

HARERA Registration No. RC/REP/HARERA/GGM/528/260/2022/03 dated 24.01.2022
HARERA Website: <https://haryanarera.gov.in>
Promoter - DLF Homes Panchkula Private Limited
Project Name - Independent floors at DLF City Phase I and III

INDEPENDENT FLOORS

AT DLF CITY PHASE I & III, GURUGRAM





Sector 25

Sikanderpur

MG Road

To Gurugram

Raghvendra Marg

Sector 28

Phase I

Primamed Super Speciality Hospital

Raghvendra Marg

Regency Park II

Sector 27

Towards Sector 36

Community Center

Sunse

Towards Cyber City / NH48

The Pine Crest School

26A

24m Wide Paschim Marg

24m Wide Arjun

18m Wide Road F-12

15m Wide Road F-13

15m Wide Road F-14

15m Wide Road F-15

15m Wide Road F-16

15m Wide Road F-17

15m Wide Road F-18

15m Wide Road F-19

15m Wide Road F-20

18m Wide Road A-27

12m Wide Road A-29

15m Wide Road A-30

15m Wide Road A-31

15m Wide Road A-32

15m Wide Road A-33

15m Wide Road A-34

15m Wide Road A-35

15m Wide Road A-36

15m Wide Road A-37

15m Wide Road A-38

15m Wide Road A-39

15m Wide Road A-40

15m Wide Road A-41

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15m Wide Road A-52

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15m Wide Road A-56

15m Wide Road A-57

15m Wide Road A-58

15m Wide Road A-59

15m Wide Road A-60

15m Wide Road A-61

15m Wide Road A-62

15m Wide Road A-63



INDEPENDENT FLOORS AT DLF CITY PHASE I, GURUGRAM

4338.70 Sqyds



Map not to scale and for representative purposes only



INDEPENDENT FLOORS AT DLF CITY PHASE III, GURUGRAM

4338.70 Sqyds





Biodiversity Park

City Club

Sector 24

Sector 26

MG Road

Sikanderpur



Map not to scale and for representative purposes only

Proposed specifications**

Part A - Inside the Independent Floor

Living / Dining / Lobby / Passage

Floor	Marble
Walls	Acrylic Emulsion / OBD
Ceiling	Acrylic Emulsion / OBD and False ceiling with cove lighting in select areas

Bedrooms

Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion / OBD
Ceiling	Acrylic Emulsion / OBD and False ceiling with cove lighting in select areas
Wardrobes	Modular wardrobes of standard make

Kitchen

Walls	Tiles up-to 2' above counter and Acrylic Emulsion paint in balance area
Floor	Anti-skid Tiles / Marble / Granite
Ceiling	Acrylic Emulsion / OBD
Counter	Granite / Marble / Synthetic Stone
Fittings / Fixtures	CP fittings, SS Sink, Exhaust fan
Kitchen Appliances	Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator, Washing Machine (at balcony) of reputed make

Balcony

Floor	Tiles /IPS
Ceiling	Acrylic Emulsion / OBD

Toilets

Walls	Combination of Tiles / Acrylic Emulsion Paint/Mirror
Floors	Marble / Granite / Anti-skid tiles
Ceiling	Acrylic Emulsion / OBD and False ceiling with cove lighting in select areas
Counter	Granite / Marble / Synthetic Stone
Fixtures/Accessories	Fixed Shower-partition with door in toilets (7'Ht), Exhaust Fan, Towel rail / ring, Geyser, Toilet paper holder of standard make.
Sanitary ware/ CP fittings	CP fittings, Wash Basin, Floor mounted / Wall-hung WC

Plumbing

CPVC and UPVC piping for water supply inside the toilet and kitchen and vertical down takes.

S. Room

Floor	Tiles
Walls / Ceiling	Acrylic Emulsion / OBD
Toilet	Ceramic Tile flooring, Conventional CP Fittings, Chinaware

Doors

Internal Doors	Painted frame with Painted/Laminated flush doors.
Entrance Doors	Painted / Polished frame with polished / laminated flush door.

External Glazings

Windows/ External Glazing	Single glass unit with clear glass UPVC / Aluminium / MS Frames and shutters . Frosted / Clear Glass in toilets.
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Electrical Fixtures/Fittings

Home Automation for selected services, Copper wiring, ceiling fans in all rooms (except toilets and staff rooms) and ceiling light fixtures in Balconies

Part B – Common areas in the building

Power Back-up

Back-up by DG set upto 8 KVA for plots 269 -353 sqyds
Back-up by DG set upto 10 KVA for plots 425 -450 sqyds
Back-up by DG set upto 12.5 KVA for plot 500-525 sqyds
(Overall diversity of 80 % will be applied)

Security System

CCTV in driveway of Parking, Ground floor entrance lobby

Lift Lobby

Lifts Capacity of 6 persons

Staircases

Floor	Kota Stone / Indian Marble / Granite.
Walls	Flat oil Paint / Acrylic Emulsion / OBD

Terraces

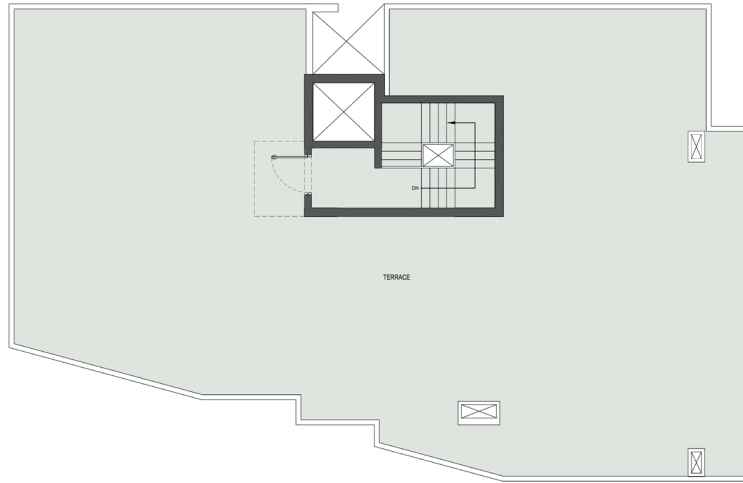
Terrace Garden i/c potted plants, artificial grass and seating in select areas only

- Zone IV seismic considerations for structural design.
- VRV/VRF Air Conditioning system in Living, Dining, Bedrooms and in study rooms (if any)

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of color and grain variations. s.room shall not be provided with air conditioning. speci cations are indicative and are subject to change as decided by the promoter or competent authority. marginal variations may be necessary during construction. The extent/number/variety of the equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the promoter. applicant/Allottee shall not have any right to raise objection in this regard. **Specifications given are as filed with HARERA, Gurugram.

