PROJECT REPORT

AFFORDABLE PLOTTED COLONY

UNDER DEEN DAYAL JAN AWAS YOJNA

Village- Khaika,Tehsil- Sohna, Sector-4
Sohna,Gurugram

GOEL & SON'S DEVELOPERS PVT. LTD



Registred Office- 58A, Khasra No. 215, 216, 219, near poll no. 411, Roshan Garden, Najafgarh, New Delhi, 110043

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1. INTRODUCTION

Nestled against the picturesque Aravalli Ranges to the west, Sohna is a historic town with a unique charm. From the hilltop, where Haryana Tourism has developed a tourist and recreational complex, the town blends seamlessly with its lush rural surroundings, creating a breathtaking scenic view.

Sohna is renowned for its natural hot sulphur springs, located at the heart of the town within a temple complex. These springs, believed to have healing properties, attract visitors seeking relief from skin ailments through a sacred and therapeutic dip in the Kunds.

As a tehsil of Gurugram District, Sohna serves as a vital hub for the surrounding rural areas, offering shopping, education, healthcare, and mandi (market) facilities. The Municipal Committee oversees the provision and maintenance of civic amenities, ensuring the town remains a well-equipped and welcoming destination.

Location and Linkages:

Sohna town is strategically located at the 24th km milestone on the Gurgaon-Sohna-Alwar road and serves as a key junction along the Palwal-Sohna-Rewari (N.H.-71) road. It enjoys excellent connectivity to major cities in the region, including Delhi (56 km), Gurgaon (24 km), Faridabad (35 km), Palwal (30 km), Nuh (20 km), and Rewari (45 km), with frequent bus services ensuring seamless travel. The town's connectivity is set to be further enhanced by the Kundli-Manesar-Palwal (KMP) Expressway, currently under construction, which runs along its southern side. This expressway, a crucial transport corridor in the western part of Delhi within the NCR region, will link Kundli to Palwal via Manesar. Additionally, two cloverleaf junctions are being developed on the KMP Expressway, significantly boosting accessibility. A 50-meter-wide strip of land has been earmarked for the Orbital Rail Corridor along the KMP Expressway towards Delhi, further strengthening Sohna's transport infrastructure. Moreover, the Dedicated Freight Corridor (DFC), connecting Delhi to Mumbai, passes along the town's southeastern side, with land acquisition already completed. With such robust transportation networks and upcoming infrastructure projects, Sohna holds immense potential for future development and urban expansion.

POPULATION GROWTH OF SOHNA

Year	Population	Growth Rate (%)	Growth Type	Key Factors
1941	5,750	—	—	Rural Settlement
1951	5,138	(-) 10.64	Decline	Outmigration, Limited Development
1961	6,887	(+) 34.04	Natural Growth	Gradual Urban Expansion

1971	8,775	(+) 27.41	Natural Growth	Improved Livelihoods
1981	12,688	(+) 44.59	Moderate Growth	Infrastructure Development
1991	16,348	(+) 28.85	Urbanization	Industrialization Begins
2001	38,115	(+) 133.15	Rapid Urbanization	Economic Expansion, Better Connectivity
2011	67,785	(+) 77.85	Infrastructure Growth	KMP Expressway, Industrial Expansion
2016	1,19,301	(+) 76.00	Induced Growth	IMT Development, Real Estate Boom
2021	2,08,777	(+) 75.00	Induced Growth	Expansion of Industries, DFC Impact
2026	3,65,361	(+) 75.00	Induced Growth	Large-Scale Industrial & Urban Development
2031	6,39,382*	(+) 70.00	Induced Growth	Completion of KMP, DFC, IMT & Theme Hubs

***Includes 31,348 population of urban villages**

By 2031, Sohna's population is projected to reach 6,40,000, marking a substantial increase from 67,785 in 2011 and 2,08,777 in 2021. This rapid growth is driven by significant infrastructure and industrial developments, transforming Sohna into a major urban and economic hub within the National Capital Region (NCR).

