

Rera No. - HRERA-PKL-SNP-675-2025



— FLOWTECHSTATES —

AaranyaTM Greens

ROOTED . READY . REALLY YOURS .

RESIDENTIAL PLOTS | BUILDER FLOORS
SECTOR 35, SONIPAT



Where Industrial Precision meets the Intimacy of Living

In 1993, Flowtech was founded on the belief that precision, discipline, and systems thinking could solve the toughest industrial challenges. For three decades, we proved that in chemical manufacturing—where the smallest misstep can affect lives and the highest standards are the baseline. Over time, the question expanded our vision: What if that same precision shaped something more personal—a place of meaning, memory, and belonging?

Flowtech Estates is the answer.

Not a pivot but a natural evolution. We now bring the same care, clarity and precision to real estate — designing homes like we engineer formulas: thoughtfully, responsibly, and with a long-term view. We don't just build structures, we engineer belonging, we shape comfort. We create spaces that are homes because they're built with the care of a company that has always taken responsibility seriously.



— FLOWTECH ESTATES —

Aaranya[™] Greens

- ◊ RESIDENTIAL PLOTS
- ◊ BUILDER FLOORS



*Where every space
unfolds a personal story and
holds a promise of new beginnings*

Rooted in the land of our beginnings, Flowtech Estates begins its first chapter in Sonipat with Aaranya Greens a thoughtfully planned, plotted residential enclave. Featuring meticulously demarcated plots, premium builder floors, curated landscaping, and robust infrastructure, the development is designed for comfort, connection, and long-term value. With paved roads, expansive open spaces, a reliable water supply, well-structured drainage, and a modern sewage system, Aaranya Greens reflects our commitment to give you more than a brochure dream.

Developed under the Deen Dayal Jan Awas Yojna (DDJAY), it offers freehold plots, interest subsidies, and easy financing for homebuyers — along with individual registries and floor-wise loan approvals for developers, making it a rewarding opportunity for all.

A HOMECOMING EVEN BEFORE YOU ARRIVE

Total Plots: 113



Builder Floors - 108



Residential Plots: 86



Spread Across 6.5 Acres
Fully developed plotted community



Multi-Purpose Hall
For community gatherings & events



**24m & 9m Wide Roads
Network and Pathways**
Smartly laid for ease and aesthetics



Secure Gated Development
Peace of mind with controlled access



Water Supply & Drainage System
Reliable and eTMcient infrastructure
for daily needs



Dedicated Commercial Area
For everyday essentials



Lush Green Parks
Serene spaces to unwind, walk, and relax



Kids Play Area
Safe and joyful spaces for children
to explore and play



Elegant Street Lighting
Illuminated avenues for a refined
living experience



Sewage Treatment System
Environmentally responsible and
future-ready



Wide-Open Spaces
Designed to breathe, built to grow



WHY SONIPAT?

Infrastructure Development

The KMP Expressway and NH-44 offers seamless connectivity to Delhi, making Sonipat an attractive choice for residential and commercial real estate.

The Delhi-Karnal RRTS will cut commute time, boosting housing and business demand.

Real Estate Growth

Sonipat features affordable property prices with strong potential for appreciation, with experts predicting a possible threefold increase.

The Kundli-Sonipat Investment Region will drive industrial, residential, and commercial growth.

Strong Investment Potential

With lower property prices than Gurgaon and Noida, Sonipat offers a strong entry point for investors and first-time buyers.

Industrial Expansion

Maruti Suzuki's largest plant and the upcoming Adani Wilmar unit are set to create jobs, increasing housing demand.

Google and Anant Raj Cloud's collaboration will establish three data centers, enhancing Sonipat's business hub status.

Education Hub of NCR

With over 134 colleges and universities, Sonipat is becoming NCR's educational center, attracting students and families.

O.P. Jindal Global University's proximity adds to its appeal.





