

QUIETLIST

INDEPENDENT FLOORS AT DLF GARDENCITY ENCLAVE PHASE 2

A buyer's reading of the sanctioned drawings this project's promoter filed with the authority, and of its registration record.

REGISTERED AS	RERA-GRG-1223-2022
REGISTERED BY	Dlf
WHERE	Sector 93
READ ON	28 August 2026

The facts, before the reading

ON THE REGISTER From the project's RERA registration record.

REGISTRATION STATUS	no occupancy certificate on record
REGISTRATION VALID TILL	30 October 2028
DECLARED COMPLETION	31 October 2028
PROJECT START	1 October 2023
LAND AREA	20,277 sq m (5.0 acres)
HOMES REGISTERED	136
UNIT MIX	136 plots in 6 sizes, 134–150 sq m
ESTIMATED PROJECT COST	₹495.7 crore
LAND LITIGATION DECLARED	No
AMENITIES DISCLOSED	20 filed with status
INFRASTRUCTURE NOCS	5 of 5 approved

IN CONTEXT Computed from the register, across every project we track.

DENSITY	27.1 homes per acre
DENSITY IN CONTEXT	92nd percentile of 271 projects in this register (median 15.9)

FROM THE FILED DRAWINGS Read from the sanctioned sheets the promoter filed.

SITE SHAPE	The filed project footprint is irregular and broadly elongated rather than compact or rectangular. It is divided into separated plotted clusters or Blocks A–D, extending along the 60m sector-road edge and across the internal-road and central revenue-rasta network.
PLOT BOUNDARIES	Cleared drawings establish materially different road-edge conditions: the north/northwest edge meets a 60m existing sector road with an inner 12m service road; Block A also adjoins a 5m revenue rasta; and the north-east/right edge meets the 60m sector road with a parallel service-road corridor. The remaining approved-site-plan page supplies no cleared edge observation, so the filing does not establish every plot edge.

INSIDE THE SITE

The interior is organised as separated plotted clusters and Blocks A–D around a hierarchy of 9m, 10m and 24m internal roads, the revenue rasta and major avenues. Green/open and service categories sit among these blocks, while the water and fire-service network follows the internal-road layout and circulation connects to the eastern major-road edge.

UNIT LAYOUT CHARACTER

The cleared typical plan establishes a compact middle-right vertical-circulation zone: stair flights, lift well and passage sit within the dwelling footprint, with bedroom and toilet access around that core. It does not establish a reliable outward-facing-position or privacy ranking beyond this circulation relationship.

WHAT TO ASK FOR

Show me the services plan before I consider A/5. I will not pay for private green access.

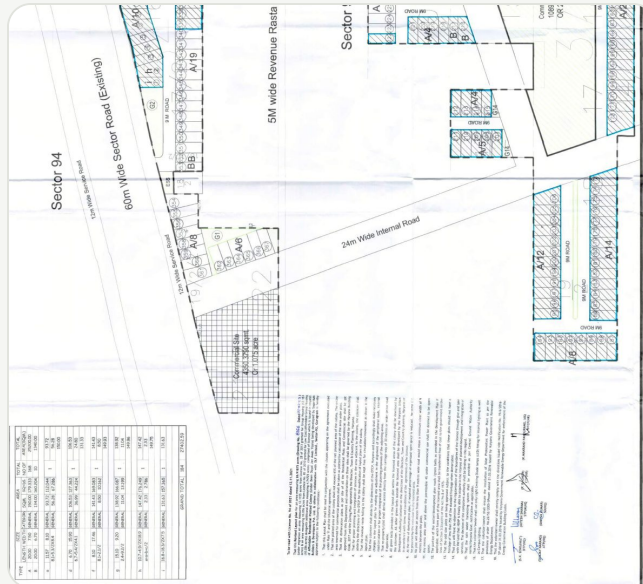
Show me a 150 sq m, 7.5 m by 20 m plot if I want the checked independent-floor layout. For any other plot size or shape, show me its own sanctioned plan before I compare the price.

THE PROJECT ON RECORD

What this is and what to settle first

This is DLF's filed scheme. The papers show separate groups of plots. Internal roads of 9 m, 10 m and 24 m connect them. Green, community, commercial and service areas sit between them. So the plot matters as much as the floor.

The newly opened H-RERA record gives 30 October 2028 as the registration-expiry date. The promoter's filed affidavit also gives 30 October 2028 as the completion period. Treat this as the timetable in the filing. It does not prove that your home, services and documents will be ready on that date. The affidavit says DLF has title/right to the project land. It says the land is free of encumbrances. It also says 70% of allottee receipts go into a separate bank account for land and construction costs. Withdrawals depend on certified completion.



Service/community areas are shown as distinct non-plot pockets connected to the same internal road fabric.

From the sanctioned sheet titled "IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN", copied here exactly as the sheet prints it.

collaboration agreement, development agreement, joint development agreement, or any other agreement, the case may be, entered into between the promoter and such owner and reflecting the title of such owner on the land on which project is proposed.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed.
4. That seventy per cent of the amounts realised by promoter for the project shall be deposited in a separate bank account for the benefit of Allottees, from time to time, shall be deposited in a separate

The affidavit states that the said land is free from all encumbrances.