Key Factors Driving Growth

1. **Kundli-Manesar-Palwal (KMP) Expressway**

   The **KMP Expressway**, passing along the southern side of Sohna, serves as a crucial transport corridor, improving connectivity between key economic zones in Haryana and NCR. Its strategic location has attracted large-scale investments in real estate, logistics, and industries, further accelerating urbanization in Sohna.

2. **Dedicated Freight Corridor (DFC)**

   The **DFC**, running along the southeastern side of Sohna, is a game-changer for industrial and logistics sectors. It ensures faster, more efficient goods transportation, making Sohna an attractive location for warehousing, manufacturing, and trade-related activities.

3. **Industrial Model Township (IMT) Development**

The **Haryana State Industrial & Infrastructure Development Corporation (HSIIDC)** has acquired **600 hectares** of land between Sohna and the KMP Expressway for an **Industrial Model Township (IMT)**. Plans are in place to expand this by an additional **600 hectares**, catering to large-scale industries, employment generation, and economic expansion.

4. **Development of Theme Hubs**

   The **Haryana Government** has proposed the development of specialized **theme hubs** along the KMP Expressway, aimed at boosting tourism, sports, and specialized industries. These include:
   - **Leisure Hub**: Focused on hospitality, entertainment, and recreational activities.
   - **Sports Hub**: Dedicated to sports infrastructure and training facilities.
   - **Leather Hub**: Designed to support the leather industry, providing a dedicated manufacturing and export base.

With these transformative projects, Sohna is poised to become a major economic and industrial center within the NCR. Improved connectivity, industrial expansion, and government-backed development initiatives make Sohna an emerging destination for business, real estate, and employment opportunities. By 2031, the town is expected to witness unprecedented urban and economic growth, solidifying its position as a key development zone in Haryana.

Description of Residential Use :

To accommodate the projected population growth of 6,40,000 by 2031, an additional 1,719 hectares has been allocated for residential sector development in Sohna. To support industrial workers, Sector-17 and Sector-25 have been planned adjacent to industrial sectors, ensuring easy access to workplaces. Additionally, 66 hectares have been reserved for low and medium-income housing, with 50 hectares in Sector-25 and 16 hectares in Sector-31, designed to accommodate a higher population density of 1,125 persons per hectare (PPH). The overall proposed residential density across new sectors is 300 PPH, with each sector following a neighbourhood planning model, integrating essential community facilities and services.

Given the water scarcity in Gurugram district, all sectors and residential areas will be developed following a zero-discharge concept, encouraging the reuse of treated wastewater for sustainable water management. Infrastructure provisions will be expanded in existing and newly planned residential sectors to support the rising population. To ensure smooth urban mobility, the minimum road width in all residential colonies and sectors will be 12 meters. Furthermore, to maintain green spaces, at least 2.5 square meters per person will be designated for parks and open spaces, ensuring adequate recreational and environmental balance. A 120-meter-wide strip around existing village abadis falling within the urbanizable limits has been planned for village expansion and provision of essential amenities. These measures aim to support Sohna’s transformation into a well-planned, sustainable urban hub within the National Capital Region (NCR) while balancing industrial, residential, and environmental needs.

PROJECT HIGHLIGHTS

Company Name	**M/s GOEL & SON'S DEVELOPERS PRIVATE LIMITED**
Address	Unit No. 303, Suncity Success Tower, Golf Course Ext. Road, Sector-65, Gurugram, Haryana
Project	Affordable Plotted Colony Under DDJAY on 2.43125 acres
Location	Village Khaika, Tehsil Sohna, Sector-4, Sohna, District Gurugram, Haryana
Area of Land	**2.43125 acres** (applied)
Constitution of Developer	company registered under the Companies Act, 1956

