

HARERA Registration No.: RC/REP/HARERA/GGM/547/279/2022/22 dated 02.04.2022  
HARERA Website: <https://haryanarera.gov.in>  
Promoter - M/s DLF Exclusive Floors Private Limited  
Project Name - Independent Floors at DLF City Phase I and III



# INDEPENDENT FLOORS

AT DLF CITY PHASE I & III, GURUGRAM

Artistic Rendition



TECHNICAL BOOKLET









### DLF CITY PHASE I

PLOTS ( 2 Nos.)







**DLF CITY PHASE III**

PLOTS (11 Nos.)









# PROPOSED SPECIFICATIONS

Zone IV seismic considerations for structural design.

## PART A - INSIDE THE INDEPENDENT FLOOR

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### Living / Dining / Lobby / Passage

Floor	Marble
Walls	Acrylic Emulsion
Ceiling	Acrylic Emulsion & False ceiling with cove lights in select areas

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### Bedrooms

Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion
Ceiling	Acrylic Emulsion & False Ceiling with cove lights in select areas
Wardrobes	Wardrobes of standard make

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### Kitchen

Walls	Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area
Floor	Tiles
Ceiling	Acrylic Emulsion
Counter	Granite / Synthetic Stone
Fittings / Fixtures	CP fittings, Double Bowl SS Sink, Exhaust fan, Geyser
Type	Modular kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator, Washing Machine (in balcony) of reputed make

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### Balcony

Floor	Tiles
Ceiling	Acrylic Emulsion / OBD

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### Toilets

Walls	Combination of Tiles / Acrylic Emulsion Paint / Mirror
Floors	Marble / Anti-skid tiles
Ceiling	Acrylic Emulsion / OBD & False ceiling
Counter	Granite / Marble / Synthetic Stone
Fixtures/ Accessories	Shower-partition in toilets, Exhaust Fan, Towel rail / ring, Geyser, Toilet paper holder, Medicine Cabinet with Mirror & Vanity, Sanitary ware/ CP fittings, Wash Basin, Floor mounted / Wall-hung WC

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### Plumbing

CPVC & uPVC piping for water supply in toilet & kitchen and vertical down takes.

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### S. Room

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

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## Doors

Internal Doors	Painted frame with Painted/Laminated door shutter.
External Doors	Painted frame with laminate, 1 hour fire rated door shutter.

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## External Glazings

Windows/ External	Laminated Double Glass uPVC windows & collapsible mosquito mesh in living and Bedrooms. Single Glass uPVC windows in other areas.
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## Electrical Fixtures /Fittings

Home Automation for selected services, along with modular touch switches, ceiling fans in all rooms (except toilets & store rooms) and ceiling light fixtures in Balconies.

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## Air Conditioning

VRV/VRF Air Conditioning system in Living, Dining, Bedrooms & in study rooms (if any)

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## PART B - COMMON AREAS IN THE BUILDING

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### Power Back-up

Back-up by DG set upto 8 KVA for 250 -300 sqyds plots.  
Back-up by DG set upto 12.5 KVA for 500-505 sqyds plots.  
(Overall diversity of 80 % will be applied)  
Fire detection system (addressable fire alarm panel, fire detector and hooters) -  
Gas leakage detectors in Kitchen & Fire Detectors in Rooms

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### Security System

CCTV for driveway of parking, ground floor entrance lobby, basement & terrace lobby.  
Video Door Phone, Electro-mechanical/magnetic lock on main apartment entrance door.

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### Lift Lobby

Lifts	Capacity of 6. Stilts lift lobby - combination of Imported and Indian Marble.
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### Staircases

Floor	Indian Marble / Granite / Paint
Walls	Acrylic Emulsion / OBD

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### Terraces

Terrace Garden with potted plants, artificial grass & seating in select areas.

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### Conversion Scale

1 ft = 304.8 mm

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of colour and grain variations. S.room shall not be provided with air conditioning. Specifications 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.







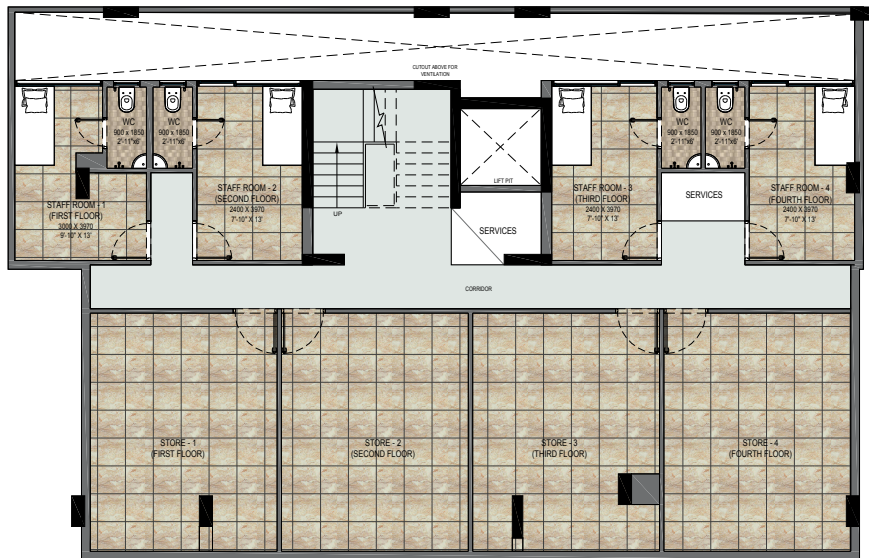
# FLOOR PLANS

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420 SQM (BASEMENT FLOOR PLAN)

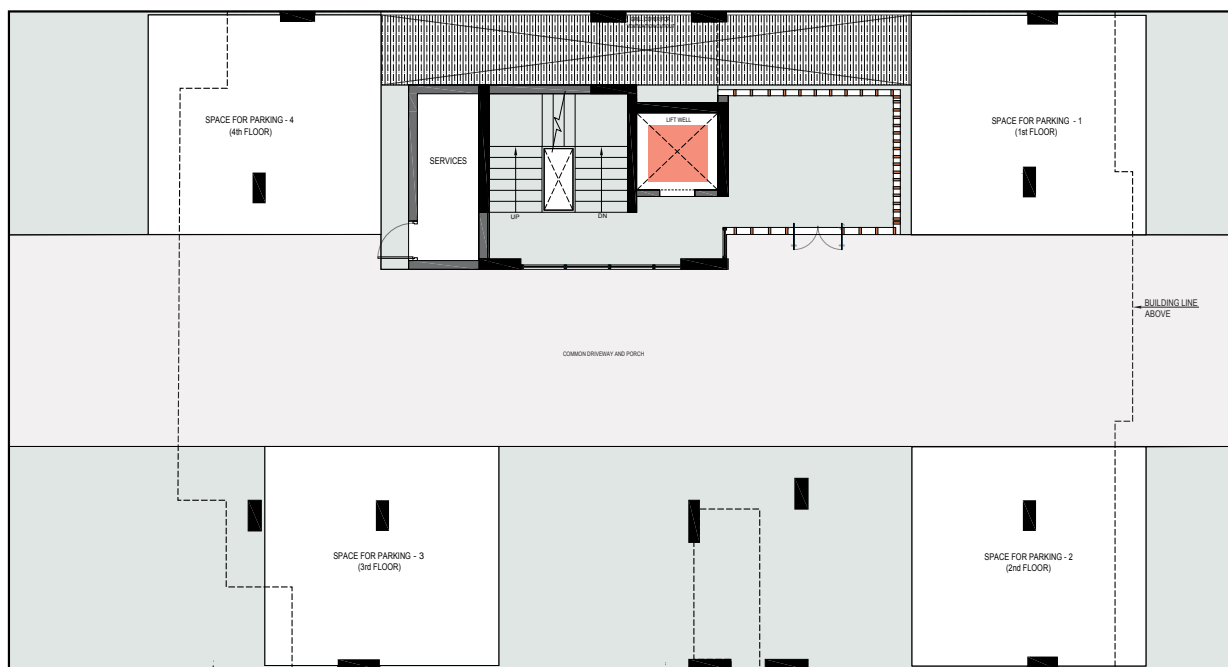
F-10/12



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420 SQM (STILT FLOOR PLAN)

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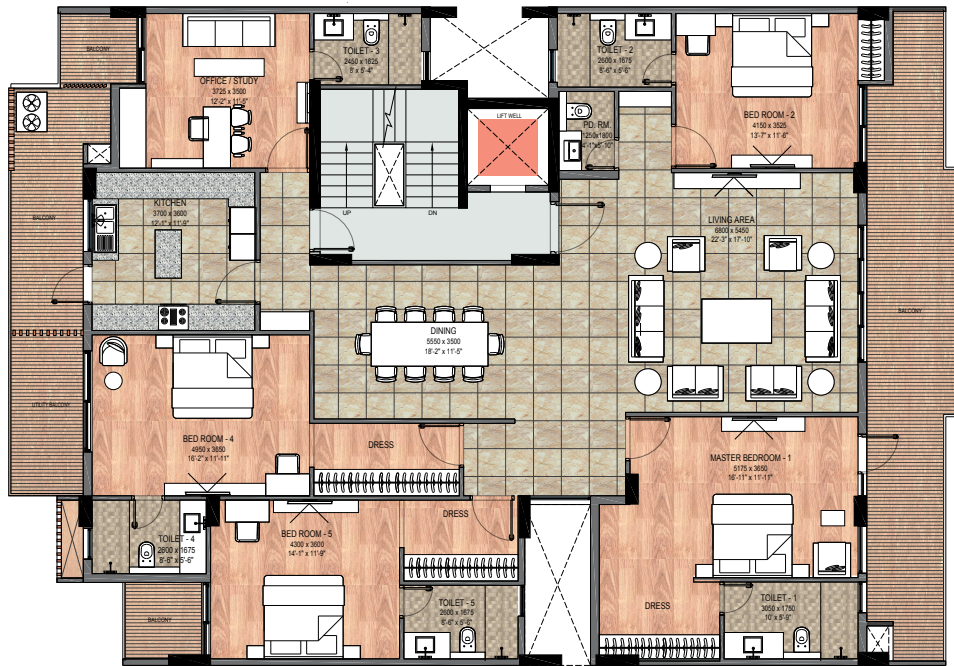


