



# THE VALLEY GARDENS

PANCHKULA



# WHERE NATURE BEGINS, *home is found*

Your search for the perfect family home ends where nature begins. A place where lush valley meets verdant forest, set against a dramatic mountainous backdrop...

# THE VALLEY *gardens*

**Escape to a considered and expertly planned residential neighbourhood of 34 acres (13 hectares) and come home to tree-lined streets and green spaces.**

Settled between the Ghaggar and Kaushalya riverbeds, the landscaped grounds of The Valley Gardens are a natural oasis, ideally connected to everything.

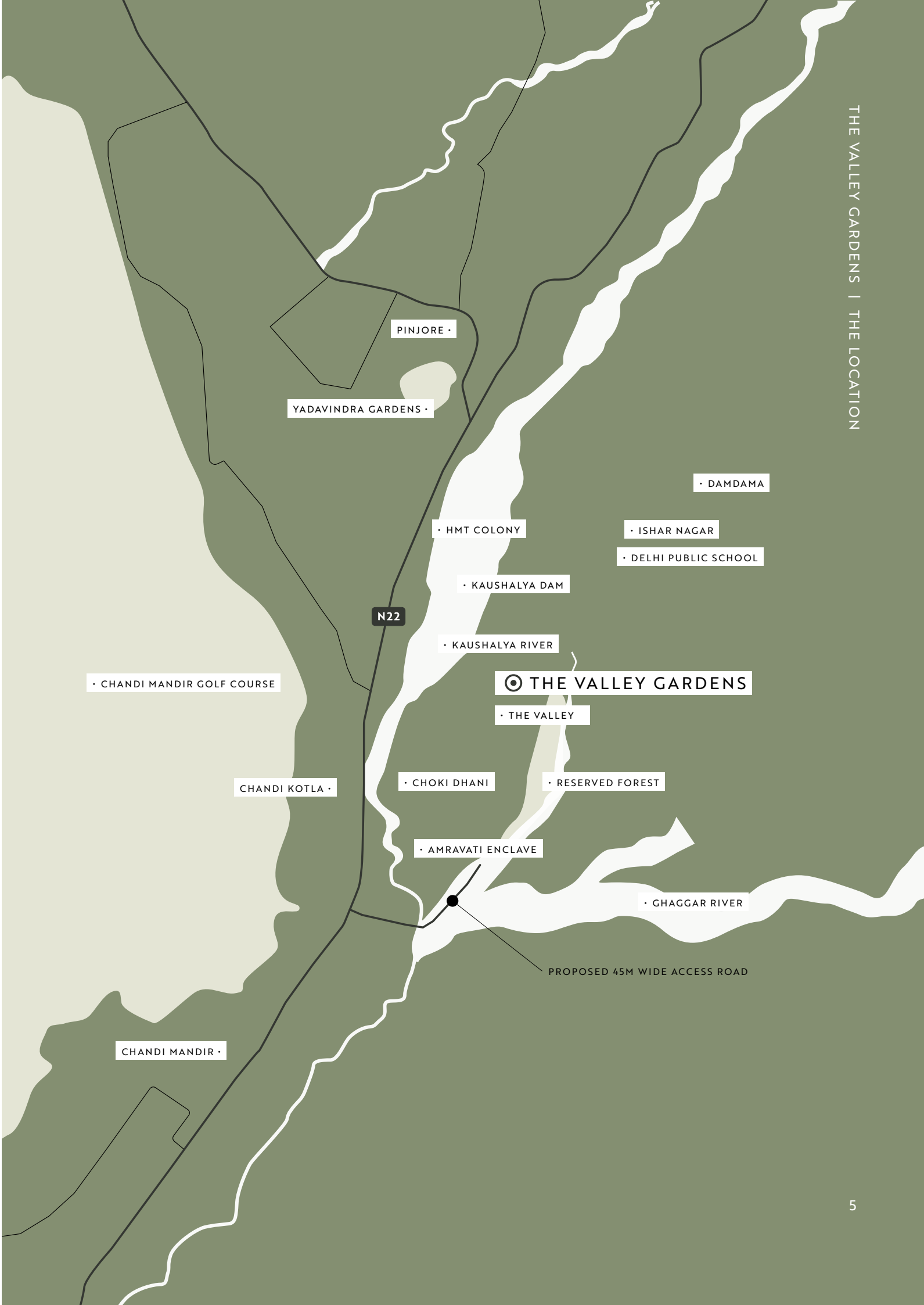
- A one-of-its-kind master-planned, integrated community
- Within easy reach of the city and activities
- Reputed Schools like Aravali International and Rising Stars Play School within 1 km
- World-class medical facilities including Paras Hospital only 08 kms away
- Meticulously designed outdoor spaces for all the family
- Access to the exclusive members' club# at The Valley for a luxurious lifestyle experience
- In the foothills of the magnificent Shivalik Range
- Feel nature's embrace with jogging tracks and nature walks
- Wide roads and tree-lined streets for elegant living



