





Founded in 1946 by Chaudhary Raghavendra Singh, DLF started with the creation of 22 urban colonies in Delhi. In 1985, the company expanded into the then-unknown region of Gurugram, creating exceptional living and working spaces for the new Indian. Today, DLF is the largest publicly listed real estate company in India, with residential, commercial, and retail developments in 15 states and 24 cities.

75

years of trust,
growth and innovation

336.3

million sq. ft
delivered

Residential

300.9

million sq. ft of
residential portfolio

Offices

32.1

million sq. ft of
Grade A office spaces

Retail

4.2

million sq. ft of
retail spaces

Hospitality

83.7

hectares of sprawling
open spaces

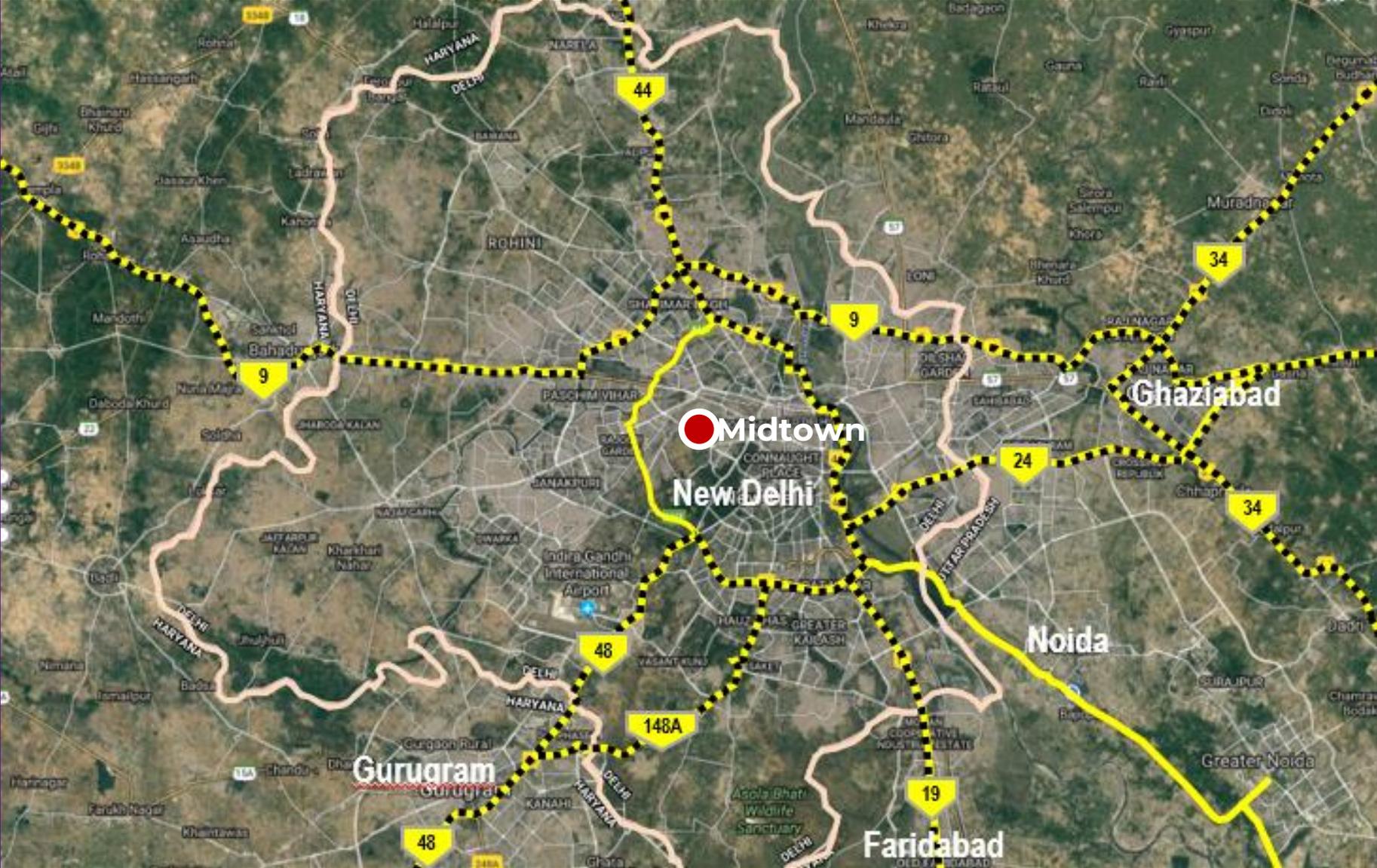


DLF MIDTOWN

WEST DELHI

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DLF Midtown Location – Heart of the Capital



