

HRERA Registration No.: RC/REP/HARERA/GGM/475/ 207/2021/43 dated 17.08.2021  
HRERA Website: <https://haryanarera.gov.in>  
Promoter - DLF Utilities Limited

# INDEPENDENT FLOORS

AT DLF GARDENCITY,  
SECTOR 91/92, GURUGRAM



Artistic impression



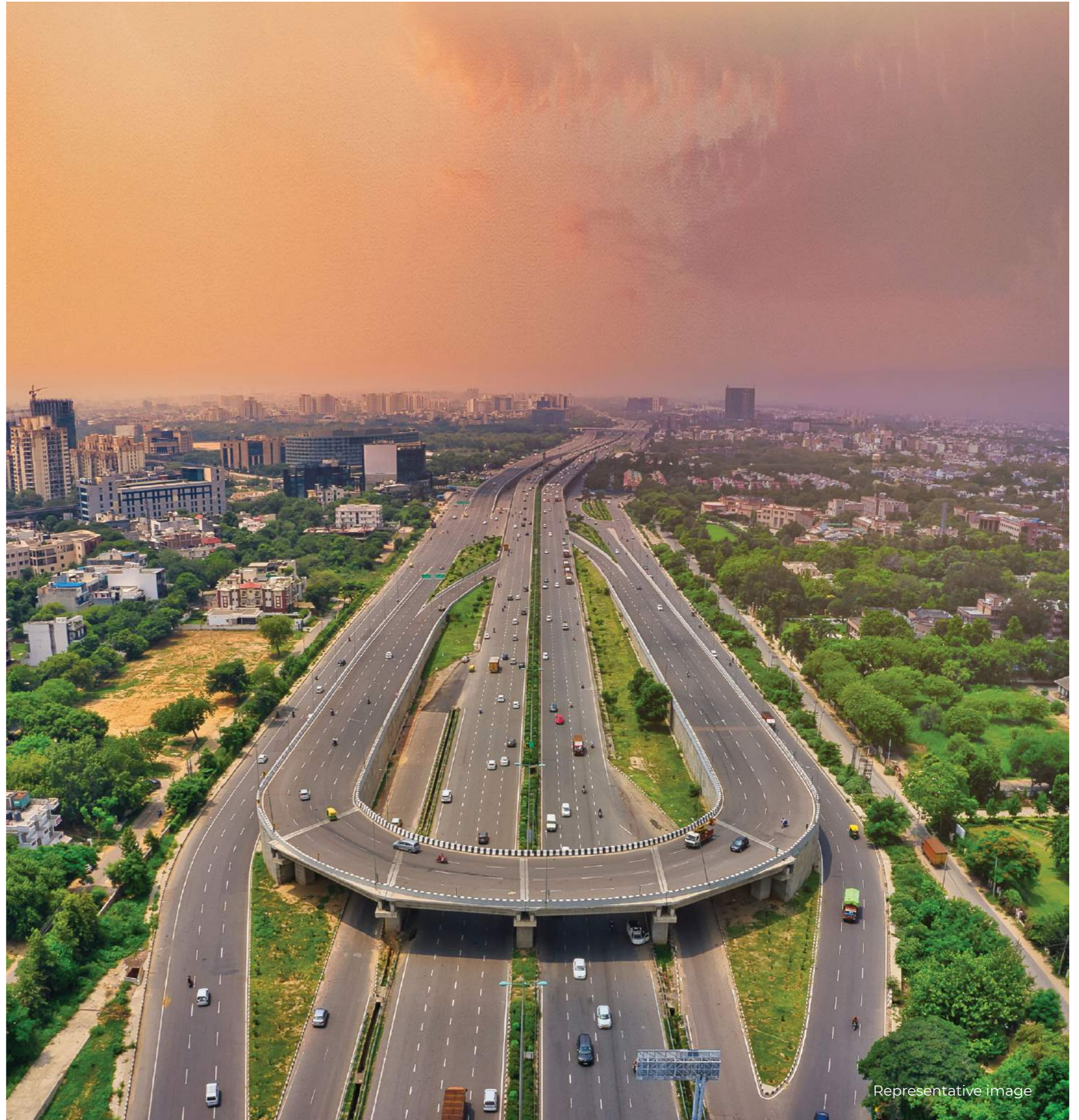
|  
Live in  
opulence.  
Indoors and  
outdoors.  
|



Live in Gurugram 2.0

# Live the life you deserve

An integrated, established development, strategically located off NH-48, with easy access to SPR, NPR and KMP Expressway, DLF Gardencity offers convenient access amidst acres of planned greens. With social comforts, occupied housing communities, commissioned infrastructure and business districts only a short drive away, DLF Gardencity is the perfect address for those seeking the best life has to offer.



Representative image





Artistic impression

Presenting  
**Independent  
Floors**

at DLF Gardencity,  
Sector 91/92, Gurugram

For those who appreciate privacy and the charm of low-rise living, Independent Floors are just the right choice. Nestled in DLF Gardencity, these elegant residences represent the much-coveted luxury and lifestyle that is synonymous with DLF.





## Designed for comfort and celebration

These floors are designed as a spacious layout consisting of 4 bedrooms, living and dining rooms with the added convenience of a staff room and a store in the basement. The residential units are efficiently designed to maximize usable areas.

Dedicated covered car parking bays on the ground floor and entrances with an elevator as well as staircase lobbies are examples of thoughtfully put together amenities. A CCTV network across the driveway of parking areas and the entrance lobby assures a secure living experience to every resident.



**Design**  
Low rise  
Independent floors

**Greenery**  
Verdant landscape with parks  
and tree-lined avenues

**Connectivity**  
Well-developed internal roads  
in DLF Gardencity connect to  
expressways nearby

**Security**  
CCTV coverage in parking areas  
and the entrance lobby



Artistic impression



# Live in the heart of urban convenience



Representative images



# Nurtured by nature

Calming 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





# Convenient location

Independent Floors at DLF Gardencity are strategically located in Sector 91/92, Gurugram with direct connectivity to the Delhi-Jaipur Expressway (NH-48), KMP Expressway and Dwarka Expressway through internal and sector roads in New Gurugram. Furthermore, the Kherki Daula toll, which as per announced government notifications shall move further along the expressway, now accepts FASTags for electronic toll collection, thus easing out traffic congestion.

## DISTANCES TO MAJOR LOCATIONS

### 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

### OFFICE SPACES

- IMT Manesar - 5.0 Km
- Udyog Vihar Industrial Area Phase VI - 12.9 Km
- DLF Corporate Greens - 13.6 Km
- DLF Cybercity - 26 Km

### HOTELS

- Holiday Inn - 1.0 Km
- Hyatt Regency - 6.6 Km
- Heritage Village - 6.6 Km
- ITC Grand Bharat - 17.6 Km

### RETAIL

- Sapphire Ninety - 3.3 Km
- Iris Broadway - 4.8 Km
- Vatika City Centre - 10 Km
- DLF Cyber Hub - 28 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

### 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

All distances mentioned are approximations only





# DLF Gardencity Master plan



Phase 2C No. 13 5307 Sqyds

Map not to scale and for illustrative purpose and reference only





270.07 Sqm

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317.72 Sqm



Artistic impressions





Artistic impression

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**327.76 Sqm**





**343.65 Sqm**

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Artistic impressions

**350.34 Sqm**

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# Proposed specifications\*\*

## Part A – inside your home

### Living / Dining / Lobby / Passage

Floor 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 and acrylic emulsion paint in balance area  
Anti-skid tiles  
OBD  
Floor Granite / synthetic stone  
Ceiling CP fittings, SS sink, exhaust fan  
Counter  
Fittings / fixtures

### Balcony

Floor Tiles  
Ceiling OBD

### 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

### Plumbing

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

\*\*Specifications given are as filed with HARERA, Gurugram

### S. Room

Floor Tiles / mosaic cast-in situ flooring / IPS  
Walls / ceiling Whitewash  
Toilet Ceramic tile flooring, conventional CP fittings, white chinaware

### Doors

Internal doors Painted frame with painted flush doors.  
Entrance doors Painted / polished frame with laminated flush door

### External Glazings

Windows / external glazing Single glass unit with clear glass UPVC / aluminium / MS frames and shutters in habitable rooms. Frosted / clear glass in toilets

### Electrical Fixtures / Fittings

Modular switches and ceiling light fixtures in balconies

## Part B – common areas in the building

### Power Back-up

Back-up by DG set upto 7 KVA for 323.55 sqyds  
Back-up by DG set upto 9 KVA for 380.24 to 418.73 sqyds  
Back-up by DG set upto 10 KVA for 502.32 sqyds

