





Founded in 1946 by Chaudhary Raghavendra Singh, DLF started with the creation of 22 urban colonies in Delhi. In 1985, the company expanded into the then-unknown region of Gurugram, creating exceptional living and working spaces for the new Indian. Today, DLF is the largest publicly listed real estate company in India, with residential, commercial, and retail developments in 15 states and 24 cities.

**75**

years of trust,  
growth and innovation

**336.3**

million sq. ft  
delivered

**Residential**

**300.9**

million sq. ft of  
residential portfolio

**Offices**

**32.1**

million sq. ft of  
Grade A office spaces

**Retail**

**4.2**

million sq. ft of  
retail spaces

**Hospitality**

**83.7**

hectares of sprawling  
open spaces



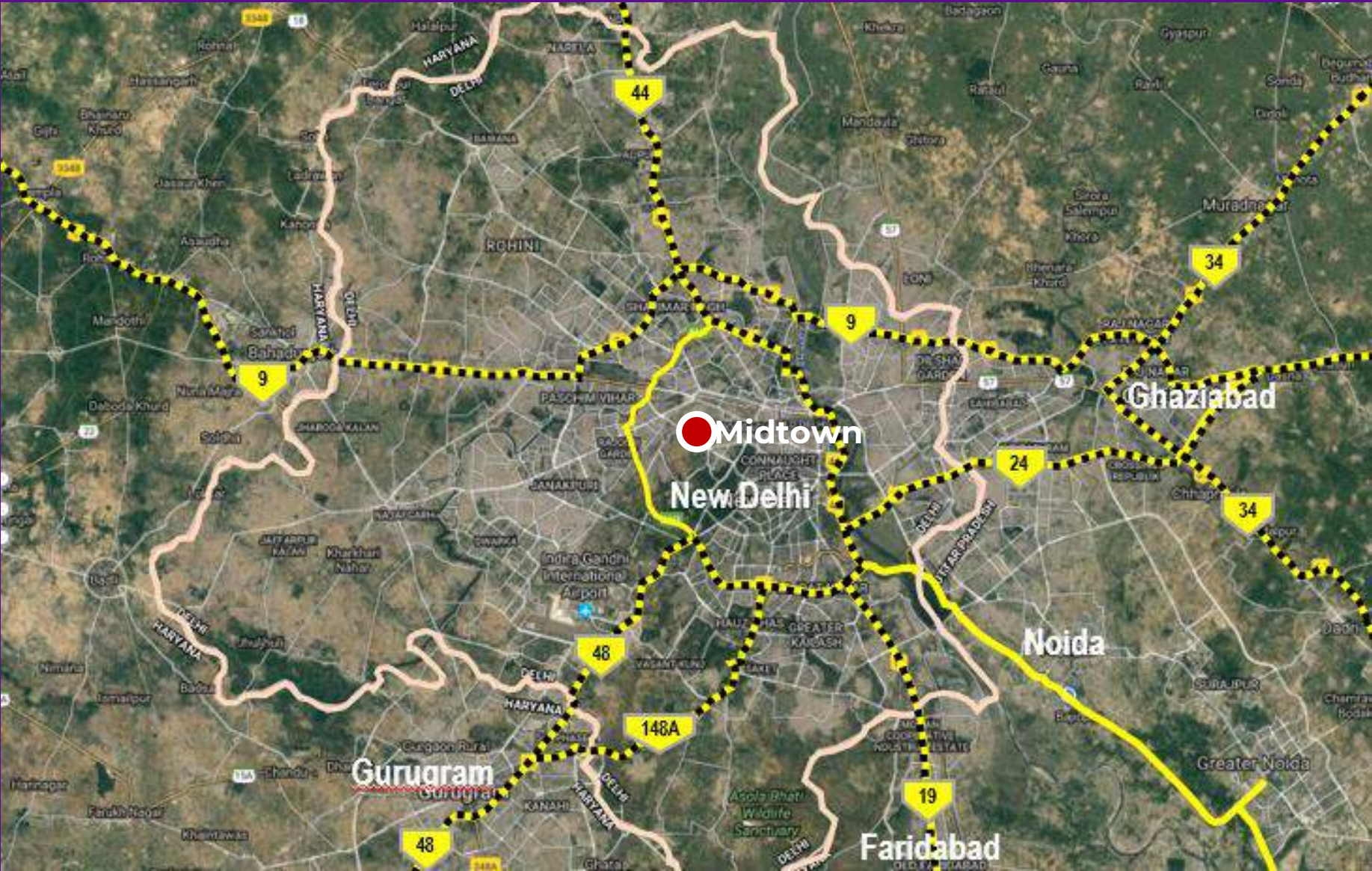
# DLF MIDTOWN

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**WEST DELHI**

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# DLF Midtown Location – Heart of the Capital