DIRECTORS INFORMATION

Name	**Sh. Surender Dagar**	**Sh. Sanjeet Singh**
Father's Name	Sh. Tejram	Sh. Omkar Singh
Residential Address	VPO Alipur, Sohna, Gurugram, Haryana	H. No. 592, Ward No. 07, Near Govt. Girls School, Bhondsi, Haryana
Age	39 years	39 years
Qualification	Higher Secondary Education	Graduate
Experience	17 years	17 years
DIN	09144803	09144742
PAN	CFNPS6413R	BRMPS8685M

2. PROFILE OF THE COMPANY

M/S GOEL & SON'S DEVELOPERS PRIVATE LIMITED, a company registered under the Companies Act, 1956 The firm's registered office is located at 58A, Khasra No. 215, 216, 219, near poll no. 411, Roshan Garden, Najafgarh, New Delhi, 110043, and it is actively engaged in real estate development, particularly in the affordable housing sector. The Board of Directors, comprising Sh. Surender Dagar and Sh. Sanjeet Singh, both with 17 years of experience in real estate and infrastructure development, oversees the firm's strategic initiatives. As part of its continued commitment to promoting affordable housing under the Deen Dayal Jan Awas Yojana (DDJAY) - 2016 Policy of the Government of Haryana, M/s Goel & Son's Developers Private Limited is pleased to the expansion of its existing licensed project in Sector-4, Sohna, District Gurugram. The company is now adding a contiguous land parcel measuring 2.43125

acres to its earlier development, thereby enhancing the overall scale and impact of the initiative.The previous project, comprising 18.025 acres, was granted development approval under License No. 76 of 2022 dated 24/06/2022. With the inclusion of this additional 2.43125 acres, the project evolves into a larger, seamlessly integrated, and thoughtfully planned Affordable Plotted Colony, designed to offer quality housing options supported by modern infrastructure and essential civic amenities, the project enjoys excellent connectivity to major expressways, industrial hubs, and urban centers such as Gurugram, Faridabad, and Delhi. The development will focus on sustainable urban planning, incorporating eco-friendly construction techniques, rainwater harvesting, and a zero-discharge water recycling system to combat regional water scarcity. By fostering employment opportunities through construction activities and infrastructure expansion, this initiative aligns with the Haryana Government's vision for planned urban growth and will significantly contribute to the housing and real estate sector in Sohna, Gurugram.

3. SITE

AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA POLICY DATED 8TH FEBRUARY 2016 ON LAND ADMEASURING 2.43125 ACRES IN SECTOR 4, SOHNA, GURUGRAM TO BE DEVELOPED BY M/S GOEL & SON'S DEVELOPERS PRIVATE LIMITED.

Sohna and Sector-4 in Gurugram, part of the National Capital Region (NCR) as notified by the Government of India, are strategically located near both domestic and international airports. Situated along National Highway 248A, these areas are integral to the NCR Regional Plan, leading the Government of Haryana to develop a combined master plan for the Gurugram-Sohna complex for 2031. Recognized as a rapidly growing residential hub south of Gurugram, Sohna/Sector-4 offers a prime location for affordable plotted development due to its strategic geographical positioning and well-established infrastructure.

These areas boast excellent connectivity via major roads such as the Gurugram-Alwar Road (Sohna Road), ensuring seamless access to healthcare facilities, shopping centers, and essential services. The proximity to leading hospitals like Medanta, Artemis, and Fortis provides residents, particularly seniors, with access to top-tier medical care. Additionally, the region's greener environment, lower pollution levels, and abundant parks create a serene and healthy living atmosphere, making it ideal for families and the elderly.

Modern residential projects in Sohna and Sector-4 are thoughtfully designed with senior-friendly amenities, emergency response systems, and community spaces, fostering social interaction and recreation. The presence of mixed-use developments ensures that daily necessities are within easy reach, while gated communities with advanced security measures offer a safe and secure living environment. With these advantages, Sohna and Sector-4 have emerged as highly viable destinations for Affordable Plotted Colonies, providing residents with a comfortable, secure, and well-connected lifestyle.

