HARERA registration No - RC/REP/HARERA/GGM/671/403/2023/ 15 dated: 23.01.2023 | HARERA Website - https://haryanarera.gov.in | PROMOTER–DLF HOME DEVELOPERS LIMITED | PROJECT- THE ARBOUR

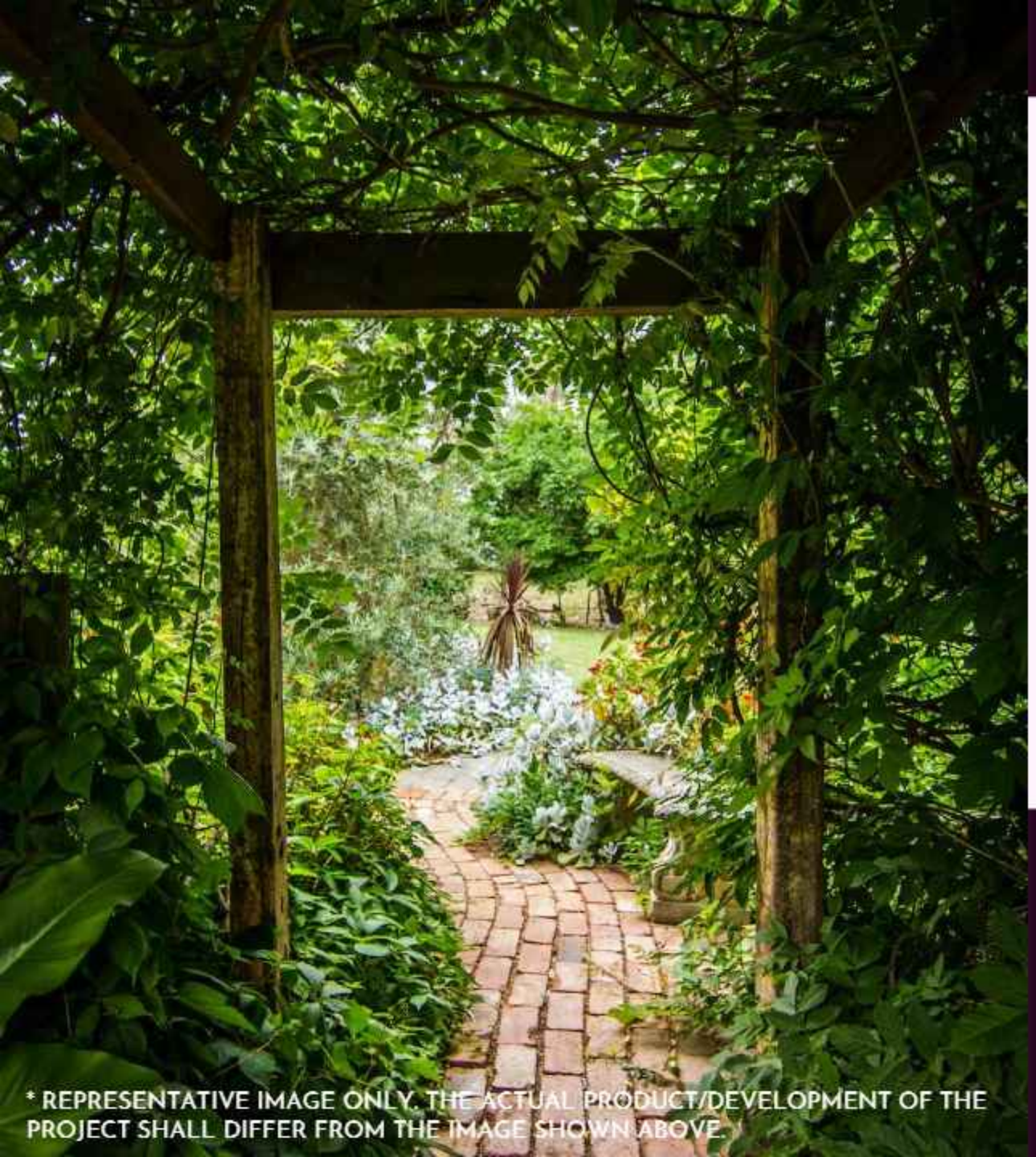
THE ARBOUR

SECTOR 63, GURUGRAM



THE PRODUCT

*ARTISTIC IMPRESSION OF THE PROPOSED PROJECT



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

25 ACRES

WITH JUST

5 TOWERS

~85% OPEN SPACE

ONLY

TWO

APARTMENTS

TO A CORE

THREE DEDICATED
HIGH-SPEED ELEVATORS (3.5MPS)
FOR JUST 2 APARTMENTS



* REPRESENTATIVE IMAGE ONLY



* REPRESENTATIVE IMAGE ONLY. ALL FITTINGS/FIXTURES SHOWN ABOVE ARE FOR REFERENCE ONLY AND DO NOT FORM A PART OF THE OFFERING.