### Security System

CCTV in driveway of parking, ground floor entrance lobby

### Lift Lobby

Lifts 6 persons capacity

### Staircases

Floor Kota Stone / Indian stone / granite  
Walls Acrylic emulsion / OBD

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



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# 270.07 Sqm

Basement floor plan

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# 270.07 Sqm

Stilt floor plan

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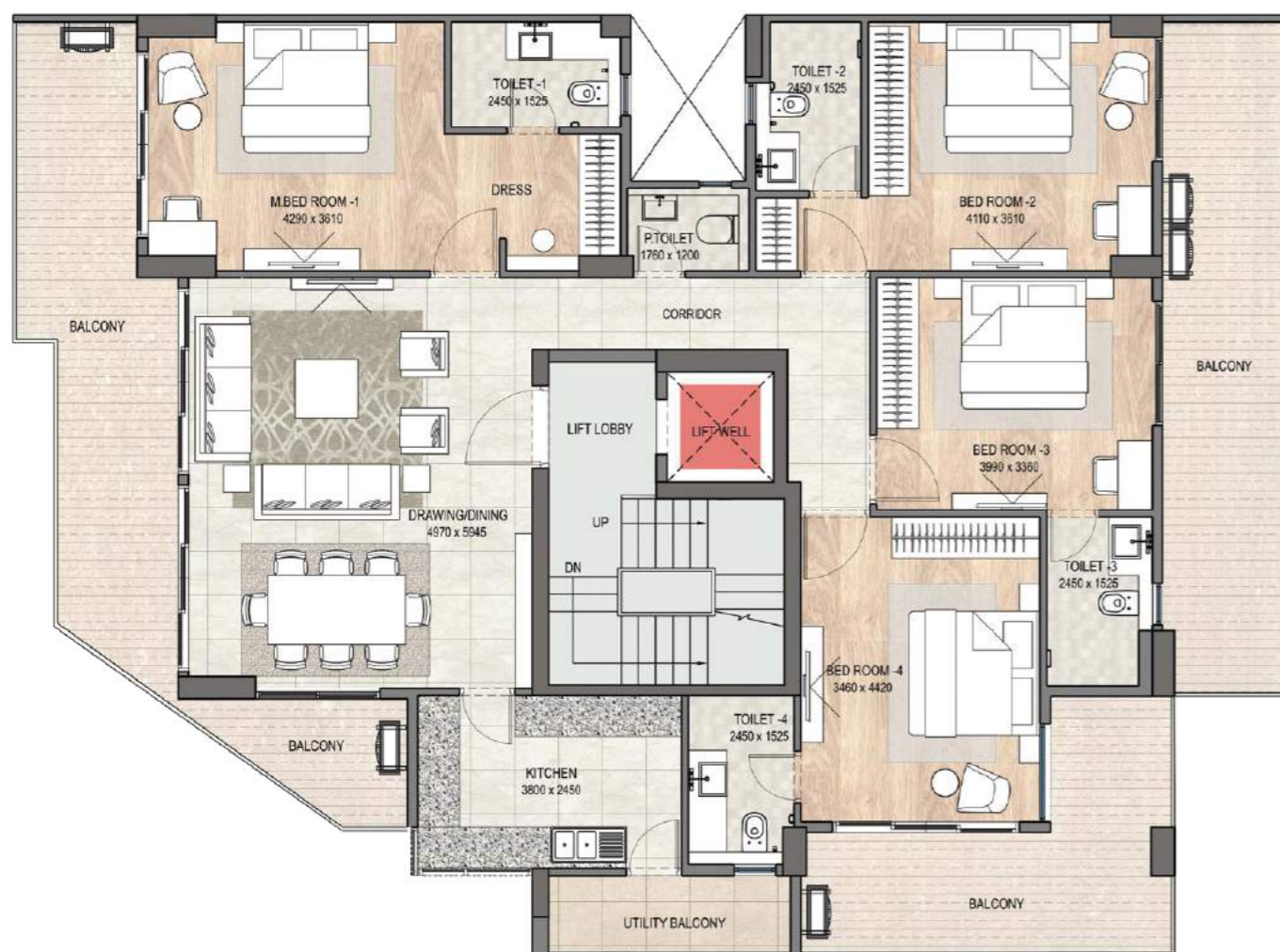


Plan not to scale  
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Furniture layout and furnishings are for illustrative and indicative purposes only



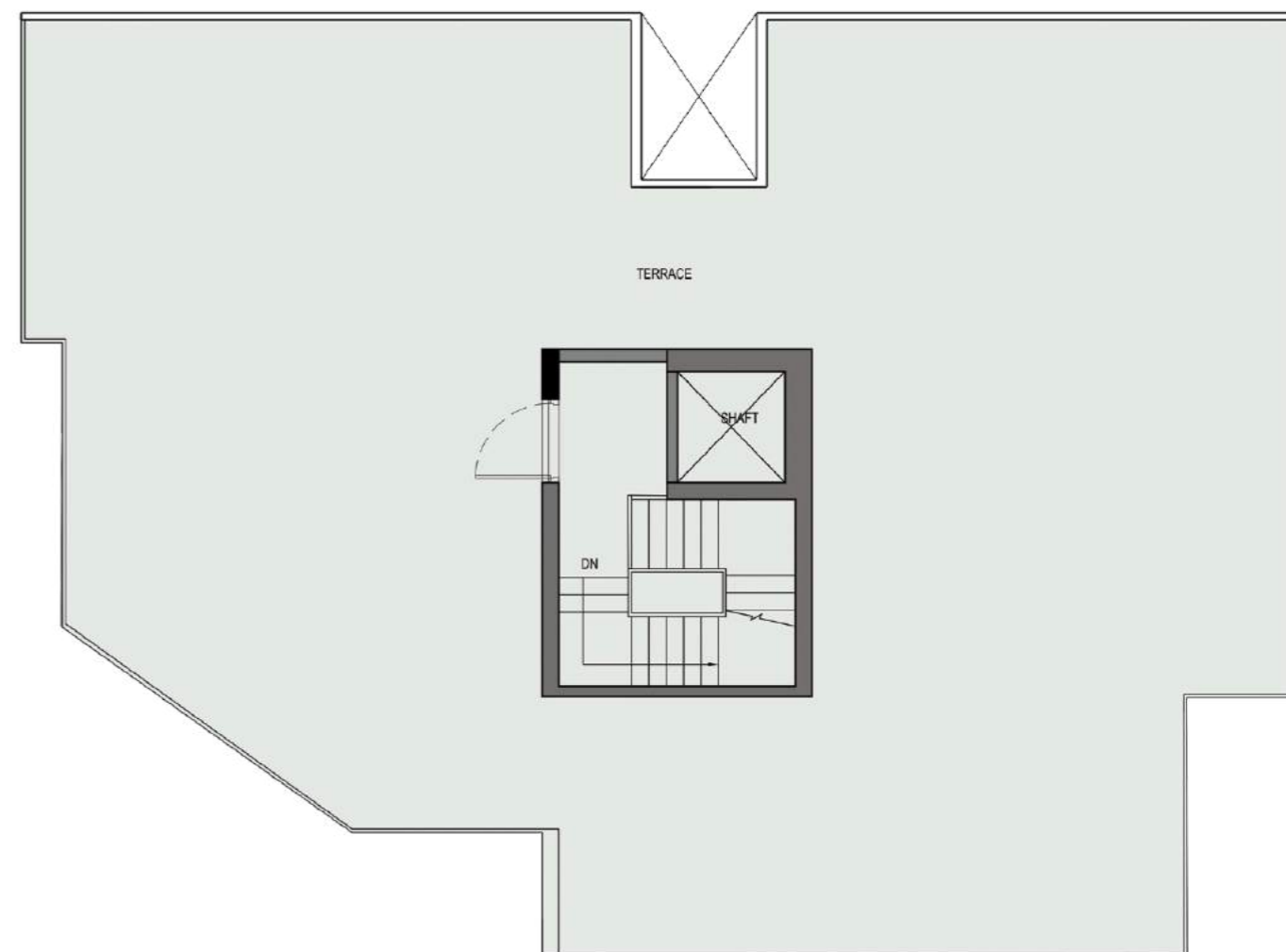
## 270.07 Sqm

Typical floor plan



## 270.07 Sqm

Terrace floor plan



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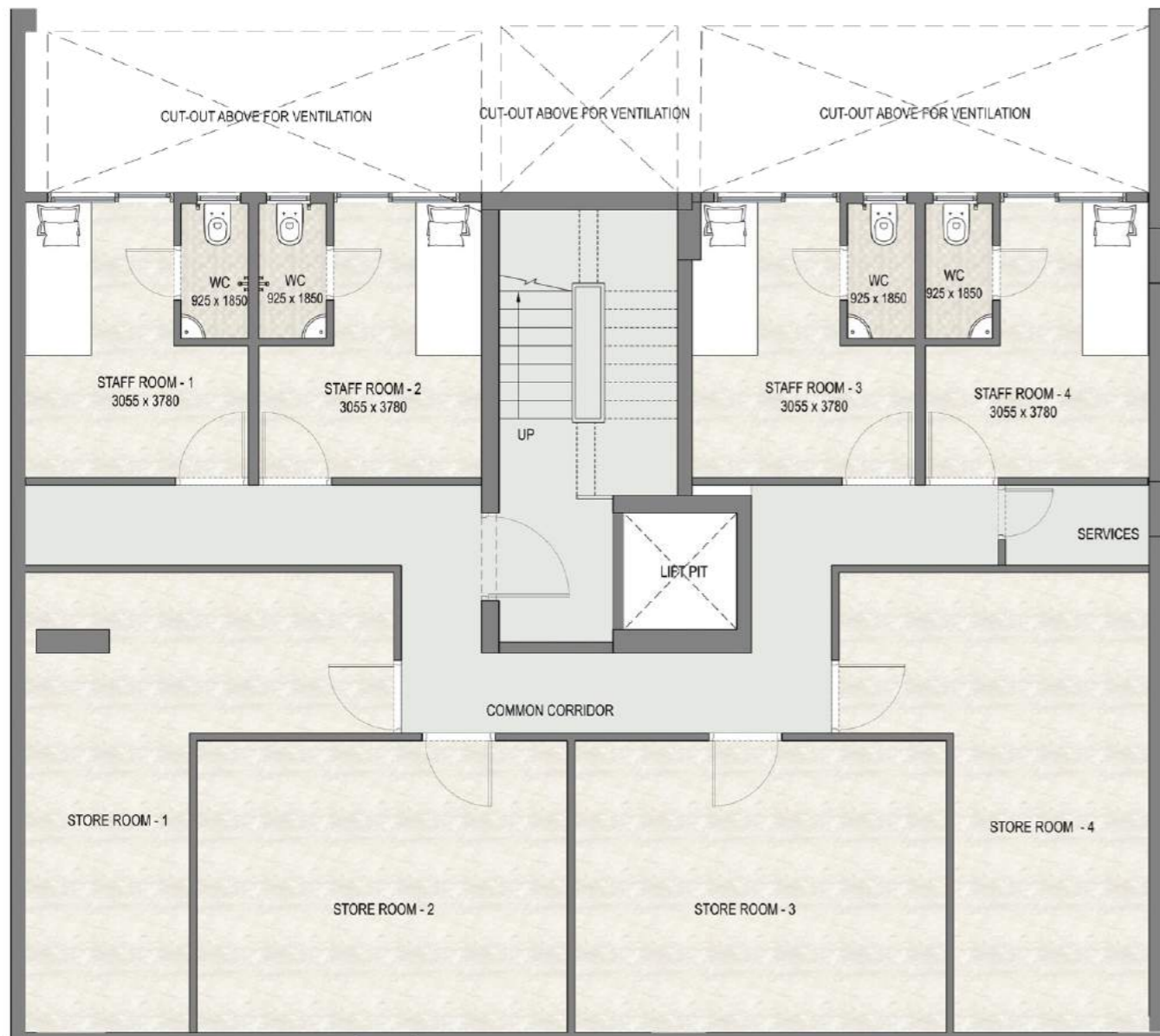