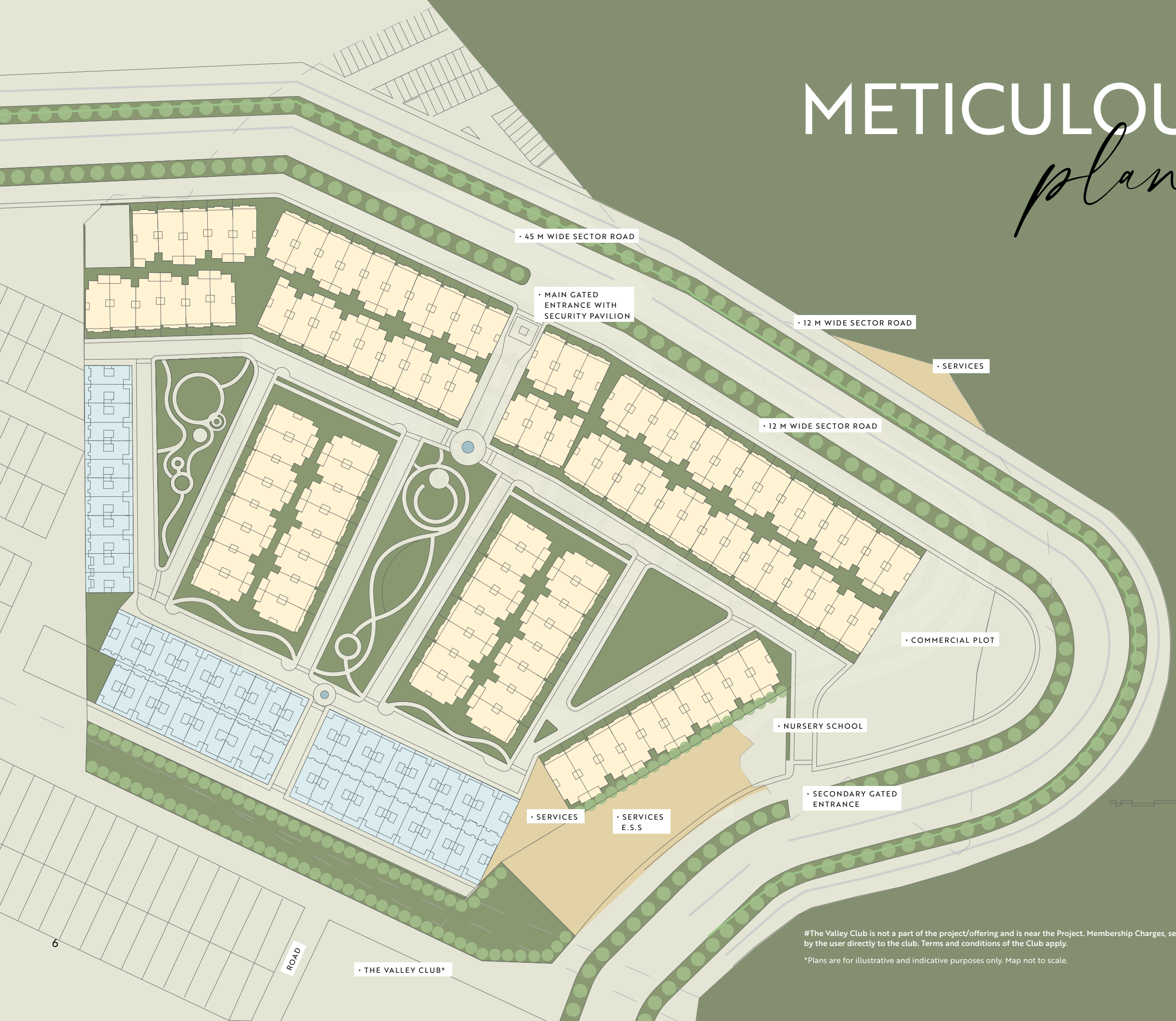
# A CONNECTED *address*

Near NH22 and connected by the proposed 45 mtr wide road,  
13 kms from the lively metropolitan scene of Chandigarh but  
miles away from congestion and pollution.

| EDUCATION                      |         | HOSPITALS                  |        |
|--------------------------------|---------|----------------------------|--------|
| ARAVALI INTERNATIONAL SCHOOL   | <01 KMS | GENERAL HOSPITAL           | 08 KMS |
| RISING STARS PLAY SCHOOL       | <01 KMS | PARAS HOSPITAL             | 08 KMS |
| ALMONDS PREMIUM PRESCHOOL      | <01 KMS | ALCHEMIST HOSPITAL         | 10 KMS |
| ROOTS COUNTRY SCHOOL           | <01 KMS | COMMAND HOSPITAL           | 10 KMS |
| SHEMFORD FUTURISTIC SCHOOL     | 05 KMS  | OJAS HOSPITAL              | 12 KMS |
| DOON INTERNATIONAL SCHOOL      | 10 KMS  | LANDMARKS                  |        |
| SOLITAIRE INTERNATIONAL SCHOOL | 10 KMS  | INOX CINEMAS               | 01 KMS |
| DPSS, PANCHKULA                | 12 KMS  | PINJORE GARDENS            | 05 KMS |
| PUNJAB UNIVERSITY              | 22 KMS  | DLF IT PARK                | 12 KMS |
| PGI                            | 22 KMS  | NADA SAHIB                 | 12 KMS |
| LAWRENCE SCHOOL, SANAWAR       | 29 KMS  | PANCHKULA BUS STAND        | 12 KMS |
|                                |         | CHANDIGARH RAILWAY STATION | 15 KMS |
|                                |         | SUKHNA WILDLIFE SANCTUARY  | 18 KMS |
|                                |         | TIMBER TRAIL               | 18 KMS |
|                                |         | CHANDIGARH AIRPORT         | 15 KMS |



# METICULOUSLY *planned*



3BHK + STUDY

4BHK + STUDY



#The Valley Club is not a part of the project/offering and is near the Project. Membership Charges, security deposit, user charges, etc. payable by the user directly to the club. Terms and conditions of the Club apply.  
\*Plans are for illustrative and indicative purposes only. Map not to scale.



# AT HOME IN THE *landscape*

**With access to green space, dedicated resources for natural living and contemporary architecture built to the highest construction standards, every detail of your home has been thoughtfully designed, to enhance space and light.**

A range of parks, children's play areas and jogging trails provide something for all the family. Venture further afield to immerse yourself in the fresh air and beauty of Panchkula or spend time on your private balcony, at one in the landscape.