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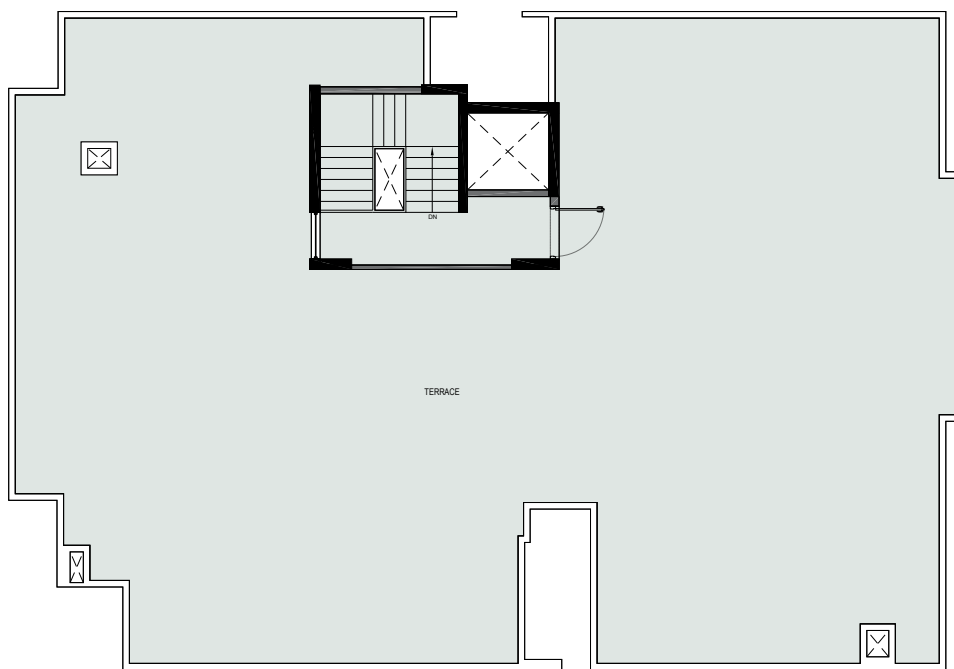
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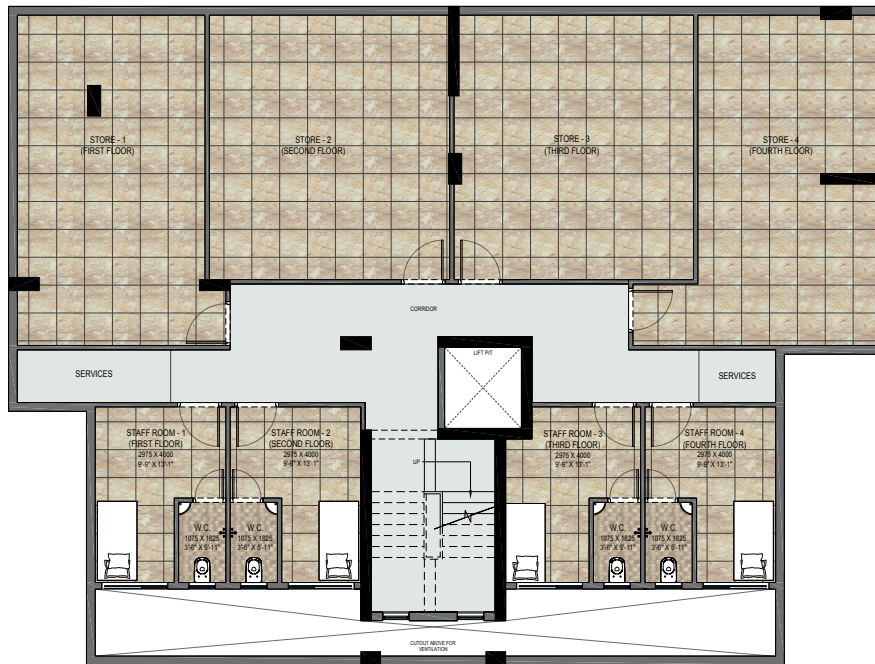


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421.4 SQM (BASEMENT FLOOR PLAN)

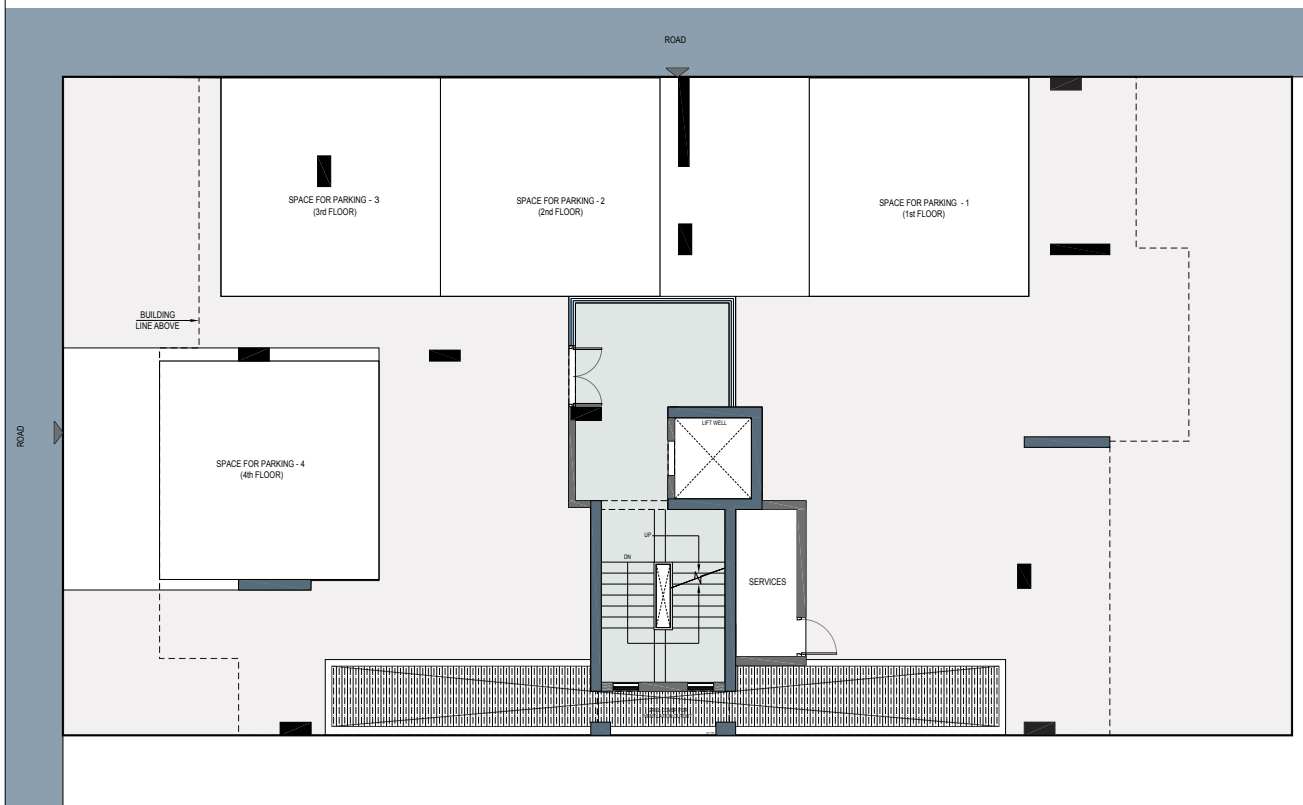
F-13/1



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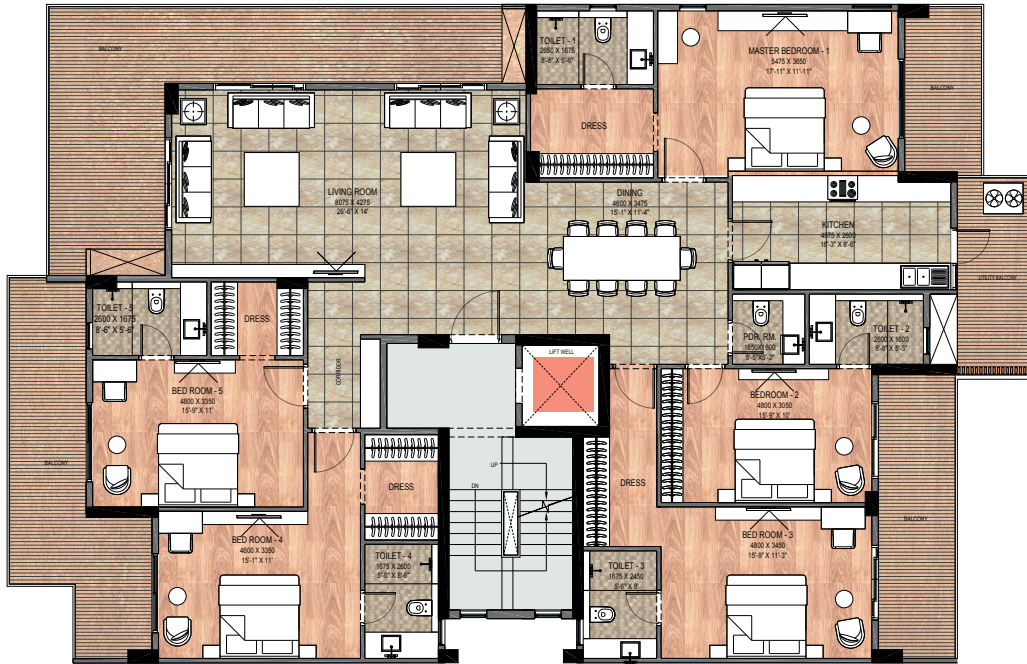


