink
Balcony Flooring	:	Tiles
Ceiling	:	Oil based distemper
Window	:	Power coated/ anodized aluminum frame windows
Main Door	:	Painted hardwood frame door
Internal Door	:	Painted hardwood frame door
Chinaware	:	Modern and elegant
C. P. Fittings	:	Modern and elegant
Electrical	:	Use of ISI marked products for wirings, switches and circuits
Security	:	Gated Complex

DEVAAN

SITE PLAN

Sec-84, Gurgaon



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## LOCATION MAP

Sec-84, Gurgaon



Location Highlights

## PRICE LIST

A	Approx Carpet Area of the Apartment	Rate per square foot	Corresponding Amount
	483 Sq.ft.	Rs. 4,000/- per Sq.ft.	Rs. <u>19,32,000</u>
B	Approx area of the balcony	Rate per square foot	Corresponding Amount
	100 Sq.ft.	Rs. 500/- per Sq.ft.	Rs. <u>50,000</u>

## Schedule A

### Payment Schedule

TIME OF PAYMENT	PERCENTAGE OF THE TOTAL PRICE PAYABLE
At the time of submission of the Application for allotment	5% of the Total Price
Within fifteen days of the date of issuance of Allotment Letter	20% of the Total Price
Within six months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within twelve months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within eighteen months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within twenty-four months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within thirty months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within thirty-six months from the date of issuance of Allotment Letter	12.5% of the Total Price

## INDICATIVE TERMS & CONDITIONS

- All payments to be made through pay orders/ demand drafts drawn in favour of "M/s PIPL-DEVAAN".
- Payment subject to realization of pay orders/ demand draft.
- Stamp duty, registrations charges, legal expenses and other miscellaneous charges shall be separately borne and paid by the Applicant, as applicable at the time of registration of the sale deed.
- Government taxes and levies like service tax, VAT, cess etc., as applicable from time to time will be extra.
- In case of any imposition of EDC/IDC or other charges that were not applicable at the time of making the application for allotment but become subsequently applicable, such EDC/ IDC or revision in the rate of EDC/IDC or any other charges shall be applicable to and be paid by the allottee(s) on a pro-rata basis, the amount for which shall be calculated by the Company as and when demanded.
- Terms and Conditions mentioned here are merely indicative with a view to acquaint the Applicant and are not exhaustive. For detailed terms & conditions, please refer to the Application Form and the Apartment Buyer's Agreement.

# What is Eligibility Criteria ?

Any person can apply but person which includes his/her spouse or his/her 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 first preference in allotment of flats. An applicant in a specific colony shall 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 retain only one flat. All such applicants shall submit an affidavit to this effect

# What is Allotment Criteria ?

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

## When unsuccessful applicant can get refund ?

- Booking amount will be refunded within 15 days from the date of draw.
- All such applicants shall be eligible for an interest at the rate of 9% per annum on the booking amount received by the developer for a period beyond 90 days from the date of receipt of booking till the date of refund of booking amount .