Key Highlights of Sohna Development Zone

1. The Kundli-Manesar-Palwal (KMP) Expressway runs through Sohna Town, enhancing regional connectivity.

2. The Dedicated Freight Corridor (DFC) also passes through Sohna Town, boosting logistics and industrial growth.
3. The Haryana State Industrial & Infrastructure Development Corporation (HSIIDC) has acquired approximately 600 hectares of land for the development of an Industrial Model Township (IMT) between Sohna Town and the KMP Expressway.
4. HSIIDC is planning an additional expansion of 600 hectares (approximately) to further develop and extend the IMT, strengthening Sohna's industrial and economic potential.
5. The Haryana Government has proposed the development of theme hubs along the KMP Expressway near Sohna Town, including a Leisure Hub, Sports Hub, and Leather Hub, aimed at boosting tourism, sports, and industrial activities.
6. Area Statement of the Sohna Development Plan
   The total area covered under the Development Plan consists of 45 controlled areas spanning approximately 45,687 hectares. The zoning distribution is as follows:

Zone	Area (in hectares)
Proposed Urbanization Area	5,600
Agriculture Zone *(including forest land, village abadis, and existing structures)*	34,793
Water Recharge Zone	340
Natural Conservation Zone	4,563
Existing Town and Abadi Area *(inside proposed urbanization)*	391
Total Area	**45,687**

These zoning regulations ensure balanced urban expansion, preserving agricultural land, natural resources, and ecological zones, while supporting sustainable infrastructure development in Sohna.

4. PROJECT COST

The total project cost is Rs. 5697.799 Lacs.

<table>
<tr><td>A</td><td colspan="3">Project Cost - Non Construction Components</td></tr>
<tr><td></td><td>A 1</td><td colspan="2">Land Cost including conversion charges and licence fee</td></tr>
<tr><td></td><td></td><td>S. N.</td><td>Component</td><td>Amount (in lakh)</td></tr>
<tr><td></td><td></td><td>1</td><td>Cost of plots</td><td>Rs. 4247.25 lakh</td></tr>
<tr><td></td><td></td><td>2</td><td>Conversion charges(as per LOI)</td><td>Rs. 9.22 lakh</td></tr>
<tr><td></td><td></td><td>3</td><td>License fee (as per LOI)</td><td>Rs. 17.32 lakh</td></tr>
<tr><td></td><td></td><td colspan="2">Total</td><td>Rs. 4273.79 lakh</td></tr>
<tr><td></td><td>A</td><td colspan="3">Miscellaneous cost</td></tr>
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2	S.N.	Items	Amount (in lakh)
	1	Administrative cost	Rs 310.0 lakh
	2	Interest to financial institutions	Rs. 0.00 lakh
	3	Renewable of approvals	Rs. 0.00 lakh
	4	Taxes	Rs. 0.00 lakh
	5	Cess	Rs. 0.00 lakh
	6	Marketing cost	Rs. 250.0 lakh
	7	Any other	Rs. 613.75 lakh
		Miscellaneous Cost	Rs. 1173.75 lakh

	Project Cost - Non Construction Components			
AA	**S.N.**	**Items**	**Remarks**	**Amount (in lakh)**
	A1	Land Cost including Conversion charges and License fee		Rs. 4273.79 lakh
	A2	Miscellaneous cost		Rs. 1173.75 lakh
	Σ	Project Cost - Non-Construction Components		Rs. 5447.54 lakh

B 2.	***Construction Cost of Commercial Component***	**N.A.**

B 3.	**Development Works and Services for License Colony if Applicable (Internal Development Works - IDW)**			
		Name of the Facility	**Applicable / NA**	**Estimated Cost (in lakh)**
	1	Internal Roads and Pavements	Applicable	48.26 lakh
	2	Water Supply system	Applicable	30.62 lakh
	3	Storm Water drainage	Applicable	31.06 lakh
	4	Electricity supply system	Applicable	37.65 lakh
	5	Sewerage system	Applicable	37.89 lakh
	6	Street Lighting	Applicable	9.33 lakh
	7	Security and fire-fighting	N.A.	N.A.
	8	Play grounds and Parks	Applicable	1.67 lakh
	9	Renewable energy system	N.A.	N.A.
	10	Parking	N.A.	N.A.
	11	STP	N.A.	N.A.
	12.	Underground water tan	N.A.	N.A.

