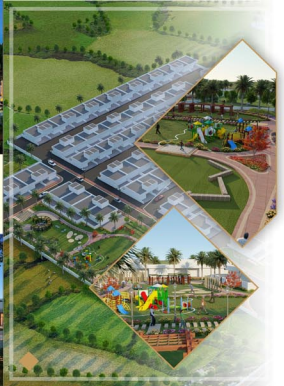








ELEVATIONS





SUPREME LIFESTYLE BY FORTEASIA



THE GRAND
ADDRESS OF AMBITIONS

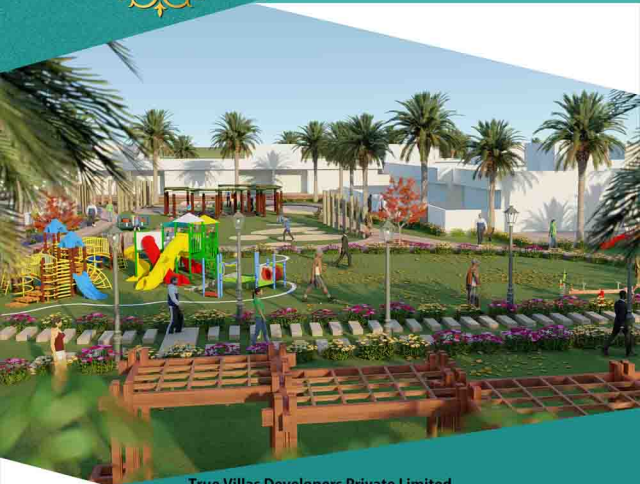


"Every great dream begins with a dreamer. Always remember, you have within you the strength, the patience, and the passion to reach for the stars to change the world."

True Villas Developers Private Limited
9821396239, 011-41078899
Regd. Office: J-221, Sarita Vihar, New Delhi-110076
Site office: Sector-35, Bahadurgarh



THE GRAND
ADDRESS OF AMBITIONS



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FORTEASIA




THE GRAND
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THE GRAND
ADDRESS OF AMBITIONS

BOOKING OPEN

9821396239, 011-41078899











TRUE VILLAS DEVELOPERS PRIVATE LIMITED

PROJECT: FORTEASIA-THE GRAND: VILLAGE- KHERKA MUSALMAN, SECTOR-35,
TEHSIL BAHADURGARH, DISTRICT JHAJJAR, HARYANA

S. No.	Plot Area (in Sq. mtr.)	Floor	Super Area of Floor (in sq. ft.)	Accommodation	BSP (in Rs.)
1	84.50 (101.06 Sq. Yd.)	Ground	690	One B/R, Drawing/Dining, One Toilet, Kitchen, Open Area	19 Lacs + GST*

Down Payment Plan (8% Rebate on BSP)	
At the Time of Booking	10% of BSP
On Start of Construction of the Unit in which Floor is Booked	10% of BSP
Within 45 days of Booking Or Start of Construction of the Unit in which Floor is Booked, whichever is later	75% of BSP
On Offer of Possession	5% of BSP+ IFMS +Other Cost (if any)

Unit Specific Construction Linked Payment Plan	
At the time of Booking	10% of BSP
Within 45 Days of Booking	20% of BSP Less Booking Amount
On Start of DPC Level of the Unit in which Floor is Booked	10% of BSP
On Casting of Ground Floor Roof of the Unit in which Floor is Booked	10% of BSP
On Casting of First Floor Roof of the Unit in which Floor is Booked	10% of BSP
On Casting of Second Floor Roof of the Unit in which Floor is Booked	10% of BSP
On Start of Brick Work of the unit which is Booked	10% of BSP
On Start of Internal Plaster of the unit which is Booked	10% of BSP
On Start of External Plaster of the unit which is Booked	10% of BSP
On Start of Flooring of the unit which is Booked	5% of BSP
On Offer of Possession	5% of BSP +IFMS+ Other Costs (if any)