- Designed by famed architect, Hafeez Contractor
- Low-rise dwellings with basement, stilt and 4 floors with lift/elevator
- Independent Floor style 3 bedroom with study
- Buildings house just four homes, one per floor for privacy and space
- A designated facility in the basement for staff accommodation and storage
- AC in living, dining, and bedrooms for comfortable living
- A secure community with Security Camera in stilt and lobby for peace of mind
- Expansive bedrooms with luxurious en-suites
- Large open-plan living and dining space designed to appeal to all generations
- Modular kitchens finished to the highest specification with appliances included\*

\*Hob, chimney, refrigerator, microwave, oven, washing machine, dishwasher

# TYPICAL HOME

layout

## MAIN FLOOR

|    |                                   |    |                  |
|----|-----------------------------------|----|------------------|
| 1  | DRAWING / DINING<br>8700 X 4125MM | 11 | BALCONY 1, 2 & 3 |
| 2  | KITCHEN<br>3750 X 2400MM          | 12 | UTILITY BALCONY  |
| 3  | MASTER BEDROOM 1<br>4265 X 3350MM |    |                  |
| 4  | TOILET 1<br>2450 X 1525MM         |    |                  |
| 5  | BEDROOM 2<br>4850 X 3350MM        |    |                  |
| 6  | TOILET 2<br>2450 X 1525MM         |    |                  |
| 7  | BEDROOM 3<br>3750 X 3350MM        |    |                  |
| 8  | TOILET 3<br>2450 X 1525MM         |    |                  |
| 9  | OFFICE / STUDY<br>2915 X 1945MM   |    |                  |
| 10 | PD TOILET<br>1600 X 1250MM        |    |                  |

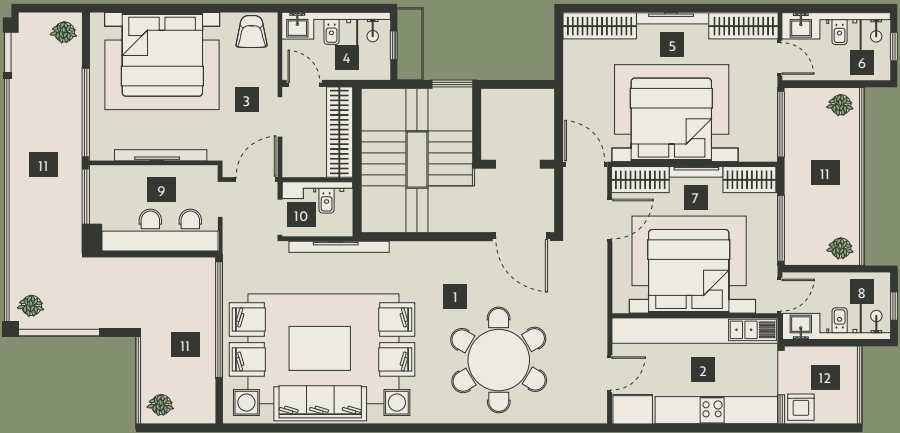
## BASEMENT

|    |                                           |
|----|-------------------------------------------|
| 13 | STORAGE ROOMS 1, 2, 3 & 4                 |
| 14 | UTILITY ROOM 1, 2, 3 & 4<br>2400 X 3945MM |

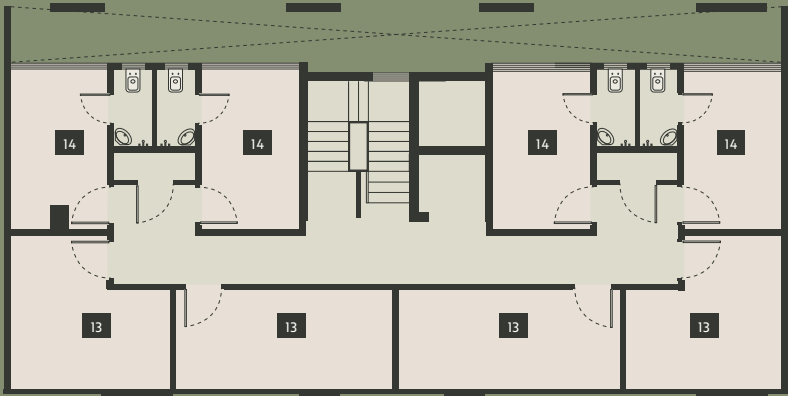
## STILT

|    |                            |
|----|----------------------------|
| 15 | PARKING SPACES 1, 2, 3 & 4 |
|----|----------------------------|

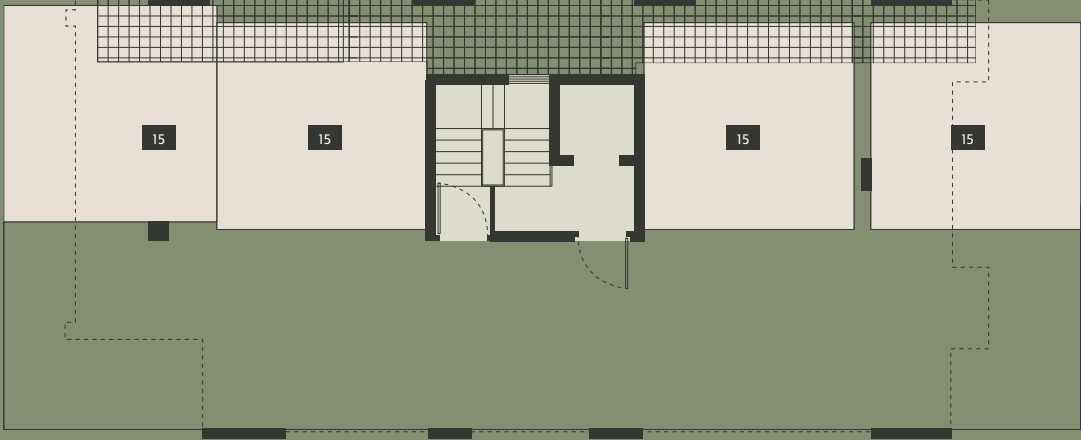
## MAIN FLOOR



## BASEMENT



## STILT



\* Plans are for illustrative and indicative purposes only. The above being typical plans for majority plots, the actual plans including the dimensions and orientation may vary as per plot location / size / shape - furniture layout and furnishings are for illustrative and indicative purposes only. Not to scale.

# TYPICAL *Specification*

## PART A - INSIDE THE INDEPENDENT FLOOR

### LIVING / DINING / LOBBY / PASSAGE

|         |                        |
|---------|------------------------|
| Floor   | Marble                 |
| Walls   | Acrylic Emulsion / OBD |
| Ceiling | Acrylic Emulsion / OBD |

### BEDROOMS

|           |                                    |
|-----------|------------------------------------|
| Floor     | Laminated Wooden Flooring          |
| Walls     | Acrylic Emulsion / OBD             |
| Ceiling   | Acrylic Emulsion / OBD             |
| Wardrobes | Modular wardrobes of standard make |

### KITCHEN

|                     |                                                                                                                             |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Walls               | Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area                                                       |
| Floor               | Anti-skid tiles                                                                                                             |
| Ceiling             | Acrylic Emulsion / OBD                                                                                                      |
| Counter             | Granite / 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 standard make |

### BALCONY

|         |                      |
|---------|----------------------|
| Floor   | Tiles / IPS          |
| Ceiling | Exterior Grade Paint |

### TOILETS

|                             |                                                                                                                         |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Walls                       | Combination of tiles / Acrylic Emulsion Paint / Mirror                                                                  |
| Floors                      | Marble / Granite / Anti-skid tiles                                                                                      |
| Ceiling                     | Acrylic Emulsion / OBD                                                                                                  |
| Counter                     | Granite / Marble / Synthetic Stone                                                                                      |
| Fixtures / Accessories      | Fixed Shower-partition in toilets (7'Ht), Exhaust fan, Towel rail / ring, Geyser, Toilet paper holder, of standard make |
| Sanitary ware / CP fittings | CP fittings, Wash basin, Floor mounted / Wall-hung WC of standard make                                                  |

### PLUMBING

CPVC piping for water supply  
uPVC piping for RWP, soil waste & vent

### S. ROOM

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
| Floor           | Tiles / IPS                                                  |
| Walls / Ceiling | Oil bound distemper / Whitewash                              |
| Toilet          | Tiles in flooring, Conventional CP fittings, White chinaware |

### DOORS

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Internal Doors | Painted frame with painted 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 & shutters- in habitable rooms. Frosted glass in window shutters of toilets |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|

|                               |                                                                                                               |
|-------------------------------|---------------------------------------------------------------------------------------------------------------|
| ELECTRICAL FIXTURES/ FITTINGS | Modular switches, ceiling fans in all rooms (except toilets & stores) and ceiling light fixtures in balconies |
|-------------------------------|---------------------------------------------------------------------------------------------------------------|

## PART B – COMMON AREAS IN THE BUILDING

|               |                                                    |
|---------------|----------------------------------------------------|
| POWER BACK-UP | Back up of 6 KVA to each floor in 269Sq yard plots |
|---------------|----------------------------------------------------|

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| SECURITY SYSTEM | CCTV in driveway of parking, ground floor entrance lobby |
|-----------------|----------------------------------------------------------|

### LIFT

|      |                       |
|------|-----------------------|
| Lift | Capacity of 6 persons |
|------|-----------------------|

### STAIRCASES

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

### NOTES

Zone IV seismic considerations for structural design  
AC units in Living, Dining and Bedrooms

|                  |                 |
|------------------|-----------------|
| CONVERSION SCALE | 1 ft = 304.8 mm |
|------------------|-----------------|

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of colour and grain variations. Air conditioning shall not be provided in S.room. Specifications are indicative and are subject to change as decided by the Promoter in accordance with applicable law. Marginal variations may be necessary 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 in accordance with applicable law.



# AN EXCLUSIVE *clubhouse#*

Discover membership to a better way of life at The Valley Club#. Enhance your Valley Gardens experience and explore 2,787 sq. mtr. (30,000 sq. ft.) of magnificent indoor and outdoor space of the highest standards offering an enviable lifestyle experience, moments from home.

A sanctuary of amenities and recreation, beautifully landscaped and meticulously maintained for members. With dedicated spaces for everything from tennis and coffee breaks to refined evening meals and large family celebrations - the Clubhouse# has it all.

#### Amenities include:

- Elegant restaurant and bar
- Spacious banquet area
- Vibrant coffee shop/Bakery
- Peaceful library & reading room
- Dedicated card room
- Large swimming pool
- Pro tennis and squash courts
- Fully equipped gymnasium
- Multiple table tennis tables
- Refined billiards
- Safe kids' play area
- Business Center



#The Valley Club is not a part of the project/offering and is outside the Project. Membership Charges, security deposit, user charges, etc. payable by the user directly to the club. Terms and conditions of the Club apply.



# 75 YEARS OF *excellence*

For 75 years, DLF has consistently delivered uncompromising quality in construction and development in both residential and commercial markets. DLF's portfolio includes some of Delhi's oldest communities that have shaped the housing scene of the national capital.

While being recognized as developers of excellence, ours is a new, more thoughtful take on luxury. We insist on being led by our conscience as corporate citizens and creating not only exceptional living spaces that are in balance with their environments but also communities that support their residents holistically. A befitting example is our flagship master-planned development - DLF5, which is the pinnacle of cosmopolitan living in the millennium city, Gurugram.

# START YOUR *great escape*

**Committed to intelligent design and enduring quality, DLF presents a rare opportunity to own an Independent Floors home in the highly desirable The Valley Gardens, Panchkula.**

Independent Floors at The Valley Gardens provide an outstanding environment for all the family. A home that will surpass every expectation, where your investment in family and life will flourish.

## CONTACT DETAILS

**T: +91 9986 724 487**

## DISCLAIMERS:

License No. 20 of 2022 dated 11.03.2022 for 34.01 acres and license No. 82 of 2022 dated 02.07.2022 for 0.21875 acres aggregating to 34.22875 acres for development of a residential plotted colony; Developer: DLF Homes Panchkula Private Ltd.(CIN: U45400HR2007PTC038443). Layout Plan bearing Drg No. DTCP 8429 dated 04.07.2022. All approvals are available and can be checked at the office of the Developer.

Disclaimers: All information, images and visuals, drawings, plans or sketches shown herein 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 Plot(s)/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. \*\*Specifications given are as filed with HRERA, Panchkula. 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.

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Website: <https://thevalleygardens.dlf.in/>

Project Address: THE VALLEY GARDENS AT SECTOR-3, VILLAGE BHAGWANPUR, TEHSIL KALKA, DISTRICT PANCHKULA, HARYANA



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Residential Plotted Colony namely "The Valley Gardens" to be developed on land measuring 34.229 acres falling in the revenue estate of Village Bhagwanpur, Sector-3, Pinjore Kalka Urban Complex, Panchkula vide,

Registration No. HRERA-PKL-PKL-339-2022      Dated: 22.08.2022

2. Promoter of the project is DLF Homes Panchkula Private Limited, having its registered office at 2nd Floor, DLF Gateway Tower, DLF City Phase - III, National Highway-8, Gurugram, Haryana-122002. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana, with CIN. U45400HR2007PTC038443 having PAN No AABCH8735M.

Registration No. HRERA-PKL-PKL-339-2022

## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

2. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority [www.haryanarera.gov.in](http://www.haryanarera.gov.in).
3. This Registration is being granted subject to following conditions:
- i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
  - ii) strictly abide by the declaration made in form REP-II.
  - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
  - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
  - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
  - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.

Registration No. HRERA-PKL-PKL-339-2022

## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.

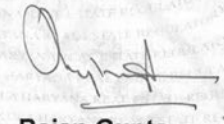
viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.

ix) the said project shall be completed by 30.10.2026.

### Special Condition

i) Promoter shall submit a copy of the building plans approved in respect of commercial pocket measuring 1.270 Acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.

  
Dilbag Singh Sihag  
Member

  
Rajan Gupta  
Chairman

3



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

### Addendum

Registration No. HRERA-PKL-PKL-339-2022 dated 22.08.2022

valid up to 30.10.2026

**Project:** "The Valley Gardens" A Residential Plotted Colony to be developed on land measuring 34.229 acres falling in Village Bhagwanpur, Sector-3, Pinjore Kalka Urban Complex, Panchkula.

**Promoter:** M/s DLF Homes Panchkula Pvt. Ltd., 2nd Floor, DLF Gateway Tower, DLF City Phase - III, National Highway-8, Gurugram, Haryana-122002.

**CIN No:** U45400HR2007PTC038443

The Haryana Real Estate Regulatory Authority, Panchkula (HRERA Panchkula) in its meeting held on 10.10.2022, vide Item No. 187.14 has resolved to take on record 220 residential independent floors on 55 residential plots (Plot Nos. B1/01-B1/12 (12 Nos), B2/01-B2/12 (12 Nos) and B2/14-B2/23 (10 Nos), B3/02-B3/12 (11 Nos), B3/14-B3/23 (10 Nos) as shown on the annexed layout plan. The building plans of these floors are also annexed herewith.

This addendum shall be part and parcel of the Registration Certificate No. HRERA-PKL-PKL-339-2022 dated 22.08.2022 issued by the Authority.

-sd-  
Dr. Geeta Rathee Singh  
Member

-sd-  
Nadim Akhtar  
Member

-sd-  
Dilbag Singh Sihag  
Member Chairman

No. HRERA- 969 - 2022

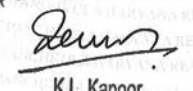
Granted under the hand and seal of the Executive Director to the Authority.

SEAL



Dated: 20-10-2022

Signature:

  
Name: K.L. Kapoor  
Executive Director  
Haryana Real Estate Regulatory Authority Panchkula



THE VALLEY GARDENS

PANCHKULA