



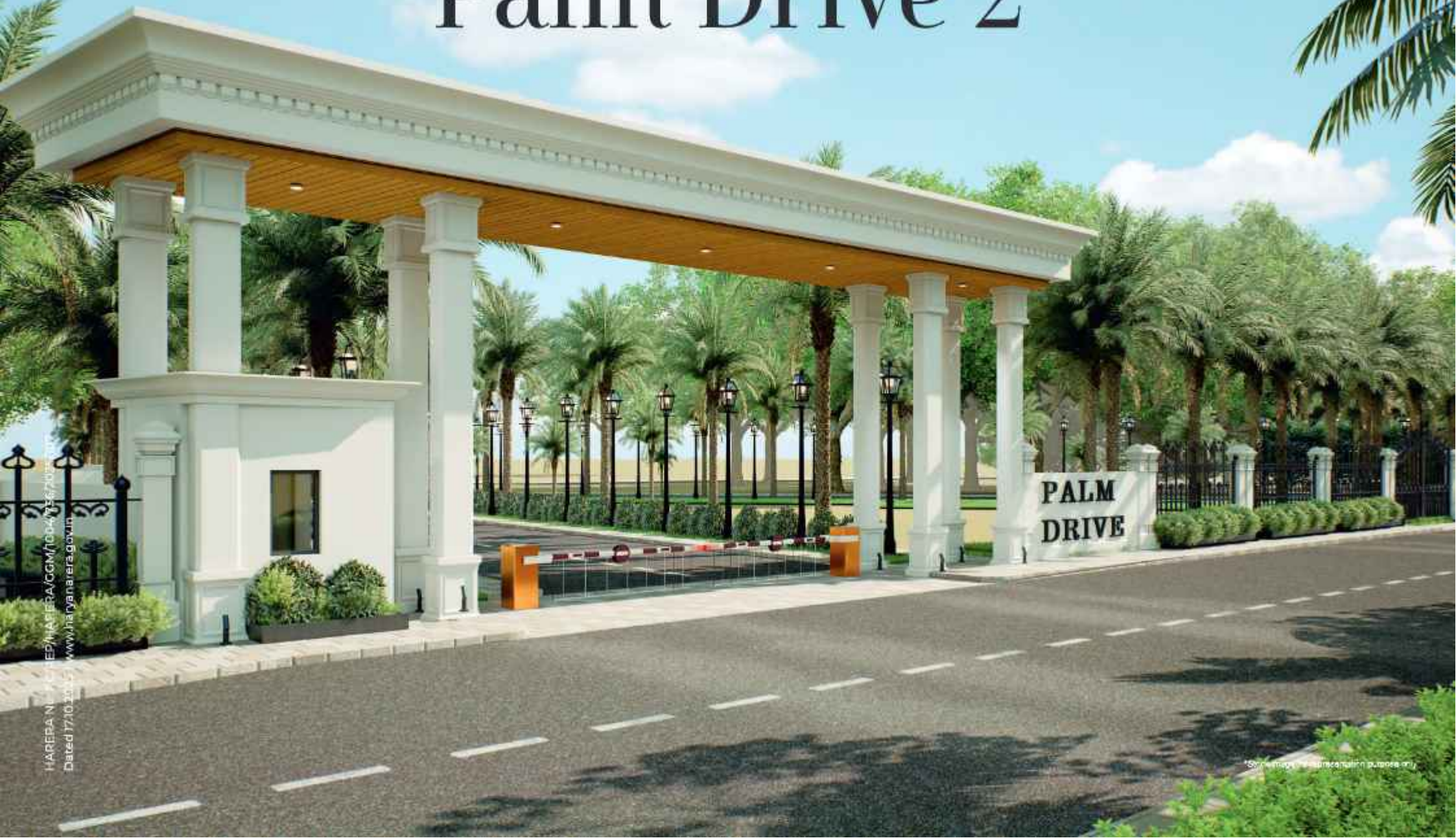
# PALM DRIVE 2

Green Surroundings, Higher Horizons

**PREMIUM HOMES**  
SECTOR 2 & 3, PATAUDI

HARERA No: RC/REP/HARERA/GGM/1004/736/2025/107  
Dated 17.10.2025 | [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

# WELCOME TO Palm Drive 2



**Welcome** to a community designed for those who dream beyond the confines of four walls. Palm Drive 2 by VKS Developers is more than a township, it's a carefully curated lifestyle nestled in the heart of Pataudi, Greater Gurugram. A space where greenery surrounds you, serenity defines your mornings and every square foot promises value.