ADDITIONAL COST	
I.F.M.S	Payable at the time of offer of Possession (Rs. 20,000/-)
E.D.C/ IDC	Inclusive

NOTE:-

*THE ABOVE PAYMENT PLAN ARE INCLUSIVE OF EDC & IDC. ANY ENHANCEMENT IN EDC/IDC, ANY GOVT. TAXES/CHARGES/LEVIES/GST (IF ANY) THEREOF BY THE CONCERNED AUTHORITY, THE SAME SHALL BE CHARGED EXTRA ON PRO-RATA BASIC

*POSSESSION DATE WILL BE AS PER THE TERMS OF ALLOTMENT OR AGREEMENT TO SELL FROM THE DATE OF START OF CONSTRUCTION WORK FOR THE PROJECT SUBJECT TO FORCE-MAJEURE CONDITIONS.

*PRICES INDICATED ABOVE ARE SUBJECT TO REVISION AT THE SOLE DISCRETION OF THE COMPANY & WITHOUT ANY PRIOR NOTICE.

* ALL PAYMENTS MUST BE MADE BY CHEQUE/DEMAND DRAFT ONLY IN FAVOUR OF "M/s TRUE VILLAS DEVELOPERS PVT. LTD." PAYABLE AT PAR

*GST AS APPLICABLE

TRUE VILLAS DEVELOPERS PRIVATE LIMITED

PROJECT: FORTEASIA-THE GRAND: VILLAGE- KHERKA MUSALMAN, SECTOR-35,
TEHSIL BAHADURGARH, DISTRICT JHAJJAR, HARYANA

S. No.	Plot Area (in Sq. mtr.)	Floor	Super Area of Floor (in sq. ft.)	Accommodation	BSP (in Rs.)
1	84.50 (101.06 Sq. Yd.)	First	762	Two B/R, Drawing/Dining, One Toilet, Kitchen, Front Balcony , Rear Balcony	22.50 Lacs + GST*

Down Payment Plan (8% Rebate on BSP)	
At the Time of Booking	10% of BSP
On Start of Construction of the Unit in which Floor is Booked	10% of BSP
Within 45 days of Booking Or Start of Construction of the Unit in which Floor is Booked, whichever is later	75% of BSP
On Offer of Possession	5% of BSP+ IFMS +Other Cost (if any)

Unit Specific Construction Linked Payment Plan	
At the time of Booking	10% of BSP
Within 45 Days of Booking	20% of BSP Less Booking Amount
On Start of DPC Level of the Unit in which Floor is Booked	10% of BSP
On Casting of Ground Floor Roof of the Unit in which Floor is Booked	10% of BSP
On Casting of First Floor Roof of the Unit in which Floor is Booked	10% of BSP
On Casting of Second Floor Roof of the Unit in which Floor is Booked	10% of BSP
On Start of Brick Work of the unit which is Booked	10% of BSP
On Start of Internal Plaster of the unit which is Booked	10% of BSP
On Start of External Plaster of the unit which is Booked	10% of BSP
On Start of Flooring of the unit which is Booked	5% of BSP
On Offer of Possession	5% of BSP +IFMS+ Other Costs (if any)
ADDITIONAL COST	
I.F.M.S	Payable at the time of offer of Possession (Rs. 20,000/-)
E.D.C/IDC	Inclusive
NOTE:-	
*THE ABOVE PAYMENT PLAN ARE INCLUSIVE OF EDC & IDC. ANY ENHANCEMENT IN EDC/IDC, ANY GOVT. TAXES/CHARGES/LEVIES/GST (IF ANY) THEREOF BY THE CONCERNED AUTHORITY, THE SAME SHALL BE CHARGED EXTRA ON PRO-RATA BASIC	
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*GST AS APPLICABLE	