374.47 SQM (TERRACE FLOOR PLAN)

A-27/60



PLANS NOT TO SCALE
DISCLAIMER: PLANS CAN BE MISREAD AS PER SPECIFIC LOCATION
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FURNITURE LAYOUT AND FINISHINGS ARE FOR ILLUSTRATIVE AND INDICATIVE PURPOSES ONLY

374.47 SQM (TYPICAL FLOOR PLAN)

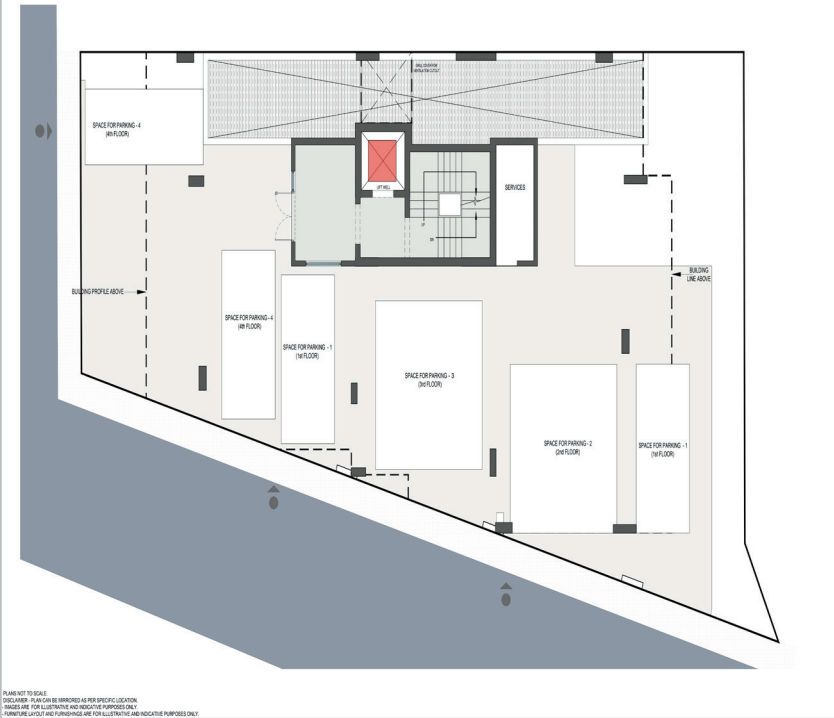
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374.47 SQM (STILT FLOOR PLAN)

A-27/60



374.47 SQM (BASEMENT FLOOR PLAN)

A-27/60



420 SQM (STILT FLOOR PLAN)

S-27/1



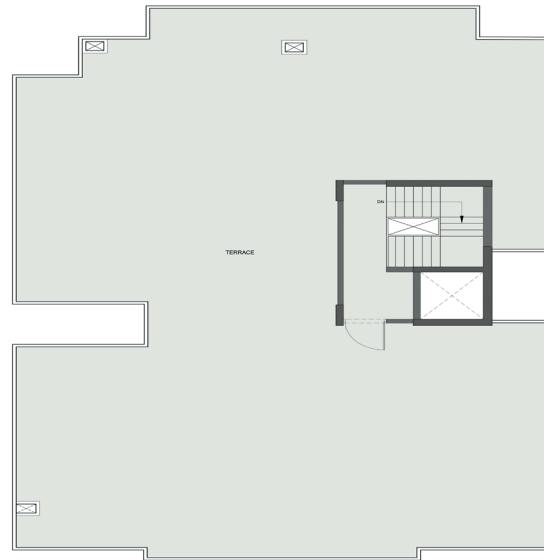
420 SQM (BASEMENT FLOOR PLAN)

S-27/1



420 SQM (TERRACE FLOOR PLAN)

T-5A/2



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420 SQM (TYPICAL FLOOR PLAN)

T-5A/2



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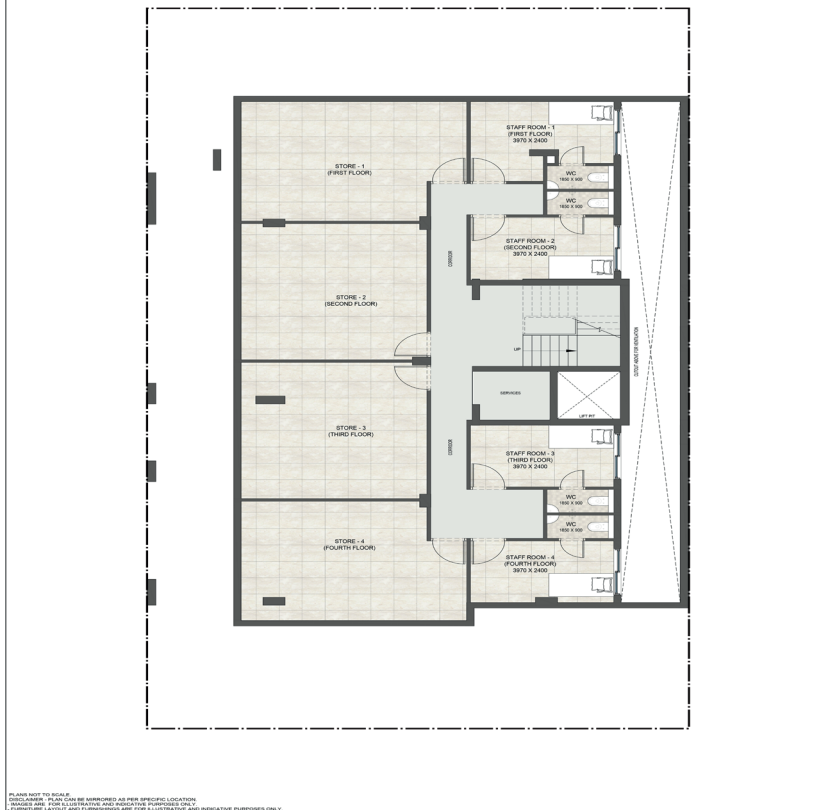
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T-5A/2