From the sanctioned sheet titled "DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.", copied here exactly as the sheet prints it.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 30.10.2028.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

The affidavit states that the project completion period is until 30.10.2028.

From the sanctioned sheet titled "DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.", copied here exactly as the sheet prints it.

3. That the time period within which the project shall be completed by promoter is 30.10.2028.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



The affidavit states that 70 percent of amounts realised from allottees shall be deposited in a separate scheduled-bank account and used only for construction cost and land cost.

From the sanctioned sheet titled "DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.", copied here exactly as the sheet prints it.

scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

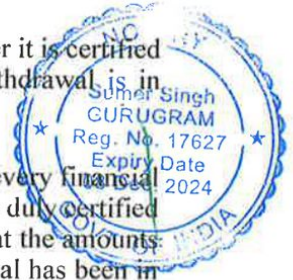
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year.



The affidavit states that withdrawals from the separate account shall be in proportion to the percentage of project completion.

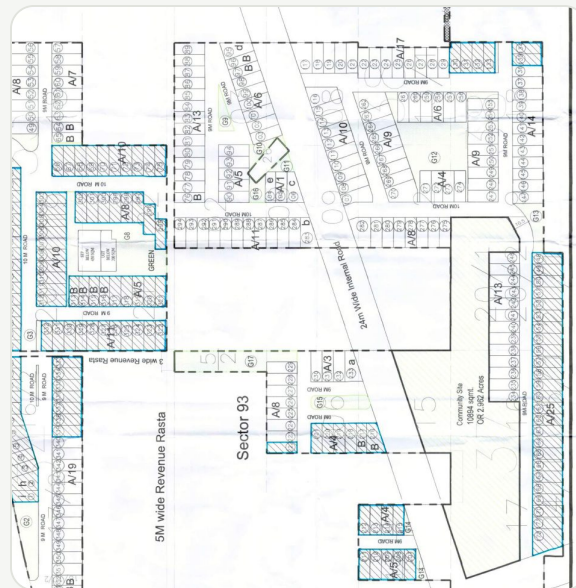
From the sanctioned sheet titled "DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.", copied here exactly as the sheet prints it.

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6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



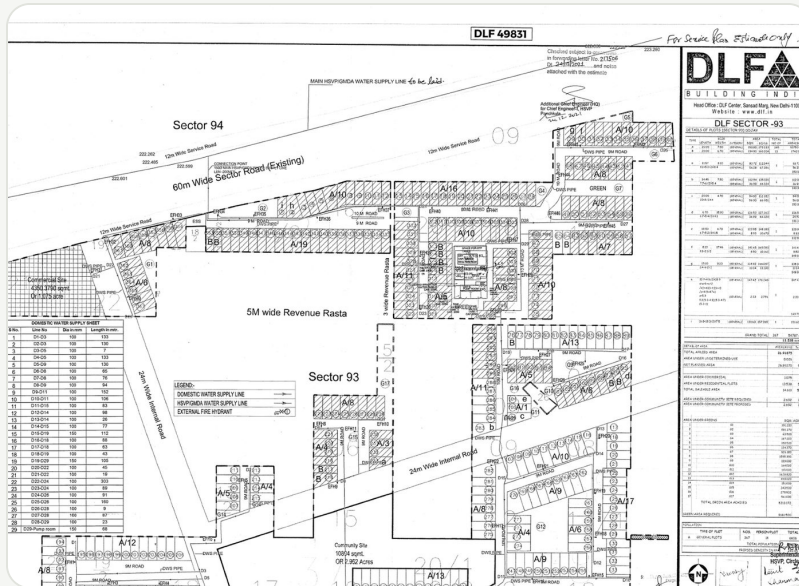
The affidavit states that withdrawals from the separate account shall occur after certification by an engineer, architect, and practising chartered accountant.

From the sanctioned sheet titled "DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.", copied here exactly as the sheet prints it.



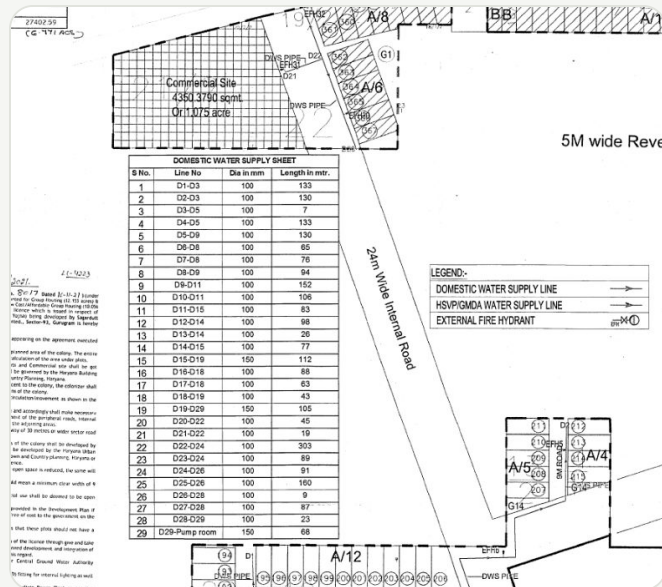
Open or landscaped pockets are interspersed inside and beside plotted clusters.

From the sanctioned sheet titled "IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN", copied here exactly as the sheet prints it.



