

PRESENTING CODENAME  
**S.O.H.N.A.**

SOHNA'S. HOTTEST. NEW. ADDRESS.

**GURUGRAM**

bustling and  
overcrowded

LIFESTYLE

REDISCOVERED

FOR YOU

*Sohna:*  
Nature's  
playground

*Investment*  
That Will  
Keep on Giving







*WELCOME  
TO A LIFE  
IMMERSED  
AND CRAFTED  
BY NATURE*

Representative Image



# SIX POWER-PACKED INVESTOR TRUTHS

01

A zippy drive from Gurugram, Southern Peripheral Road and Kundli-Manesar-Palwal Expressway. FINAL opportunity to get the 'right-sized right-priced' residences. Close to NCR's power centers. Surprisingly close to nature as well.

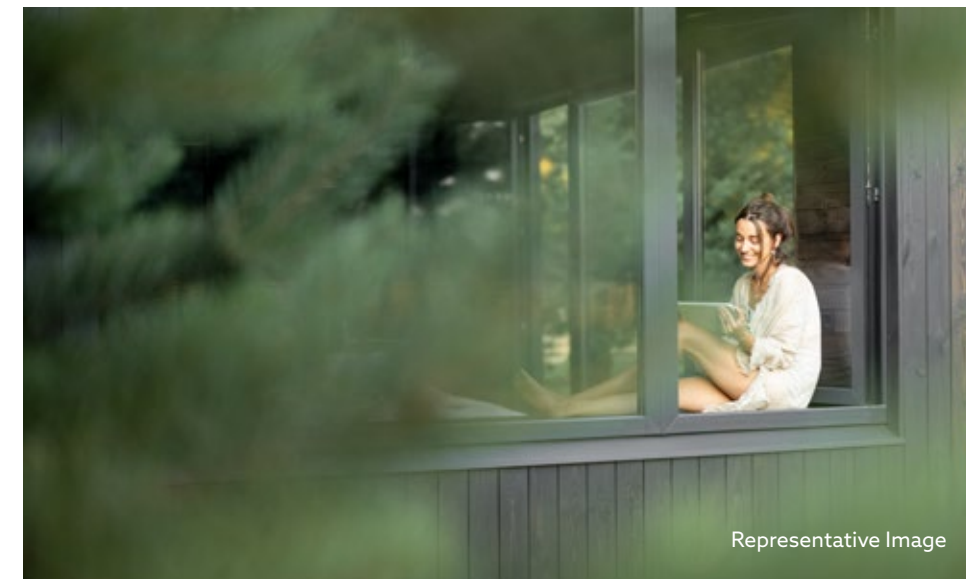


Representative Image

02

## *The resurgence of real 'real estate'*

Cut away from over-heated, over-priced market trends. Book into a future-ready residential offering that harnesses into the demand for scarce, strategically located land.



Representative Image

03

## *Ideal for end-user community,*

perfectly contoured and primed towards easy liquidation.



Representative Image

04

## *Large-sized residences,*

the way North India used to love living a resplendent life. At never-again prices primed for growth.



Representative Image

Don't miss points 5-6 ►



05

*Rare biophilic,  
clean, green,  
naturally-endowed*

ecosystem and surroundings. Close at hand, state-government planned world's largest jungle safari at 10,000 acres, featuring a herpetarium, aviary, big cat zones, herbivore section, sections for exotic birds and animals, underwater world, nature trails, botanical gardens and diverse biomes.



06

*Grade-A  
resorts*

in the vicinity, driving  
HNI traffic towards  
location sampling and  
consumption.





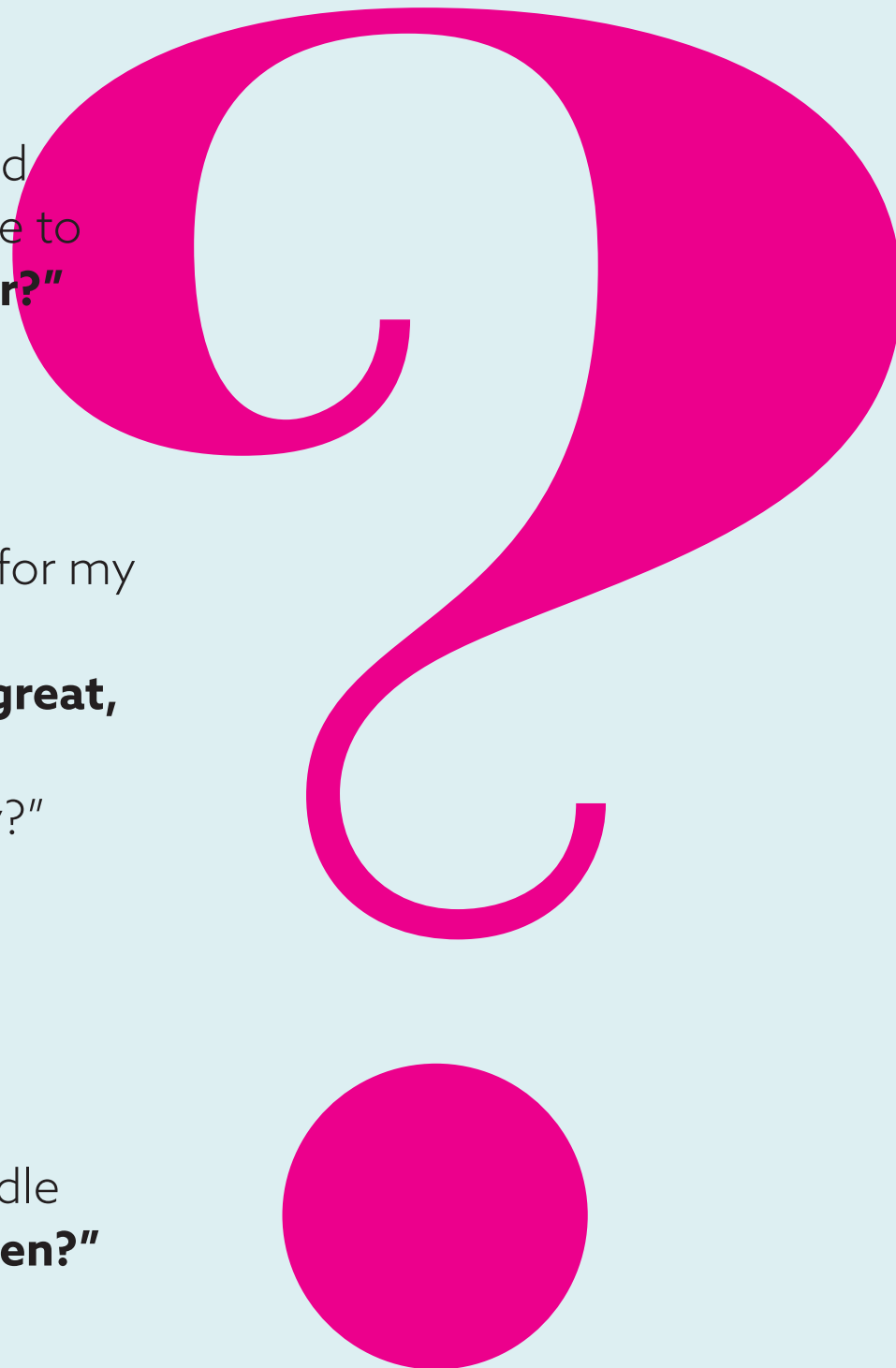
# CITIZENS' CHARTER

---

"**Why** does a large 3 bed home in Gurugram have to be **upwards of Rs 4.5 cr?**"

"**Why** can't the canvas for my home have **sprawling greens while offering great, seamless connectivity** with the rest of the city?"

"**Why** can't I sip my morning tea in the middle of a **fragrant herb garden?**"



"**Is it possible** to have **acres of greens** at my doorstep?"

"**When** can I get 'no-froth' **real pricing** for my investment?"

"**Can** my home offer large **enough spaces for 3 generations** to come together under one roof?"

"**Will** there be any Grade-A residential offering left at **approachable, palatable price** points in the next 2-3 years?"



Representative Image



Representative Image



# THE *RISE* & *RISE* OF NCR & GURUGRAM

Gurugram, Millennium City, with the rapid industrialization in the early 80s, starting with collaboration of Suzuki Motors, Japan with Maruti Udyog Ltd. lay the foundation for unprecedented urbanisation.



## PERFECTLY POSITIONED



Delhi NCR is India's largest regional economy (USD 370 Bn), contributing nearly 8% to the national GDP.<sup>1</sup>

The National Capital Region, comprising of Haryana, U.P., Rajasthan & Delhi is spread across **55,000 km<sup>2</sup> (Approx.)**, of which Haryana occupies 25,327 km<sup>2</sup>, which is 46% of the NCR.