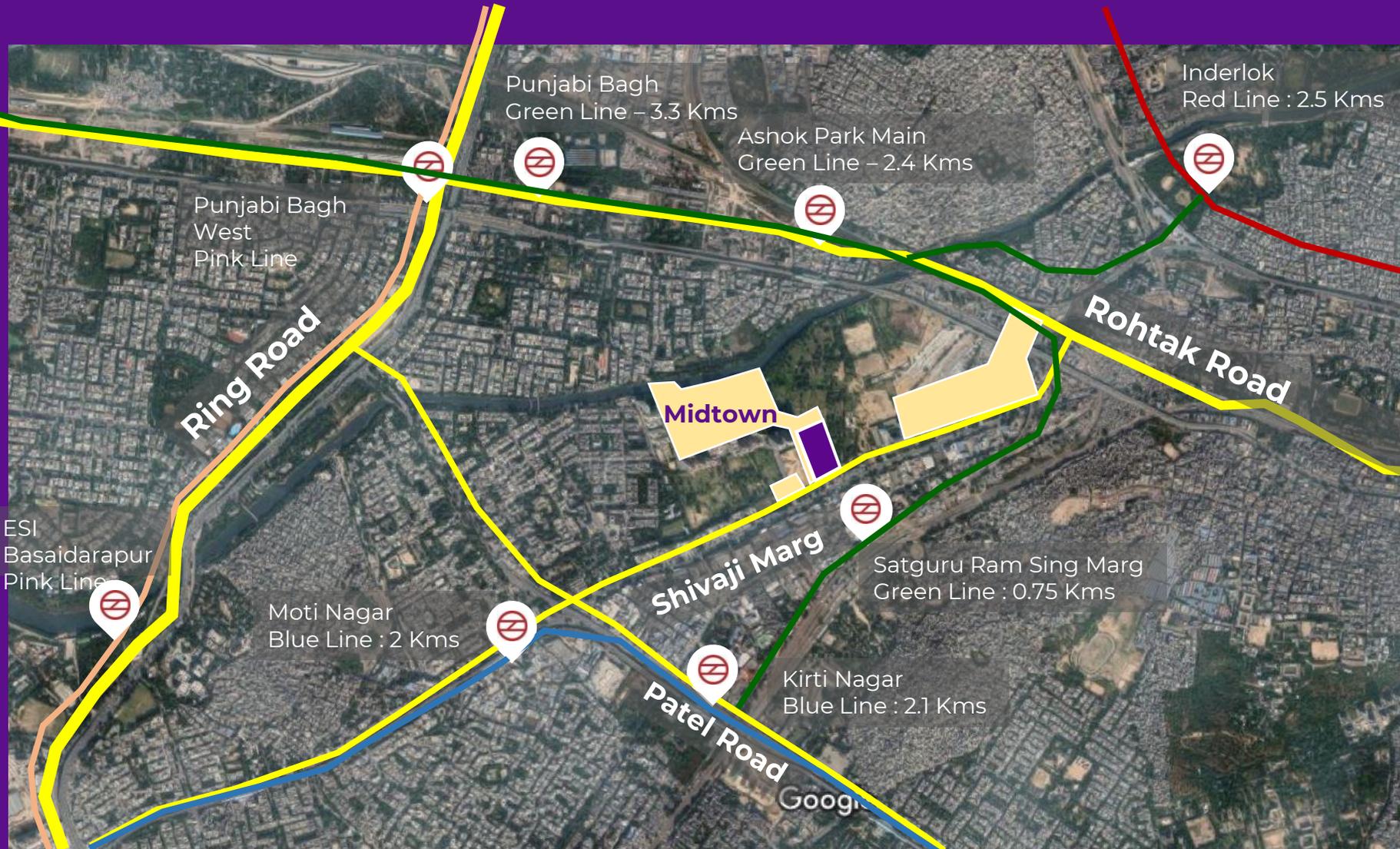
Located in the heart of India's Capital City