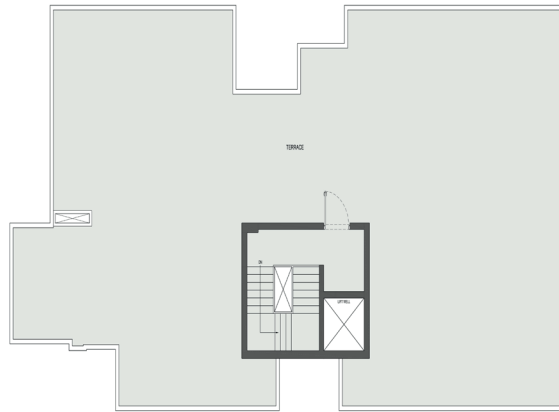
420 SQM (BASEMENT FLOOR PLAN)

T-5A/2



422.5 SQM (TERRACE FLOOR PLAN)

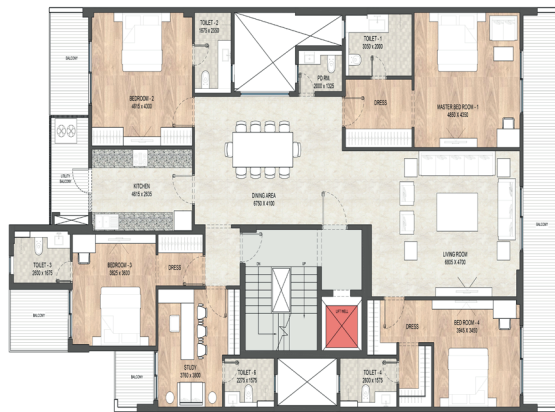
T-25/5



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422.5 SQM (TYPICAL FLOOR PLAN)

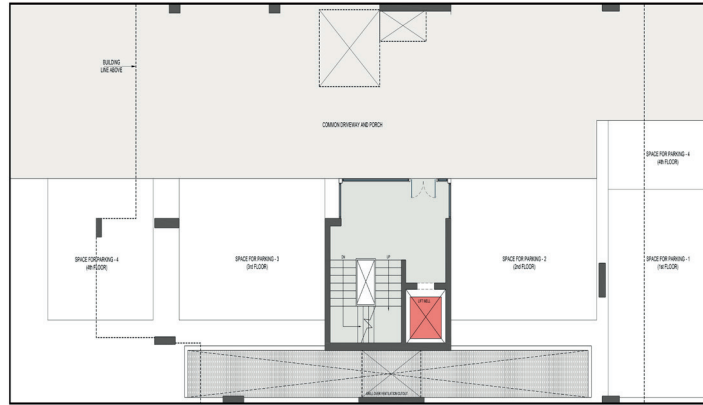
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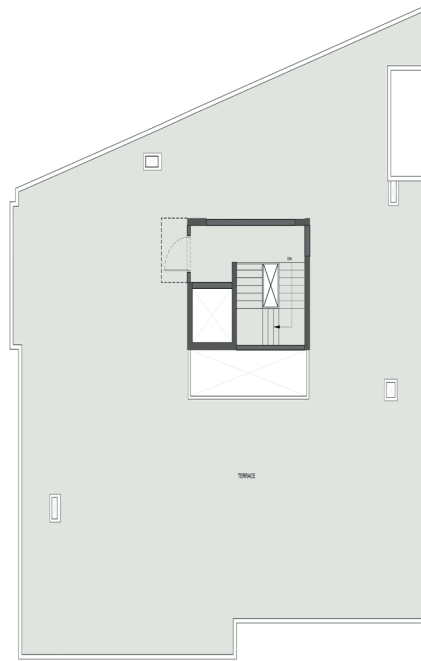
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438 SQM (TERRACE FLOOR PLAN)

V-12/30



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438 SQM (TYPICAL)

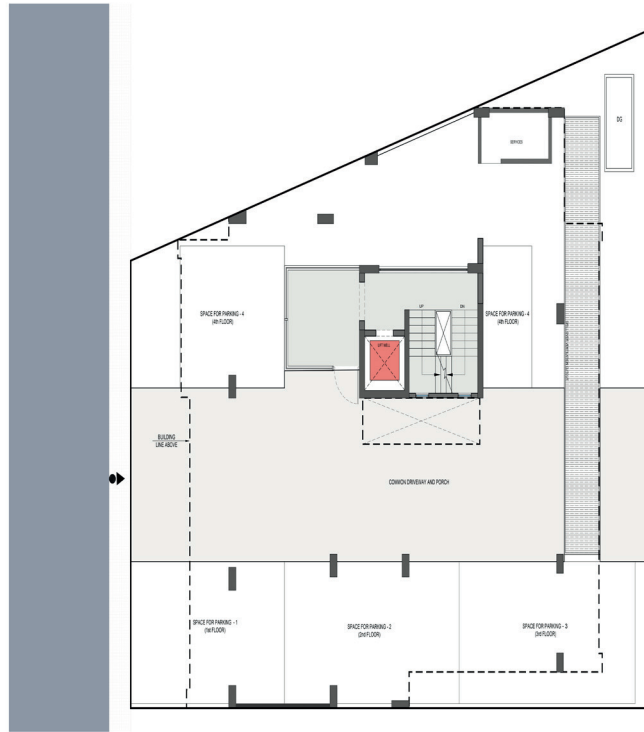
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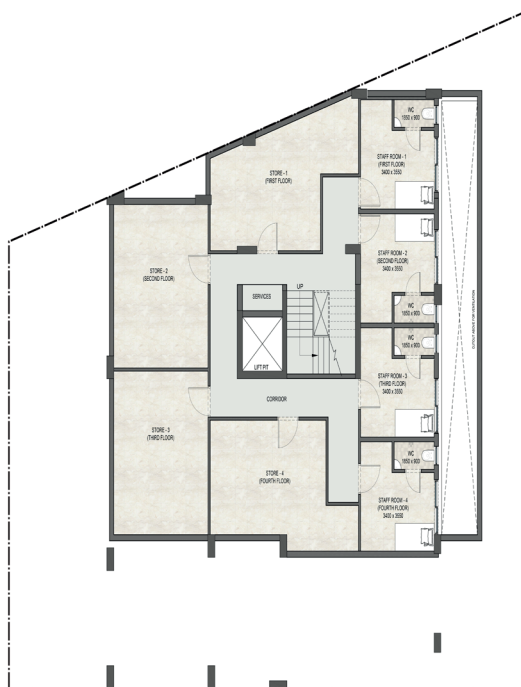
V-12/30



