

HARERA Registration No. RC/REP/HARERA/GGM/772/504/2023/116 dated: 04.12.2023

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

Promoter – M/s DLF Limited

Project Name: DLF Privana South



***DLF* PRIVANA**

SECTOR 76 AND 77, GURUGRAM

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 village Shikhopur at Sector 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 for representational/illustrative purposes and are not part of overall development 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.



WHERE 'THE ARAVALLIS' ARE **YOUR NEIGHBOURS**



AREA ~10,000 ACRES



www.realtyventuresindia.com

Actual Image of Aravalli Range

NEW NERVE CENTRE OF GURUGRAM



- Region accounts for ~45% of the total residential activity in Gurgaon

**Fast
Emerging
Residential
Market**

- Proximity to corporate parks ~ DLF Corporate Greens, TCS, Air India training centre, etc.

**Commercial
Office Hubs**

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

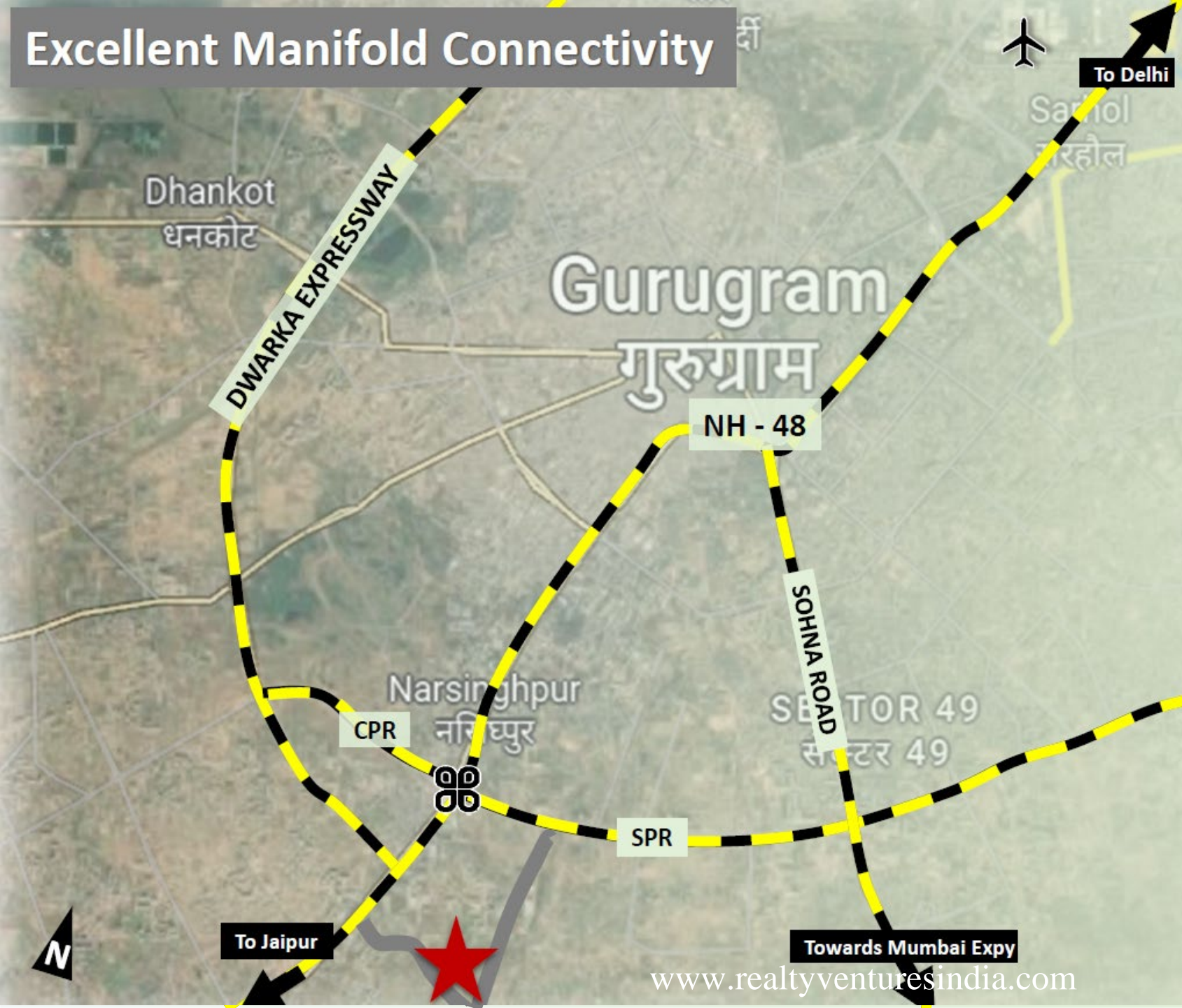
**Golf
Courses**

- Presence of resorts/ golf courses ~ ITC Grand Bharat, Tarundhan Valley, Karma Lakelands, Golden Greens in proximity.

**Aravalli
Safari**

- Upcoming 10,000 acres safari park being designed

Excellent Manifold Connectivity



Direct Access to NH – 48



- Major highway traversing Gurgaon

Quick access to SPR

- Connected to SPR from 60 m wide road;
- Connects site to key hubs ~ GCR, GCX, etc.
- Elevated SPR proposed

CPR ~ 135 m wide multiutility corridor

- Access to areas of New Gurgaon & Manesar

NPR ~ 150 m wide elevated expressway

- Connecting to Dwarka & IGI Airport

Clover Leaf

- 4-way junction for NH-48, SPR, CPR & NPR

DMIC

- Industrial corridor, length of 1,504 km
- Easy connectivity to Mumbai Expy through Sohna Road

FUTURE INFRASTRUCTURE INITIATIVES ENHANCING REGIONAL CONNECTIVITY



Delhi Alwar RRTS

- Expected to provide superior connectivity to parts of Delhi, UP, Haryana & Rajasthan; Currently, under-construction

SPR Metro

- Proposed along SPR from Sector 55/56 to Vatika Chowk
- Techno-Feasibility Report for the same is underway

Manesar MRTS

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

Global City

- Mixed use project, spread across 1,000 acres comprising of workspaces, retail spaces, social infrastructure.