One of the most vibrant neighborhoods of Delhi NCR

KEY DISTANCES

- Karol Bagh 4.9 KM
- Netaji Subhash Place 6.4 KM
- New Delhi Railway Stn. 8.2 KM
- Connaught Place 10.3 KM
- IGI Airport 25 KM
- Cybercity, Gurugram 27.5 KM

DLF Midtown – Connectivity



On proposed 60 M wide Shivaji Marg (As per Masterplan)

Good connectivity with rest of the city through Patel Road Rohtak Road Ring Road

Surrounded by 4 metro lines (Blue, Green, Red, Pink)

5 Metro stations within 3 KM



Actual shot of Capital Greens I, II, and III



Actual shot of Capital Greens I, II, and III overlooking greens

SOCIAL INFRASTRUCTURE

SCHOOLS AND UNIVERSITIES

- SBM School – 0.9km
- Springdales School, Kirti Nagar – 2.8km
- Hansraj Model School – 5.4km
- Faith Academy – 5.9km
- Springdales School, Pusa Road – 6.7km
- Bal Bharti, Pusa Road – 6.8km
- Ramjas School, Pusa Road – 7.0km
- Delhi University, North Campus – 7.0km
- St. Columba's School – 9.1km
- Convent of Jesus and Mary – 9.1km

SHOPPING CENTRES AND MALLS

- Epicah Mall – 2.3km
- Delhi Mall – 3.2km
- Shivaji Place, District Centre – 4.4km
- Shopping Centre Ranibagh, Pitampura – 5.9km
- Karol Bagh – 6.1km
- Pacific Mall – 6.2km
- Netaji Subhash Place – 6.3km
- Janakpuri District Centre – 9.1km
- Chandni Chowk – 9.2km
- Connaught Place – 10.3km

HOSPITALS AND MEDICAL FACILITIES

- Apollo Cradle, Moti Nagar – 1.8km
- Kalra Hospital, Kirti Nagar – 2.7km
- MGS Hospital, West Punjabi Bagh – 4.5km
- Maharaja Agrasen Hospital, West Punjabi Bagh – 4.6km
- Apollo Spectra Hospital, Rohtak Road – 4.7km
- BLK Super Specialty, Pusa Road – 5.5km
- Sir Ganga Ram Hospital – 6.7km
- Delhi Hearth and Lung Institute – 7.3km
- Deen Dayal Upadhyaya Hospital - 7.8 km
- Ram Manohar Lohia Hospital - 8.7 km

**GET READY FOR
THE GRAND UNVEIL**

ONE MIDTOWN

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Artistic Impression Of
ONE MIDTOWN
Elevation



Artistic Impression Of
ONE MIDTOWN
Elevation

**Wake up to birdsong and
overlook green views**



Artistic Impression Of An Apartment's Balcony

**Outdoor spaces and more,
for the well-being of the
entire family**



Artistic Impression Of Internal Greens

Dedicated multi-level clubhouse

**Restaurant | Café | Alfresco Dining
Bar | Card Room | Spa | Salon**



Artistic Impression Of Clubhouse Lobby



Artistic Impression Of The Restaurant



Artistic Impression Of Bar



Artistic Impression Of The Café

Fully-Equipped For Your Lifestyle Needs

**Gymnasium | Multipurpose Room | Kids Club
Game Room | Convenience Store**



Artistic Impression Of Gymnasium



Artistic Impression Of The Multi-Purpose Room



Artistic Impression Of The Games Room



Artistic Impression Of Games Room Overlooking Internal Greens



Artistic Impression Of Kids Club

5-Zone Infinity Edge Swimming Pool

**Infinity Edge | Lap pool | Kids Pool | Lounge Pool
Pool Tree Garden | Pool Side Cabanas | Poolside Juice Bar**



Artistic Impression Of The Pool

Professionally Managed 5-Tier Security And Secured Covered Car Parking

**24x7 CCTV Camera Surveillance | Automated Boom Barriers
Quick Response Team | Entrance Tower Lobbies Manned Round The Clock
Video Phone Outside Apartment Main Door**