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# 317.72 Sqm

Basement floor plan

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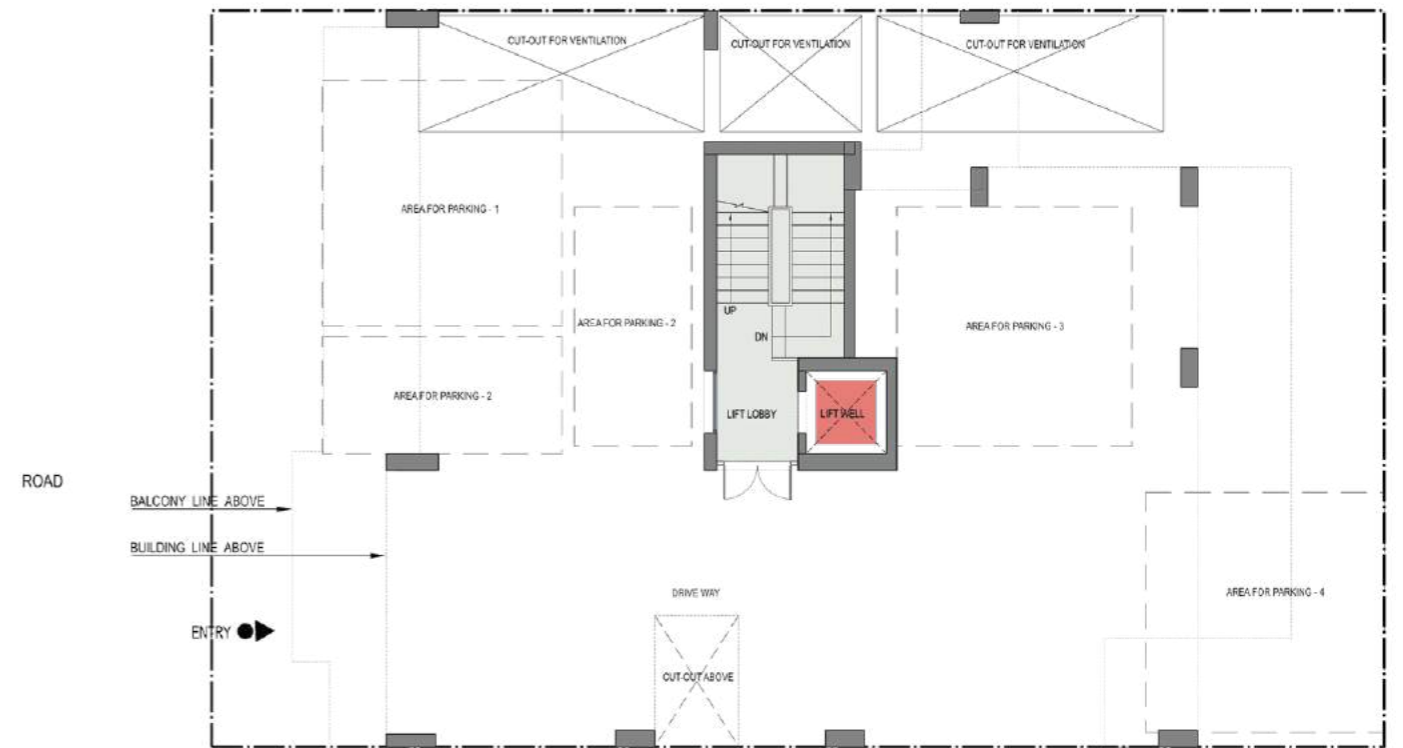


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# 317.72 Sqm

Stilt floor plan

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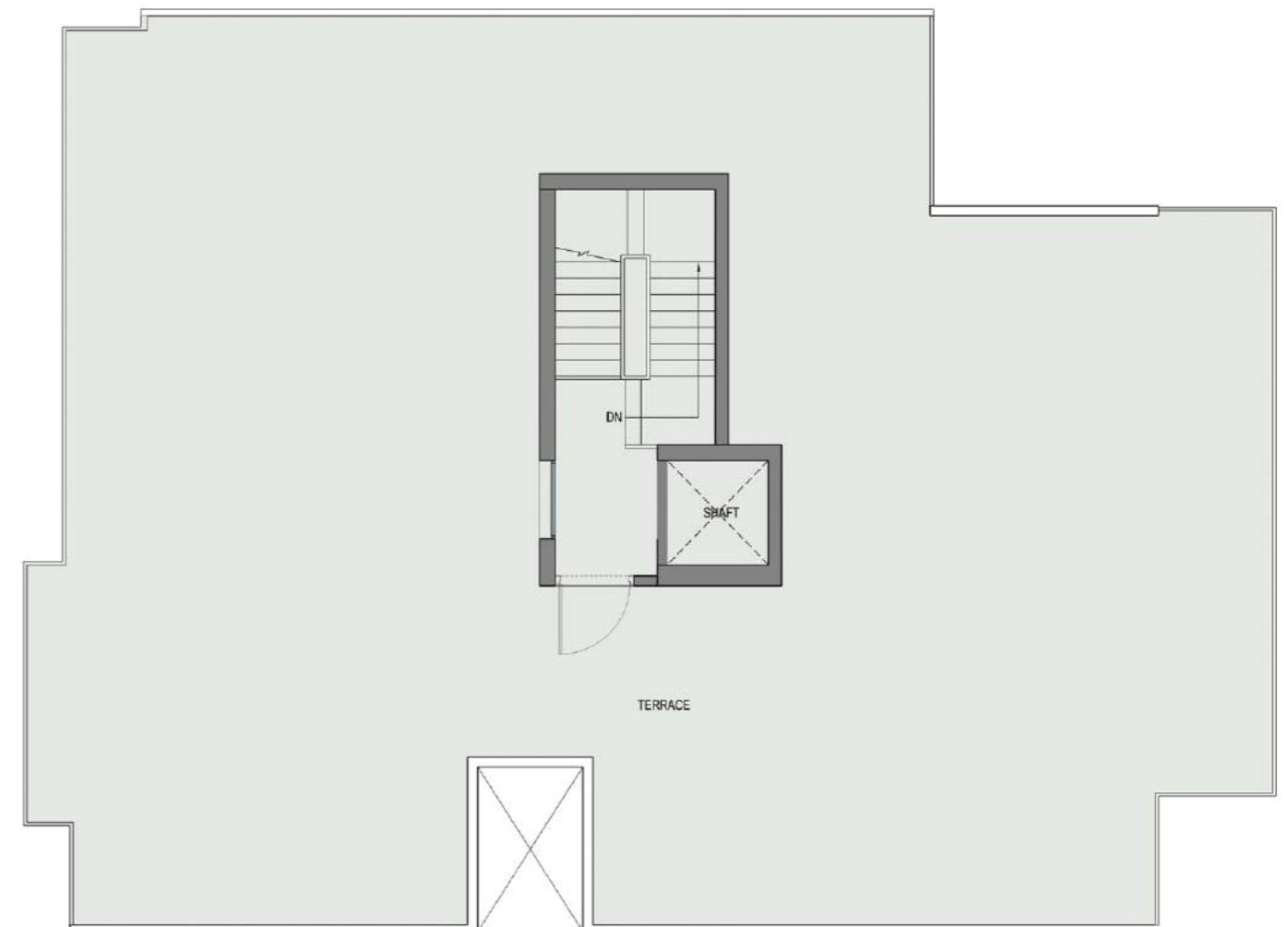
# 317.72 Sqm

Typical floor plan



# 317.72 Sqm

Terrace floor plan



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# 327.76 Sqm

Basement floor plan

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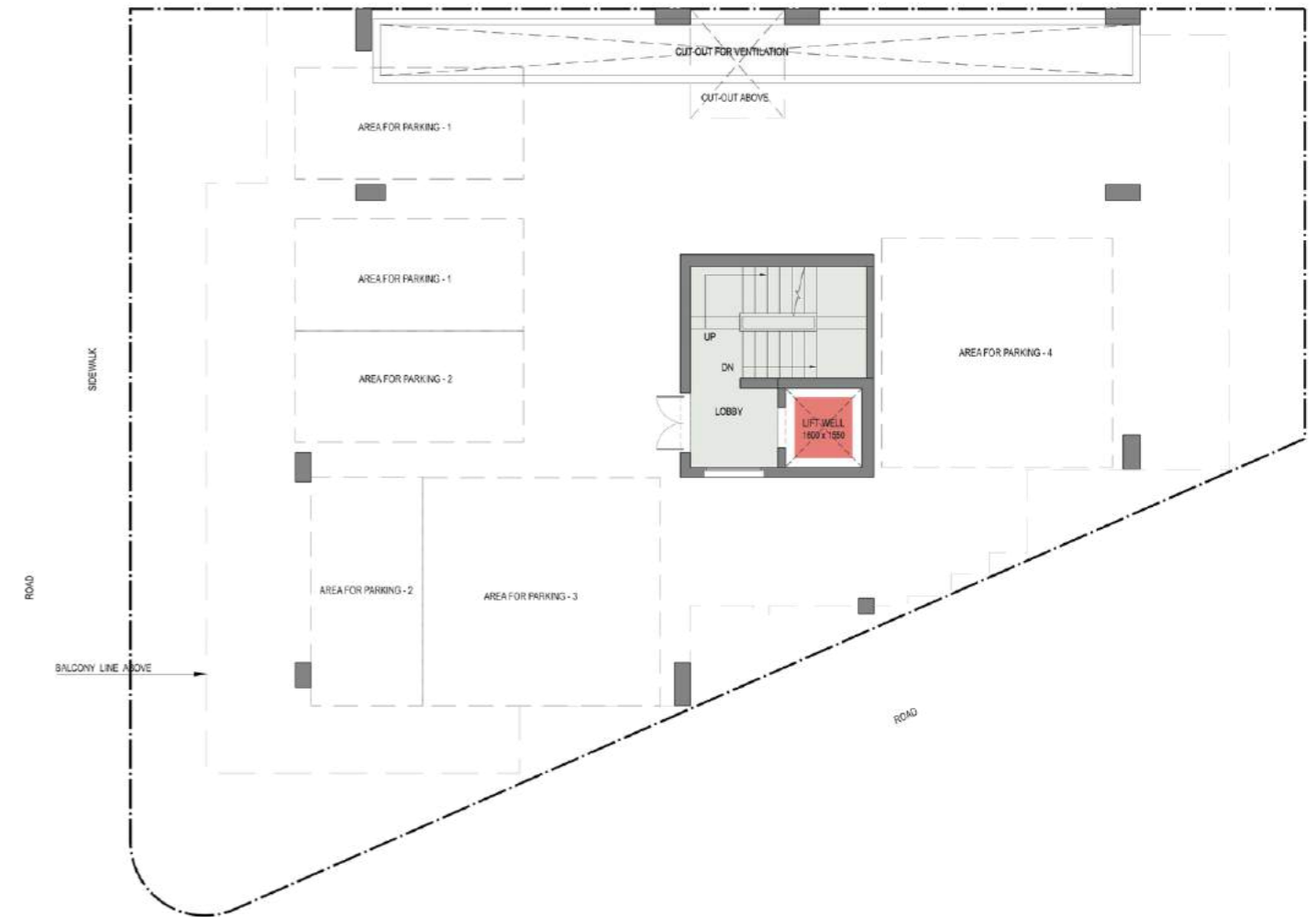


