

Unveiling

DLF PRIVANA W

Licence No. 219 of 2023 dated 25.10.2023 for an area measuring 116.29625 acres, being developed in a phased manner, the current phase being 'DLF Privana West ("Project")' | Project Area: 5.088 Hectares (12.572 acres) acres at village Shikhopur/ Kherki Daula at Sector 76 & 77, Gurugram, Haryana | Building Plan Approval Memo No: ZP-1895/ PA(DK)/ 2024/ 12245 dated 18-04-2024 for the Project.

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THE NEW NERVE CENTRE OF GURUGRAM

'DLF PRIVANA'

'DLF PRIVANA WEST'

THE NEW NERVE CENTRE OF GURUGRAM



Proximity to corporate parks ~ DLF Corporate Greens, TCS, Air India Training center

Two sectors dedicated towards commercial development (75, 74A) ~ 385 acres

Presence of 5-star hotels, resorts

CITY STREETS MEET FOREST TRAILS

Surrounded by an
affluent
population
working in global
brands



REPRESENTATIVE IMAGES

DELHI ALWAR

RRTS

&

MANESAR

MRTS

Superior
connectivity to
parts of Delhi,
Haryana and
Rajasthan



EXCELLENT MANIFOLD CONNECTIVITY



**AT THE HEART OF
ALL EXPRESSWAYS**

Direct access to NH48

Southern Peripheral Road -
Key hubs: Golf Course Road,
Golf Course Extension Road

CPR: 135-meter-wide multi-
utility corridor (New
Gurugram, Manesar)

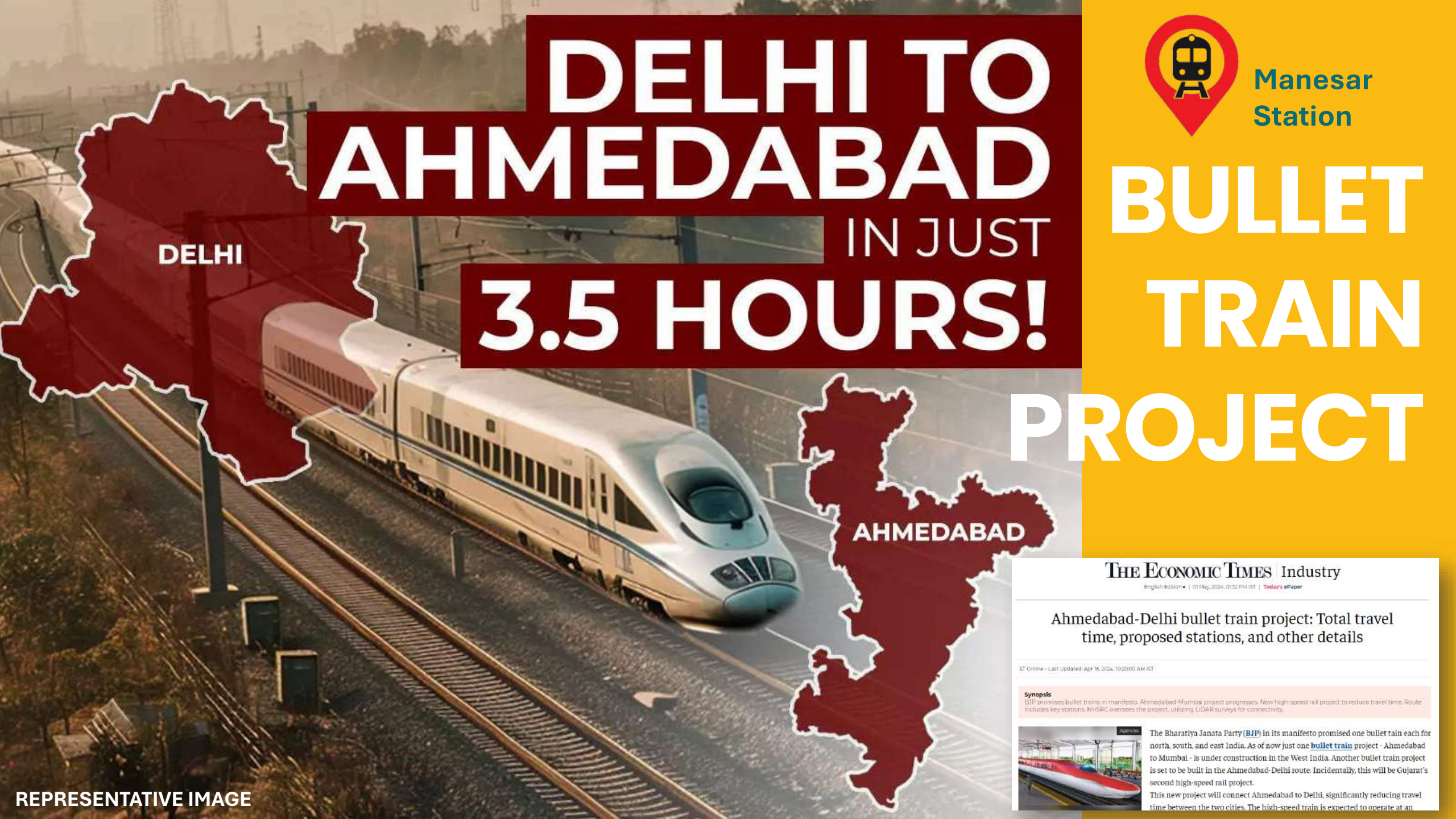
NPR 150-meter-wide elevated
expressway - Gurugram to
Dwarka and IGI airport