**RFID Based Access Controlled Parking | Shuttle Elevators For Secure Access From
Parking**

Arrival Experience

Landscaped covered drop off for each tower
Air-conditioned double height tower entrance lobby
Hi speed elevators – 4 m/s



Artistic Impression of the Drop Off Zone



Artistic Impression Of Tower Entrance Lobby



Artistic Impression Of Lift Lobby



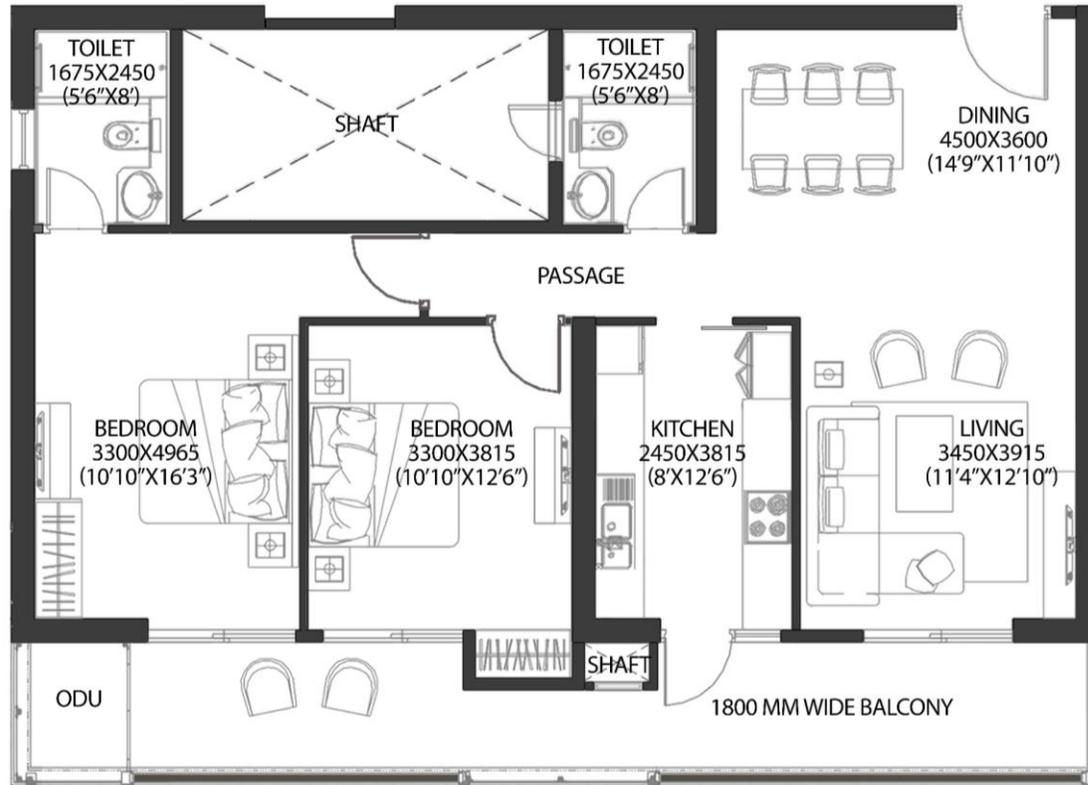
Artistic Impression – Bird's Eye View

MASTER LAYOUT



TYPICAL APARTMENT PLAN

2 BHK

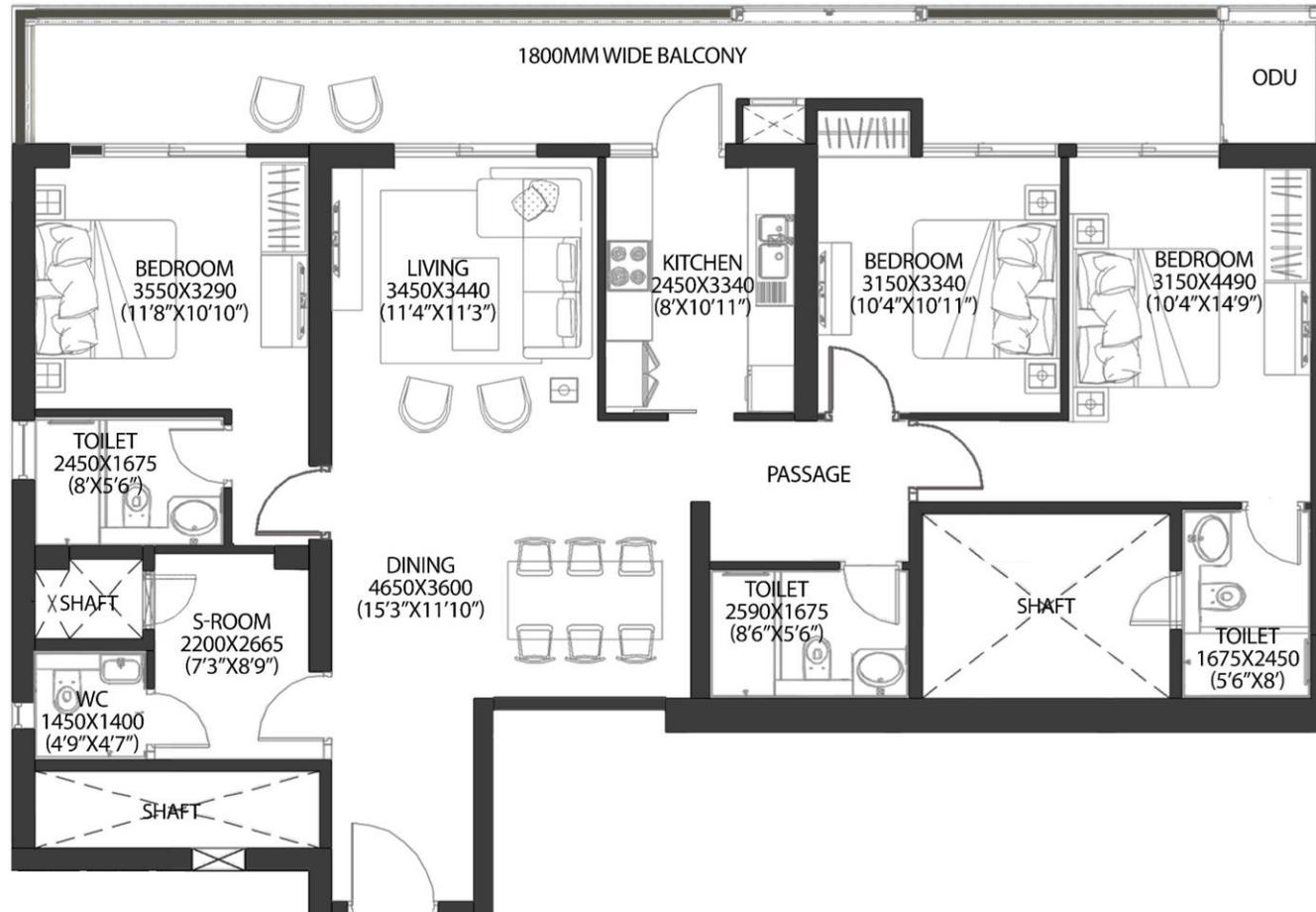


All areas have been measured in licensed autocad tool. Details of apartment will be as per the agreement.

Plan not to scale. All dimensions are in mm (ft. Inch)