4BHK + UTILITY

3.4 METERS

FLOOR TO FLOOR HEIGHT

ULTRA SPACIOUS LUXURY APARTMENTS

MAJESTIC

3,600+ SQFT

(334+ SQMT)

TOWER LOBBY

AIR-CONDITIONED LOBBY WITH DESIGNER INTERIORS



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(9’8”)

~2.9+ METER

DEEP

DECKS

SPACE
KING SIZE

MULTI-LAYER SECURITY SYSTEM

SHUTTLE ELEVATORS FROM THE

BASEMENT

ZONE – V SEISMIC STRUCTURE

SAFE COCOON



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30 METERS

TOWER TO TOWER DISTANCE

UNPARALLELED VIEWS

TOWERS POSITION DESIGN

PRIVACY AT ITS BEST

3 CARPARKS

PER APARTMENT

EV CHARGING BAYS

AMPLE PROVISION FOR EV VEHICLES

PARK IN EASE



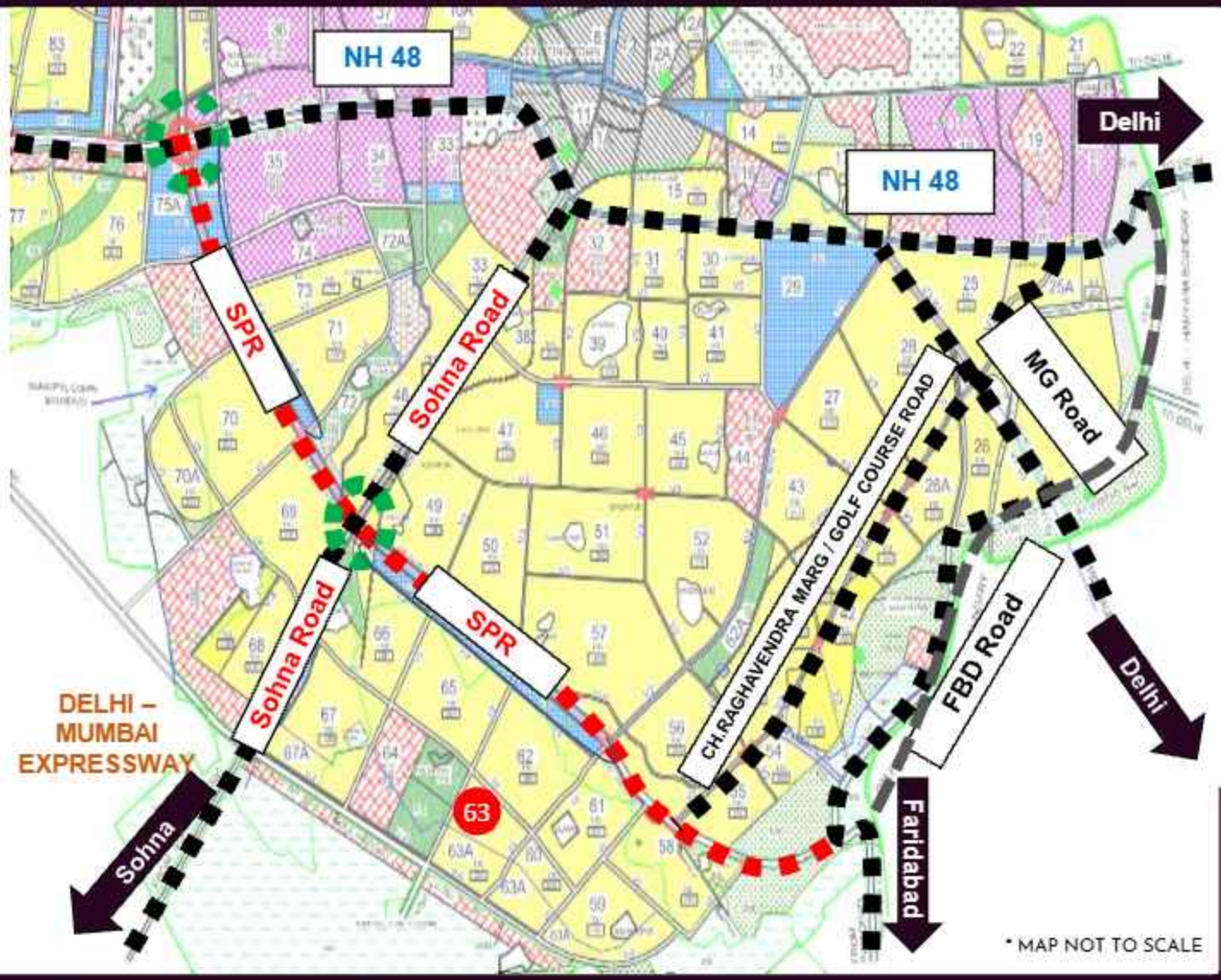
* REPRESENTATIVE IMAGE ONLY



INFRASTRUCTURE

*ARTISTIC IMPRESSION OF THE PROPOSED PROJECT

REPRESENTATIVE IMAGE ONLY



* MAP NOT TO SCALE

REDEVELOPMENT OF 150M WIDE ROAD FOR 14.3 KMS STRETCH FOR DEVELOPMENT OF SIGNAL-FREE STRETCH

8 FLYOVERS (ON ALL JUNCTIONS), 1 UNDERPASS, 1 CLOVERLEAF (U/PASS & CLOVERLEAF BEING DEVELOPED BY NHAI)

TENDER VALUE ~800 CRS (AWARDED TO M/S KUNDU CONSTRUCTION COMPANY)

COMPLETION TIMELINE OF 3-4 YEARS

DESIGN LIFE: 30 YEARS

SOURCE: AS PER GOVT. SOURCES

SOUTHERN PERIPHERAL ROAD UPGRADATION

- SOUTHERN PERIPHERAL ROAD – 3.0 KM
- DELHI – MUMBAI EXPRESSWAY – 3.5 KM
- NH 48 – 10 KM
- CH. RAGHAVENDRA MARG / GOLF COURSE ROAD – 4.0 KM