WHERE YOUR ADDRESS

IS IN THE CITY

AND IN

THE NATURE TOO



www.realtyventuresindia.com

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

WHERE YOU HAVE EXPRESS CONNECTIVITY



Actual Image of Cloverleaf Flyover

www.realtyventuresindia.com

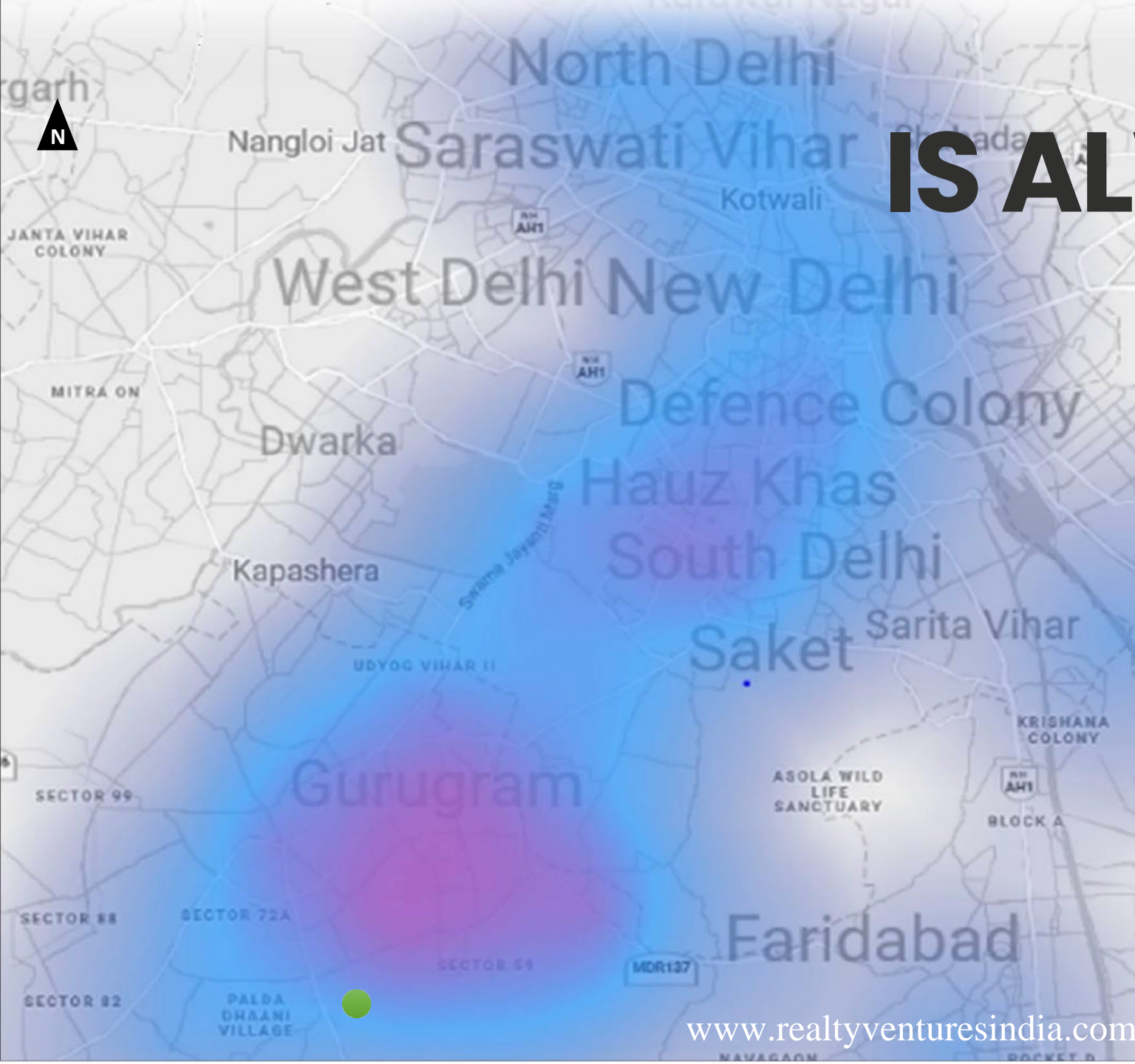
With the newly **inaugurated Dwarka Expressway**, coupled with existing seamless connectivity via SPR and NH48, your home at **DLF Privana South** is now even closer.

AIRPORT CONNECTIVITY



REPRESENTATIVE IMAGE

www.realtyventuresindia.com



WHERE THE 'AQI' IS ALWAYS BETTER

AQI	DLF PRIVANA	GURGAON	DELHI	FARIDABAD	NOIDA
PM 2.5	70	172	175	212	104
PM 10	143	179	186	203	126
NO2	12	26	45	31	32
CO	1	57	68	48	7

LOW PM 2.5  HIGH PM 2.5

DLF PRIVANA



6.7 km green belt stretch along sectors 76 & 77 on both sides **developed & maintained by DLF.**
Road section comprising of **dedicated cycle tracks, footpaths, greens belts, etc.**

Corporates such as **Air India Training Centre, Corporate Greens** to lead way for an **affluent working population.**

Augmentation of infrastructure through installation of **smart streetlights, traffic signals, height barriers, landscaped roundabouts and direct access from NH48.**

Road repair & resurfacing in progress for SPR & sector roads around DLF Privana

500-meter-wide reserved greens shall enhance the air quality & surrounding views of DLF Privana ecosystem

HARERA Registration No. RC/REP/HARERA/GGM/772/504/2023/116 dated: 04.12.2023

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

Promoter – M/s DLF Limited

Project Name: DLF Privana South



DLF PRIVANA SOUTH

Disclaimers: All information, images and visuals, drawings, plans or sketches shown in this brochure are only an architect's impression, for representational/illustrative purposes only and not to scale. The Promoter is not liable/ required to provide any Interior works, furniture, items, electronics goods, amenities, accessories, etc, as displayed herein as the same do not form part of the specifications or deliverables being offered by the Promoter. and the same shown herein is only for the purpose of illustrating/indicating a possible layout. 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 dimensions mentioned in the drawings may vary/differ as compared to original at site. All specifications and amenities mentioned herein are actual specifications, amenities and facilities provided by the Company as per approved plans.