Gurugram ranks 2nd in IT with over 250 Fortune 500 companies.<sup>2</sup>



The NCR region attracted **25% of India's FDI** (Apr-Dec 2018-19).<sup>3</sup>



Hosts **100+ industrial estates**, with strongholds in **automotive, electronics, apparel, dairy, MSMEs**, Consultancies, IT-ITES and **Real-Estate**.<sup>1</sup>



Global employers include **Google, Microsoft, Accenture, Deloitte, TCS, IBM**, and others.<sup>4</sup>



Gurugram offers **one of India's highest per capita incomes**.<sup>5</sup>

1. Collier's report on Sohna emerging as a strategic investment hub 2025 & Draft Regional Plan 2041  
2. <https://www.hindustantimes.com/gurgaon/gurugram-among-top-5-it-hubs-in-asia-pacific/story-JKwwaSNvsf40s3AQAAha6L.html>  
<https://www.gmda.gov.in/aboutus/metropolitan-area.html?language=en#:-:text=Popularly%20known%20as%20Millennium%20City,of%20land%20in%20the%20city.>  
3. Collier's report on Sohna emerging as a strategic investment hub 2025 | <https://timesofindia.indiatimes.com/business/india-business/delhi-ncr-accounts-for-25pc-of-fdi-in-apr-dec-2018-19/articleshow/68254344.cms>  
4. <https://www.gmda.gov.in/aboutus/metropolitan-area.html?language=en#:-:text=Popularly%20known%20as%20Millennium%20City,of%20land%20in%20the%20city.>  
5. <https://gurugram.gov.in/about-district/#:-:text=District%20Gurugram%20is%20located%2030,India%20after%20chandigarh%20and%20Mumbai.>

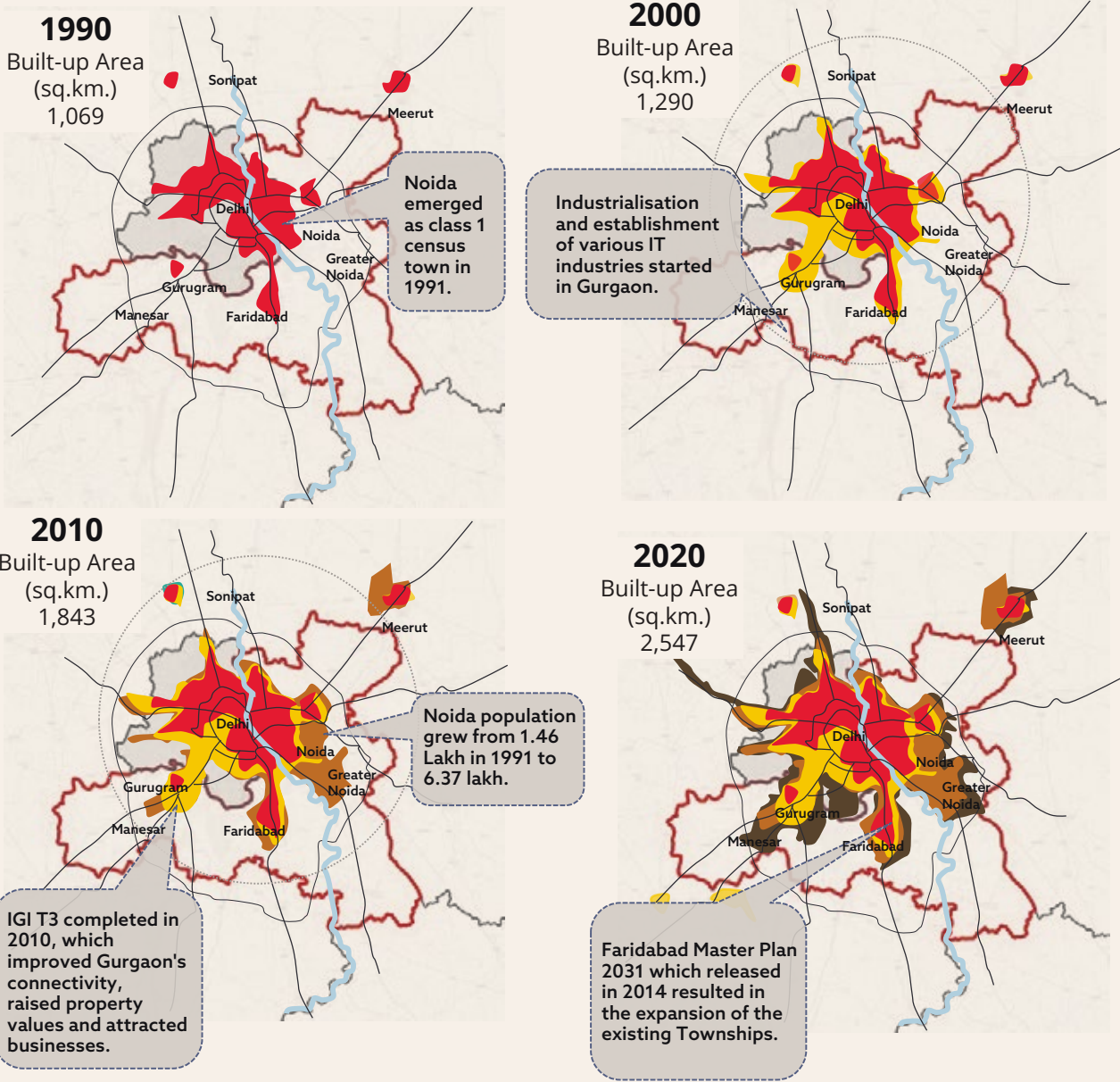


# URBAN EXPANSION OF DELHI

## Built-up area of the NCR Region

Delhi's population is spreading outward due to suburbanization and de-concentration from the city core, boosting growth in areas like Gurugram and Noida.

Gurugram, in particular, has emerged as a key employment hub, attracting a significant migrant population. The influx of people into the region has led to a rising demand for housing over the years.



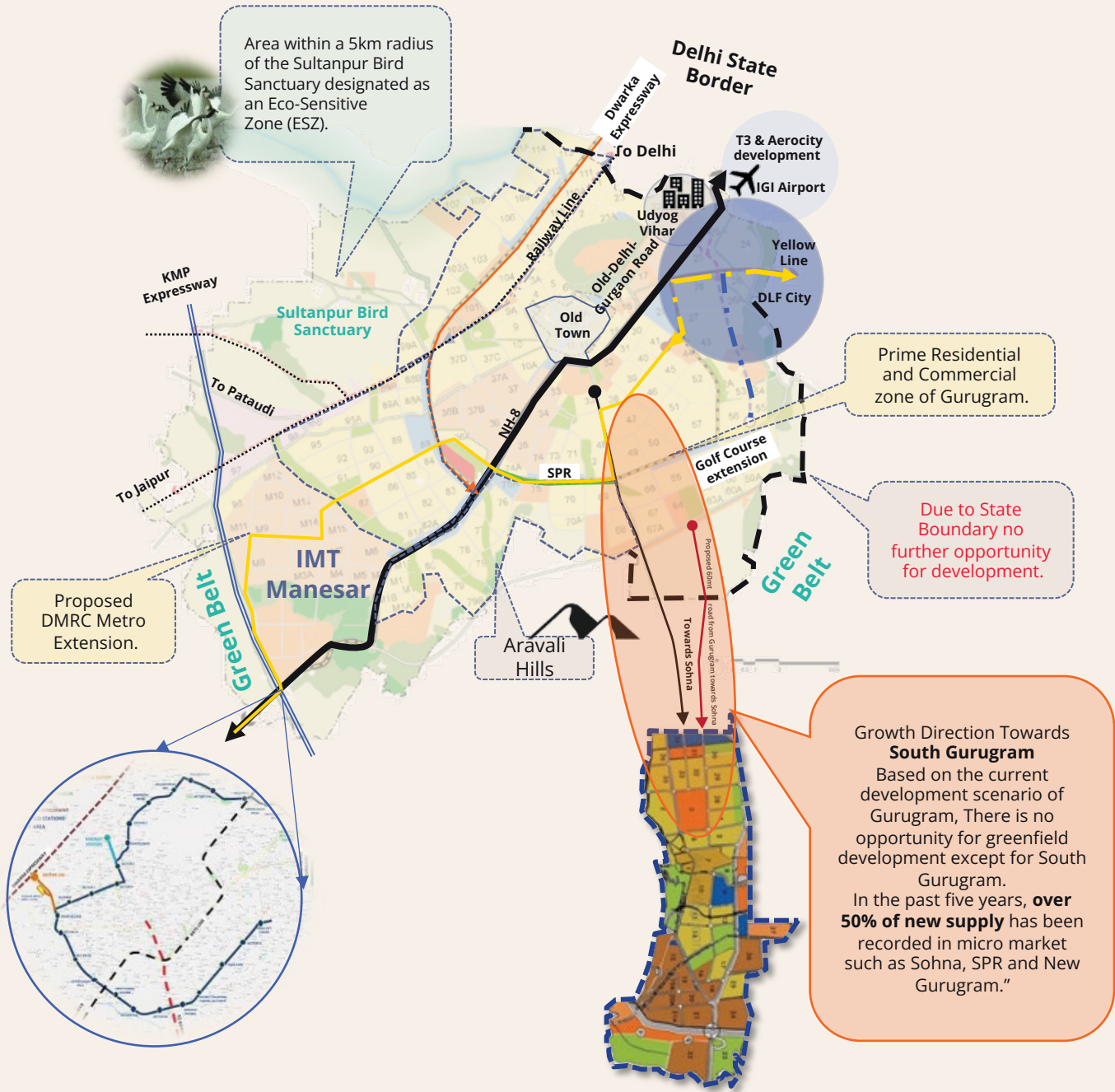
	Year	Built-up Area (sqkm)	Growth (%)
	1990	1,069	
	2000	1,290	21%
	2010	1,843	43%
	2020	2,547	38%

