

HARERA registration no. - RC/REP/HARERA/GGM/483/215/2021/51 dated 14.09.2021.
HARERA website - <https://harayanarera.gov.in>
Promoter M/s DLF Home Developers Limited
Project - Independent Floors at DLF City Phase IV



High Life



Low Rise

Artistic Impression



DLF Home Developers Limited
(CIN U74899HR1995PLC082458)
1st Floor, Gateway Tower, R Block,
DLF City Phase III, Gurugram - 122002, Haryana

9513020876 | dlfcityphase4-floors.dlf.in

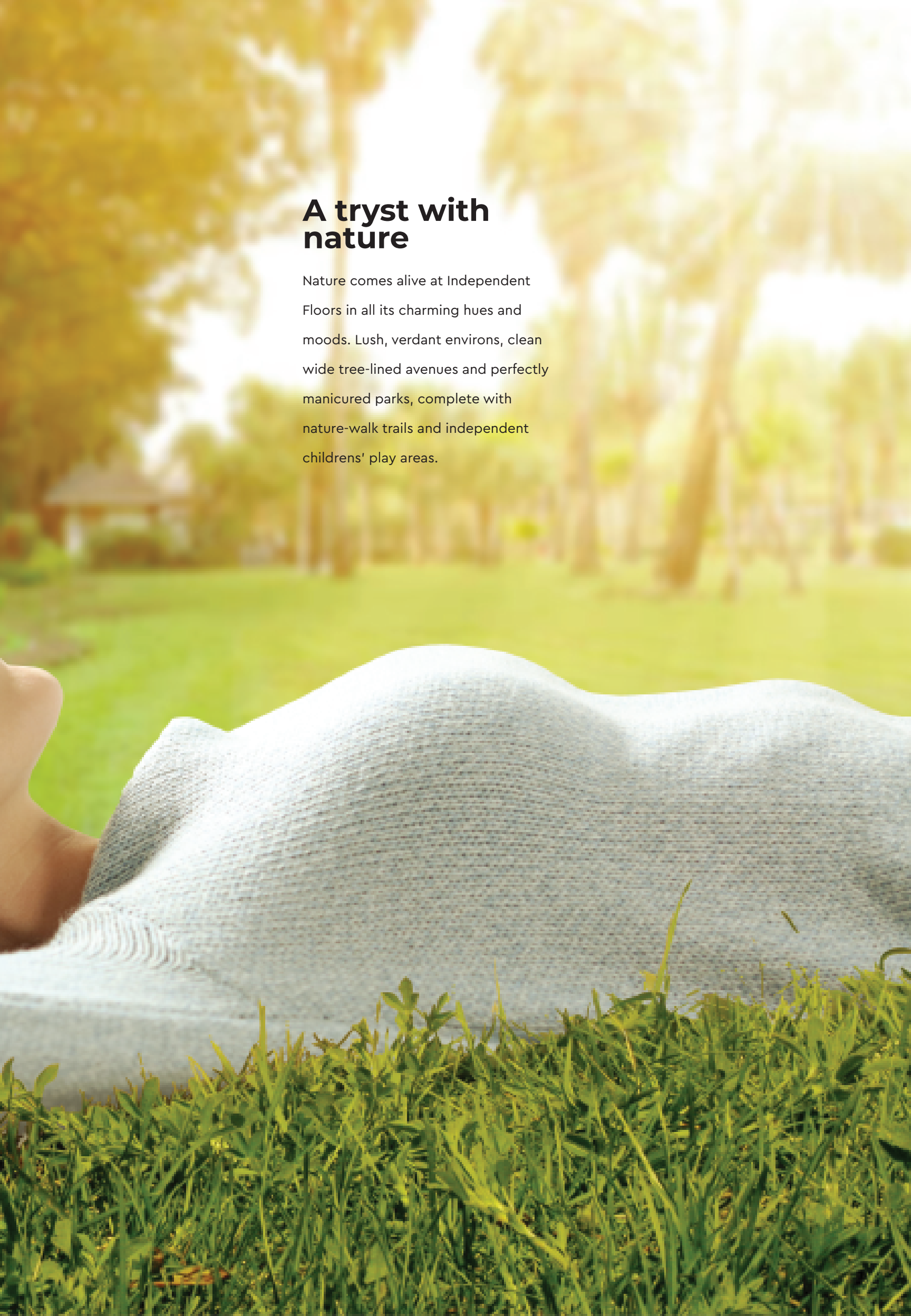
INDEPENDENT FLOORS

AT DLF CITY PHASE IV, GURUGRAM



**Urban landscape that
inspires independence**
DLF City Phase IV, Gurugram.

For a limited time only, DLF brings you the opportunity to own a luxury independent floor in the bustling heart of DLF City Phase IV. Enjoy the benefits of urban convenience without sacrificing the privilege of privacy and independence.