TRUE VILLAS DEVELOPERS PRIVATE LIMITED

PROJECT: FORTEASIA-THE GRAND: VILLAGE- KHERKA MUSALMAN, SECTOR-35,
TEHSIL BAHADURGARH, DISTRICT JHAJJAR, HARYANA

S. No.	Plot Area (in Sq. mtr.)	Floor	Super Area of Floor (in sq. ft.)	Accommodation	BSP (in Rs.)
1	84.50 (101.06 Sq. Yd.)	Second + Third	1013	Three B/R, Two Toilet, Front Balcony, Rear Balcony	26 Lacs + GST*

Down Payment Plan (8% Rebate on BSP)	
At the Time of Booking	10% of BSP
On Start of Construction of the Unit in which Floor is Booked	10% of BSP
Within 45 days of Booking Or Start of Construction of the Unit in which Floor is Booked, whichever is later	75% of BSP
On Offer of Possession	5% of BSP+ IFMS +Other Cost (if any)

Unit Specific Construction Linked Payment Plan	
At the time of Booking	10% of BSP
Within 45 Days of Booking	20% of BSP Less Booking Amount
On Start of DPC Level of the Unit in which Floor is Booked	10% of BSP
On Casting of Ground Floor Roof of the Unit in which Floor is Booked	10% of BSP
On Casting of First Floor Roof of the Unit in which Floor is Booked	10% of BSP
On Casting of Second Floor Roof of the Unit in which Floor is Booked	10% of BSP
On Start of Brick Work of the unit which is Booked	10% of BSP
On Start of Internal Plaster of the unit which is Booked	10% of BSP
On Start of External Plaster of the unit which is Booked	10% of BSP
On Start of Flooring of the unit which is Booked	5% of BSP
On Offer of Possession	5% of BSP +IFMS+ Other Costs (if any)
ADDITIONAL COST	
I.F.M.S	Payable at the time of offer of Possession (Rs. 20,000/-)
E.D.C/IDC	Inclusive
NOTE:-	
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*GST AS APPLICABLE	

AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	14.18875 Acres	A
AREA FALLING UNDER ROAD WIDENING	=	0.0470 Acres	B
AREA FALLING UNDER GREEN BELT	=	0.1170 Acres	C
TOTAL (B + C)	=	0.1640 Acres	D
BALANCE (A - D)	=	14.02475 Acres	E
50% AREA OF ROAD WIDENING AND GREEN BELT	=	0.0820 Acres	F
NET PLANNED AREA (E + F)	=	14.09675 Acres	G
AREA UNDER COMMERCIAL	=	0.48900 Acres	3.34
AREA UNDER PLOTS	=	6.68442 Acres	47.203
TOTAL SALEABLE AREA	=	7.11992 Acres	50.537

AREA UNDER PLOTS				
TYPE	SIZE	AREA	TOTAL	TOTAL AREA
A	8.30 x 18.00	149.40	16	2390.400 Sq.M
B	8.00 x 16.70	133.60	47	6279.200 Sq.M
C	7.50 x 15.60	117.00	50	8850.000 Sq.M
D	7.30 x 14.40	105.12	58	6096.960 Sq.M
E	6.50 x 13.00	84.50	60	5070.000 Sq.M
F	5.65 x 10.45	59.13	20	1222.200 Sq.M
TOTAL			291	28909.210 Sq.M
				OR = 6.68442 Acres

DENSITY CALCULATION			
	=	251 x	13.50 @ Person's per Plot
TOTAL DENSITY	=	3388.5	14.0675/Acres
	=	240.545	PPA Agnaint 240 - 400 PPA permissible

