



**khatu shyam**  
projects Pvt. Ltd.



# Shyam Villas

**Premium Plots**  
Sector 24, Dharuhera



Bank Loan Approved



# Welcome To





**Welcome** to a well-planned plotted community where dreams take shape—Shyam Villas in Sector 24, Dharuhera. Designed for those who value space, peace, and smart investment, Shyam Villas offers more than just plots—it offers a lifestyle built around nature, convenience, and future growth.

This premium DDJAY-approved plotted development, giving you complete freedom to build your dream home your way. Spread across a secure, gated township, Shyam Villas is equipped with thoughtfully designed amenities such as open-air gyms, landscaped parks, meditation zones, Community center retail areas, and commercial spaces, making it a perfect mix of comfort and functionality.

Located just off NH-48, Shyam Villas enjoys excellent connectivity to Gurgaon, IMT Manesar, Bhiwadi, and with easy access to KMP Expressway and NH-48. Whether you're planning your forever home or securing your future with a smart land investment, Shyam Villas offers the foundation for a life well-lived—and well-planned.







# THE GREEN WORLD OF

From Land to Lifestyle isn't just a promise — it's a journey we create with every plot we deliver. Shyam Villas is a premium plotted development located in Sector 24, Dharuhera, offering DDJAY-approved plots designed for modern, comfortable living. Backed by years of trust and a commitment to excellence, we are building communities where peace, convenience, and smart investment come together. With a focus on plotted townships, Shyam Villas is built around the idea of open spaces, greenery, and lifestyle freedom—allowing you to shape your dream home your way. The project is thoughtfully planned and connected to major highways and industrial hubs, making it the ideal blend of connectivity and calm.

## OUR MISSION

Our mission is to turn land ownership into a secure and rewarding experience by providing well-planned residential plots at affordable prices. We're committed to transparent dealings, smart infrastructure, and long-term value for families across Haryana.

## JOURNEY OF PROGRESS

Shyam Villas marks a new step in plotted townships in South Haryana, expanding along the key corridor of NH-48 in Dharuhera. With increasing demand for connected-yet-serene living spaces, this development bridges the lifestyle aspirations of today with the potential growth of tomorrow.



# PREMIUM PLOTS

Build your dream home on premium yet affordable plots under DDJAY. Enjoy spacious layouts, clearly defined boundaries, and excellent road connectivity.

RERA Approved

Gated Township

Plot Sizes to Fit Every Requirement

Ideal for Personal Use or Investment

Amidst Greenery & Modern Infrastructure

45-Metre Wide Road Connectivity

At Shaym Villas, each plot offers a future-ready lifestyle with the perfect balance of space, planning, and convenience. Whether you're planning to build your forever home or seeking a high-potential investment, these plots offer flexibility, appreciation, and access to all modern township amenities.

With green buffers, internal road networks, and proximity to essential infrastructure, your ideal plot is ready for you.





# PLOT AMENITIES

EVERYTHING YOU REQUIRE IS ALREADY PLANNED



Fresh Water Supply  
& Street Lights



Lush Green Parks with  
Reflexology Paths



Open Gym &  
Jogging Track



Kids Play Area  
& Seating



Gated Township



24x7 Security



S.T.P



Yoga &  
Meditation Garden



Vaastu-  
Compliant Layout



Community center



Stormwater &  
Sewage System



Well-Planned Road  
Network



# Shyam Villas

## Convenience at every corner

(Location Advantages)

