

DLF 



DLF
GARDENCITY
GURUGRAM

DLF Gardencity is a complete world in itself. The city is spread over a vast expanse and is home to many families, living in peace and harmony.

Besides having an abundance of nature's delights including as many lush green gardens, the self-contained city is home to a rich social and business infrastructure.



Independent Floors at DLF Gardencity



ATTRACTIVE LOCATION

Independent Floors at DLF Gardencity are strategically placed in Sector 91/92, Gurugram with direct connectivity to:

- NH-8 in less than 1KM
- Dwarka Expressway
- KMP Expressway
- Clover Leaf (65% work done)
- Central Peripheral Road
- RRTS in progress

HOW NCR'S BIGGEST TRAFFIC JUNCTION ON NH-8 WILL LOOK



This point on NH-8, just before the Kherki Daula toll plaza in Gurgaon, is where a mega junction of 3 highways will come up — Dwarka expressway, Southern Peripheral Road and NH-8 itself

NHA will build a network of roads and flyovers at this junction for signal-

free traffic. An estimated 1.5 lakh cars are likely to pass just between SPR & Dwarka expressway every day when they are fully operational

Status: A detailed project report (DPR) has been ordered, after which a cost estimates and a deadline will be announced

NH-8 cloverleaf with SPR

For traffic from within Gurgaon going towards Delhi, Jaipur and Dwarka expressway and traffic from Dwarka expressway going to SPR

Southern Peripheral Road

SPR is likely to become fully operational by the year-end. It connects NH-8 with Golf Course Road and Gurgaon-Faridabad Road

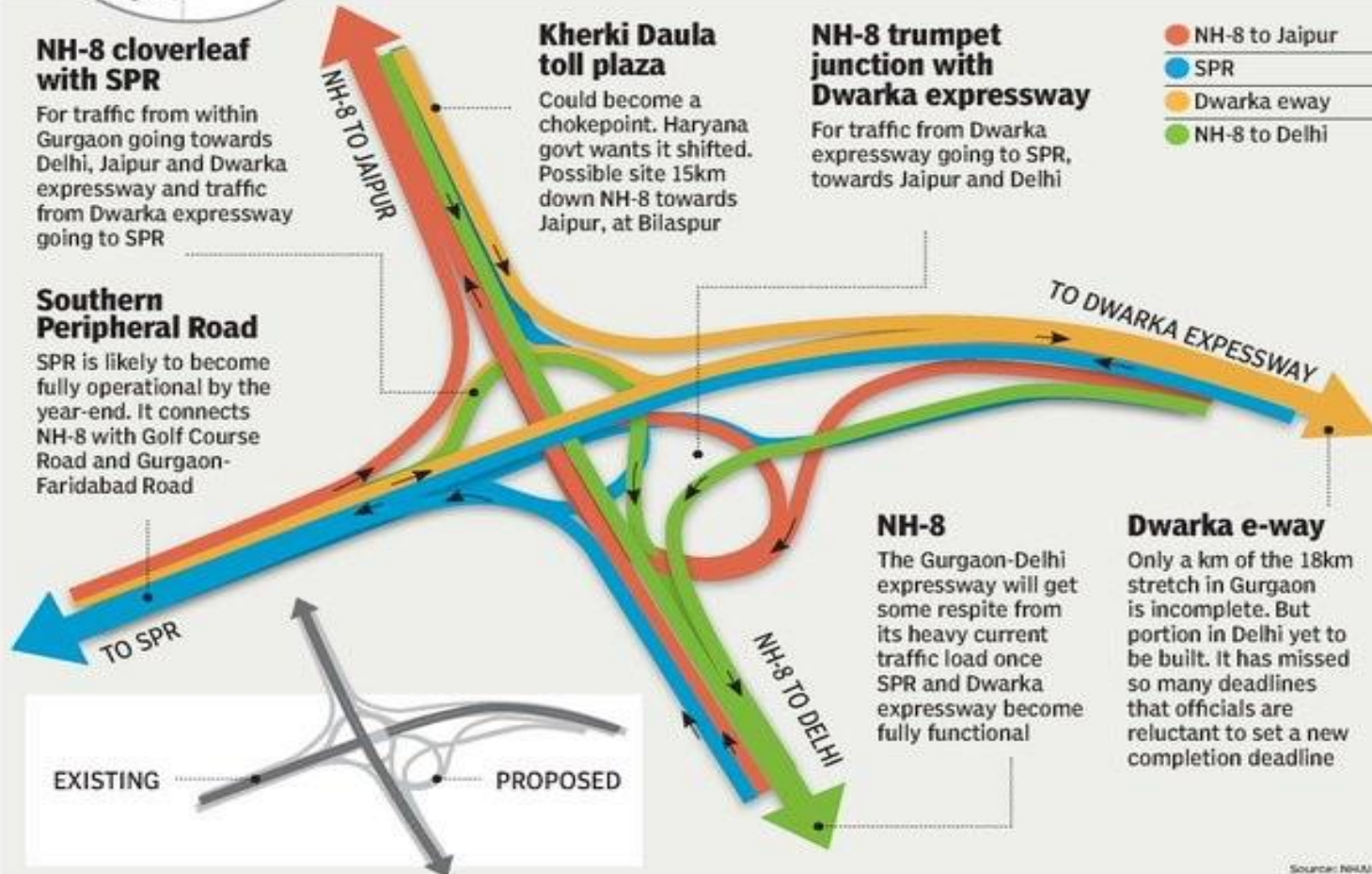
Kherki Daula toll plaza

Could become a chokepoint. Haryana govt wants it shifted. Possible site 15km down NH-8 towards Jaipur, at Bilaspur

NH-8 trumpet junction with Dwarka expressway

For traffic from Dwarka expressway going to SPR, towards Jaipur and Delhi

- NH-8 to Jaipur
- SPR
- Dwarka e-way
- NH-8 to Delhi



EXISTING

PROPOSED

Retail	Sapphire 90	3.3 Km
	Iris Broadway	4.8 Km
	Sapphire 83	8.5 Km
	Vatika Town Square	10.0 Km
	Cyber Hub	28.9 Km
Hotels	Heritage Village Resort and Spa	6.6 Km
	Hyatt Regency Gurgaon, Sector 83	10.2 Km
	ITC Grand Bharat	17.6 Km
Connectivity	Western Peripheral Expressway (KMP Expressway)	6.0 Km
	Northern Peripheral Expressway (Dwarka Expressway)	7.2 Km
	Delhi – Jaipur Expressway (NH8)	7.8 Km
	HUDA City Centre Metro Station	23 Km
	IGI Airport	36 Km

Schools	Ipsaa Day Care and Pre School	0.3 Km
	DPS Sector 84	6.2 Km
	Matrikiran School	8.0 Km
	Bal Bharti School	9.3 Km
Hospitals	Genesis Hospital, Sector 84	6.0 Km
	Medeor Hospital, Manesar	7.1 Km
	ESIC Hospital, Manesar	7.4 Km
	Medanta Medicity	21 Km
Offices	IMT Manesar	5.0 Km
	Udyog Vihar Industrial Area Phase VI	12.9 Km
	DLF Corporate Greens	13.6 Km
	DLF Cybercity	26 Km