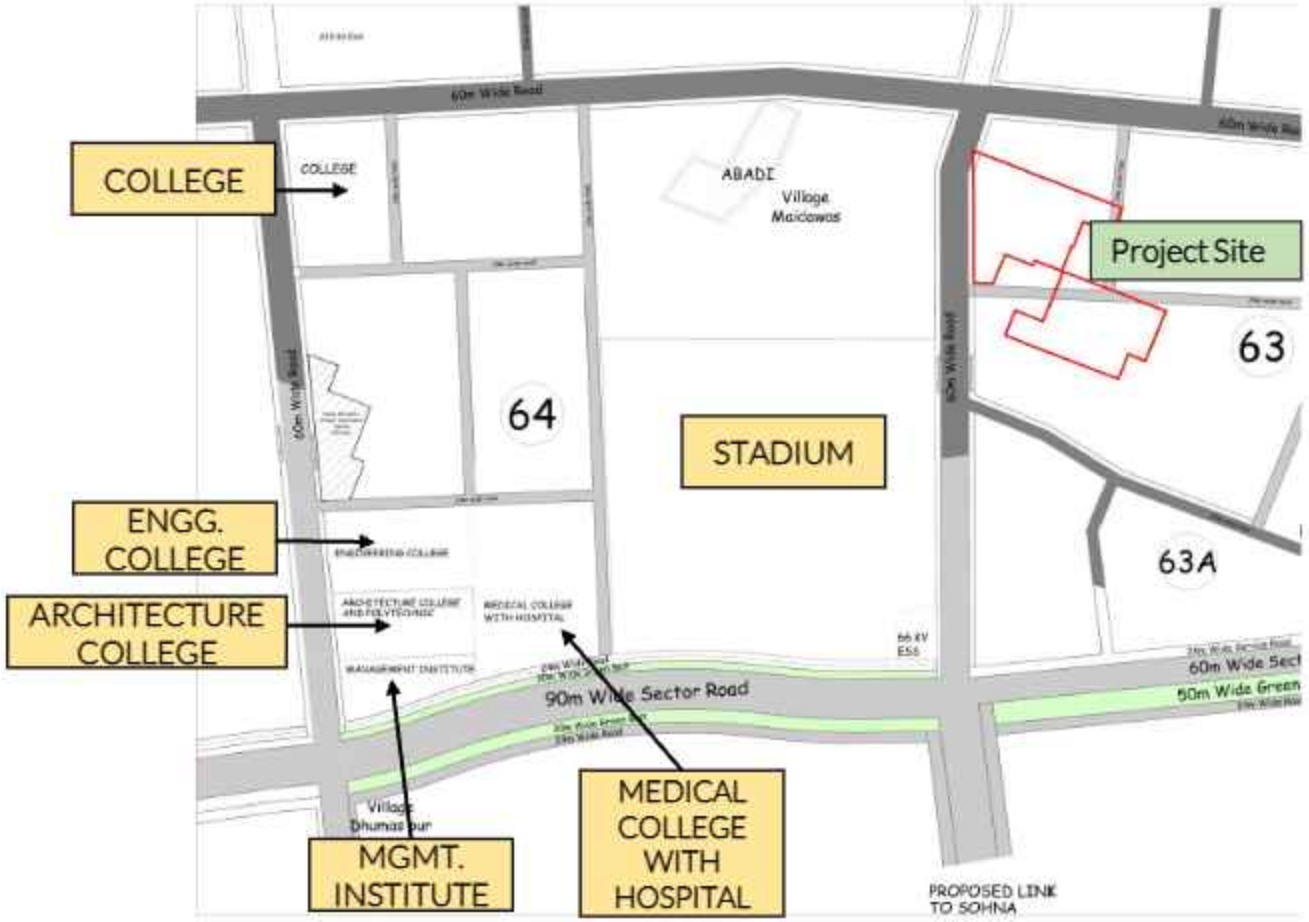




SOUTHERN PERIPHERAL ROAD UPGRADATION



*ARTISTIC IMPRESSION OF THE PROPOSED DEVELOPMENT AS PER THE CURRENT GOVT. SCHEME



* MAP NOT TO SCALE

#	DESCRIPTION	~AREA (ACS)
1	NET PLANNED AREA	204.70
1.1	COLLEGE	17
1.2	STADIUM	97
1.3	ESS	3
1.4	MEDICAL COLLEGE WITH HOSPITAL	30
1.5	ENGINEERING COLLEGE	15
1.6	ARCHITECTURE COLLEGE & POLYTECHNIC	15
