

HRERA-PKL-SNP-388-2022

**SAMYAK**  
KNOWLEDGE TRANSFORMS



“Secure your dream plot, where family dreams take root”

DISTINCTIVE PLOTS UNDER  
DDJAY — SECTOR 33, SONIPAT —

## WHY SONEPAT ?

Sonepat offers a compelling combination of excellent infrastructure, strategic location, and future growth prospects. Here are the key reasons:

- **Infrastructure:** Well-planned infrastructure with 45 and 65-meter-wide roads connecting major developments like Saffron Grand.
- **Strategic Location:** Located at the tri-junction of NH44 (GT Road), KMP Expressway, and Eastern Peripheral Expressway, ensuring seamless connectivity. The upcoming UER2 elevated road will reduce travel time to IGI Airport to just 40 minutes.
- **Future Highways:** The Greenfield Delhi-Katra Highway (opening in December 2025) and the Delhi-Dehradun Expressway will further enhance connectivity.
- **Metro Connectivity:** Metro Phase 4 (Rithala-Kundli line via Narela) is underway, with a stop at Nathupur, just 5 km from Saffron Grand.
- **RRTS:** The Delhi-Sonepat-Panipat-Karnal RRTS project is approved and expected to start soon, following the completion of the Sarai Kale Khan to Meerut RRTS.
- **Industrial Growth:** Maruti's largest plant in India, operational in Kharkhoda (15 minutes from Saffron Grand), will drive economic growth and employment opportunities.
- **Industrial Land:** 4,000 acres of industrial land, attracting industrialists seeking more competitive options.
- **Affordable Housing:** Land costs significantly lower than North Delhi, Sonepat offers affordable housing options for growing families.
- **Education and Healthcare:** Top educational institutions, new hospitals under construction, and modern schools make Sonepat an attractive option for families.
- **Quality of Life:** Sonepat provides a cleaner, crime-free environment, making it ideal for those seeking a better quality of life.

With these advantages, Sonepat is poised for significant growth, making it a smart choice for investment and living.





CONTEMPORARY ENTRANCE



AERIAL VIEW OF SAFFRON GRAND

## THE BEST OF EVERYTHING.

- Upscale, secured and gated development.
- 180 sq. yds. exclusive plots.
- Stilt plus four floors approved on each plot.
- Vaastu compliant development
- Landscaped entrance feature with guard house and access controlled entry.
- Three-level security and surveillance system.
- Tree-lined internal streets with perimeter plantation.
- Dedicated maintenance agency for immaculate housekeeping and maintenance services.
- Eco-friendly street lighting, storm water and rain water harvesting.
- Centralised sewage treatment plant and electricity transformer.
- Dedicated Club and Community facility with sports and leisure activity spaces.



