

HRERA-PKL-SNP-388-2022

SAMIYAK
KNOWLEDGE TRANSFORMS



SAFFRON *Grand*

“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.



STILT PLUS FOUR FLOORS ON EACH PLOT



ECO FRIENDLY DEVELOPMENT



SECURE GATED DEVELOPMENT



KIDS PLAY AREA



WIDE- OPEN SPACES



TREE- LINED ROADS



COMMUNITY FACILITIES



SEWAGE TREATMENT PLANT



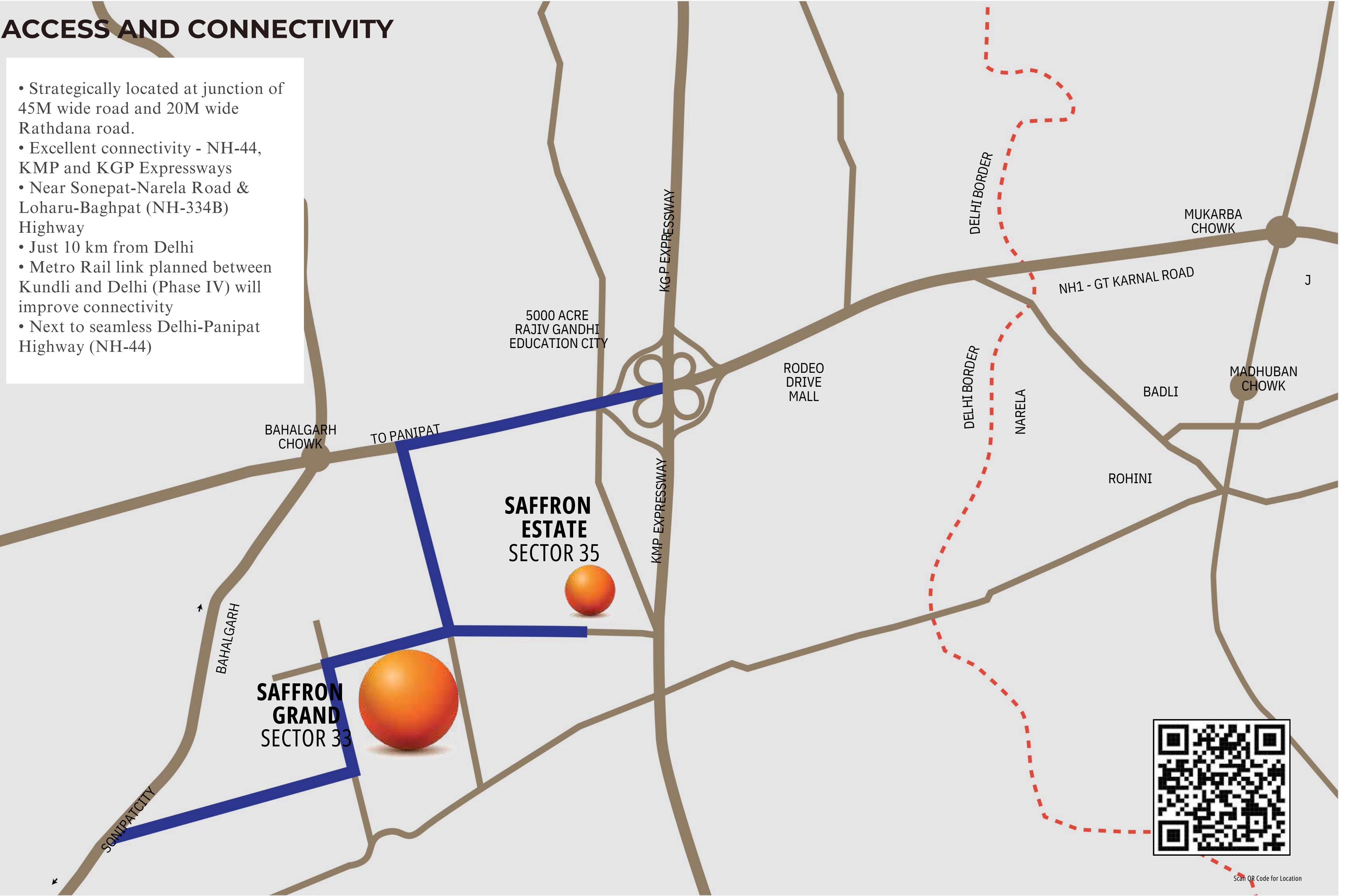
RAINWATER HARVESTING



ELEGANT STREET LIGHTING

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 Sonapat-Narela Road & Loharu-Baghat (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.