Strategically Located on NH8,  
Shyam Villas keep you Connected



NH8 - 2 min

Rapid Rail - 2 min



Ricco Industrial - 5 min

KMP Expressway - 10 min



IMT Manesar - 15 min

Upcoming Disney land - 15 min

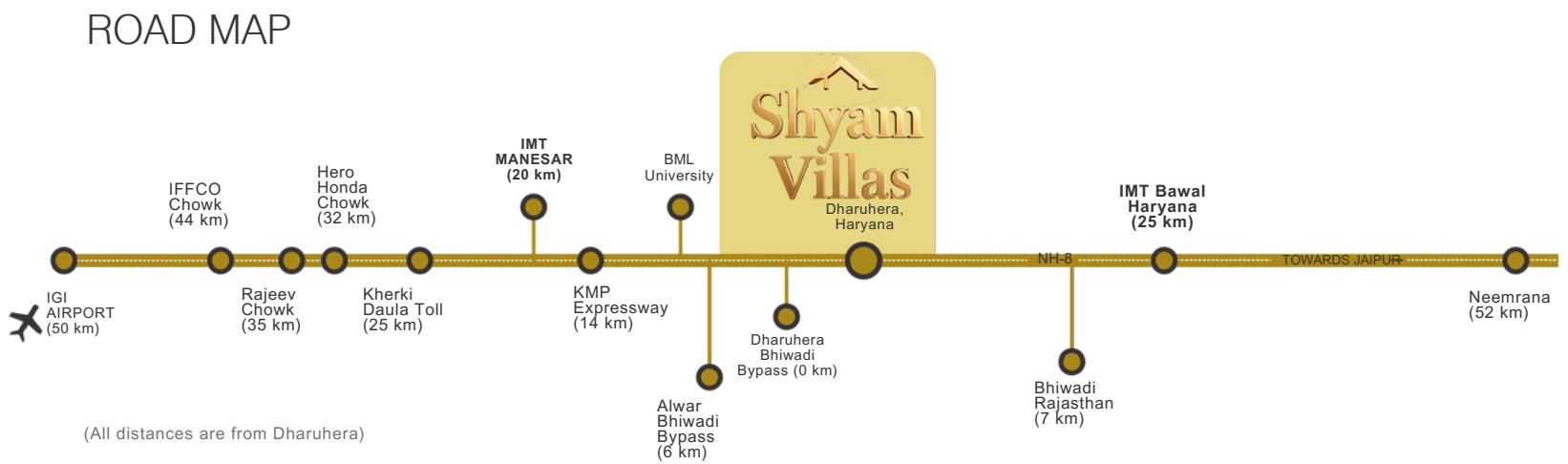
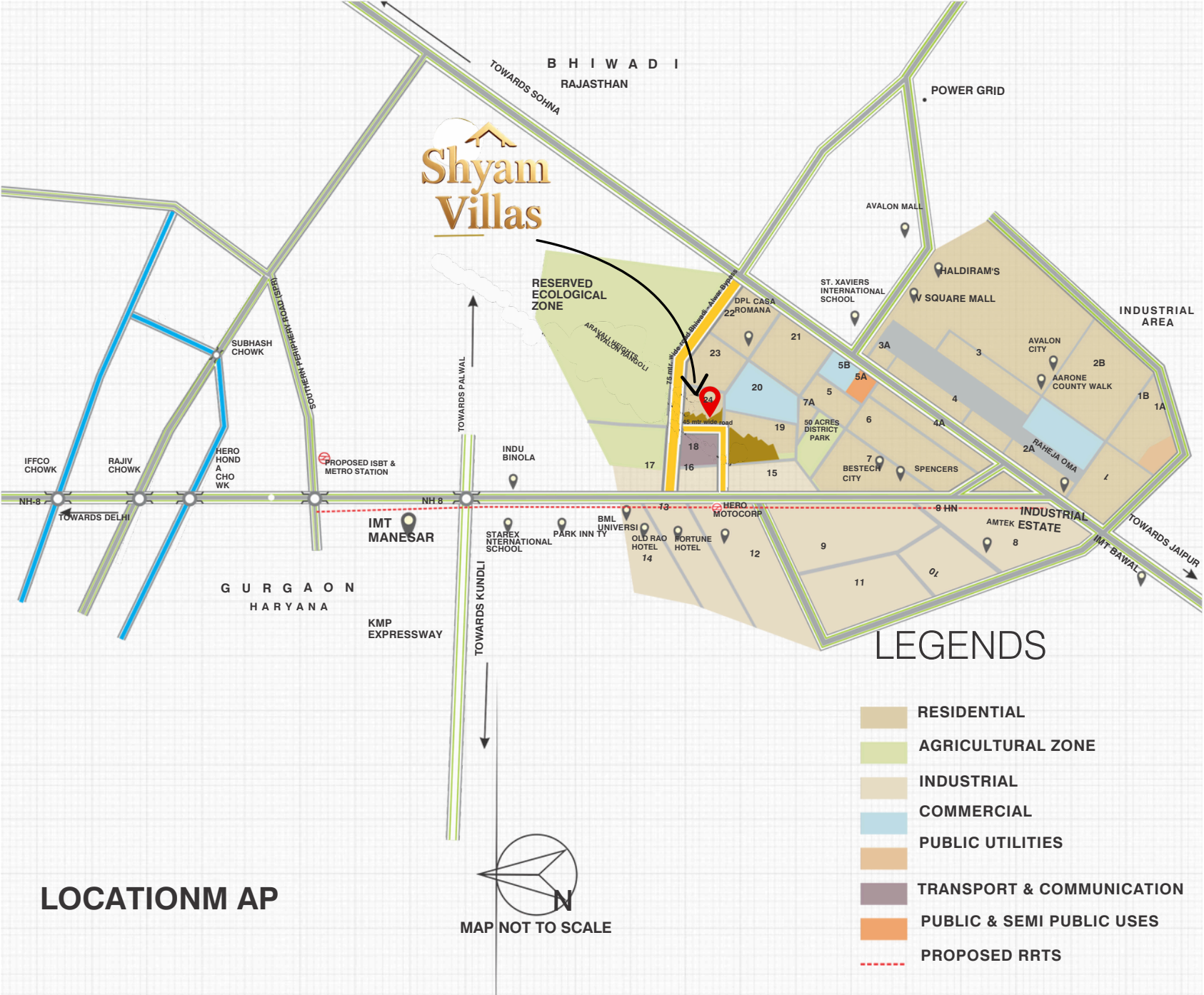