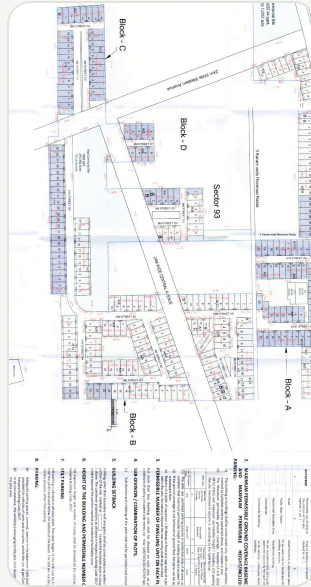
The water and fire-service network is drawn along the plotted layout's internal roads.

From the sanctioned sheet titled "SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN", copied here exactly as the sheet prints it.

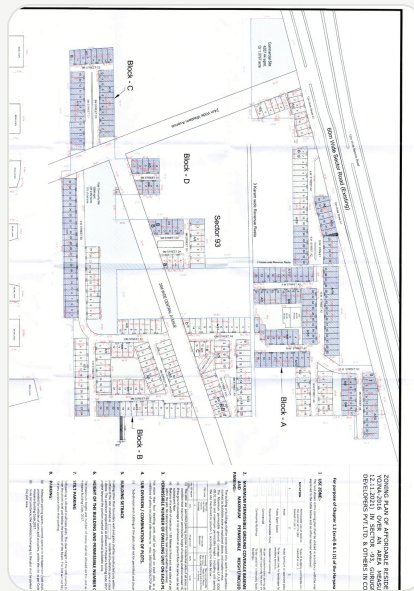


A tabulated domestic water supply sheet ties numbered line segments to the service layout.

From the sanctioned sheet titled "SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN", copied here exactly as the sheet prints it.



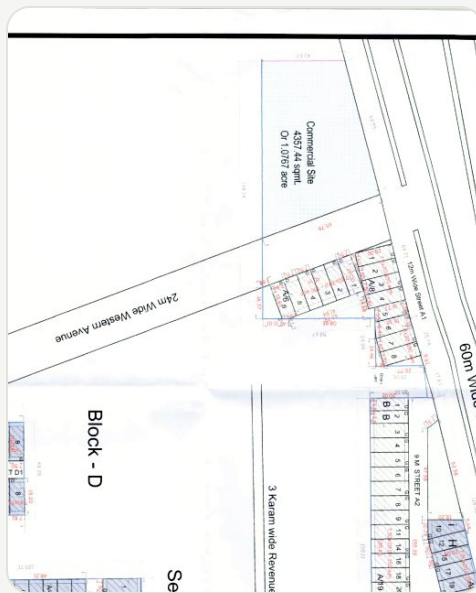
The internal circulation spine includes two labeled 24 m avenues crossing the plotted layout. From the sanctioned sheet titled “ZONING PLAN”, copied here exactly as the sheet prints it.



Residential plots are grouped into named blocks served by smaller internal streets. From the sanctioned sheet titled “ZONING PLAN”, copied here exactly as the sheet prints it.



A central community open/service area is set inside the plotted layout rather than only at the perimeter.
From the sanctioned sheet titled "ZONING PLAN", copied here exactly as the sheet prints it.



A commercial-site/open non-residential parcel is shown near the north road-side portion of the layout.
From the sanctioned sheet titled "ZONING PLAN", copied here exactly as the sheet prints it.



Service elements are visibly placed within Block A's internal plot cluster.

From the sanctioned sheet titled "ZONING PLAN", copied here exactly as the sheet prints it.

We, Neelu Goel and K.K Sheera, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That M/s DLF Limited a legal title/ right to the land on which the development of the proposed plotted commercial is to be carried out

and

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

The affidavit states that M/s DLF Limited has legal title/right to the land on which the proposed plotted commercial project is to be carried out.

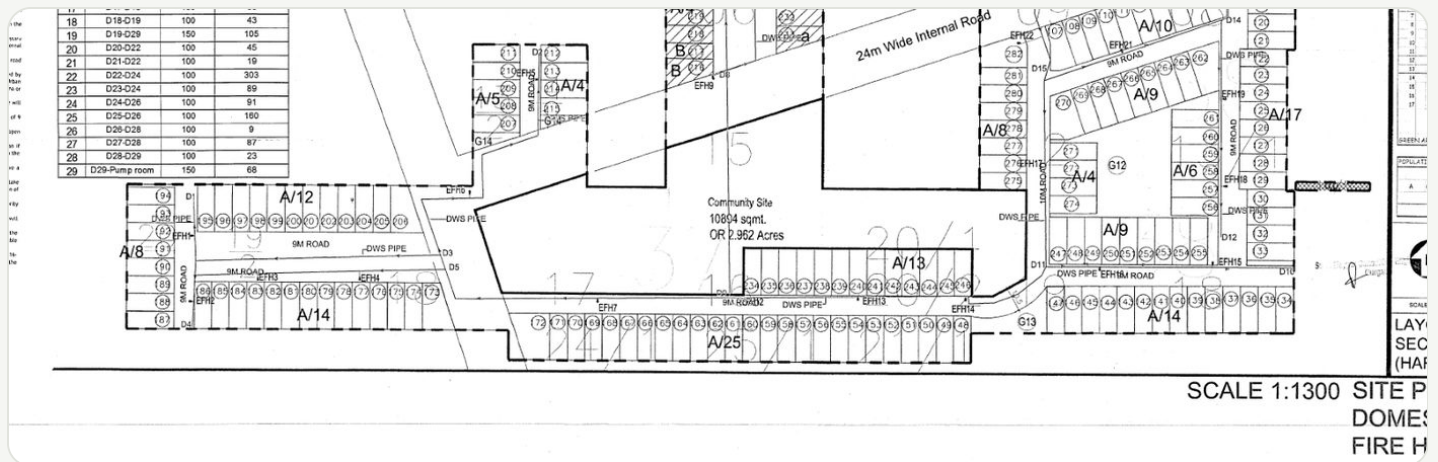
From the sanctioned sheet titled "DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.", copied here exactly as the sheet prints it.