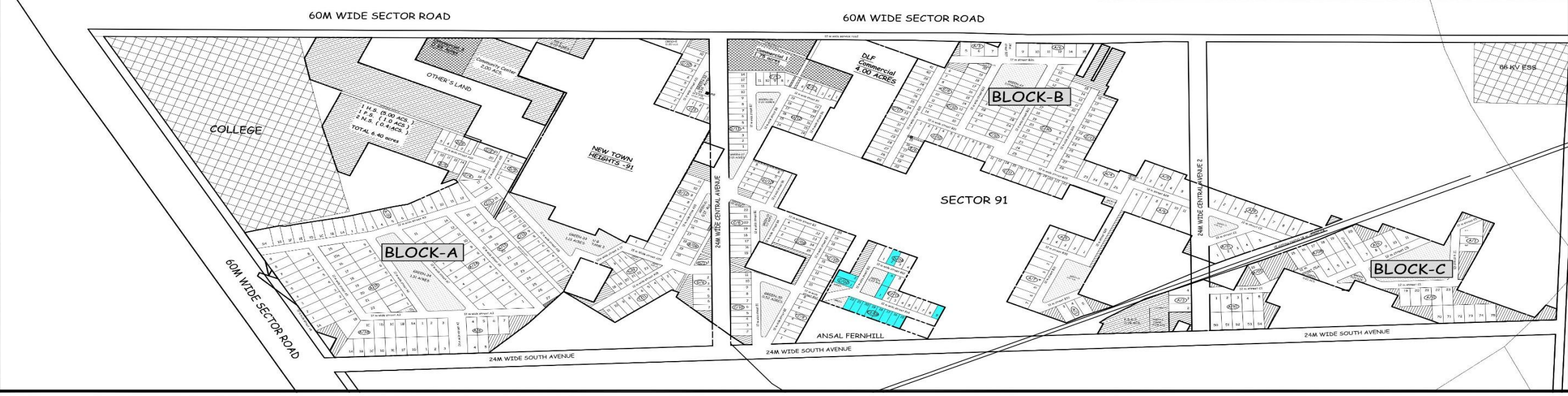
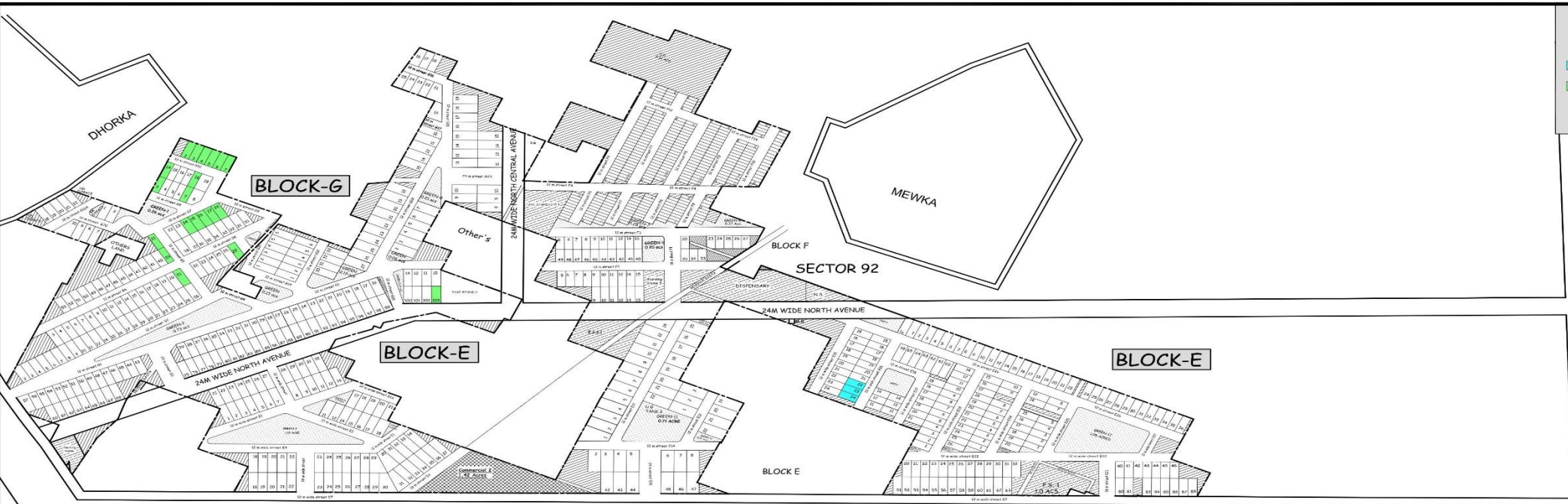
Presenting
Independent Floors
at
DLF Gardencity, Sector 91-92

Artistic Image

GARDENCITY

Dr. 15.06.2021

	No.	Sqyds
Phase 2A	17	4873
Phase 2B	20	5068
Total	37	9941

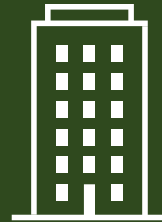


EVERYTHING YOU EXPECT FROM A DLF INDEPENDENT FLOOR AMIDST OODLES OF GREENERY

Presenting **Independent Floors** at DLF Gardencity, Gurugram.

Besides offering an abundance of nature's delights, DLF Gardencity is located in close proximity to well-planned social and physical infrastructure including business districts, hotels, schools, hospitals, multiplexes, clubs, golf courses and a variety of other leisure and retail options.

Seamlessly connected to every business and entertainment center of Gurugram through a rapidly developing network of public transport, highways and roads, **Independent Floors** at DLF Gardencity are ideal for corporate honchos and their families to make it their abode.



DESIGN

LOW RISE
INDEPENDENT
FLOORS



CONNECTIVITY

WELL-DEVELOPED INTERNAL ROADS
IN DLF GARDENCITY CONNECTING
TO NEARBY EXPRESSWAYS



GREENERY

LUSH GREENERY AROUND
WITH PARKS AND
TREELINED AVENUES



SECURITY

CCTV IN PARKING AREA
AND ENTRANCE LOBBY



NURTURED BY NATURE

Think of mesmerizing morning walks in the gleaming sunshine where the rays of the sun illuminate not only your surroundings, but also your inner self.

With parks nearby and tree-lined avenues, these independent floors will give you a pristine world, where your home radiates modernity, surrounded by natural beauty.

Representative Image



CRAFTED FOR YOUR CONVENIENCE

The units are efficiently planned to carve out most usable areas. Each room is well lit and ventilated.

Covered car parking at the stilt level, entrance with lift and staircase lobby and CCTV cameras provide a secure and comfortable experience.

Artistic Image

SPECIFICATIONS**

1. INSIDE THE INDEPENDENT FLOOR

❖ Living / Dining / Lobby / Passage

- Floor Imported Marble
- Walls Acrylic Emulsion / OBD
- Ceiling Acrylic Emulsion / OBD

❖ Bedrooms

- Floor Laminated Wooden Flooring
- Walls Acrylic Emulsion / OBD
- Ceiling Acrylic Emulsion / OBD

❖ Kitchen

- Walls Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area
- Floor Anti-skid Tiles
- Ceiling OBD
- Counter Granite / Synthetic Stone
- Fittings / Fixtures CP fittings, SS Sink, Exhaust fan

❖ Balcony

- Floor Tiles
- Ceiling OBD

❖ Doors

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

❖ Plumbing

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

❖ Toilets

- Walls Combination of Tiles / Acrylic Emulsion Paint / Mirror
- Floors Anti-skid tiles
- Ceiling OBD
- Counter Granite / Synthetic Stone
- Fixtures/Accessories Exhaust Fan, Towel rail / ring of standard make, Geyser
- Sanitary ware/ CP fittings CP fittings, Wash Basin, Floor mounted / Wall-hung WC

❖ External Glazings

- Windows/ External Glazing Single glass unit with clear glass UPVC / Aluminium / MS Frames & shutters in habitable rooms. Frosted/ Clear Glass in toilets.

❖ Electrical Fixtures / Fittings

- Modular switches and ceiling light fixtures in balconies.

❖ S. Room

- Floor Tiles / Mosaic cast-in situ flooring / IPS
- Walls / Ceiling Whitewash
- Toilet Ceramic Tile flooring, Conventional CP Fittings, White Chinaware

