



South of Gurgaon | Sohna Sector 5 – Smart Investment Opportunity

**Govt. (TCP) approved
plots in a fast-developing location, perfect
for both investment & future living.**



**Starting Price: ₹42,999 per sq. yd.
(Immediate Registry)**



**Enjoy a peaceful lifestyle amidst nature
with modern infrastructure**



Prime Location Benefits:



**GD Goenka, Ryan, DPS – Just 5–10 mins
drive**



**The Leaf Mall – 8.2 KM | The Getaway
Resort – 2.5 KM**



**Hospitals & daily essentials within 10
mins**



Project Highlights:

- ✓ **Secure Gated Community**
- ✓ **Wide Roads & Green Open Spaces**
- ✓ **High Growth Potential –**



City Estate



Call Now: 9289950464

Project Details

Project Name

Lotus Celebration 2

Total Area

8.5 Acre

No. of Plots

Residential

219

Commercial

5

Size

Starting from 100 sqr. yd



Location Advantages



Located on proposed
60 mtr. wide road & 4 min. drive from
Gurgaon Sohna elevated road



Educational Hub & School like (GD
Goenka World School, KR Mangalam,
Ryan International School, SCG
Academy) in the vicinity



Proximity to Delhi - Mumbai
Expressway (DMIC)



2 min Drive to Ekam Homes,
MVN ATHENS & Corona Green & other
18 projects nearby



Close to the Taj
Restaurant & Damdama Lake



Near to IT & Industrial Hub