		13	Rain water harvesting	N.A.	N.A.
		14	Electrical sub station	N.A.	N.A.
		15	Construction of circulation road (such as 18m/24m/30m as per conditions of license)	Applicable	53.77 lakh
		Cost of Development Works and Services			**250.25 lakh**
	B 4.	**Community Buildings to be constructed and transferred to RWA or competent authority - Community Buildings (A)**			**N.A.**
	B 5.	**Community Building/ site to be sold to third party or to be retained by promoter or site to be transferred to competent authority (estimated cost to be indicated if promoter intends to construct) - Community Buildings (B)**			**N.A.**
	B 7.	**Electrification Cost upto project site if any**			
		S. N .	**Items**	**Applicable / NA**	**Amount (in lakh)**
		1.	Electrification Cost	N.A.	Rs. lakh
	Project Cost - Construction Components				
	B B .	**S.N .**	**Items**		**Amount (in lakh)**
		B1	Construction Cost		Rs. lakh
		B2	Construction cost of commercial component		Rs. lakh
		B3	Development works and services cost		Rs. 250.25 lakh
		B4	Community Buildings to be constructed and transferred to RWA or competent authority - Community Buildings (A)		Rs. lakh
		B5	Community Building/ site to be sold to third party or to be retained by promoter or site to be transferred to competent authority (estimated cost to be indicated if promoter intends to construct) - Community Buildings (B)		Rs. lakh
		B6	Internal Development Works Within Plot Boundary Cost		Rs. 0.00 lakh
		B7	Electrification Cost upto project site if any		Rs. 0.00 lakh
	Σ	***Project Cost - Construction Components***			Rs. 250.25 lakh

Project Cost Summary		
S.N .	**Component**	**Cost (Amount in lakh)**
1.	Total project construction cost	Rs. 250.25 Lakh

2.	Total project non-construction cost	Rs. 5447.54 Lakh
3.	Total project cost	Rs. 5697.79 Lakh

C.	**Sale proceeds and returns of the project the area registered**				
	Total estimated sale value of units/ apartment/ sale proceeds				
				For the area to be registered	
	S.N.	**Component**	**Average Rate(In Rs.)**	**Area (sq.ft.)**	**Estimated sale proceeds(In lacs)**
	1	Plots	Rs. 8889.00 /sq.ft.	67866.48 sq.ft.	Rs. 6032.65 lakh
	2	Garages	Rs. /sq.ft.	Rs. sq.ft.	Rs. 0.00 lakh
	Estimated total of sale proceeds				Rs. 6032.65 lakh
D	**Total project cost**				Rs. 5697.79 lakh
E	**Return from the project(C-D)**				Rs. 334.86 lakh
F.	**Financial resources of the project**				
	S.N.	**Description**			**For project (amount in Lakh)**
	1	Equity by the promoter			Rs. 200.00 lakh
	2	Loan or advances			
		2.1	From financial institution/banks		Rs. 0.00 lakh
		2.2	From Other Sources		Rs. 0.00 lakh
	3	Others			Rs. 0.00 lakh
	4	Installments from allottees before completion (sold inventory installments)			Rs. 6032.65 lakh
	Total financial resources of the project				Rs. 6232.65 lakh

5. PROJECT LAND

The project land details are furnished hereunder :-

1. MEGASU INFRA PRIVATE LIMITED

{Collaboration Agreement dated 10/10/2025 bearing Regd. No. 8897, Regd. Year 2025-2026, registered before the office of Sub-Registrar, Sohna, District Gurugram, Haryana}

Village	Rectangle No.	Kila No.	Area (K-M)

Khaika	**30**	23	8-0
	34	3/1	8-0
		8/1	3-0
		8/3 min	0-9
		Sub Total	**19-9**

Grand Total: 19 Kanal 9 Marla
Or 2.43125 Acres.