2. COMMON AREAS IN THE BUILDING

❖ Power Back-up

- Back-up by DG set up to 7 KVA

❖ Security System

- CCTV in driveway of Parking, Ground floor entrance lobby

❖ Lift Lobby

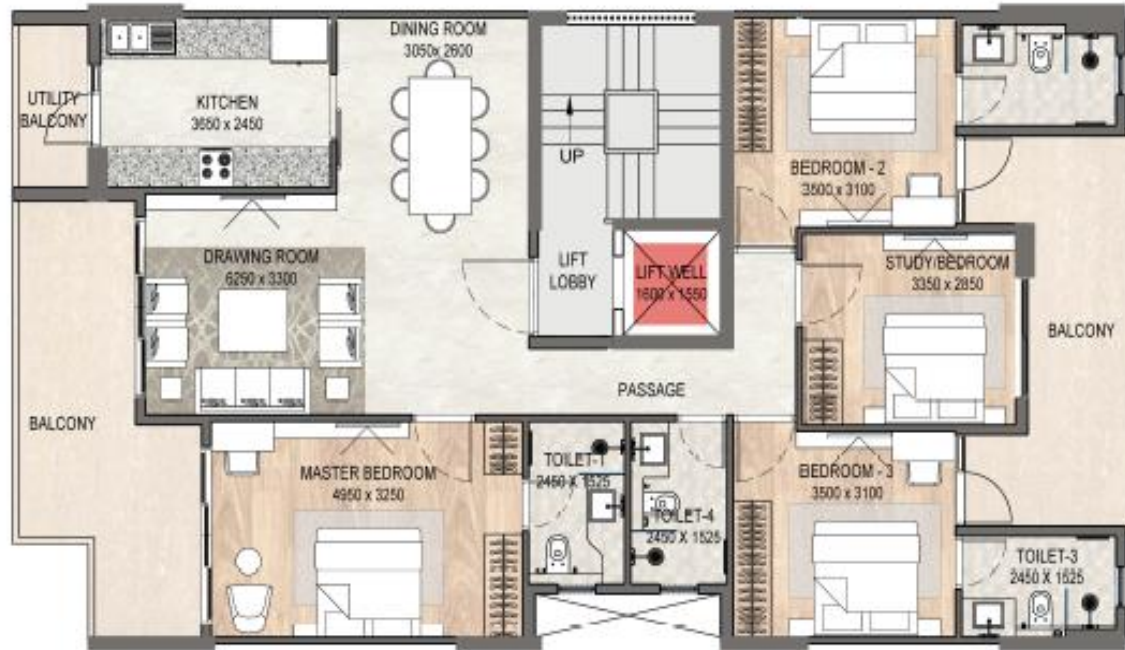
- Lift capacity of 6 persons

❖ Staircases

- Floor Kota Stone / Indian Stone / Granite.
- Walls Acrylic Emulsion / OBD

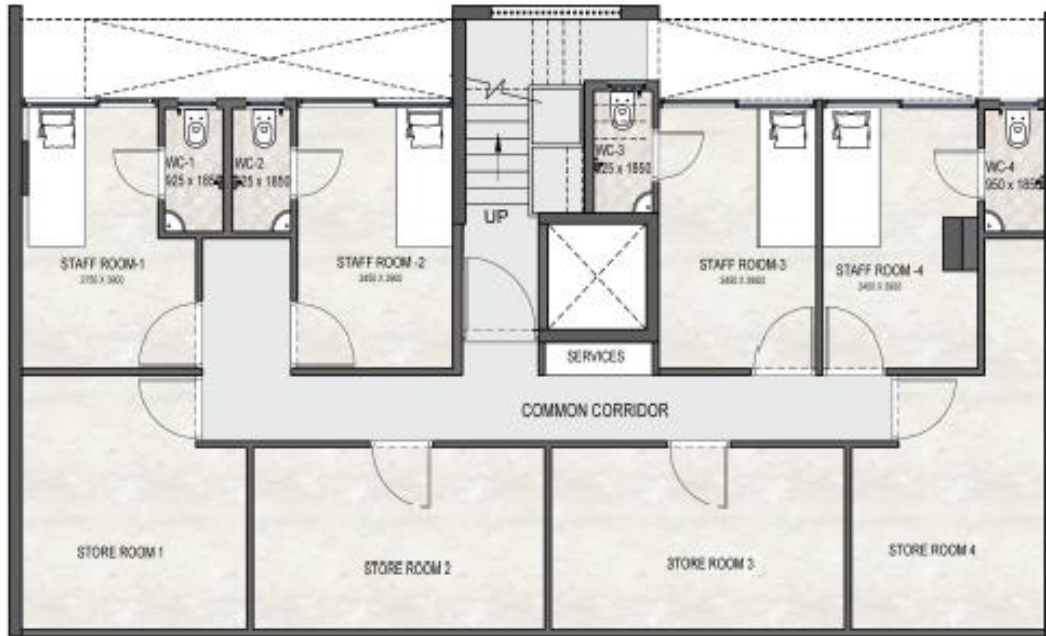
- ❖ Zone IV seismic considerations for structural design.
- ❖ Airconditioning in living, dining and bedrooms.

FLOOR PLANS
2A



FLOOR PLAN

209 sq. mt. (250 sq. yards)
(Typical floor plan)



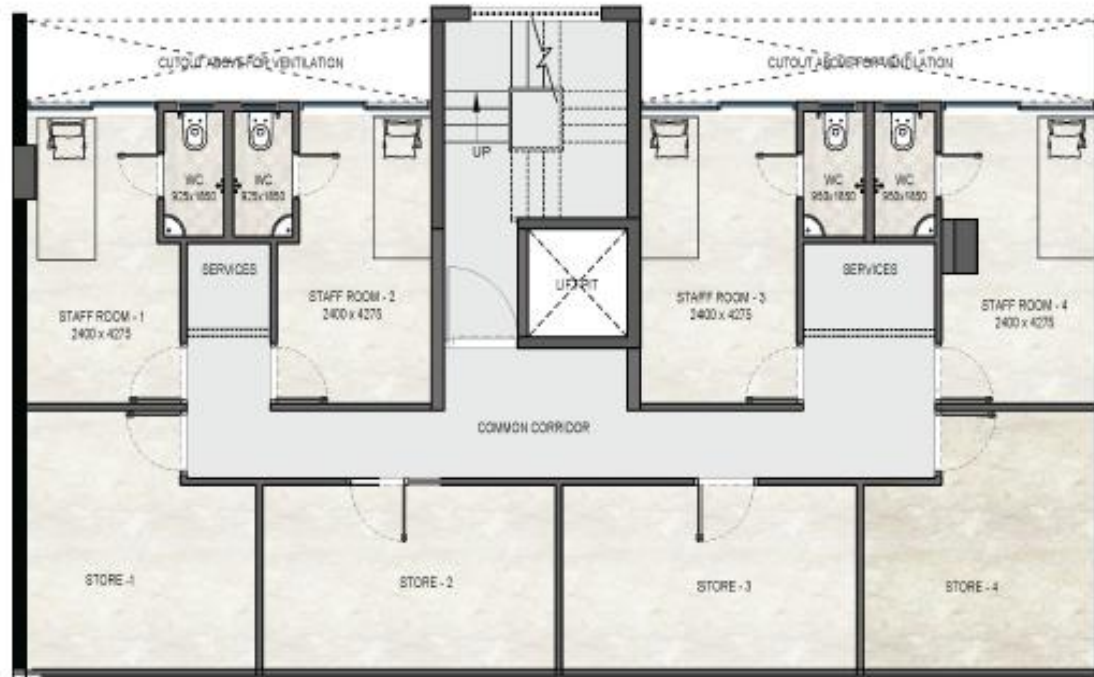
FLOOR PLAN

209 sq. mt. (250 sq. yards)
(Basement floor plan)



FLOOR PLAN

220.48 sq. mt. (263.69 sq. yards)
(Typical floor plan)



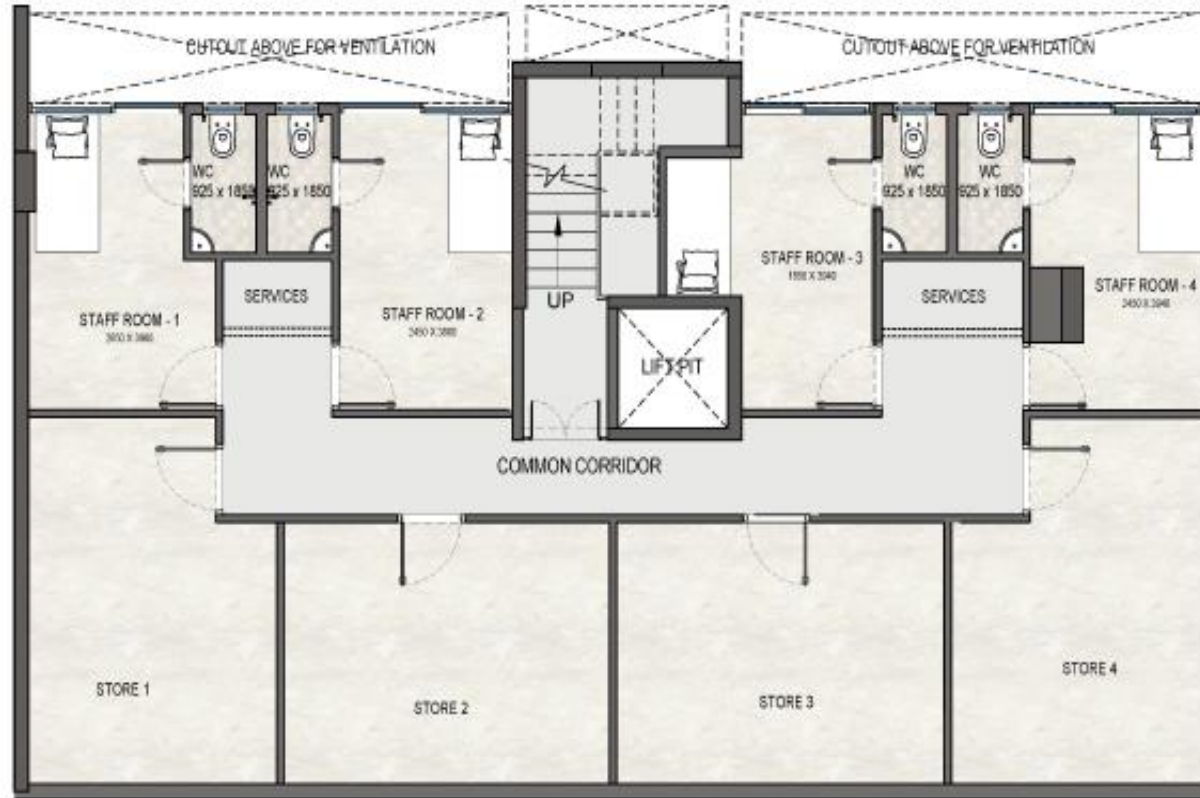
FLOOR PLAN

220.48 sq. mt. (263.69 sq. yards)
(Basement floor plan)



