

PROJECT REPORT

PROJECT TYPE- RESIDENTIAL APARTMENTS AT SECTOR 2,3 PINJORE
KALKA URBAN COMPLEX, PANCHKULA, HARYANA

“THE VALLEY ORCHARD”

Introduction

Name of the Company	DLF HOMES PANCHKULA PRIVATE LIMITED
Address	Registered Office: 2 nd Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram – 122002, Haryana (India) Corporate Office: DLF Gateway Tower, R Block, DLF City Phase – III, Gurugram – 122002, Haryana
Group	DLF
Line of Activity	Real Estate, Hospitality, Construction & Development
Background of Company	<p>DLF Homes Panchkula Private Limited (DHPPL) is a subsidiary of DLF Limited. DLF was founded in 1946 by Chaudhary Raghvendra Singh. Together with its subsidiaries, joint ventures and associates the group is primarily in the business of real estate development. The company has a unique business model with earnings arising from development and rentals. Its exposure across businesses, segments, and geographies mitigates any down–cycles in the market. DLF has also forayed into infrastructure, SEZ and hotel businesses. It operates in all aspects of real estate development, ranging from acquisition of land, to planning, executing, constructing & marketing of projects. The group is also engaged in the business of generation and transmission of power, provision of maintenance services, hospitality, and recreational activities.</p>

The proposed project is located in Sector 2, 3, Village Bhagwanpura, Pinjore-Kalka Urban Complex, Panchkula, Haryana.

45m Wide Sector Road

ENTRY EXIT

COMMERCIAL

SERVICE YARD

COMMUNITY FACILITY

CLUSTER A

CLUSTER B

CLUSTER C

CLUSTER D

CLUSTER E

CLUSTER F

CLUSTER G

CLUSTER H

CLUSTER I

CLUSTER J

CLUSTER K

CLUSTER L

CLUSTER M

CLUSTER N

CLUSTER O

CLUSTER P

KAUSHALYA RIVER

ON-SITE

OFF-SITE

CLUSTER A

CLUSTER B

CLUSTER C

CLUSTER D

CLUSTER E

CLUSTER F

CLUSTER G

CLUSTER H

CLUSTER I

CLUSTER J

CLUSTER K

CLUSTER L

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Project Details

DLF Homes Panchkula Private Limited ("The Company") is developing Residential Group Housing Project ("The Project") on a licensed land area of 15.83 acres. The Project is zoned for residential development and other allied usages under New Integrated Licensing Policy (NILP) of State of Haryana.

DLF Homes Panchkula Private Limited has a legal right to develop the proposed project and license has been granted on the same basis.

The Project has been branded by "DLF Homes Panchkula Private Limited" under the name "The Valley Orchard" and the development shall comprise of 512 apartments and 0.632 acres of Integrate commercial area. The construction and the Internal Development works of the Project shall be executed by the developer.

Project details along with detailed area break-up are given below:

Table 1: Project details

Sr. No	Particulars	Proposed
1	Total Land area (acres)	15.83
2	Total Land area (m ²)	8513
3	Total no. of Apartments (residential)	512
4	Total no. of plots (commercial)	1

Table 2: Financials

Financials of the project [INR (In Lacs)]			
1	Net expected gain/ profit		
	Sr. No.	Description	Details
	1.1	Total estimated cost	67300
	1.2	Total estimated sales proceeds	111300
	1.3	Net expected gains/profit, keeping in view the market trends.	44000
2	Estimated cost details for completion of the project		
	2.1	Cost incurred up to the date of application (other than land)	9578
	2.2	Cost incurred towards land cost	2044
	2.3	Estimated balance cost to be incurred for completion of the project	55678

S. No.	Activity	Cost (in lacs)
1	Roads & Pavements	807.33
2	Water Supply	237.45
3	Sewage & Garbage	498.65
4	Electricity Supply	1757.13
5	Stormwater Drainage	379.92
6	Parks & Playgrounds	436.91
7	Others	631.62
	Total	4749.01

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