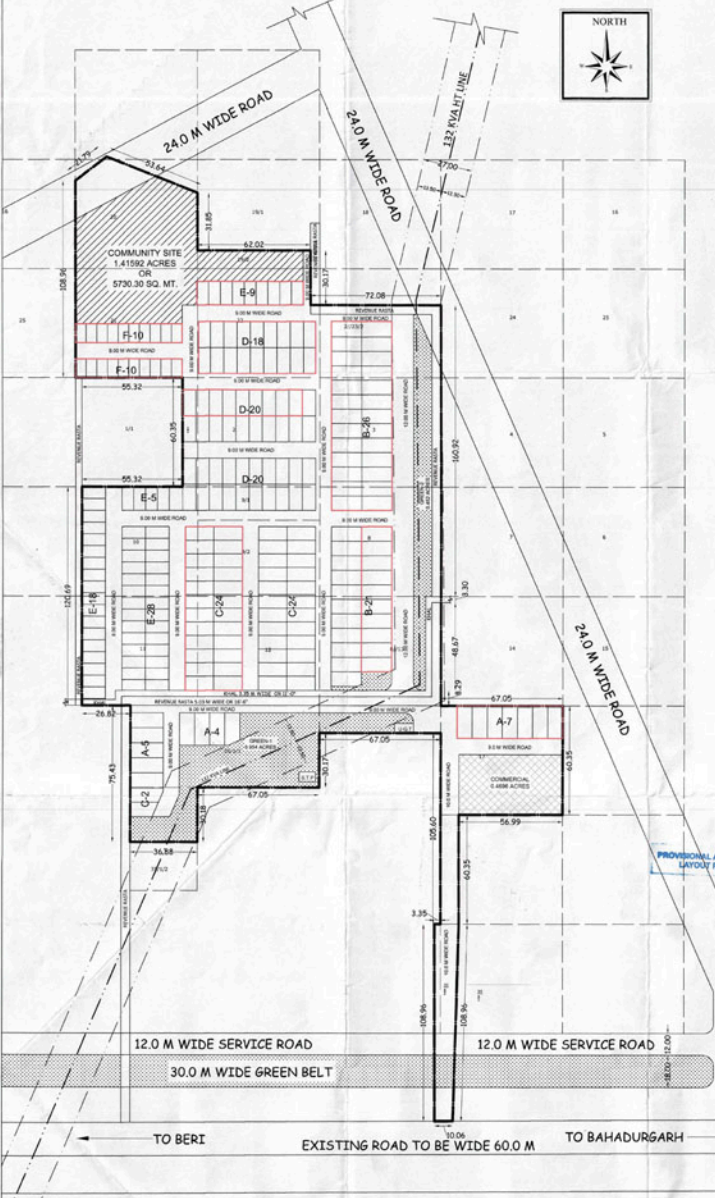
AREA UNDER GREEN			
REQUIRED GREEN	=	1.09601/Acres	7.50% of Total area of the Scheme
GREEN AREA PROVIDED			
ORGANISED GREEN	=	0.904/Acres	
GREEN	=	0.482/Acres	
TOTAL GREEN PROVIDED	=	1.406/Acres	9.98%

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	1.40967/Acres	10.00%
PROVIDED AREA	=	1.41592/Acres	10.00%