FLOOR PLAN

236.62 sq. mt.(283 sq. yards)
Corner plot
(Typical floor plan)



FLOOR PLAN

236.62 sq. mt.(283 sq. yards)
Corner plot
(Basement floor plan)

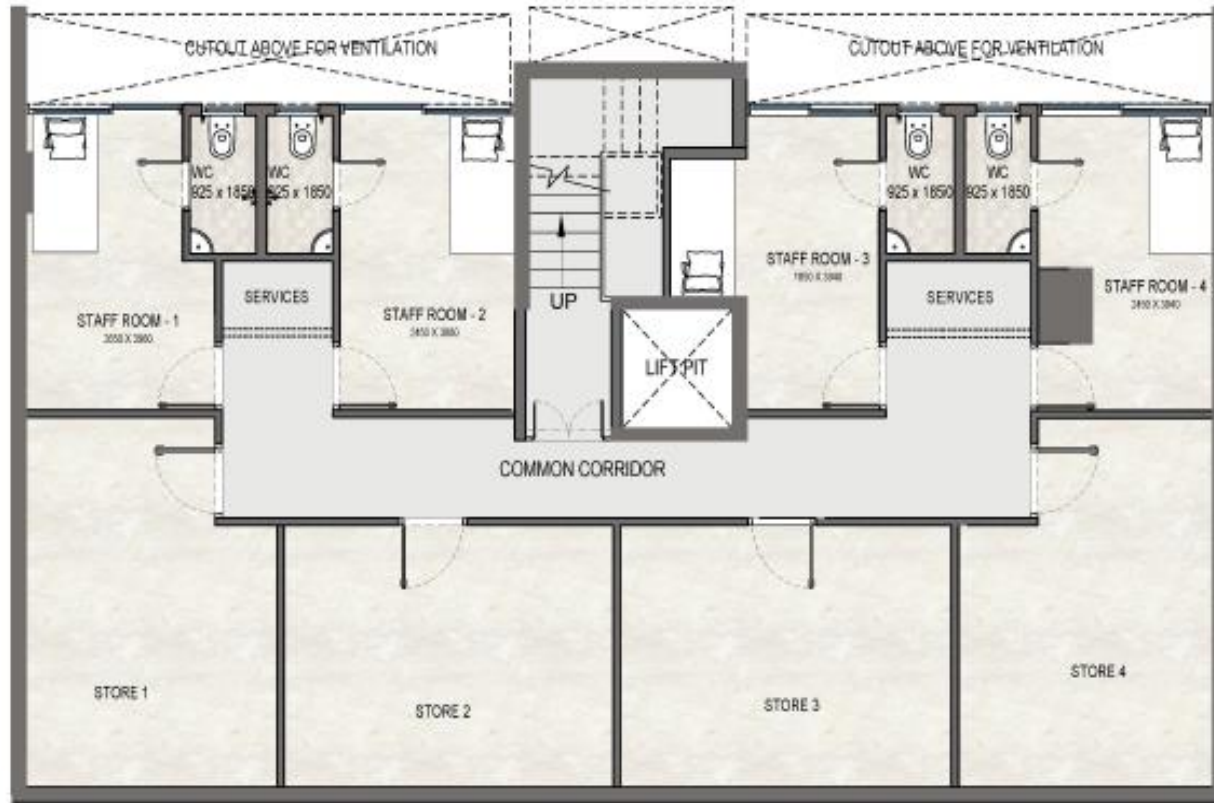
236.62 SQMT (TYPICAL FLOOR PLAN)

SCHEDULE B



FLOOR PLAN

236.62 sq. mt. (283 sq. yards)
(Typical floor plan)



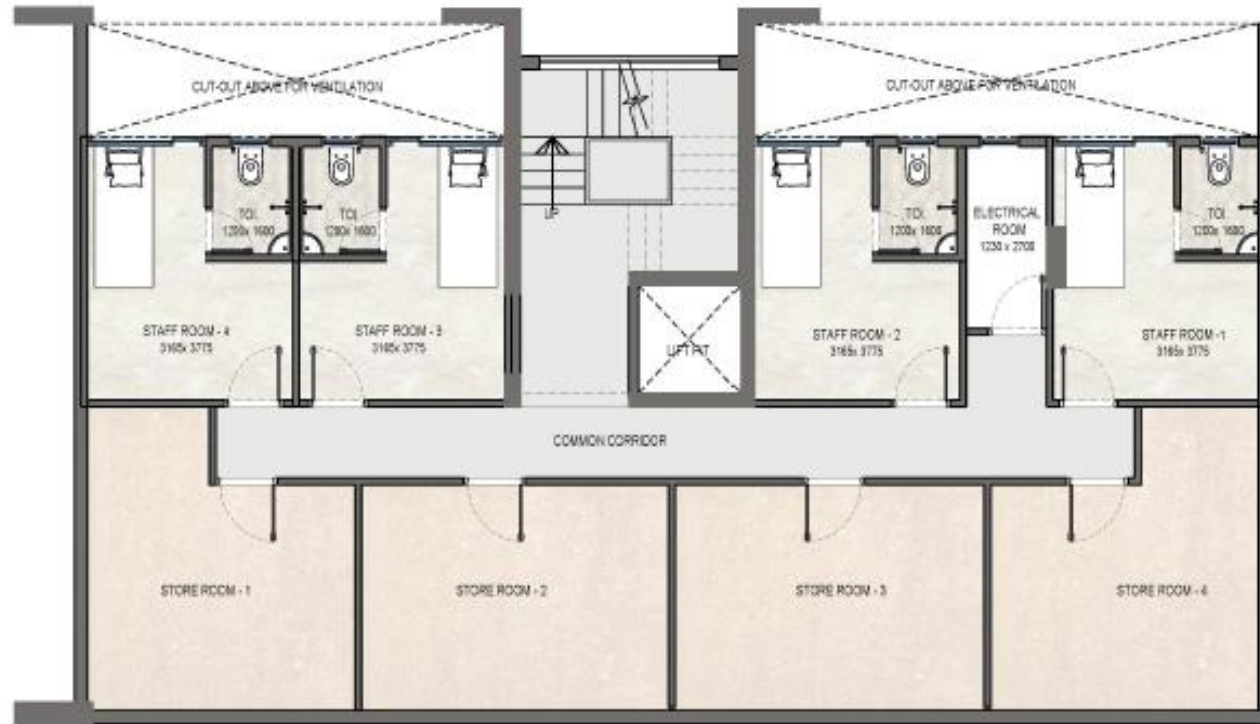
FLOOR PLAN

236.62 sq. mt. (283 sq. yards)
(Basement floor plan)



FLOOR PLAN

292.64 sq. mt.(350 sq. yards)
Corner plot
(Typical floor plan)



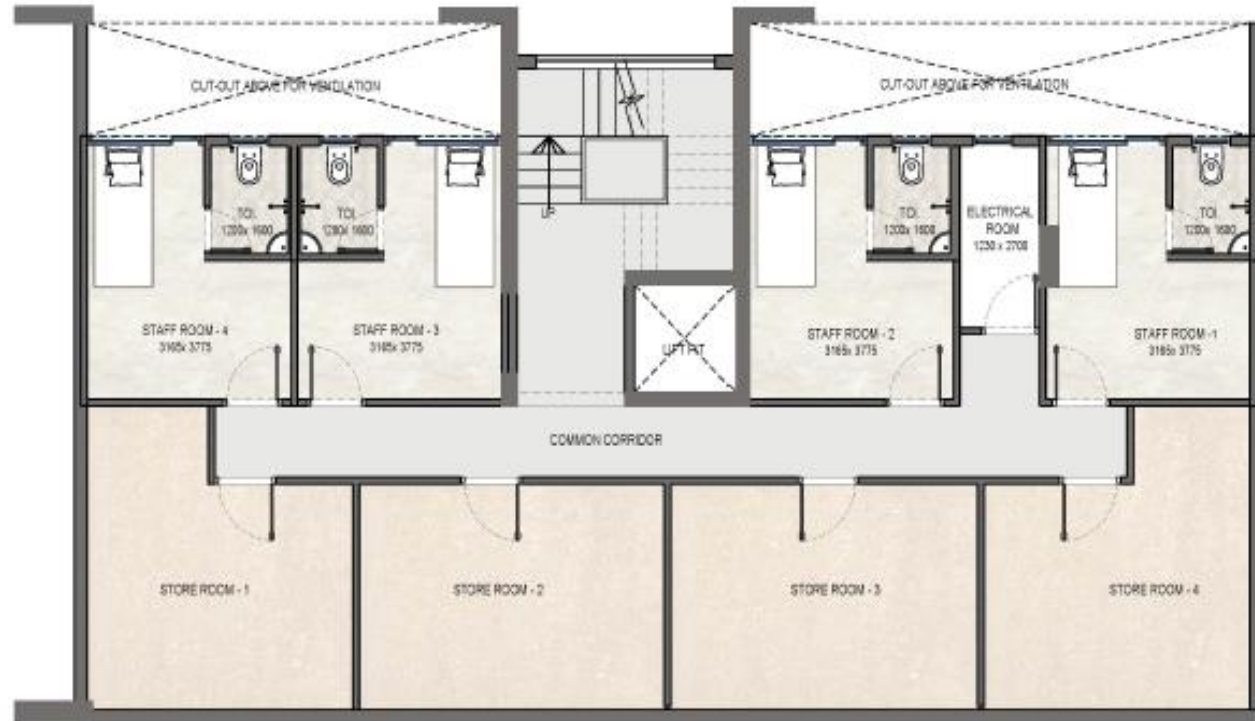
FLOOR PLAN

292.64 sq. mt.(350 sq. yards)
Corner plot
(Basement floor plan)



