

Pataudi



Pataudi

Master Plan

2031

PATAUDI - HAILY MANDI

FINAL DEVELOPMENT PLAN FOR CONTROLLED AREA PATAUDI - HAILY MANDI 2031- AD UNDER SECTIONS 5 (7) OF ACT. NO. 41 OF 1963

CONTROLLED AREA. NOTIFIED VIDE NO. CCP (NCR)GAG (PTD) 2007/1031 DATED 28.02.2007. CCP (NCR)GAG (NURG)GAG (D)00/00 DATED 17.02.2012. CCP (NCR) (MMP)GAG (D)00/1300, 1304, 1305, 1306, 1307, 1308, 1310 & 1311, DATED 05.08.2005. CCP (NCR)GAG (D)32/CA/0000/1661, 1671, 1672 DATED 27.10.2005 (THE AREA OF VILLAGE UDAPUR, BAGHAWAN AND KHERI OF DISTRICT GURGAON ARE THE PART OF THE CONTROLLED AREA AROUND P.S. OF PARA FALLING IN DISTRICT MEWAT) AND (THE AREA OF VILLAGE PATHER OF DISTRICT GURGAON IS THE PART OF CONTROLLED AREA AROUND P.S. OF VILLAGE FATEHPUR FALLING IN DISTRICT MEWAT RESPECTIVELY). CONTROLLED AREA FALLING IN DISTRICT GURGAON, AND CCP (NCR)GAG (NURG)GAG 2007/4292 DATED 07-12-2007.

LEGEND

DISTRICT BOUNDARY
CONTROLLED AREA BOUNDARY
M.C. BOUNDARY
VILLAGE BOUNDARY
EXISTING ROAD
VILLAGE ABANDONED RASTA
ROADS
RAILWAY LINE
SECTOR NO. / DENSITY (PPH)

PROPOSALS

100 RESIDENTIAL
200 COMMERCIAL
210 RETAIL TRADE
220 WHOLESALE TRADE
300 INDUSTRIAL
300 LIGHT INDUSTRY
300 HEAVY INDUSTRY
400 TRANSPORT & COMMUNICATIONS
410 RAILWAY YARDS, RAILWAY STATION & SIDINGS
420 BUS STAND, WORKSHOP & PARKING AREA
430 PUBLIC OFFICE & TELEPHONE EXCHANGE ETC
440 LOGISTIC ZONE
500 PUBLIC UTILITIES
510 WATER SUPPLY & TREATMENT PLANT
520 DRAINAGE & SANITARY
530 ELECTRIC POWER PLANTS, BUS STATION ETC
540 SOLID WASTE DISPOSAL WORKS
600 PUBLIC & SEMI-PUBLIC USE
610 MINI SECRETARIAT, JUDICIAL COMPLEX, JAIL, POLICE STATION, OTHER INSTITUTIONS
620 EDUCATIONAL, CULTURAL & RELIGIOUS INSTITUTIONS
630 MEDICAL, HEALTH INSTITUTIONS
640 CULTURAL INSTITUTIONS LIKE THEATRE, OPERA HOUSES ETC
700 OPEN SPACE
710 SPORTS GROUND, STADIUM
720 TOWN PARK
730 GREEN BELT
800 AGRICULTURAL ZONE
800 DARY FARMING, GO-DARMA
LAND RESERVATION FOR MAJOR ROADS
1000 NATURAL CONSERVATION ZONE

(1) LAND RESERVATION FOR MAJOR ROADS SHOWN IN THE DRAWING SHALL BE AS UNDER -

LAND CLASSIFICATION

1. V-1 EXISTING 30 M WIDE ROAD
2. V-2 EXISTING ROAD TO BE WIDENED TO 100 M WITHIN 30 M WIDE GREEN BELT ON BOTH SIDE
3. V-3 EXISTING ROAD TO BE WIDENED TO 75 M WITHIN 30 M WIDE GREEN BELT ON BOTH SIDE
4. V-4 EXISTING ROAD TO BE WIDENED TO 50 M WITHIN 30 M WIDE GREEN BELT ON BOTH SIDE
5. V-5 EXISTING ROAD TO BE WIDENED TO 25 M WITHIN 30 M WIDE GREEN BELT ON BOTH SIDE
6. V-6 EXISTING ROAD TO BE WIDENED TO 15 M WITHIN 30 M WIDE GREEN BELT ON BOTH SIDE
7. V-7 EXISTING ROAD TO BE WIDENED TO 10 M WITHIN 30 M WIDE GREEN BELT ON BOTH SIDE
8. V-8 EXISTING ROAD TO BE WIDENED TO 5 M WITHIN 30 M WIDE GREEN BELT ON BOTH SIDE
9. V-9 EXISTING ROAD TO BE WIDENED TO 2.5 M WITHIN 30 M WIDE GREEN BELT ON BOTH SIDE
10. V-10 EXISTING ROAD TO BE WIDENED TO 1.25 M WITHIN 30 M WIDE GREEN BELT ON BOTH SIDE
11. V-11 EXISTING ROAD TO BE WIDENED TO 0.625 M WITHIN 30 M WIDE GREEN BELT ON BOTH SIDE
12. V-12 EXISTING ROAD TO BE WIDENED TO 0.3125 M WITHIN 30 M WIDE GREEN BELT ON BOTH SIDE
13. V-13 EXISTING ROAD TO BE WIDENED TO 0.15625 M WITHIN 30 M WIDE GREEN BELT ON BOTH SIDE
14. V-14 EXISTING ROAD TO BE WIDENED TO 0.078125 M WITHIN 30 M WIDE GREEN BELT ON BOTH SIDE
15. V-15 EXISTING ROAD TO BE WIDENED TO 0.0390625 M WITHIN 30 M WIDE GREEN BELT ON BOTH SIDE



DRAWING NO. D.T.P. (G) 2109/2012 DATED 21-11-2012

DRAWN BY: (SUDIP KUMAR) CHECKED BY: (SUDIP KUMAR) (JUDIP KUMAR)

PLANNING ASSISTANT: (V.S. SHARMA) (V.S. SHARMA)

ASST. TOWN PLANNER: (PREMA SINGH) (PREMA SINGH)

DEPT. TOWN PLANNER: (AJAY KUMAR) (AJAY KUMAR)

(AJAY KUMAR) (AJAY KUMAR)

(AJAY KUMAR) (AJAY KUMAR)

(AJAY KUMAR) (AJAY KUMAR)

(AJAY KUMAR) (AJAY KUMAR)

(AJAY KUMAR) (AJAY KUMAR)

(AJAY KUMAR) (AJAY KUMAR)

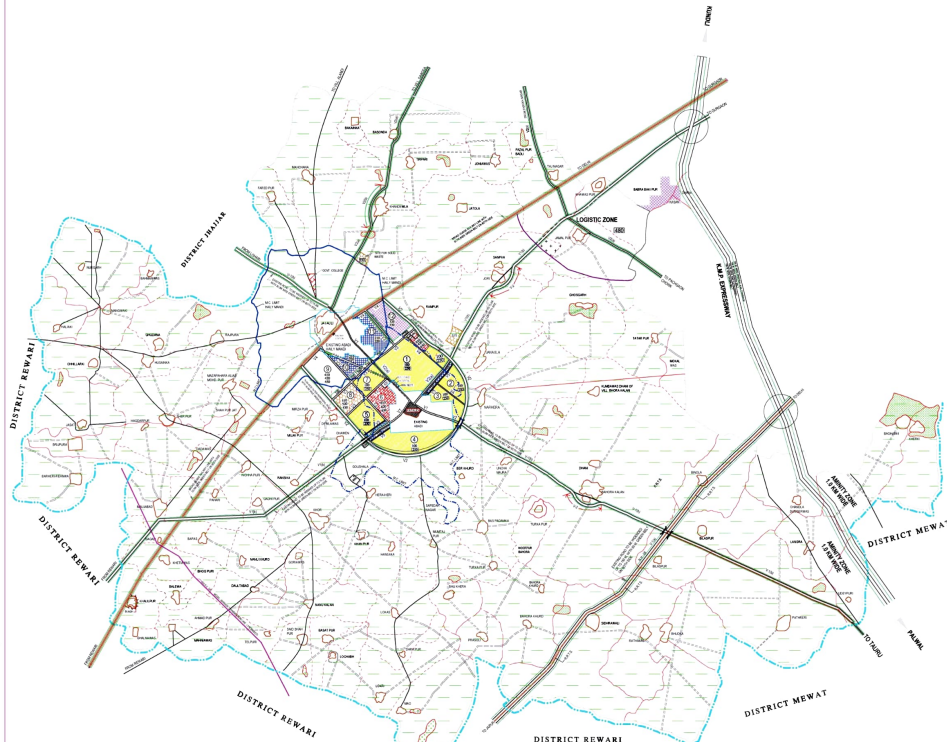
(AJAY KUMAR) (AJAY KUMAR)

(AJAY KUMAR) (AJAY KUMAR)

(AJAY KUMAR) (AJAY KUMAR)

(AJAY KUMAR) (AJAY KUMAR)

DEPT. OF T. & C. PLANNING, HARYANA



NOTE: This copy is a digitized copy of the original Development Plan notified in the Gazette. Though precaution has been taken to make a error free, however minor errors in the same cannot be completely ruled out. Users are accordingly advised to cross-check the scanned copies of the notified Development plans hosted on the website for all practical purposes. Director Town and Country Planning, Haryana and/or its employees will not be liable under any condition for any legal action/damages direct or indirect arising from the use of this development plan. The user is requested to convey any discrepancy observed in the data to Sh. Charni Ram, GIS Developer (IT), mail id: dev-drt102@gmail.com, mob. no. 98728-77263.

Road | Connectivity

- National Highway 352W (Delhi-Jaipur Super Expressway)
- **15-Minutes** drive to **Pataudi** from the **Dwarka Expressway**.
- Dwarka Expressway from Sector 88A to **Pataudi, Rewari**, and **Jaipur** takes approximately **2.5 hours**.
- **2-Minutes drive** from **KMP Expressway**
- **10-Minutes** drive from **NH8 Bilaspur**





| Why to invest in
Pataudi ?..

| Hospitals

- SADH – Swami Amar Dev Hospital
- Global Hospital & Trauma Center
- Geetanjali Hospital
- Joshi Hospital & Maternity Center
- Kamla Hospital (24×7 clinic)
- Umang Super Speciality Hospital





Nearby Education

- Delhi Public School (DPS) Pataudi
- Suraj School Pataudi
- Pataudi College of Education
- Rao Neki Ram College of Pharmacy
- SGT University, Gurugram. 45min drive

Big Companies and Brands investing or active in Pataudi,



1. Reliance & Raheja Engineering

- Developing industrial SEZs along Pataudi Road.

2. Amazon & Flipkart

- Operate logistics hubs & warehouses near Pataudi (Farrukhnagar zone).

HSVP (Govt. of Haryana)

- Investing in residential sectors, roads, and civic infrastructure.

House of Pataudi (Myntra + Saif Ali Khan)

- Famous fashion brand named after Pataudi, boosting heritage branding.



| **Emerging Logistics & Industrial Hub**

- Near Farrukhnagar Logistics Park, Amazon & Flipkart warehouses, and cargo hubs
- Surrounded by industrial townships like IMT Manesar and Bawal
- Increasing demand for commercial land, warehouse spaces, and workforce housing

Our Exciting New Project

PALM DRIVE

in Sector 3, Pataudi, Gurgaon

Introducing the **1st Deen Dayal Jan Awas Yojana**
Project on **Pataudi Bypass**

Bang on NH-352W

**RERA
RECEIVED**



About Builder:

Completed Projects:

1. Developed 60 acres in Farukhnagar, delivering well planned residential spaces.
2. Golden Gate Residency & Maruti Kunj Farukhnagar

On going Projects:

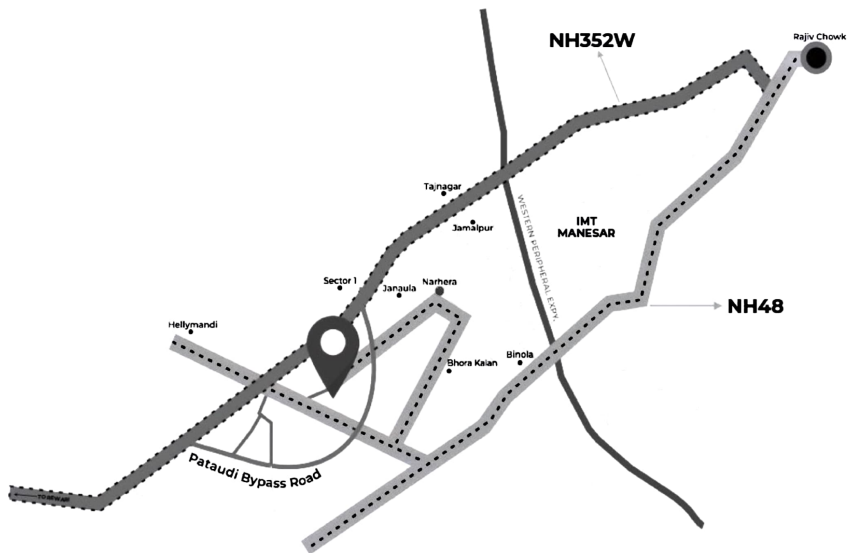
1. Vienna Greens, Sector 99A, Gurgaon
2. Developing a 40-acre residential project in Pataudi.

Upcoming Projects:

1. Bahadurgarh sector 1
2. Rewari

LOCATION MAP & LOCATION ADVANTAGES

Strategically located on NH 352W,
Palm Drive keeps you connected:



KMP Expressway – 5 mins

IMT Manesar – 7 mins

Dwarka Expressway – 15 mins

Upcoming Global City – 15 mins

Reliance MET Jhajjar – 25 mins

IGI Airport – 40 mins

Kharkhoda IMT – 40 mins

TOWNSHIP AMENITIES

Everything you need, already planned:



Lush Green Parks
& Reflexology Paths



Open Gym
Jogging Tracks



Kids Play Area &
Outdoor Seating



Yoga & Meditation
Garden



Sports Courts:
Badminton,
Volleyball, Basketball



24x7 Security &
Multiple Gated
Entries



Fresh Water Supply
&
Streetlights



Stormwater
&
Sewage Systems



Vaastu Compliant
Projects



Modern Club



Well Looped
Road Network



S.NO	PLOTS	PLOTS AREA CALCULATION										TOTAL AREA IN SQM	TOTAL AREA IN SQM	NO OF PLOTS
		WIDTH IN M	LENGTH IN M	AREA IN SQM	IN SQM	IN SQM	IN SQM	IN SQM	IN SQM	IN SQM	IN SQM			
1	1, 6, 9, 12, 21, 28	6.300	18.300	115.260	144.24	23	2773.900	3317.455						
2	7	5.750	30.000	172.500	205.85	1	111.210	133.007						
3	8	5.750	30.000	172.500	205.85	1	111.210	133.007						
4	18	5.750	30.000	172.500	205.85	1	111.210	133.007						
5	19	5.750	30.000	172.500	205.85	1	111.210	133.007						
6	20	5.750	30.000	172.500	205.85	1	111.210	133.007						
7	29, 47	5.750	30.000	172.500	205.85	1	111.210	133.007						
8	48	5.750	30.000	172.500	205.85	1	111.210	133.007						
9	49	5.750	30.000	172.500	205.85	1	111.210	133.007						
10	50	5.750	30.000	172.500	205.85	1	111.210	133.007						
11	51	5.750	30.000	172.500	205.85	1	111.210	133.007						
12	52	5.750	30.000	172.500	205.85	1	111.210	133.007						
13	53	5.750	30.000	172.500	205.85	1	111.210	133.007						
14	54	5.750	30.000	172.500	205.85	1	111.210	133.007						
15	55	5.750	30.000	172.500	205.85	1	111.210	133.007						
16	56	5.750	30.000	172.500	205.85	1	111.210	133.007						
17	57	5.750	30.000	172.500	205.85	1	111.210	133.007						
18	58	5.750	30.000	172.500	205.85	1	111.210	133.007						
19	59, 86	5.750	30.000	172.500	205.85	1	111.210	133.007						
20	87, 89	5.750	30.000	172.500	205.85	1	111.210	133.007						
21	90	5.750	30.000	172.500	205.85	1	111.210	133.007						
22	99, 113	5.750	30.000	172.500	205.85	1	111.210	133.007						
23	114	5.750	30.000	172.500	205.85	1	111.210	133.007						
24	115	5.750	30.000	172.500	205.85	1	111.210	133.007						
TOTAL AREA												115	13345.461	

PROJECT
PALM DRIVE
DESIGNERS
M/S VK AND SONS INFRA TECH PVT.LTD.
SECTOR-21, PATAUDI, GURGAON (PN)



ARCHITECT
DAULAT AND PUNEET ARCHITECTS LLP.
2ND, FOURTH FLOOR, SUNSHY TRADE TOWER, SECTOR-21, GURGAON

LAYOUT PLAN

Price

Rs. 79000 Per sq.yd

PRICE LIST & PAYMENT PLAN
PALM DRIVE, Sector 03, Pataudi, Gurugram

(DEEN DAYAL JAN AWAS YOJNA PLOTS)

Unit Size (sq. mtrs.)	Unit Size (sq. yds.)	Basic Unit Price (in Rs. per sq. yd.)	Registration Amount	Balance 10% on Allotment	30% within 30 days of Allotment	15% on Commencement of Sewerage Work on Site + 50% EDC/IDC	15% on Commencement of Water Work on Site + 25% EDC/IDC	15% on Commencement of Internal Road Work on Site + 25% EDC/IDC	10% on Commencement of Electrification Work on Site	5% on Offer of Possession + IFMS & Possession Charges	TOTAL COST
87.68	104.86	79000	49000	779394.00	2485182.00	1399881.00	1321236.00	1321236.00	828394.00	519057.00	8703380
90.58	108.33	79000	49000	806807.00	2567421.00	1446205.50	1364958.00	1364958.00	855807.00	536233.50	8991390
105.63	126.33	79000	49000	949007.00	2994021.00	1686505.50	1591758.00	1591758.00	998007.00	625333.50	10485390
107.65	128.75	79000	49000	968125.00	3051375.00	1718812.50	1622250.00	1622250.00	1017125.00	637312.50	10686250
108.72	130.03	79000	49000	978237.00	3081711.00	1735900.50	1638378.00	1638378.00	1027237.00	643648.50	10792490
111.20	133.00	79000	49000	1001700.00	3152100.00	1775550.00	1675800.00	1675800.00	1050700.00	658350.00	11039000
113.82	136.13	79000	49000	1026427.00	3226281.00	1817335.50	1715238.00	1715238.00	1075427.00	673843.50	11298790
114.87	137.38	79000	49000	1036302.00	3255906.00	1834023.00	1730988.00	1730988.00	1085302.00	680031.00	11402540
117.80	140.89	79000	49000	1064031.00	3339093.00	1880881.50	1775214.00	1775214.00	1113031.00	697405.50	11693870
120.60	144.24	79000	49000	1090496.00	3418488.00	1925604.00	1817424.00	1817424.00	1139496.00	713988.00	11971920

OTHER CHARGES (Included in Total Cost)

EDC/IDC: Rs. 3000 per sq. yd.

IFMS: Rs. 250 per sq. yd.

Possession Charges: Rs. 750 per sq.yd.

NOTE:

Cheque / Bank Draft should be made in favour of "VK AND SONS INFRATCH PL PALM DRIVE MC AC"

Basic Sale Price is subject to revision at the sole discretion of the company.

Interest Free Maintenance Security Deposit to be paid on possession.

Any other Govt. Cess / Taxes as applicable would be payable extra by the customer as per the demand.

Registration, Stamp Duty, and any applicable charges shall be payable at the time of possession on the prevailing rates.

Thank you