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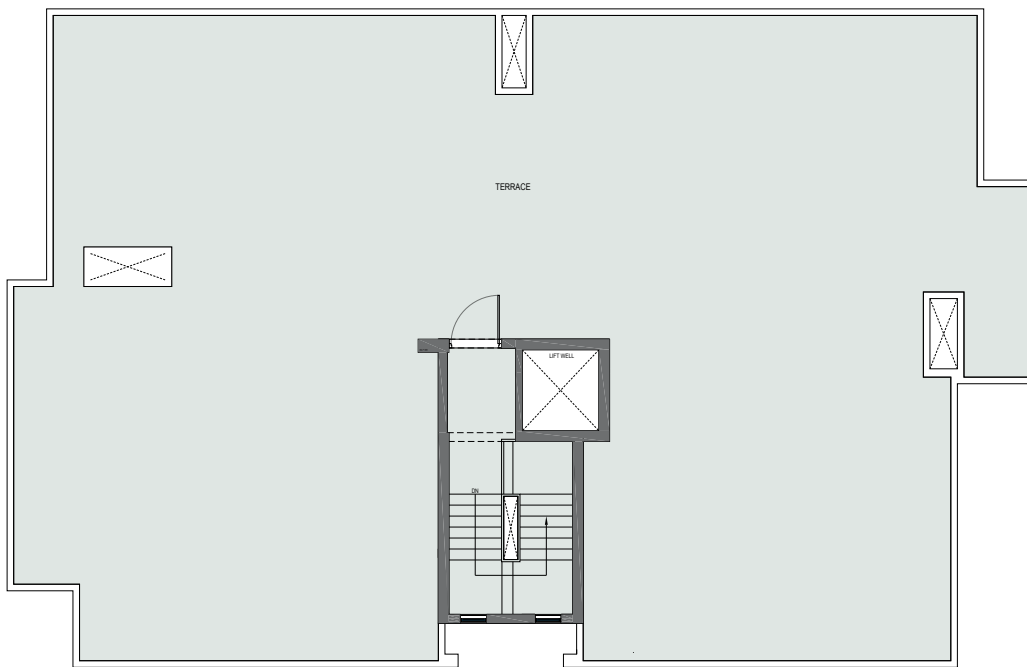
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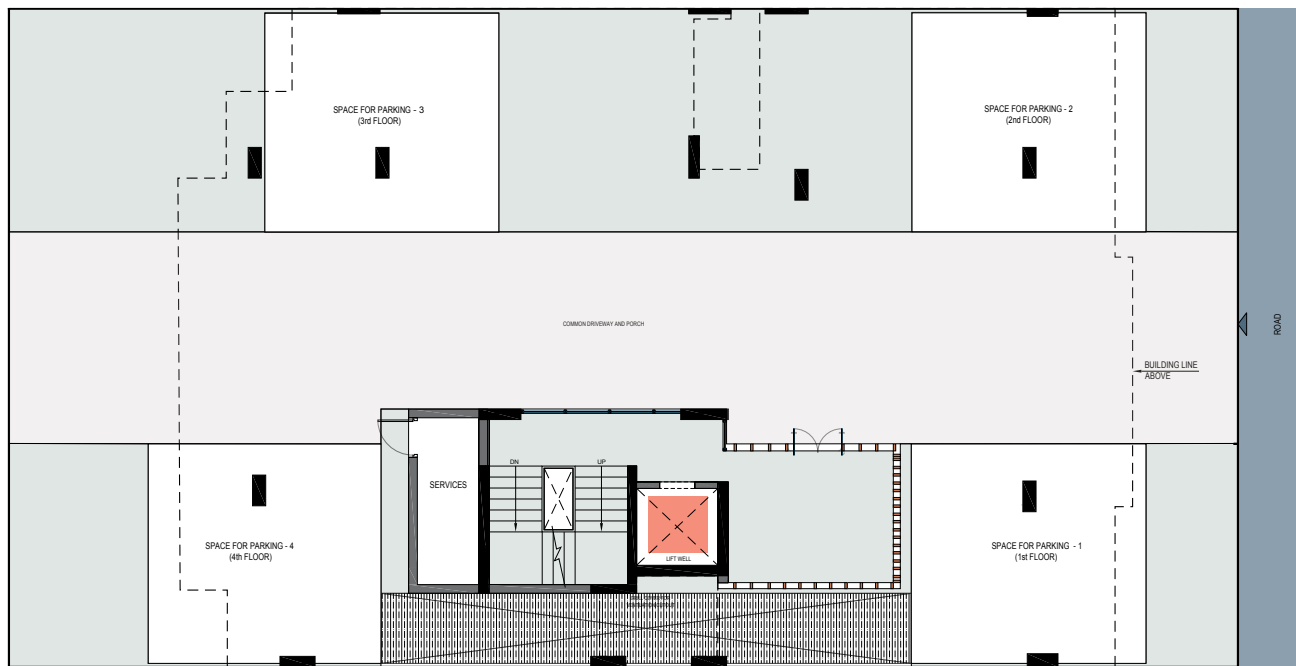
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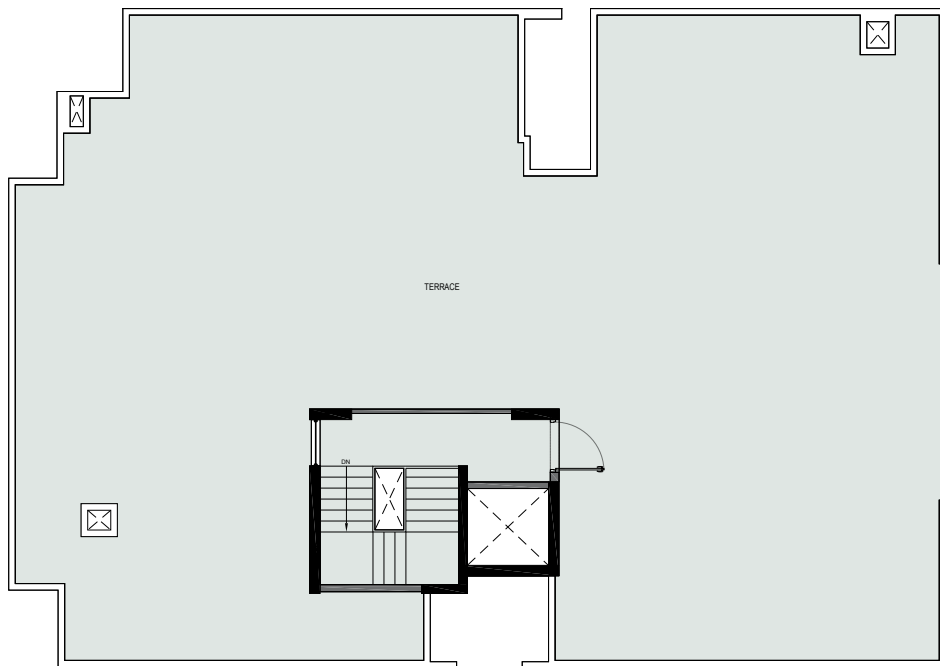
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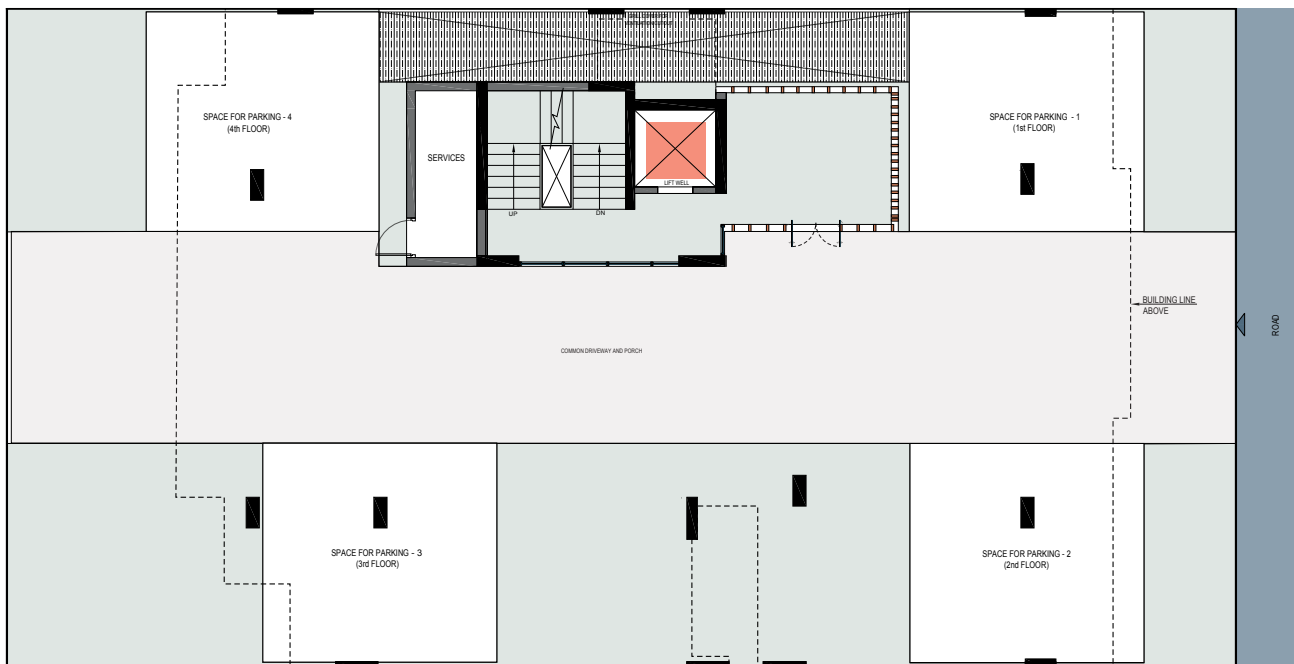
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MA-96