This gated development features premium DDJAY plots and is fully equipped for stilt plus 4 floors on your plot. It offers a blend of affordability and luxury, supported by world-class amenities like open gyms, a modern clubhouse, lush parks, meditation zones, commercial spaces and retail hubs within the township.

Palm Drive 2 is situated on NH-352W and seamlessly connected to IMT Manesar, KMP Expressway, Dwarka Expressway and the upcoming Global City. It offers the perfect balance of urban convenience and countryside charm. Whether you're building your dream home or making a future-ready investment, Palm Drive 2 sets the foundation for a life well lived.



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# THE WORLD OF VKS

**From Ground to Greatness is not just a vision, it's a journey we build with every project we deliver.**

VKS DEVELOPERS is a leading real estate developer specializing in affordable housing projects in and around Gurugram, Haryana. With 10+ years of experience, the management is focused on delivering quality residential communities backed by sustainable infrastructure and thoughtful planning.

The group has earned a reputation through landmark developments such as Maruti Kunj, Farukhnagar, Golden Gate Residency – I & II, and Vienna Greens in Sector 99A, Gurugram. With a strong foundation in community-focused townships, VKS Developers is known for combining quality construction, transparency and customer-first service.

## OUR MISSION

Our mission is to make quality homeownership a reality for families across Haryana by upholding high standards in construction, transparency and customer service at truly affordable rates.

## GROWTH OF EXPANSION

VKS DEVELOPERS is a rapidly growing company, expanding its footprint with new projects in Pataudi along the new NH-352W. This expressway will transform the connectivity of South Haryana to Gurugram.



## LEGACY & PRESENCE

Flagship projects across;

- ✿ Farukhnagar
- ✿ Pataudi
- ✿ Gurugram, Sector 99A
- ✿ Bahadurgarh
- ✿ Rewari

## KEY STRENGTHS

- ✿ Trusted brand in affordable plotted development
- ✿ Customer-centric township
- ✿ Sustainable, self-sufficient township

## COMPLETED PROJECTS

- ✿ 60 acres, Farukhnagar  
Well-planned Residential Spaces
- ✿ Golden Gate Residency  
Flagship Development
- ✿ Maruti Kunj, Farukhnagar  
Flagship Development

## ONGOING PROJECTS

- ✿ 40 acres, Pataudi  
Residential Development
- ✿ Vienna Greens  
Sector 99A, Gurugram

## UPCOMING PROJECTS

- ✿ Bahadurgarh Sector 1
- ✿ Rewari

## PREMIUM PLOTS

Build your dream home on premium yet affordable plots under DDJAY. Spacious layouts, well-marked boundaries and excellent road access.

RERA approved

Gated township

Sizes to suit every need

Ideal for self-use or investment

Surrounded by greenery & infrastructure

Connected via 30 mtr. wide road

Each unit at Palm Drive 2 comes with the assurance of smart planning, legal clarity and a clear title. Whether you're building your forever home or securing a tangible asset for tomorrow, these plots provide flexibility, freedom and future potential. With ample green buffers, internal road connectivity and access to all township amenities, these plots ensure that your lifestyle matches your aspirations.