HOW TO READ THE EVIDENCE

If you want quieter daily surroundings: use the services plan to check

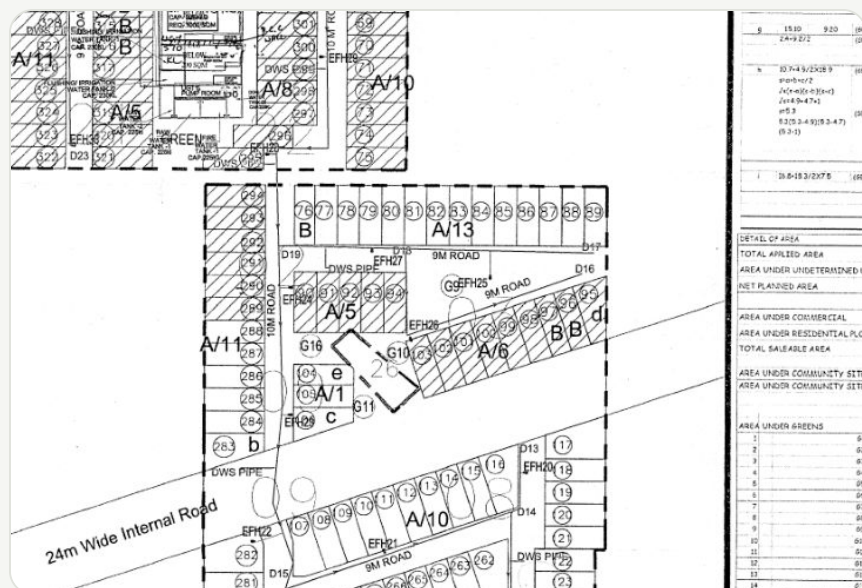
The approved services drawings show pipes, hydrants and sewer lines along certain roads. They do not show that these normal lines make one independent floor noisier, less comfortable or less valuable than another.

So do not accept or refuse a plot for this reason alone. If A/25, A/14, A/10, A/16, A/19, A/12 or A/8 is offered, use the marked layout to see which road it faces. Then compare what the plans do show: the road edge.



Plots in the A/25 and adjoining A/14 bottom row front a 9M road that carries the marked domestic-water line and external fire-hydrant points.

From the sanctioned sheet titled "SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN", copied here exactly as the sheet prints it.



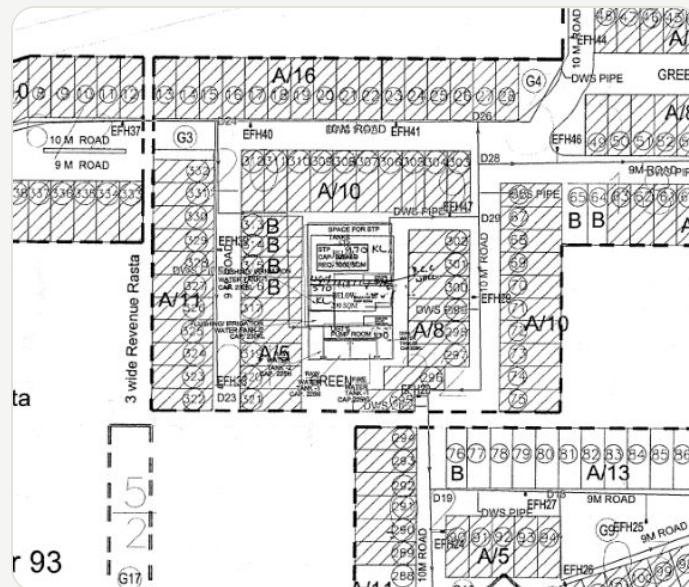
The A/13 block on the right-middle side sits along a 9M road with low/service pipe markings and nearby external hydrant labels.

From the sanctioned sheet titled "SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN", copied here exactly as the sheet prints it.