The NCR region has witnessed a ~138% rise in built-up area since 1990, with the southwestern part emerging as the primary growth zone due to infrastructure projects, employment opportunities, and other government initiatives.

Note: Built-up area refers to the total area covered by buildings, roads and other infrastructure within a city.

Source: Colliers' report on Sohna as an emerging strategic investment Hub

# GURUGRAM'S FUTURE GROWTH DIRECTION



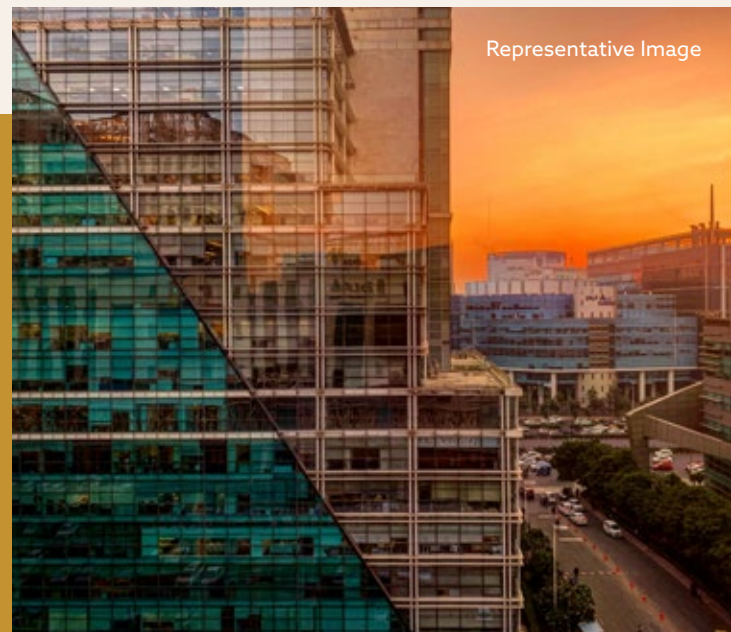
The Sohna micro-market is rapidly emerging as one of the most lucrative destinations for homebuyers and investors, thanks to robust new residential supply, abundant land availability, ongoing infrastructure upgrades, and enhanced inter-city connectivity. With the Haryana government actively promoting Sohna as a strategic growth corridor, the region is witnessing well-planned urban development. Land prices in Sohna remain comparatively affordable, enabling the creation of expansive, self-sustaining townships and integrated residential projects for discerning buyers and working professionals, this translates into high-quality living spaces with strong potential for future appreciation.



# KEY FACTS & FIGURES ABOUT GURUGRAM

2<sup>ND</sup>

Largest IT Hub<sup>1</sup>



250+ 100+

Fortune 500  
companies.<sup>1</sup>

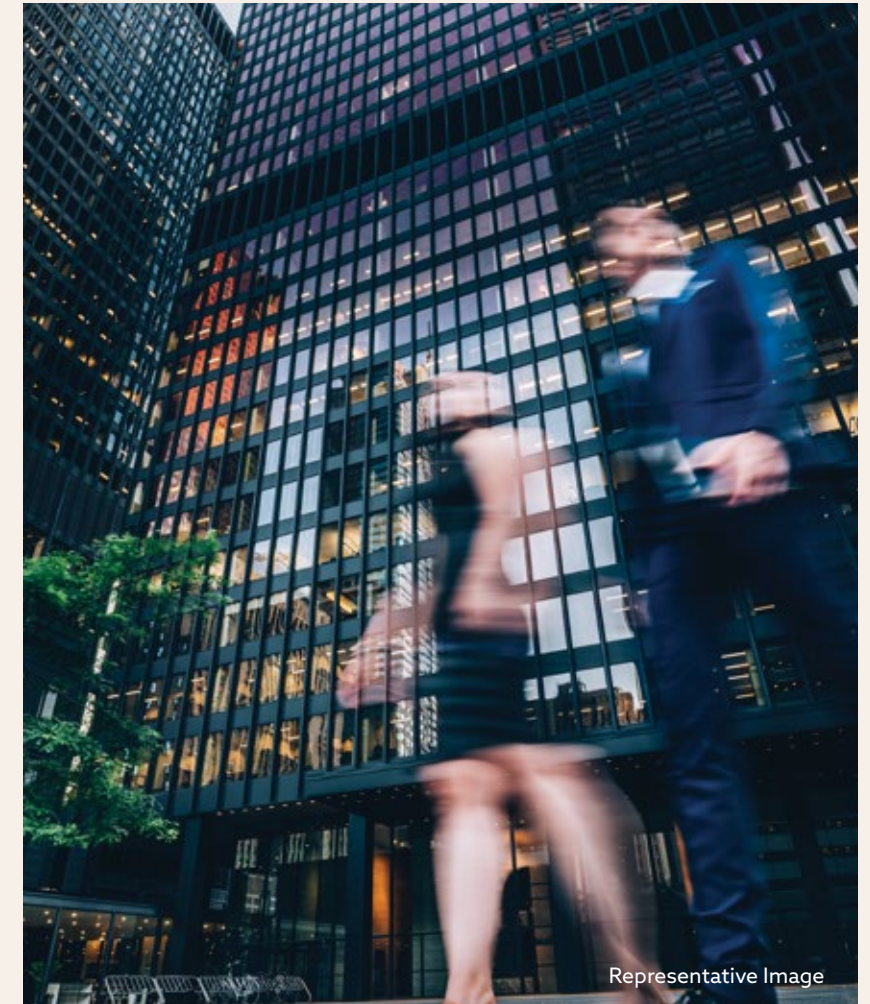
industrial estates, with strongholds in  
automotive, electronics, apparel, dairy,  
MSMEs, consultancies, IT-TES and Real- Estate.