TYPICAL APARTMENT PLAN

3 BHK

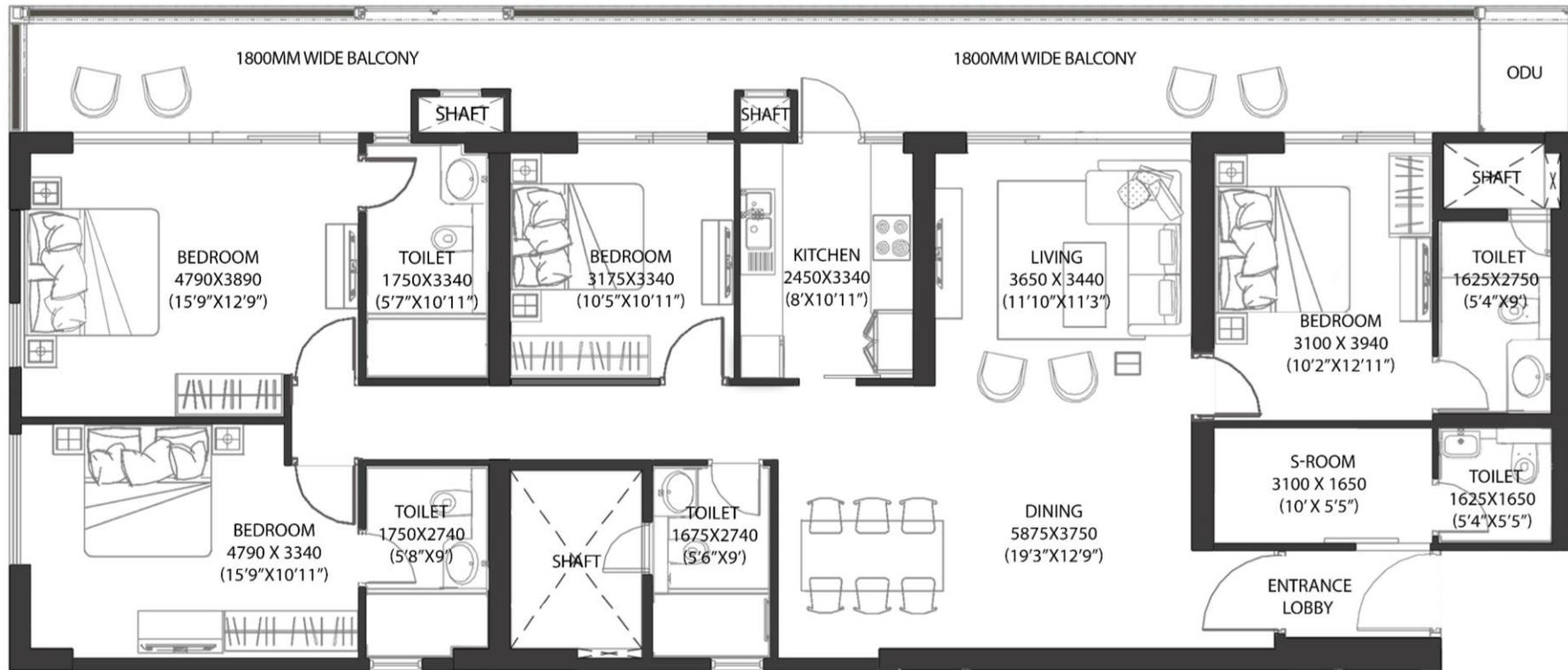


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Plan not to scale. All dimensions are in mm (ft. Inch)

TYPICAL APARTMENT PLAN

4 BHK



All areas have been measured in licensed autocad tool. Details of apartment will be as per the agreement.

Plan not to scale. All dimensions are in mm (ft. Inch)

SPACIOUS 2, 3, 4 BEDROOM APARTMENTS

With Elevated Lifestyle including

- Imported Marble Flooring in Living, Dining
- Bedrooms with Laminated Wooden Flooring and Modular Wardrobes
- Fully loaded Modular Kitchen with appliances – Refrigerator, Washing Machine, Dish Washer, Microwave, Oven, Hob, Chimney
- VRF Air Conditioning
- Washrooms with Glass Shower Partition and Medicine Cabinet
- Expansive Balconies with Laminated Glass Railing

APARTMENT SPECIFICATIONS

Living/ Dining/ Lobby/Passage

Floor	Imported marble
Wall	Acrylic emulsion paint
Ceiling	Acrylic emulsion paint

Bedrooms

Floor	Laminated wooden flooring
Wall	Acrylic emulsion paint
Ceiling	Acrylic emulsion paint
Wardrobes	Modular wardrobes

Balcony

Floor	Vitrified tiles
Wall	Exterior grade Paint
Railing	SS/MS, and laminated glass railing

Utility/ S. Room

Floor	Tiles
Wall	Acrylic emulsion paint
Ceiling	OBD

Kitchen

Floor	Vitrified tiles
Wall	Dado (as per design)
Ceiling	Acrylic emulsion paint
Counter	Stone counter
Fittings and Fixtures	Modular kitchen, SS sink, CP fittings
Appliances	Refrigerator, Washing machine, Dish washer, Microwave, Oven, Hob, Chimney (Whirlpool/ Siemens/ Bosch/ Samsung or equivalent) Geyser, Exhaust fan