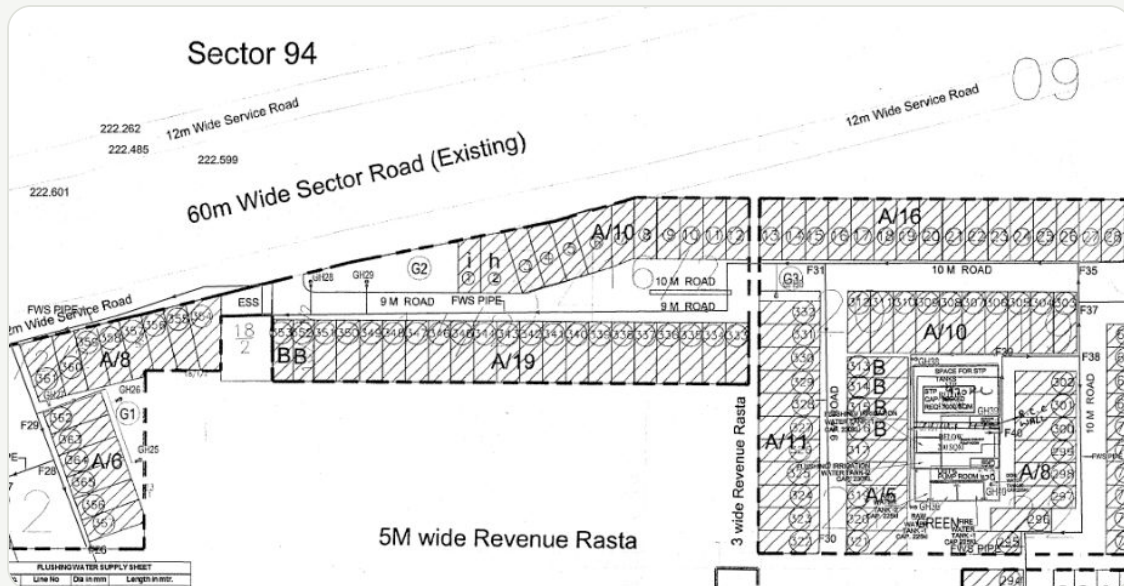
The A/19 row near the upper-middle frontage is aligned with a 9M road where multiple external hydrant markers are shown.

From the sanctioned sheet titled "SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN", copied here exactly as the sheet prints it.

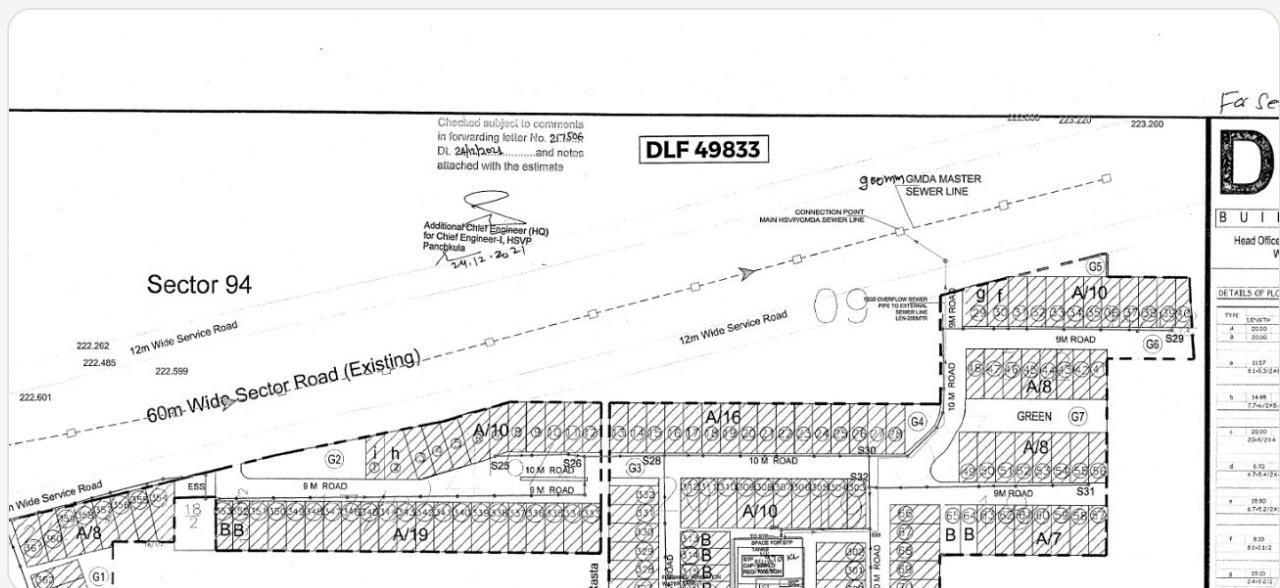


The central A/5/A/8 area is near a compact service node where DWS pipe labels converge around short internal roads.

From the sanctioned sheet titled "SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN", copied here exactly as the sheet prints it.



The upper central plotted row marked A/10, A/16, A/19 and A/12 visibly fronts a labelled water-supply route. From the sanctioned sheet titled "SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN", copied here exactly as the sheet prints it.