Market & Shops Nearby



5 min. Drive to Sohna Bus stand



Amenities that Resonate The Mega Lifestyle



Nature Walk



Gated Community



Elderly Garden



Jogging Track



Gov. Sports Ground



Temple

DEVELOPED BASIC AMENITIES PROVIDED BY COMPANY

STREET LIGHT
WATER SUPPLY
INTERLOCKING ROADS

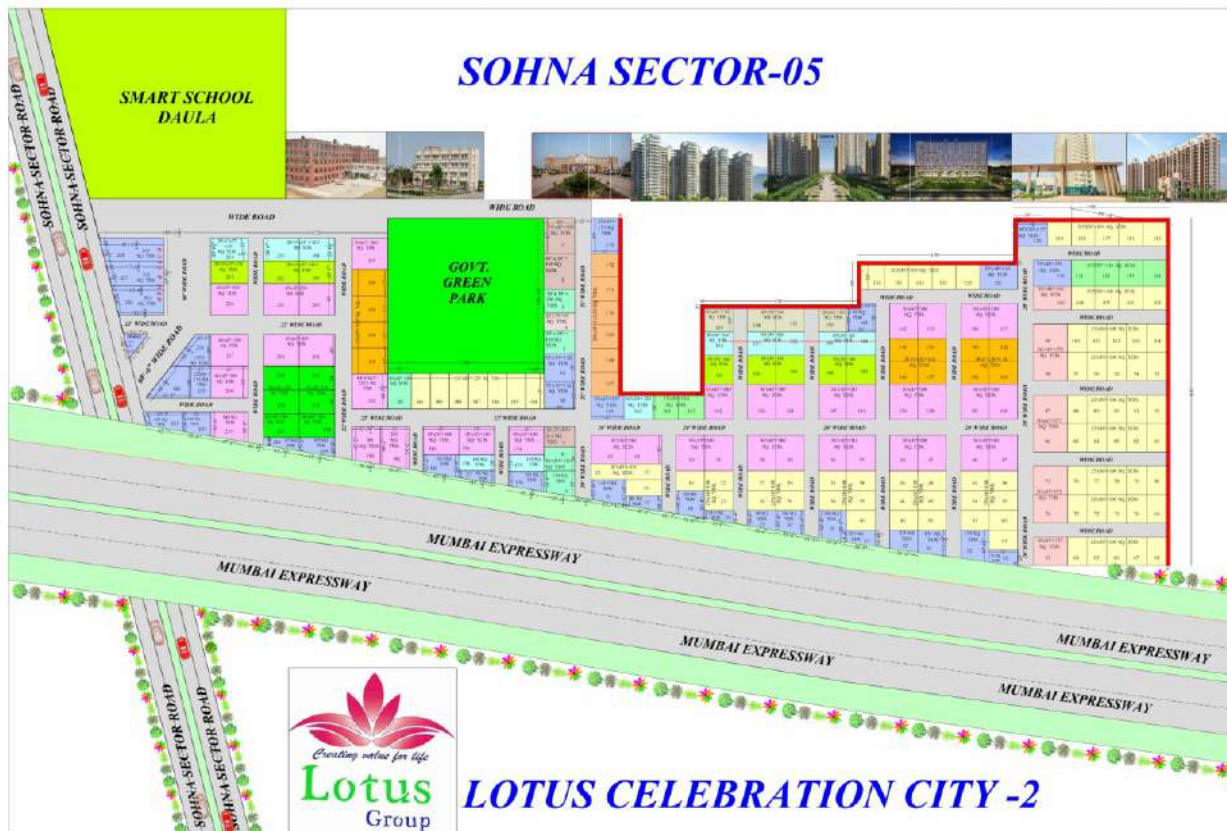
ELECTRICITY
SEWER LINES
DRAINS



Lotus
Group

Layout Plan

Experience the meticulously crafted layout plan of Lotus Celebration Project, seamlessly blending aesthetics, functionality and a harmonious living environment



Other Projects Within 1 Kilometer



EKAM HOMES (SEC 5)



MVN ATHENS (SEC 5)



GANGA TATHASTU



JMS MEGA CITY (SEC 5)



CORONA GREENS (SEC 5)



IREO (SEC 4)



LID GREEN VALLEY 2 (SEC 6)



GOLDEN PARK (SEC 4)

SOHNA

FINAL DEVELOPMENT PLAN-2031AD

FINAL DEVELOPMENT PLAN FOR CONTROLLED AREAS

DENOTED ON DRG.NO.-DTP(G) 2017/2011 DATED 05.07.2011

UNDER SECTION 5(7) OF ACT NO.-41 OF 1963

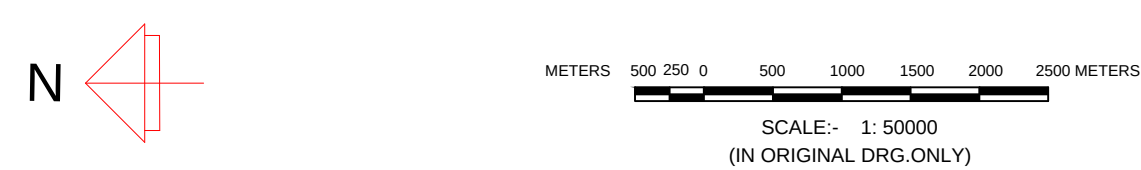
LEGEND:-

DISTRICT BOUNDARY	
CONTROLLED AREA BOUNDARY	
OLD M.C.BOUNDARY	
EXTENDED M.C.BOUNDARY	
VILLAGE BOUNDARY	
OLD TOWN / EXISTING ABADI	
VILL. ABADI	
DRAIN / DISTRIBUTARY	
WATER BODY	
BUNDH	
DENSITY (PPH) / SECTOR NO.	
GROUND WATER RECHARGE ZONE	