3<sup>RD</sup>

Largest Exporter  
of Software.<sup>2</sup>

3<sup>RD</sup>

Highest Per Capita  
Income in India.<sup>3</sup>

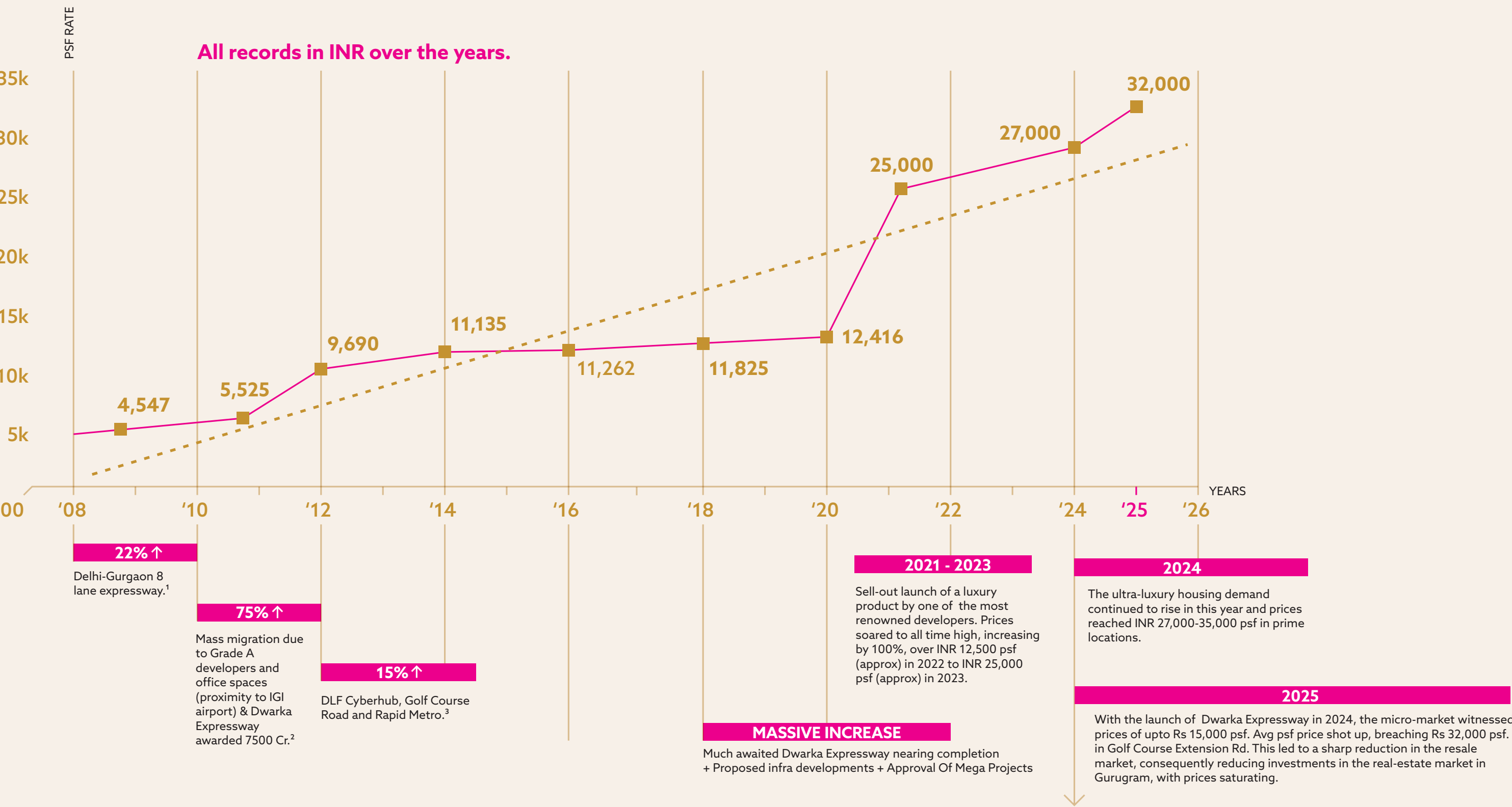


<sup>1</sup><https://www.hindustantimes.com/gurgaon/gurgaon-among-top-5-it-hubs-in-asia-pacific/story-JKwwaSNvsf40s3AQAAha6L.html>  
<sup>2</sup><https://slbcharyana.pnb.in/industries/#:-text=The%20state%20is%20one%20of,projected%20at%2015.8%25%20for%20FY22.>  
<sup>3</sup><https://gurugram.gov.in/about-district/#:-text=District%20Gurugram%20is%20located%2030,India%20after%20chandigarh%20and%20Mumbai.>



# PRICE *TRENDS*

Gurugram's real estate market has experienced significant growth over the past decade, marked by notable price increases and key milestones. **Here's an overview of this progression:**



The city saw a surge in luxury housing demand post-pandemic. Top developers launched luxury projects, catering to affluent buyers seeking premium amenities-leading to a notable increase in realty prices.

Gurugram's real estate market scales new heights with luxury project launches totaling Rs. 88,000 cr. This marks a twofold increase over previous years, highlighting a significant boom in the high-end residential segment.

Source: Multiple primary and secondary sources involving property portals and project listings Pages  
1. <http://dexpressway.com/> | 2. <https://www.hindustantimes.com/delhi-news/pm-s-office-may-step-in-to-resolve-delays-in-dwarka-expressway-project/story-4YcA59Kl0mL0Nw5Gb3FrN.html>  
3. <https://economictimes.indiatimes.com/industry/services/hotels/-restaurants/cyber-city-gurgaon-to-become-the-new-dining-destination-of-delhi-ncr/articleshow/56901601.cms?from=mdr>



# MAJOR MILESTONES OVER THE YEARS

1861

The District of which Gurugram was a part of was arranged into 5 Tehsils: **Gurgaon, Firozpur Jhirka, Nuh, Palwal and Rewari.**

1966

Haryana was formed as 17th state of India.

1967-82

Formation of Haryana Urban Development Authority (HUDA) + Maruti setting up plant + emergence of Udyog Vihar as auto ancillary & textile hub.



Representative Image

Source: Colliers Report on Sohna Emerging as an Strategic Investment Hub 2025

1991-2007

DLF begins real estate projects + expansion of NH-8 + Genpact as an unit of GE started operations + IMT Manesar + Gurugram Masterplan.

2008-12



Representative Image

Delhi Gurugram Expressway inaugurated + Delhi metro line reaches Gurgaon + IGI T3 inaugurated + Sohna Masterplan 2031 notified.

2013-16

Cyber City starts functioning + Rapid Metro operational + Sohna Road & SPR real estate development.



Representative Image

2017-19

SPR completion + 22,000 units launched in Sohna + Gurugram Metropolitan Development Authority formed.

2020-23

Expansion of IGI Airport + Sohna Elevated Corridor completed.



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2024-25

Infrastructure Development Plan for Gurugram-Manesar Urban Complex, 2041 + Dwarka Expressway final phase inaugurated.

2026-30

Proposed completion of 1,000-acre Global City + 10,000 acres Jungle Safari + Gurugram Metro expansion project.



# HIGH DEMAND IN KEY AREAS

Micro-markets like Sohna Road, Golf Course Extension Road, and Dwarka Expressway have become popular, attributable to connectivity to central business districts, access to quality social infrastructure and developments featuring lifestyle-enhancing amenities. However, in some cases, this has also led to high demand and over-heated prices.

## WHERE HAVE RIGHT-PRICED-RIGHT-SIZED HOMES GONE OFF ALTOGETHER!

ETPrime

Cost of Gurugram realty launches doubles in 2024

By Faizan Haidar, ET Bureau • Last Updated: Feb 04, 2025, 09:18:00 AM IST

Synopsis

Gurugram, one of India's top realty markets, saw a significant rise in luxury project launches worth Rs 88,000 crore in 2024, up from Rs 45,000 crore in 2023. This surge reflects the growing demand for upscale properties. Noida and Lucknow also experienced notable real estate investments and project launches.

ANI



Representative image

Gurugram—one of India's top realty markets—saw a near doubling of new project launches to a record Rs 88,000 crore in calendar 2024 as developers continued to sharpen focus on pricier luxury projects with larger apartment sizes. Projects worth Rs 45,000 crore were launched in 2023.


Data from the Haryana Real Estate Regulatory Authority (RERA) showed 239 projects were launched in Gurugram in 2017 costing Rs 64,000 crore. However, in 2024, only 124 projects were launched but the total value was much higher

Source: <https://economictimes.indiatimes.com/industry/services/property/-construction/cost-of-gurugram-realty-launches-doubles-in-2024/articleshow/117901009.cms>  
<https://timesofindia.indiatimes.com/gurugram-realty-boom-cost-of-real-estate-launches-in-gurugram-doubles-in-2024/articleshow/118139251.cms>

THE TIMES OF INDIA

Gurugram realty boom! Cost of real estate launches in Gurugram doubles in 2024

TIMESOFINDIA.COM / Feb 11, 2025, 13:12 IST



Notable developers including DLF, Signature Global, Godrej Properties, Sobha, TARG, and MJM introduced projects in...

Gurugram, a premier real estate market in India, experienced a significant increase in new project launches, reaching Rs 88,000 crore in calendar 2024, compared to Rs 45,000 crore in 2023, with developers concentrating on upmarket luxury projects featuring larger flats. According to Haryana RERA data, whilst 239 projects worth Rs 64,000 crore were launched in Gurugram in 2017, the number decreased to 124 projects in 2024, yet the total value increased substantially to Rs 88,000 crore.

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PUTIN'S REVENGE SANCTION ON TOP ENEMY GERMANY

Gurugram's real estate market saw a significant boost in **luxury projects launches**, reaching **Rs 88,000 crores in 2024** by **Major developers**.



**CPR**  
Saleable area: 2500 sf.  
Average PSF price: 17,000  
Estimated value of 3 Bed Residence of 2500 saleable area: 4.25 cr.

**DWARKA EXPRESSWAY**  
Saleable area: 2500 sf.  
Average PSF price: 19,500  
Estimated value of 3 Bed Residence of 2500 saleable area: 4.90 cr.