Dwarka Expressway - 30 min

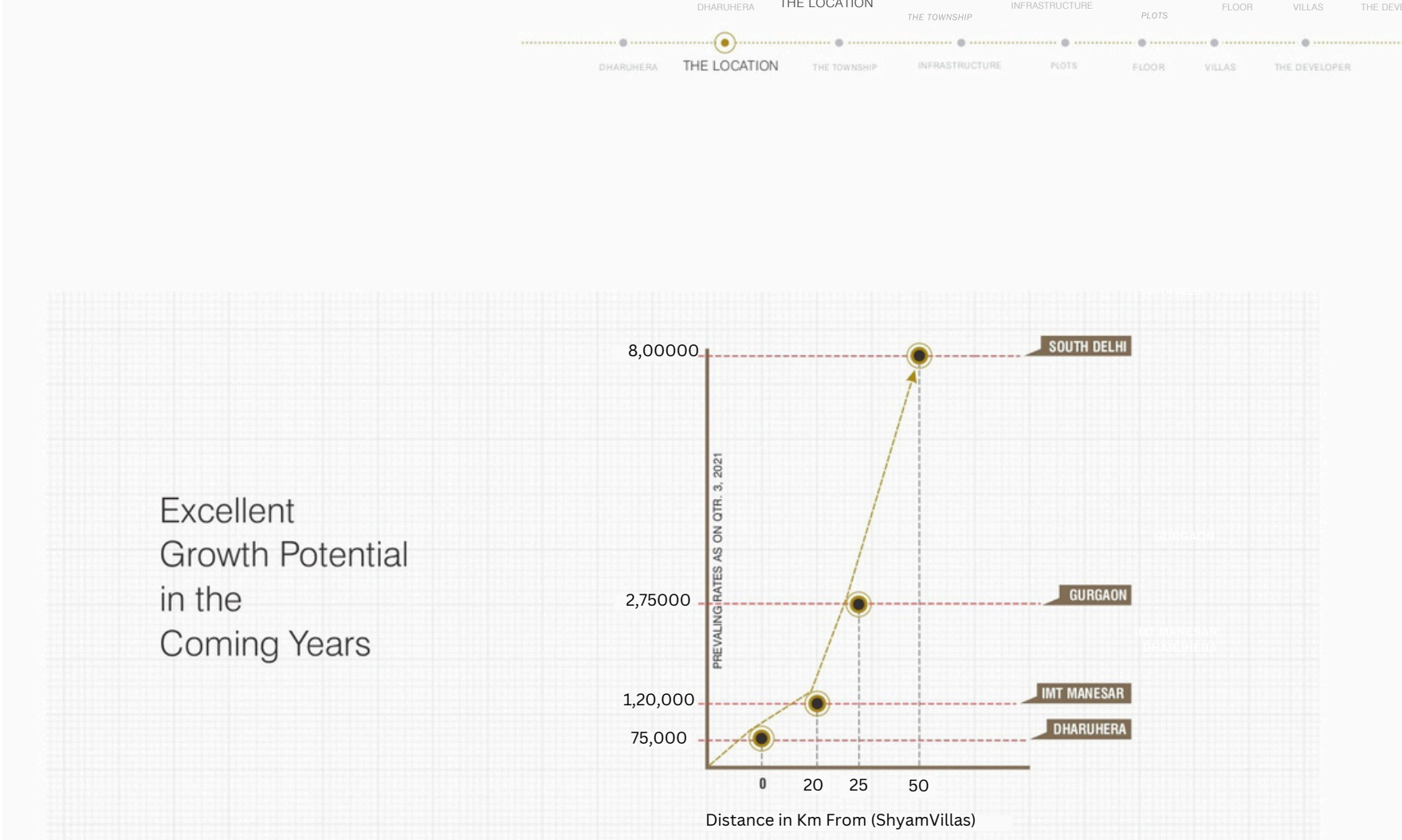
IGI - 50 min



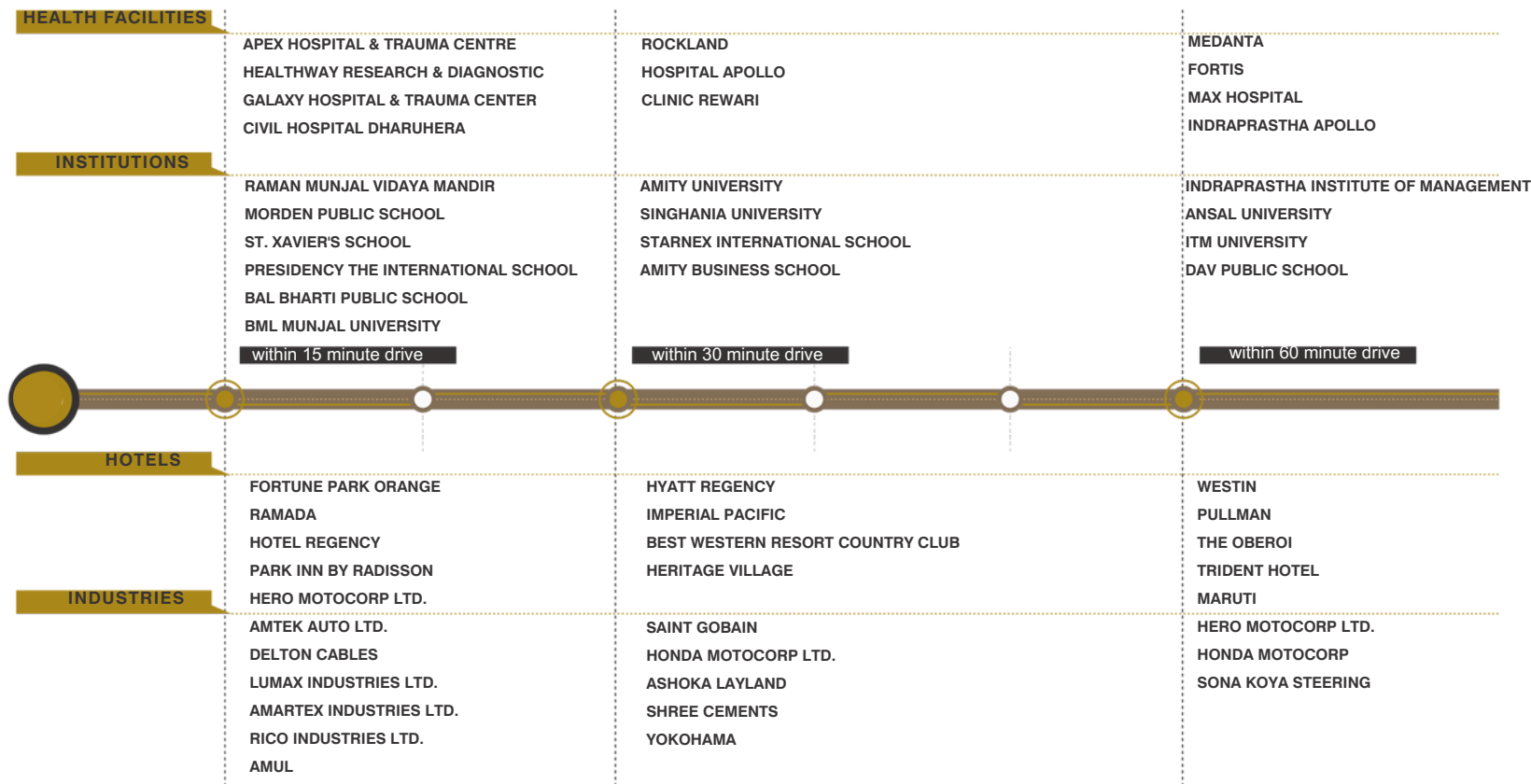








## KNOW YOUR NEIGHBOURHOOD







Community Centre  
Kids Play Area  
Open Gym

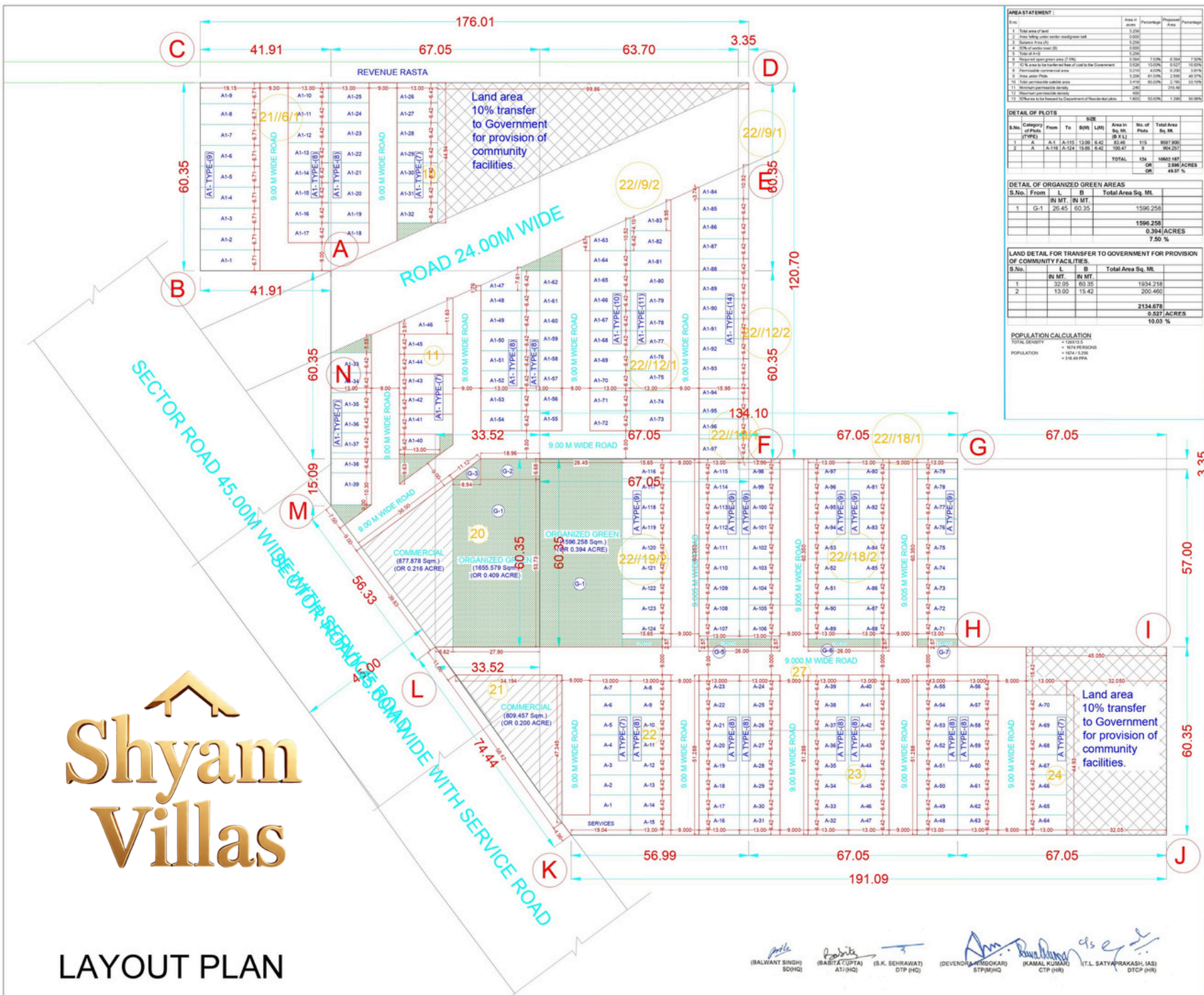
20+ Amenities





# Shyam Villas

## LAYOUT PLAN



Sl. No.	Area in Sq. M.	Percentage	Proposed Area	Percentage
1.	1.200	0.01%	1.200	0.01%
2.	1.200	0.01%	1.200	0.01%
3.	1.200	0.01%	1.200	0.01%
4.	1.200	0.01%	1.200	0.01%
5.	1.200	0.01%	1.200	0.01%
6.	1.200	0.01%	1.200	0.01%
