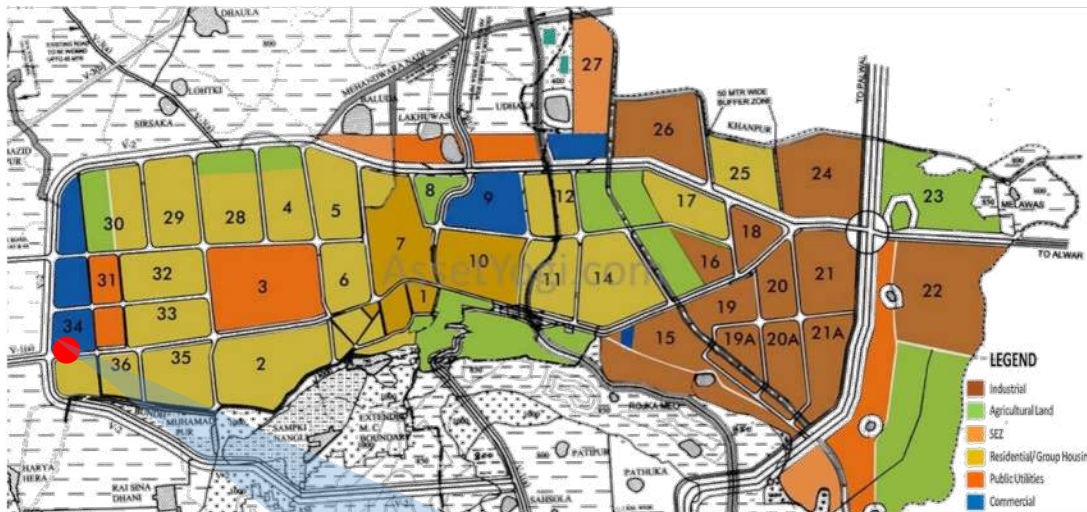


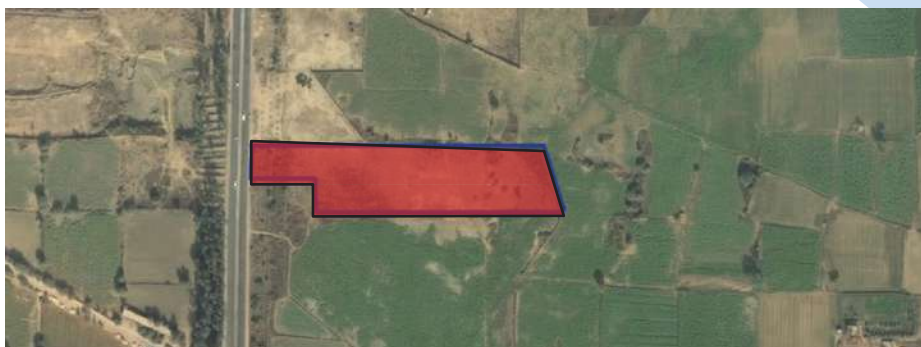
PROJECT REPORT

COMMERCIAL DEVELOPMENT
in
Sec 34, Sohna, South Of Gurugram,
Haryana



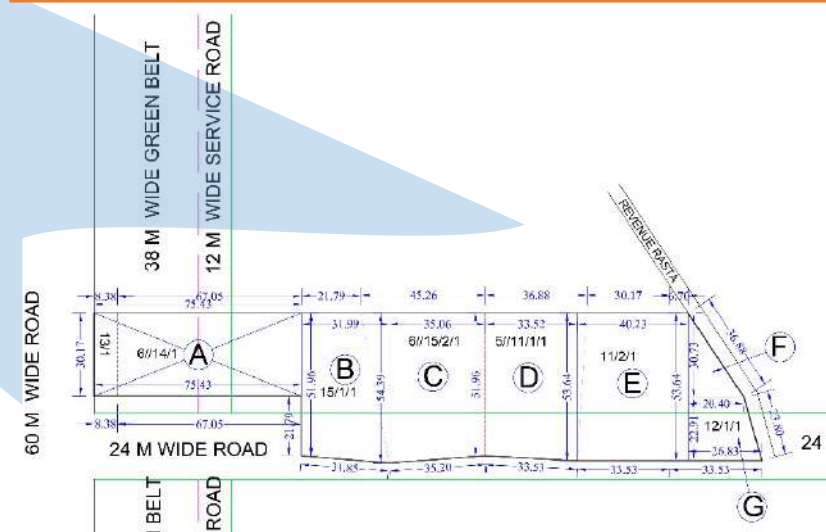


- The subject site lies in **sector 34**, a commercial sector as defined under the **master plan 2031 of Sohna**.
- At present, the subject site is **connected by NH-248A** with the entrance from the east. However, a **proposed 24mt wide** road abutting the subject site from the south would provide for an **additional access**.
- The **immediate surroundings** of the subject site is surrounded by upcoming **residential developments** and **educational institutes**.