6. PROJECT SCHEME PROPOSAL

An **Affordable Plotted Colony** under **DDJAY-2016** is proposed to be developed over an area of **2.43125 acres**. The project will include the following key facilities to enhance the living experience:

1. Community/Club Site – Dedicated space for social gatherings and recreational activities.
2. Parks – Green areas promoting a healthy and eco-friendly environment.
3. Commercial Site – Convenient access to retail shops and essential services.
4. CCTV Surveillance – Ensuring safety and security for residents.
5. Booths – Allocated spaces for kiosks and small business establishments.

These amenities are designed to create a secure, well-planned, and community-oriented living environment within the Affordable Plotted Colony.

7. DEMAND POTENTIAL

The proposed Affordable Plotted Colony under the DDJAY-2016 Policy in Sector-4, Sohna, Gurugram enjoys a strategic location in close proximity to Gurugram City, one of the most prominent business and commercial hubs in the National Capital Region (NCR). Gurugram is home to numerous multinational corporations (MNCs), IT hubs, financial institutions, and industrial zones, making it a highly sought-after destination for professionals, entrepreneurs, and businesses. The seamless connectivity via Sohna Road, National Highway 248A, and the Kundli-Manesar-Palwal (KMP) Expressway ensures quick access to major employment centers, shopping complexes, educational institutions, and healthcare facilities in Gurugram. Additionally, the Indira Gandhi International Airport (IGI Airport), Delhi, is easily accessible, further enhancing the region's connectivity for frequent travellers and business professionals. With its growing infrastructure, urban amenities, and proximity to Gurugram's thriving economic landscape, Sector-5, Sohna, is emerging as an ideal residential destination, offering the benefits of affordable housing within a well-connected metropolitan ecosystem. The development of this plotted colony aims to provide a modern, secure, and well-planned community, catering to the rising demand for affordable housing while ensuring ease of access to economic opportunities in Gurugram and the larger NCR region.

8. MANAGEMENT AND PERSONNEL

The project will be executed by a team of highly qualified and experienced professionals to ensure efficient and effective development. A Vice President-level executive will oversee the project's execution, operating under the direct supervision of the Board of Directors. Additionally, a team of skilled industry experts will be appointed to manage various aspects of the project, ensuring seamless planning, execution, and timely completion while maintaining the highest standards of quality and efficiency.

9. MARKETING

Sohna, Gurugram, a rapidly growing industrial, manufacturing, and IT hub in North India, has emerged as a prime destination for leading corporations, corporate offices, and government establishments. This accelerated urbanization has created a pressing demand for commercially viable and professionally managed Affordable Homes.With robust infrastructure, including adequate water supply, uninterrupted power, an efficient transport network, and investor-friendly policies, Sohna offers an ideal environment for residential development. Its progressive urban planning, coupled with excellent living conditions, enhances the overall quality of life, making it particularly attractive for families and seniors. Additionally, the state government's proactive policies further support and encourage sustainable urban growth. The experienced Board of Directors is confident that Sohna's strategic advantages, ongoing infrastructure developments, and strong economic growth will contribute to the success of the proposed Affordable Homes, catering to the rising demand for affordable, well-planned housing solutions in the region.

10. LAYOUT PLANS AND DRAWING

The layout plan showing the proposed Affordable Plotted Colony under DDJAY-2016 Policy is enclosed.

11. MODE OF MOBILISING FUNDS

The developer has fully acquired the land using its own funds, ensuring a strong financial foundation for the project. The cost of infrastructure development will also be covered through the promoter's/group's available funds, demonstrating financial stability and commitment to project execution. Additionally, the expenditure incurred will be recouped through the sale of plots within the Affordable Plotted Colony under the DDJAY-2016 Policy, ensuring sustainable financial planning and project viability.

12. CONCLUSION

The proposed project, with its prime location, seamless accessibility, and reliable availability of electricity and water, is set to be one of the most viable and attractive developments in Sohna, Gurugram, Haryana.