DMIC – Industrial corridor,
length of 1504 km

SPR METRO

City metro line proposed to connect Rajiv Chowk, SPR and Vatika Chowk, terminating at Manesar

Proposed along SPR from Sector 55/56 to Vatika



DELHI TO AHMEDABAD

IN JUST

3.5 HOURS!

DELHI

AHMEDABAD



Manesar
Station

BULLET TRAIN PROJECT

THE ECONOMIC TIMES | Industry

English Edition • | 01 May, 2024, 01:52 PM IST | Today's ePaper

Ahmedabad-Delhi bullet train project: Total travel time, proposed stations, and other details

ET Online - Last Updated: Apr 16, 2024, 10:20:00 AM IST

Synopsis

BJP promises bullet trains in manifesto. Ahmedabad-Mumbai project progresses. New high-speed rail project to reduce travel time. Route includes key stations. NH&RC oversees the project, utilizing LIDAR surveys for connectivity.



Appicities

The Bharatiya Janata Party (BJP) in its manifesto promised one bullet train each for north, south, and east India. As of now just one [bullet train](#) project - Ahmedabad to Mumbai - is under construction in the West India. Another bullet train project is set to be built in the Ahmedabad-Delhi route. Incidentally, this will be Gujarat's second high-speed rail project.

This new project will connect Ahmedabad to Delhi, significantly reducing travel time between the two cities. The high-speed train is expected to operate at an

ELEVATED SPR



HT Hindustan Times

Delhi 33°C

HT Premium

Elections

Cricket

Education

India

World

The 3.6-kilometre-long proposed elevated stretch from Vatika Chowk to the clover leaf on the Delhi-Gurgaon expressway will have a trumpet tower of similar structure to facilitate the movement of vehicles from the Southern Peripheral Road (SPR) side to the Sohna elevated road. It will also ensure that vehicles can access the surface level if they want to access the Golf Course Extension Road and the Sohna Road.

“The GMDA plans to build an elevated road from the clover leaf to the Vatika Chowk on Sohna Road to ensure that vehicles from the Dwarka expressway can reach Sohna elevated road with ease. An approval for the same was given by the GMDA, CEO. A project consultant will soon be hired

AIRPORT CONNECTIVITY

Via NH48 and
Cloverleaf
flyover

Via Dwarka
Expressway



COMMERCIAL CORRIDOR OF THE FUTURE

REPRESENTATIVE IMAGES FROM OTHER GURUGRAM DEVELOPMENTS



GLOBAL CITY GURUGRAM

1000 acres of mixed land use township project being developed by the **Haryana State Industrial and Infrastructure Development Corporation Limited (HSIIDC)**

A 100% State owned Infrastructure Development agency of the Govt. of Haryana.

LEOPARD TRAIL GURUGRAM



ACTUAL IMAGE OF LEOPARD TRAIL

HARERA Registration No: RC/REP/HARERA/GGM/772/504/2023/116 dated: 18.12.2023

HARERA Website: <https://haryanarera.gov.in>

Promoter: M/s DLF Limited

Project Name: DLF Privana South

**Welcome
to the next chapter of**

***DLF* PRIVANA**

Disclaimer: Licence No. 219 of 2023 dated 25.10.2023 for an area measuring 116.29625 acres, being developed in a phased manner, the current Phase I being 'DLF Privana South' ("Project") | Project Area: 10.177 Hectares (25.148 acres) acres at Shikopur and Kherki Daula village at Sector 76-77, Gurugram, Haryana | Building Plan Approval Memo No: ZP-1895/JD (RA)/ 2023/ 42259 dated 13-12-2023 for the Project. All information, images and visuals, drawings, plans or sketches shown in this advertisement are only an architect's impression, for representational/illustrative purposes only 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 Promoter endeavours to keep the information up to date and correct, however, makes no representation or warranty for the accuracy or completeness of the information. 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/ Promoter, have a thorough understanding of the same and take appropriate advice before concluding any decision for buying any Unit(s) in the Project. All specifications and amenities mentioned herein are actual specifications, amenities and facilities provided by the Company as per approved plans.