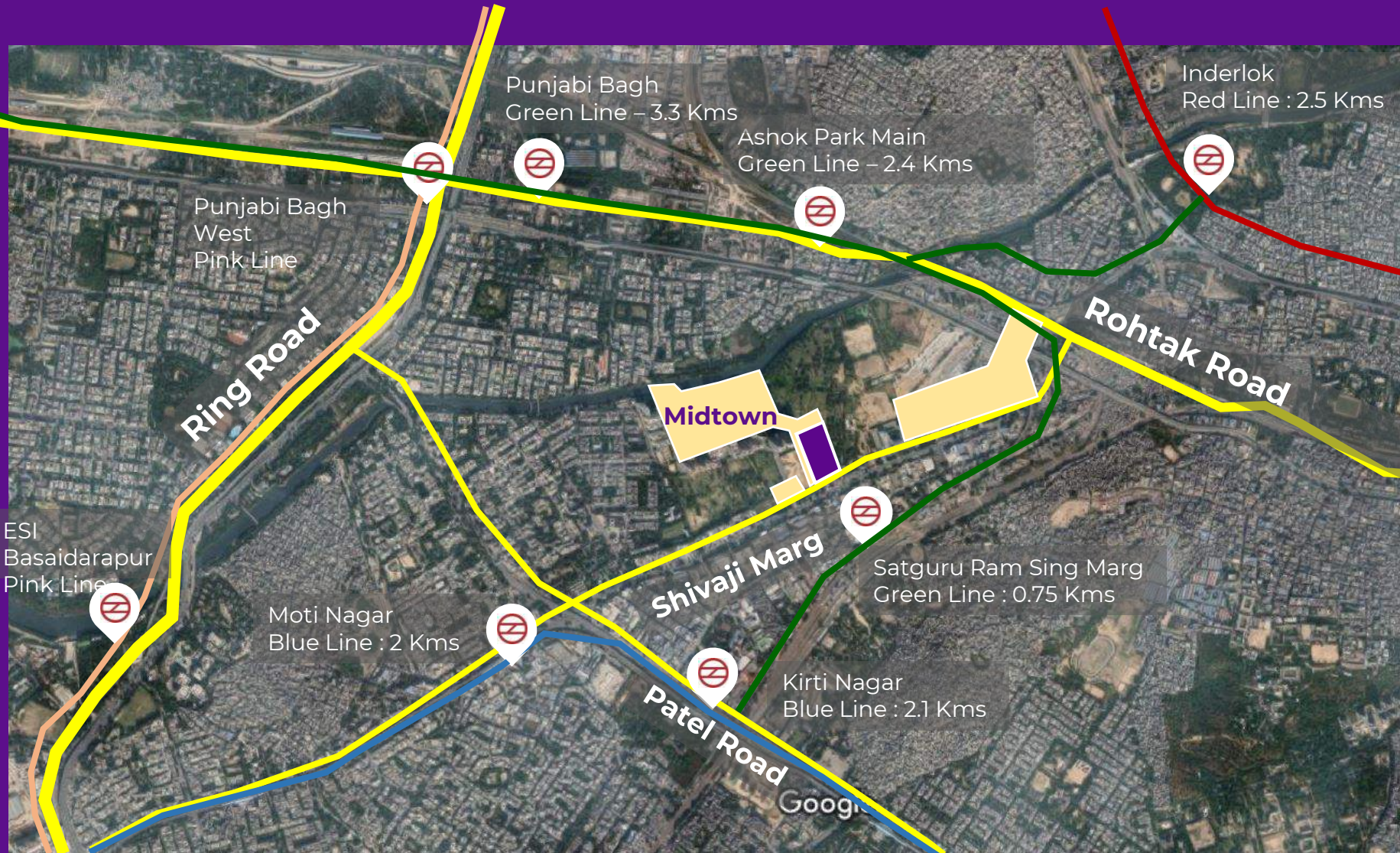
Located in the heart of India's Capital City

