

HARERA Registration No: RC/REP/HARERA/GGM/509/241/2021/77 dated 09.11.2021
HARERA Website: <https://haryanarera.gov.in>
Promoter: M/s DLF Home Developers Limited.
Project Name: Independent Floors at DLF City Phase I and II



Your private corner of the world
The Reserve Collection

DLF CITY I & II

INDEPENDENT FLOORS

AT DLF CITY PHASE I & II

Low Rise Luxury Living



Actual image at location



Create cherished
moments in your
corner home.



Actual image at location

The concept ⁷

Location ¹¹


Your home ¹⁶

Specifications ³⁰

Lifestyle ³²

Join the story ³⁶

Contact ⁴⁰



The apex of
vibrant living,
all in the *heart*
of Gurugram.

Representative image





Representative image

Breathe out the chaos of the city

Nestled in the very heart of Gurugram, DLF Phase I & II presents a reserved collection of corner homes – an exclusive haven just moments from the vibrant city. Immerse yourself in your serene sanctuary and experience a lifestyle of exhilaration and contentment, every day.

Enveloped in abundant natural light and surrounded by verdant greenery and parks, these exquisite homes harmoniously integrate nature with opulent residential living.

Here, every new day feels like a breath of fresh air.

Discover the extraordinary in your *own exclusive corner*

Tucked away amidst these low-rises lies an exquisite selection of homes, providing unparalleled privacy, abundant natural light, enhanced cross-ventilation, and breathtaking vistas in proximity to beautiful parks and green spaces. Every dwelling is meticulously crafted to encompass dedicated staff and storage spaces in the lower levels, in addition to secure parking spaces.



Actual image at location



Urban living, at its *finest*

- Abundance of natural light exudes warmth and elegance
- A continuous breeze meanders through the spacious rooms
- Expansive balconies that offer panoramic views
- Two side open layouts
- Close proximity to parks and green spaces



Actual Image: Independent Floors - Dining

*All fittings, fixtures and furniture shown are for representation/illustrative purposes only.

- Larger living space with one home per floor
- Spacious interiors with an enhanced floor-floor height
- Fully fitted kitchen
- Exquisite terrace garden**
- Home automation and power backup
- Dedicated private staff room
- Additional storage area for every home
- Secure, covered parking
- Round-the-clock CCTV monitoring

**Terrace Garden, potted plants, artificial grass and seating in select areas



Convenience around every corner

Perfectly located, these reserved collection of homes are merely a brief stroll or quick drive from the dynamic city's lively ecosystem. Whether you're seeking retail therapy, a delectable culinary journey, exciting get-togethers or a chance to unwind, the city presents an abundance of avenues for your exploration and gratification.

It's the life you have always wanted, right at your doorstep.

- Seamless connectivity between Gurugram and Delhi
- DLF City Clubs and exclusive leisure facilities nearby
- Close proximity to major commercial developments: Cyberhub, MG Road Malls, Downtown
- Access to key metro stations: MG Road, Sikanderpur, DLF City Phase II
- Close to the award-winning business district - DLF Cybercity
- Prominent schools and hospitals nearby
- Well-connected to domestic & international airports

Representative image





Actual image: DLF Cyberhub



*Distances to major locations

SCHOOLS

The Shri Ram School Aravali, DLF City Phase IV	4.4 km
GD Goenka Global School, DLF City Phase-III	3.4 km
Shiv Nadar School, DLF City Phase I	4.7 km

HOSPITALS

Narayana Super-speciality Hospital	5 km
Neelkanth Hospital	3.1 km
Fortis Memorial Research Institute	7 km

OFFICES

DLF Cyberpark	3.9 km
DLF Cybercity	3.4 km
Udyog Vihar Phase - II	5.8 km
Horizon Centre, DLF5	5.8 km
DLF Downtown	5.9 km

RETAIL

Moulsari Arcade	4.4 km
Ambience Mall, Gurugram	5.7 km
MG Road, Gurugram (Malls)	2 km

HOTELS

Le Meridien, Gurugram	3 km
The Oberoi Hotel, Gurugram	3.9 km
Trident, Gurugram	3.5 km
The Leela, Gurugram	5.8 km

RECREATION

DLF City Club3	4.5 km
Aravalli Biodiversity Park, Gurugram	3 km
DLF Cyberhub	3.4 km
Horizon Plaza	5.8 km

