

THE VALLEY
PANCHKULA

Created by Mother Nature.
Developed by us.

Unveiling The Valley by DLF.
Nearly 209 acres to experience life.

Surround yourself with the scent of wildflowers and pine forests. Let the gurgling streams inspire the music of life. Minutes from Chandigarh and miles away from congestion and pollution. Picture the complete life defined by planned development and essentials for integrated living. Choose from a range of living options and make a distinctive lifestyle statement.

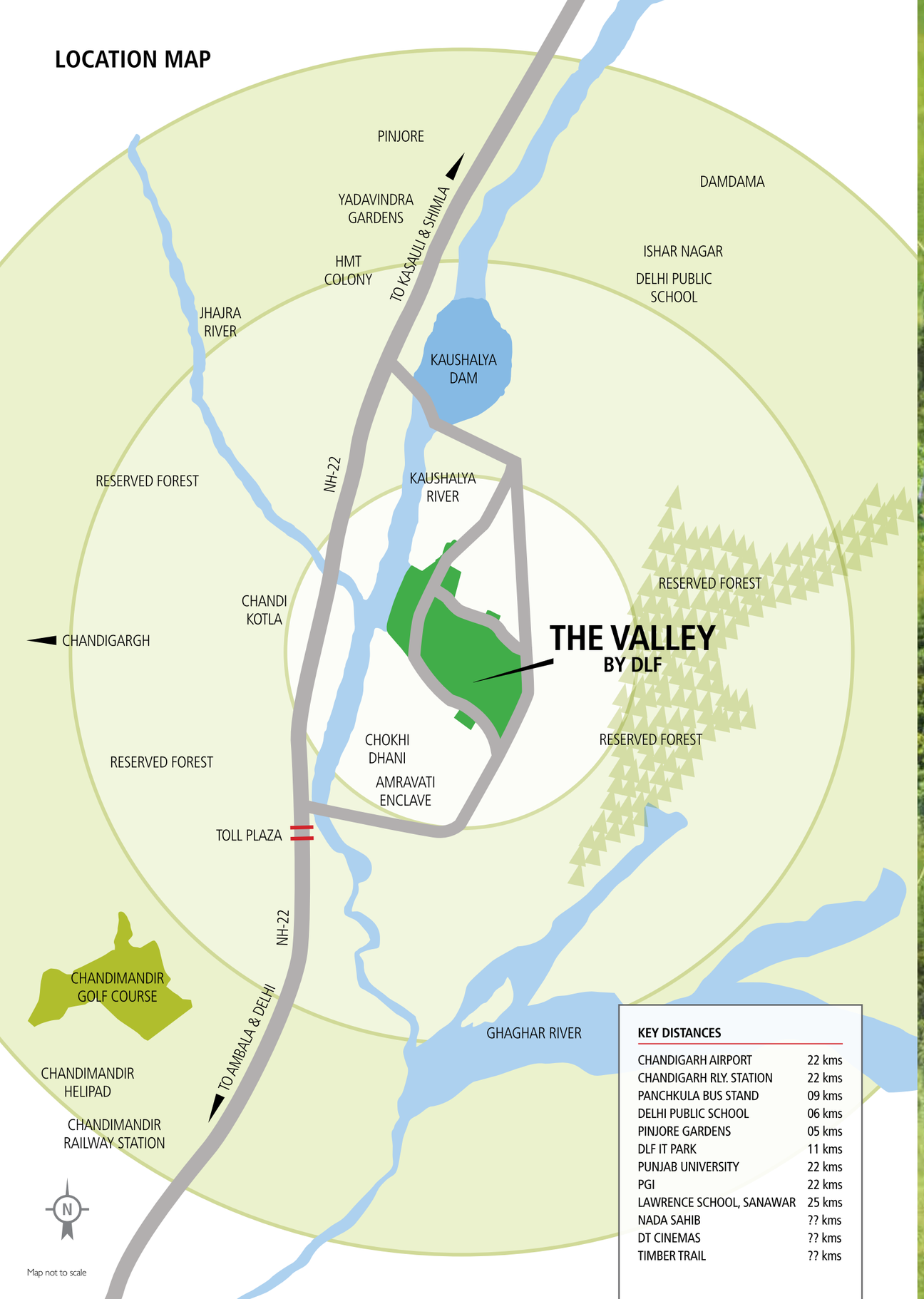
THE VALLEY
PANCHKULA

Exclusive Plots | Villas & Villa Floors | Expandable Bungalows | Luxury & Premium Apartments