100 RESIDENTIAL	
200 COMMERCIAL	
300 INDUSTRIAL	
320 LIGHT INDUSTRY	
330 MEDIUM INDUSTRY	
340 HEAVY INDUSTRY	
400 TRANSPORT AND COMMUNICATION	
410 RAILWAY STN., YARD, SIDINGS	
420 ROADS, BUS STAND, TRANSPORT DEPOT,PARKING	
450 TELEPHONE EXCHANGE	
500 PUBLIC UTILITIES	
510 WATER WORKS	
520 DISPOSAL WORKS	
530 GRID SUB STATION	
550 SOLID WASTE SITE	
600 PUBLIC AND SEMI PUBLIC USE	
610 MINI SECRETARIAT, JUDICIAL COMPLEX, JAIL, POLICE STATION AND OTHER INSTITUTIONS	
620 EDUCATIONAL, CULTURAL, RELIGIOUS INSTITUTIONS	
630 MEDICAL AND HEALTH INSTITUTIONS	
640 CULTURAL INSTITUTIONS LIKE THEATRES, OPERA HOUSES ETC. OF NON-COMMERCIAL NATURE	
700 OPEN SPACE	
710 SPORTS GROUND, STADIUM, PLAY GROUND	
720 PARK	
730 GREEN BELT, GARDEN AND OTHER RECREATIONAL USE	
740 BURIAL GROUND	
760 WATER BODY/LAKE	
800 AGRICULTURAL ZONE	
850 FOREST LAND	
890 DAIRY FARMING / GOSHALA	
1000 NATURAL CONSERVATION ZONE	

LAND RESERVATION FOR MAJOR ROADS

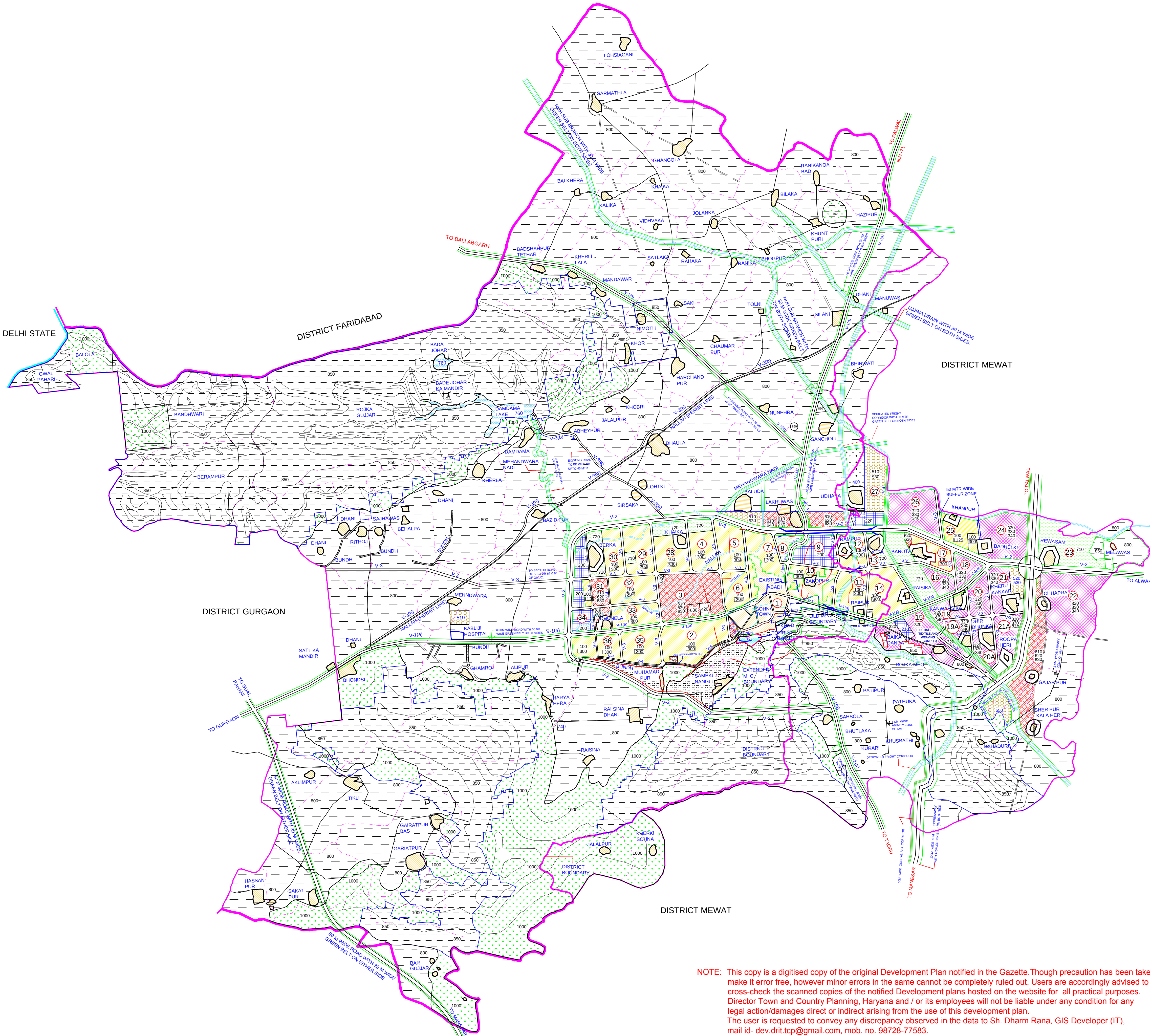
SERIAL NO.	CLASSIFICATION	LAND RESERVATION
(i)	KUNDLI-MANESAR-PALWAL EXPRESSWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
(ii)	ORBITAL RAIL CORRIDOR	50 METER WIDE
(iii)	V-1 ROAD	EXISTING GURGAON-SOHNA-ALWAR ROAD AND SOHNA-PALWAL ROAD WITH IN OLD M.C. LIMIT
(iv)	V-1 (a) ROAD	EXISTING ROAD TO BE WIDENED UPTO 60 METERS WITH 50 METERS WIDE GREEN BELT ON BOTH SIDES
(v)	V-1 (b) ROAD	60 METERS WIDE ROAD WITH 50 METERS WIDE GREEN BELT ON BOTH SIDES
(vi)	V-2 ROAD	75 METERS WIDE ROAD WITH 100 MTR. WIDE GREEN BELT ON OUTER SIDE AND 50 MTR.WIDE ON INNER SIDE.
(vii)	V-3 ROAD	60 METERS WIDE ROAD
(viii)	V-3 (a) ROAD	EXISTING ROAD TO BE WIDENED UPTO 45 METERS
(ix)	V-3(b) ROAD	45 METERS WIDE ROAD
(x)	V-4 ROAD	30 METERS WIDE ROAD