## TOWNSHIP AMENITIES

Everything you require is already planned



Stilt + 4 Construction is allowed on our plots



Lush Green Parks & Reflexology Paths



Open Gym & Jogging Track



Kids Play Area & Outdoor Seating



Badminton, Volleyball & Basketball Courts



24x7 Security & Multiple Gated Entries



Fresh Water Supply & Street Lights



Yoga & Meditation Zone



Vaastu Compliant Project



Club House



Swimming Pool



Banquet Hall



Well-Looped Road Network



Stormwater & Sewage Systems

# LAYOUT PLAN

PHASE-2

| PLOTS AREA CALCULATION |      |             |              |                  |                   |             |                  |  |     |           |  |
|------------------------|------|-------------|--------------|------------------|-------------------|-------------|------------------|--|-----|-----------|--|
| S.NO                   | TYPE | WIDTH IN M. | LENGTH IN M. | AREA IN SQM/PLOT | AREA IN SQYD/PLOT | NO OF PLOTS | TOTAL AREA (SQM) |  |     |           |  |
| 1                      | A    | 7.88        | 18.00        | 141.720          | 129.065           | 5           | 708.620          |  |     |           |  |
| 2                      | B    | 6.70        | 11.50        | 90.450           | 105.179           | 9           | 814.050          |  |     |           |  |
| 3                      | B1   | 6.76        | 11.50        | 91.260           | 105.147           | 1           | 91.260           |  |     |           |  |
| 4                      | C    | 6.30        | 12.70        | 77.470           | 92.654            | 5           | 387.350          |  |     |           |  |
| 5                      | D    | AS/PLAN     |              | 150.000          | 179.400           | 1           | 150.000          |  |     |           |  |
| 6                      | E    | AS/PLAN     |              | 120.000          | 143.520           | 1           | 120.000          |  |     |           |  |
| 7                      | E1   | AS/PLAN     |              | 77.000           | 92.092            | 1           | 77.000           |  |     |           |  |
| 8                      | F    | AS/PLAN     |              | 132.000          | 157.872           | 1           | 132.000          |  |     |           |  |
| 9                      | G    | 7.50        | 20.00        | 150.000          | 179.400           | 9           | 1350.000         |  |     |           |  |
| 10                     | G1   | AS/PLAN     |              | 150.000          | 179.400           | 1           | 150.000          |  |     |           |  |
| 11                     | G2   | AS/PLAN     |              | 120.000          | 143.520           | 1           | 120.000          |  |     |           |  |
| 12                     | G3   | AS/PLAN     |              | 150.000          | 179.400           | 1           | 150.000          |  |     |           |  |
| 13                     | G4   | AS/PLAN     |              | 150.000          | 179.400           | 1           | 150.000          |  |     |           |  |
| 14                     | G5   | AS/PLAN     |              | 80.000           | 95.880            | 1           | 80.000           |  |     |           |  |
| 15                     | H1   | AS/PLAN     |              | 126.500          | 151.294           | 1           | 126.500          |  |     |           |  |
| 16                     | H2   | AS/PLAN     |              | 110.071          | 131.647           | 1           | 110.071          |  |     |           |  |
| 17                     | H3   | AS/PLAN     |              | 113.440          | 135.674           | 1           | 113.440          |  |     |           |  |