1.7	MANAGEMENT INSTITUTE	9
2	OPEN AREA *(USAGES ANNEXED SEPARATELY)*	240
3	POPULATION	9
TOTAL		454

SOURCE- AS PER APPROVED SECTORAL PLAN FROM DTP HARYANA

SECTOR 64

THE LARGEST SECTOR WITH OPEN SPACES, PUBLIC & SEMI-PUBLIC USE FACILITIES IN GURUGRAM

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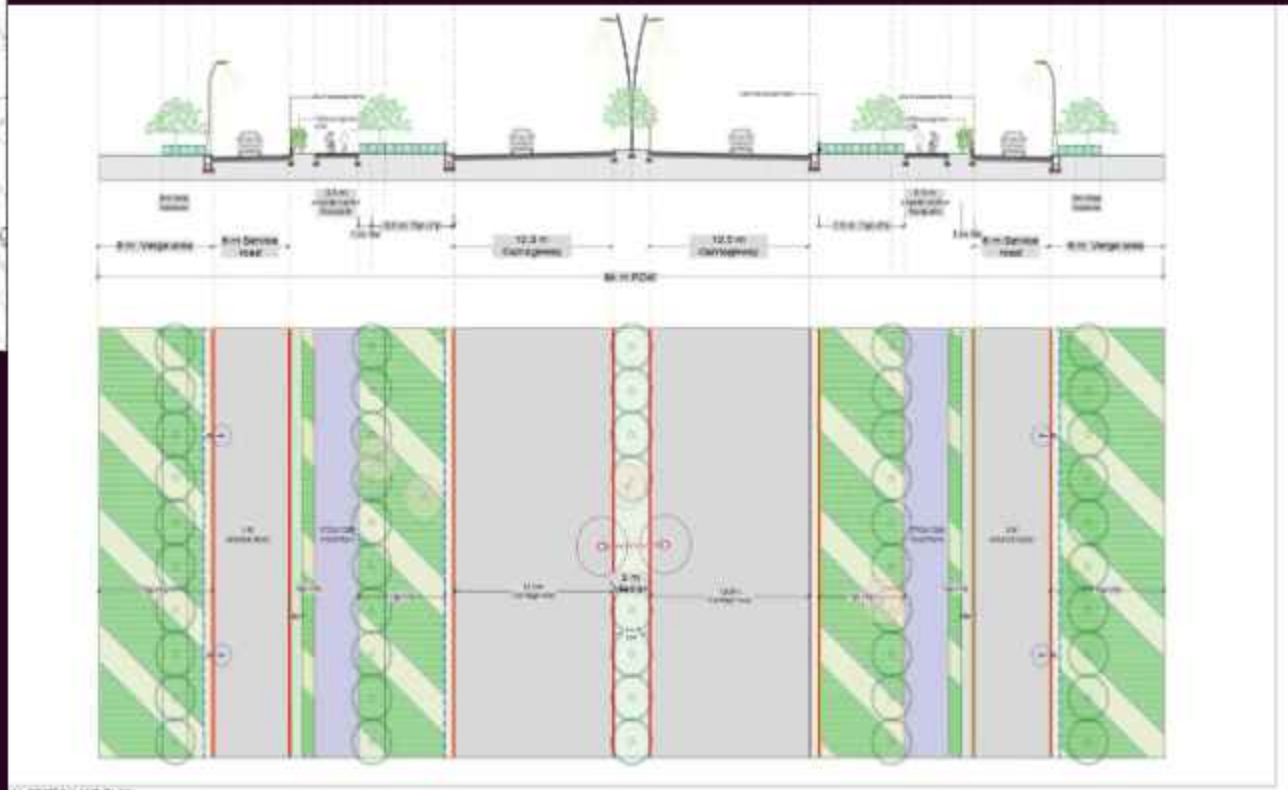
MAIN CARRIAGEWAYS