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# 327.76 Sqm

Stilt floor plan

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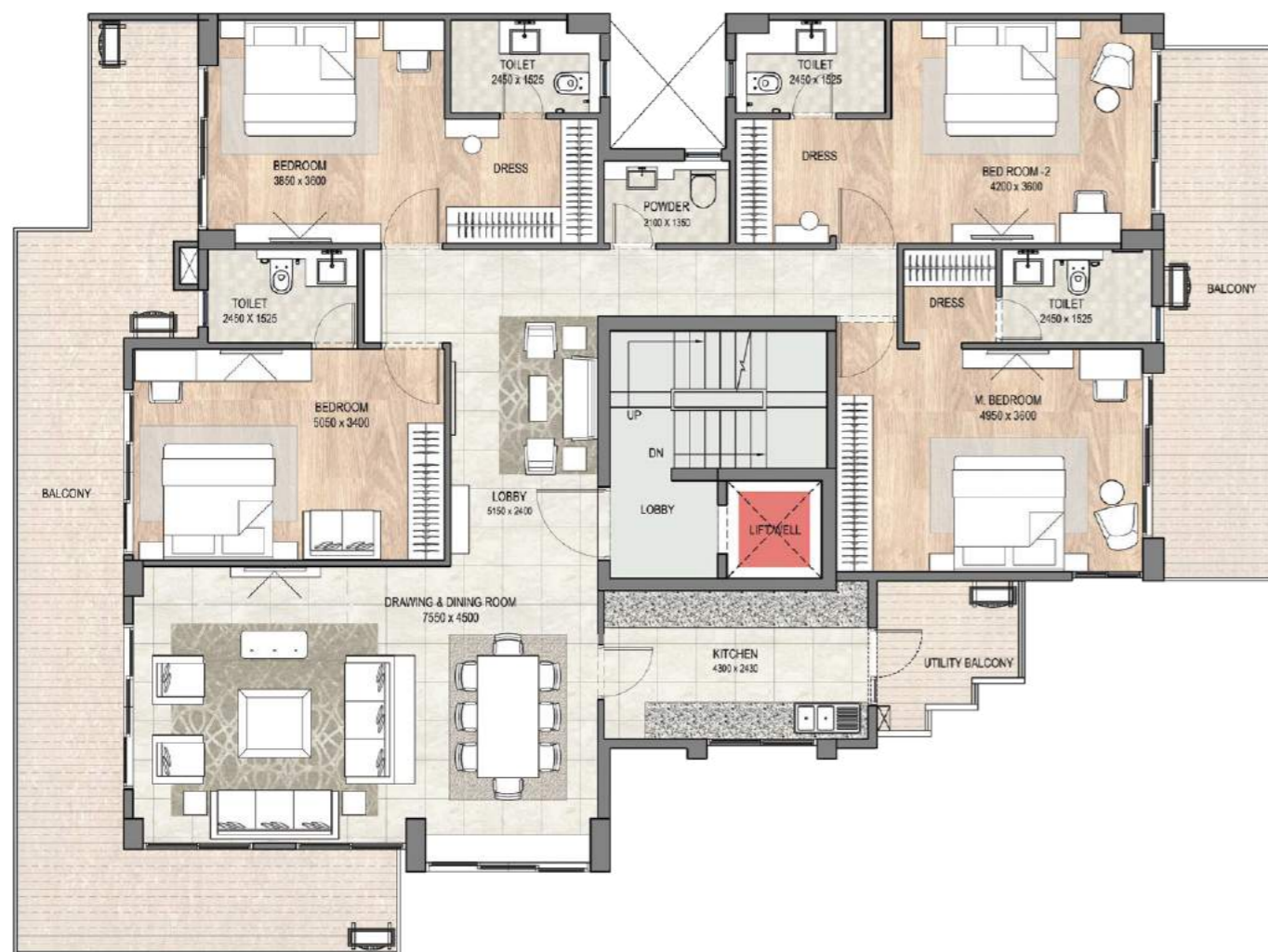


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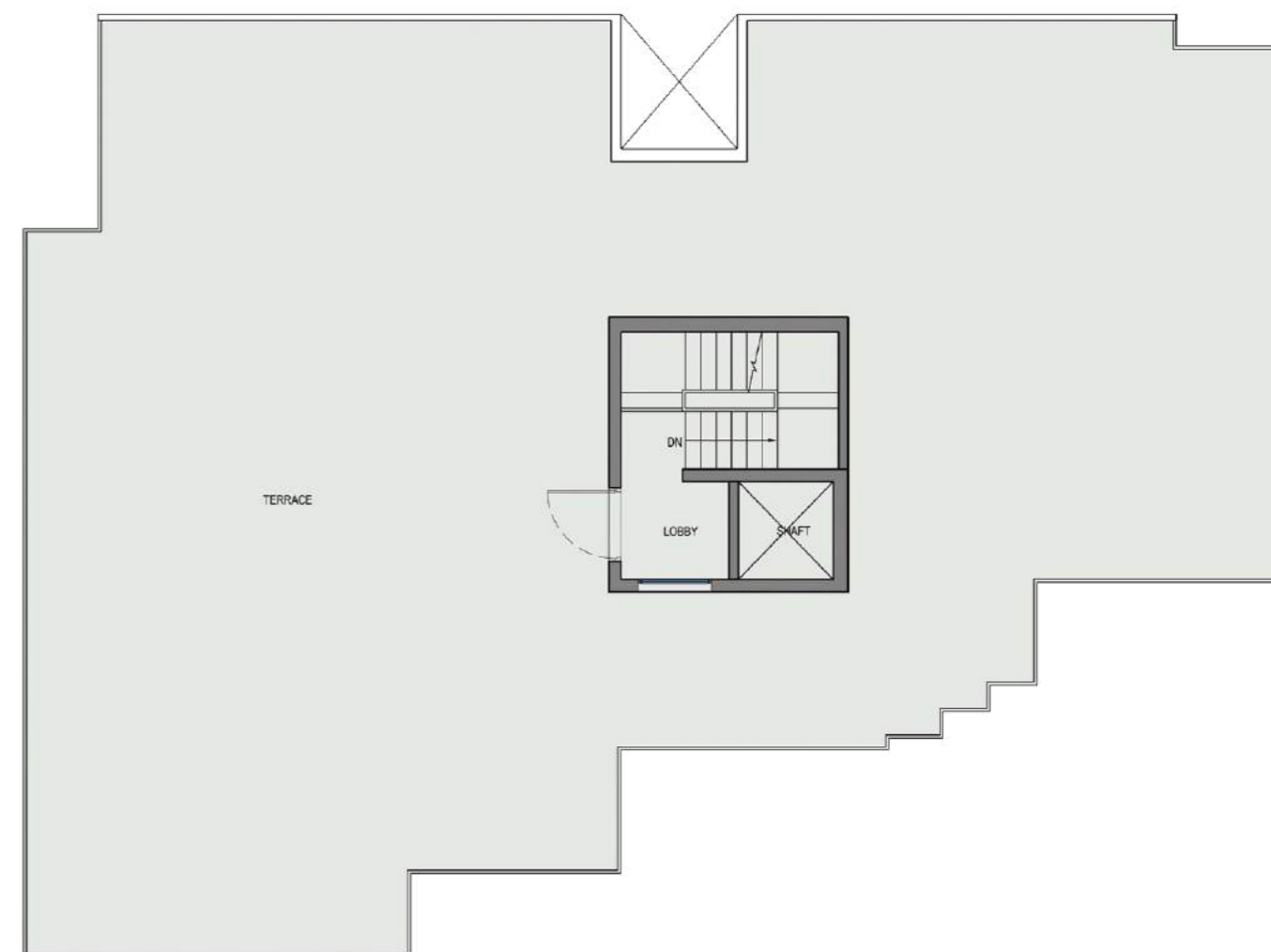
## 327.76 Sqm

Typical floor plan



## 327.76 Sqm

Terrace floor plan



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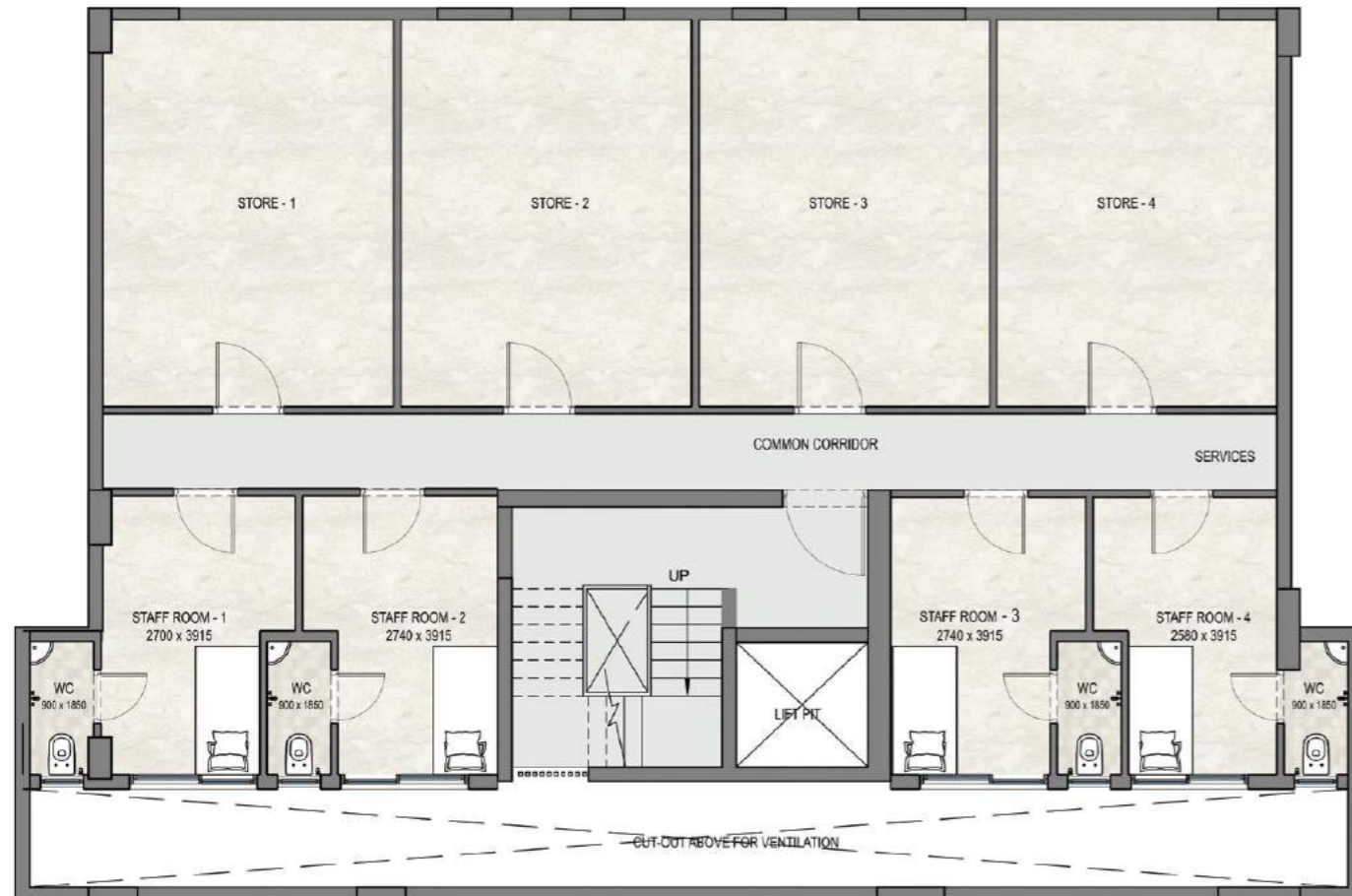