Master Toilet

Floor	Imported marble
Wall	Imported marble with medicine cabinet
Ceiling	False ceiling
Counter	Imported marble with below counter vanity
Fittings and Fixtures	Glass shower partition CP fittings, wash basin and EWC (Kohler/ Duravit/ Grohe/ American Standard or equivalent)
Appliances	Geyser, Exhaust fan

APARTMENT SPECIFICATIONS

Other Toilet

Floor	Imported marble
Wall	Tiles with medicine cabinet
Ceiling	False ceiling
Counter	Imported marble with below counter vanity
Fittings and Fixtures	Glass shower partition (Except powder toilet) CP fittings, wash basin and EWC (Kohler/ Duravit/ Grohe/ American Standard or equivalent)
Appliances	Geyser, Exhaust fan

Doors

Main Door	Polished veneer solid core door with 60 mins fire rating
Internal Door	Painted frame with Painted flush doors

Toilet abutting S. Room

Floor	Tiles
Walls	Tiles
Ceiling	False ceiling
Fixtures	CP fittings, sanitaryware (Parryware / Jaquar/ Johnson or equivalent)

Window/ External Glazing

Double glazed units with UPVC / Aluminum frames and shutters in living room and bedrooms
Single glazed units with UPVC / Aluminum frames and shutters in kitchen, toilets and S. room (wherever applicable)

Electrical Fixtures and Fittings

Modular switches (Schneider/Legrand/Panasonic/Wipro/ Honeywell or equivalent)
FRLS/ZHFR internal wirings and ceiling light fixtures in balcony, kitchen and toilets
Optical Network Terminal (ONT) in each apartment for data and TV connectivity
Video Door Phone at main apartment door

APARTMENT SPECIFICATIONS

Airconditioning

VRF Airconditioning in living, dining, bedrooms, kitchen (Daikin/ LG/ Samsung/Carrier/Toshiba or equivalent)

Fire Fighting System

Fire fighting system with sprinklers, smoke detection system

OTHER SPECIFICATIONS

- o High speed Toshiba passenger elevators with a speed of 4m/sec in towers. Additional service elevator in each tower
- o Shuttle elevators from parking levels to main entrance lobby
- o Air-conditioned main entrance lobby and typical floor lobbies (except service lift lobby)
- o Rainwater Harvesting system
- o Recycled water from STP for flushing and irrigation
- o Provision for garbage chute in each tower
- o Structure designed for Zone 5 compliance i.e., Designed for 1 zone higher than the statutory requirement of Zone 4

Disclaimer – Specifications as mentioned are subject to marginal variations, which may be necessary during construction. Marble/ Granite/ Stone being natural material have inherent characteristics of color and grain variations. The brands of the equipment/ appliances/ goods and the specifications and facilities mentioned may change on account of non-availability thereof

KEY DESIGN CONSULTANTS

Concept Design

DP Consultants Pte Ltd, Singapore

Architect

Sikka Associate Architects

Landscape Design Concept

MPFP pllc, New York

Interior Design of Club, Amenities and Common Areas

Smallwood, Reynolds, Stewart, Stewart International, Ltd.

Architect of Record for Landscape Design

Integral Designs International Studio Pvt. Ltd

Traffic Design

Vertex Asia Pacific Pte Ltd, Singapore

Vertical Transport Consultancy

Soberman Engineering Co.

Structural Design

Optimal Consultancy Services Pvt Ltd

Structure Design Peer Review

Thornton Tomasetti

MEP Design

SEED Engineering Consultants Pvt Ltd

MEP Peer Review

Think BIM Technical Services Pvt Ltd

Cost Consultancy and Quantity Survey

Hill International Cost Consultancy (India) Pvt Ltd

Fire and Life Safety

Fyrprotek

Wind Engineering

RWDI Consulting Engineers Pvt Ltd

Green Building Consultant

Environmental Design Solutions Pvt Ltd

An Urban Lifestyle Like No Other!

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