One of the most vibrant neighborhoods of Delhi NCR

### KEY DISTANCES

- Karol Bagh 4.9 KM
- Netaji Subhash Place 6.4 KM
- New Delhi Railway Stn. 8.2 KM
- Connaught Place 10.3 KM
- IGI Airport 25 KM
- Cybercity, Gurugram 27.5 KM

# DLF Midtown – Connectivity



On proposed 60 M wide Shivaji Marg (As per Masterplan)

Good connectivity with rest of the city through Patel Road Rohtak Road Ring Road

Surrounded by 4 metro lines (Blue, Green, Red, Pink)

5 Metro stations within 3 KM



Actual shot of Capital Greens I, II, and III



Actual shot of Capital Greens I, II, and III overlooking greens



# SOCIAL INFRASTRUCTURE

## SCHOOLS AND UNIVERSITIES

- SBM School – 0.9km
- Springdales School, Kirti Nagar – 2.8km
- Hansraj Model School – 5.4km
- Faith Academy – 5.9km
- Springdales School, Pusa Road – 6.7km
- Bal Bharti, Pusa Road – 6.8km
- Ramjas School, Pusa Road – 7.0km
- Delhi University, North Campus – 7.0km
- St. Columba's School – 9.1km
- Convent of Jesus and Mary – 9.1km

## SHOPPING CENTRES AND MALLS

- Epicah Mall – 2.3km
- Delhi Mall – 3.2km
- Shivaji Place, District Centre – 4.4km
- Shopping Centre Ranibagh, Pitampura – 5.9km
- Karol Bagh – 6.1km
- Pacific Mall – 6.2km
- Netaji Subhash Place – 6.3km
- Janakpuri District Centre – 9.1km
- Chandni Chowk – 9.2km
- Connaught Place – 10.3km

## HOSPITALS AND MEDICAL FACILITIES

- Apollo Cradle, Moti Nagar – 1.8km
- Kalra Hospital, Kirti Nagar – 2.7km
- MGS Hospital, West Punjabi Bagh – 4.5km
- Maharaja Agrasen Hospital, West Punjabi Bagh – 4.6km
- Apollo Spectra Hospital, Rohtak Road – 4.7km
- BLK Super Specialty, Pusa Road – 5.5km
- Sir Ganga Ram Hospital – 6.7km
- Delhi Hearth and Lung Institute – 7.3km
- Deen Dayal Upadhyaya Hospital - 7.8 km
- Ram Manohar Lohia Hospital - 8.7 km

**GET READY FOR  
THE GRAND UNVEIL**

# ONE MIDTOWN

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Artistic Impression Of  
ONE MIDTOWN  
Elevation



Artistic Impression Of  
ONE MIDTOWN  
Elevation

**Wake up to birdsong and  
overlook green views**



Artistic Impression Of An Apartment's Balcony

**Outdoor spaces and more,  
for the well-being of the  
entire family**





Artistic Impression Of Internal Greens

# **Dedicated multi-level clubhouse**

**Restaurant | Café | Alfresco Dining  
Bar | Card Room | Spa | Salon**



Artistic Impression Of Clubhouse Lobby



Artistic Impression Of The Restaurant



Artistic Impression Of Bar



Artistic Impression Of The Café

# **Fully-Equipped For Your Lifestyle Needs**

**Gymnasium | Multipurpose Room | Kids Club  
Game Room | Convenience Store**



Artistic Impression Of Gymnasium





Artistic Impression Of The Multi-Purpose Room



Artistic Impression Of The Games Room



Artistic Impression Of Games Room Overlooking Internal Greens



Artistic Impression Of Kids Club

# **5-Zone Infinity Edge Swimming Pool**

**Infinity Edge | Lap pool | Kids Pool | Lounge Pool  
Pool Tree Garden | Pool Side Cabanas | Poolside Juice Bar**



Artistic Impression Of The Pool

# **Professionally Managed 5-Tier Security And Secured Covered Car Parking**

**24x7 CCTV Camera Surveillance | Automated Boom Barriers  
Quick Response Team | Entrance Tower Lobbies Manned Round The Clock  
Video Phone Outside Apartment Main Door**