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# 343.65 Sqm

Basement floor plan - corner plot

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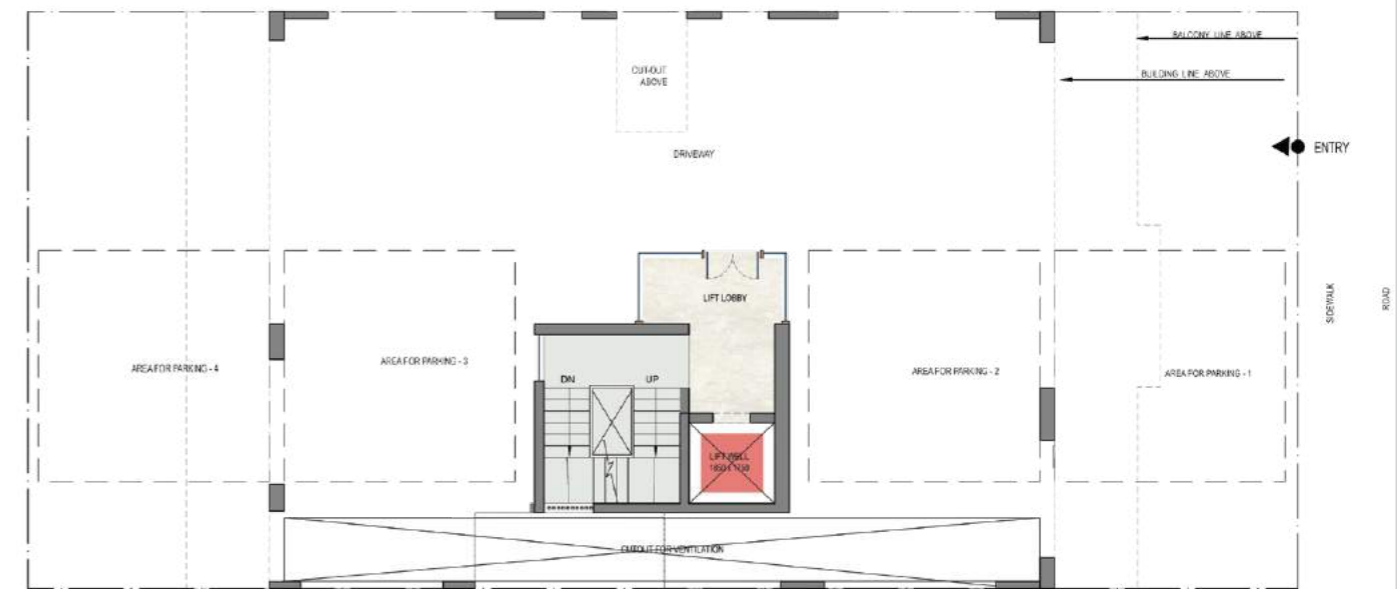


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# 343.65 Sqm

Stilt floor plan - corner plot

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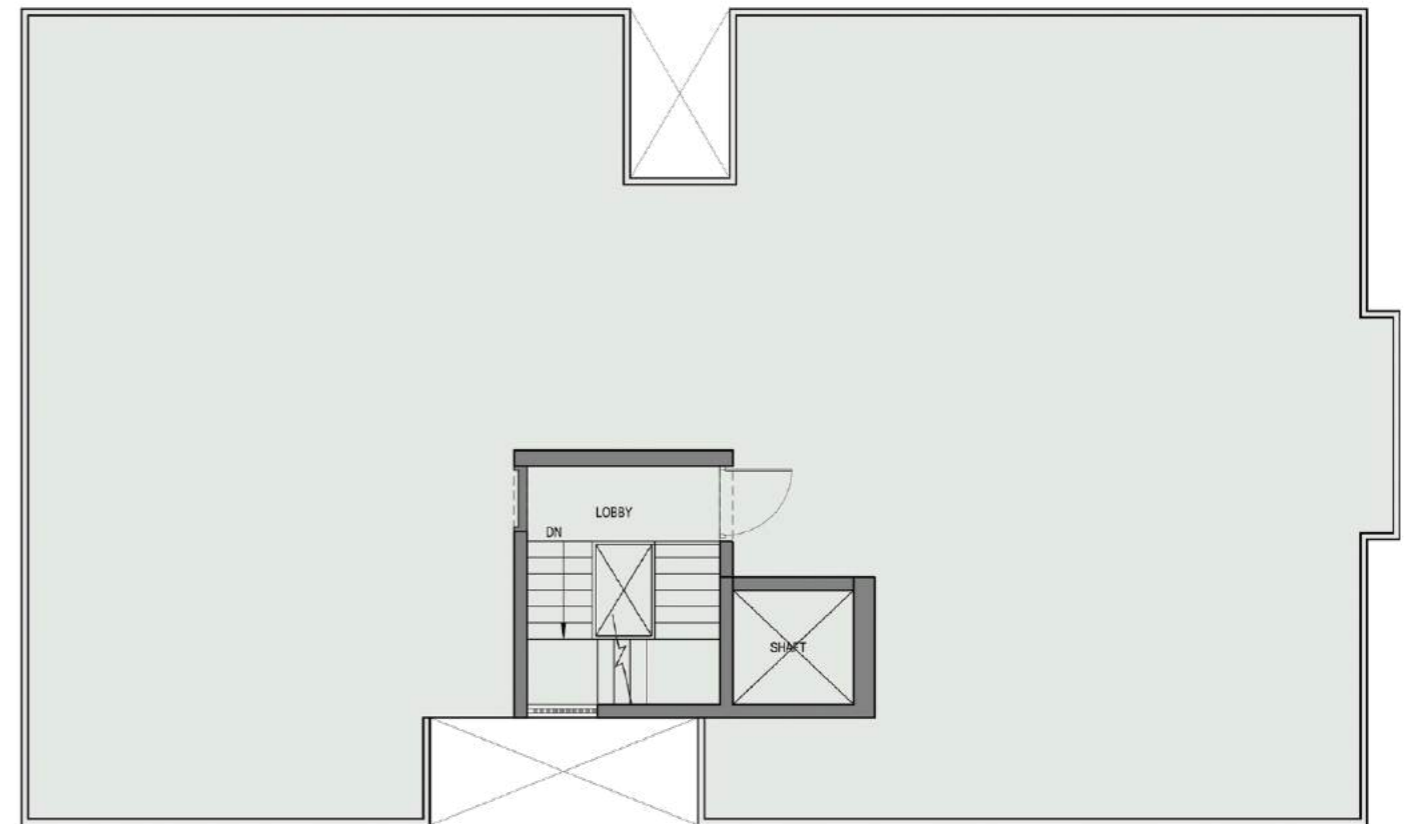
## 343.65 Sqm

Typical floor plan - corner plot



## 343.65 Sqm

Terrace floor plan - corner plot



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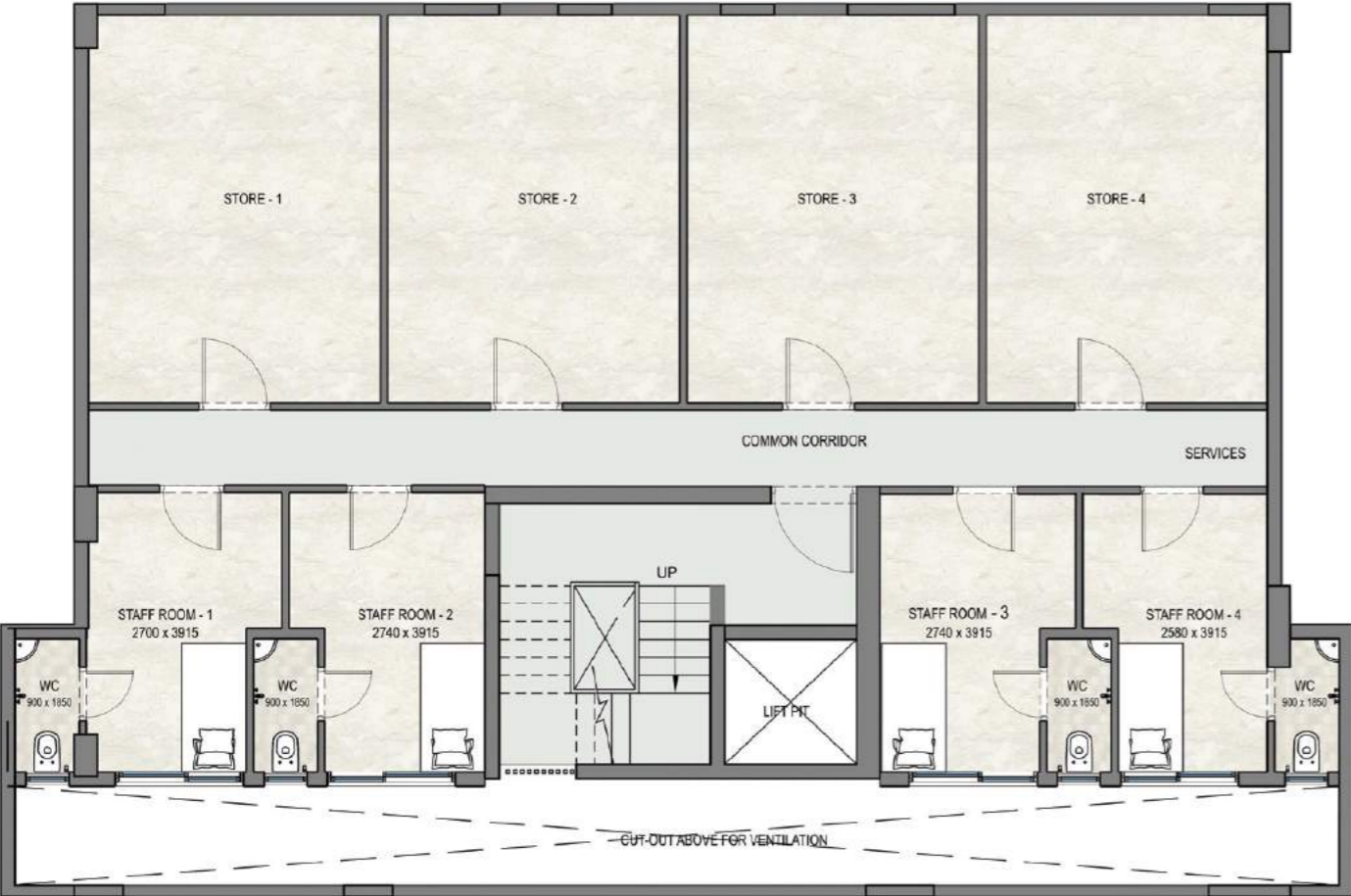