PLAN NOT TO SCALE
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438 SQM (BASEMENT)

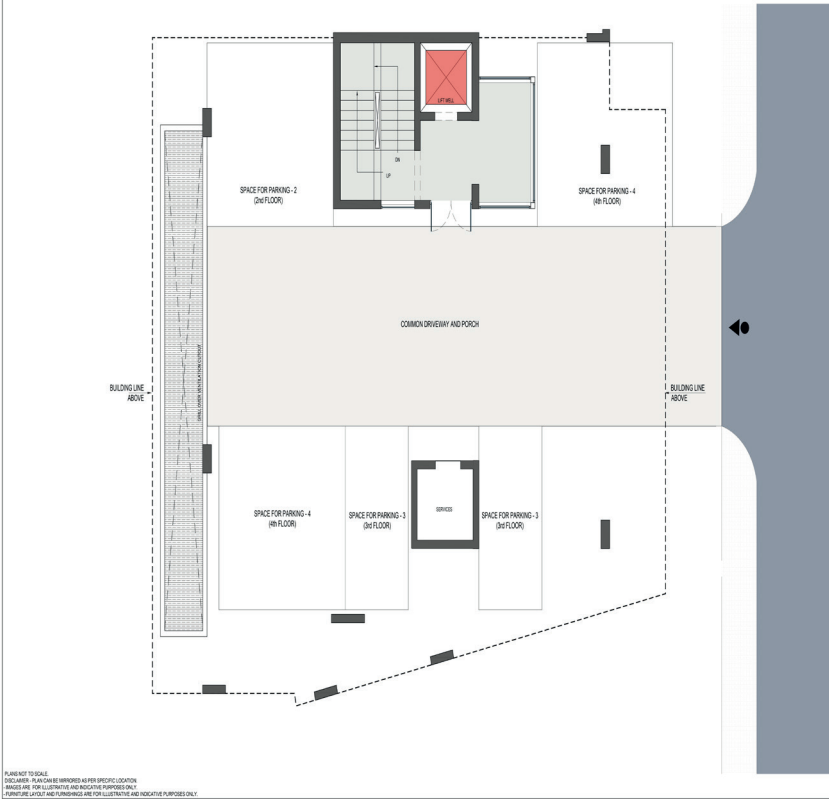
V-12/30



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357.75 SQM (STILT FLOOR PLAN)

W-2/12



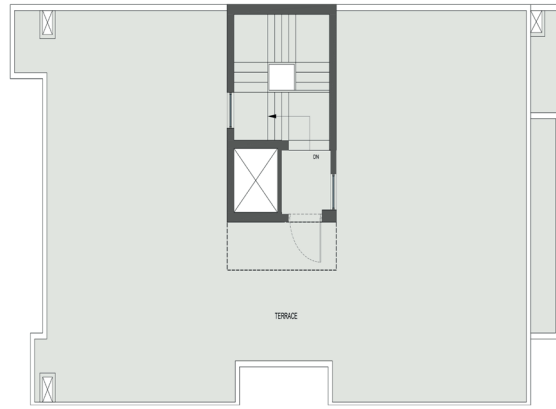
357.75 SQM (BASEMENT FLOOR PLAN)

W-2/12



225 SQM (TERRACE FLOOR PLAN)

W - 2A/7



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225 SQM (TYPICAL FLOOR PLAN)