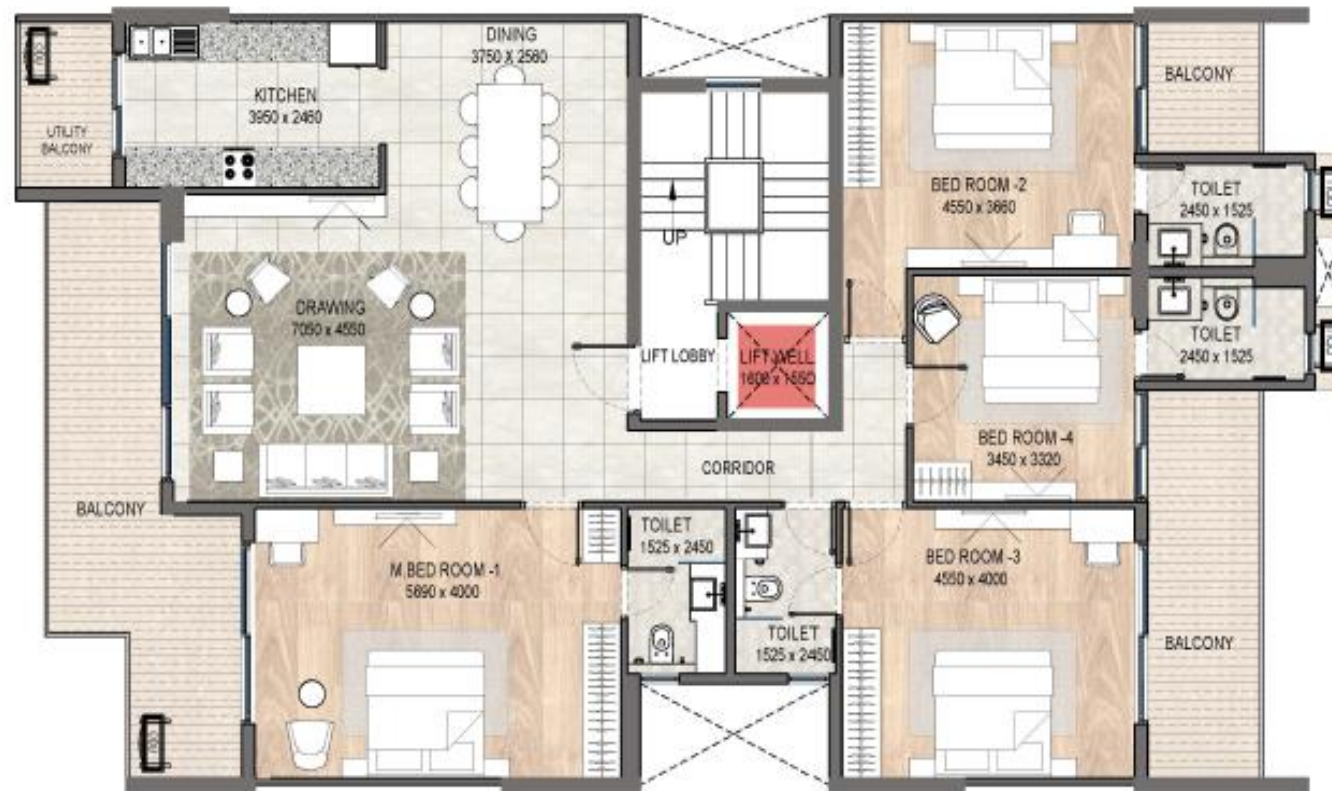
FLOOR PLAN

292.64 sq. mt. (350 sq. yards)
(Typical floor plan)



FLOOR PLAN

292.64 sq. mt. (350 sq. yards)
(Basement floor plan)



FLOOR PLAN

294.95 sq. mt. (352.75 sq. yards)
(Typical floor plan)



FLOOR PLAN

294.95 sq. mt. (352.75 sq. yards)
(Basement floor plan)

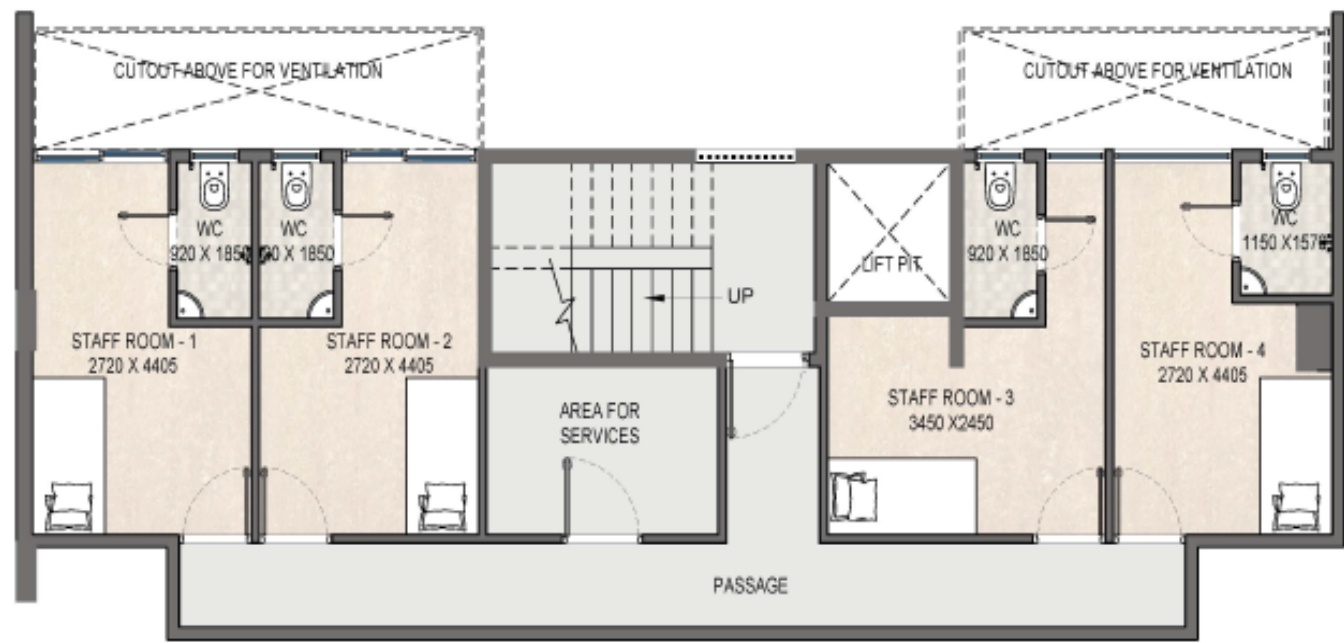
FLOOR PLANS
2B



FLOOR PLAN

182.15 sq. mt. (217.84 sq. yards)
(Typical floor plan)

PLAN NOT TO SCALE
DISCLAIMER: PLAN CAN BE MIRRORED AS PER SPECIFIC LOCATION



FLOOR PLAN

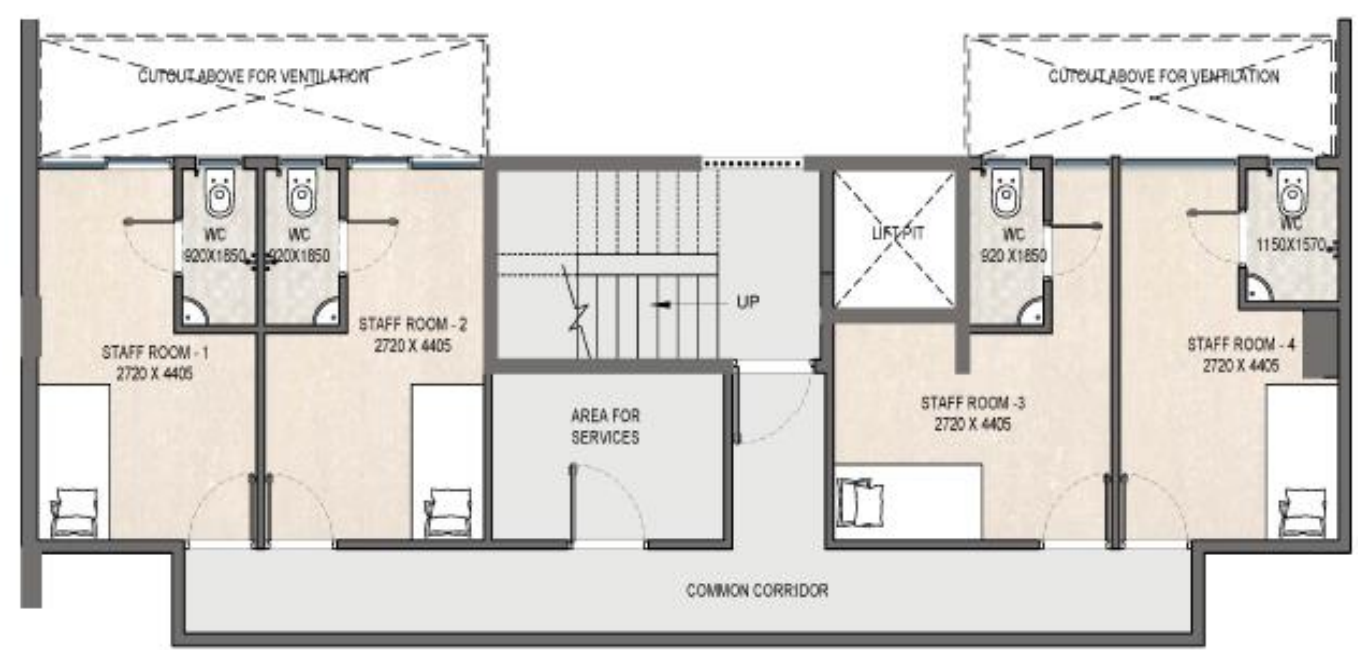
182.15 sq. mt. (217.84 sq. yards)
(Basement floor plan)



FLOOR PLAN

182.38 sq. mt. (218.12 sq. yards)
(Typical floor plan)

PLAN NOT TO SCALE
DISCLAIMER : PLAN CAN BE MIRRORED AS PER SPECIFIC LOCATION



FLOOR PLAN

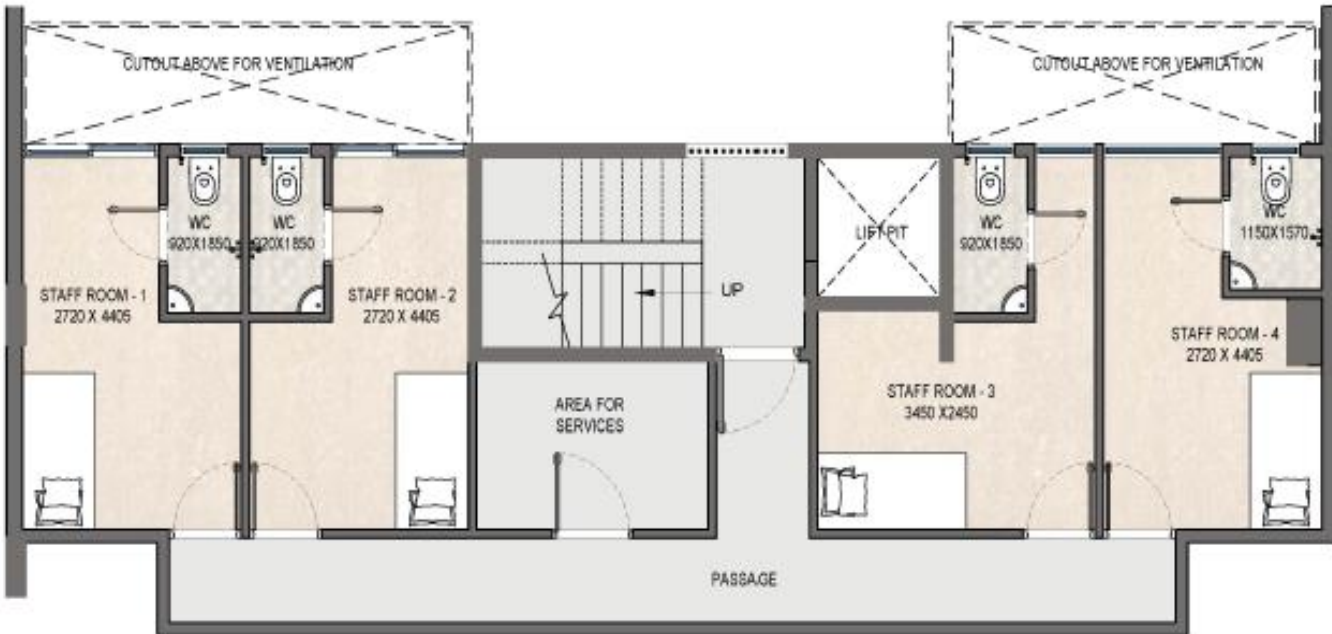
182.38 sq. mt. (218.12 sq. yards)
(Basement floor plan)



FLOOR PLAN

182.60 sq. mt. (218.38 sq. yards)
(Typical floor plan)

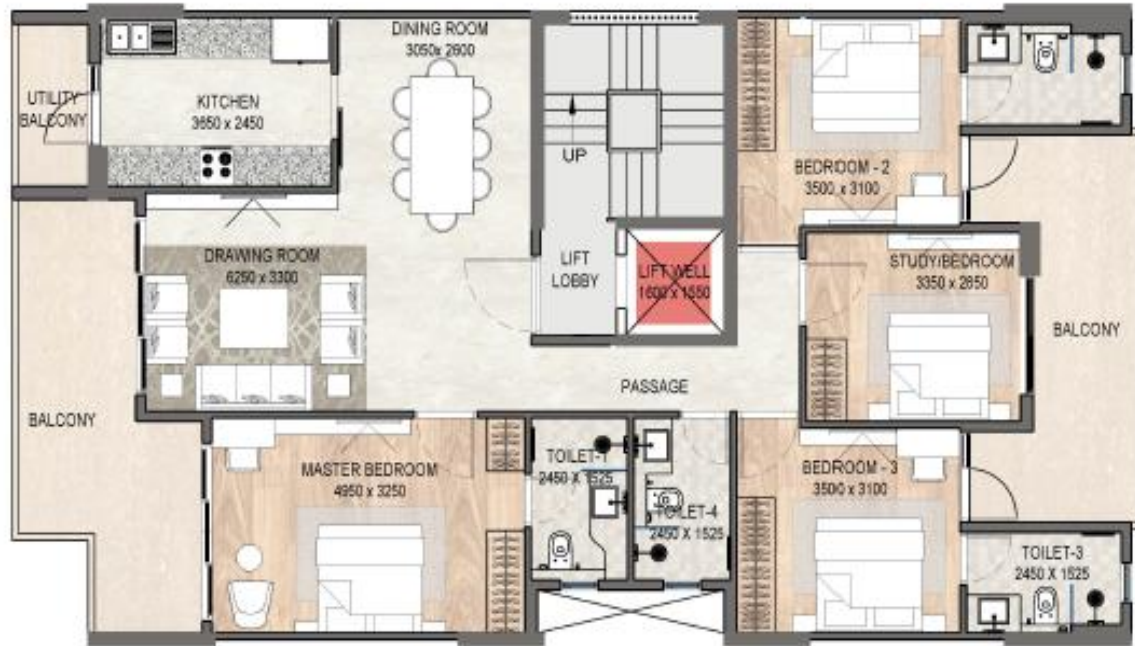
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FLOOR PLAN