DRAWING NO DTP(G) 2103/2012 DATED 09.11.2012

DRAWN BY TRACER	(NARENDER)	CHECKED BY PLANNING ASSTT.	(HOSHIAR SINGH)
ASSTT. TOWN PLANNER	(RAJENDER T. SHARMA)		
DISTT. TOWN PLANNER GURGAON	(VIJENDER SINGH)		
(R.K. SINGH) SENIOR TOWN PLANNER GURGAON	(ARVIND MEHTANI) CHIEF CO-ORDINATOR PLANNER(NCR) HARYANA	(T.C.GUPTA, IAS) DIRECTOR, TOWN & COUNTRY PLG. HARYANA	

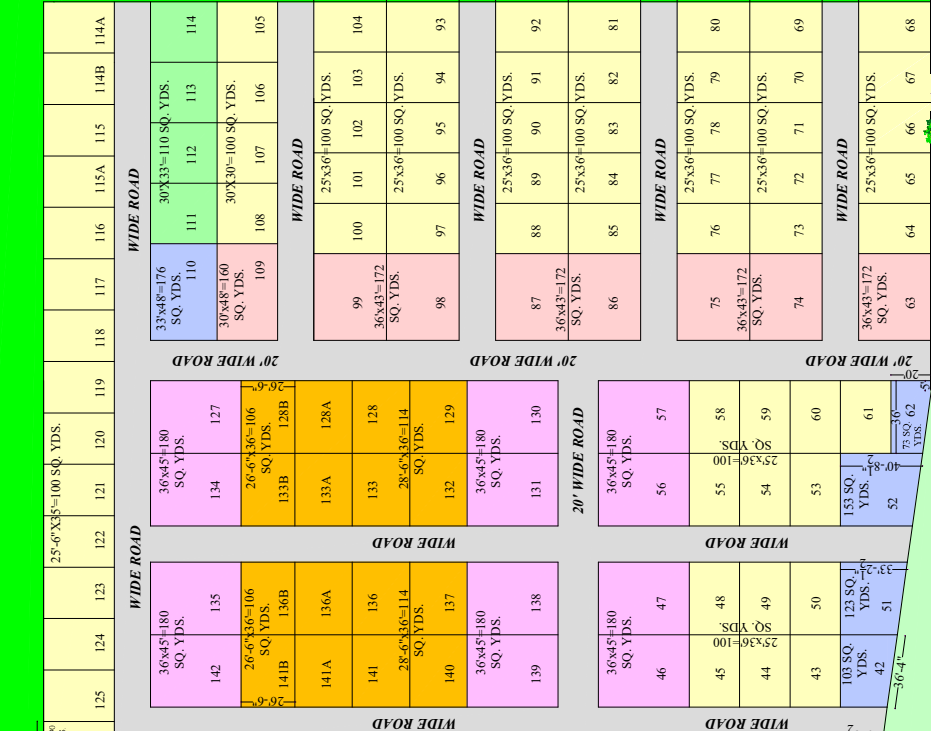
DEPARTMENT OF TOWN AND COUNTRY PLANNING,HARYANA



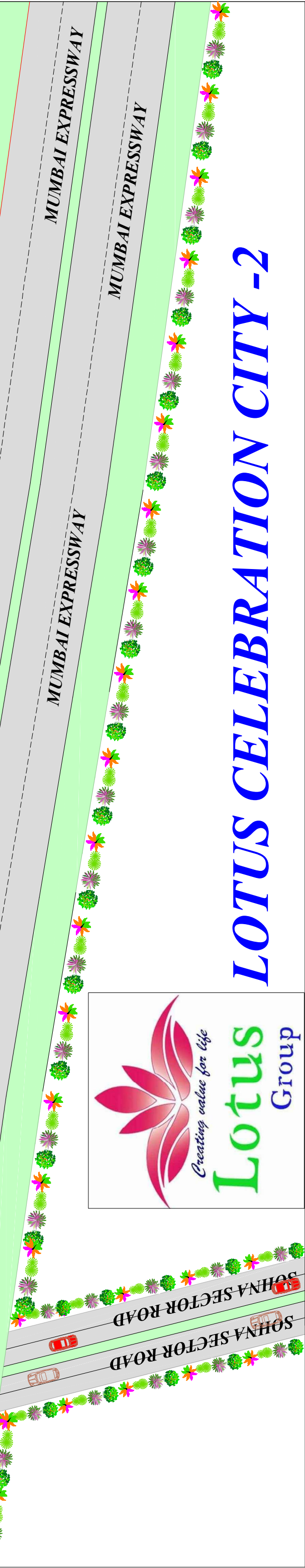
NOTE: This copy is a digitised copy of the original Development Plan notified in the Gazette.Though precaution has been taken to make it error free, however minor errors in the same cannot be completely ruled out. Users are accordingly advised to cross-check the scanned copies of the notified Development 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. Dharm Rana, GIS Developer (IT), mail id- dev.drit.tcp@gmail.com, mob. no. 98728-77583.

SMART SCHOOL
DAULA

SOHNA SECTOR-05



EXTENSION FUTURE PLANS



LOTUS CELEBRATION CITY -2