PRIDE PARK II

PROJECT REPORT

SUBMITTED BY
FAITH BUILDTECH PRIVATE LIMITED

1) Project Overview

Discover an upcoming exceptional residential plotted community where contemporary luxury meets the serenity of nature. Strategically located in the fast-emerging locale of Sector 4 & 28, Sohna, Pride Park II has been thoughtfully envisioned to offer a distinguished lifestyle amidst lush landscapes and world-class infrastructure. Every aspect of the development has been meticulously curated to create an address that reflects elegance, comfort, and enduring value.

Spread across approximately **12.575 acres**, Pride Park II presents an exclusive collection of residential plots, offering discerning homeowners the freedom to design and build residences that perfectly complement their aspirations. With plot sizes ranging from **120 to 180 square yards**, the development caters to diverse lifestyle preferences—from elegant contemporary homes to spacious family residences.

Framed by the majestic **Aravalli Hills**, the project offers an idyllic setting where breathtaking natural vistas blend seamlessly with modern urban conveniences. Beautifully landscaped greens, tree-lined avenues, expansive open spaces, and thoughtfully planned recreational areas create a tranquil environment that encourages a healthy and balanced way of life.

Complementing its picturesque surroundings is a comprehensive range of lifestyle amenities. Residents can enjoy a beautiful clubhouse, landscaped gardens, recreational facilities, and well-planned community spaces that foster leisure, wellness, and social interaction. Every amenity has been designed to elevate everyday living while delivering the sophistication expected of a premium residential address.

Situated in the rapidly developing **Sector 4 & 28, Sohna**, Pride Park II enjoys excellent connectivity to Gurgaon, Delhi, and the National Capital Region through major transportation corridors, including the **Gurgaon–Sohna Elevated Road**, **Delhi–Mumbai Expressway**, and other key arterial routes. Its strategic location places leading educational institutions, healthcare facilities, commercial hubs, hospitality destinations, and everyday conveniences within easy reach, making it an ideal destination for both end-users and investors.

Key Project Specifications

Feature	Details
Project Type	Affordable Residential Plotted Colony under DDJAY Policy 2016
Land Parcel	12.575 acres
Plot Sizes	120 to 180 Sq. yards
Total Number of Plots	238 Residential Plots
Location	Village Khaika, Sector 4 & 28, Tehsil Sohna, Gurugram, Haryana

2) Location & Connectivity

Pride Park II is strategically positioned in Village Khaika, Sector 4 & 28, Tehsil Sohna, Gurugram, at the foothills of the Aravalli hills in Southern Gurugram's emerging residential hub within the NCR growth corridor. This prime spot offers residents breathtaking views of the Aravalli range, reserve forests, green belts, blending serene natural surroundings with urban accessibility.

Key Connectivity Highlights

Access Point	Distance / Drive Time	Details
Rajiv Chowk, Gurugram	20 mins drive	Provides seamless connectivity to Gurugram's commercial and business districts.
Gurugram–Sohna Elevated Road	2 mins drive	Ensures quick access to Sohna, Golf Course Extension Road, and key locations across Gurugram.
Delhi–Mumbai Expressway (DMIC Corridor)	Close Proximity	Easy access to the Delhi–Mumbai Expressway, enhancing regional connectivity and long-distance travel.
IMT Sohna & KMP Expressway	Nearby	Close to the Industrial Model Township (IMT) Sohna and Kundli–Manesar–

Access Point	Distance / Drive Time Details
	Palwal (KMP) Expressway, providing excellent industrial and intercity connectivity.
Educational Institutions	Within Vicinity	Surrounded by renowned educational institutions including GD Goenka World School, KR Mangalam University, Ryan International School, and SCG Academy, making it an ideal location for families.