**SPR**  
Saleable area: 2500 sf.  
Average PSF price: 17,000  
Estimated value of 3 Bed Residence of 2500 saleable area: 4.25 cr.

**GOLF COURSE EXT. ROAD**  
Saleable area: 2500 sf.  
Average PSF price: 21,500  
Estimated value of 3 Bed Residence of 2500 saleable area: 5.40 cr.

**GOLF COURSE ROAD**  
Saleable area: 2500 sf.  
Average PSF price: 45,000  
Estimated value of 3 Bed Residence of 2500 saleable area: 11.25 cr.

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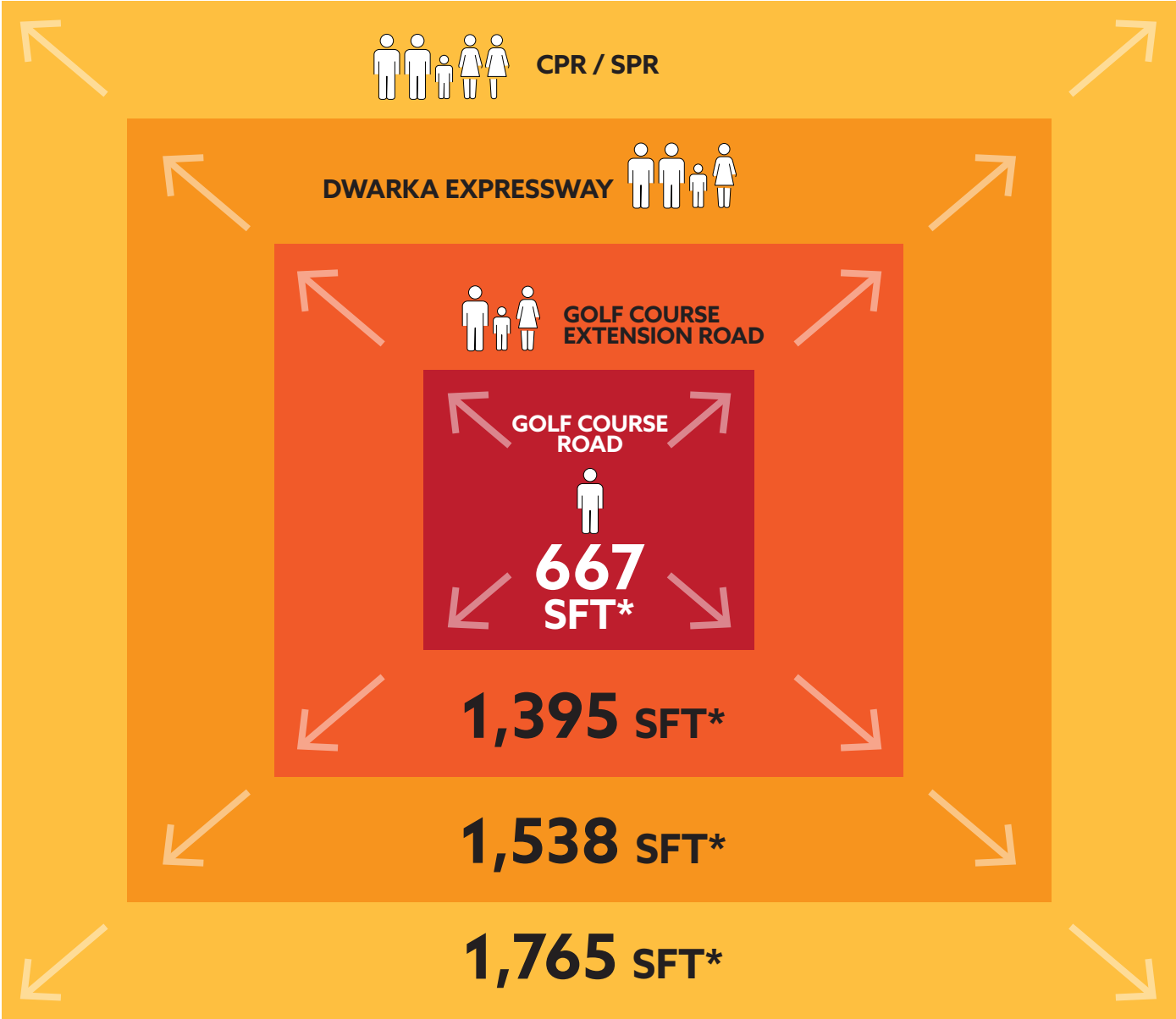
GLS



# THE *RISE* & *RISE* OF REAL ESTATE PRICE:

THE BIG DEBATE!  
SIZE V/S PRICE

What size does ₹3 Cr  
get you in Gurugram's  
prime precincts?



\*SALEABLE AREA



The need for large units, the way  
North India used to *love to live*.



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“YOU MISSED GURUGRAM.  
GREATER NOIDA.  
DWARKA EXPRESSWAY.  
DON'T MISS SOHNA.”

NYINVESTORSDEVELOPMENTSUSTAINABILITYCAREERSPRESSROOM

IHCL ANNOUNCES THE SIGNING OF A TAJ HOTEL AT SOHNA ROAD, GURUGRAM



Mr. Anmaan Gupta of Tivoli Group with Ms. Suma Venkatesh of IHCL

MUMBAI, SEPTEMBER 3, 2024: Indian Hotels Company (IHCL), India's largest hospitality company, today announced the signing of a new Taj hotel in Gurugram, Haryana. This greenfield project will be branded as Taj, marking the company's continued expansion in key markets in India.

Speaking on the occasion, Ms. Suma Venkatesh, Executive Vice President, Real Estate & Development, IHCL, stated, "Gurgaon's strategic location, coupled with its proximity to industrial corridors and Delhi-NCR, has made it a thriving commercial hub. This new development will offer a premium experience that caters to the diverse segments including both MNCs and weddings. We are delighted to partner with Tivoli Group to develop this hotel."

https://www.ihcltata.com/press-room/ihcl-announces-the-signing-of-a-taj-hotel-at-sohna-road-gurugram  
https://news24online.com/cities/delhi-ncr/good-news-delhi-mumbai-expressway-to-cut-maharani-bagh-sohna-travel-time-to-25-minutes/377998/  
https://economictimes.indiatimes.com/industry/services/property/-cstruction/sohna-emerges-as-the-third-largest-real-estate-micro-market-in-gurgaon/articleshow/114695961.cms  
https://timesofindia.indiatimes.com/life-style/travel/news/haryana-to-build-worlds-largest-jungle-safari-covering-10000-acres/articleshow/118166594.cms#:~:text=Haryana%20will%20develop%20the%20world%27s%20largest%20jungle%20safari,tracks%2C%20aiming%20to%20boost%20tourism%20and%20local%20employment  
https://timesofindia.indiatimes.com/city/gurgaon/sohna-set-to-transform-gurgaon-real-estate-16000-homes-planned-by-2027/articleshow/114892255.cms

TOI & INDIATIMES

Delhi-Mumbai Expressway Likely To Open By Mid-2025, Cutting Travel Time, Boosting Tourism Along Corridor

Good News! Delhi-Mumbai Expressway To Cut Maharani Bagh-Sohna Travel Time To 25 Minutes

This stretch will allow easy passage from Maharani Bagh in South East Delhi to Sohna in Gurugram. It will cut down travel time to 25 minutes; currently it takes 2.5 hours.

Edited By : Vandika Thapa

Updated: Nov 11, 2024 14:25 IST



Live News

News 24News 34 MP/CG



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There is a great news for commuters which can ease their travel experience along Delhi-Gurugram. The much anticipated Delhi-Mumbai Expressway's main section is likely to be

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Business News > Industry > Services > Property / C&I/Construction > Sohna emerges as the third largest real estate micro-market in Gurgaon

ETPrime

Sohna emerges as the third largest real estate micro-market in Gurgaon

By Faizan Haider, ET Bureau • Last Updated: Oct 28, 2024, 06:51:00 PM IST

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Synopsis

Sohna micro-market in Gurugram has risen significantly in residential supply, now the third-largest market after Dwarka Expressway and New Gurgaon. Improved infrastructure and developer activity drive this growth. Notable projects by Signature Global and others have emerged. Property values have nearly doubled since 2019 and prices rose 13% in 2024.

Real Estate News: Dwarka Expressway, Sohna to deliver 41000 housing units over next 3 years

Dwarka-NCR Real Estate News: With the rapid infrastructure development, Dwarka Expressway is witnessing strong demand, becoming a flourishing micro-market in the Delhi-NCR region. It is also expected to witness a new supply of projects at par with the growing demand from homebuyers.