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# 343.65 Sqm

Basement floor plan

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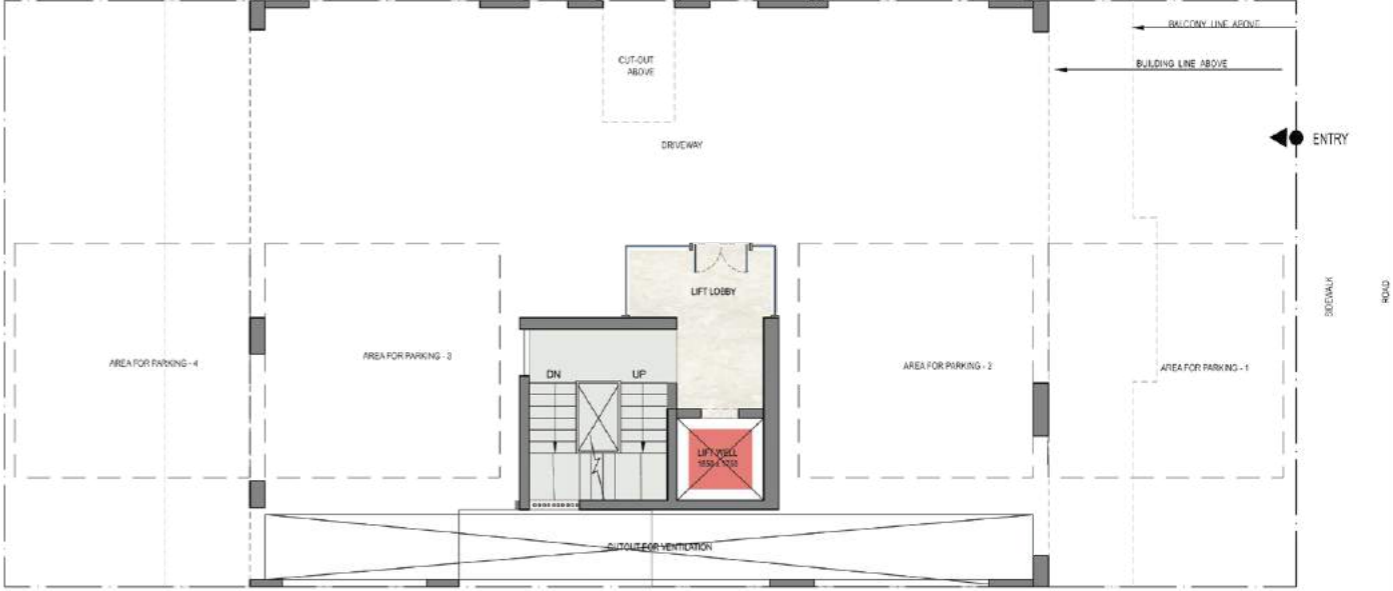


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# 343.65 Sqm

Stilt floor plan

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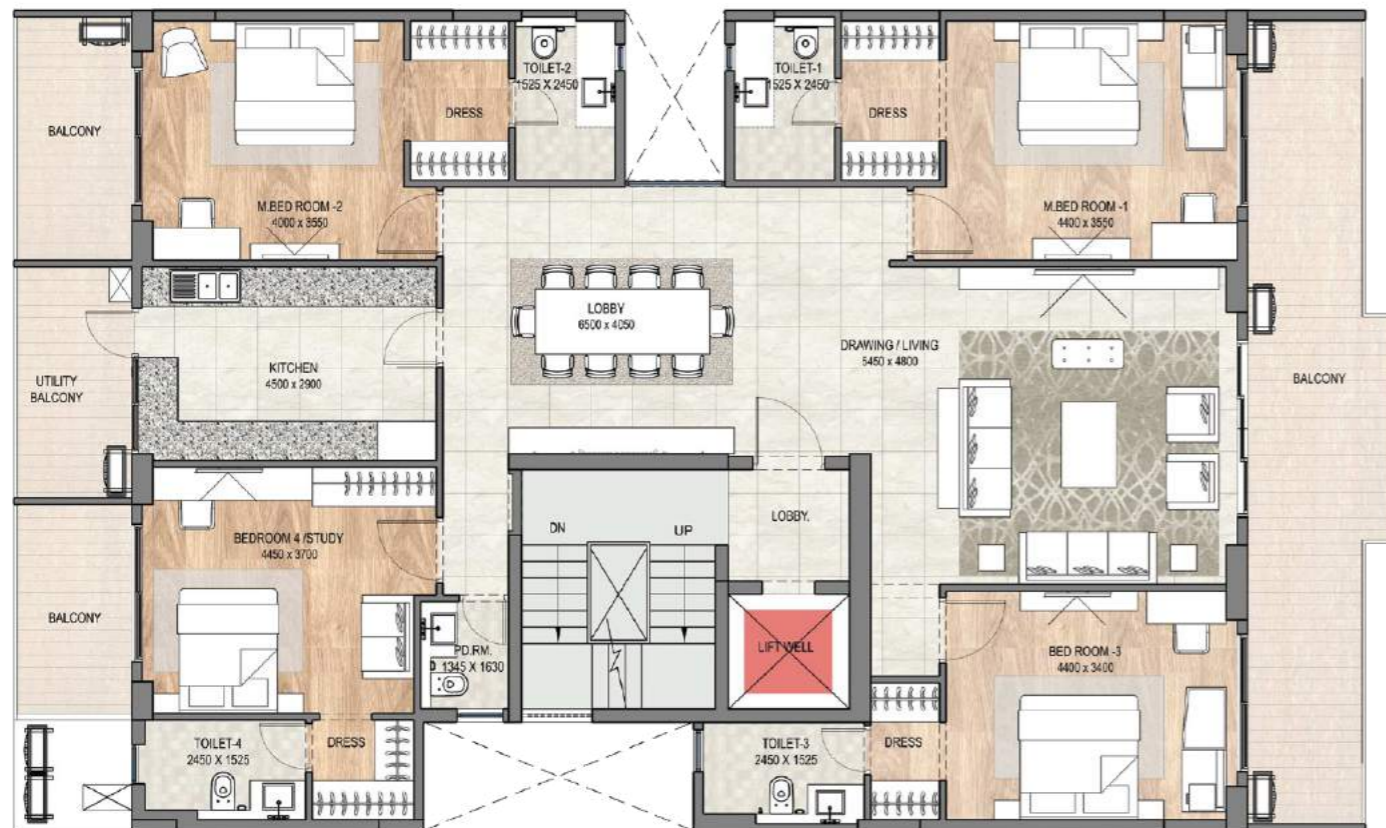


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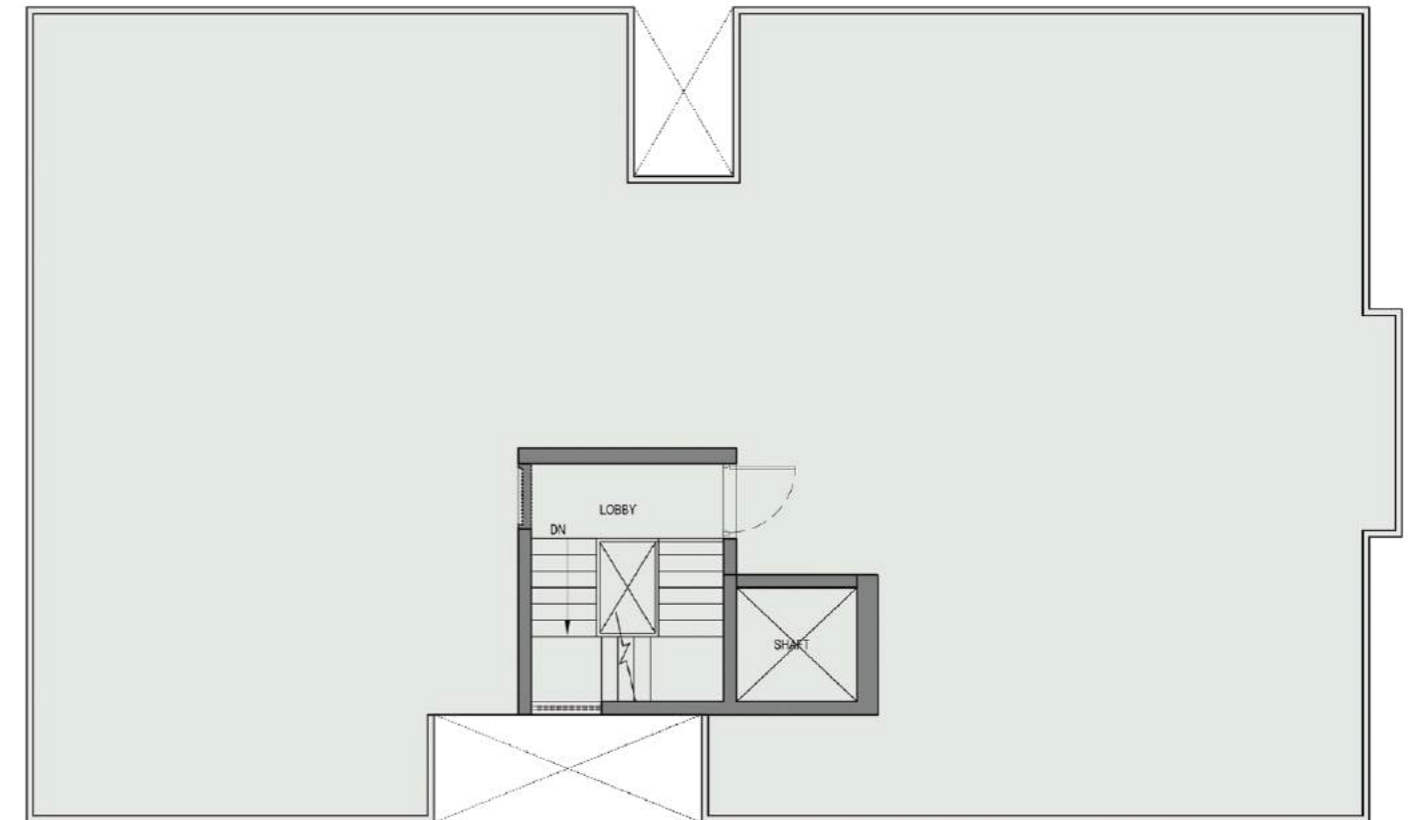
# 343.65 Sqm