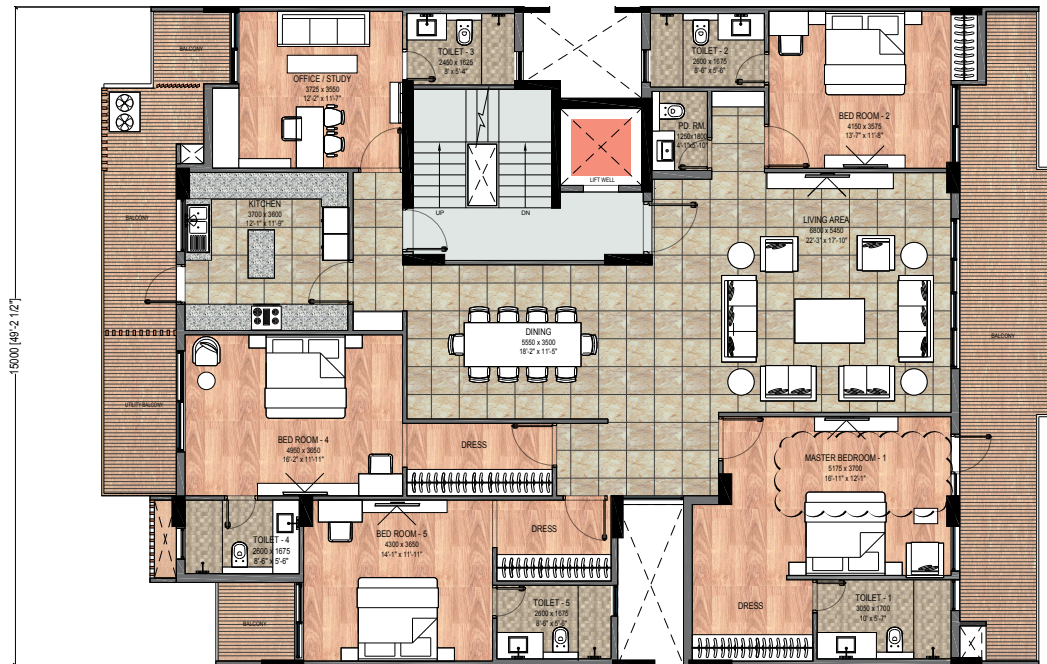


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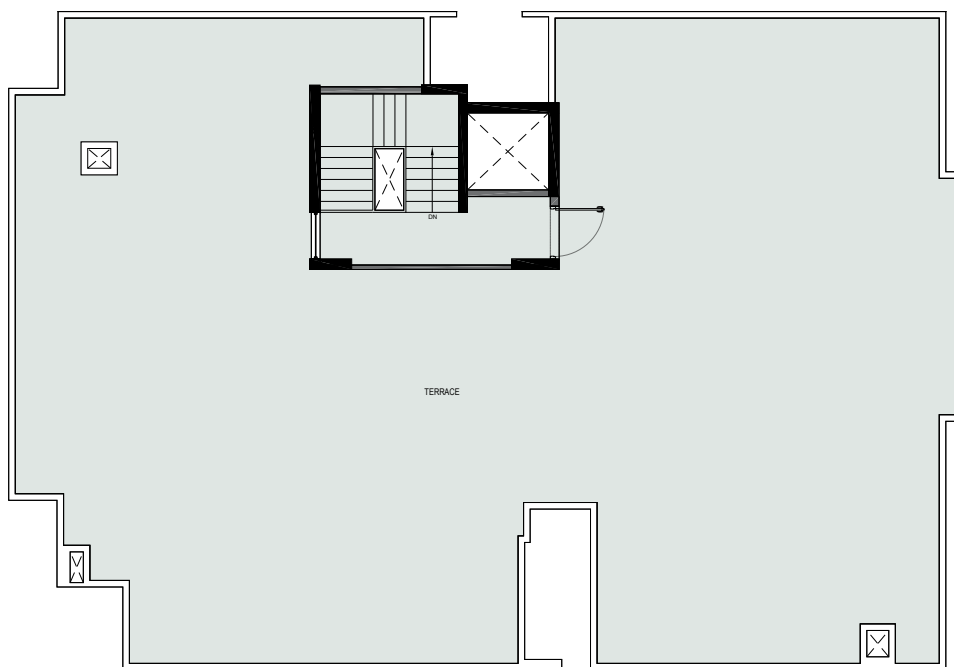
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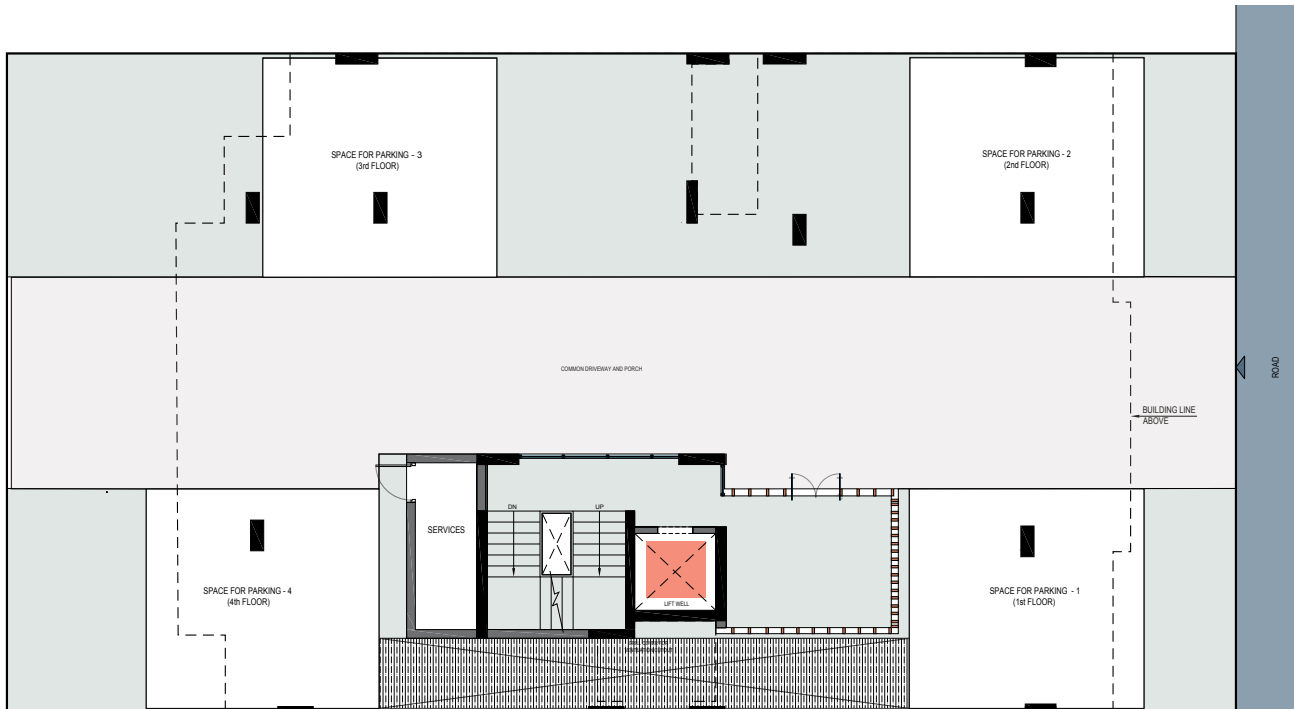
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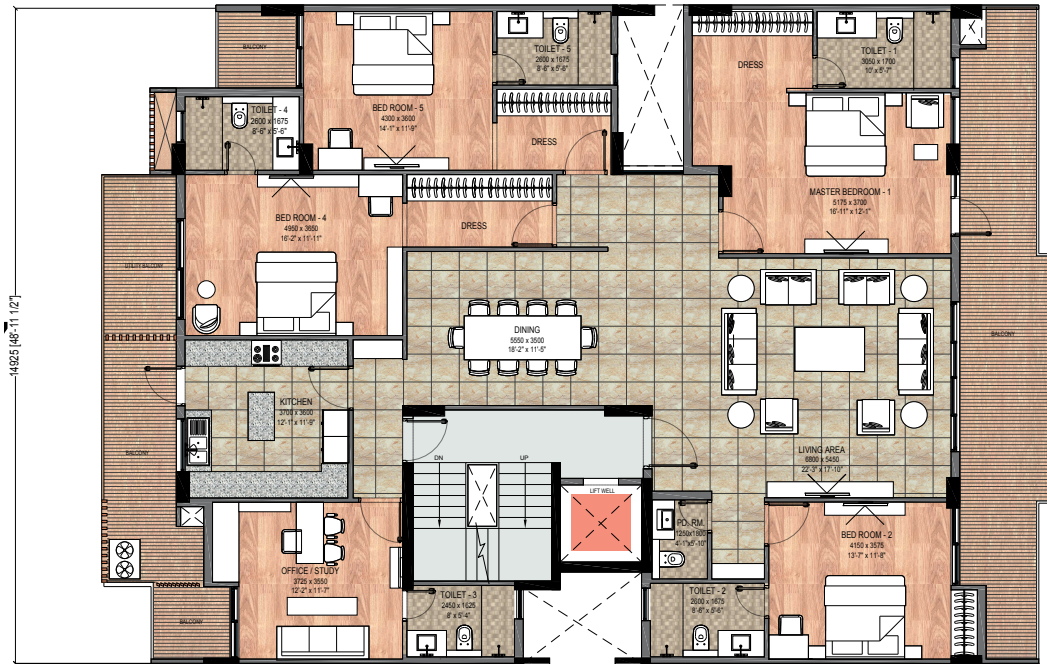