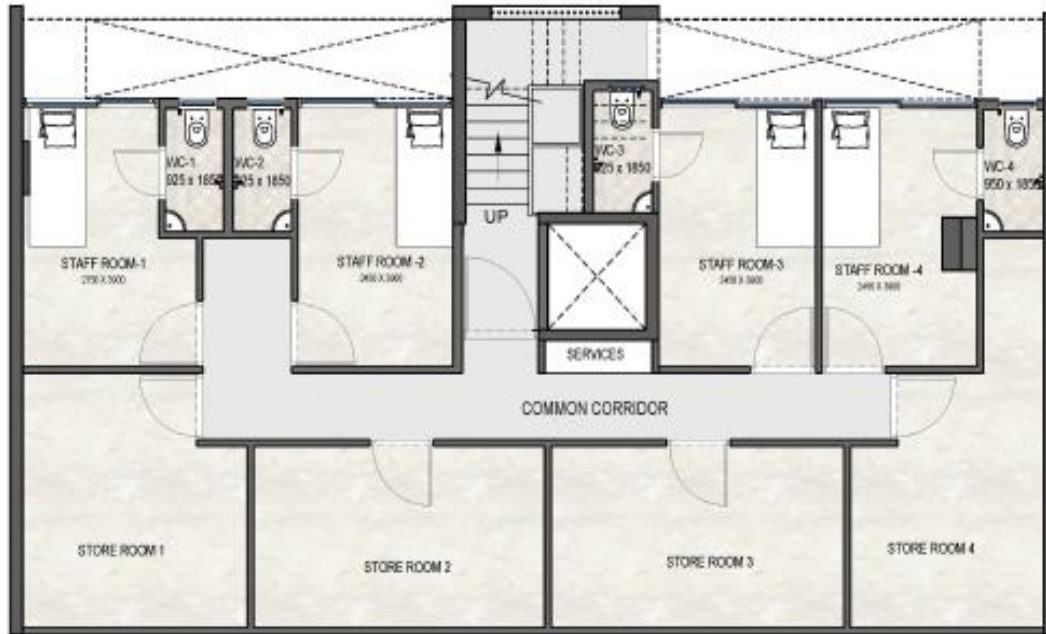
182.60 sq. mt. (218.38 sq. yards)
(Basement floor plan)

PLAN NOT TO SCALE
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FLOOR PLAN

209 sq. mt. (249.96 sq. yards)
(Typical floor plan)



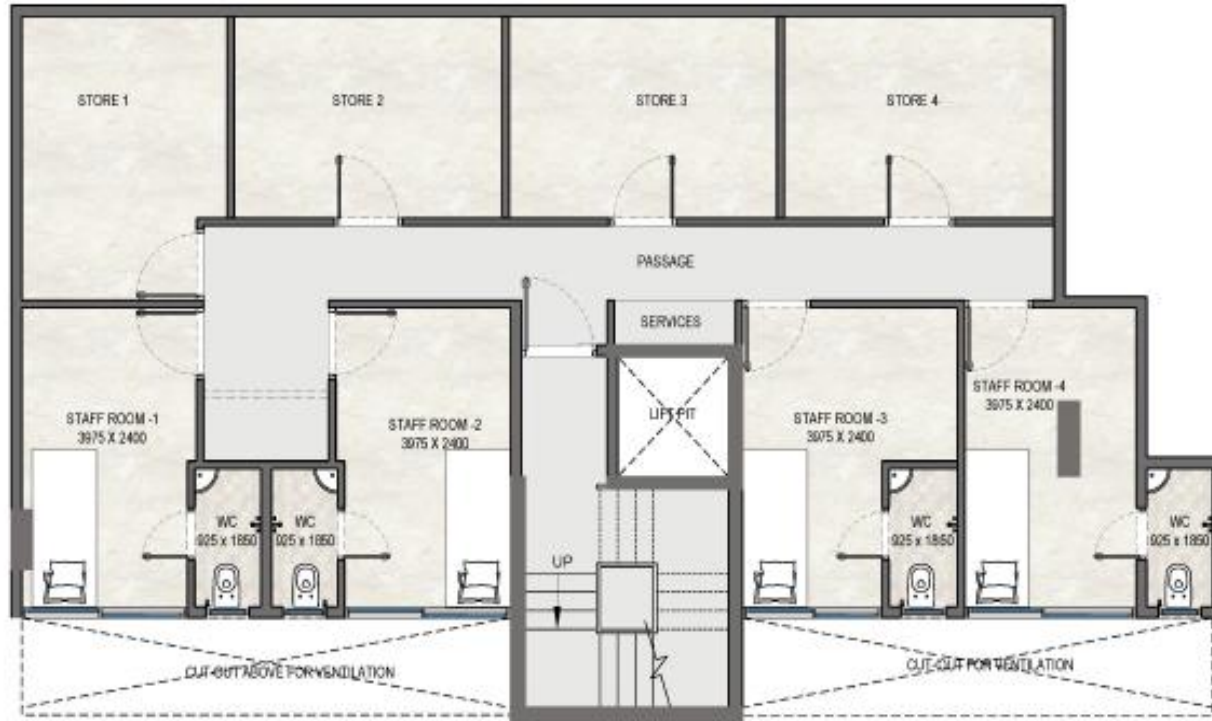
FLOOR PLAN

209 sq. mt. (249.96 sq. yards)
(Basement floor plan)



FLOOR PLAN

209.60 sq. mt. (250.67 sq. yards)
(Typical floor plan)



FLOOR PLAN

209.60 sq. mt. (250.67 sq. yards)
(Basement floor plan)



FLOOR PLAN

212.96 sq. mt. (254.69 sq. yards)
(Typical floor plan)



FLOOR PLAN

212.96 sq. mt. (254.69 sq. yards)
(Basement floor plan)



FLOOR PLAN

224.82 sq. mt. (268.88 sq. yards)
(Typical floor plan)



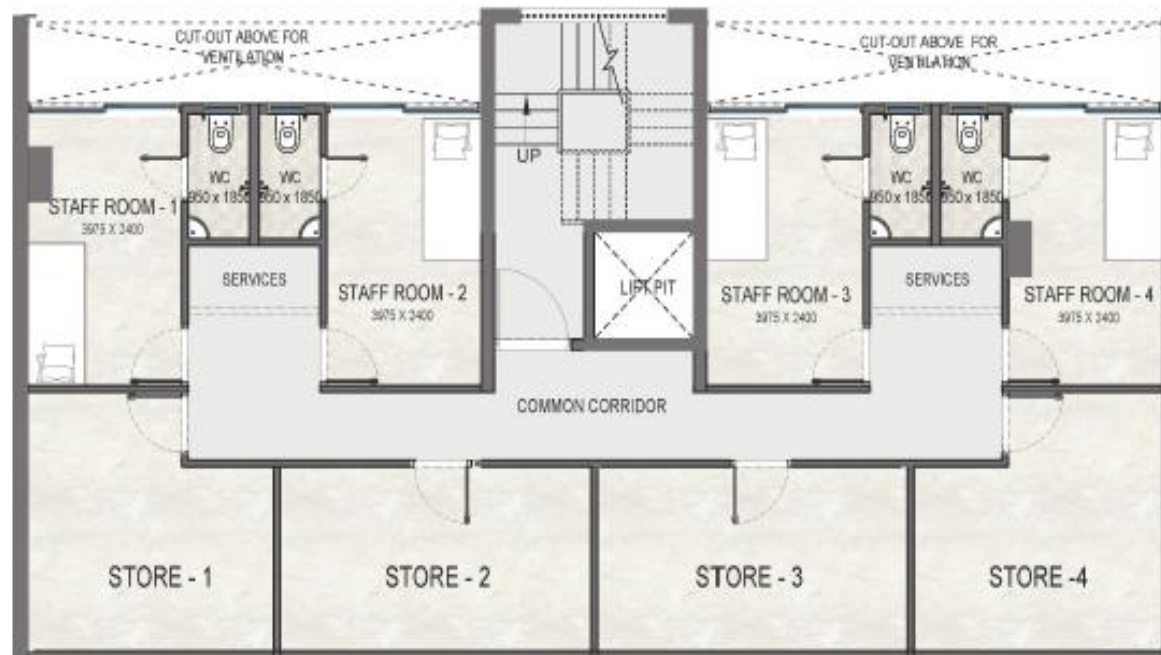
FLOOR PLAN

224.82 sq. mt. (268.88 sq. yards)
(Basement floor plan)



FLOOR PLAN

224.9 sq. mt. (268.97 sq. yards)
(Typical floor plan)