Typical floor plan



# 343.65 Sqm

Terrace floor plan



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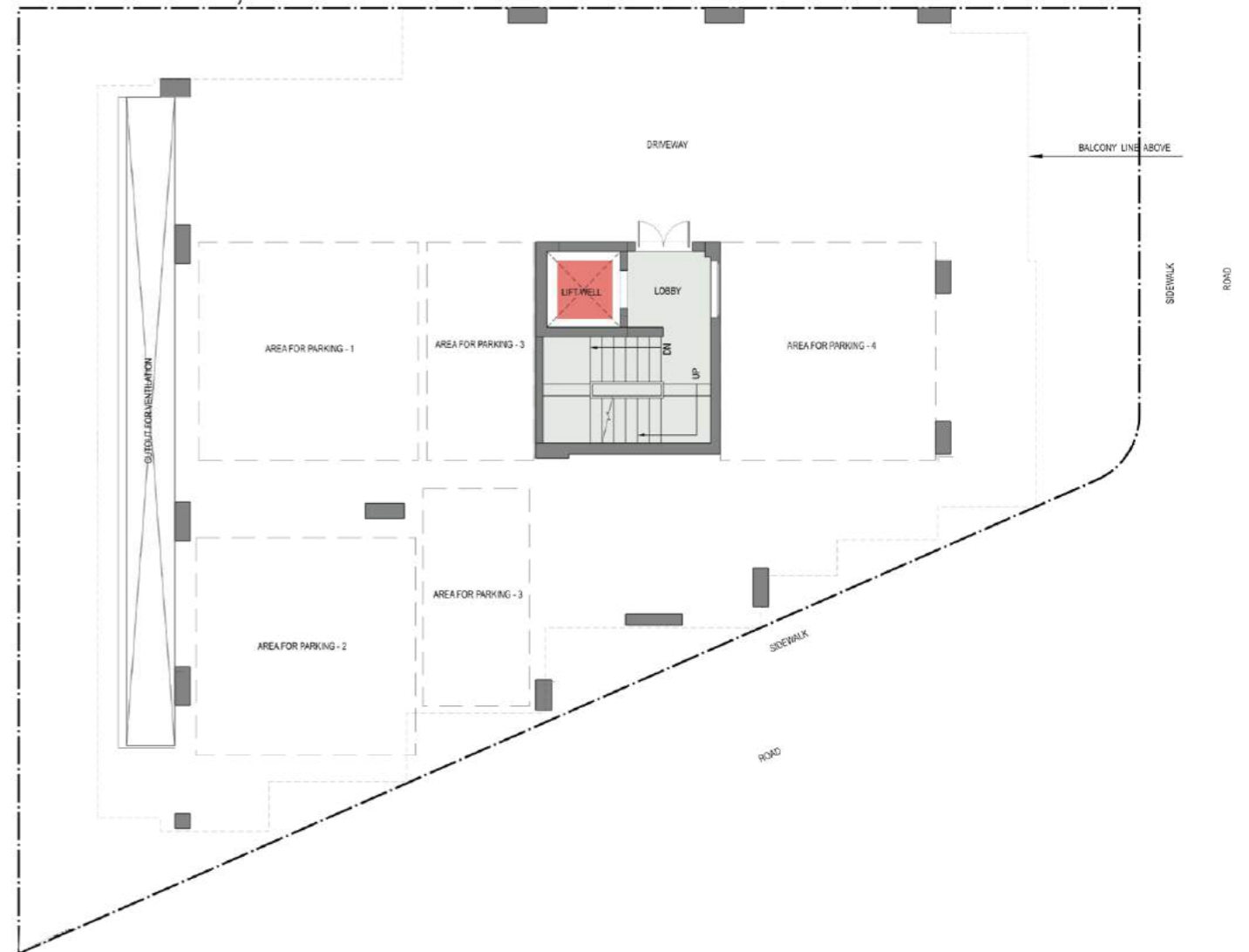
# 350.34 Sqm

Basement floor plan



# 350.34 Sqm

Stilt floor plan



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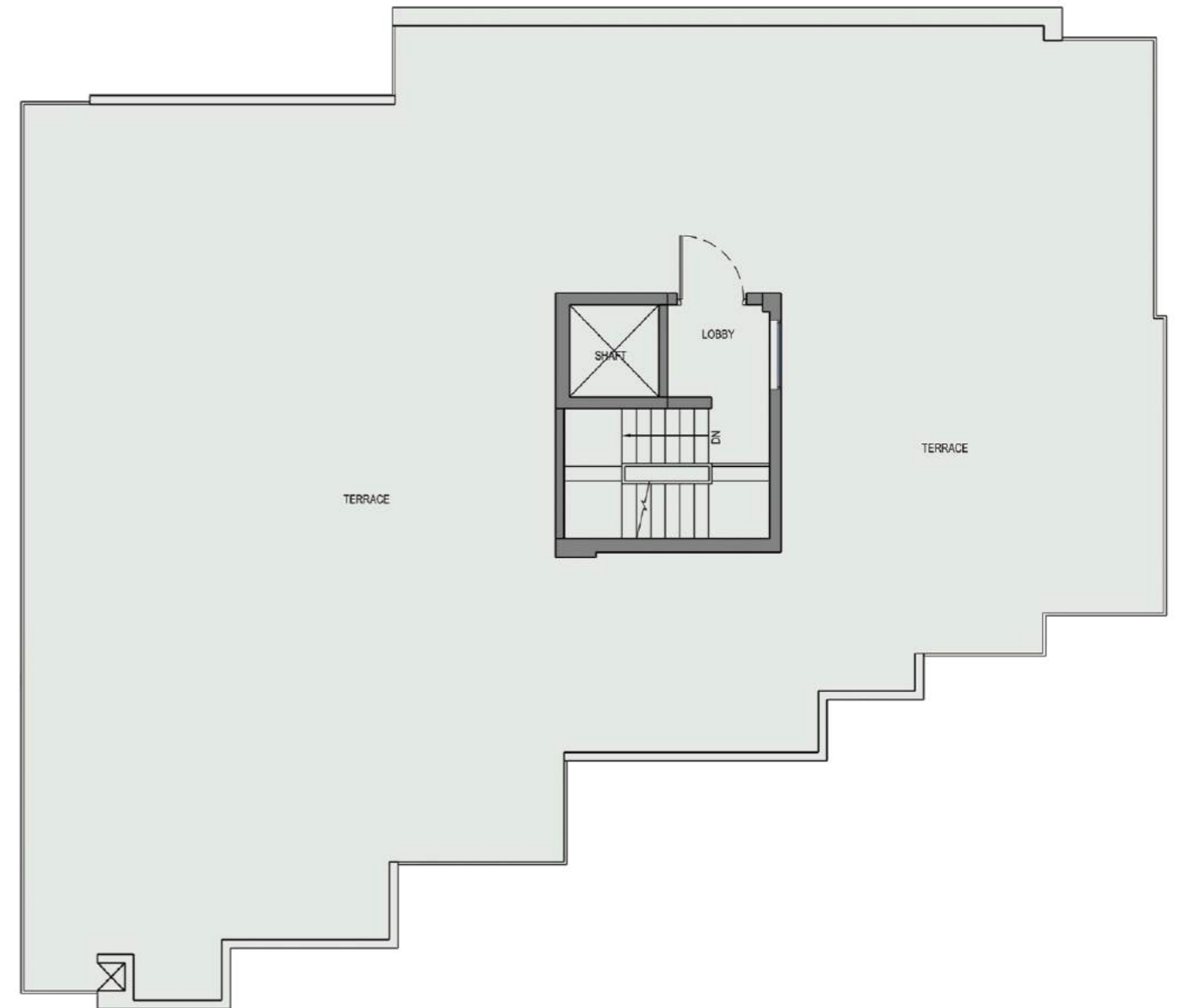
# 350.34 Sqm

Typical floor plan



# 350.34 Sqm

Terrace floor plan



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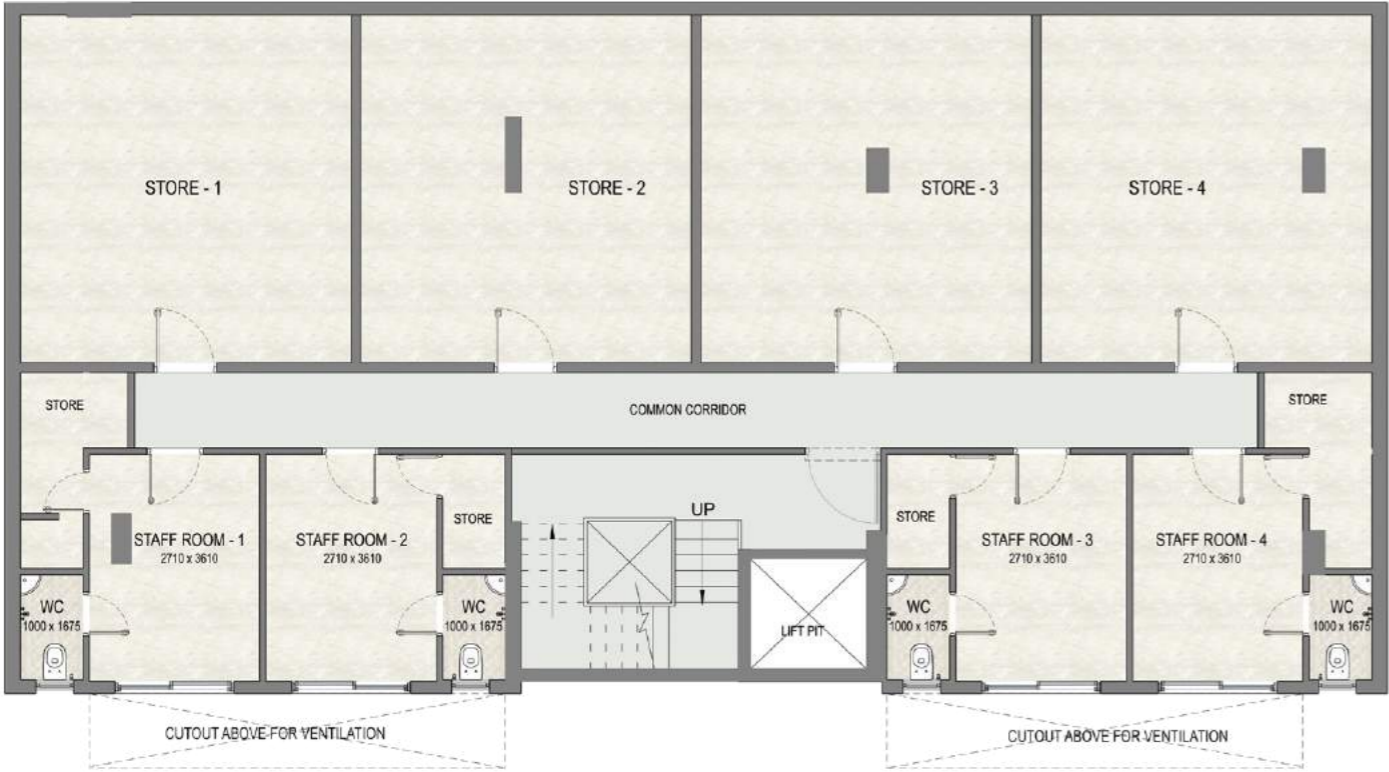


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# 420.00 Sqm

Basement floor plan

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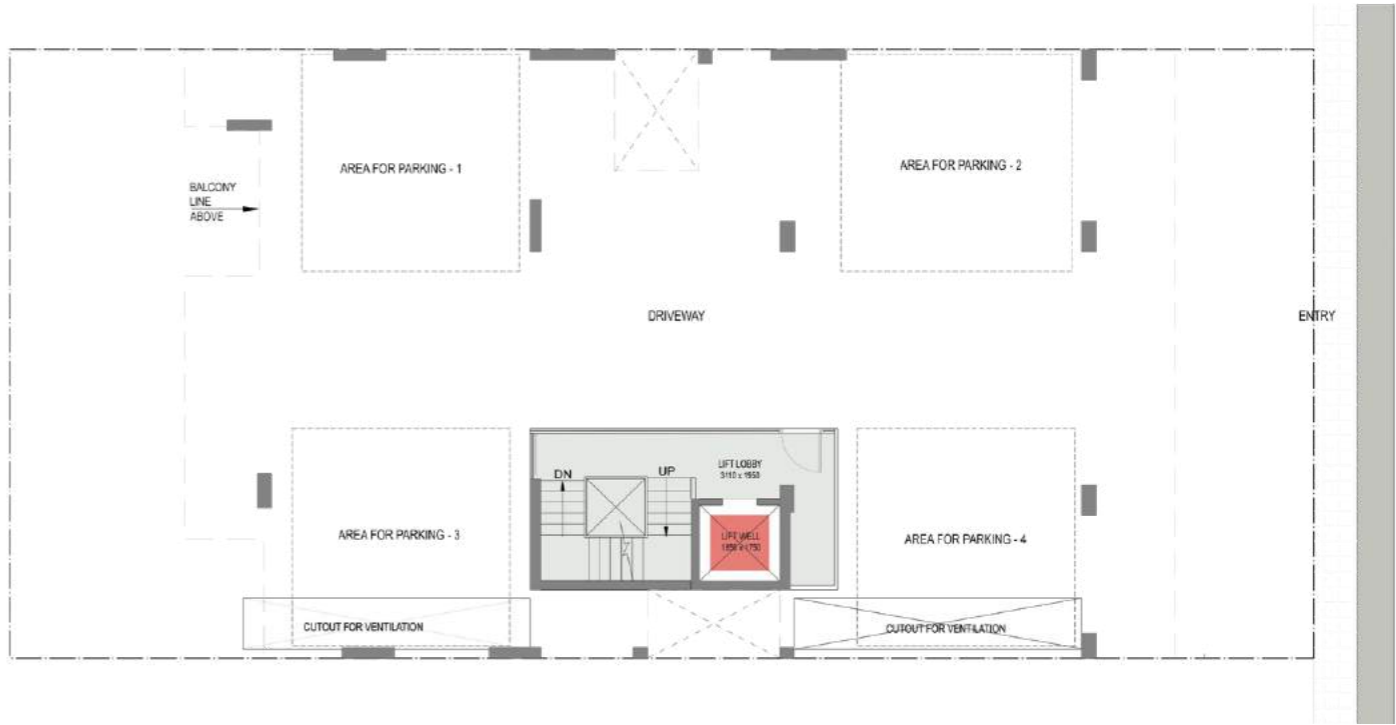


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# 420.00 Sqm

Stilt floor plan

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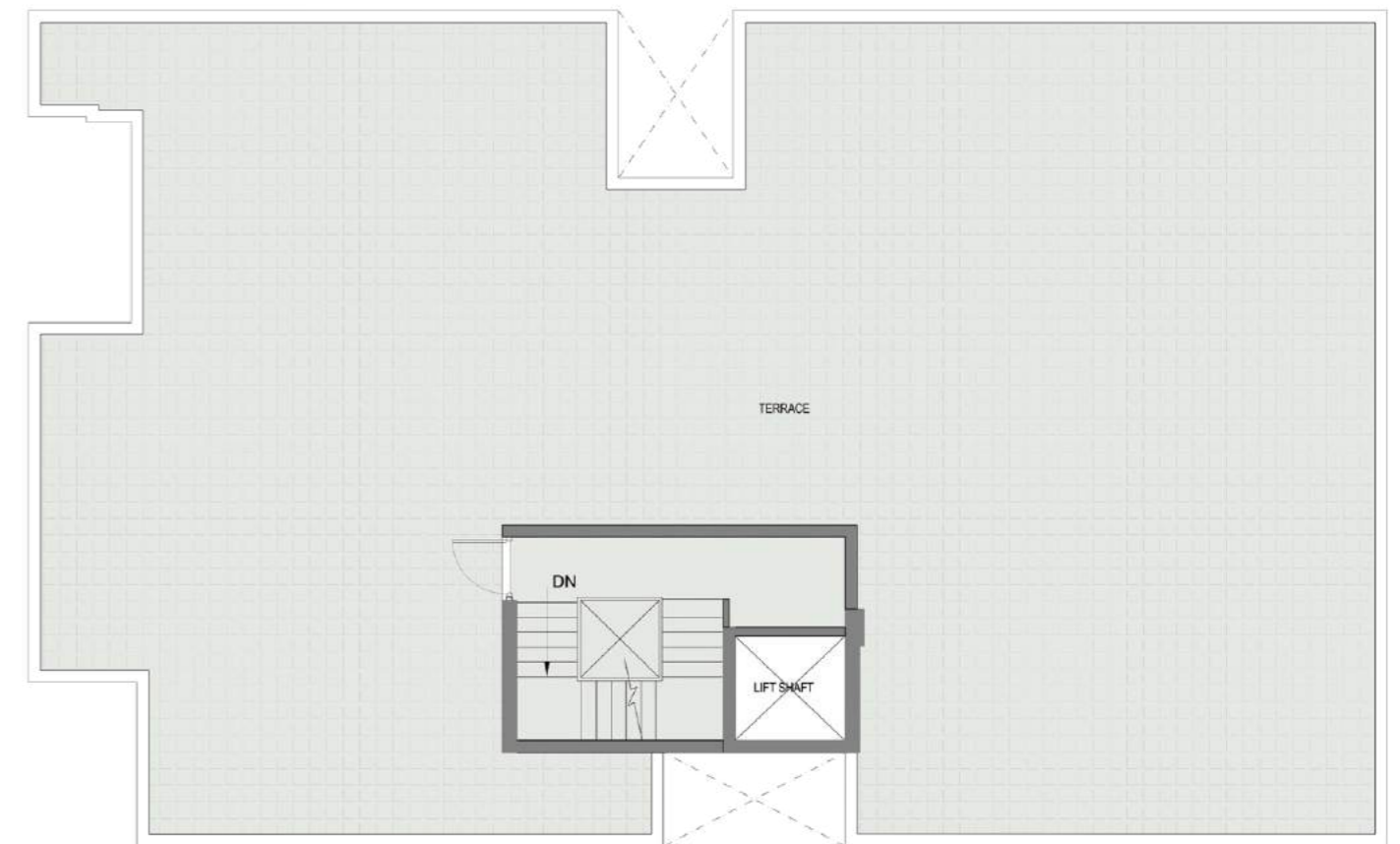
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**420.00 Sqm**  
Typical floor plan



**420.00 Sqm**  
Terrace floor plan



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# Payment plan

## 1. Standard Payment Plan

Sl. No.	Instalment Description	% Due of Unit Price
1	Booking amount	10 lacs
2	Within 30 days of booking	10% (less booking amount)
3	Within 90 days of booking	15%
4	On 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	Booking amount	10 lacs
2	Within 30 days of booking	10% (less booking amount)
3	Within 120 days of booking	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. 10/- per sq. ft. per month (if applicable)
- Interest free maintenance security deposit of Rs. 1.25 lacs to be paid at the time of possession

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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 approved plans.

Marble/Granite being natural material have inherent characteristics of color and grain variations. S.room shall not be provided with air conditioning. Marginal variations may be necessary during construction. The extent/number/variety of the equipment/ appliances 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.

Website - [www.dlfgardencityfloors-2.dlf.in](http://www.dlfgardencityfloors-2.dlf.in)

Project address - Sector 91-92, DLF Gardencity, Gurugram.





**DLF**  
**GARDENCITY**

GURUGRAM



**DLF Utilities Limited**

(CIN - U01300HR1989PLC030646)

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DLF City Phase I, Gurugram - 122001, Haryana, India

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