A tryst with nature

Nature comes alive at Independent Floors in all its charming hues and moods. Lush, verdant environs, clean wide tree-lined avenues and perfectly manicured parks, complete with nature-walk trails and independent childrens' play areas.



Everything that your heart desires and lifestyle deserves

This is your opportunity to enjoy some of the finest conveniences available, all easily accessible. An independent floor steeped in luxury, surrounded by every comfort your heart wants. A short distance away are exclusive shopping destinations like Galleria and Supermart and a slew of top-end restaurants at the Cross Point Mall.

The joy of independent living

Eventually, it's all about space. Space you can call your own. These independent units are efficiently planned to offer you maximum usable area. Each room is planned to ensure brightness and unhindered airflow. Covered car parking at the stilt level entrance, with an elevator and staircase lobby equipped with CCTV cameras, provide a secure and comfortable experience.



Right in the centre of all attractions

DLF City Phase IV with a host of sector roads and supporting network of internal roads, seamlessly connects to the 16-lane signal free expressway, Raghvendra Marg on one side and MG Road and NH-48 on the other.

DLF City Phase I Rapid Metro station and IFFCO Chowk Metro station in proximity further add to the express connectivity of the location. Retail destinations with premier socialising zones at the Galleria Market, DLF Cyber Hub and MG Road are only a short drive away.



Not to scale

Distances to major locations



Schools

The Shri Ram School Aravali, DLF City Phase IV	1.0 km
Shiv Nadar School, DLF City Phase I	2.4 km
Ridge Valley School, DLF City Phase IV	0.5 km
Kunskapsskolan, DLF City Phase I	3.8 km



Hospitals

Max Hospital	1.9 km
Paras Hospital	3.8 km
Fortis Memorial Research Institute	2.7 km
Medanta Medicity Hospital	7.6 km



Offices

Horizon Centre , DLF5	3.5 km
DLF Cybercity	6 km
DLF Cyberpark 6	.5 km
Udyog Vihar Phase -II	7.5 km



Retail

Galleria Market, DLF City Phase IV 1	0.5 km
MG Road, Gurugram (Malls)	2.6 km
Ambience Mall, Gurugram	6.2 km



Hotels

Le Meridien, Gurugram	4.0 km
The Oberoi Hotel, Gurugram	5.5 km
Trident, Gurugram	5.4 km
The Leela, Gurugram	6 km



Recreation

DLF City Club4 , DLF City Phase IV	0.5 km
Horizon Plaza	2.9 km
DLF City Club3, DLF City Phase IV	4.6 km
Aravalli Biodiversity Park, Gurugram	4.2 km
DLF Cyberhub	4.4 km



Connectivity

Raghvendra Marg	1.6 km
DLF City Phase I Metro Station	1.6 km
Sikanderpur Metro Station	2.5 km
Indira Gandhi International Airport, New Delhi	15.8 km

All distances mentioned are approximation 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 & UPVC piping for water supply inside the toilet and kitchen and vertical down takes.

S. Room

Floor	Marble
Walls	Acrylic emulsion / OBD
Ceiling	Acrylic emulsion / OBD and false ceiling with cove lighting in select areas

Doors

Internal door	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 and shutters. Frosted / clear glass in toilets.

Part B – common areas in the building

Power Back-up

For all plots - Back-up by DG set up to 8 KVA except 447 sqyds
For 447 sqyd plot - Back-up by DG set up to 10 KVA

Security System

CCTV in driveway of parking, ground floor entrance lobby

Lift Lobby

Capacity of 6 persons

Lifts

Staircases

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

Terraces

CCTV in driveway of parking, ground floor entrance lobby

- Zone IV seismic considerations for structural design
- VRV/VRF air conditioning system in living, dining and bedrooms

Conversion Scale

1 ft = 304.8 mm

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of color 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.



**An exclusive club
for an exclusive you.**

Club membership*

*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 are payable by the user directly to the club. The company reserves the right to withdraw the scheme at its discretion. Terms and conditions apply.

When the service is extraordinary, the experience can only be unique and unforgettable. Discover the hub of leisure, dining and sporting activities, right in your neighbourhood – DLF Club4 is just a short drive away.

Take a leisurely dip in the swimming pool or challenge your friends to a game of tennis or burn some calories in the world-class gym. Relish various gourmet experiences with your family at the restaurant or celebrate with friends in the air-conditioned ballroom and party lawns. For those who seek the privacy of independent floor living, DLF Club4 offers the perfect balance with access to the benefits of community living close to home.

Actual images of DLF Club4



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.

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Website: dlfcityphase4-floors.dlf.in

Project Address: DLF City Phase IV, Gurugram, Haryana