BEFORE DLF PRIVANA ANNOUNCEMENT



ACTUAL IMAGES OF SECTOR 76 & 77

CURRENT IMAGE OF SECTOR 77



ACTUAL IMAGES

PRESENTING

***DLF* PRIVANA** **WEST**

Licence No. 219 of 2023 dated 25.10.2023 for an area measuring 116.29625 acres, being developed in a phased manner, the current phase being 'DLF Privana West ("Project")' | Project Area: 5.088 Hectares (12.572 acres) acres at village Shikhopur/ Kherki Daula at Sector 76 & 77, Gurugram, Haryana | Building Plan Approval Memo No: ZP-1895/ PA(DK)/ 2024/ 12245 dated 18-04-2024 for the Project.

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DLF PRIVANA

WEST



Artistic Impression

ARTISTIC RENDITION

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MASTERPLAN AND ARCHITECT

HBDESIGN

HONG KONG | SINGAPORE



REPRESENTATIVE IMAGE

SITE PLAN

Floors: S+41

Area: 12.6 acres

Towers: 5

63 units per acre

Part of a large ~116.29 acres integrated township

Direct access:

60 m wide sector road

24 m wide circulation road

Proximity to Aravalli and

500 mtr wide reserved greens



ARTISTIC RENDITION



STRUCTURAL DESIGN

**Thornton
Tomasetti**
NEW YORK

REPRESENTATIVE IMAGE

SPACIOUS 4 BEDROOM RESIDENCES



4 apartments to a core

2 penthouses to a core

TYPICAL PLAN APPLICABLE FOR APARTMENT No. 1 & 3 IN TOWER A & D
AND No. 2 & 4 IN TOWER B, C & E
MIRROR IMAGE OF THIS PLAN APPLICABLE FOR APARTMENT No. 2 & 4
IN TOWER A & D AND No. 1 & 3 IN TOWER B, C & E

**~ 80% OPEN SPACE
ONLY 63 UNITS PER ACRE**



REPRESENTATIVE IMAGE ONLY FROM OTHER DLF DEVELOPMENTS. THE ACTUAL PRODUCT/DEVELOPMENT OF THE PROJECT SHALL DIFFER FROM THE IMAGE SHOWN ABOVE.

3 CAR PARKS – TYPICAL UNITS 4 CAR PARKS – PENTHOUSES



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AIR-CONDITIONED LOBBIES



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TOWER LOBBY – DESIGN

BLINK

THAILAND



REPRESENTATIVE IMAGE

HIGH SPEED (4+1) ELEVATORS SHUTTLE ELEVATORS FROM BASEMENT



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SIT-OUT AREAS | KIDS PLAY AREA



