



# GURGAON - SOHNA MASTER PLAN - 2031

Location Map



This is a graphical representation of the actual map and we cannot guarantee the validity of information shown here. The information on this map is for information purposes only. Please refer to actual map for accurate details and clarification before making any investment decisions.

DISCLAIMER:  
THIS SALE PLAN IS TENTATIVE. THE LIMITS/LOCATIONS AREAS MAY VARY  
AND WILL BE SUBJECT TO REGULATORY FRAMEWORK IN FORCE  
NOTE: SITE PLAN IS NOT TO SCALE

24 M WIDE ROAD

SUPERTECH HILL TOWN

TO GURUGRAM

SOHNA ROAD

K.R. MANGALAM  
UNIVERSITY

TO SOHNA

GREEN BELT

GREEN BELT

COMMERCIAL

COMMUNITY  
FACILITIES

G.D. GONENKA  
WORLD SCHOOL

SUPERTECH HILL TOWN

24 M WIDE ROAD

12 M WIDE SERVICE ROAD

PARK



ROAD 9M WIDE

ROAD 9M WIDE

ROAD 9M WIDE

ROAD 9M WIDE

ROAD 9M WIDE

ROAD 9M WIDE

ROAD 9M WIDE

ROAD 9M WIDE







ROAD 9M WIDE

ROAD 9M WIDE

ROAD 9M WIDE

ROAD 9M WIDE

ROAD 9M WIDE

	PLOT SIZE (M)		PLOT AREA		NO. OF PLOTS
	W	L	(SQ.M.)	(SQ.YDS.)	
	7.336	X 16.480	120.897	145.0	35
	7.023	X 17.100	120.093	144.0	23
	6.850	X 17.267	118.279	142.0	43
	6.400	X 16.000	102.400	123.0	21
	6.555	X 14.000	91.770	110.0	25
	6.530	X 16.000	104.480	125.0	40
<b>TOTAL</b>					<b>187</b>



ARCHITECTS:  
studio archRoK

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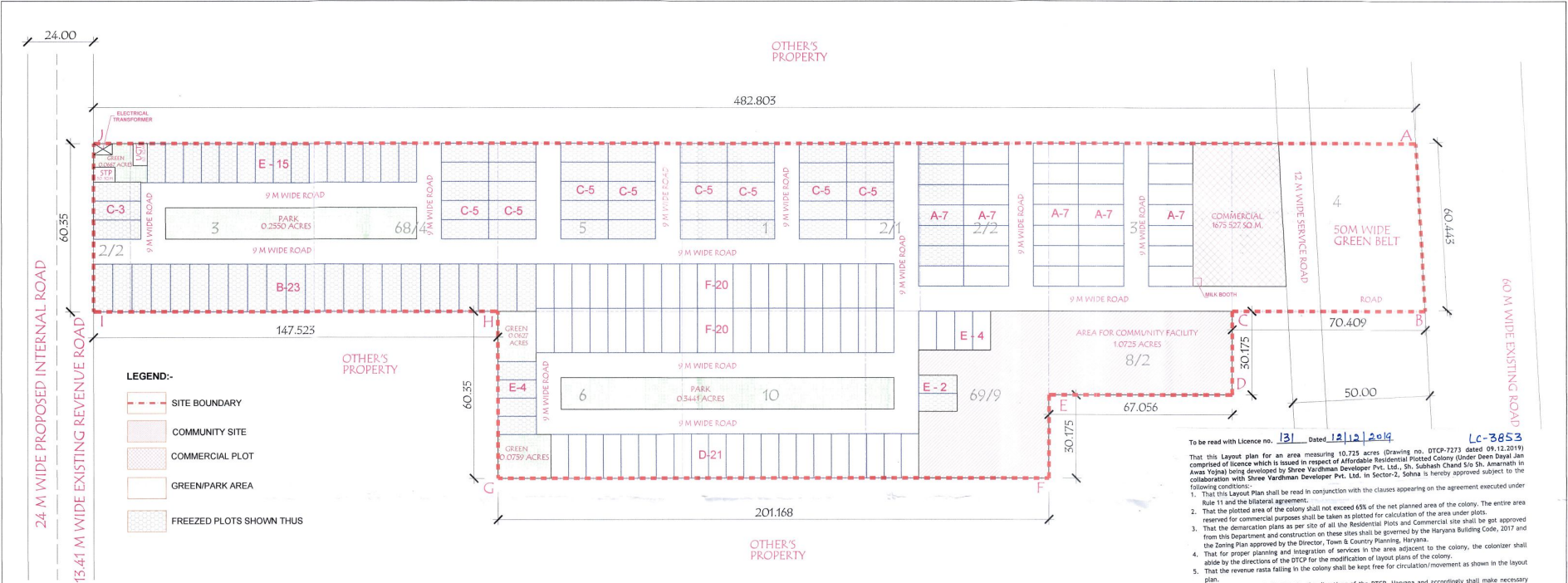
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PARK