SERVICE ROADS

FOOTPATHS

CYCLE TRACKS

LAVISH GREEN BELTS



APPROACH ROAD

84M WIDE SECTOR ROAD

NOTE - 84M INCLUDES MAIN CARRIAGEWAY(S), CENTRAL VERGE, SERVICE ROAD(S), GREEN BELT(S), CYCLE TRACK(S)/FOOTPATH(S)



CONSULTANTS

*ARTISTIC IMPRESSION OF THE PROPOSED PROJECT

WATG

LANDSCAPE & INTERIOR DESIGN
CONSULTANT









* PROJECTS COMPLETED BY WATG WORLDWIDE







THORNTON TOMASETTI,

STRUCTURAL CONSULTANT

* PROJECTS COMPLETED BY TT WORLDWIDE

OTHER CONSULTANTS

- **M/S ARCOP ASSOCIATES PRIVATE LIMITED | PRINCIPAL ARCHITECT**
- **M/S LERA CONSULTING STRUCTURAL ENGINEERS (LERA), MUMBAI | PEER STRUCTURE CONSULTANT**
- **M/S ARUP | MEP CONSULTANT**
- **M/S SANELAC | PEER MEP CONSULTANT**
- **M/S FYRPROTEK | FIRE AND LIFE SAFETY CONSULTANT**
- **M/S EDS GLOBAL | GREEN BUILDING CONSULTANT**
- **M/S SOBERMAN | VERTICAL TRANSPORTATION CONSULTANT**




















COMING SOON, A NEW LIFESTYLE TO DLF SIXTYTHREE




















THE IMAGES SHOWN ABOVE ARE ACTUAL IMAGES FROM DLF'S EXISTING PROJECTS, AND THE SAME ARE BEING USED HERE ONLY FOR REFERENCE AND IN NO MANNER, WHATSOEVER, FORM PART OF THE PROJECT AND/OR OFFERING. THE ACTUAL PRODUCT/DEVELOPMENT OF THE PROJECT SHALL DIFFER FROM THE IMAGES SHOWN ABOVE.

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PROMOTER-DLF HOME DEVELOPERS LIMITED | PROJECT- THE ARBOUR

*M/s DLF Home Developers Limited | CIN - U74899HR1995PLC082458

Registered Office: 1st Floor, DLF Gateway Tower, R Block, DLF City Phase III, Gurugram-122002, Haryana

License No. 123 of 2012 dated 20.12.2012 | Project Area: 10.153 Hectares (25.087 acres) at village Maidawas at Sector 63 Gurugram, Haryana. Revised Building Plan Approval no. ZP-1524/AD (RA)/2023/2097 dated 20.01.2023.

Disclaimers: This circulation is not a legal offering, nor an investment advice and it is meant to provide only the general information about the project.
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**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.