12 M WIDE SERVICE ROAD

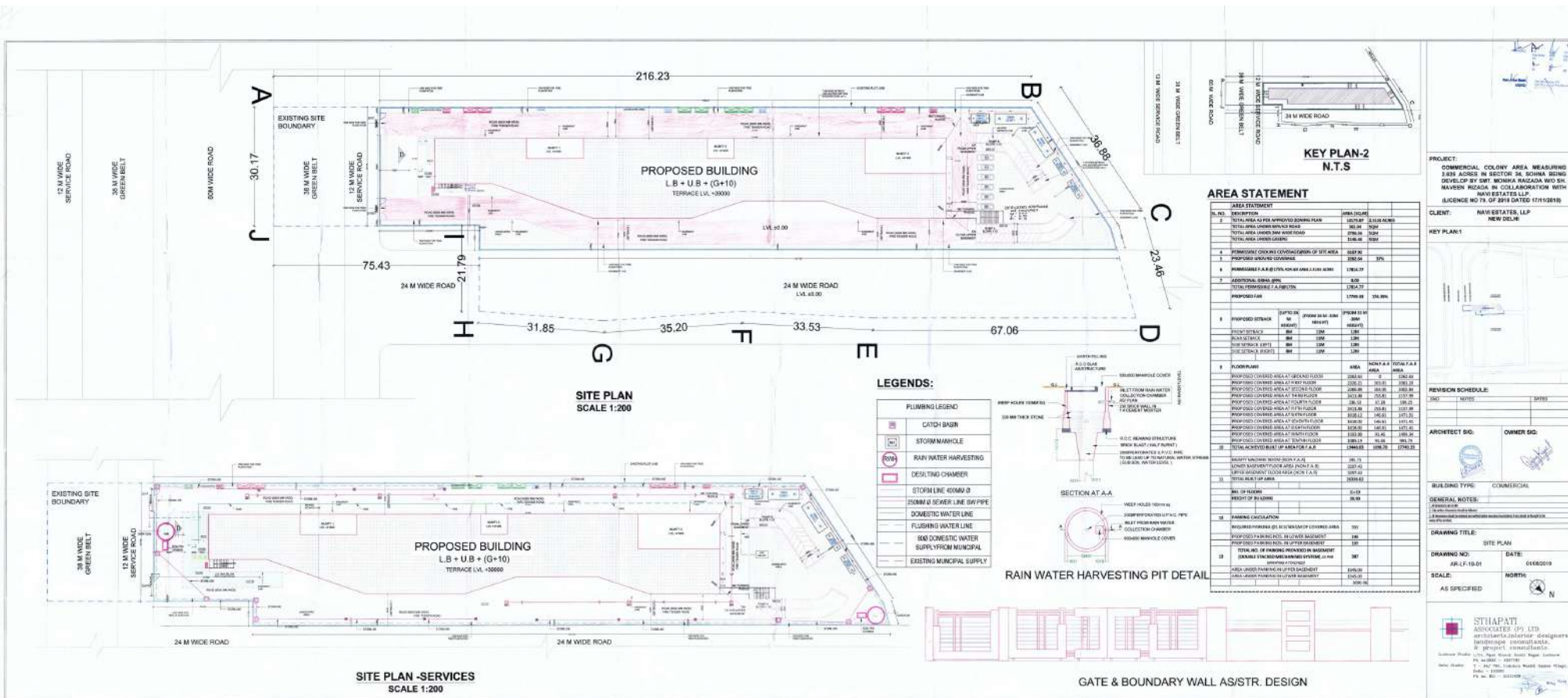
38 M WIDE GREEN BELT



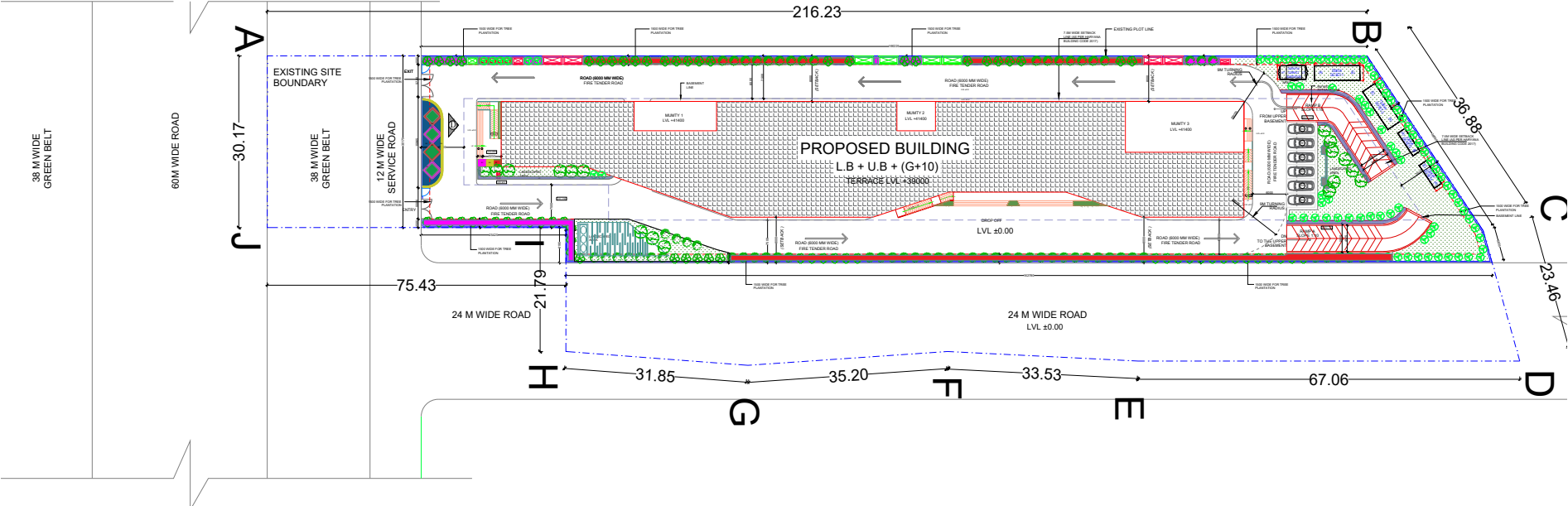
Site Characteristics	Particulars
Size	2.625 acres (Source: The Client)
Shape	Primarily Rectangular
Topography	Levelled
Land Zoning as per Master Plan	Commercial
Existing Use	Vacant Land
Primary Access	The subject site is currently accessible from NH-248A (A proposed 60mt Road)
Secondary Access	There is a proposed 24 mtr. road abutting the site from the south, further providing the opportunity for a secondary entry to the subject site
Footage	Approx. 31 mtr. (Source: Demarcation Plan)
Proximity to Civic Ammenities	Average (~5 Kms from Sohna Town

KEY ASSUMPTIONS			
Particulars	Amount	Unit	Source
Development Assumptions			
Gross Land Area	2.625	acres	As per Demarcation Plan
Gross Land Area	2.5155	acres	As per Zoning Plan
Gross Built up Area	17814.77	sq ft	Far @ 175
Area under 12 M Wide Service Road	362.04	sqm	As per Zoning Plan
Area under the Green Belt	1146.46	sqm	As per Zoning Plan
Land Area under the 24 M Wide Sector Road	2796.56	sqm	As per Zoning Plan
Net Built up Area (Permissable FAR)	17814.77	sqm	As per Approved Plans
Permissible FSI	1.750	Ratio	

LAYOUT PLAN



LANDSCAPE PLAN



Given the ambit of permissible, suitable and viable uses on the subject site, the following asset uses / product categories have been identified and explored for development at the site.