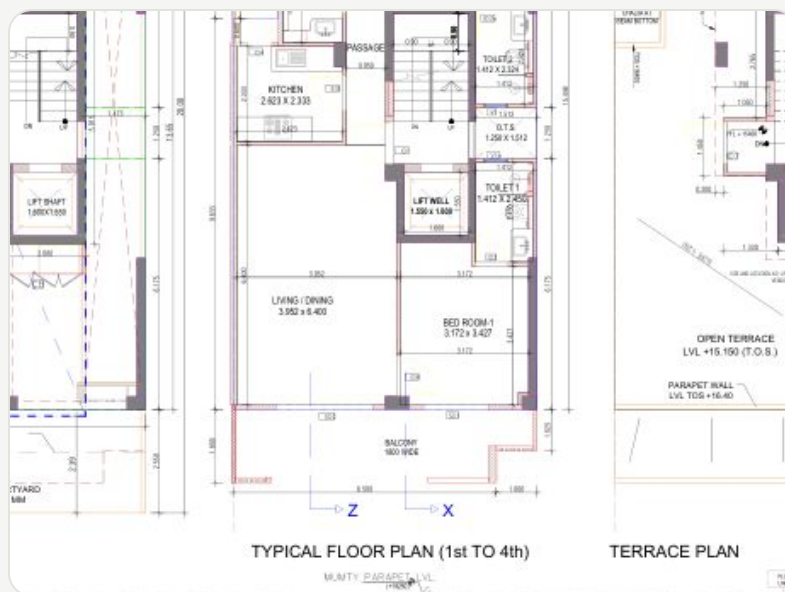
A labelled sewer connection runs along the 60m wide Sector Road immediately north of the upper row of plotted blocks including A/19, A/10, A/16 and A/8. From the sanctioned sheet titled "SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN", copied here exactly as the sheet prints it.

WHAT TO CHOOSE

If the home layout matters most: choose the checked 150 sq m plot shape

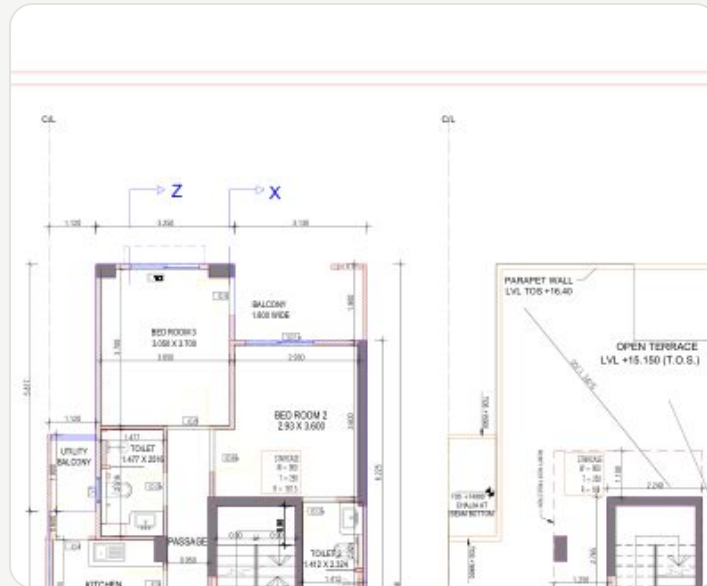
If you are choosing this project for the independent-floor layout, not just the address, start with a 150 sq m plot measuring 7.5 m by 20 m. This is the plot shape in the approved typical plan. It has a living/dining room opening to a front balcony. It has a second bedroom with a side balcony. The kitchen and utility area are on the side edge. The stair, lift and passage are together inside the home. They sit beside the bedroom and bathroom area. This is a compact layout. It also puts most up-and-down movement in that area.

Do not use this attractive sample plan to price a smaller or differently shaped plot as if it gives you the same home. For another plot size or shape, ask for its exact sanctioned floor plan. Compare its room sizes, balconies and movement inside the home before treating it as the same. The choice is simple. The checked 150 sq m format gives you a known layout. Another format may suit you. The filing does not show that it is the same product.



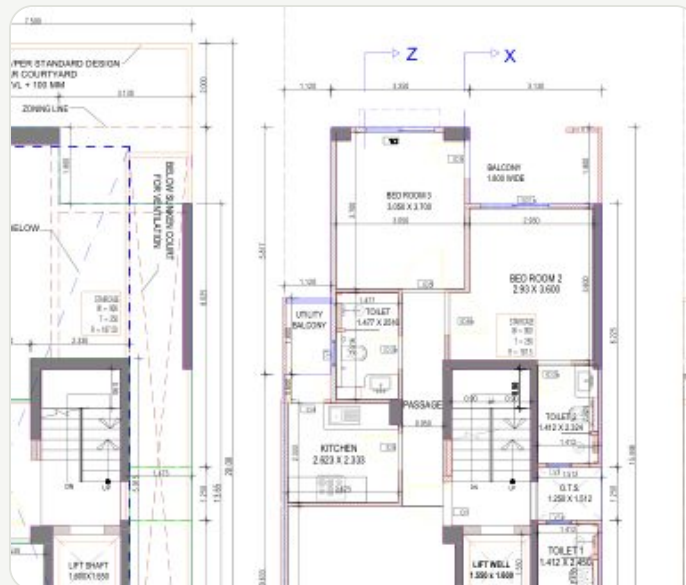
The living/dining space is placed at the front perimeter and opens to an outward balcony.

From the sanctioned sheet titled "BUILDING PLAN TYPICAL (7.5 X 20, 150SQ. MTR)", copied here exactly as the sheet prints it.



Bedroom 2 has its own outward-facing balcony on the side perimeter.

From the sanctioned sheet titled "BUILDING PLAN TYPICAL (7.5 X 20, 150SQ. MTR)", copied here exactly as the sheet prints it.