**RFID Based Access Controlled Parking | Shuttle Elevators For Secure Access From  
Parking**

# Arrival Experience

**Landscaped covered drop off for each tower**  
**Air-conditioned double height tower entrance lobby**  
**Hi speed elevators – 4 m/s**





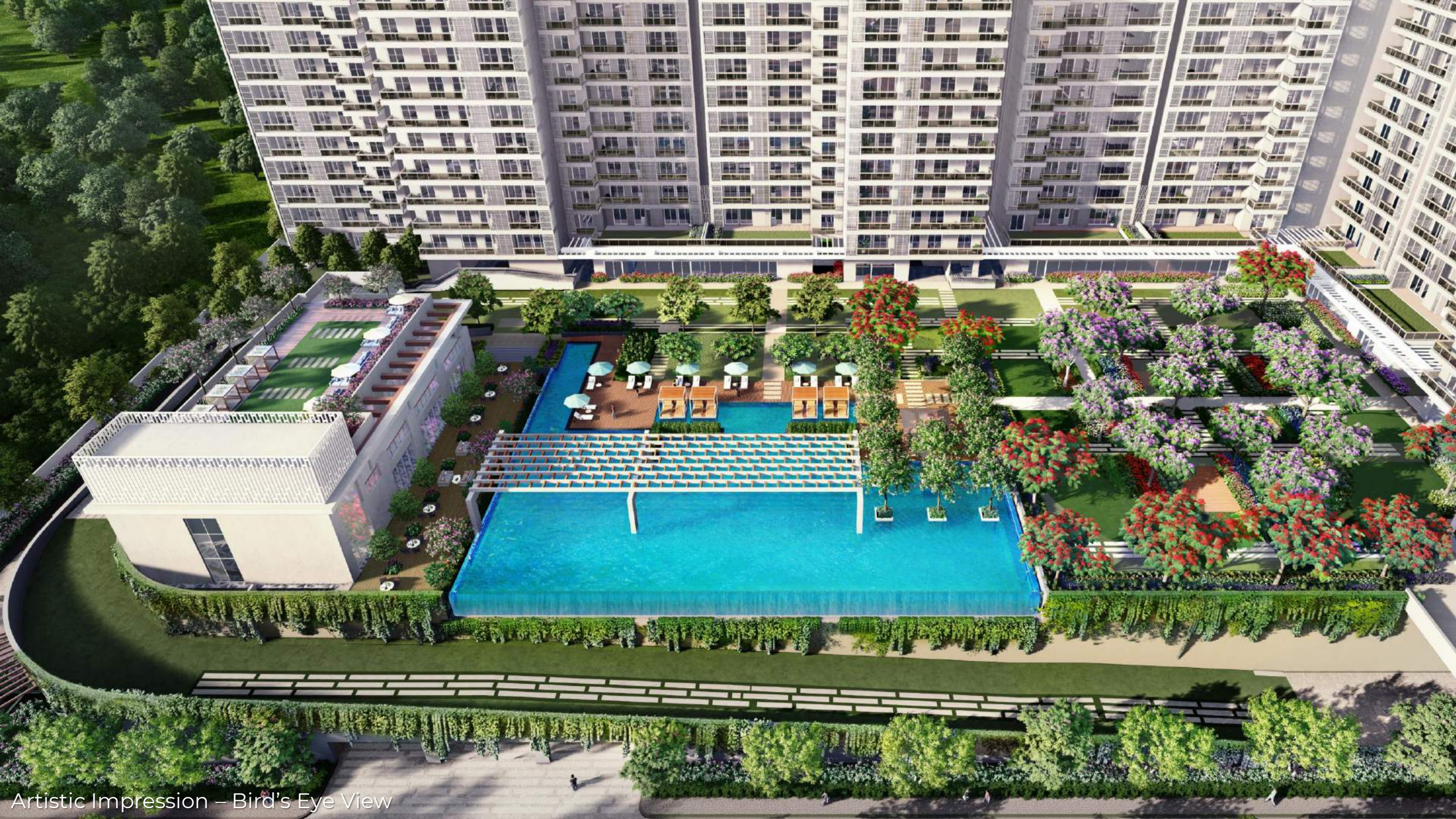
Artistic Impression of the Drop Off Zone