Real Estate News in Delhi-NCR

Brand Study

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Haryana to build world's largest jungle safari covering 10,000 acres

TIMESOFINDIA.COM / Updated: Feb 15, 2025, 18:16 IST

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Haryana will develop the world's largest jungle safari park on 10,000 acres in the Aravalli range, covering Gurugram and Nuh districts. The park will include various attractions such as big cat zones, aviaries, herpetariums, and nature trails, aiming to boost tourism and local employment.



Haryana is set to develop the world's largest jungle safari park in the Aravalli range, the state government announced today. Covering 10,000 acres across Gurugram and Nuh districts, the project aims to be the largest of its kind globally. The largest curated safari park outside Africa is

EDITIONINDELHI34°C

THE TIMES OF INDIA

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NEWS / CITY NEWS / GURGAON NEWS / Sohna Emerging As Key Residential Market, 16k Homes Planned...

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Sohna emerging as key residential market, 16k homes planned in next 3 years

Rao Jaswant Singh / Nov 3, 2024, 00:33 IST

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Gurgaon: Once known for affordable housing, Sohna is fast developing as a prominent residential market in Gurgaon. Homebuyers,

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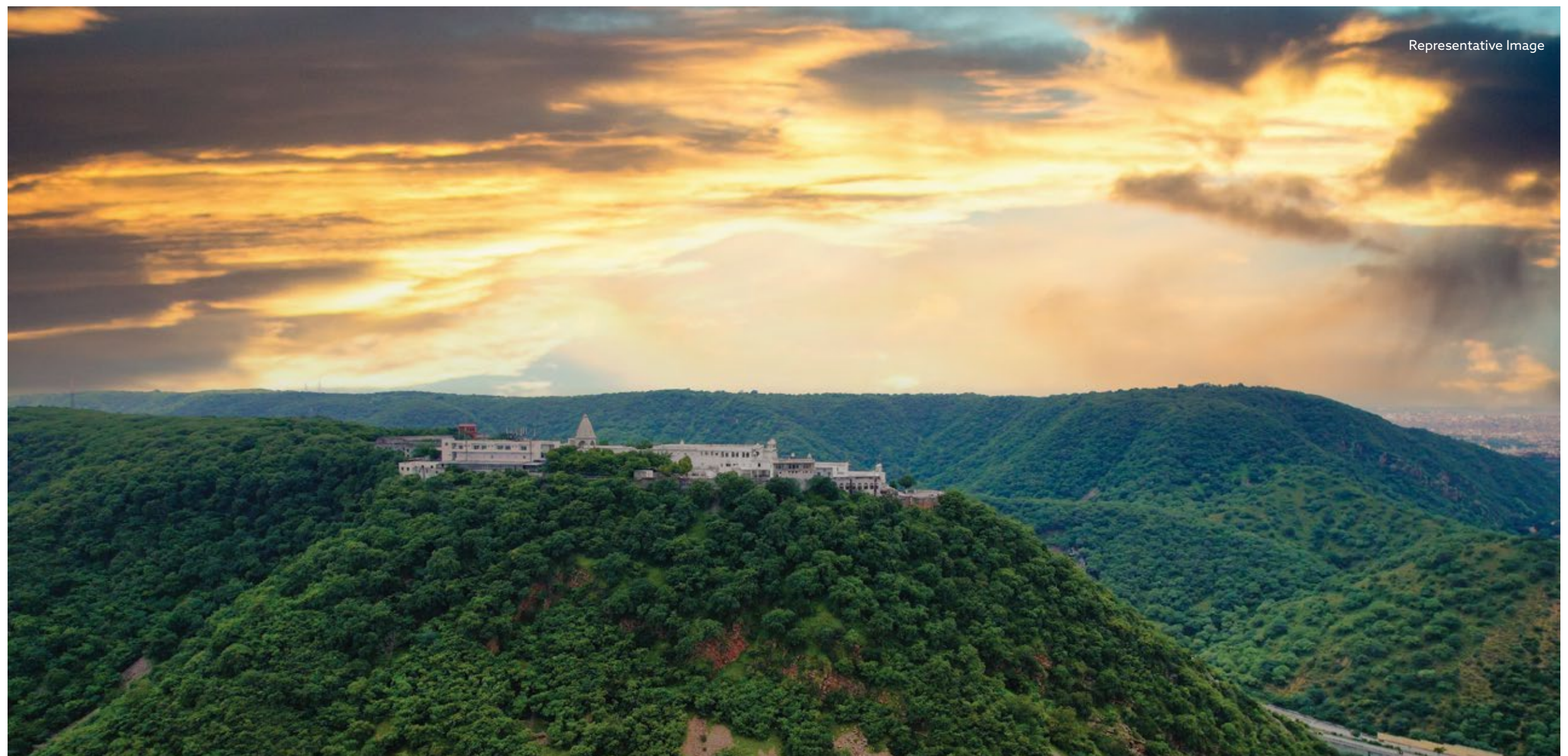
# SOHNA: SOCIAL INFRA

*THE MAGIC OF GURUGRAM OR  
THE GOLDEN OPPORTUNITY  
OF SOHNA. YOU DECIDE.*

Located in the foothills of the picturesque Aravalli Hills, Sohna is blessed with seamless accessibility and hassle-free travel via the Sohna Elevated Corridor, Delhi-Mumbai Expressway and the KMP Expressway. Owing to the gradual decline of land parcels in Gurugram, Sohna is expected to emerge as a new residential hub of NCR, offering all the primary advantages of Gurugram with just a short drive and at significantly lesser price point.

In addition, the development of IMT Sohna and presence of some of the large conglomerates on Sohna Road in Gurugram will foreseeably drive the demand for Sohna as a prime residential market. Added to these magnificent credentials of a great location are the lush greens and fresh air that make Sohna a compelling option for the ones seeking a good living, with a beautiful communion with nature.

*13,838  
acres  
of land for  
urban use.  
(SOHNA)*





# LOCATION

Let's dive into the reasons behind Sohna Road's investment potential and the developments shaping this corridor.

## Proximity to Key Hubs

The area's closeness to Gurugram, which is one of India's leading business hubs, and the rapid expansion of its infrastructure, makes Sohna Road an attractive alternative. It also provides easier access to top educational institutions, hospitals, and malls.



Representative Image

## STRATEGIC LOCATION

Sohna Road connects Gurgaon (Gurugram) with the South Haryana region, specifically Sohna. Its proximity to Delhi, Gurugram, both the Indira Gandhi and Jewar International Airports,

the appeal of the 10,000 acres jungle safari, (one of the world's largest) makes it an attractive location for both residential and commercial developments. It also offers easier access to important highways and expressways, including the Delhi-Mumbai Industrial Corridor (DMIC).

## Infrastructure Developments:

The Government of Haryana, in collaboration with other authorities, has been focusing on the development of infrastructure along Sohna Road. This includes new expressways, improved roads, and better connectivity. All these developments have significantly boosted the real estate market in the region.



Representative Image



Representative Image



# INFRASTRUCTURAL STORIES AND *DEVELOPMENTS AROUND SOHNA*



## **Dwarka Expressway and Southern Peripheral Road (SPR):**

The completion of the Dwarka Expressway, which connects Delhi and Gurugram, and the Southern Peripheral Road (SPR), which connects sectors of Gurugram to Sohna Road, has dramatically improved connectivity.

## **KMP Expressway:**

The Kundli-Manesar-Palwal (KMP) Expressway, which links Sohna with major industrial zones and commercial hubs, is another significant infrastructure project. This expressway enhances Sohna Road's connectivity to the rest of Haryana and beyond.

## **Industrial Development:**

The government is promoting the development of industrial hubs like the IMT Manesar and Khushkhera-Bhiwadi-Neemrana Investment Region near Sohna Road. These industrial corridors will increase job opportunities, further boosting demand for both commercial and residential real estate.



Source: <https://nicdc.in/projects/national-industrial-corridor-development-programme/khushkhera-bhiwadi-neemrana-industrial-area-rajasthan>



# IMT SOHNA

IMT Sohna is an industrial development planned by HSIIDC. Spanning approximately 1500 acres, it is strategically located at the intersection of NH-248A and the Kundli-Manesar-Palwal Expressway, about 5km from Sohna City Centre.

Out of this, 500 acres has already been allocated by HSIIDC towards Electronics Manufacturing Cluster 2.0 (EMC) and rest for IT & Automobile Industries among others. The township has allocated over 13,000+ sq.m. for employee housing and hence real estate prices in the vicinity have shot up.