| 18                     | H4   | AS/PLAN     |              | 116.194          | 138.968           | 1           | 116.194          |  |     |           |  |
| 19                     | H5   | AS/PLAN     |              | 118.540          | 141.774           | 1           | 118.540          |  |     |           |  |
| 20                     | H6   | AS/PLAN     |              | 120.702          | 144.880           | 1           | 120.702          |  |     |           |  |
| 21                     | H7   | AS/PLAN     |              | 123.234          | 147.888           | 1           | 123.234          |  |     |           |  |
| 22                     | H8   | AS/PLAN     |              | 125.500          | 150.098           | 1           | 125.500          |  |     |           |  |
| 23                     | H9   | AS/PLAN     |              | 127.922          | 152.995           | 1           | 127.922          |  |     |           |  |
| 24                     | H10  | AS/PLAN     |              | 130.272          | 155.805           | 1           | 130.272          |  |     |           |  |
| 25                     | H11  | AS/PLAN     |              | 132.747          | 158.167           | 1           | 132.747          |  |     |           |  |
| 26                     | H12  | AS/PLAN     |              | 133.421          | 159.572           | 1           | 133.421          |  |     |           |  |
| 27                     | H13  | AS/PLAN     |              | 133.771          | 159.990           | 1           | 133.771          |  |     |           |  |
| 28                     | H14  | AS/PLAN     |              | 134.506          | 160.969           | 1           | 134.506          |  |     |           |  |
| 29                     | H15  | AS/PLAN     |              | 135.520          | 161.843           | 1           | 135.520          |  |     |           |  |
| 30                     | H16  | AS/PLAN     |              | 136.457          | 163.203           | 1           | 136.457          |  |     |           |  |
| 31                     | H17  | AS/PLAN     |              | 148.447          | 172.543           | 1           | 148.447          |  |     |           |  |
| 32                     | J1   | AS/PLAN     |              | 150.000          | 179.400           | 1           | 150.000          |  |     |           |  |
| 33                     | J2   | 8.82        | 17.00        | 149.940          | 179.378           | 2           | 299.880          |  |     |           |  |
| 34                     | J3   | AS/PLAN     |              | 132.500          | 158.470           | 1           | 132.500          |  |     |           |  |
| 35                     | J    | 7.11        | 17.00        | 124.610          | 148.034           | 18          | 2243.380         |  |     |           |  |
| 36                     | K    | 7.50        | 36.90        | 126.750          | 151.993           | 9           | 1140.750         |  |     |           |  |
| 37                     | K1   | AS/PLAN     |              | 130.000          | 155.552           | 1           | 130.000          |  |     |           |  |
| 38                     | K2   | AS/PLAN     |              | 145.090          | 173.498           | 1           | 145.090          |  |     |           |  |
| 39                     | L1   | AS/PLAN     |              | 110.000          | 132.154           | 1           | 110.000          |  |     |           |  |
| TOTAL                  |      |             |              |                  |                   |             |                  |  | 140 | 18688.226 |  |