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FLOOR TO FLOOR HEIGHT

3.4 M – REGULAR UNIT

4 M – PENTHOUSE



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WIDE BALCONIES (9'9") ACCESSIBLE FROM ALL BEDROOMS



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POWDER ROOM IN ALL UNITS



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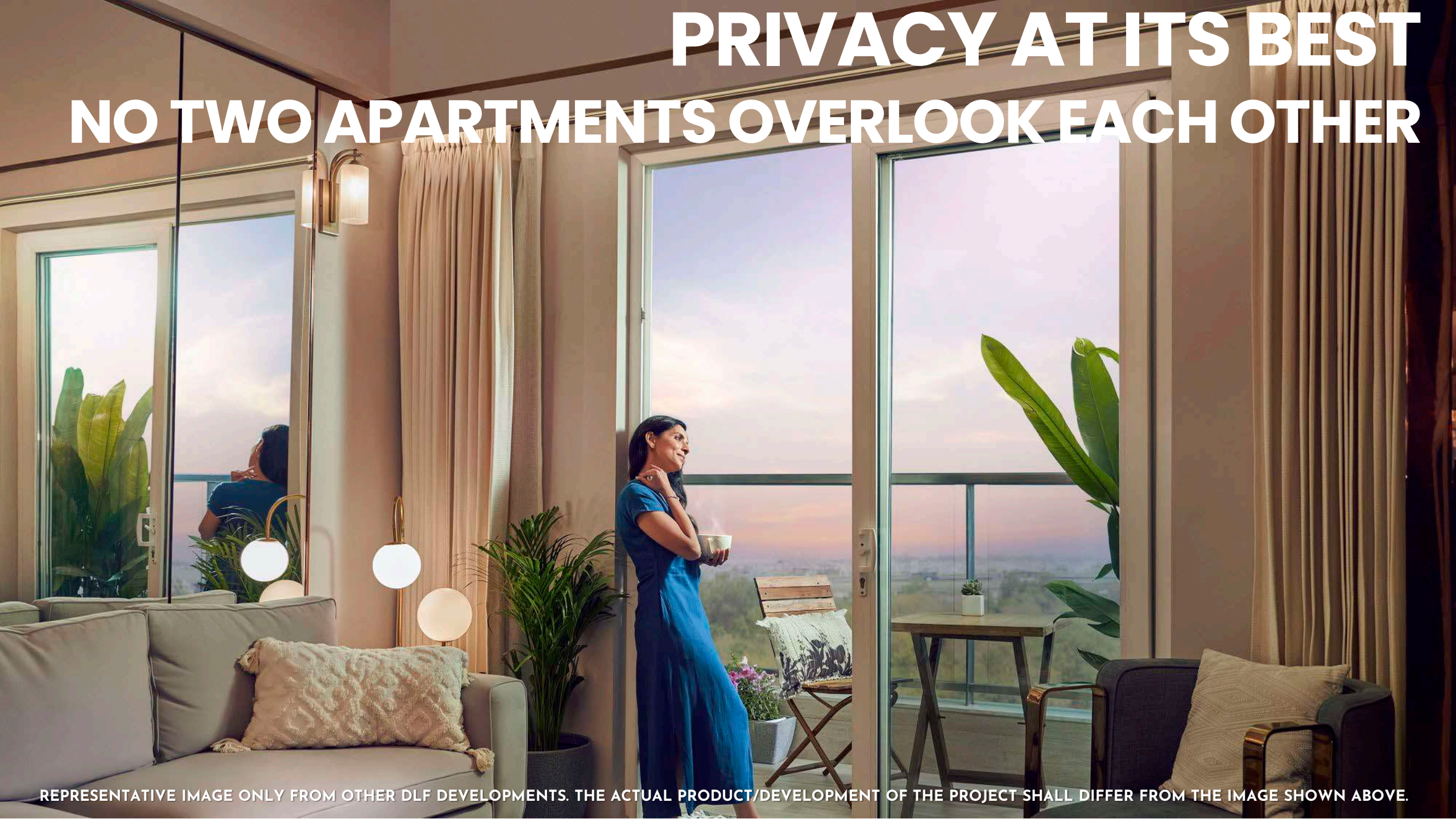
MASTER BEDROOM WITH LOBBY/STUDY



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PRIVACY AT ITS BEST

NO TWO APARTMENTS OVERLOOK EACH OTHER



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PAYMENT PLAN

1. Standard Payment Plan:

Sl. No.	Instalment Description		% Due
	Construction Stage	Time	
1	Amount on Application		INR 50 lacs
2	Booking Amount (Within 30 days of Application Form)		10% (Less INR 50 lacs)
3	Within 4 months of Application Form		15%
4	Start of Foundation Works*	9 months*	10%
5	Completion of GF Floor Slab*	17 months*	10%
6	Completion of 10th Floor roof slab*	25 months*	10%
7	Completion of 24th Floor roof slab*	31 months*	10%
8	Completion of Terrace slab*	40 months*	10%
9	On application for Occupation Certificate		10%
10	On receipt of Occupation Certificate		10%
11	On offer of possession		5%
TOTAL			100%

*Whichever is later.

2. Down Payment Plan:

Sl. No.	Instalment Description	% Due
1	Amount on Application	INR 50 lacs
2	Booking Amount- (Within 30 days of Application Form)	10% (less INR 50 Lacs)
3	Within 120 days of Application Form	80% (Less Down Payment Rebate)
4	On Offer of Possession	10%

Notes:

1. Down Payment Rebate = 10%
2. Stamp duty and registration charges as applicable will be extra.
3. GST/ Taxes as applicable. GST additional on each instalment as applicable.
4. Interest Bearing Maintenance Security Deposit (IBMS)* shall be payable @ INR 10 lacs per apartment on the offer of possession, which shall be over and above the Total Price.
5. Holding Charges at the rate of Rs. 25 per sqft per month on the carpet area

(*detailed T&C shall be as per Maintenance Agreement)

HARERA Registration No: RC/REP/HARERA/GGM/ 819/ 551/2024/46

HARERA Website: <https://haryanarera.gov.in>

Promoter: M/s DLF Limited

Project Name: DLF Privana West

THANK YOU

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