Artistic rendering of the proposed township

LOCATION MAP



Map not to scale

KEY DISTANCES

CHANDIGARH AIRPORT	22 kms
CHANDIGARH RLY. STATION	22 kms
PANCHKULA BUS STAND	09 kms
DELHI PUBLIC SCHOOL	06 kms
PINJORE GARDENS	05 kms
DLF IT PARK	11 kms
PUNJAB UNIVERSITY	22 kms
PGI	22 kms
LAWRENCE SCHOOL, SANAWAR	25 kms
NADA SAHIB	?? kms
DT CINEMAS	?? kms
TIMBER TRAIL	?? kms

THE VALLEY
PANCHKULA
SITE PLAN



Artistic rendering of the proposed masterplan

The Valley.

Space designed to stir your senses.

Plush suburban living welcomes you at The Valley. Self-sufficient, with a clubhouse, nursery, primary and high schools integrated into the township and world-class medical facilities in the neighbourhood. At The Valley, everything that your family needs is within a short drive. Schools, healthcare facilities, the airport, the railway station, Punjab University and, of course, the Shivalik Range.

THE VALLEY
PANCHKULA





Artistic rendering of proposed entrance of The Valley



Proposed artistic rendering of a park in The Valley





The little things
that make the difference.

With considerable thought to leisure and natural living, The Valley in Panchkula integrates nearly 209 acres of life spaces into a one of a kind master-planned community. A well-planned township with future-ready infrastructure and wide open green spaces awaits you.

- Beautifully master planned community inspired by Spanish architecture
- Environment-friendly design and sustainable site planning
- Cohesive urban design - street furniture, signage and road lighting
- Integrated township with all conveniences and facilities to live, work and play
- Aesthetically designed landscaped features and tree-lined streets
- Acres of wide, landscaped internal roads
- Exclusive Members-only Clubhouse with modern amenities and recreational facilities, specialty restaurant, health-club, swimming pool with splash pool and more
- Play-areas and tot-lots
- Meandering jogging and cycling tracks with natural terrain
- A choice of nursery, primary and secondary schools in the neighbourhood
- Individual rain water harvesting pits for every home
- 24x7 power and water supply
- Sewage treatment plant (STP)
- Hazard-free underground electric cabling
- Facility management services
- Modern healthcare facilities
- Water recycling system for irrigation and sanitation
- Eco-friendly and energy efficient systems - smart solar water heaters for select homes and solar street lighting in select zones

Life's pleasures, big and small.

Go ahead experience it at the modern Clubhouse.

It's always satisfying to know that you are one of the few whose life is just a bit more exclusive. And the over 50,000 sq. ft. modern Clubhouse at The Valley enhances this feeling of satisfaction. Relax in the cool waters of the swimming pool, pamper your taste buds at the exclusive restaurant, de-stress yourself at the health club or simply burn the calories with a few games of squash or tennis.









Proposed artistic rendering of Clubhouse







Quality of life meets quality of living.

Proposed facilities at the Clubhouse

- Restaurant, Cafe and Party Hall
- Guest Rooms
- Card Room
- Library and Reading Room
- Billiard Room
- State-of-the-art Gymnasium with
  - Aerobics Centre
  - Meditation and Yoga Centre
  - Salon, Spa, Jacuzzi and Massage Facilities
- Tennis and Squash Courts
- Swimming and Splash Pool
- Children's Play Area





DLF presents The Residences.

Villa Floors and Limited Edition Plots at The Valley.

Having achieved success in life, it's time to realise what you've always desired. Located within a fully integrated township, every Villa Floor truly reflects the art of fine living. Also on offer are exclusive Limited Edition Plots where you can build a home distinguished by a sense of refinement and style that's distinctively yours.