CONNECTIVITY

Moulsari Avenue Metro Station	4.5 km
Mehrauli-Gurugram Road	2.6 km
Delhi-Jaipur Expressway (NH-48)	1.4 km
Indira Gandhi International Airport, New Delhi	14 km

All distances mentioned are in approximation only from DLF City Phase II.*

A photograph of a living room. In the foreground, a beige sofa is adorned with several pillows: two solid red ones, one with a colorful floral pattern, and one plain white. To the left of the sofa, a lamp with a white shade and a dark, turned wooden base is lit, casting a warm glow. A large window with white curtains is in the background, looking out onto a balcony with a wooden chair and a small table with a cup. The view beyond the balcony shows lush green trees. The overall atmosphere is bright and airy.

Where security and
privacy meet *space*
and independence

Actual Image: Independent Floors - Living area



Your family's
own little *corner*
of paradise





Nestled away from the bustling city, these homes allow you to grow in comfort and create unforgettable memories with the ones you love.

Tailored to accommodate multi-generational lifestyles, these homes offer generously expansive living spaces complemented by balconies, culminating in a personal haven for the entire family.

The remarkable benefits of protected parking and vigilant CCTV monitoring ensure supreme convenience and tranquility.

Representative image





Smart homes for smarter people

In your corner home, state-of-the-art technology effortlessly enhances your everyday life, making it more enjoyable and convenient. Embrace the latest advancements in home automation to ensure the perfect temperature and lighting are efficiently managed throughout the day, resulting in reduced power consumption and a seamless living experience.

Home Automation features include:

- TouchPad or app-based controls for the home
- Automatic controls for air-conditioning, lighting, fan, and geyser
- Provision for control wiring on curtains or Venetian blinds
- Automation
- Modular Touch Switches

*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 shall not have any right to raise objection in this regard.

Make your
corner home
*your private
sanctuary*





Actual Image: Independent Floors - Master bedroom

All fittings, fixtures and furniture shown are for representation/illustrative purposes only.



Actual Image: Independent Floors - Bathroom

All fittings, fixtures and furniture shown are for representation/illustrative purposes only.



Actual Image: Independent Floors - Bedroom

All fittings, fixtures and furniture shown are for representation/illustrative purposes only.

Space designed for *premium living*



Actual Image: Independent Floors - Living and dining areas



All fittings, fixtures and furniture shown are for representation/illustrative purposes only.



The culinary corner of your *home*

Unleash your creativity in a fully fitted kitchen with branded appliances. Finished to a high specification with a combination of tiled and painted walls, you will also enjoy a choice of countertops and aesthetically pleasing flooring to complement the entire design.



Representative Image

Proposed specifications

Zone IV seismic considerations for structural design.

Part A - Inside the Independent Floor

LIVING / DINING / LOBBY / PASSAGE

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

BEDROOMS

Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion
Ceiling	Acrylic Emulsion & False ceiling
Wardrobes	Wardrobes of standard make

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, Geysers
Kitchen Appliances	Modular kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator, Washing Machine (in balcony) of reputed make

BALCONY

Floor	Tiles
Ceiling	Acrylic Emulsion / OBD

TOILETS

Walls	Combination of tiles / Acrylic Emulsion Paint / Mirror
Floors	Marble / anti-skid tiles
Ceiling	Acrylic Emulsion / OBD and False Ceiling
Counter	Granite / Marble / Synthetic Stone
Fixtures / Accessories	Shower-partition in toilets, Exhaust Fan, Towel Rail / Ring, Geysers, Toilet Paper Holder, Medicine Cabinet with Mirror & Vanity Sanitary ware / CP fittings, Wash Basin, floor mounted / wall-hung WC

PLUMBING

	CPVC & uPVC piping for water supply in toilets and kitchen and vertical down takes
--	--

S. ROOM

Floor	Tiles
Walls / Ceiling	Acrylic Emulsion
Toilet	Tile flooring, conventional CP fittings, Chinaware

DOORS

Internal Doors	Painted frame with painted / laminated door shutter
Entrance Doors	Painted frame with laminate, 1 hour fire rated door shutter

EXTERNAL GLAZINGS

Windows / External Glazing	Laminated Double Glass uPVC windows & collapsible mosquito mesh in Living and Bedrooms. Single Glass uPVC windows in other areas
----------------------------	--