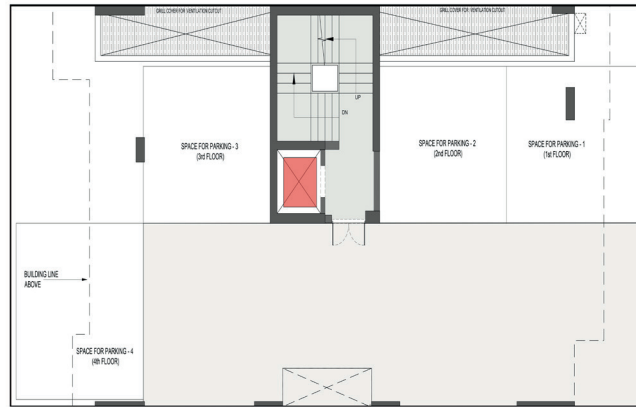
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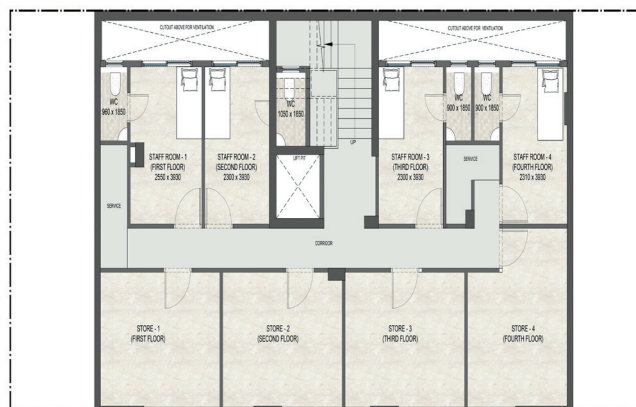
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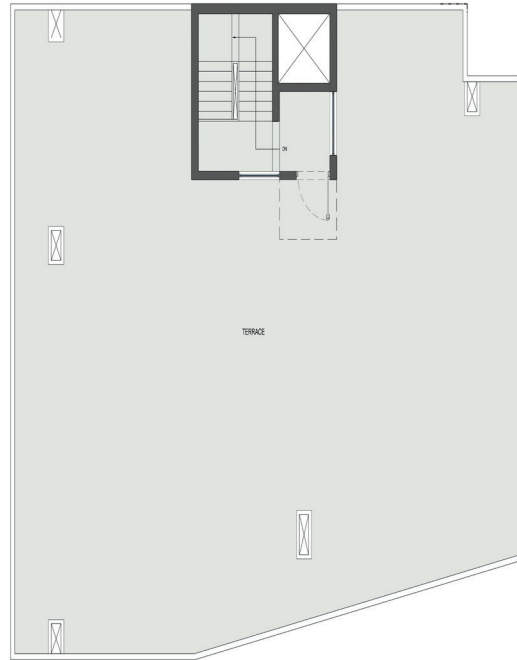
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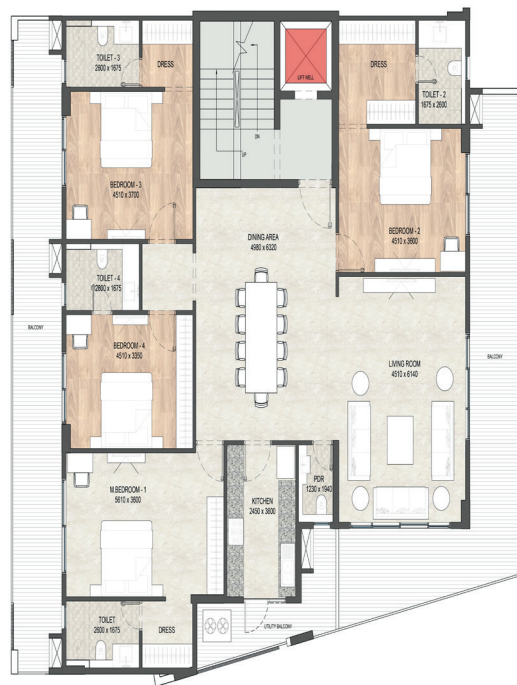
W-2/12



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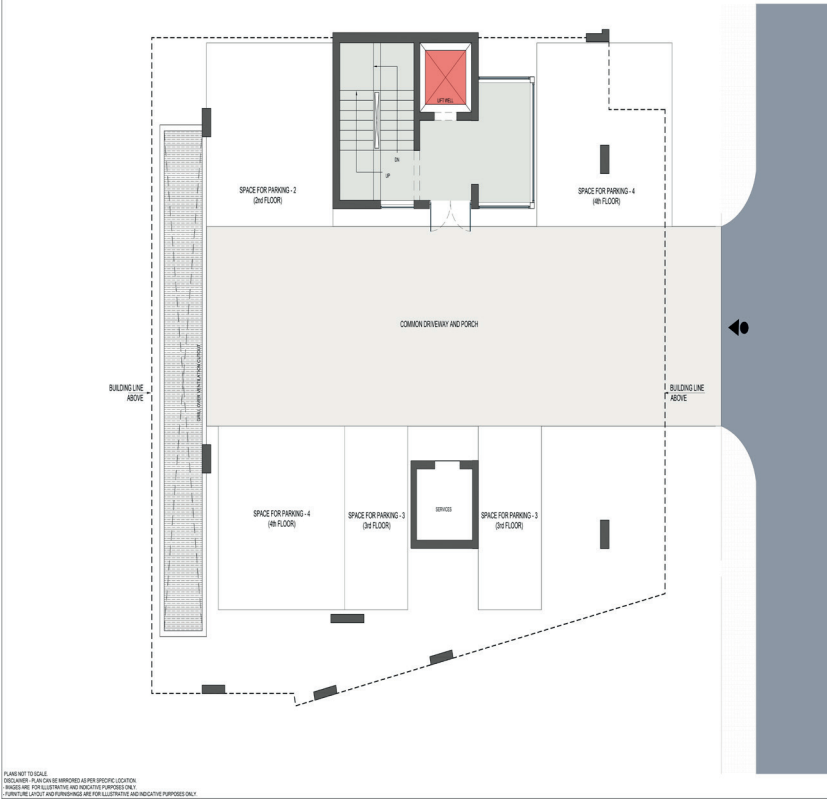
W-2/12



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W-2/12



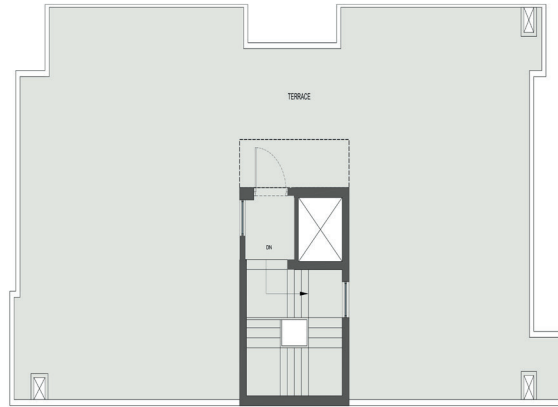
357.75 SQM (BASEMENT FLOOR PLAN)

W-2/12



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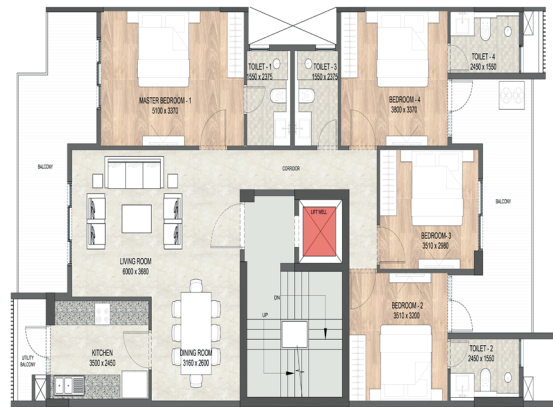
W - 4/3