# LAYOUT PLAN

● PATAUDI

COMING SOON

PROPOSED 30M WIDE SECTOR ROAD

PROPOSED 24M WIDE SECTOR ROAD

8K WIDE REVENUE ROAD

EXISTING 4K WIDE REVENUE ROAD

PROPOSED 24M WIDE SECTOR ROAD



Scan for Location



REWARI

NH352W

GURUGRAM

## STILT + 4

### CONSTRUCTION APPROVED

#### BUILD HIGHER, BUILD SMARTER.

Palm Drive 2 offers the flexibility of Stilt + 4 floor construction under DDJAY norms. This allows plot owners to maximize space usage, create multi-family floors or earn rental income by building up to four floors. With a floor-wise registry available, it's an ideal opportunity for homeowners and investors to unlock the full potential of their land. A perfect blend of vertical growth and community living.



\*Stock image for representation purpose only.





## **SURROUNDED BY CONVENIENCE**

(LOCATION MAP & ADVANTAGES)

Strategically located on NH 352W,  
Palm Drive 2 keeps you connected

**KMP Expressway – 5 mins**

**IMT Manesar – 10 mins**

**Dwarka Expressway – 15 mins**

**Upcoming Global City – 17 mins**

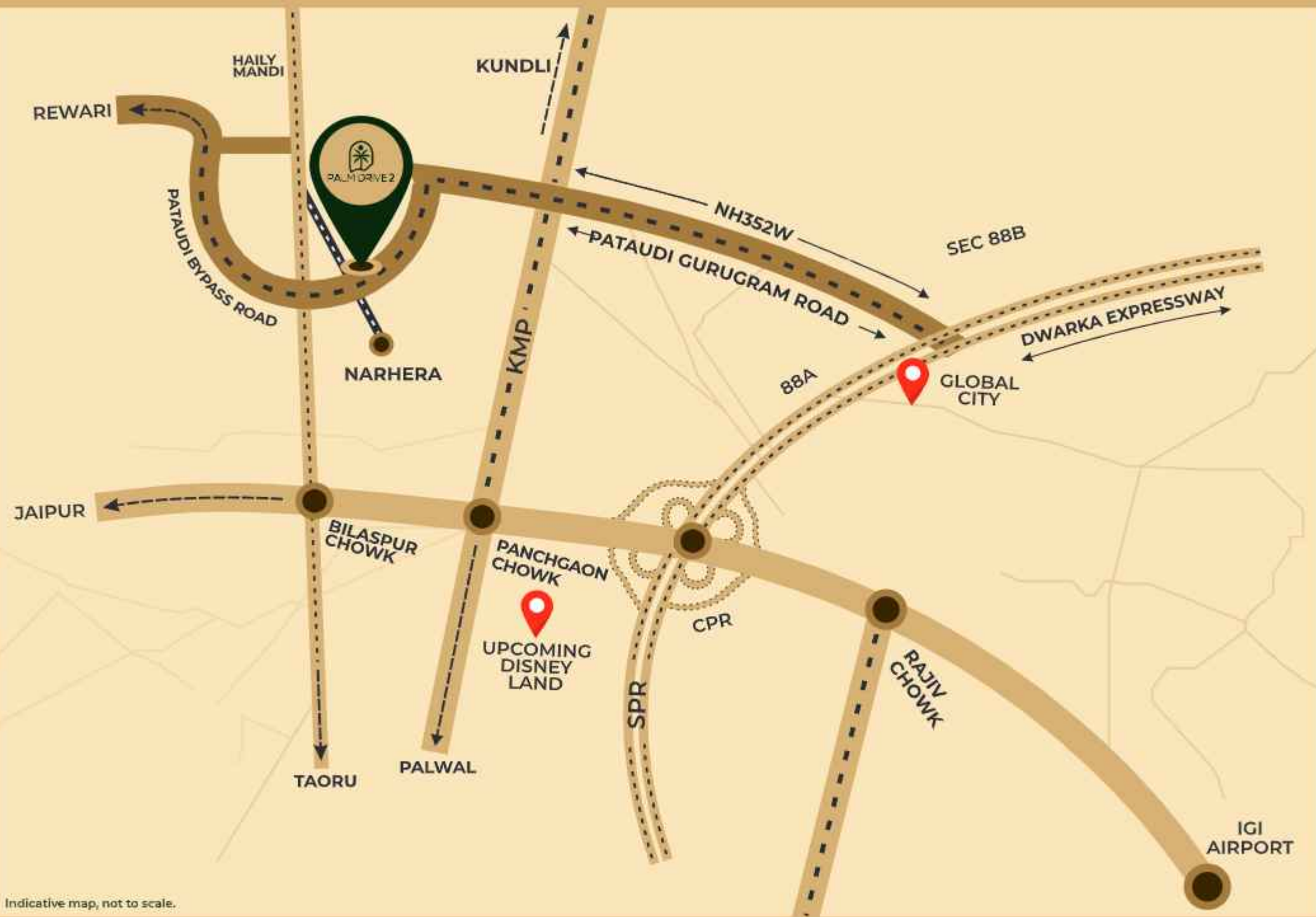
**Reliance MET Jhajjar – 25 mins**

**IGI Airport – 40 mins**

**Kharkhoda IMT – 40 mins**

**Scan for Location**





Indicative map, not to scale.

WORLD WITHIN REACH AT THE MOST

# Perfect Location

Live at the gateway of the Millennium City and at the centre of the future Gurugram. Pataudi is witnessing rapid transformation with increased government focus, better road infrastructure and growing residential demand. This rising connectivity is driving families and businesses to invest in well-planned communities like Palm Drive 2. With everything from job hubs to education and daily needs just a short drive away, Palm Drive 2 becomes more than a place to live-it becomes a place to grow.

The project Palm Drive 2, located in Sector 2 & 3, Pataudi, is well-connected via a 4K pakka rasta revenue road, which connects to the main Pataudi Bypass just 150 meters ahead.