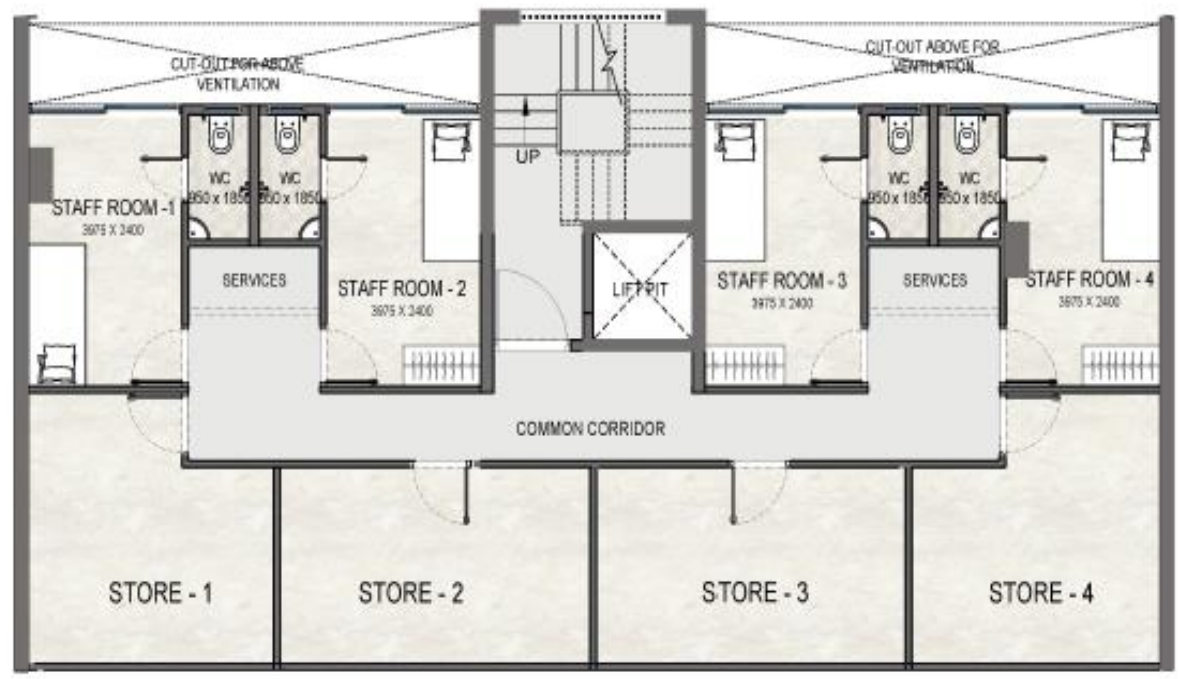
FLOOR PLAN

224.9 sq. mt. (268.97 sq. yards)
(Basement floor plan)



FLOOR PLAN

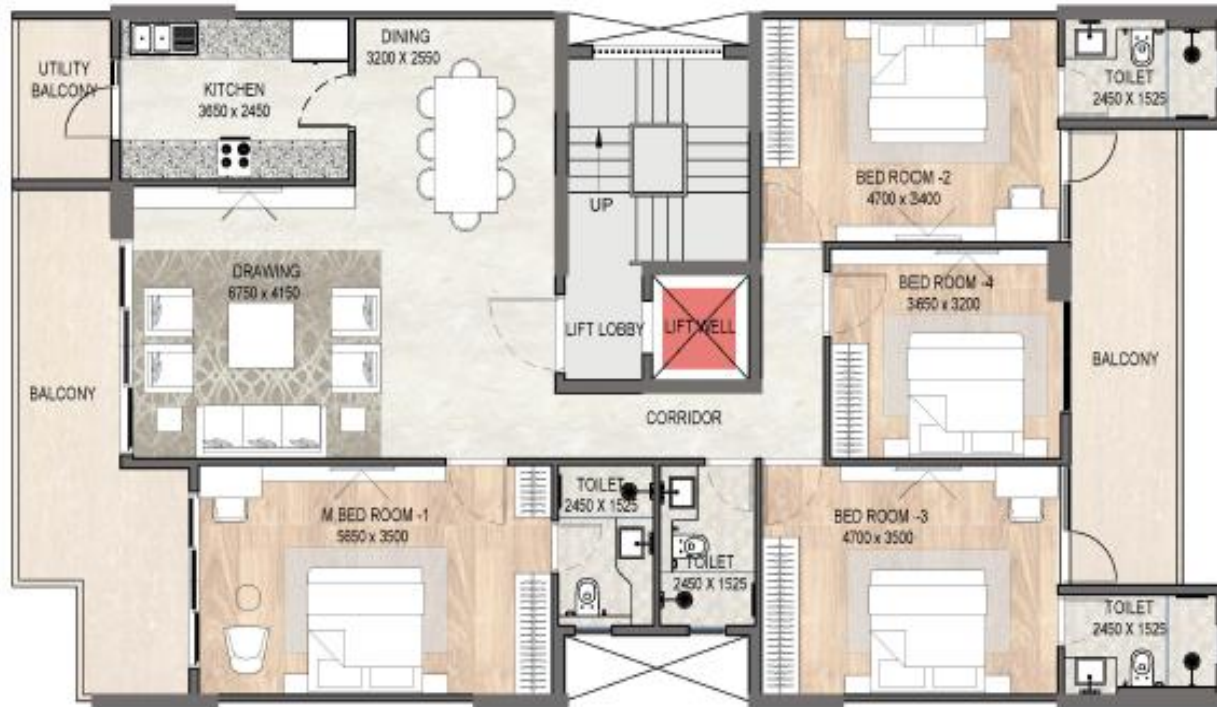
229.22 sq. mt. (274.14 sq. yards)
(Typical floor plan)



FLOOR PLAN

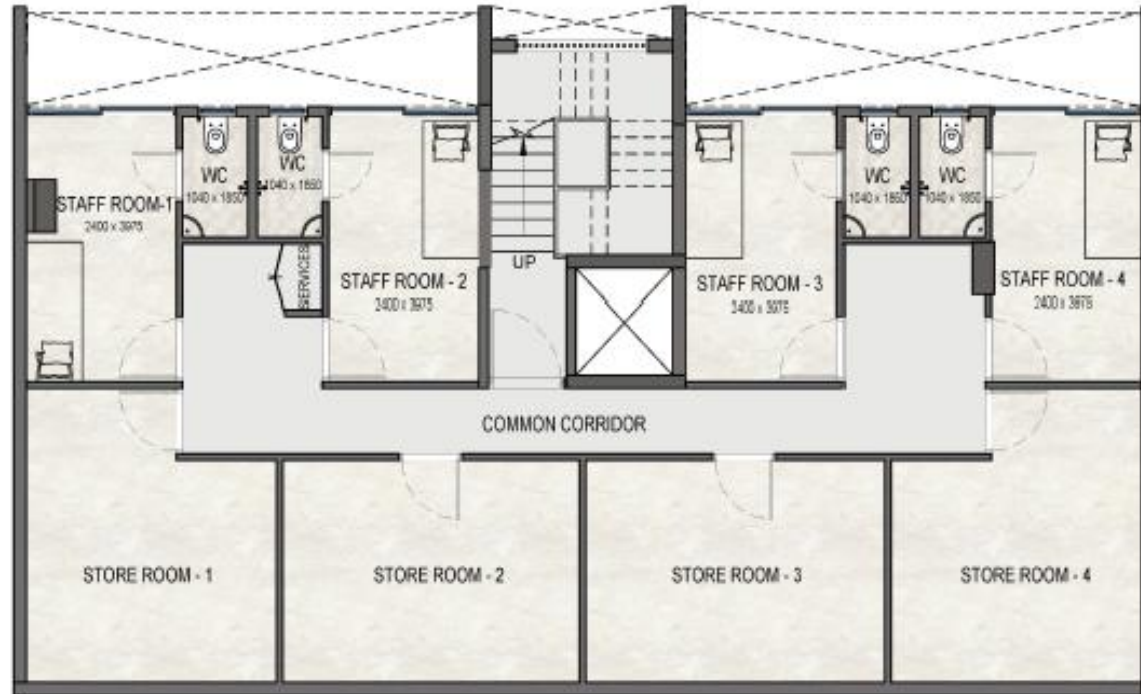
229.22 sq. mt. (274.14 sq. yards)
(Basement floor plan)

PLAN NOT TO SCALE
DISCLAIMER : PLAN CAN BE MIRRORED AS PER SPECIFIC LOCATION



FLOOR PLAN

248.64 sq. mt. (297.37 sq. yards)
(Typical floor plan)



FLOOR PLAN

248.64 sq. mt. (297.37 sq. yards)
(Basement floor plan)

PAYMENT PLAN

1. STANDARD PAYMENT PLAN

S.No.	Installment Description	% Due of Unit Price
1	Booking Amount	5 lacs
2	Within 30 days of booking	10% (less booking amount)
3	Withing 90 days of booking	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

S.No.	Installment Description	% Due of Unit Price
1	Booking Amount	5 lacs
2	Within 30 days of booking	10% (less booking amount)
3	Within 90 days of booking	80% (less down payment rebate at 8%)
4	On Offer of Possession	10%
Total		100%

3. NOTE:

- a. Stamp duty and registration charges as applicable will be extra
- b. Down Payment Rebate at 8% shall be applicable on **Unit Price**
- c. GST as applicable will be extra on each instalment
- d. Holding Charges at the rate Rs. 10/- per sq. ft. per month (if applicable)
- e. Interest Free Maintenance Security deposit of Rs.1.25 lacs to be paid at the time of possession

THANK YOU