THE RESIDENCES
AT THE VALLEY



Artistic Impression. The proposed design is subject to change at the sole discretion of the company.

Proposed Specifications for Villa Floors*

LIVING ROOM/DINING ROOM	**FLOORING -** VITRIFIED TILES **WALLS -** PLASTIC EMULSION **CEILING -** OBD
BED ROOM	**WALLS -** PLASTIC EMULSION **CEILING -** OBD **WARDROBES*** - FINISH: WHITE, NON-GLOSSY PRELAMINATED SAME AS INTERNAL DOORS) - MATERIAL FOR WOODWORK: CARCASS TO BE IN PRE-LAMINATED PARTICLE BOARD - FLOORING: VITRIFIED TILES/LAMINATED WOODEN FLOORING - ALL SHUTTERS TO BE PRELAMINATED PARTICLE BOARD
KITCHEN	**FLOORING** - 300MM X 300MM CERAMIC ANTI-SKID TILES **WALLS -** 200 MM X 300 MM CERAMIC TILES TILL 4'-6", PLASTIC EMULSION (ABOVE TILES) **CEILING -** OBD **CP FITTINGS -** SINGLE LEVER FITTINGS **COUNTER -** GRANITE TOP **MODULAR KITCHEN*** - FINISH: LIGHT OAK FOR TOP & BOTTOM CABINETRY - MATERIAL FOR WOODWORK: CARCASS TO BE IN PRE-LAMINATED PARTICLE BOARD - SINK UNITS TO BE IN LAMINATED BWP PLY/MDF - ALL SHUTTERS TO BE PRELAMINATED MDF - SINK: SINGLE-BOWL WITH DRAIN BOARD
TOILETS	**FLOORING -** 300MM X 300MM CERAMIC ANTI-SKID TILES **WALLS -** 300 MM X 450 MM CERAMIC TILES **CEILING -** OBD **CP FITTINGS -** SINGLE LEVER FITTINGS **CHINAWARE -** WHITE COLOUR STANDARD MAKE
BALCONIES	**FLOORING** - WHITE TERAZZO TILES/ANTI-SKID CERAMIC TILES
STAIRCASE	**FLOORING -** TERAZZO TILES **CEILING -** OBD
UTILITY ROOM	**FLOORING -** MOSAIC TILES OR EQUIVALENT **WALLS -** OBD **CEILING -** OBD
UTILITY TOILET	**FLOORING -** GLAZED CERAMIC TILES **WALLS -** GLAZED CERAMIC TILES **CEILING -** OBD **CP FITTINGS -** STANDARD FITTINGS **CHINAWARE -** STANDARD FITTINGS
EXTERIOR	**WALLS -** SANDTEX MATT PAINT OR EQUIVALENT
DOORS/WINDOWS	**INTERNAL -** FLUSH DOORS PAINTED **MAIN DOOR -** FLUSH DOORS POLISHED **WINDOWS -** ALUMINIUM (POWDER COATED OR ANODISED)/PVC
HARDWARE	**FRONT DOOR -** MORTICE LOCK/SS MATT FINISH, SAFETY CHAIN
ELCTRICAL FITTINGS	MODULAR TYPE SWITCHES & SOCKETS, COPPER WIRING
POWER BACK-UP	**UP TO - 1600 SQ.FT. -** NOT EXCEEDING 6 KVA PER INDEPENDENT FLOOR **1601 - 2500 SQ.FT. -** NOT EXCEEDING 8 KVA PER INDEPENDENT FLOOR **2501 - 3750 SQ.FT. -** NOT EXCEEDING 12 KVA PER INDEPENDENT FLOOR

*In select homes only. **Disclaimer:** Soft furnishing, furniture and gadgets are not part of the offering. The pictures in the brochure are artistic/graphical depictions only. All layouts, plans, specifications, dimensions and locations are indicative and not to scale. They are subject to change as may be decided by the company or by any competent authority.







DLF
Panchkula

Site: The Valley, Sector 3,
Kalka-Pinjore Urban Complex.

Chandigarh: SCO 190, 191 & 192,
Sector 8C, Chandigarh - 160 009

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