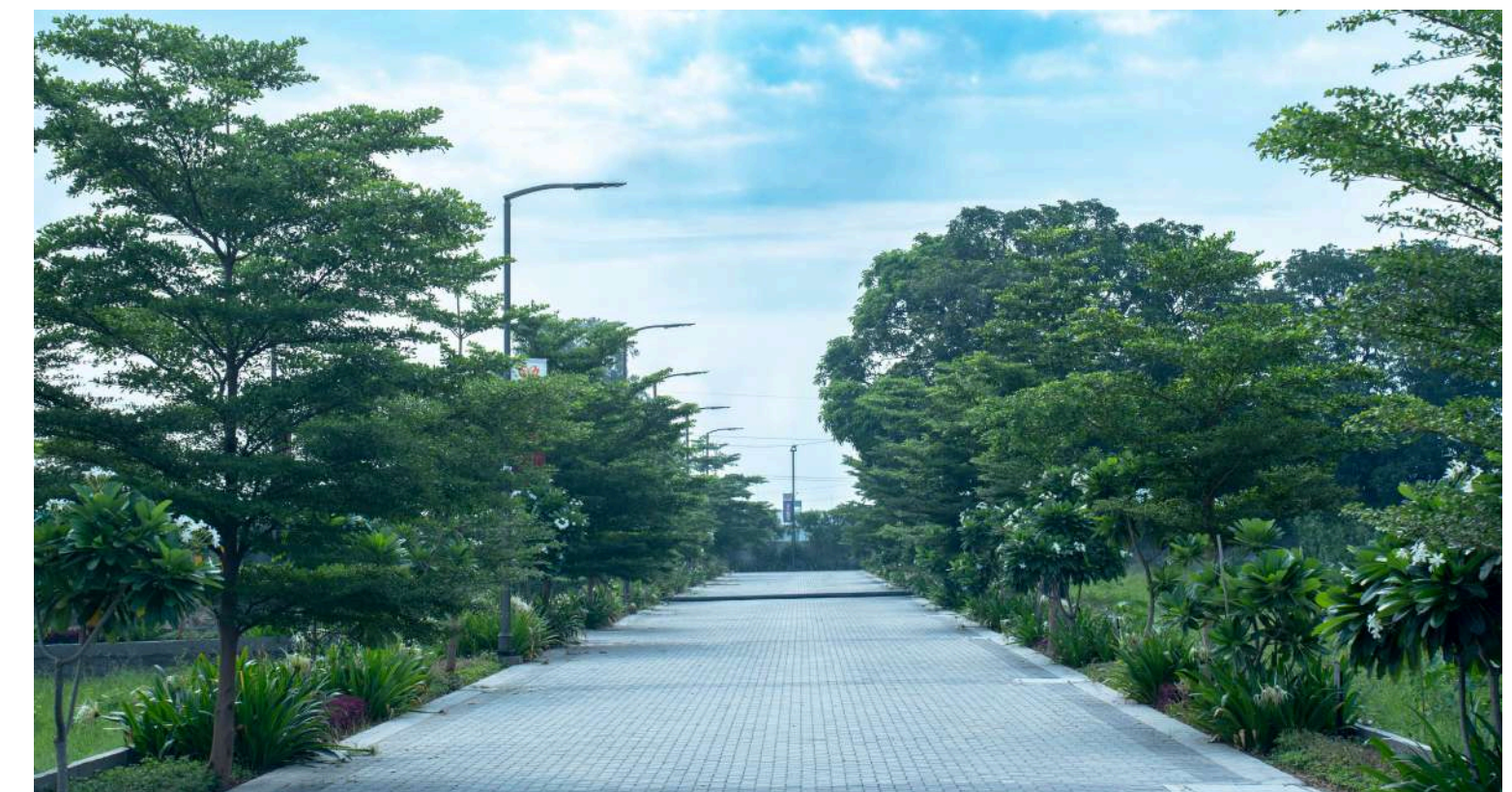


SAFFRON GRAND: MASTER PLAN

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



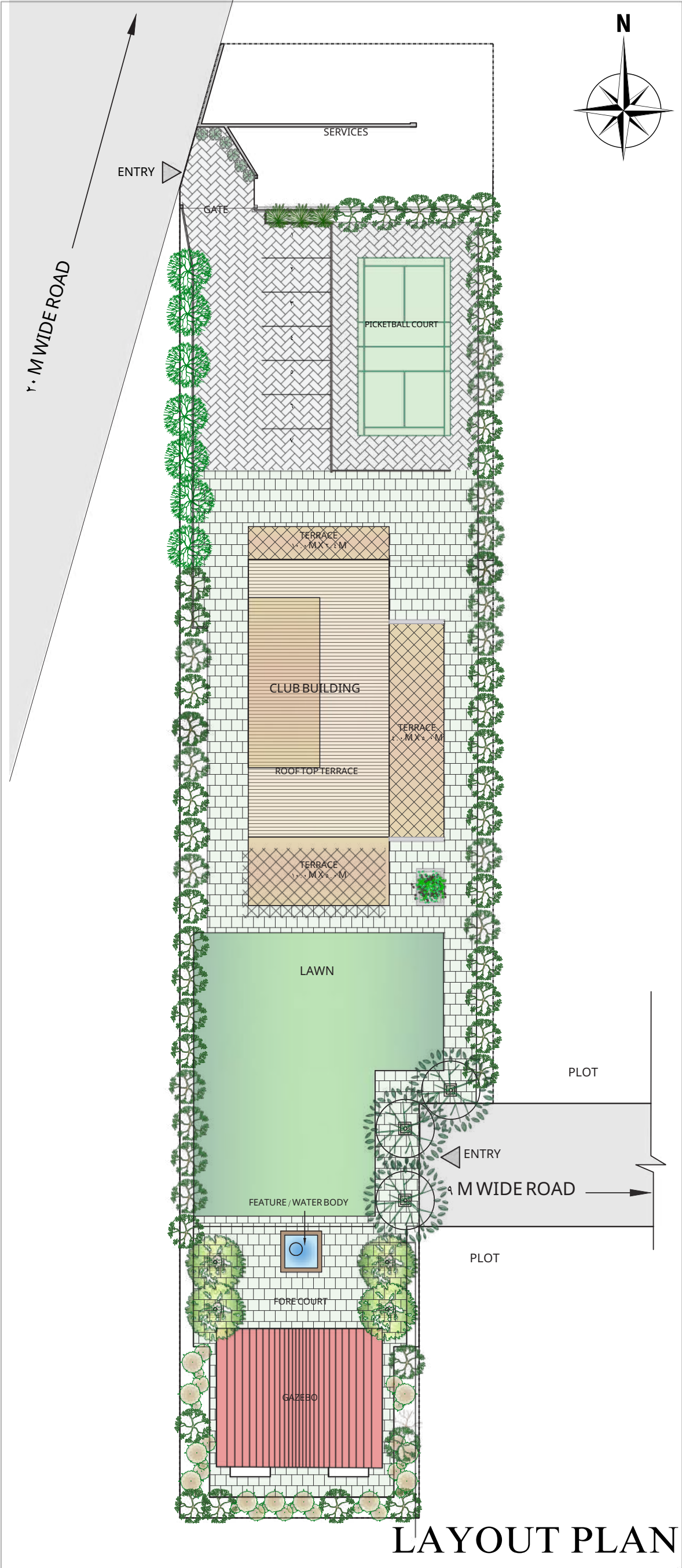
STREET VIEW


SAFFRON
Grand

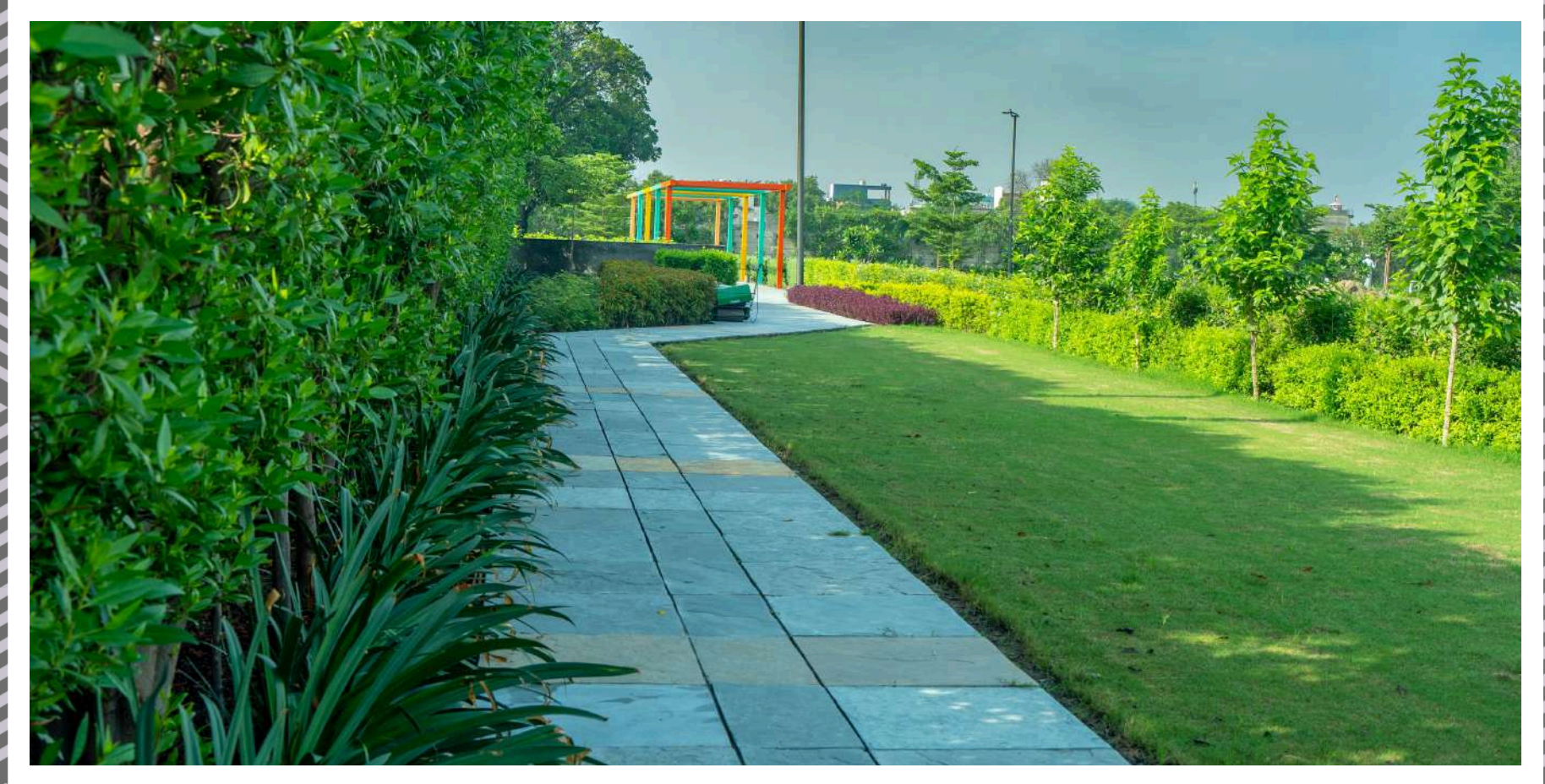
COMMUNITY CLUB
Where amenities redefine everyday living!



- CLUB HOUSE
- GREEN LAWN
- PICKLEBALL COURT
- GAZEBO
- HALF- BASKETBALL COURT



TREASURE THE PRIVACY, ENJOY THE COMMUNITY



LOCATION QR

SAMYAK
KNOWLEDGE TRANSFORMS

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Disclaimer
Saffron Grand has been registered with HREDA Sonapat with registration number: PKL-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 3.645 Acres | Name of developer: Samyak Properties and Infrastructure Pvt. Ltd. | Project Address: Sector 33, District - Sonapat
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