# Palm Drive 2

is surrounded by

Economic Hubs, Lifestyle Centers & Growing Infrastructure



## Reputed Educational Institutes

- ❁ Delhi Public School, Pataudi - 2 mins away
- ❁ Suraj School, Pataudi - 5 mins away
- ❁ GAV International School - 10 mins away
- ❁ Pathfinder Global School - 10 mins away



## Govt. & Other Infrastructures

- ❁ KMP Expressway - 5 mins away
- ❁ IMT Manesar II - 5 mins away
- ❁ Bilaspur Industrial Zone - 7 mins away
- ❁ IMT Manesar - 10 mins away
- ❁ Upcoming Disney Land - 10 mins away
- ❁ Dwarka Expressway - 15 mins away
- ❁ Global City - 17 mins away
- ❁ Reliance MET - 25 mins away
- ❁ IMT Kharkhoda - 40 minutes away



- ❁ Great lakes Institute of Management - 10 mins away
- ❁ BML Munjal University - 15 mins away
- ❁ Amity, Manesar - 20 mins away
- ❁ Rajiv Gandhi Educational City, Sonipat - 1 hour away



## Healthcare Facilities

- ❁ Fortis, Manesar - 20 mins away
- ❁ Aarvy Hospital - 20 mins away
- ❁ Medicity, Gurgaon- 35 mins away
- ❁ AIIMS, Badsa - 40 mins away



## Malls, Hotels & more

in close proximity



## Pataudi Railway Station nearby

for regional connectivity

## WHY INVEST IN PATAUDI?

Pataudi has become a gateway to the Millennium City, Gurugram, with the convenience of affordability. Surrounded by major highways, growing infrastructure and close proximity to Gurugram and its industrial and commercial zones. Ever since the construction of NH-352W, Pataudi has become home to opportunities and high living standards like Gurugram at a very affordable cost.



Strategic position on  
NH-352W and near KMP Expressway



Close to emerging mega projects like  
Global City & Dwarka Expressway



Clean air, green surroundings  
& less congestion compared to central Gurugram



Rapid infrastructure development  
& increasing connectivity



\*Stock image for representation purpose only



## WHY INVEST IN PALM DRIVE?

Palm Drive 2 offers everything that today's buyer seeks - location, value and lifestyle. It is more than just a residential development; it's a future-ready township where every element is designed to uplift living standards.



Premium yet affordable plots with  
Stilt + 4 compliance



Integrated Township  
with clubhouse, school, nursing home & commercial plaza



World-class Amenities



Excellent future appreciation potential  
due to strategic location and growing demand

## Investing in Palm Drive 2

means securing a lifestyle of comfort and convenience while ensuring long-term value growth.



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A HUB FOR

# leisure & community

*Connection*

## THE CLUB HOUSE

- 🌀 Banquet Hall
- 🌀 Play Area for Kids
- 🌀 Gymnasium
- 🌀 Swimming Pool



FIND YOUR  
**everyday needs,**  
RIGHT INSIDE  
*The Township*

## COMMERCIAL SPACE

- 🌸 Shopping Plaza
- 🌸 Daily Convenience Stores
- 🌸 Multiple Retail Outlets



# learning & care

*All in one place*

## THE COMMUNITY SITES

Our Community sites make Palm Drive 2 a truly self reliant township where quality education & healthcare are just around the corner.



## SCHOOL

- 🏡 Senior secondary school within the township
- 🏡 Walk-to-school convenience
- 🏡 A safe & nurturing learning environment

## HEALTHCARE FACILITY

- 🏡 Essential medical care within the township
- 🏡 Emergency and routine healthcare access
- 🏡 Enhancing the quality of life for residents





**Disclaimer:** Promoter urges every applicant to inspect the project site and shall not merely rely upon or to be influenced by any architectural impression, Plan or sales brochure and, therefore, requested to make personal judgment prior to submitting an application for allotment. Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative/artistic and may not be exact but indicative representations of the products and/or any amenities. Further, the actual design may vary in the fit and finish from the one displayed above. Project details / specifications can also be accessed at the office of Haryana real estate regulatory authority website <https://haryanarera.gov.in> Journey time shown, if any, is based upon google maps, which may vary as per the traffic at irrelevant point of time. T&C apply. 1 Sq. Mtr. = 10,7639 Sq. Ft.



# PALM DRIVE 2

Green Surroundings, Higher Horizons



VK & SONS BUILDWELL PVT. LTD.

 Unit-10A, BPTP Park Centra, Sector 30, Gurugram, Haryana