ECO FRIENDLY  
DEVELOPMENT



SECURE GATED  
DEVELOPMENT



KIDS PLAY AREA



WIDE- OPEN  
SPACES



TREE- LINED  
ROADS



COMMUNITY  
FACILITIES



SEWAGE  
TREATMENT PLANT



RAINWATER  
HARVESTING



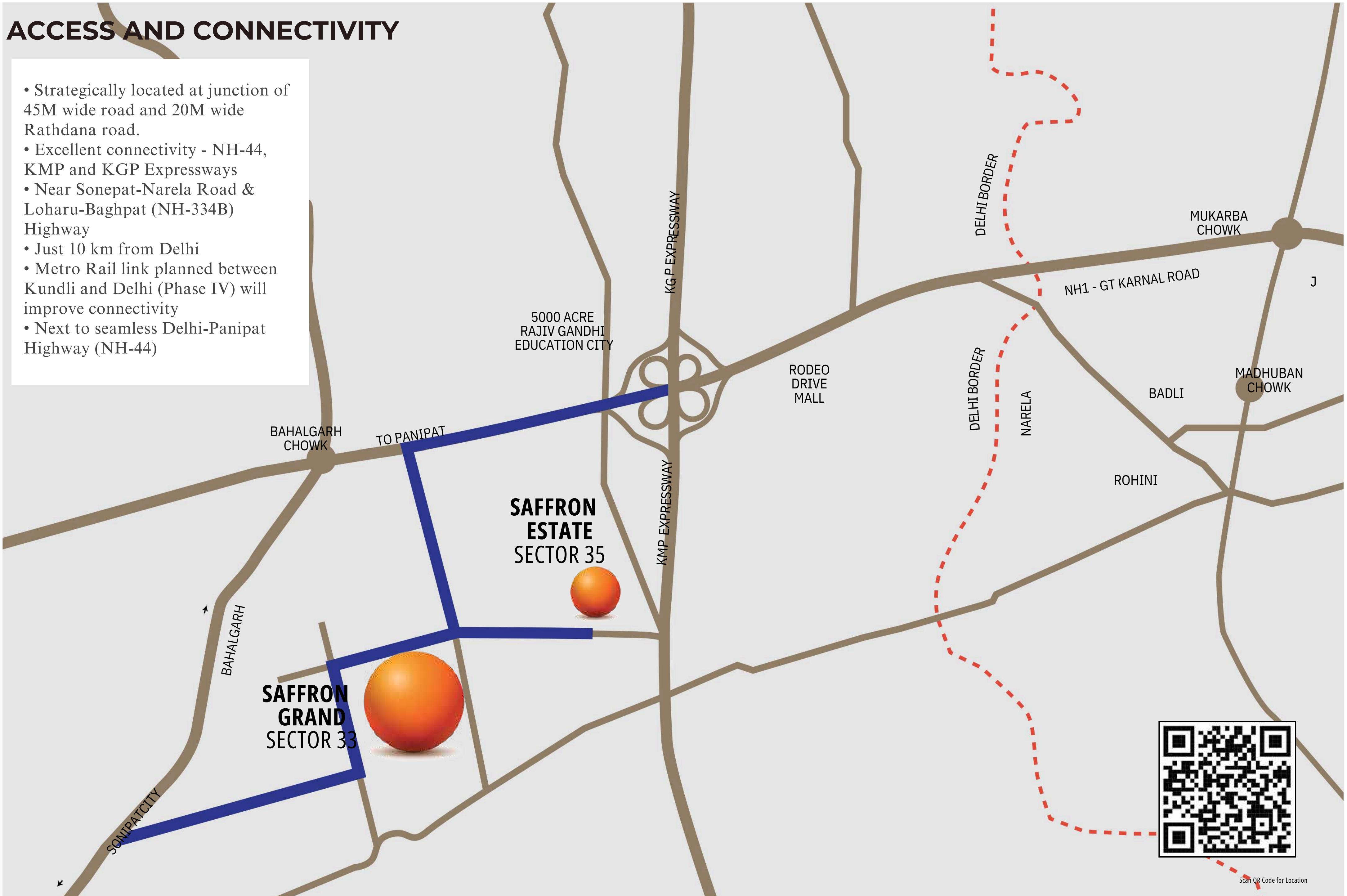
ELEGANT STREET  
LIGHTING



STILT PLUS FOUR FLOORS ON EACH PLOT

## ACCESS AND CONNECTIVITY

- Strategically located at junction of 45M wide road and 20M wide Rathdana road.
- Excellent connectivity - NH-44, KMP and KGP Expressways
- Near Sonepat-Narela Road & Loharu-Baghpat (NH-334B) Highway
- Just 10 km from Delhi
- Metro Rail link planned between Kundli and Delhi (Phase IV) will improve connectivity
- Next to seamless Delhi-Panipat Highway (NH-44)



# SAFFRON GRAND

**Thoughtfully designed with all modern amenities.**

- Modern European clean lines architecture.
- Township conceived with superior craftsmanship, attention to detail, landscaping and extensive open spaces.
- An exclusive gated community that has it all - exclusive 180 square yards residences, shopping and recreational facilities.



**45 M ROAD**

Artistic Rendering  
Conversion Scale: 1 square mtr=10.764squareft.