DEVELOPMENT
OPTIONS

TOTAL FLOORS	2BASEMENTS + G + 10
PARKING	2 BASEMENTS
RETAIL/FOOD/CINEMA/ENTERTAINMENT	G TO 5 TH FLOOR
HOTEL	6 TH TO 8 TH FLOOR
OFFICES/CONFERENCE/HALLS	9 TH AND 10 TH FLOOR



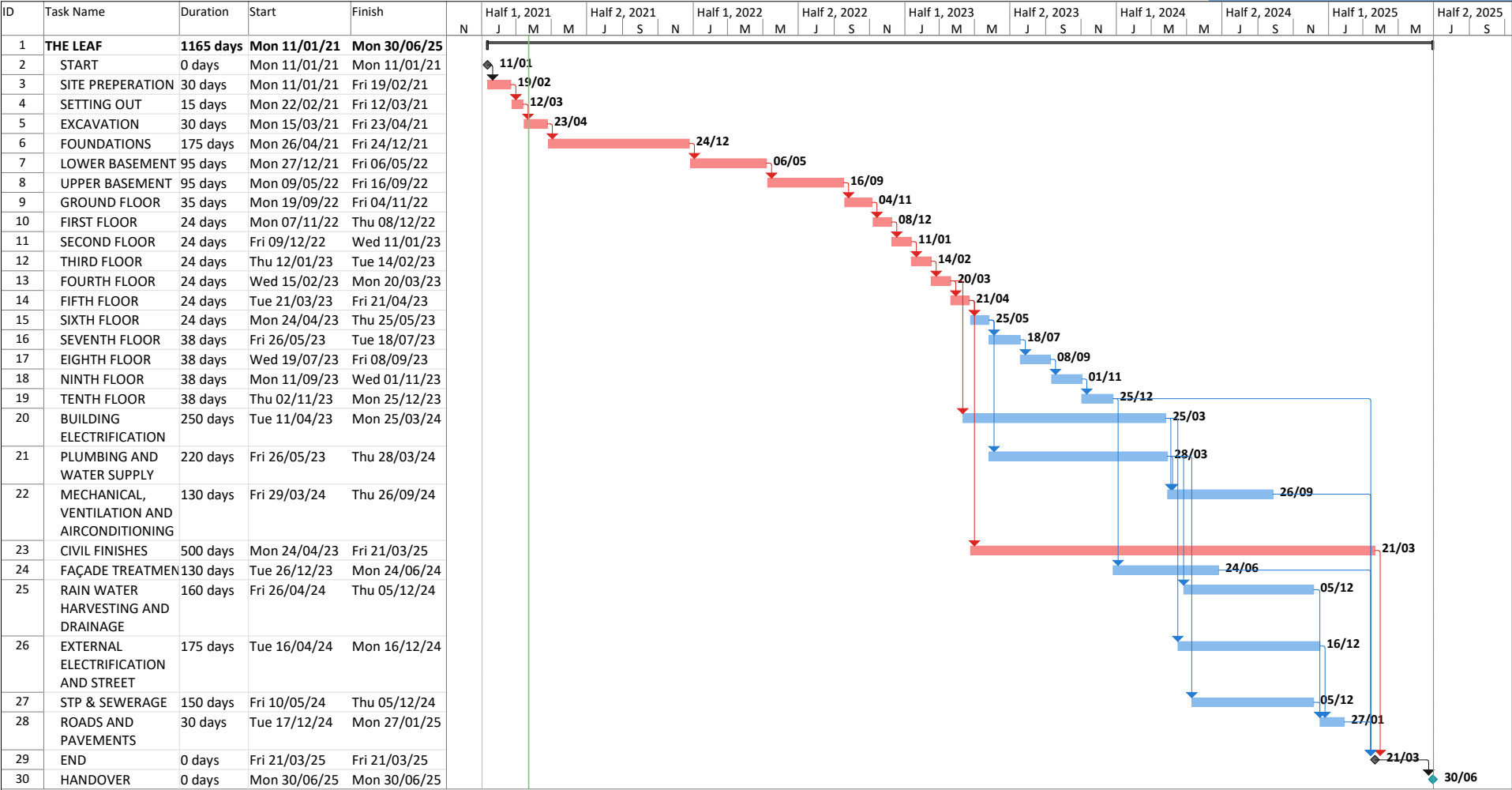
ARCHITECTURAL VIEWS



ARCHITECTURAL VIEWS



PERT CHART



Project: msproj11
Date: Tue 23/03/21

Task

Split

Milestone

Summary

Project Summary

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External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

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Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

Deadline

Critical

Critical Split

Progress

↓

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Manual Progress

Page 1

THANK YOU