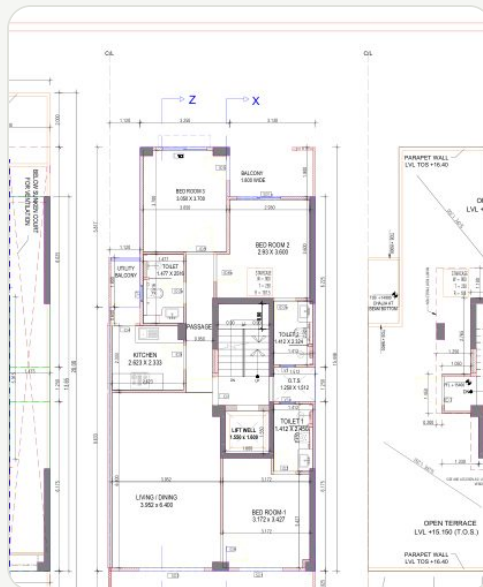
Kitchen and utility functions sit on the side perimeter rather than in the interior core.

From the sanctioned sheet titled "BUILDING PLAN TYPICAL (7.5 X 20, 150SQ. MTR)", copied here exactly as the sheet prints it.



The bedroom/toilet cluster is arranged around the internal passage beside the stair/lift core.

From the sanctioned sheet titled "BUILDING PLAN TYPICAL (7.5 X 20, 150SQ. MTR)", copied here exactly as the sheet prints it.



The typical floor plan shows a central vertical circulation core inside the dwelling footprint.

From the sanctioned sheet titled "BUILDING PLAN TYPICAL (7.5 X 20, 150SQ. MTR)", copied here exactly as the sheet prints it.

V8.1 BUILDING PLAN TYPICAL (7.5 X 20, 150SQ. MTR) · I

TYPICAL FLOOR PLAN (1st TO 4th)

ROOMS AND DIMENSIONS:

- BED ROOM 1: 3.172 x 3.427
- BED ROOM 2: 2.903 x 3.660
- LIVING / DINING: 3.592 x 4.400
- KITCHEN: 2.623 x 2.338
- BATH: 1.627 x 2.014
- TOILET 1: 1.412 x 2.405
- TOILET 2: 1.412 x 2.324
- UTILITY BALCONY: 1.627 x 2.014
- BALCONY: 1.800 WIDE
- LIFT SHAFT: 1.350 x 1.400
- PASSAGE

TERRACE PLAN

FEATURES:

- OPEN TERRACE: LVL +15.190 (T.O.S.)
- PARAPET WALL: LVL T.O.S. +16.40
- STAIRCASE
- OPEN LVL +15

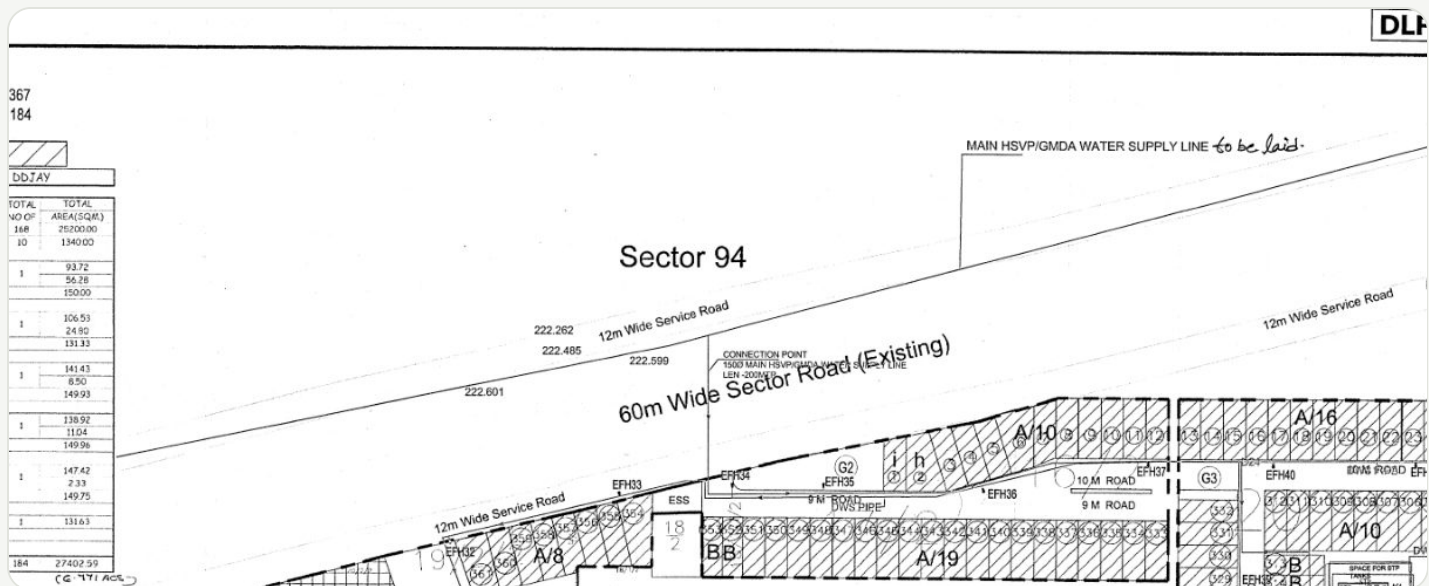
From the approved drawing comparison: "BUILDING PLAN TYPICAL (7.5 X 20, 150SQ. MTR)" p.1.