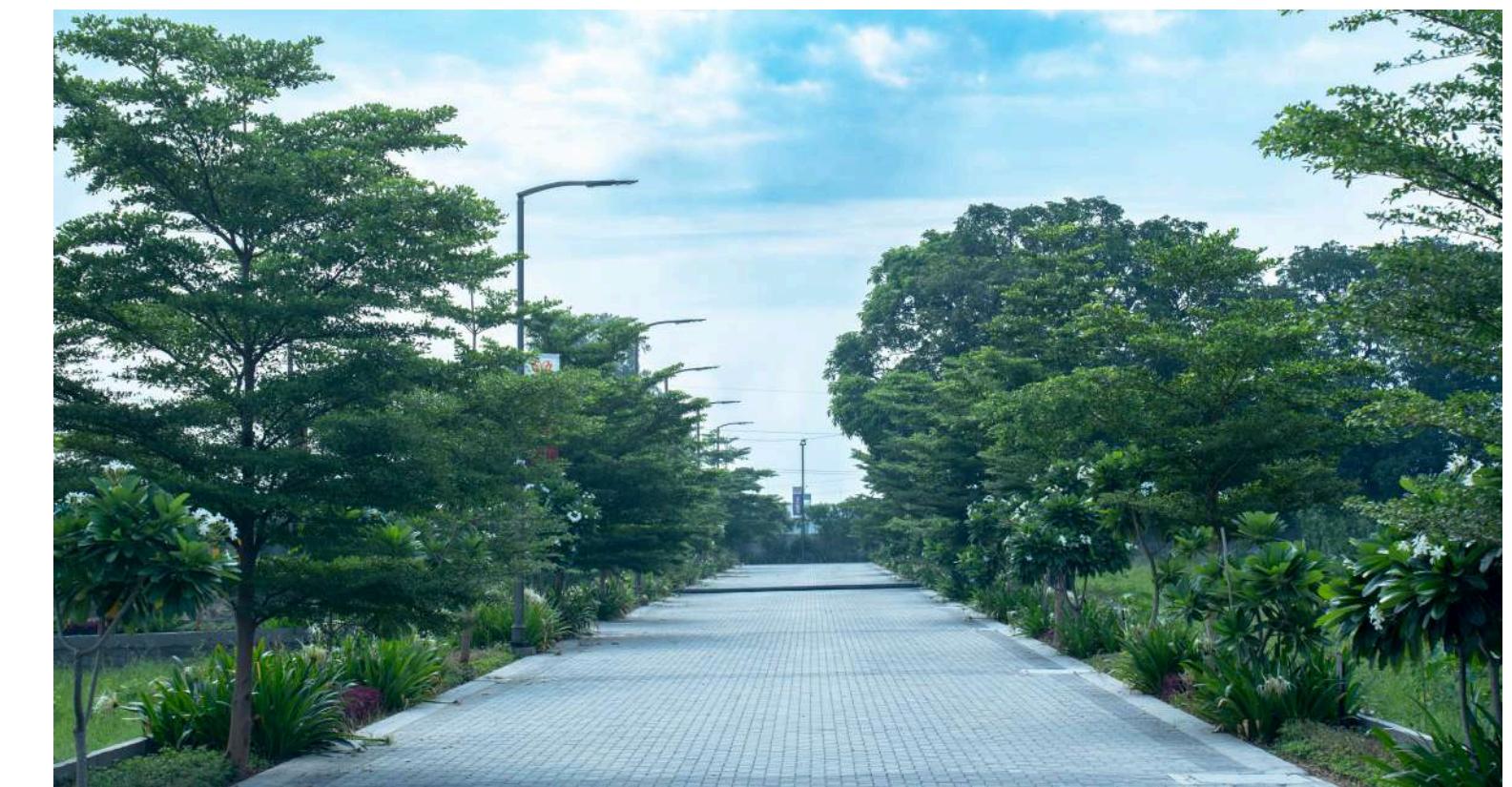


# SAFFRON GRAND: MASTER PLAN

An upscale neighbourhood defined by its neat road network, well landscaped Parks, Club with multiple amenities, tree lined walkways and state-of-the -art infrastructure.