**Specifications given are as filed with HRERA, Gurugram. The extent/ number/variety of the equipment/appliances are tentative and liable to change at sole discretion of the Promoter and shall be as per applicable law.

*Taxes and statutory charges extra as applicable and terms and conditions apply.



DLF PRIVANA
SOUTH

www.realtyventuresindia.com



**25+
ACRES**

**88%
GREEN COVERAGE**

www.realtyventuresindia.com

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

7 TOWERS 4 APARTMENTS TO A CORE



www.realtyventuresindia.com

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

4BHK + S: 3577 sq. ft.



www.realtyventuresindia.com

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



9'9"-WIDE LARGE DECKS



www.realtyventuresindia.com

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



3.4-METER FLOOR-TO-FLOOR HEIGHT

www.realtyventuresindia.com

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

PRIVACY AT ITS BEST NO APARTMENTS OVERLOOKING EACH OTHER



www.realtyventuresindia.com

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

An aerial photograph showing a multi-lane road with traffic, a landscaped median with a white fence, and a large open plot of land. In the background, a city skyline is visible under a clear sky.

**472 MTR.
FRONTAGE ON 60
MTR. SECTOR
ROAD**

A photograph of a modern, air-conditioned tower lobby. The space features a polished dark marble floor, a large black sculpture of a figure on a globe, and a wooden ladder leaning against a large silver sphere. The walls are clad in light-colored wood panels and glass, with recessed lighting.

**AIR-CONDITIONED
TOWER LOBBY**

A photograph of a modern shuttle elevator. The elevator doors are made of brushed metal and are set within a frame of gold-colored panels. The surrounding walls are also clad in gold-colored panels, creating a luxurious and contemporary look.

**SHUTTLE
ELEVATORS FROM
THE BASEMENT**

www.realtyventuresindia.com

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



Zone V SEISMIC STRUCTURE

www.realtyventuresindia.com

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



4BHK – 3 CAR PARKINGS



www.realtyventuresindia.com

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

MASTER PLAN

TYPICAL LEVEL

Frontage

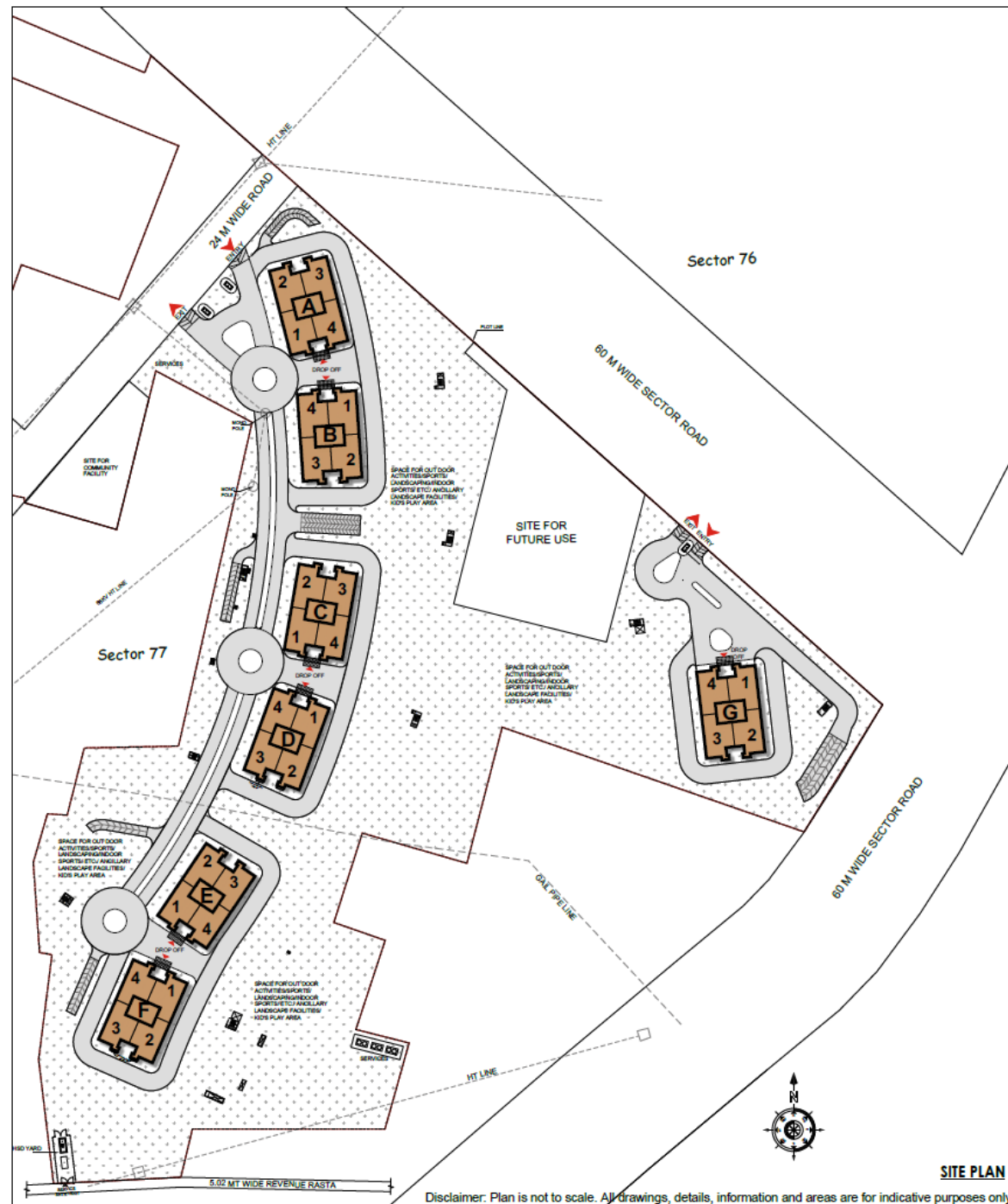
- Large frontage on 60 m sector road – 562 mtrs (for entire Sector 77 parcel)

Excellent Layout

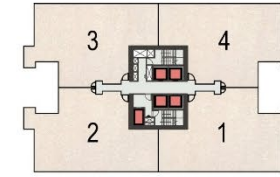
- **2-unit types** – Typical 3,577 sft and Penthouse 5,472 sft
- **1,113 units** - 1,096 Typical units and 14 PH units
- Only **7 towers** in 25.148 acres
- **No Towers overlooking** each other
- **44 units** per acre
- Residential Ground coverage of ~ **12%**
- 3 car parks for typical units

Aravali Views

- S+41 Towers with fantastic view of Aravallis



TYPICAL UNIT PLAN



- All 4 BHK units, along with Servant room & study
- Access to wide balconies (9'9") from all bedrooms
- Master bedroom with lobby/ study
- Floor to floor height 3.4 m in regular units
- Powder room in all units with bathroom attached to each bedroom
- Thoughtfully planned units with access to utility/ servant rooms through kitchen & from outside

TYPICAL PLAN APPLICABLE FOR APARTMENT NO. 2 & 4 AND MIRROR IMAGE OF THIS PLAN IS APPLICABLE FOR APARTMENT 1 & 3 IN TOWERS A, B, C, D, E, F & G.

SPECIFICATIONS



Living Dining Lobby Passage	Floor	Imported Marble
	Walls	Acrylic Emulsion / OBD
	Ceiling	Acrylic Emulsion / OBD

Bedrooms/ Study	Floor	Laminated Wooden Flooring
	Walls	Acrylic Emulsion / OBD
	Ceiling	Acrylic Emulsion / OBD
	Wardrobes	Modular wardrobes of standard make in bedrooms (except in utility & Study)

Kitchen	Walls	Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area
	Floor	Anti-skid Tiles
	Ceiling	Acrylic Emulsion / OBD
	Counter	Granite / Marble / Engineered Stone
	Fittings / Fixtures	CP fittings, Double bowl single drainboard SS Sink, Exhaust fan, Kitchen Appliances
	Kitchen Appliances	Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator, Washing Machine (at utility balcony) of reputed make

Balcony & Toilets	Floor	Tiles
	Ceiling	Exterior grade paint / OBD
	Walls	Combination of Tiles, stone, Acrylic Emulsion Paint & Mirror
	Floors	Marble / Granite / tiles
	Ceiling	Acrylic Emulsion Paint / OBD
	Counter	Granite / Marble / Engineered stone
	Fixtures/ Accessories	Glass Shower-partition with door in toilets (7'Ht), Vanity & Medicine cabinet, Exhaust Fan, Towel rail / ring, Geyser, Toilet paper holder, all of standard make.
	Sanitary ware	CP fittings, Wash Basin, Floor mounted / Wall-hung WCs CP fittings

External Glazing, Electrical & Doors	Internal Doors	Painted / Polished frame with Painted/ laminated/ Polished/ Veneered flush doors.
	Entrance Doors	Painted / Polished frame with Painted / laminated/ Polished/ Veneered flush door.
	Windows/ External	UPVC / Aluminum / MS Frames with Single/ double glass unit
	Glazing	with clear glass in shutters and Wire mesh shutters in habitable rooms.
		UPVC / Aluminum / MS Frames with Frosted / Clear Glass in toilets.
	Modular touch switches with copper wiring, standard ceiling fans in all rooms (except toilets). Exhaust fan in toilets & kitchen and ceiling light fixtures in Balconies. Home Automation for selected	

Others	Air-Conditioned apartment, with energy efficient VRV/VRF system excluding toilets
	For better safety, structure designed for India's highest seismic considerations of Zone V against Zone IV as stipulated by the Indian codes.
	Air-Conditioned Entrance halls and Main passenger lift lobbies
	Eco friendly environment with Rainwater Harvesting system to recharge aquifer, and use of treated water from STP for flushing and horticulture.
	Power Back-up
	For Typical apartment of 4 BHK+Utility load not exceeding – 12 KVA For Penthouse load not exceeding – 16 KVA
	DG capacity shall be at 70% of load factor of individual apartment and 70% overall diversity for total diversified load of apartments as well as diversified load of common areas



OUR CONSULTANTS



ARCHITECT ARCOP ASSOCIATES



MDP LANDSCAPE CONSULTANTS

(PARIS)



MERCEDES BENZ,
BURLINGTON



UNIVERSITY OF WATERLOO,
CANADA



GA GROUP – INTERIOR DESIGN (LONDON)



ATLANTIS THE ROYAL, DUBAI



SHANGRI-LA QIANTAN, SHANGHAI



BELMOND CADOGAN HOTEL, LONDON



THE WESTIN, YOKOHAMA



CURRENT INFRA DEVELOPMENT



ENTRANCE EXPERIENCE



SILOT OF ONE FICS
Cultural Park, Gurgaon, Haryana | 2000 Dec 7, 2016
www.realtyventuresindia.com



**CYCLING TRACK
WALKING/ JOGGING TRACK**



INFRA UPGRADE



ROAD SURFACE RELAYING`



GREEN BELT ON CENTRAL VERGE & SIDES



NEW KERB STONE INSTALLATION



HEIGHT BARRICADE INSTALLATION



TRAFFIC SIGNAL INSTALLATION ON SPR JUNCTION



Network: Nov 24, 2023 1:36:50 PM GMT+05:30
28°24'5.721"N 77°0'15.933"E
Southern Peripheral Road
Sector 74A
Gurugram
Gurgaon Division
Haryana

Network: Nov 24, 2023 1:31:53 PM GMT+05:30
28°24'4.237"N 77°0'5.544"E
Southern Peripheral Road
Sector 74A
Gurugram
Gurgaon Division
Haryana





THANK YOU

www.realtyventuresindia.com
Contact No.- +91-9990666797