Artistic Impression Of Tower Entrance Lobby



Artistic Impression Of Lift Lobby



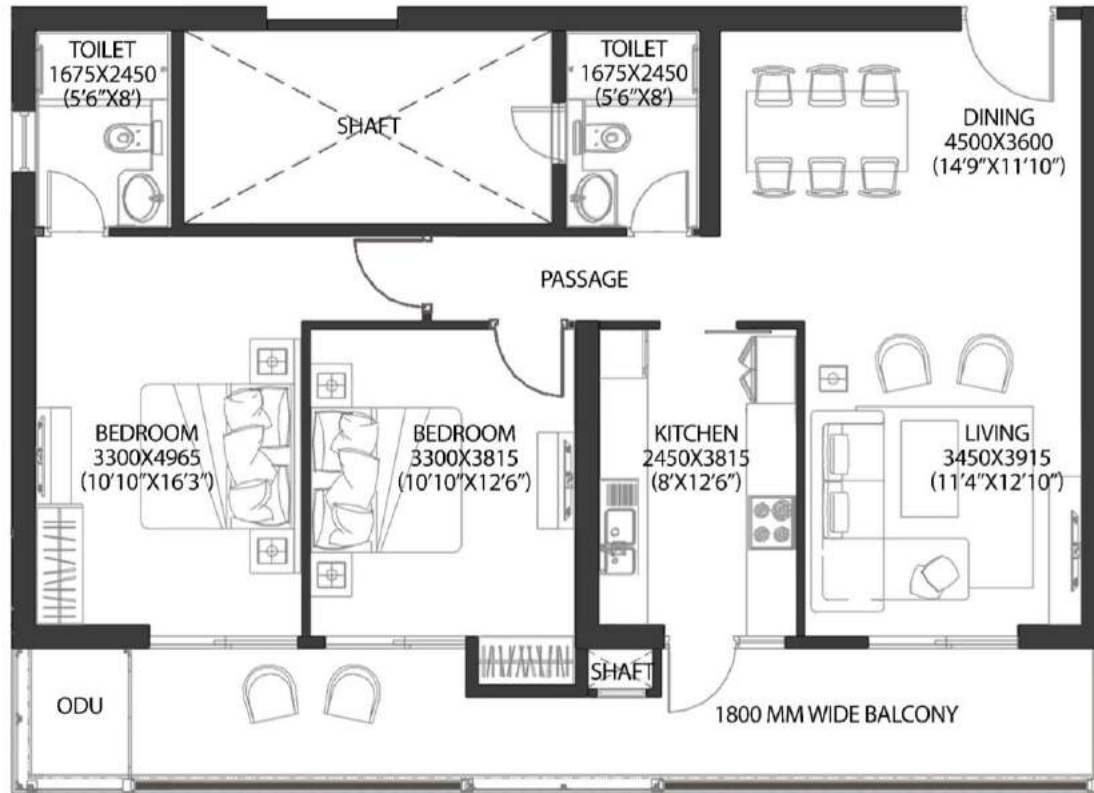
Artistic Impression – Bird's Eye View

# MASTER LAYOUT



# TYPICAL APARTMENT PLAN

2 BHK

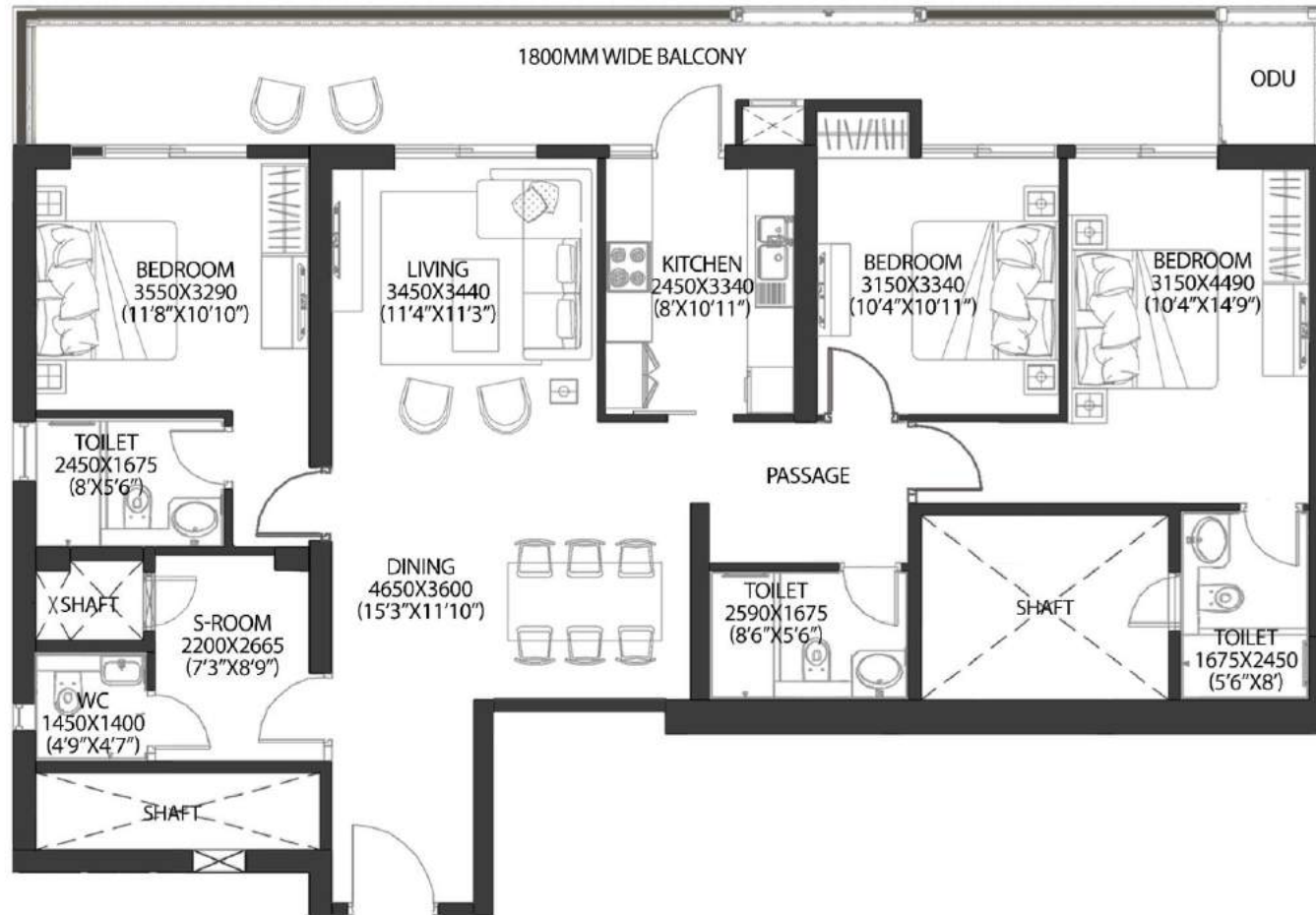


All areas have been measured in licensed autocad tool. Details of apartment will be as per the agreement.

Plan not to scale. All dimensions are in mm (ft. Inch)

# TYPICAL APARTMENT PLAN

3 BHK

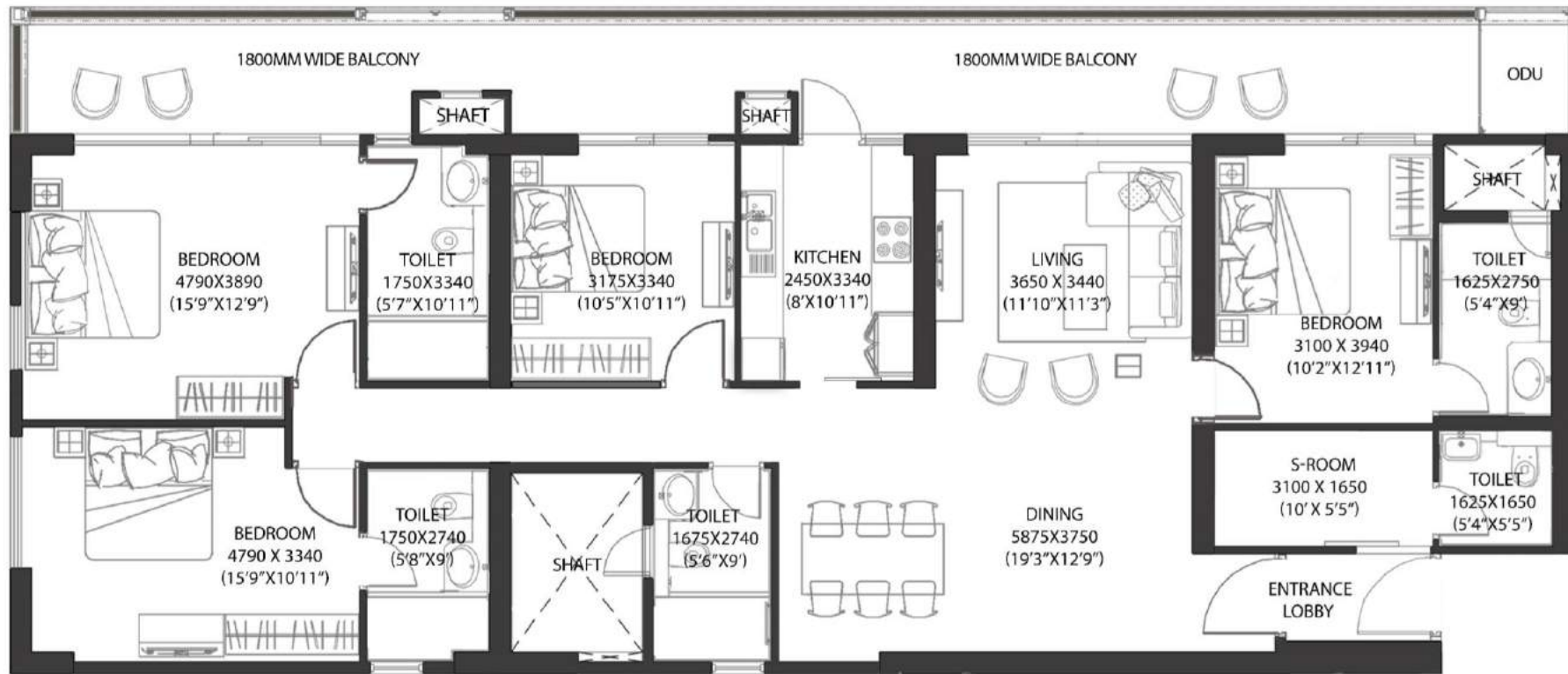


All areas have been measured in licensed autocad tool. Details of apartment will be as per the agreement.

Plan not to scale. All dimensions are in mm (ft. Inch)

# TYPICAL APARTMENT PLAN

4 BHK



All areas have been measured in licensed autocad tool. Details of apartment will be as per the agreement.

Plan not to scale. All dimensions are in mm (ft. Inch)



# SPACIOUS 2, 3, 4 BEDROOM APARTMENTS

With Elevated Lifestyle including

- Imported Marble Flooring in Living, Dining
- Bedrooms with Laminated Wooden Flooring and Modular Wardrobes
- Fully loaded Modular Kitchen with appliances – Refrigerator, Washing Machine, Dish Washer, Microwave, Oven, Hob, Chimney
- VRF Air Conditioning
- Washrooms with Glass Shower Partition and Medicine Cabinet
- Expansive Balconies with Laminated Glass Railing

# APARTMENT SPECIFICATIONS

## Living/ Dining/ Lobby/Passage

<b>Floor</b>	Imported marble
<b>Wall</b>	Acrylic emulsion paint
<b>Ceiling</b>	Acrylic emulsion paint

## Bedrooms

<b>Floor</b>	Laminated wooden flooring
<b>Wall</b>	Acrylic emulsion paint
<b>Ceiling</b>	Acrylic emulsion paint
<b>Wardrobes</b>	Modular wardrobes

## Balcony

<b>Floor</b>	Vitrified tiles
<b>Wall</b>	Exterior grade Paint
<b>Railing</b>	SS/MS, and laminated glass railing

## Utility/ S. Room

<b>Floor</b>	Tiles
<b>Wall</b>	Acrylic emulsion paint
<b>Ceiling</b>	OBD

## Kitchen

<b>Floor</b>	Vitrified tiles
<b>Wall</b>	Dado (as per design)
<b>Ceiling</b>	Acrylic emulsion paint
<b>Counter</b>	Stone counter
<b>Fittings and Fixtures</b>	Modular kitchen, SS sink, CP fittings
<b>Appliances</b>	Refrigerator, Washing machine, Dish washer, Microwave, Oven, Hob, Chimney (Whirlpool/ Siemens/ Bosch/ Samsung or equivalent) Geyser, Exhaust fan