FLOW TECH ESTATES

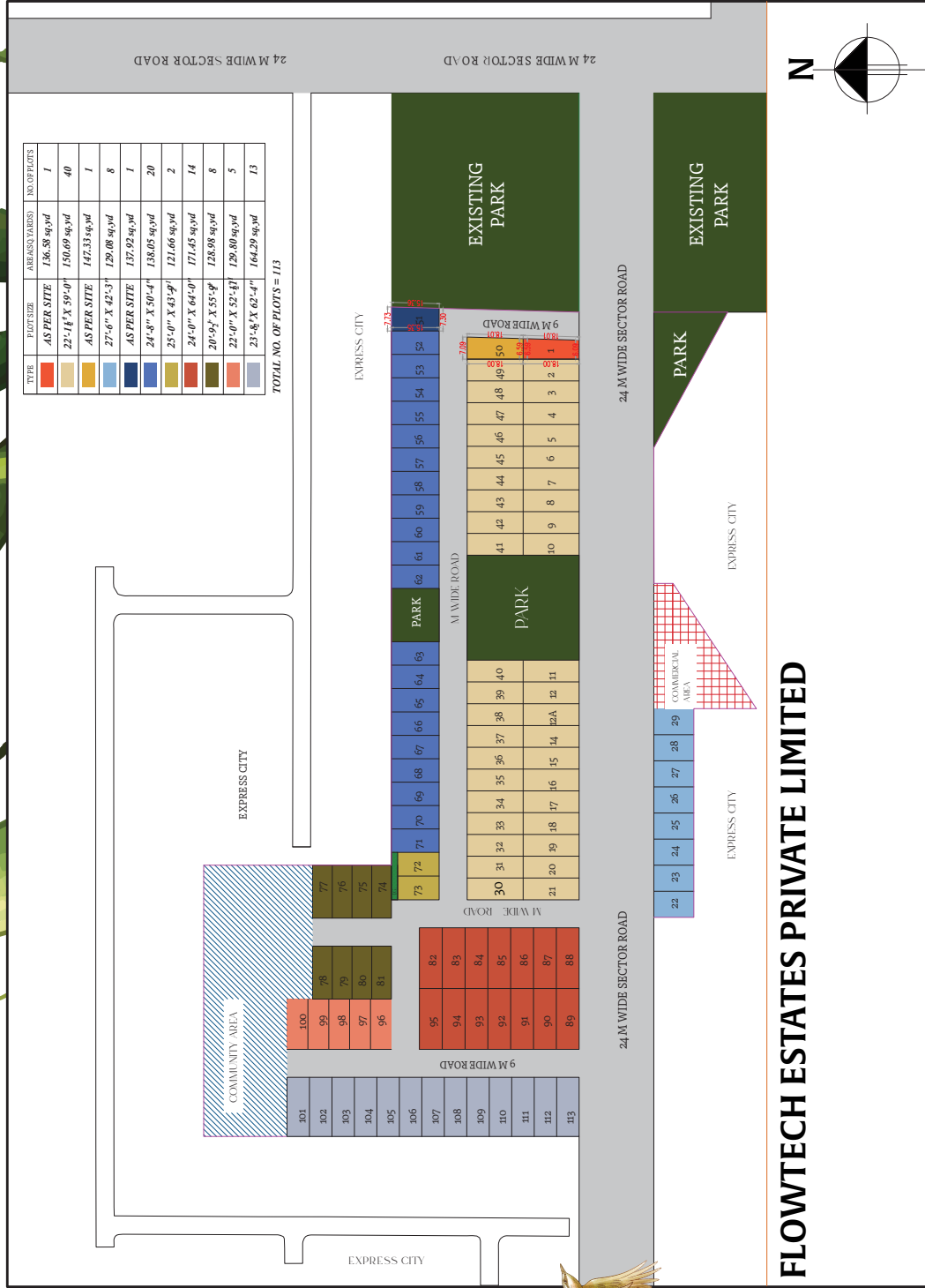
Aaranya Greens

ROOTED. READY. REALLY YOURS.

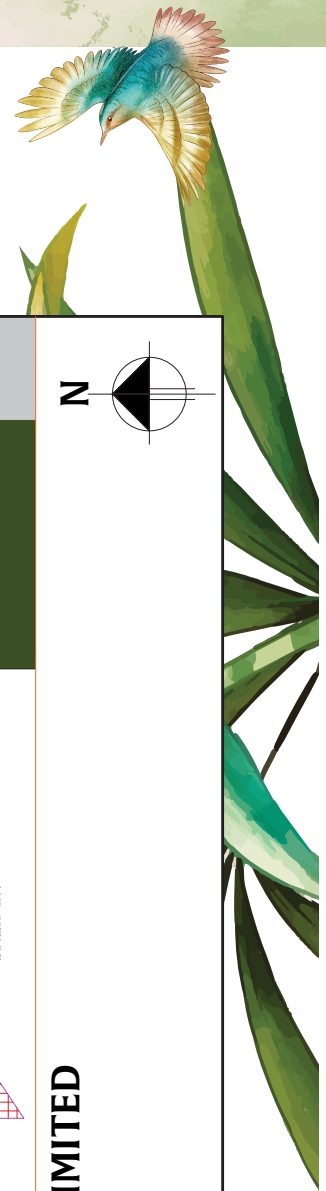
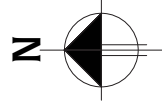