3) Inventory

AREA DETAIL							
PLOT TYPE/No.	PLOT SIZE IN METERS			PLOT AREA (IN SQ.MTS.)	NO. OF PLOTS	TOTAL AREA (IN SQ. MTS)	TOTAL AREA (IN SQ. YRDS)
A	8.57	x	17.5	149.975	10	1499.750	1793.701
B	9.5	x	15.33	145.635	2	291.270	348.359
C	6.73	x	15.60	104.988	69	7244.172	8664.030
D	6.5	x	15.625	101.563	44	4468.750	5344.625
E	6.5	x	16	104.000	55	5720.000	6841.120
F	7.44	x	15.33	114.055	43	4904.374	5865.631
G	8.15	x	17.03	138.795	8	1110.356	1327.986
H	8.5	x	15.66	133.110	3	399.330	477.599
J	7.4	x	15.60	115.440	4	461.760	552.265
Grand Total					238	26099.762	31215.315

4) Statutory Approvals & Their Status

1.	**Approvals/ NOCs from various agencies for connecting external services**			
	Sr. No.	**Facility**	**External/ connecting service to be provided by (Name the agency)**	**Approval no. and date**
	1.	Roads	NA	Not Applicable, already connected.
	2.	Water supply	HSVP	Memo No. 169017 dt. 04-06-2026
	3.	Sewage disposal	HSVP	Memo No. 169012 dt. 04-06-2026
	4.	Storm water drainage	HSVP	Memo No. 169010 dt. 04-06-2026
	5.	Electrical Load availability	DHBVN	Ch-14/OLNC-HT/GGM-II/EP-609 dt. 29-07-2026
2.	**Details of statutory approvals.**			

2.1 Statutory approvals required prior to registration

Sr. No.	Particulars	Approval no.	Date	Valid up to	Remarks
1.	License approval	115 of 2026	11-06-2026	10-06-2031	-
2.	Zoning plan approval	ZP-2390/JD(GK)/2026/25826	21-07-2026	N. A	-
3.	Building plan / site plan approval	Not Applicable	-	-	-
4.	Environment clearance approval based on latest approved building plan	Not Applicable	-	-	-

2.2 Approvals either applied for or obtained prior to registration. (These approvals if applied, to be obtained within three months of issue of registration certificate. After approval intimation, be given to the authority and online updation be done.)

1.	Airport height clearance	Not Applicable	-	-	-
2.	Fire scheme approval	Not Applicable	-	-	-
3.	Service plan estimates approval	Applied	—	—	—

2.3 Mandatory approvals if applicable and required before start of construction. (These may be either applied or obtained prior to registration. The applied permissions be obtained within three months of issue of registration certificate.)

Sr. No.	Particulars	Approval no.	Date	Remarks
1.	Forest NOC	KUY-KQQ-9DRB	06-04-2026	
2.	Natural conservation zone NOC	Not Applicable	-	Affidavit for non-applicability has been submitted
3.	Tree cutting permission/ NOC	Not Applicable	-	
4.	Forest land diversion	Not Applicable	-	
5.	Power Line shifting NOC	Not Applicable	-	

5) Project Cost Estimate

Project cost details				
	Sr. No.	**Component**		**Amount in lacs**
1.	**1.**	**Total land cost**		**2,940.50**
	2.	**External Development Charges**		**1,240.83**
	3.	**Infrastructure Development Charges** (as per LOI)		**194.70**
	4.	**Cost of construction** (apartment & Commercial)		**-**
	5.	**Other costs**		**2,378.76**
		Administrative cost		125.00
		Finance Cost		400.00
		Renewable of approvals		450.00
		Taxes & Cess		300.00
		Marketing cost		500.00
		Any other		603.76
	6.	**Total** (1+2+3+4+5)		**6,754.79**
2.	**Internal development works**			
	1.	**Services (incl. Electrification)**		3,270.21
	2.	**Community building/ site**		
		i.	Community Centre	1000.00
			Sub Total	**-**
	3.	**Total cost of IDW** (1+2)		**4,270.21**
	4.	**Total project cost** (6+3)		**11,025.00**

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