- To be read with L.O No. _____ Date: _____
- The site layout plan for an area measuring 14.18875 Acres (Grading No. 3707-59172 dated 28.08.2017) computed from the Survey of India Plan No. 156 of 1957 in collaboration with the Survey of India, Bangalore is hereby approved subject to the following conditions:-
 - The site layout plan shall be in conformity with the clauses prescribed in the agreement mentioned above vide No. 11 of the above agreement.
 - That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken up for construction of the area under plots.
 - That the construction plan as per one of all Residential Plots and Commercial plots shall get approval from the Government and construction on these sites shall be governed by the Mysore Building Code, 2017 and the zoning plan approved by the Director, Town & Country Planning, Mysore.
 - For proper planning and integration of services in the area adjacent to the colony, the colonist shall abide by the provisions of the Z.P.C. for the modification of special zones of the colony.
 - That the colonist shall, while for the modification of special zones as shown in the layout plan.
 - That the colonist shall, while for the modification of special zones as shown in the layout plan, make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for other completion of the planning proposals of the adjoining areas.
 - The colonist shall allow access directly from the carriage way of 30 metres or wider and/or access road of 20 metres wide provided by layout plan within the bounded area of the colony shall be developed by the colonist. All other plots lying within the bounded area shall be developed by the Mysore Urban Development Board and its successors in the directions of the Director, Town and Country Planning, Mysore or in accordance with the directions of the Government of Karnataka.
 - 50% of the area of the colony shall be reserved for the provision of open spaces to be reduced, the same will be 50% of the net area of the colony.
 - 50% of the area of the colony shall be reserved for the provision of open spaces to be reduced, the same will be 50% of the net area of the colony.
 - 40% of the area of the colony shall be reserved for the provision of open spaces to be reduced, the same will be 40% of the net area of the colony.
 - The minimum number of dwelling units to be provided in the colony shall be as per the provisions of the Mysore Building Code, 2017 and the zoning plan and shall be in accordance with the zoning plan and the minimum number of units to be provided in the colony shall be as per the provisions of the Mysore Building Code, 2017 and the zoning plan.
 - The provision of the sector development plan shall be provided in the Development Plan if applicable, which form part of the layout plan and shall be submitted for use to the Government on the lines of Section 23(1)(b) of the Act No. 16 of 1975.
 - That the laid out plots are being approved subject to the conditions that the plots should not have a frontage less than 7.5m of the standard thoroughfare when developed.
 - That the site shall be free from any obstruction to the layout of the planned development and integration of services. The site shall be free from any obstruction to the layout of the planned development and integration of services. The site shall be free from any obstruction to the layout of the planned development and integration of services.
 - The rain water harvesting system shall be installed as per Central Ground Water Authority norms/Regulations and notified as per application.
 - That the colonist-owner shall use only Light Emitting Diode lamps (LED) lighting for internal lighting as well as external lighting.
 - The colonist-owner shall ensure that the provision of the Mysore Building Code, 2017 and the zoning plan is followed and the Mysore Building Code, 2017 and the zoning plan is followed and the Mysore Building Code, 2017 and the zoning plan is followed.
 - That the colonist-owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provision of order No. 3712/2009-Phase II dated 11.01.2010 issued by Mysore Government Renewable Energy Department.
 - That the colonist-owner shall strictly comply with the directions issued under notification No. 194/2019-PPA dated 11.01.2019 issued by Mysore Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

PROVISIONAL APPROVAL SATISFY PLAN

GOVERNOR (HQ) 10/10/2024
 DEPT. OF URBAN DEVELOPMENT, MYSORE
 GOVERNMENT OF KARNATAKA
 P.L. SATHANARAYANA
 CTO (HQ)



DETAIL OF 50% FREEZED AREA			
Category of Plots	Total No of Plots	Total Area	
A	7	1045.800	Sq.Mt
B	36	4809.600	Sq.Mt
C	24	2808.000	Sq.Mt
D	27	2838.240	Sq.Mt
E	9	760.500	Sq.Mt
F	20	1222.650	Sq.Mt
Total	123	13484.790	Sq.Mt
OR		3.33	Acres
OR		50.112	%

PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY OF AN AREA MEASURING 14.18875 ACRES IN SECTOR-35, BAHADURGARH BEING DEVELOPED BY MANIK BUILDCON PVT. LTD. IN COLLABORATION WITH OMAXE LTD.

OWNER: *Manik Buildcon Pvt. Ltd.*

ARCHITECT: *At. Anandh Kumar Chandrasekar*



THE GRAND

Fortress Grand
Sector 18, Bhadurgarh

Connaught Place : 24 Kms

Punjabi Bagh : 22 Kms

Peeragarhi Chowk : 20 Kms

Meho Station : 3Kms

PDM University : 2 Kms

Delhi Border : 7 Kms

Railway Station : 5 Kms

Bus Stand : 4 Kms

Civil Hospital Bhadurgarh : 5 Kms