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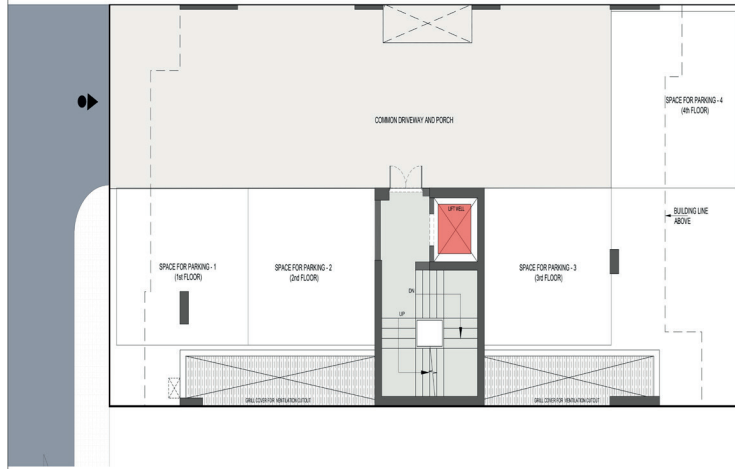
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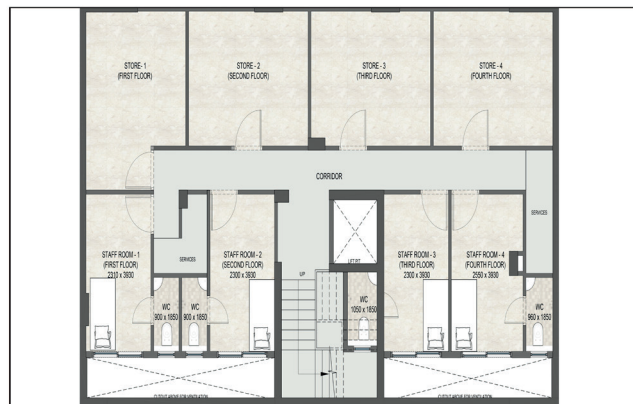
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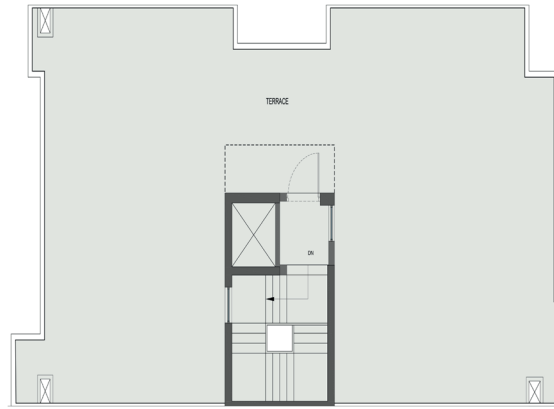
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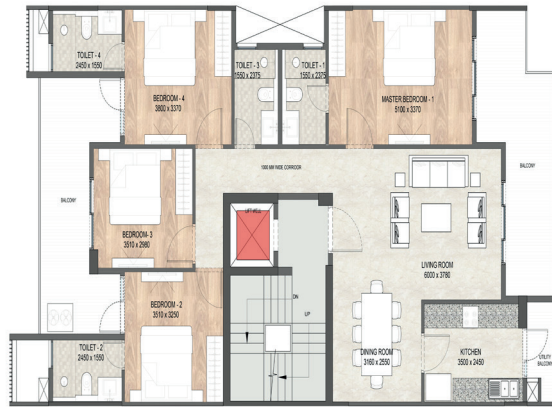
W - 4/9



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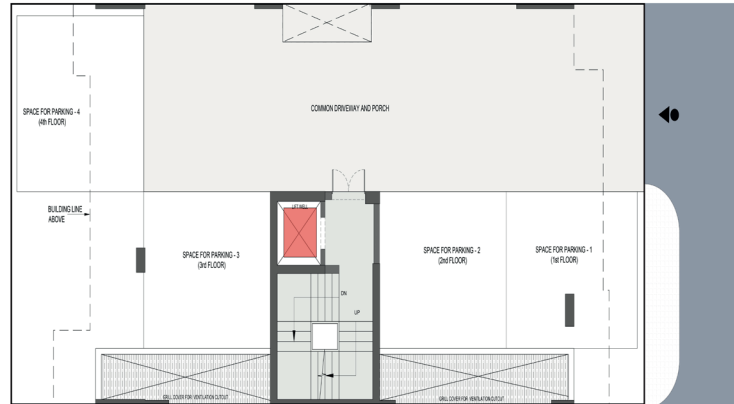
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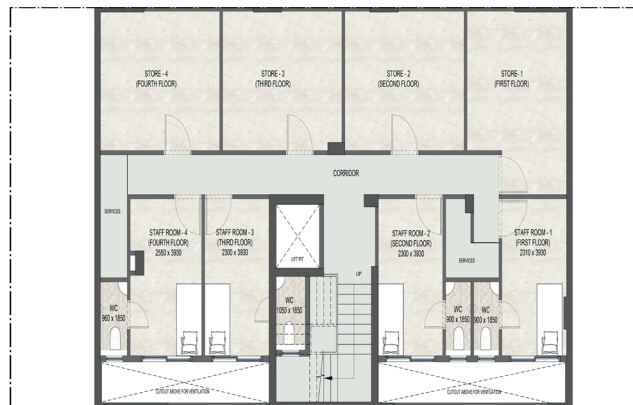
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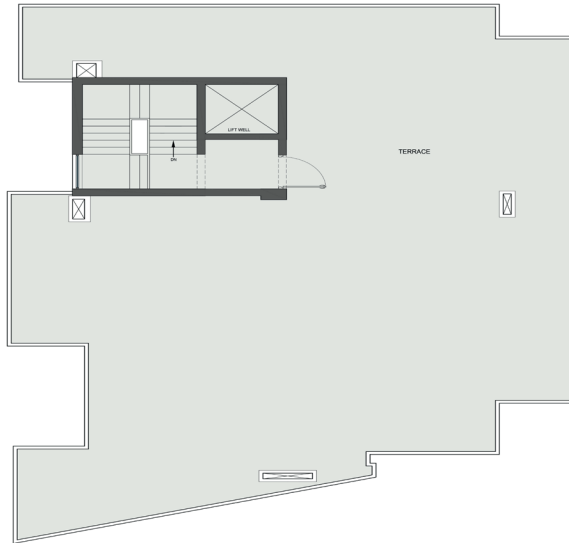
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294.96 SQM (TERRACE FLOOR PLAN)

