

HARERA Registration No.: RC/REP/HARERA/GGM/539/271/2022/14 dated 14.03.2022
HARERA Website: <https://haryanarera.gov.in>
Promoter - M/s DLF Limited
Project Name - Independent Floors at DLF City Phase IV, Gurugram



Discover the luxurious
Platinum Residences,
Amaltas Drive, DLF IV

INDEPENDENT FLOORS

AT DLF CITY PHASE IV

What if...

*...moving home had
the power to transform
your life?*



Artistic Rendition: Independent Floors

Location ⁵

Lifestyle ¹³

The Concept ¹⁷

Your Home ²¹

Specifications ²⁶

DLF Club4 ²⁹

Contact ³⁸



What if...

...home was right in the heart of the city?

Belong in the City

Experience the wonder, privilege and excitement of city living, without any of the chaos, from the comfort of your Independent Floor, DLF City Phase IV. Be at home in the heart of Gurugram, where cultured cosmopolitan living meets family life. Access the world of international business effortlessly from your doorstep.



Amaltas Drive, DLF IV



Representative Image

- Be part of DLF's vision of success in a prospering city
 - An enviable address within the prestigious Amaltas Drive, DLF City Phase IV
 - DLF City Club4 and exclusive leisure facilities close by
 - Walking distance from major commercial developments: Galleria Market, Cross Point Mall, Supermart I & II
 - Three key metro stations within 3km: City Centre, IFFCO Chowk and Phase 1 Rapid Metro*
 - Excellent connectivity to Raghvendra Marg, MG Road and NH-48
 - Close to the award-winning business district, DLF Cybercity
 - Close proximity to prominent Schools and Hospitals
 - 15.8km from Indira Gandhi International Airport*
- *All distances are approximate



DLF Cybercity

Distances to major locations

SCHOOLS

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

HOSPITALS

| | |
|------------------------------------|--------|
| Max Hospital | 1.9 km |
| Fortis Memorial Research Institute | 2.7 km |
| Paras Hospital | 3.8 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 | 0.5 km |
| MG Road, Gurugram (Malls) | 2.6 km |
| Ambience Mall, Gurugram | 6.2 km |

HOTELS

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

RECREATION

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



Not to Scale

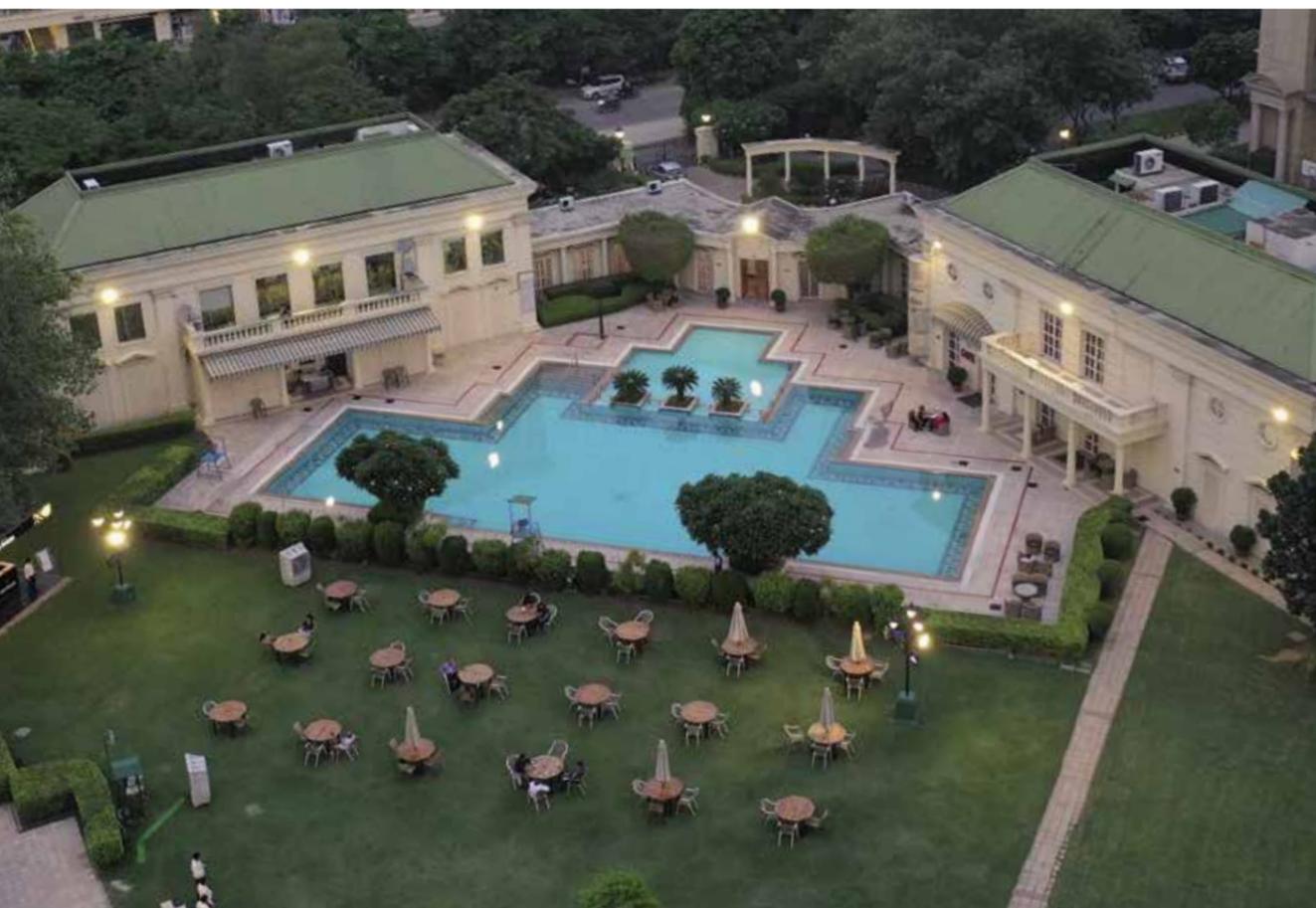
What if...

...you could live the perfect life?



Representative Image

Unlock a New Lifestyle



DLF City Club4



Representative Image

Discover a vibrant yet tranquil neighbourhood where a community full of culture, a host of high-end leisure facilities and prestigious clubs, including DLF City Club4 can be found. Be part of a planned community where an enviable lifestyle awaits.

- Explore the vibrant Galleria Market
- Enjoy the benefits of Club4. New residents enjoy private membership*
- Visit Cyberhub, an unparalleled dining and entertainment destination
- Shop at the diverse malls on MG Road
- Live peacefully and carefree within a safe and secure community

*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.



What if...

...you could have space meticulously designed for both family and independent living?

Representative Image

Space Reimagined

Independent Floors are transforming limited legacy plots within DLF City into expansive contemporary luxury apartments, creating an exclusive collection of low-rise dwellings.

Each building features four homes - one per floor, set above a dedicated floor with a private staff room, secure parking and designated storage facilities. Find freedom and space in the heart of the exclusive Amaltas neighbourhood, DLF City Phase IV.

- Expansive living with only one home per floor
- Spacious interiors with an enhanced floor to floor height
- Exquisite terrace garden**
- Home automation for modern convenient living
- Gated community experience
- Dedicated private staff room
- Additional storage area for every home
- Covered, secure parking
- Fully fitted kitchen

**Terrace Garden i/c potted plants, artificial grass, lighting, seating in select areas as per design



What if...

*...your home was designed
around you?*



Artistic Rendering: Independent Floors

Effortless Family Living



Representative Image

Discover a residence with space to grow in comfort, combined with the warm embrace of a family home. Optimised for multi-generational living styles, Independent Floors offer expansive living spaces, providing a private sanctuary for every member of the family. Each home provides optimised living space, designed to offer maximum usable area, natural light and airflow, as well as a large terrace garden.

The rare benefits of designated staff accommodation, secure parking, separate storage area and CCTV surveillance ensure convenience and peace of mind.

Automated homes for effortless living

Technology makes everyday life effortless and enjoyable. Set within the secure gated communities of DLF City, Independent Floors ensure the perfect city life, expertly managed and delivered.

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
- Snap Control (ON/OFF): TV
- Automation
- Modular Touch Switches



Representative Image

*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.

Proposed Specifications

Part A - Inside the Independent Floor

LIVING / DINING / LOBBY / PASSAGE

| | |
|---------|---|
| Floor | Marble |
| Walls | Acrylic emulsion |
| Ceiling | Acrylic emulsion and false ceiling with cove lighting in select areas |

BEDROOMS

| | |
|-----------|---|
| Floor | Laminated wooden flooring |
| Walls | Acrylic emulsion |
| Ceiling | Acrylic emulsion and false ceiling with cove lighting in select areas |
| Wardrobes | Modular wardrobes of standard make |

KITCHEN

| | |
|---------------------|--|
| Wall | 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 are / 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 | Tiles |
| Walls / Ceiling | Acrylic emulsion / OBD |
| Toilet | Ceramic tile flooring, conventional CP fittings, chinaware |

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. |
|---------------------------|---|

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

Part B – Common Areas in the building

POWER BACK-UP

Back-up by DG set upto 8 KVA for plots 250 -370 sqyds
Back-up by DG set upto 10 KVA for plots 410 -450 sqyds (Overall diversity of 80 % will be applied)

SECURITY SYSTEM

CCTV in driveway of parking, ground floor entrance lobby

LIFT LOBBY

Lifts Capacity of 6 persons

STAIRCASES

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

TERRACES

Terrace garden i/c potted plants, artificial grass and seating in select areas only

Zone IV seismic considerations for structural design

VRV/VRF air conditioning system with high wall units in living, dining and bedrooms and in study rooms (if any)

CONVERSION SCALE 1 ft = 304.8 mm

DISCLAIMER: Marble or 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 occur 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 shall not have any right to raise objection in this regard.



What if...

...home came with private membership to the exclusive DLF City Club4?

Your Private Leisure Oasis



The Palms restaurant



Representative Image

Within the vibrancy of the city lies your private leisure oasis, DLF City Club4. Each homeowner receives complimentary five-year membership to this prestigious establishment.* Enjoy the very best of leisure, dining and sporting activities all within a short drive from your front door.

Imagine a day of gourmet dining with family and friends after a morning in the pool or on the tennis court. Or celebrating in style in the air-conditioned ballroom and party lawns - all delivered with faultless service and attention to detail.

- Business centre with state-of-the-art meeting facilities
- The Palms all-day dining restaurant
- Oasis Bar with live entertainment
- The Poolside Café
- Health Club with a fully equipped Gym, Spa and Beauty Salon
- Swimming Pool
- Floodlit Tennis Courts
- Squash Courts
- Table Tennis
- Children's Playground
- Library



Oasis Bar, DLF City Club4

*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.



What if...

*...this was the best decision
of your life?*

Representative Image

A reputation for delivering the very best

Relax in the comfort of a quality home by DLF. For 75 years, DLF has consistently delivered uncompromising quality in construction and development. With a portfolio that includes some of Delhi's oldest communities that have shaped the housing scene of the national capital.



Representative Image

“

For 75+ years, DLF has been consistently delivering uncompromised quality in construction and development. Our portfolio includes some of Delhi's oldest communities, those that have shaped housing as we see today in the national capital. With the turn of the century, India's transformation has been transcendent. We take pride in the fact that DLF has not only exceeded people's expectations from homes, but also given them comforts beyond what they envisioned. As the region develops further, we will keep anticipating and providing conveniences that redefine lifestyle, and create communities where lives thrive.



An investment in life

Committed to intelligent design and enduring quality, DLF presents a rare opportunity to own an Independent Floors home in the highly desirable DLF City Phase IV neighbourhood.

The surrounding area of Platinum Residences, Independent Floors at DLF City Phase IV provides an outstanding environment to work and live for all the family.

A home that will surpass every expectation, where your investment in family and life will flourish.

CONTACT DETAILS

T: +91 9580880880

INDEPENDENT FLOORS

AT DLF CITY PHASE IV

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. S.room shall not be provided with air conditioning. Marginal variations may occur 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-4-floors.dlf.in
Project Address: DLF City Phase IV, Gurugram, Haryana

INDEPENDENT FLOORS

AT DLF CITY PHASE IV

M/s DLF Limited

CIN - L70101HR1963PLC002484

Registered Office:

3rd floor, Shopping Mall, Arjun Marg. DLF City, Phase I, Gurugram 122002 (HR)

HARERA Registration No.: RC/REP/HARERA/GGM/539/271/2022/14 dated 14.03.2022
dlfcityphase-4-floors.dlf.in