## Master Toilet

<b>Floor</b>	Imported marble
<b>Wall</b>	Imported marble with medicine cabinet
<b>Ceiling</b>	False ceiling
<b>Counter</b>	Imported marble with below counter vanity
<b>Fittings and Fixtures</b>	Glass shower partition CP fittings, wash basin and EWC (Kohler/ Duravit/ Grohe/ American Standard or equivalent)
<b>Appliances</b>	Geyser, Exhaust fan

# APARTMENT SPECIFICATIONS

## Other Toilet

<b>Floor</b>	Imported marble
<b>Wall</b>	Tiles with medicine cabinet
<b>Ceiling</b>	False ceiling
<b>Counter</b>	Imported marble with below counter vanity
<b>Fittings and Fixtures</b>	Glass shower partition (Except powder toilet) CP fittings, wash basin and EWC (Kohler/ Duravit/ Grohe/ American Standard or equivalent)
<b>Appliances</b>	Geyser, Exhaust fan

## Doors

<b>Main Door</b>	Polished veneer solid core door with 60 mins fire rating
<b>Internal Door</b>	Painted frame with Painted flush doors

## Toilet abutting S. Room

<b>Floor</b>	Tiles
<b>Walls</b>	Tiles
<b>Ceiling</b>	False ceiling
<b>Fixtures</b>	CP fittings, sanitaryware (Parryware / Jaquar/ Johnson or equivalent)

## Window/ External Glazing

Double glazed units with UPVC / Aluminum frames and shutters in living room and bedrooms  
Single glazed units with UPVC / Aluminum frames and shutters in kitchen, toilets and S. room (wherever applicable)

## Electrical Fixtures and Fittings

Modular switches (Schneider/Legrand/Panasonic/Wipro/ Honeywell or equivalent)  
FRLS/ZHFR internal wirings and ceiling light fixtures in balcony, kitchen and toilets  
Optical Network Terminal (ONT) in each apartment for data and TV connectivity  
Video Door Phone at main apartment door

# APARTMENT SPECIFICATIONS

## Airconditioning

VRF Airconditioning in living, dining, bedrooms, kitchen (Daikin/ LG/ Samsung/Carrier/Toshiba or equivalent)

## Fire Fighting System

Fire fighting system with sprinklers, smoke detection system

# OTHER SPECIFICATIONS

- o High speed Toshiba passenger elevators with a speed of 4m/sec in towers. Additional service elevator in each tower
- o Shuttle elevators from parking levels to main entrance lobby
- o Air-conditioned main entrance lobby and typical floor lobbies (except service lift lobby)
- o Rainwater Harvesting system
- o Recycled water from STP for flushing and irrigation
- o Provision for garbage chute in each tower
- o Structure designed for Zone 5 compliance i.e., Designed for 1 zone higher than the statutory requirement of Zone 4

**Disclaimer** – Specifications as mentioned are subject to marginal variations, which may be necessary during construction. Marble/ Granite/ Stone being natural material have inherent characteristics of color and grain variations. The brands of the equipment/ appliances/ goods and the specifications and facilities mentioned may change on account of non-availability thereof

# KEY DESIGN CONSULTANTS

## **Concept Design**

DP Consultants Pte Ltd, Singapore

## **Architect**

Sikka Associate Architects

## **Landscape Design Concept**

MPFP pllc, New York

## **Interior Design of Club, Amenities and Common Areas**

Smallwood, Reynolds, Stewart, Stewart International, Ltd.

## **Architect of Record for Landscape Design**

Integral Designs International Studio Pvt. Ltd

## **Traffic Design**

Vertex Asia Pacific Pte Ltd, Singapore

## **Vertical Transport Consultancy**

Soberman Engineering Co.

## **Structural Design**

Optimal Consultancy Services Pvt Ltd

## **Structure Design Peer Review**

Thornton Tomasetti

## **MEP Design**

SEED Engineering Consultants Pvt Ltd

## **MEP Peer Review**

Think BIM Technical Services Pvt Ltd

## **Cost Consultancy and Quantity Survey**

Hill International Cost Consultancy (India) Pvt Ltd

## **Fire and Life Safety**

Fyrprotek

## **Wind Engineering**

RWDI Consulting Engineers Pvt Ltd

## **Green Building Consultant**

Environmental Design Solutions Pvt Ltd

# An Urban Lifestyle Like No Other!

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