ELECTRICAL FIXTURES/ FITTINGS	Modular switches, ceiling fans in all rooms (except toilets & storerooms) and ceiling light fixtures in balconies, kitchen, toilets, and home automation for selected services.
--------------------------------------	---

AIR CONDITIONING	VRV/VRF Air Conditioning system in Living, Dining, Bedrooms and in Study Rooms (if any)
-------------------------	---

Part B – Common areas in the building

POWER BACK-UP	Back-up by DG set upto 8 KVA for plots 272 – 392 sqyds Back-up by DG set upto 10 KVA for plots 440-447 sqyds Backup by DG set upto 12.5 KVA for plot 531.5 sqyd (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
----------------------	--

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.
------------------------	--

LIFT LOBBY

Lifts	Capacity of 6/8 persons
Stilts lift lobby	Combination of Imported and Indian Marble

STAIRCASES

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

TERRACES	Terrace Garden with potted plants, artificial grass and seating in select areas
-----------------	---

CONVERSION SCALE	1 ft = 304.8 mm
-------------------------	-----------------

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of colour and grain variations. Air conditioning shall not be provided in S. Room. Specifications are indicative and are subject to change as decided by the Promoter in accordance with applicable law. 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 in accordance with applicable law.

A sanctuary
from the city, an
endless source of
inspiration.
*Welcome to
your home.*







Actual image: The Restaurant



Actual image: Pool and lounging area

Immerse yourself
in an exciting and
dynamic lifestyle

Discover a vibrant yet tranquil neighbourhood where a community full of culture and a host of high-end facilities including DLF City Club can be found. Be a part of an established community where an enviable lifestyle awaits.

Enjoy the very best of leisure and dining, all just a short drive away from your home. Imagine a day of gourmet dining with family and friends after a morning in the pool or on the tennis court. Or celebrate in style in the air-conditioned ballroom and party lawns – all delivered with flawless service and attention to detail.

- Complimentary Club membership*
- Enjoy the benefits of DLF City Club - the epicentre of leisure and luxury
- Board room with state-of-the-art meeting facilities
- All-day dining restaurant
- Lounge bar with live entertainment
- The Poolside café
- Health Club with a fully equipped gym
- Swimming pool
- Floodlit tennis court
- Table tennis
- Kids area and playground



Representative image

*Club is not a part of the project/offering and the same is not owned/managed by the Promoter. The limited time offer of complimentary membership is valid for 5 years. Security deposit and user charges payable by the user directly to the club. Company reserves the right to withdraw the scheme at its discretion. Terms and conditions apply.



Coming home
to your cosy
corner has never
felt *so good*.

Delivering your ultimate *city lifestyle*

For over seven decades, DLF has been synonymous with unwavering excellence in construction and development. With an illustrious portfolio, DLF boasts some of Delhi's most historic neighbourhoods, all of which have shaped the Capital's real estate landscape.

Independent Floors are transforming limited legacy plots within DLF City into expansive contemporary luxury apartments, creating an exclusive collection of low-rise luxury living across DLF City I, II, III & IV.

This rare opportunity to live in a DLF-built corner home is your chance to be part of a like minded neighbourhood and ultimate city lifestyle. Embrace your new corner home within an already established and thriving community.



Actual Image: DLF Cybercity

An investment in *life*

Committed to intelligent design and enduring quality, DLF Phase I & II presents a reserved collection of corner homes at Independent Floors. Private homes that will surpass every expectation, where your investment in family and life will flourish.

Independent Floors at DLF City Phase I and II provide an outstanding environment for both working and home life for all the family. A home that will surpass every expectation, where your investment in family and life will flourish.

CONTACT DETAILS

T: +91 8929 092 851

INDEPENDENT FLOORS

AT DLF CITY PHASE I & II

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 colour and grain variations. Air conditioning shall not be provided in S. Room. Specifications are indicative and are subject to change as decided by the Promoter in accordance with applicable law. 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 in accordance with applicable law.

Website: dlfcityphase1-2-floors.dlf.in

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

INDEPENDENT FLOORS

AT DLF CITY PHASE I & II

M/s DLF Home Developers Limited
CIN - U74899HR1995PLC082458

Registered Office:

1st Floor, DLF Gateway Tower, R-Block,
DLF City Phase - III, Gurugram, Haryana 122002

HARERA Registration No: RC/REP/HARERA/
GGM/509/241/2021/77 dated 09.11.2021
dlfcityphase1-2-floors.dlf.in