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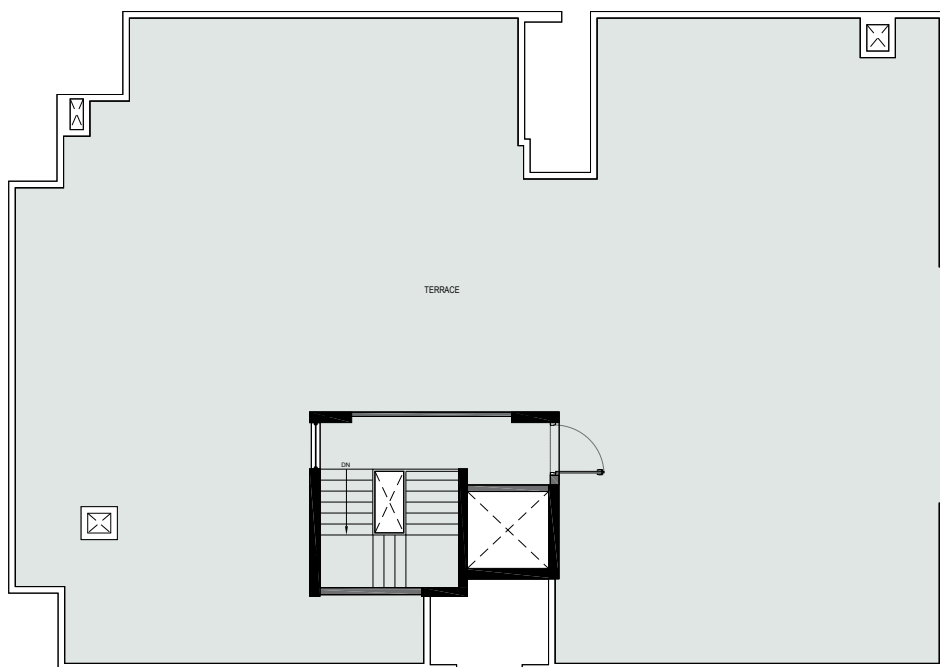
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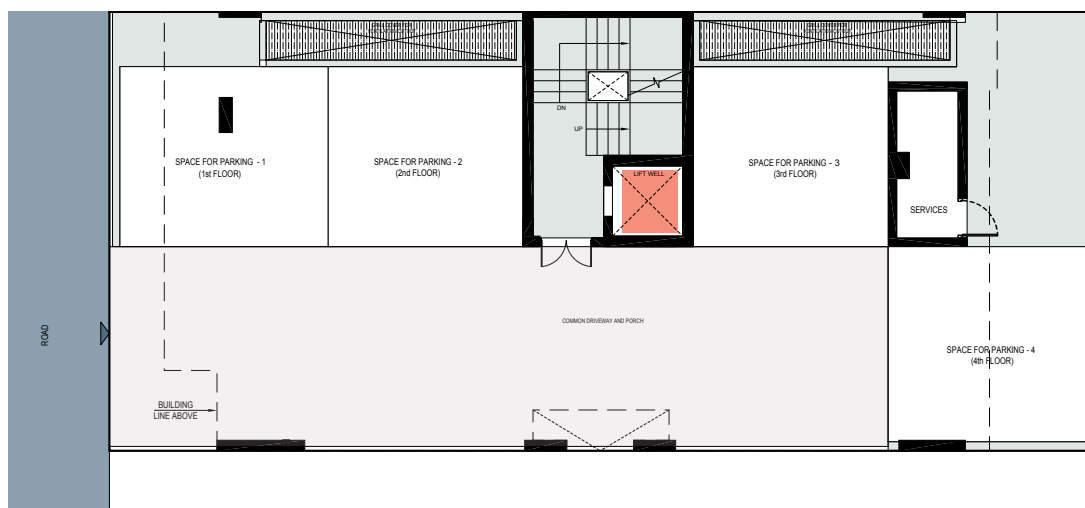
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U-25A/2

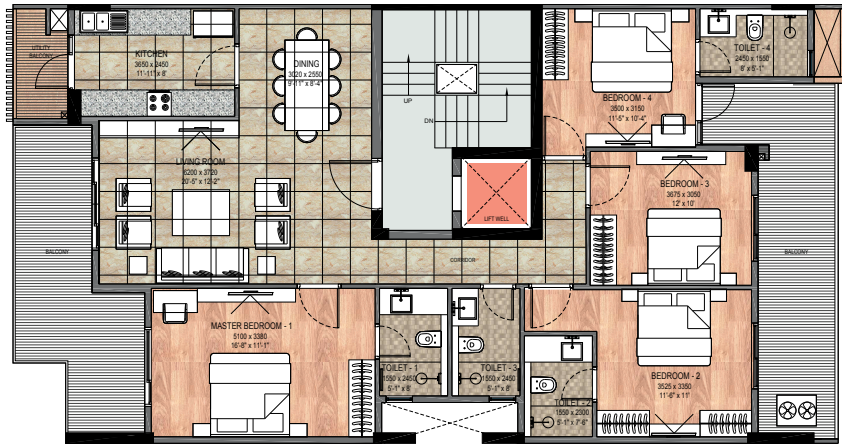


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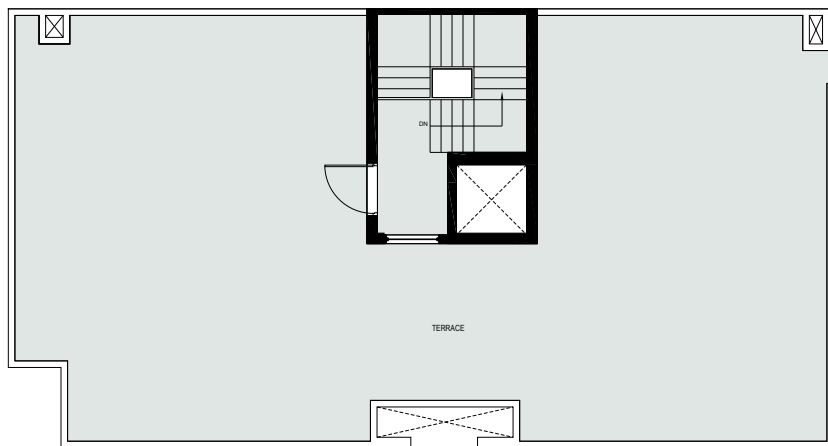
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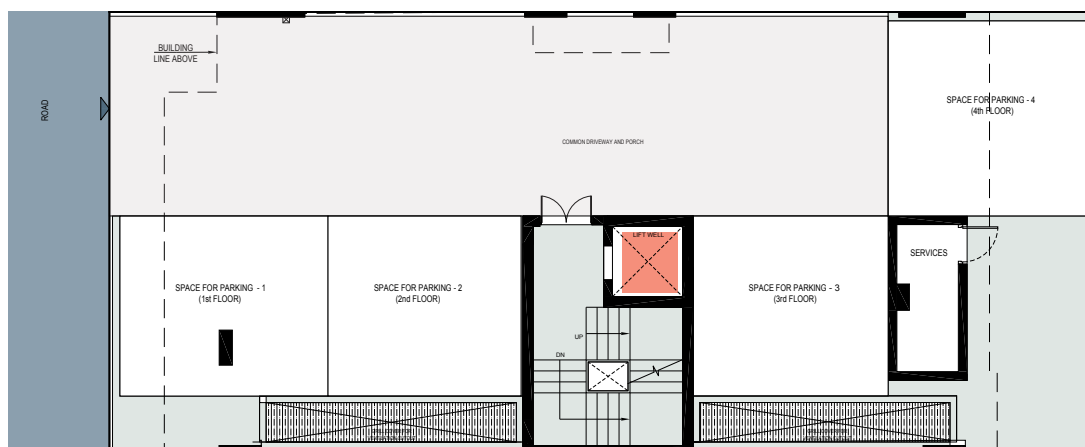
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U-25A/3

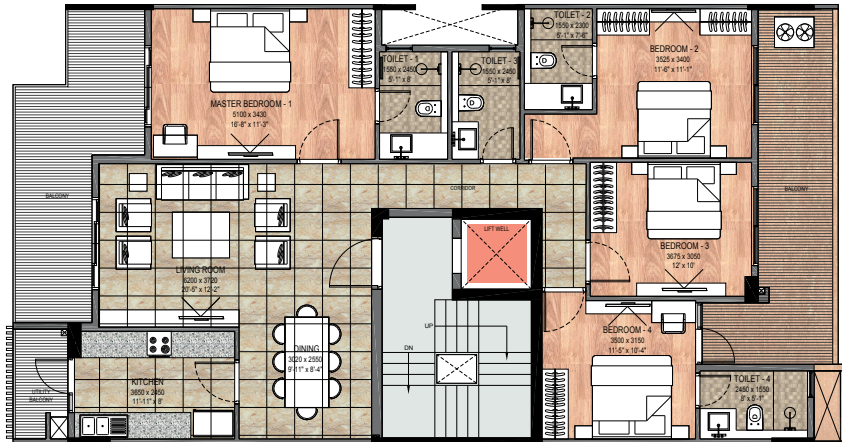


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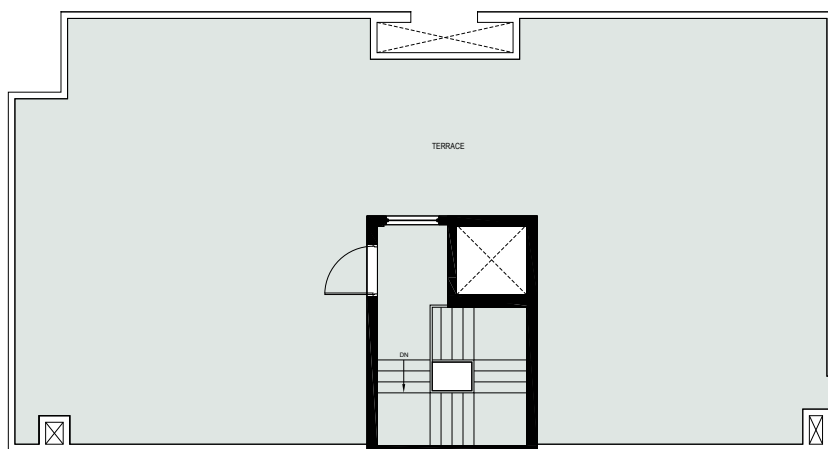
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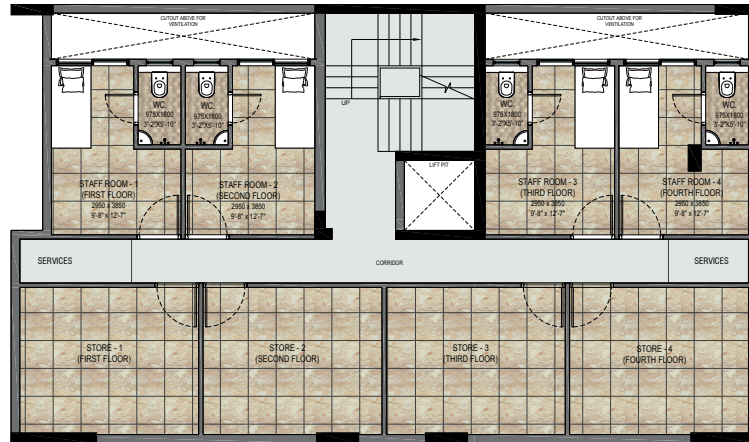
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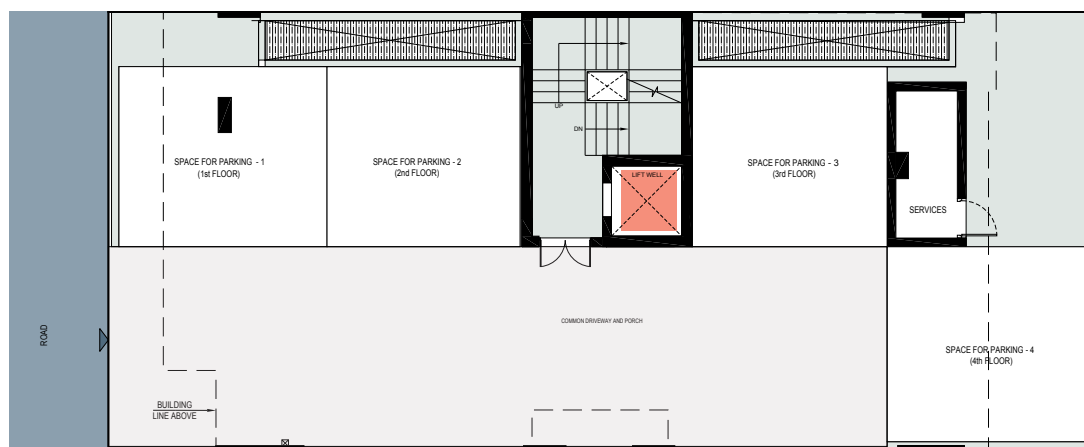
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U-25A/4

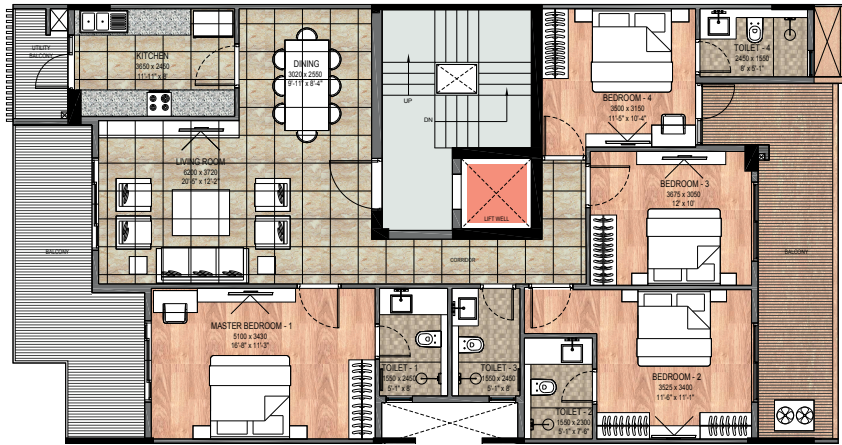


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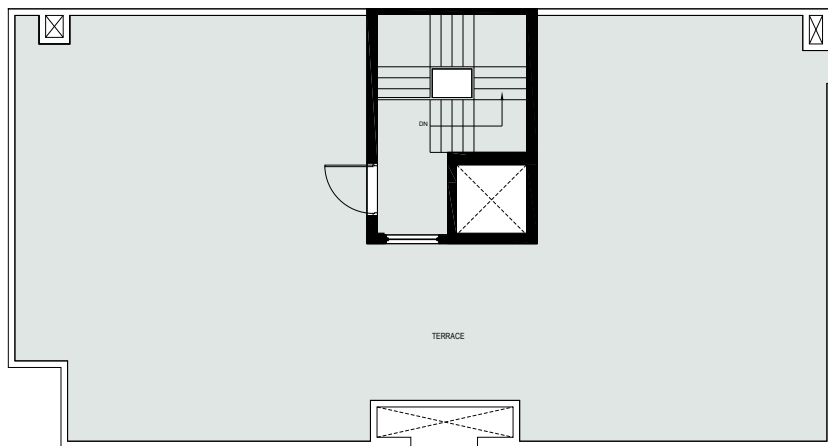
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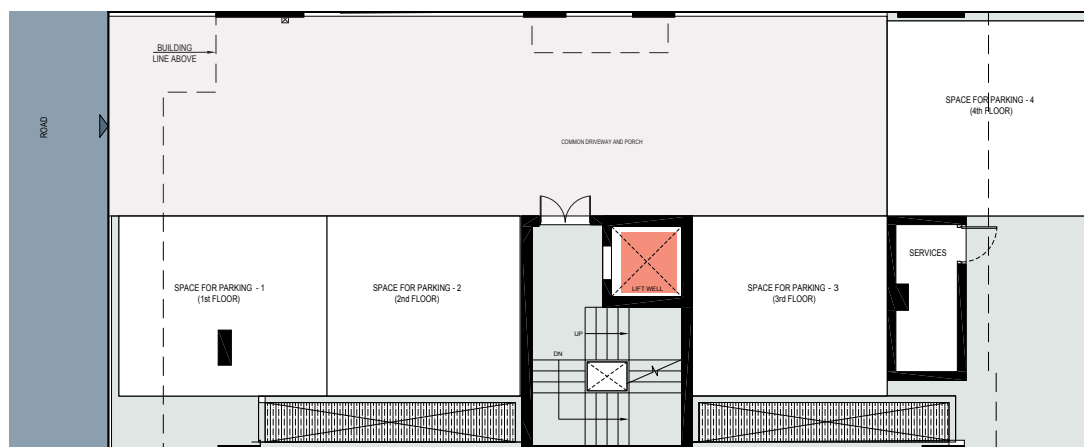
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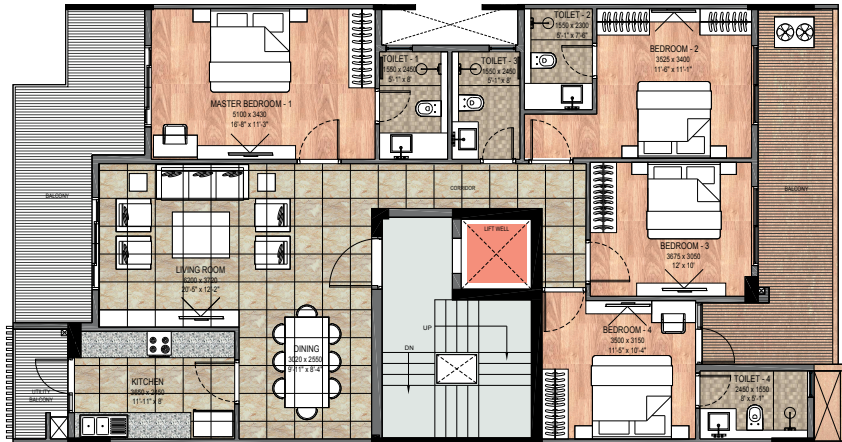


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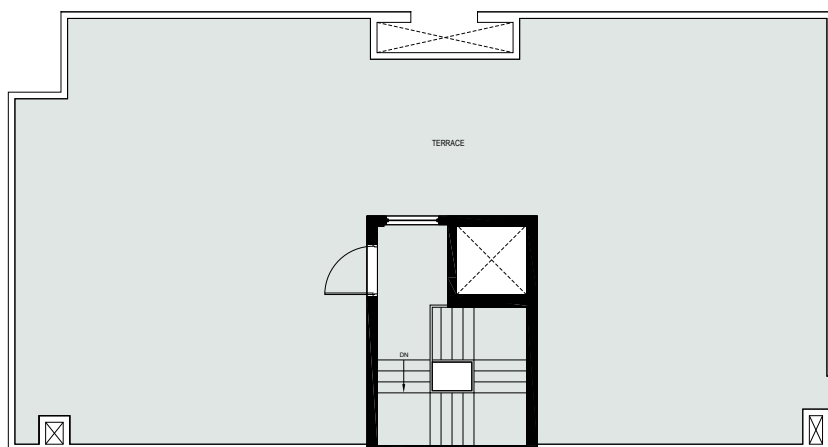
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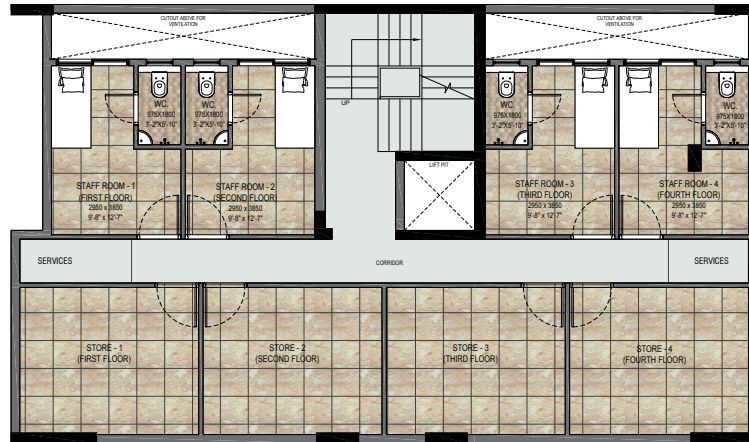
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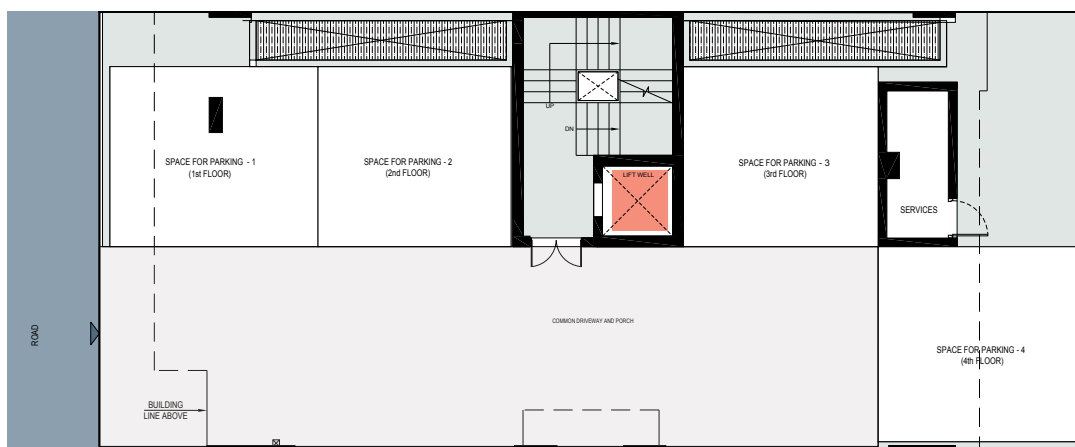
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225 SQM (STILT FLOOR PLAN)

U-25A/6

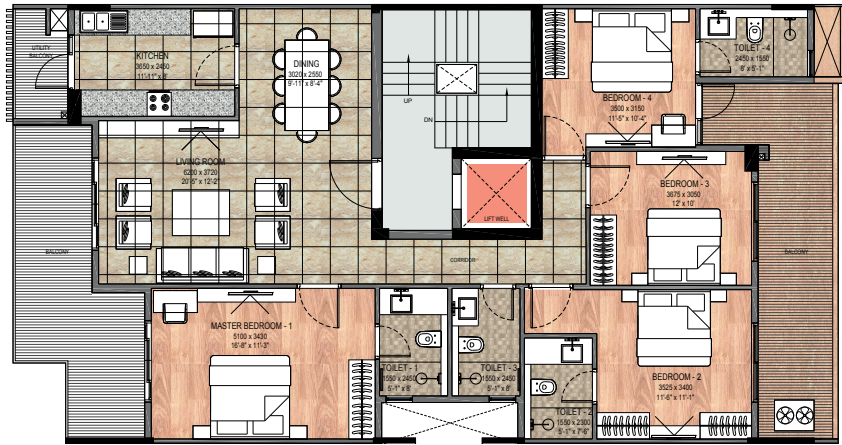


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225 SQM (TYPICAL FLOOR PLAN)

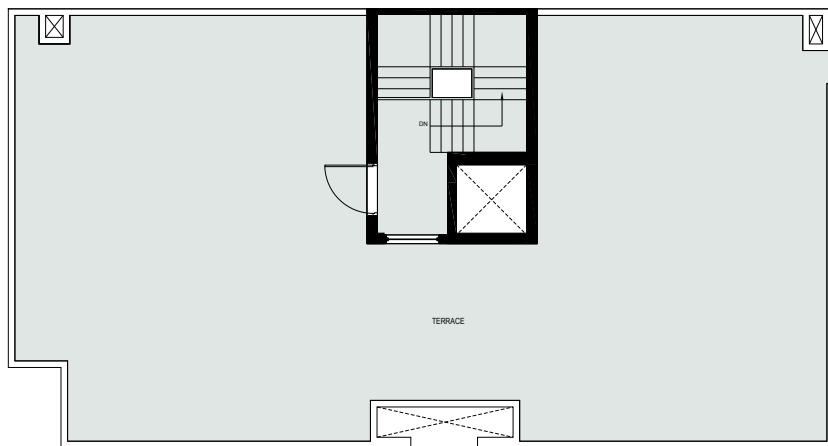
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225 SQM (TERRACE FLOOR PLAN)

U-25A/6



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225 SQM (BASEMENT FLOOR PLAN)

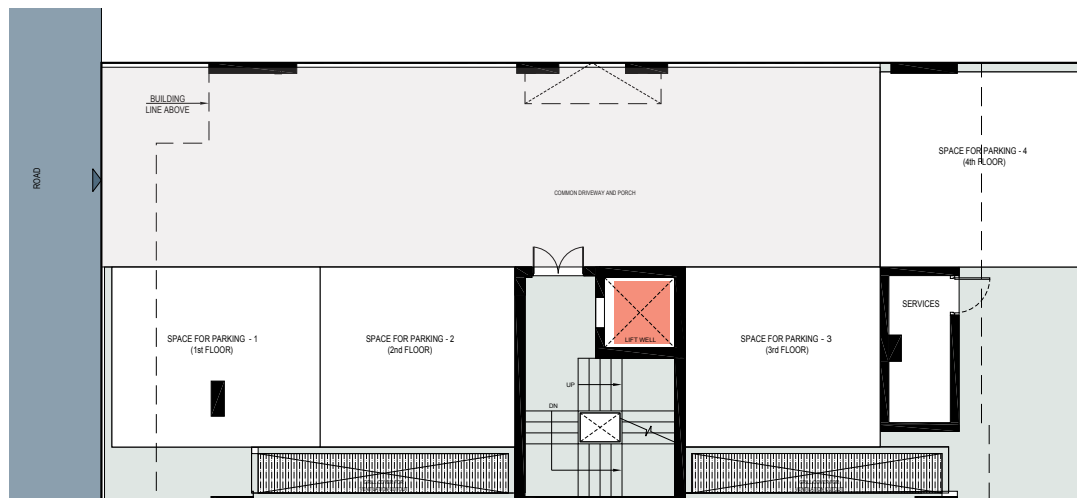
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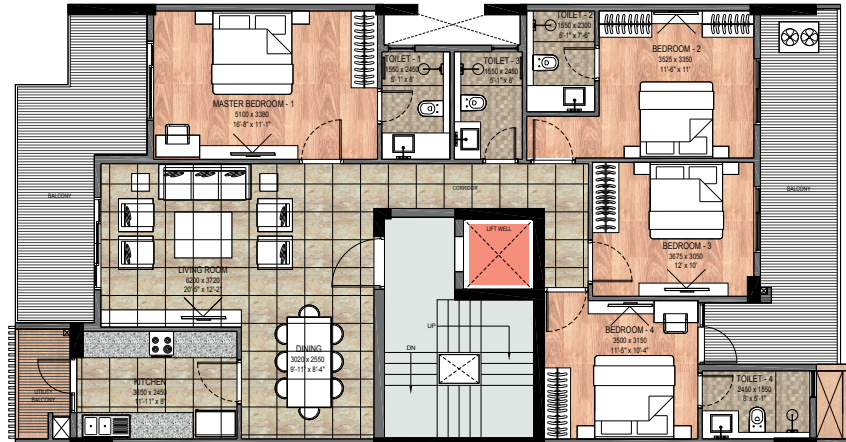
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225 SQM (TYPICAL FLOOR PLAN)

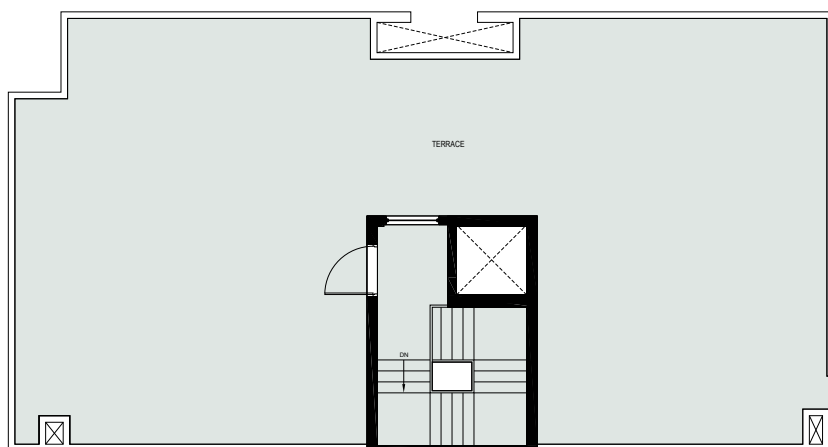
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U-25A/7

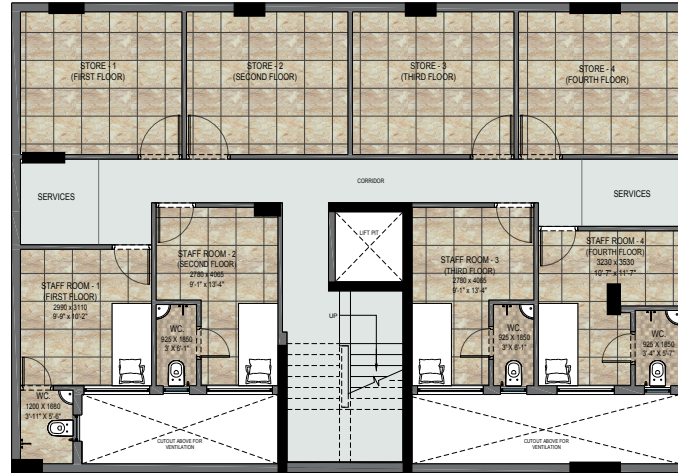


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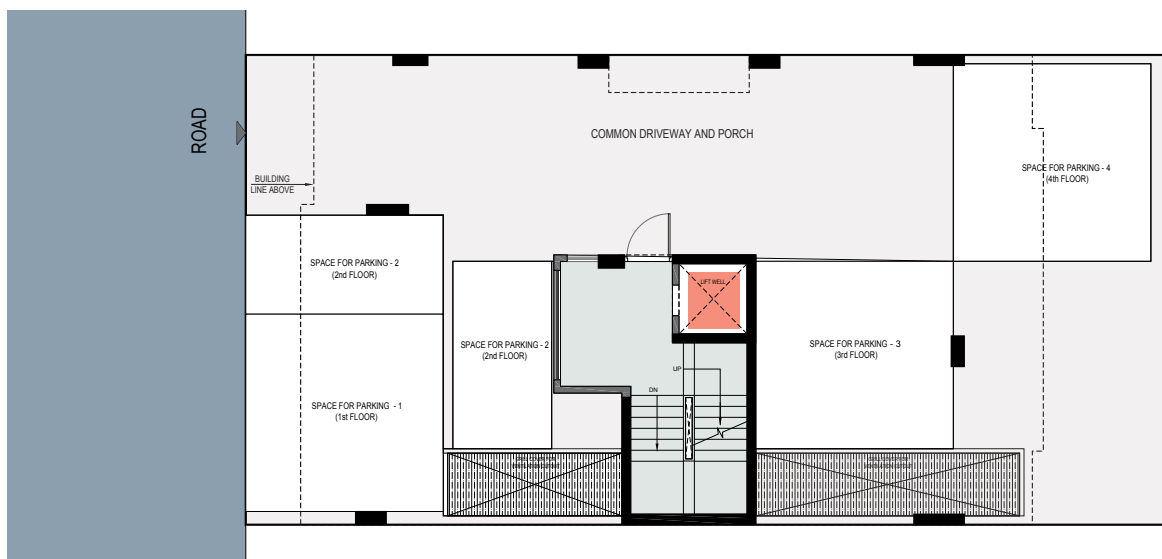
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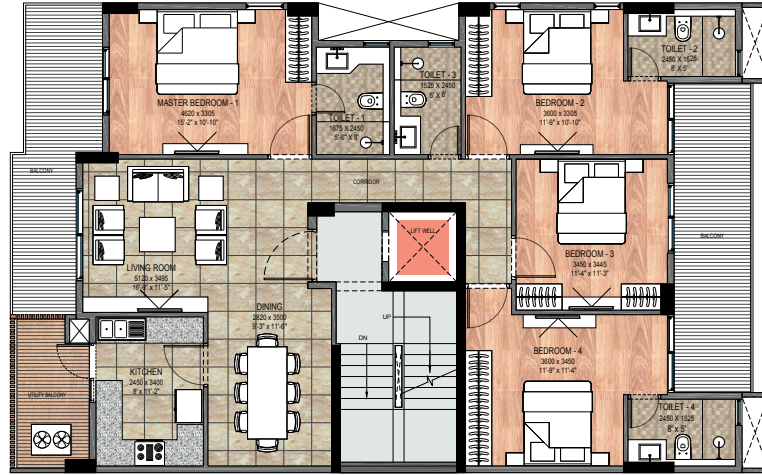
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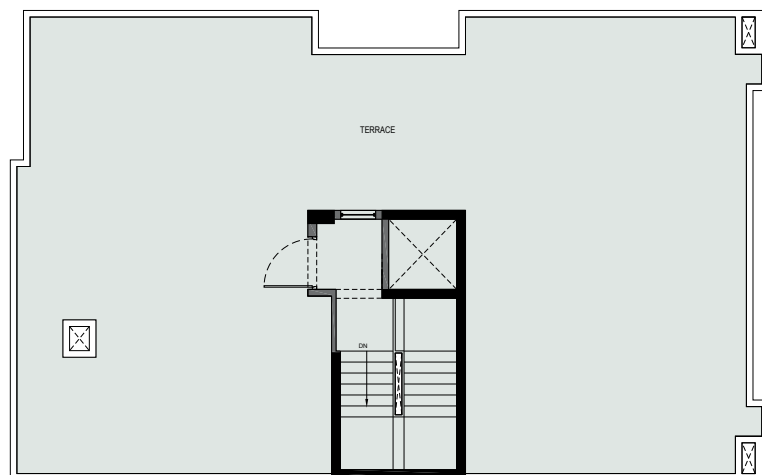
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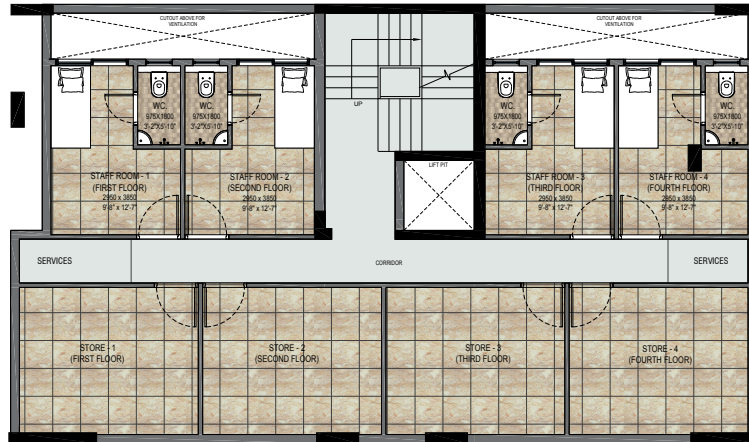
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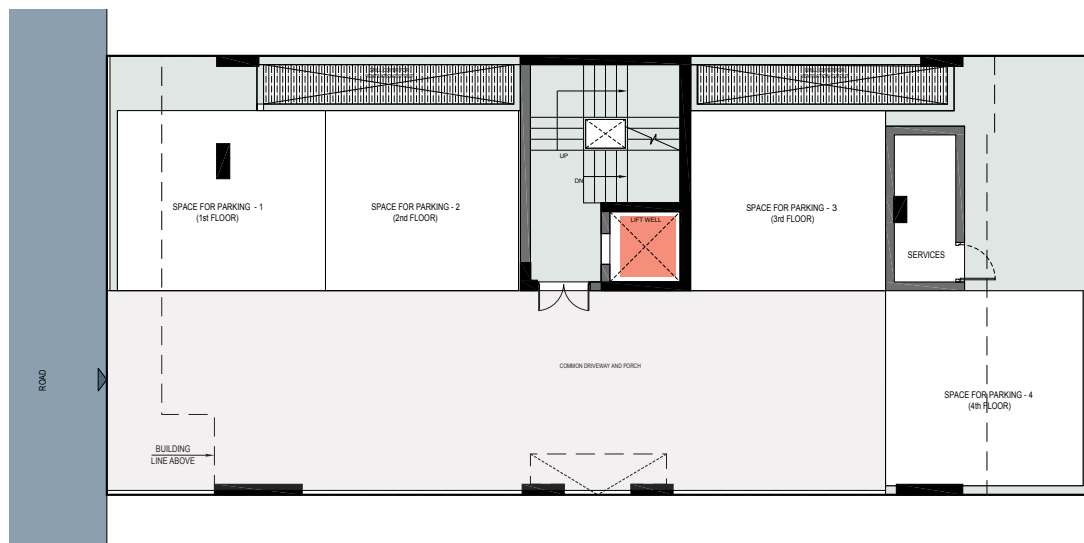
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225 SQM (STILT FLOOR PLAN)

W-4/11

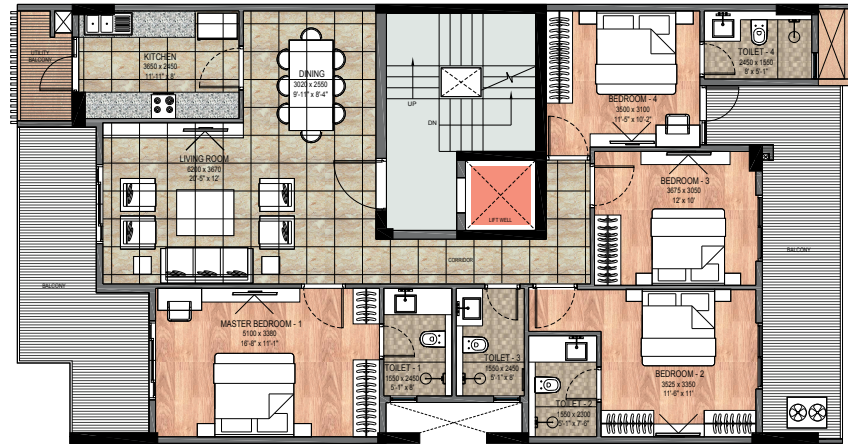


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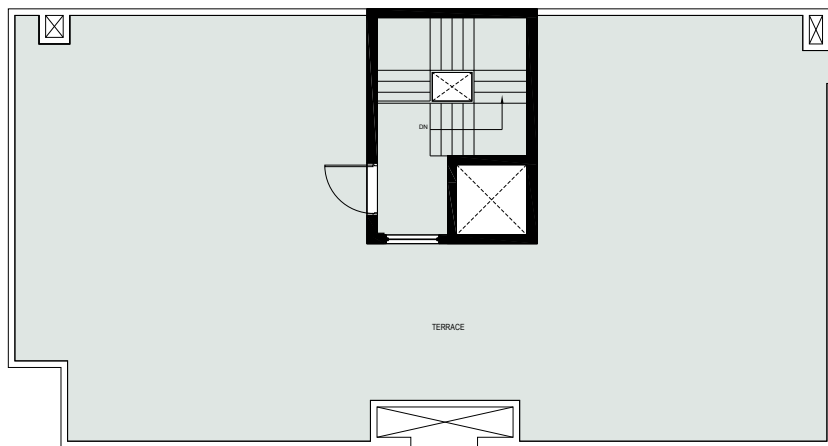
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# PAYMENT PLAN

## 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%
	<b>Total</b>	<b>100%</b>

## 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%
	<b>Total</b>	<b>100%</b>

### 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.

**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.

Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. The Company endeavours to keep the information up to date and correct. Recipients/ viewers are advised to exercise their discretion in relying on the information shown/ provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/ Company, have thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any Unit(s) in the Project.

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

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

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: [dlfcityphase-1-3-floors.dlf.in](http://dlfcityphase-1-3-floors.dlf.in)

Project Address: DLF City Phase I and III, Gurugram, Haryana









**M/s DLF Exclusive Floors Private Limited**

CIN – U70101HR2006PTC077951

Registered Office:

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

HARERA Registration No.: RC/REP/HARERA/GGM/547/279/2022/22 dated 02.04.2022

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