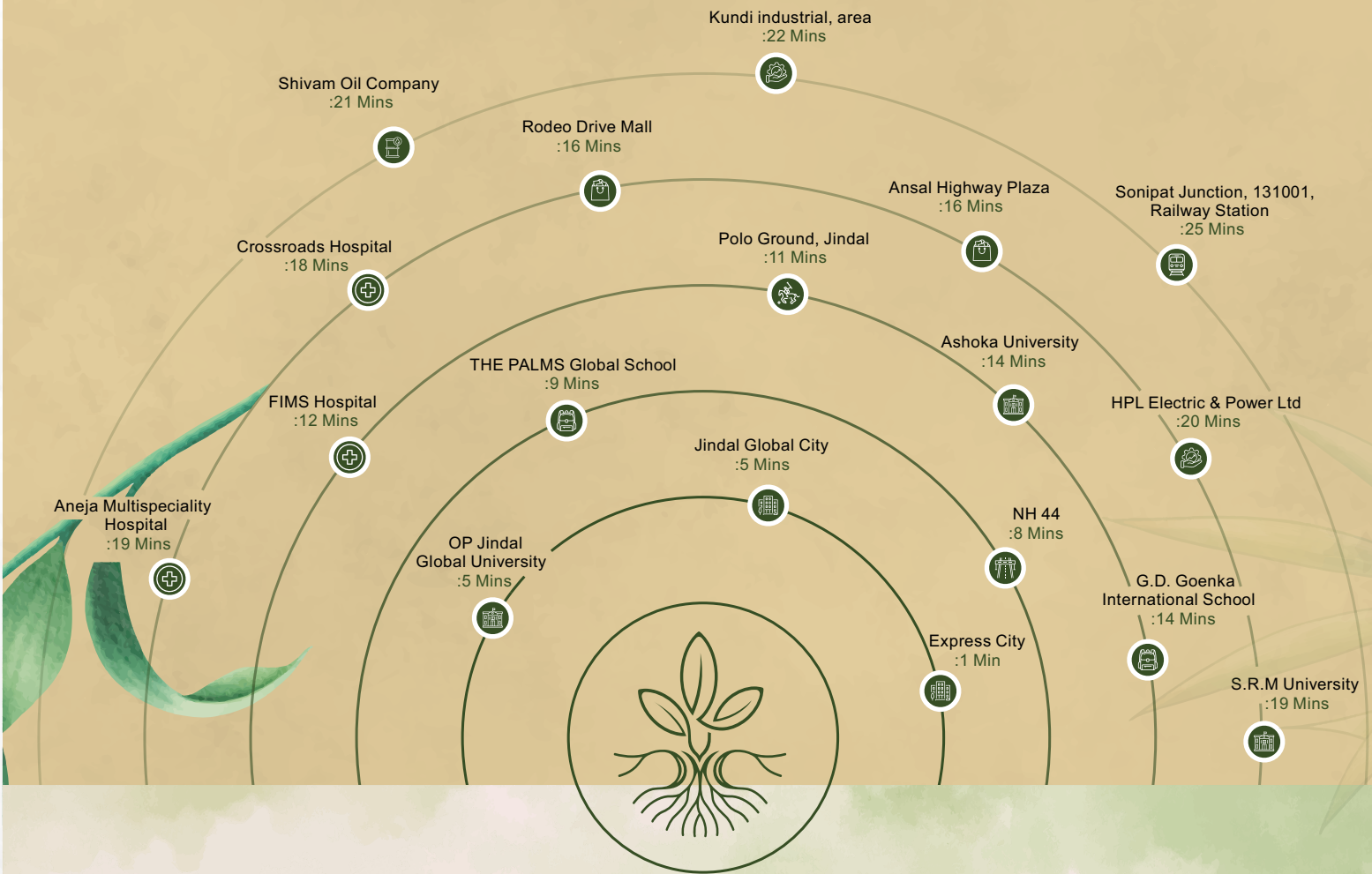
Located on the northern edge of Delhi, Sonipat benefits from excellent access to the capital. KMP Expressway, Eastern Peripheral Expressway, and NH-44 provide seamless connectivity. Rapid Rail (Delhi-Karnal RRTS) will reduce commute time drastically. Part of the Delhi-Mumbai Industrial Corridor (DMIC). Kundli-Sonipat Investment Region (Phase II-A) will boost logistics, industrial real estate and residential demand. The upcoming metro to Sonipat will boost connectivity to Delhi, cut commute time, and drive property prices up, making it a prime time to invest. Strategically positioned right opposite OP Jindal Global University, a renowned international education hub that adds value and rental demand to the area.

SITE MAP



FLOWTECH ESTATES PRIVATE LIMITED





FLOWTECHSTATES
**Aaranya
 Greens**
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Aaranya Greens, Sector - 35, Rathdhana, Sonipat - 131001

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