V-25/1



PLEASE NOTE TO SCALE:
RATIO 1:500. PLANS CAN BE VIEWED AS PER SPECIFIC LOCATIONS
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294.96 SQM (TYPICAL FLOOR PLAN)

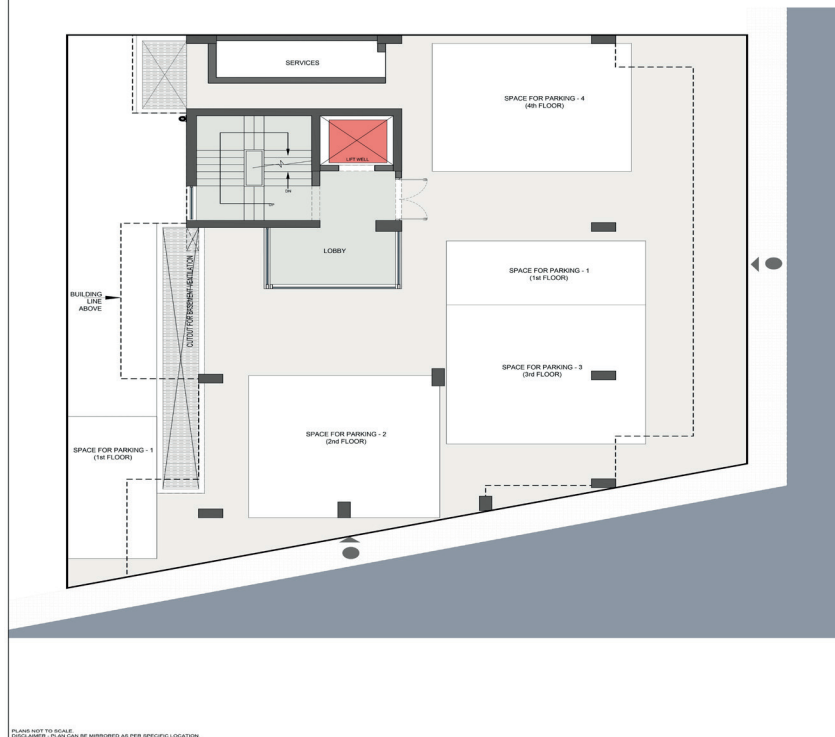
V-25/1



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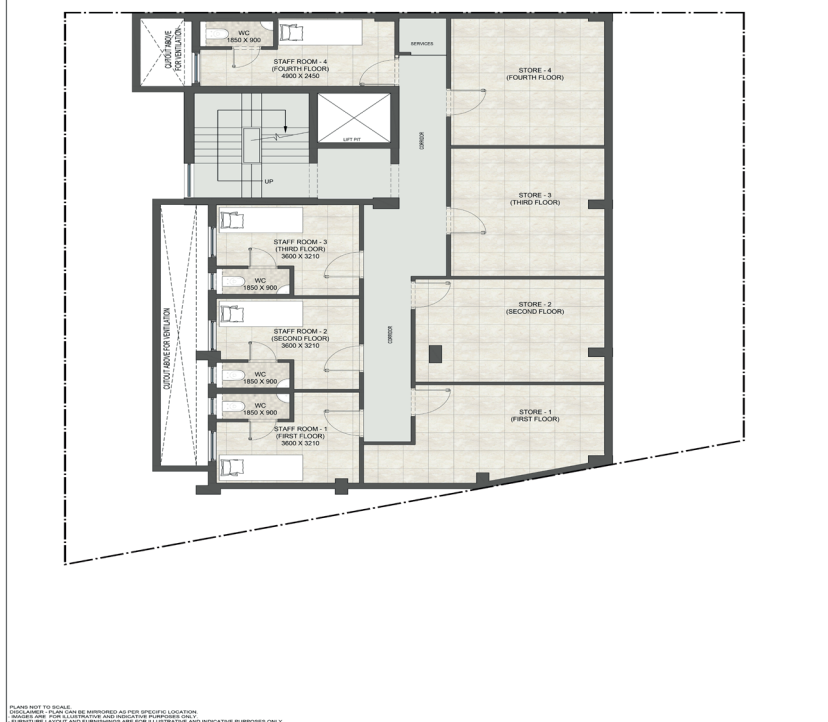
294.96 SQM (STILT FLOOR PLAN)

V-25/1



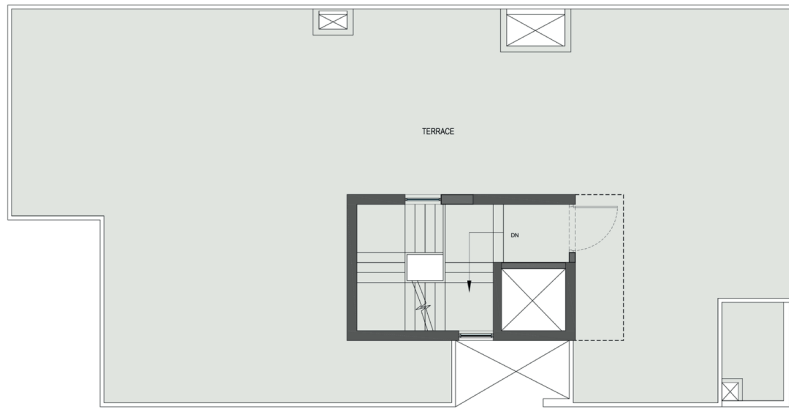
294.96 SQM (BASEMENT FLOOR PLAN)