Source: <https://hslidc.org.in/activities-and-services/infrastructure-development-industrial-cluster-or-theme-parks/electronics-manufacturing-cluster-at-imt-sohna#:~:text=Area:%20500%20acres%20reserved%20for,Industrial%20Plots%20:%20Details%20are%20Tentative>



# EMC 2.0



The township would be home to an **Electronic Manufacturing Cluster 2.0 (EMC 2.0)** which targets **Electronics System Design and Manufacturing (ESDM)** with verticals like consumer Electronics, Industrial Electronics defence, IT Systems & Hardware, Telecom, Strategic Electronics Including Defence, Medical

Electronics, and Aerospace & Defence. Prominent battery manufacturer, ATL Battery, is already investing Rs. 7200 cr in IMT Sohna and would be creating employment for over 6500+ people while Lumax and Delta electronics are in talks with the government. The major infrastructural developments will include the following :

	Sq. m.	Acres
Business Trade and Convention Centre	25,000	6.17
Tool Room and Design Centre	22,000	5.43
Startup Facilitation Centre	5,000	1.23
Commercial Centre	18,000	4.44
Ready Built Factories	74,000	18.27
Total	1,44,000	35.52

Source: <https://hslidc.org.in/activities-and-services/infrastructure-development-industrial-cluster-or-theme-parks/electronics-manufacturing-cluster-at-imt-sohna#:~:text=Area:%20500%20acres%20reserved%20for,Industrial%20Plots%20:%20Details%20are%20Tentative>



# ATL BATTERY\*



Japanese firm **Amperex Technology Limited (ATL)**, a subsidiary of **TDK Corporation**, has acquired **178 acres of industrial land in IMT Sohna, Haryana**, for **₹550 crore**.



**Production Capacity:** 220 million lithium-ion battery units annually.\*

**Target Industries:** Smartphones, two and three-wheeler electric vehicles.

## Key features:

**Location:** IMT Sohna, Sector-20, Block 'C'-Indri, Haryana.

**Land Acquisition:** 178 acres purchased from HSIIDC at ₹3.05 crore per acre.

**Investment:** ₹7,083 crore planned over six years.\*

**Employment:** Estimated to generate over 10,000 direct jobs.

\*Source: <https://haryanacmooffice.gov.in/11-february-2020>

CODENAME S.O.H.N.A

# CCI INVESTMENT\*

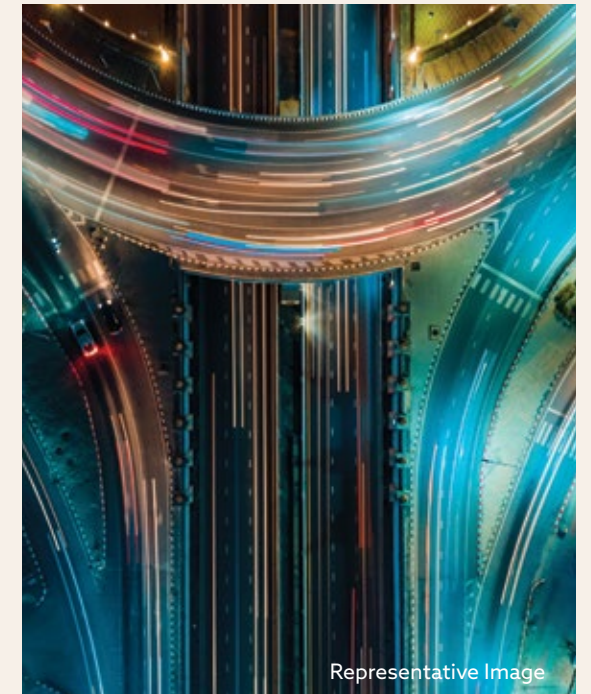
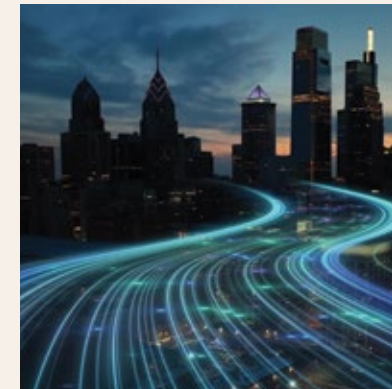
**CCI Group has invested ₹227 Cr in a Grade A warehouse facility in Sohna-Silani, Gurugram (approx. 9.5 lakh sq ft).**

## Key features:

Expected to generate

**300+**

direct and **250+** indirect jobs



**227 CR**

of investment

**11 KM**

Distance from site

\*Source: <https://www.hindustantimes.com/real-estate/cpi-group-to-invest-227-crore-to-develop-9-5-lakh-sq-ft-of-warehousing-in-gurugram-101745842341377.html>

# ESR SOHNA LOGISTICS PARK:\*

Located just

**20 MINS**

from the site

Spread over

**76 ACRES**

\*Source: <https://in.esr.com/parks/esr-sohna>

## Development potential:

1.7 million sq. ft.  
across 7 buildings

## Caters to a mix of industries:

EFMCG, retail, e-commerce, etc.



[illegible]

## DELHI- MUMBAI EXPRESSWAY

**IMPACT ON SOHNA**  
REDUCES DELHI-MUMBAI TRAVEL TO 12 HOURS

## DWARKA EXPRESSWAY

**IMPACT ON SOHNA**  
GIVES DIRECT ACCESS TO INDIRA GANDHI INTERNATIONAL AIRPORT  
AND DELHI.

## SOHNA HIGHWAY (NH248A)

**IMPACT ON SOHNA**  
SUPPORTS 25% ANNUAL TRAFFIC GROWTH

## KMP

## IMPACT ON SOHNA BOOSTS WAREHOUSING DEMAND

## NH48

**IMPACT ON SOHNA**  
DIRECT CONNECTIVITY TO GURUGRAM'S  
CYBER CITY AND DELHI AIRPORT.

**CPR (CENTRAL PERIPHERAL ROAD)**

**IMPACT ON SOHNA**  
ENHANCES INTRA-CITY MOVEMENT AND BUSINESS ZONE ACCESS.

### SPR (SOUTHERN PERIPHERAL ROAD)

**IMPACT ON SOHNA**  
FUSES SOHNA WITH CENTRAL BUSINESS DISTRICTS (CBDS)  
IN THE VICINITY

**GOLF COURSE EXTENSION ROAD**

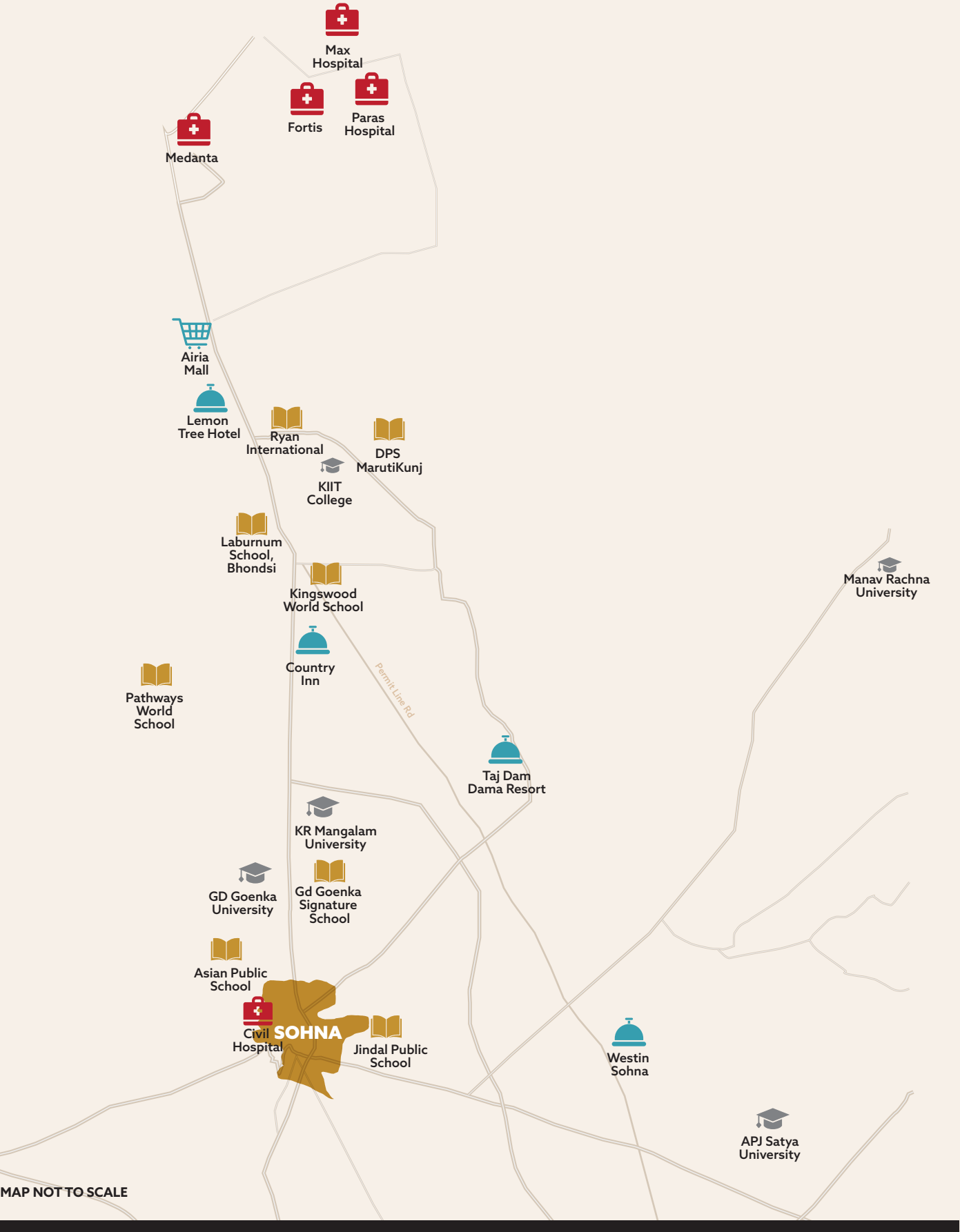
**IMPACT ON SOHNA**  
INCREASES ASPIRATIONAL VALUE AND BRIDGES AFFLUENT  
MICROMARKETS LIFESTYLE.