## ENTRY TO THE PARK



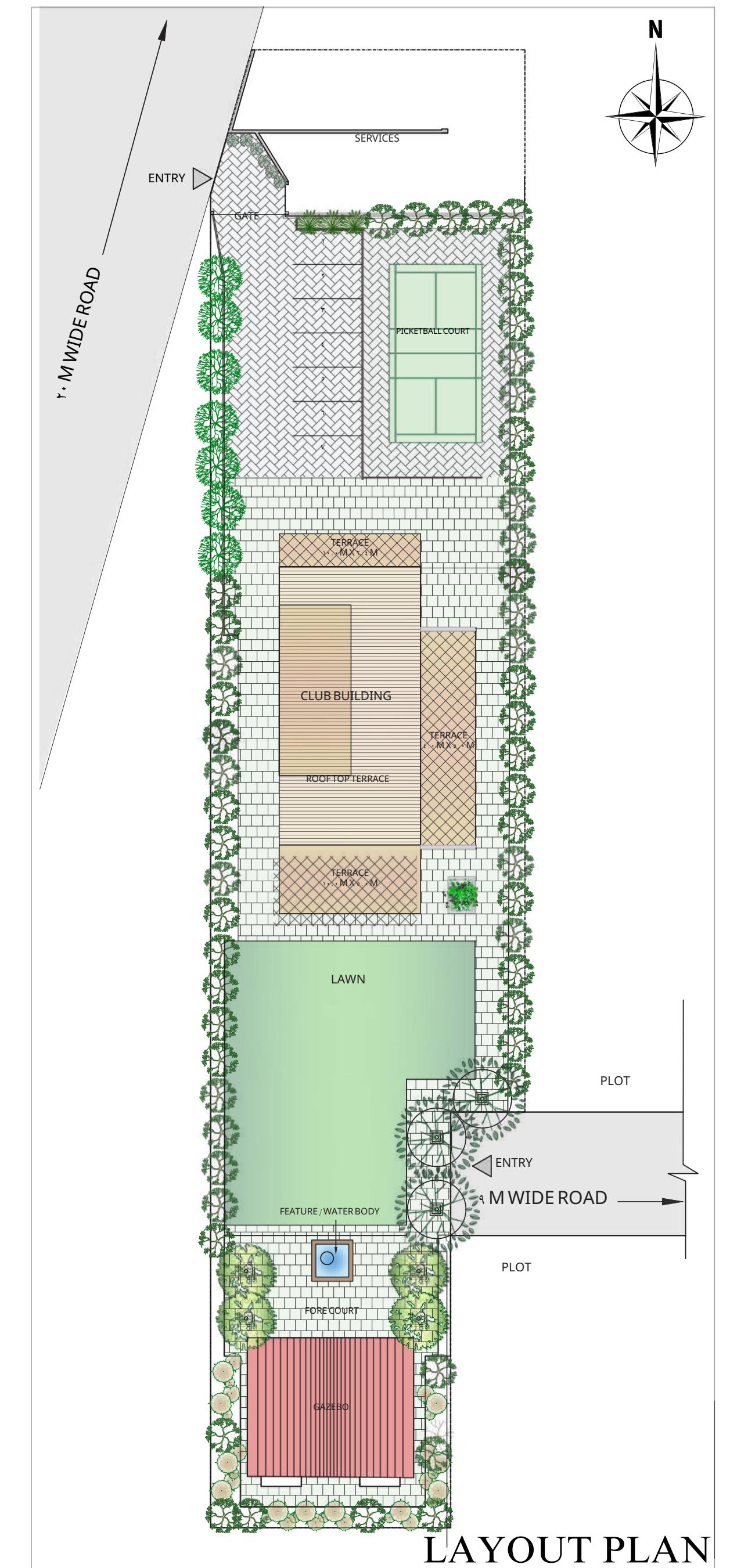
## STREET VIEW



# SAFFRON *Grand*

# COMMUNITY CLUB

## Where amenities redefine everyday living!



  
**SAFFRON**  
*Grand*

TREASURE THE PRIVACY, ENJOY THE COMMUNITY



LOCATION QR

**SAMYAK**  
KNOWLEDGE TRANSFORMS

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Disclaimer  
Saffron Grand has been registered via HRERA Sonipat with registration number: PK1-SNP-388-2022 dated 27-12-2022. | License No 146 of 2022, dated 28.09.2022/Layout plan drawing no : DTCP-8631 dated 28.09.2022 | Area is 5.645 Acres | Name of developer: Samyak Properties and Infrastructure Pvt. Ltd. | Project Address: Sector 33, District - Sonepat | This document contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, items, goods, additional fittings/fixtures, decorative items including finishing materials, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided.