



**THE VALLEY
ORCHARD**

PANCHKULA

PRESENTING PERFECT LIFE

HARERA registration No - HRERA-PKL-PKL-339-2022 dated 22.08.2022 and no. HRERA - 969 - 2022 dated 20.10.2022

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

Promoter - M/s DLF Homes Panchkula Private Limited

Project Name - The Valley Gardens



Proposed Flyover

3 km

Proposed 45M. Road to The Valley Gardens
(From NH-5 to sector-3 Periphery Road)

Connectivity

SATELLITE VIEW - THE VALLEY



THE VALLEY
GARDENS

DLF THE VALLEY

45 MTR WIDE ROAD

ARAVALI
INTERNATIONAL
SCHOOL

THE VALLEY
ORCHARD

AMRAVATI
LAND

KAUSHALYA RIVER

CHANDIGARH KALKA ROAD

TOWARDS CHANDIGARH

TOWARDS SHIMLA

PINORE HMT BYPASS ROAD

SHIVALIK HILLS

A CONNECTED ADDRESS

Landmarks

CHANDIGARH INTERNATIONAL	24 KMS
AIRPORT	15 KMS
CHANDIGARH RAILWAY STATION	12 KMS
PANCHKULA BUS STAND	05 KMS
PINJORE GARDENS	12 KMS
DLF IT PARK	

Hospitals

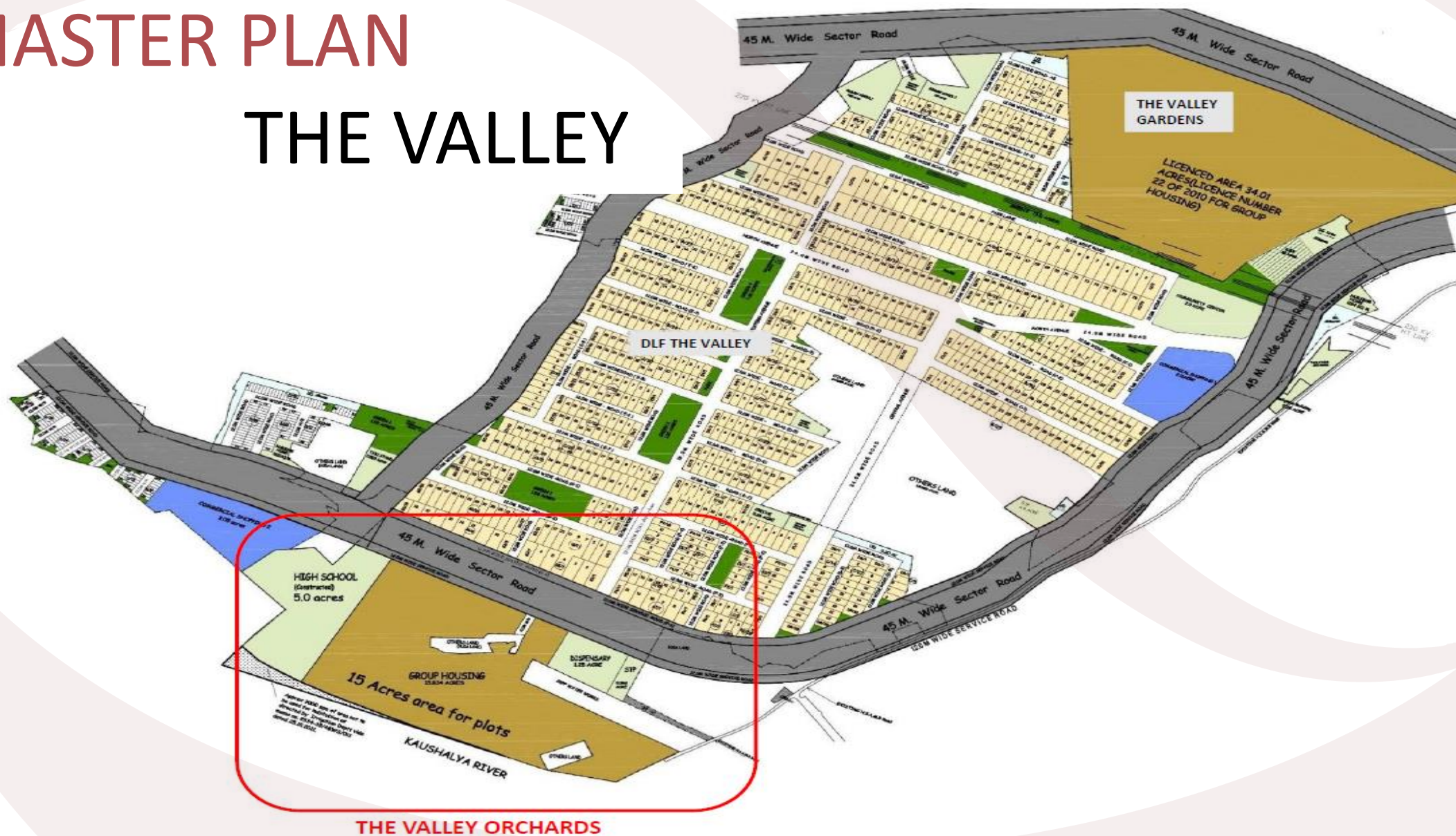
PARAS HOSPITAL	08 KMS
COMMAND HOSPITAL	10 KMS
OJAS HOSPITAL	12 KMS
ALCHEMIST HOSPITAL	10 KMS
GENERAL HOSPITAL	08 KMS
PGI	22 KMS

Education

ARAVALI INTERNATIONAL SCHOOL	<01 KMS
RISING STAR PLAY SCHOOL	<01 KMS
ALMONDS PREMIUM PRESCHOOL	<01 KMS
ROOTS COUNTRY SCHOOL	<01 KMS
SHEMFORD FUTURISTIC SCHOOL	05 KMS
SOLITAIRE INTERNATIONAL SCHOOL	10 KMS
DOON INTERNATIONAL SCHOOL	10 KMS
DPSS, PANCHKULA	12 KMS
STRAWBERRY FIELDS HIGH SCHOOL	17 KMS
ST. JOHN'S HIGH SCHOOL	17 KMS
SAINT KABIR PUBLIC SCHOOL	18 KMS
PUNJAB UNIVERSITY	22 KMS
LAWRENCE SCHOOL, SANAWAR	36 KMS

MASTER PLAN

THE VALLEY



A LIVELY HUB OF BUSTLING ECOSYSTEMS



PRICE APPRECIATION TREND

INR 35 Lacs
Premium



THE VALLEY GARDENS
PANCHKULA

4BHK + Study

INR 25 Lacs
Premium



THE VALLEY GARDENS
PANCHKULA

3BHK + Study

INR 12,500
per sq. ft.



THE VALLEY
PANCHKULA

Re-trade Value

INR 60,000
per month



THE VALLEY
PANCHKULA

Rental

UNINTERRUPTED VIEW OF THE SHIVALIK

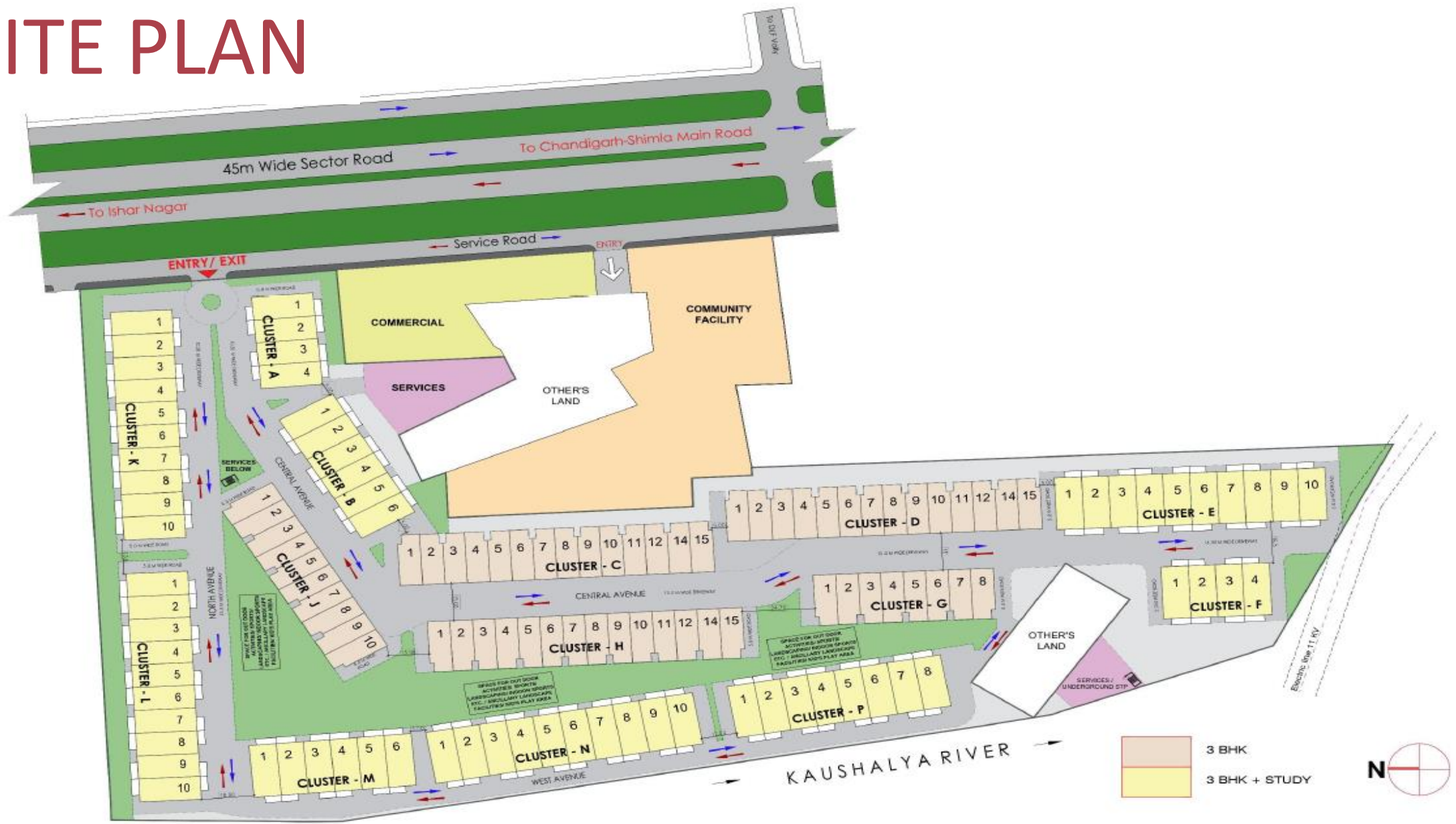


DISCOVER THE ALLURE OF KAUSHALYA RIVER



ACTUAL VIEW

SITE PLAN



SINGLE ROW

LUXURY APARTMENTS



UNIQUE

BAY WINDOW



REPRESENTATIVE IMAGE

UNINTERRUPTED & MAJESTIC PANORAMIC VIEW OF THE SHIVALIK



EMBRACE THE NATURE WITH LARGE DECKS



REPRESENTATIVE IMAGE



BACK YARD LAWNS FOR SERENE LIVING



REPRESENTATIVE IMAGE

STEP INTO EASE WITH THE PROPOSED 45 MTR ROAD



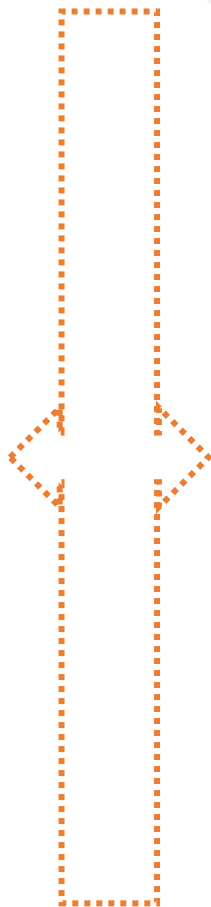


EXCLUSIVE GATED SECURED LIVING



UNIQUE FEATURES – THE VALLEY ORCHARDS

- Single lane luxury apartments
- Impeccable facade with bay windows
- Backyard lawns
- Low rise luxury residence
- 2 Units to a floor
- 2 elevators to service in each block
- Surrounded by Shivalik Range, Morni Hills, Kasauli Range



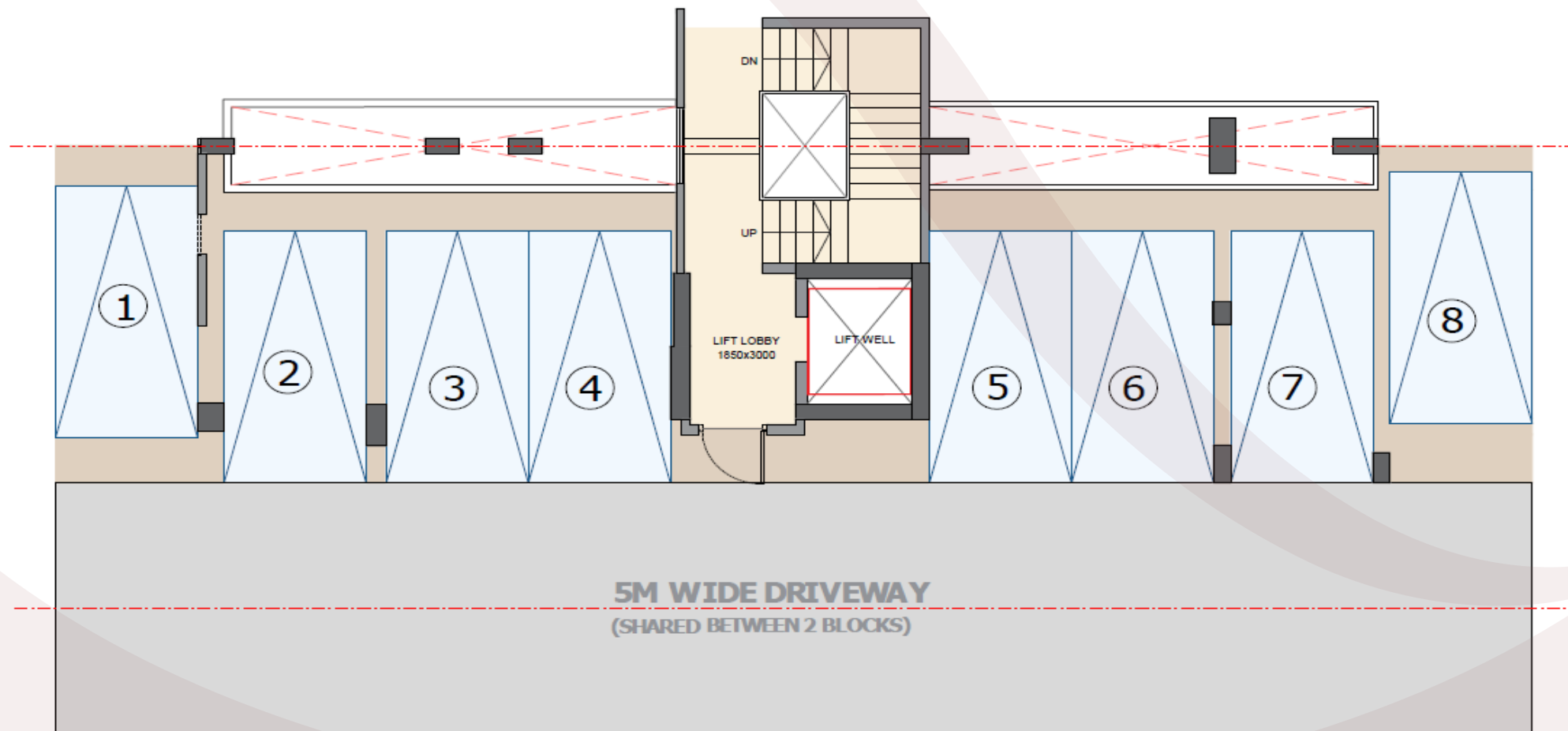
- Current area under seismic zone IV. To add extra strength, we are developing the apartments as per seismic zone VI (To be notified by GOI)
- Multi Layered security : Gated community inside a secured township. CCTV at Driveway and entrance lobby.
- Part of Self Sustained bustling ecosystem having schools, hospital and upcoming high street retail
- Product conceived and developed by world class consultants and architect

FLOOR PLAN & ELEVATION

3BHK + STUDY

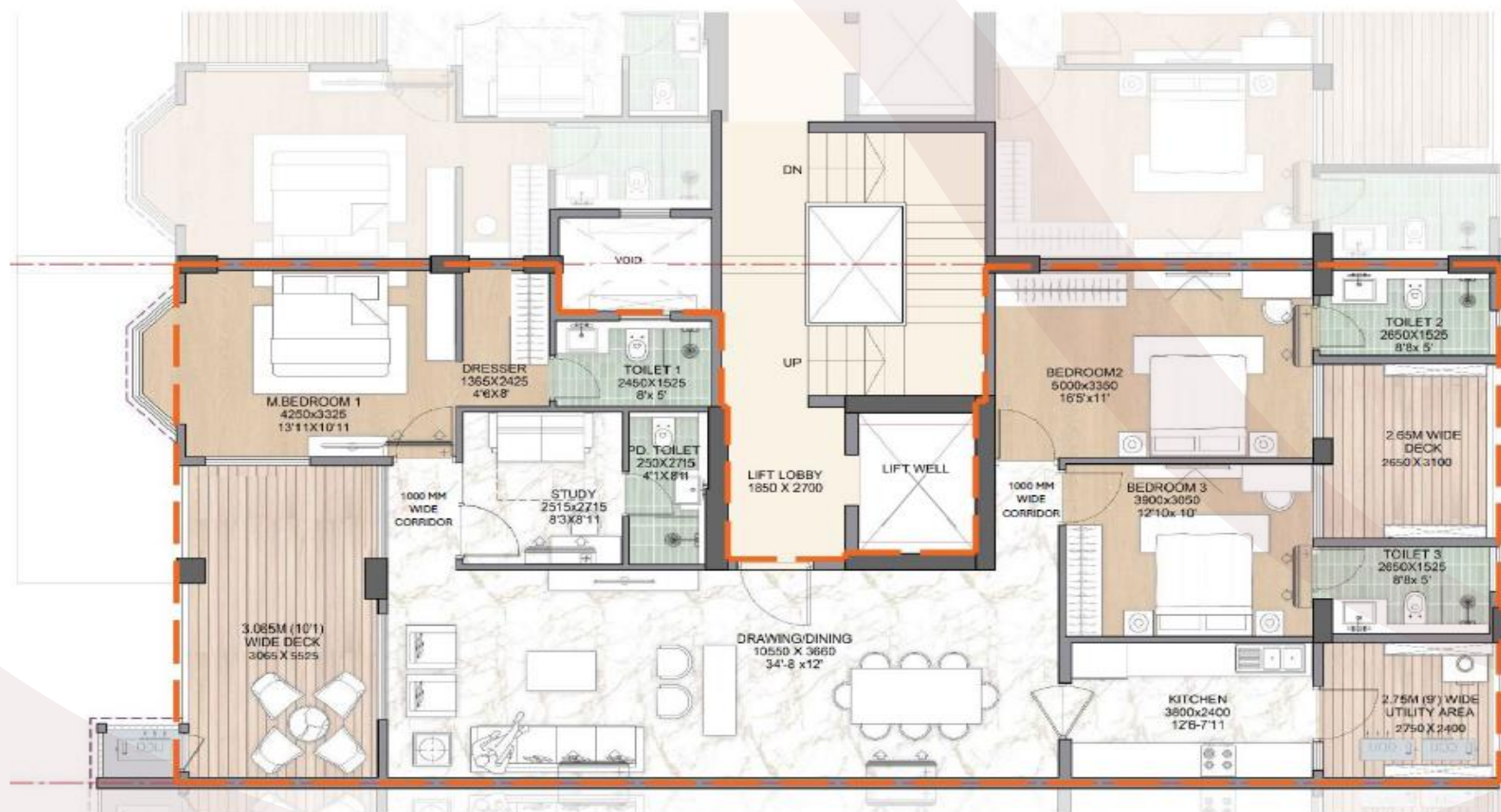
STILT FLOOR PLAN

3BHK + STUDY



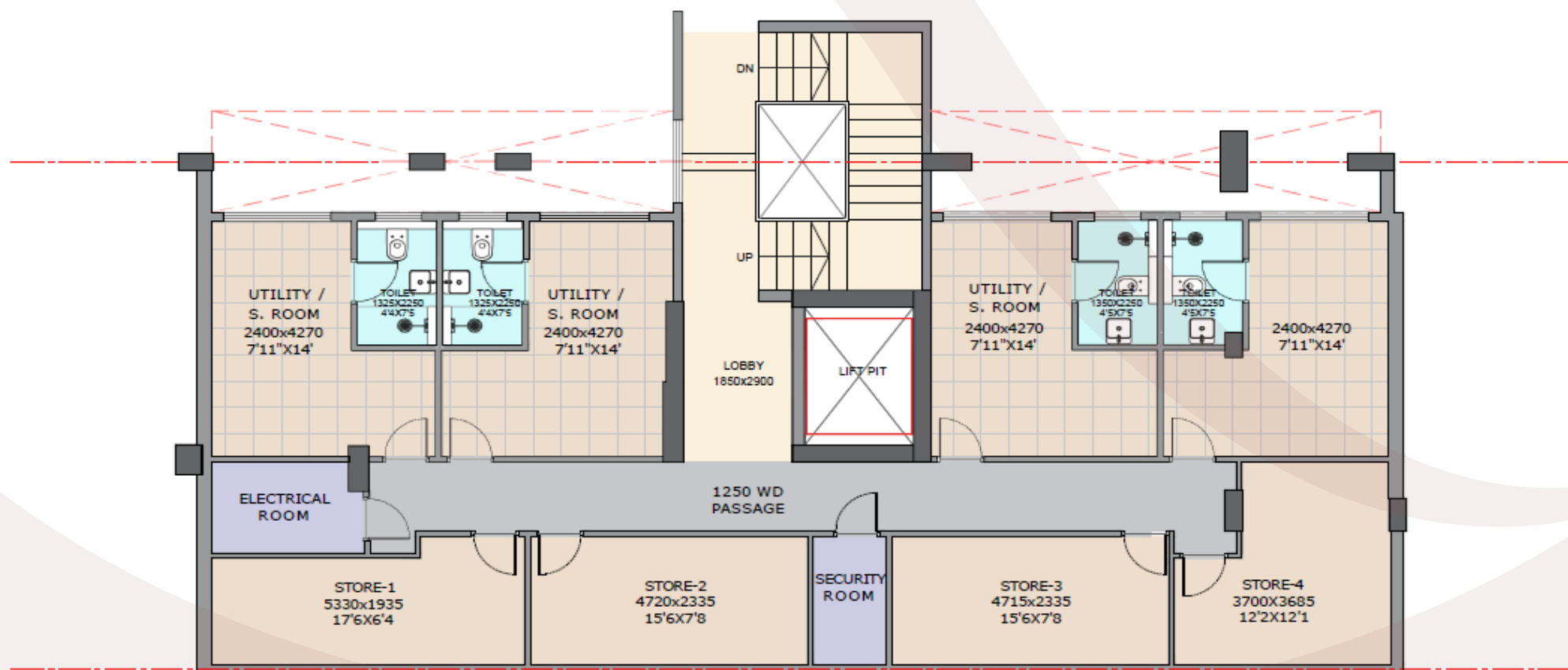
TYPICAL FLOOR PLAN

3BHK + STUDY



BASEMENT FLOOR PLAN

3BHK + STUDY



SPECIFICATIONS



PART A – INSIDE THE APARTMENT

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

Kitchen

Walls	Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area.
Floor	Anti-skid Tiles
Ceiling	OBD
Counter	Granite/Synthetic stone
Fittings/Fixtures Type	CP Fittings, SS Sink, Exhaust fan
Type	Modular

Balcony

Floor	Tiles
Ceiling	OBD

Toilets

Walls	Combination of Tiles / Acrylic Emulsion Paint / Mirror
Floors	Anti-skid tiles
Ceiling	OBD
Counter	Granite / Synthetic Stone
Fixtures/Accessories	Exhaust Fan, Towel rail / ring of standard make, Geyser
Sanitary ware/ CP fittings	CP fittings, Wash Basin, Floor mounted / Wall-hung WC

Plumbing

CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.

S. Room

Floor	Tiles/ Mosaic cast-in-situ flooring/IPS
Walls & Ceiling	OBD
Toilet	Tile in floor, Conventional CP Fittings, White Chinaware

Doors

Internal Doors	Painted frame with Painted flush doors
Entrance Doors	Painted / Polished frame with laminated flush door.

External Glazing

Windows/ External Glazing	Single glass unit with clear glass -UPVC/ Aluminium/ MS Frames & shutters- in habitable rooms. Frosted/Clear Glass in toilets
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Electrical Fixtures/Fittings

Modular switches and ceiling light fixtures in Balconies.

Power Back-up

3BHK+S- not exceeding 4.2 KW/5.25 KVA

DG Capacity shall be at 10% of load factor and 10% overall diversity for apartment as well as common areas.

Security System

CCTV in driveway of parking, ground floor entrance lobby

Lift Lobby

Lift	Capacity of 13 persons
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Staircases

Floor	Indian Stone / Indian Marble / Granite/Tile
Walls	Acrylic Emulsion / OBD

Airconditioning in Living, dining, bedrooms & in study rooms (if any)

Conversion Scale

1 ft = 304.8 mm

❖ ARCHITECT: HAFEEZ CONTRACTOR (PADMA BHUSHAN AWARDEE)

- Mumbai International Airport
- Hiranandani Gardens Powai,
- 23 Marina, Dubai (3rd biggest building in world)

❖ STRUCTURAL CONSULTANT: OPTIMAL CONSULTANCY

- New Google Head Quarter at Bangalore
- Jumeriah Beach Residence
- Hotels in DOHA (Marriott Courtyard, Marriott Renaissance, Shangri-La etc)

❖ LANDSCAPE CONSULTANT: - MPFP, NEWYORK

An award-winning firm for urban design and landscape architecture in New York.

- Burj Dubai residential Tower
- The New York Wheel, a 630-foot-tall observation feature
- DLF Cyber City

PRICE STARTS FROM

₹ 2.35 Cr

PAYMENT PLAN

Sr. No	Instalment Description	% Due of Unit Price
1	On Application	INR 10 Lacs
2	Booking Amount (Within 30 days of application)	Booking Amount (10%) less INR 10 Lakhs
3	Within 90 Days of Application	15%
4	On casting of Terrace Slab of the Block	25%
5	On Application of OC	25%
6	On Receipt of OC	15%
7	On Offer of Possession	10%
	Total	100%

THANK YOU!