## GOLF COURSE ROAD

**IMPACT ON SOHNA**  
BRINGS SOHNA WITHIN REACH OF TOP-TIER COMMERCIAL  
REAL ESTATE AND MNC OFFICES.



# SOHNA SOCIAL INFRASTRUCTURE



Name	Distance	Time
SCHOOLS		
GD Goenka Signature School	3.7 Km	9 Mins
Jindal Public School	3.2 Km	10 Mins
DPS Maruti Kunj	17 Km	30 Mins
Ryan International	19 Km	32 Mins
Asian Public School	3.3 Km	9 Mins
Pathways World School	34 Km	52 Mins
Kingswood World School	12.7 Km	18 Mins
Laburnum School, Bhondsi	13 Km	18 Mins
HIGHER EDUCATION		
KR Mangalam University	5.7 Km	14 Mins
KIIT College	15 Km	22 Mins
GD Goenka University	4.5 Km	13 Mins
APJ Satya University	14 Km	27 Mins
Manav Rachna University	4.1 Km	9 Mins
HOSPITALS		
Civil Hospital	2.4 Km	7 Mins
Fortis	28 Km	40 Mins
Medanta	25 Km	32 Mins
Max Hospital	29 Km	42 Mins
Paras Hospital	29 Km	42 Mins
MALLS & RESORTS		
Airia Mall	5.7 Km	15 Mins
Taj Dam Dama Resort	5.7 Km	14 Mins
Westin Sohna	13 Km	27 Mins
Country Inn	13.3 Km	17 Mins
Lemon Tree	14.7 Km	22 Mins



# WHAT'S AROUND

## THE WORLD'S LARGEST JUNGLE SAFARI



The World's Largest Jungle Safari, covering 10,000+ acres. Haryana will develop the world's largest safari park, on the Aravalli Range, covering Gurugram and Nuh districts. The park will include various attractions such as big cat zones, aviaries, herpetariums and nature trails, aiming to boost tourism and local employment.

The Ministry of Environment, Forests and Climate Change and the Haryana Govt. will work together to implement the jungle safari project. Additionally, the Central Zoo Authority conducted a feasibility assessment - with the goal of the project to preserve the location's rich ecosystem and the Aravalli mountain range, boosting the local economy, generate employment and drive revenue through tourism. The Government's 'Homestay Policy' also aims to generate incremental revenue.

The Aravalli Range hosts a rich variety of wildlife, including numerous bird species, mammals and butterflies. According to a recent survey, the region is home to 180 bird species, 15 mammal species, 29 aquatic and reptilian species and 57 butterfly species.



## LEOPARD TRAIL

Approx. 25 km from Sohna with a commute time of 30 mins, Leopard Trail is a nature's splendour offering exhilarating experiences including culinary delights, breathtaking vistas, thrilling adventures like hiking, zip-lining, rock climbing, paramotoring and many more.



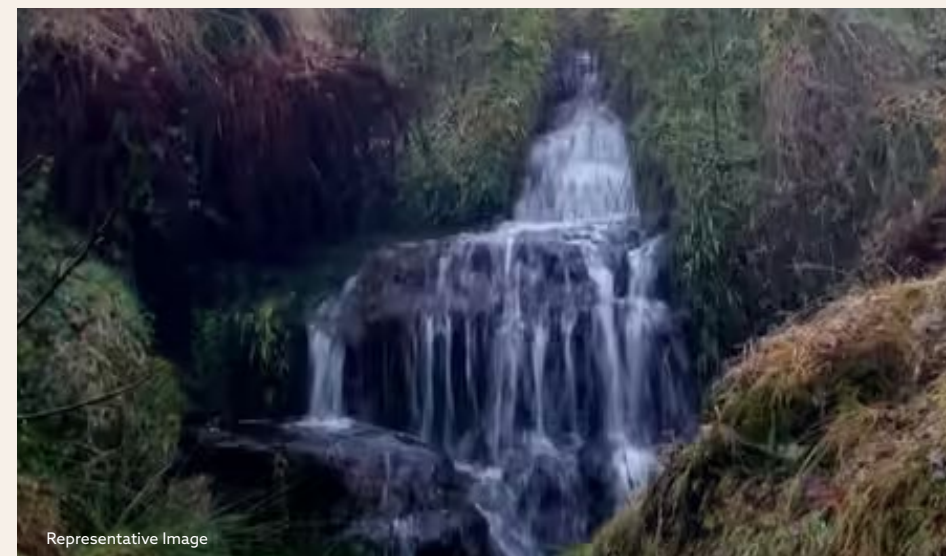
## DAMDAMA LAKE

Situated in the vicinity of Sohna Fort, it's an aesthetically-pleasing man-made lake that is surrounded by the picturesque Aravalli range of hills. The peaceful setting captivates most picnickers, families taking an outing, and for taking leisurely walks. Boating, fishing and bird-watching are common pursuits for visitors.



## GHAMROJ WATERFALL

Approx. 12 km from Sohna with a commute time of 25 mins, discover a peaceful natural waterfall tucked in the Aravalli hills, popular for quick hikes and serene escapes, especially during the monsoon season.





# *THE WORLD'S LARGEST JUNGLE SAFARI* **AT 10,000 ACRES**

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*The region is home to 180  
bird species, 15 mammal  
species, 29 aquatic and  
reptilian species and 57  
butterfly species.\**



\*Source: <https://timesofindia.indiatimes.com/life-style/travel/news/haryana-to-build-worlds-largest-jungle-safari-covering-10000-acres/articleshow/118166594.cms>



# OUR PRODUCT



## LARGE 3 BED HOMES

The Way North India Used To  
Love Living.



75%+  
OPEN  
SPACE

Designed by renowned

## INTERNATIONAL ARCHITECT



## 6 LIFESTYLE- ENHANCING ZONES

featuring play areas, gardens, sports zones and  
greens spread across 30+ species of flora.

## OVER 30 AMENITIES

catering to all age groups.



Untrammelled soul-soothing  
views for a lifetime.

## NO SHARED WALLS.



# ABOUT *US*

At **GLS Infra**, we believe that homes are living, breathing sanctuaries where architecture meets emotion, lifestyle meets legacy and form and function blend. Each space we craft is a thoughtful response to the needs of the modern, discerning homeowner, resonating with elegance, functionality and long-term value.



Since inception in 2012, GLS Infra has consistently delivered residences that stand apart not only for their superior construction quality but for the holistic experiences they create. Be it a sunrise over manicured greens, intelligent layouts bathed in natural light and abundant fresh air, lobbies that are venues for catch-ups and laughter, or club-level amenities that elevate everyday living- every GLS home is built to delight, endure and inspire.



Our developments are strategically located across emerging high-value corridors in Delhi NCR, offering seamless connectivity, prestige addresses and curated lifestyles. We do not just build homes; we shape ecosystems where families flourish, communities thrive and legacies are born.



## 13+

Years of Legacy.

## 3,800+

Happy Homes delivered before time.

## 38

Lakh sq. ft. of developments till date.