PARK

PARK



- LEGEND:-**
- SITE BOUNDARY
  - COMMUNITY SITE
  - COMMERCIAL PLOT
  - GREEN/PARK AREA
  - FREEZED PLOTS SHOWN THUS

**AREA STATEMENT**

1. TOTAL SITE AREA	=	10.725	ACRES
2. DEDUCTION OF 50 M WIDE AREA UNDER GREEN BELT AND SERVICE ROAD	=	(-10.746)	ACRES
3. BENEFIT OF 50% OF AREA FALLING UNDER 50 M WIDE GREEN BELT AND SERVICE ROAD	=	0.373	
5. NET PLANNED AREA	=	10.352	ACRES

	PERMISSIBLE AREA(SQ. METERS)	%	PROPOSED AREA(SQ. METERS)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	1,0725	10.00	1,0725	10.00
GREEN AREA UNDER PARKS	0,8044	7.50	0,8044	7.50
AREA UNDER COMMERCIAL 4% OF NET PLANNED AREA	0,4141	4.0000	0,4140	3.9992
AREA UNDER PLOTS	6,3147	61.0000	5,1160	49.4200
TOTAL SALABLE AREA	6,7288	65.00	5,5300	53.4192

**SUMMARY OF PLOTS**

PLOT DIMENSIONS	AREA(SQ. M.)	NO OF PLOTS	TOTAL AREA
A 7.336 X 16.480	120.897	35	4231.405 SQ.M.
B 7.023 X 17.100	120.093	23	2762.146 SQ.M.
C 6.850 X 17.267	118.279	43	5085.995 SQ.M.
D 6.800 X 16.000	102.400	21	2150.400 SQ.M.
E 6.555 X 14.000	91.770	25	2294.250 SQ.M.
F 6.530 X 16.000	104.480	40	4179.200 SQ.M.
<b>TOTAL</b>	<b>187</b>	<b>187</b>	<b>30701.396 SQ.M.</b> <b>5.1160 ACRES</b>

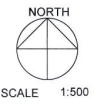
**DENSITY**

TOTAL POPULATION	187	X	13.5	=	2524.5	PERSONS
DENSITY PERMISSIBLE					240 TO 400 PPA	
ACHIEVED DENSITY					243.87 PPA	

DETAIL OF 50% RESIDENTIAL AREA TO BE FREEZED AS PER POLICY (2.558 ACRES). THE APPLICANT AS OFFERED 2.5656 ACRES (i.e. 50.14% AREA) TO BE FREEZED

**DETAIL OF PLOT AREA TO BE FREEZED**

PLOT DIMENSIONS	AREA(SQ. M.)	NO OF PLOTS	TOTAL AREA
A 7.336 X 16.480	120.897	6	725.384 SQ.M.
B 7.023 X 17.100	120.093	23	2762.146 SQ.M.
C 6.850 X 17.267	118.279	42	4967.716 SQ.M.
E 6.555 X 14.000	91.770	21	1927.170 SQ.M.
<b>TOTAL</b>	<b>14,000</b>	<b>92</b>	<b>10382.415 SQ.M.</b> <b>2.5656 ACRES</b>



LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON A TOTAL LAND AREA MEASURING 10.725 ACRES ACRES AT SECTOR-2 , URBAN ESTATE SOHNA, DISTT. GURGAON, HARYANA FOR M/S SHREE VARDHMAN DEVELOPERS PVT. LTD

ARCHITECT'S SIGN \_\_\_\_\_

OWNER'S SIGN \_\_\_\_\_  
M/S SHREE VARDHMAN DEVELOPERS PVT. LTD.  
Authorized Signatory

- To be read with Licence no. 131 Dated 12/12/2014 LC-3853
- That this Layout plan for an area measuring 10.725 acres (Drawing no. DTCP-7273 dated 09.12.2014) comprising of Licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Shree Vardhman Developer Pvt. Ltd., Sh. Subhash Chand S/o. Sh. Amarnath in Area Yojna) being developed by Shree Vardhman Developer Pvt. Ltd. in Sector-2, Sohna is hereby approved subject to the collaboration with Shree Vardhman Developer Pvt. Ltd. in Sector-2, Sohna is hereby approved subject to the following conditions:-
1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
  2. 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 as plotted for calculation of the area under plots.
  3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
  4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
  5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
  6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
  7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
  8. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the Haryana Urban colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
  9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
  10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
  11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
  12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(i)(a)(ii) of the Act No.8 of 1975.
  13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
  14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSNP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
  15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms Haryana.
  16. That the colonizer/owner shall use only Light-Emitting Diode Lamp (LED) for street lighting in the colony as well as Campus lighting.
  17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government, Renewable Energy Department, vide Notification No. 19/4/2016-SP dated 14.03.2016.
  18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No 22/72/2009-SPower dated 21.03.2016 issued by Haryana Government, Renewable Energy Department.
  19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/4/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.







www.shreevardhmangroup.com



Shree Vardhman Group is having more than two decade experience in development, marketing, and promotion of various residential and commercial projects. The Group is developing more than 10 million sq.ft. of residential and commercial properties in North India. The qualities that set the group apart amongst its contemporaries are its privileged view point and

daunting passion. Every endeavor and effort clearly emphasises the credibility and integrity of the group. The group is well known for its commitment to quality and transparency in its projects. The projects of group are located at most prime locations in Gurgaon, Sonapat, Kurukshetra, Panchkula and Sohna. Shree Vardhman Group has carved a niche for its self in the real estate industry in India, having approx. more than 7000 satisfied customers in its various projects.



### SHREE VARDHMAN CITY

50.125 Acre Township  
Sector-30, NH-1, Kurukshetra



### SHREE VARDHMAN SHOPPING MALL

Shopping Centre  
Sector -67, Gurgaon



### SHREE VARDHMAN GARDENIA

14 Acre Group Housing  
Sector - 10, Sonapat



### SHREE VARDHMAN VICTORIA

10.96 Acre Premium Group Housing  
Sector - 70, Gurgaon



### SHREE VARDHMAN FLORA

10.88 Acre Group Housing  
Sector - 90, Gurgaon



### SHREE VARDHMAN MANTRA

11.26 Acre Group Housing  
Sector - 67, Gurgaon



### SHREE VARDHMAN MY HOMES

Luxurious Independent Floors  
Sector-30, Kurukshetra



### SHREE VARDHMAN GREEN SPACE

5.0 Acre Group Housing  
Sector-14, Panchkula Extension



### SHREE VARDHMAN HIGHWAY MALL

2 Acre Retail Mall and Multiplex  
on NH-1, Kurukshetra



### GREEN COURT

10.05 Acre, Affordable Group Housing  
Sector - 90, Gurgaon





## **Shree Vardhman Developers Pvt. Ltd.**

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