V-25/1



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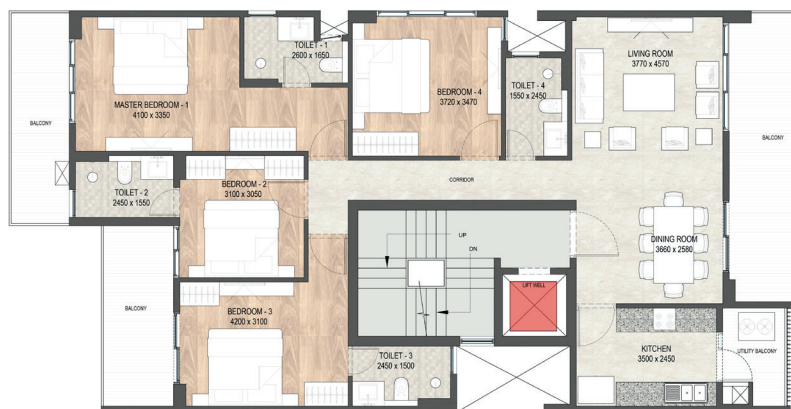
W - 4/12



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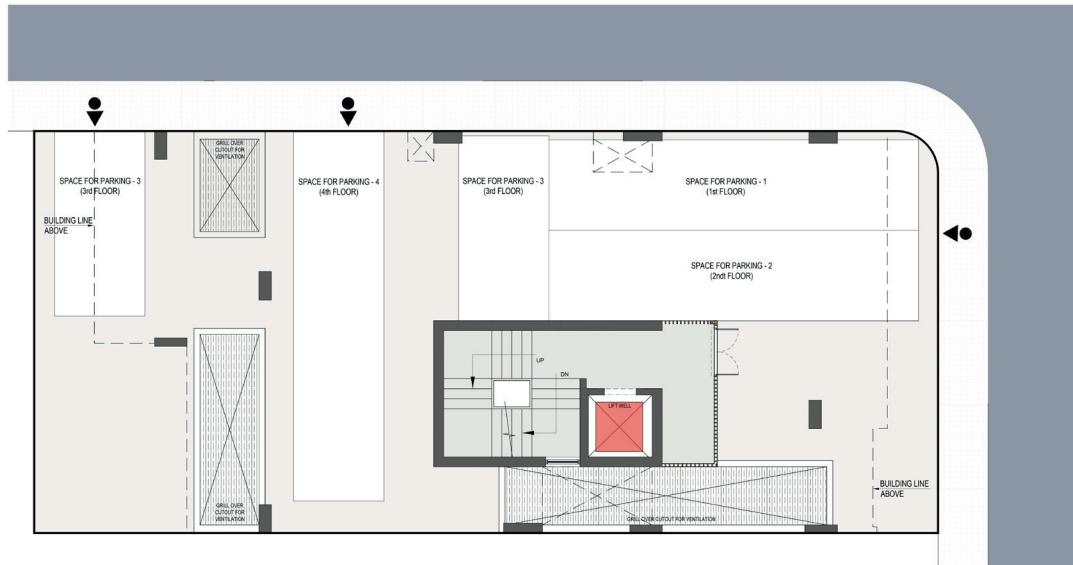
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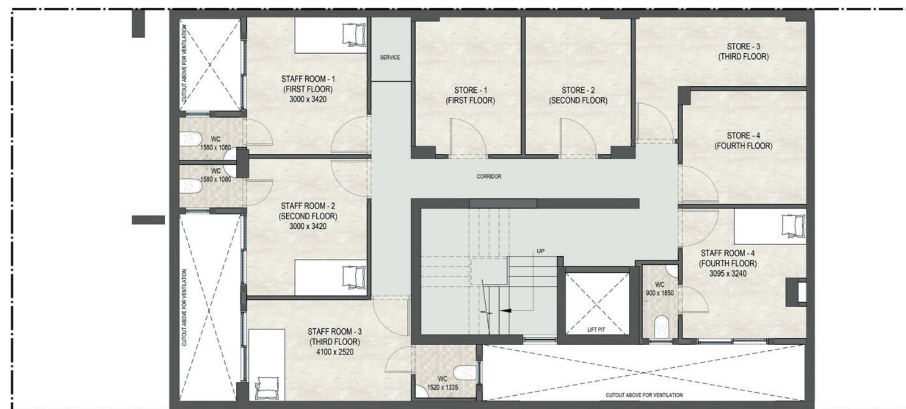
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Payment plan

1. Standard Payment Plan

Sl. No.	Instalment Description	% Due of Unit Price
1	Amount on Application	10 lacs
2	Booking Amount- Within 30 days of Application	10% (less Amount paid with Application i.e., 10 lacs)
3	Within 90 days of Application	15%
4	Upon Completion of Structure	25%
5	On Application of OC	25%
6	On Receipt of OC	15%
7	On Offer of Possession	10%
	Total	100%

2. Down Payment Plan

Sl. No.	Instalment Description	% Due of Unit Price
1	Amount on Application	10 lacs
2	Booking Amount- Within 30 days of Application	10% (less Amount paid with Application i.e., 10 lacs)
3	Within 120 days of Application	80% (less Down Payment Rebate at 8%)
4	On Offer of Possession	10%
	Total	100%

Note:

- Stamp duty and registration charges as applicable will be extra
- Down Payment Rebate at 8% shall be applicable on **Unit Price**
- GST as applicable will be extra on each instalment
- Holding Charges at the rate Rs. 25/- per sq. ft. per month (if applicable)
- Interest Free Maintenance Security Deposit of Rs. 2 lacs to be paid upon offer of possession.

HARERA Registration No. RC/REP/HARERA/GGM/528/260/2022/03 dated 24.01.2022
HARERA Website: <https://haryanarera.gov.in>
Promoter: DLF Homes Panchkula Private Limited
Project Name - Independent floors at DLF City Phase I and III

Disclaimers:

All information, images and visuals, drawings, plans or sketches shown in this brochure are only an architect's impression, representative images or artistic renderings and not to scale.

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All specifications and amenities mentioned in this brochure/ promotional document are actual specifications, amenities and facilities provided by the Company as per approvals.

Website: dlfcityphase1-3-floors.dlf.in



DLF HOMES PANCHKULA PRIVATE LIMITED

Registered Office:

DLF Gateway Tower, 2nd Floor,
R-Block, DLF City Phase-III,
Gurugram - 122002, Haryana (India)

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