7.	1.200	0.01%	1.200	0.01%
8.	1.200	0.01%	1.200	0.01%
9.	1.200	0.01%	1.200	0.01%
10.	1.200	0.01%	1.200	0.01%
11.	1.200	0.01%	1.200	0.01%
12.	1.200	0.01%	1.200	0.01%
13.	1.200	0.01%	1.200	0.01%
14.	1.200	0.01%	1.200	0.01%
15.	1.200	0.01%	1.200	0.01%
16.	1.200	0.01%	1.200	0.01%
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20.	1.200	0.01%	1.200	0.01%
21.	1.200	0.01%	1.200	0.01%
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80.	1.200	0.01%	1.200	0.01%
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151.	1.200	0.01%	1.200	0.01%
152.	1.200	0.01%	1.200	0.01%
153.	1.200	0.01%	1.200	0.01%
154.	1.200	0.01%	1.200	0.01%

DETAIL OF PLOTS							
S.No.	Category of Plots (TYPE)	From	To	S/O B(M) L(M)	Area in Sq. M. (B X L)	No. of Plots	Total Area Sq. M.
1	A	A-1	A-115	12.00 6.42	82.45	115	9591.900
2	A	A-119	A-124	15.00 6.42	100.47	9	904.237
TOTAL						124	10692.137
						OR	2.596 ACRES
							49.37 %





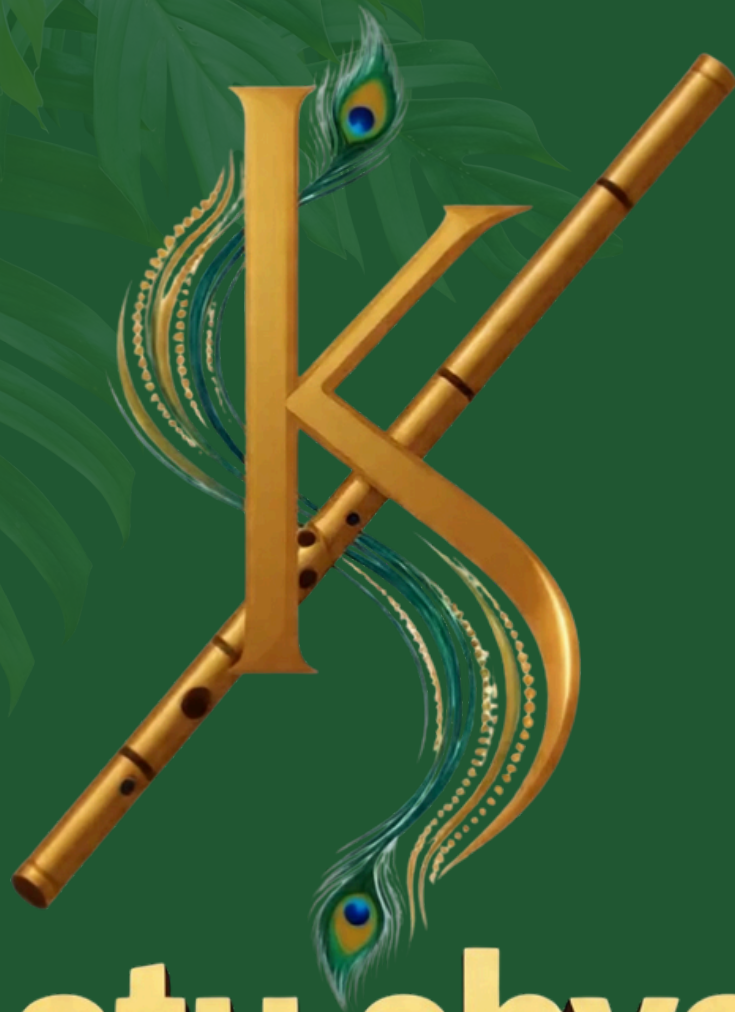
Disclaimer: The promoter of Shyam Villas strongly advises all applicants to personally visit and inspect the project site before making any decisions. Applicants should not rely solely on architectural renderings, brochures, or sales materials when considering an application for allotment. All visuals, images, designs, and materials presented are artistic impressions meant for illustrative purposes only and may differ from the actual project. Specifications, finishes, and amenities are subject to change and may not exactly match what is shown.





# Shyam Villas





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**Contact us 9090181875**