Three extra charges to refuse unless the papers change

Keep the home price linked to what is actually sanctioned. Do not pay extra for a later extra floor, stilt conversion, basement living use or another home on the plot. The filed scheme has almost no unused building area. Any such change needs fresh sanction. Do not pay extra for the top floor because of a different layout or terrace rights unless the sale document clearly gives you that terrace and those rights. Otherwise, it has the same sanctioned floor plan as the floors below. Do not assume that a side facing a sector road, green edge or rasta deserves a higher price. A 5 m revenue rasta is not the same as sanctioned access from a 9 m or wider road.

This is already a four-floor independent-home format. It is not a low-density villa enclave. The typical floor repeats from the first to the fourth floor. The limit of four homes on the plot is already used. The colony services plan is for 367 plots and 6,606 people. Do not pay for vague "future potential", exclusivity or later conversion rights. Before you accept a higher price, ask for a clear written explanation of how parking, water supply and handover services will work for this four-floor format and the filed population.

Do not compare prices using only the filed area figure. The certificate calls 432,112 sq m "tentative" for 136 plots. So it is not safe to treat it as the area of this scheme or of the floor being offered. Ask for one plot-wise and floor-wise sheet. It must show the plot area, sanctioned built-up area and RERA carpet area for your offered independent floor. Until you get this, a larger-looking area is not a reason to accept a higher price.



Make the agreement identify that exact plot, the selling party and how every relevant landowner and developer is bound to convey and complete your independent floor. The promoter's affidavit says the land is free from encumbrances; a filed supplementary agreement names Akina Builders & Developers as landowner and DLF as counterparty, while the licence schedule names holdings for Akina, Sagardutt and Ophira in Village Hayatpur. Get current title, charge and statutory-dues evidence attached or clearly disclosed. The filed no-default certificate specifically excludes disputed statutory dues pending with authorities. Ask whether any pending disputed dues or proceedings could affect this land, approvals, conveyance or delivery, and require the answer in the agreement disclosures. This is not a reason to walk away; it is a reason not to sign a vague booking form.

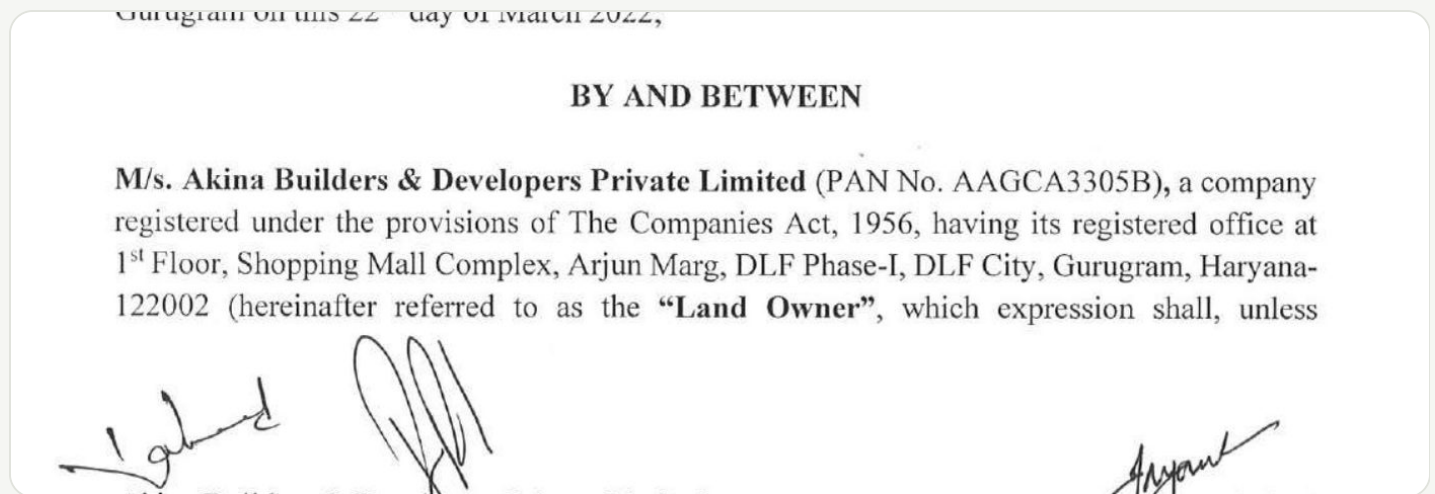
Also require a current, plot-specific approval matrix and receipts for the licence, scrutiny, conversion, development and other government charges affecting this plot. The filed forecast includes additional launch approvals and government charges. Registration alone does not settle whether every approval and charge relevant to the offered plot has been dealt with.

Ask what physical works, approvals or charges drive the filed July–September 2027 expenditure of ₹10,405 lakh, and whether they serve this plot's access, utilities or common facilities. Get the answer before you accept a payment schedule that treats every later spend as a benefit to your home.

Do not rely on an accountant's certificate for price or completion assurance. Its project allocation was calculated from costs spent across a larger land parcel and divided by land area, using information given by management. Instead, ask for the current licence, sanctioned plans, approval receipts and project-specific cost and development records for this phase. If the seller relies on that certificate, ask specifically for the phase-specific cost and development statement behind it.

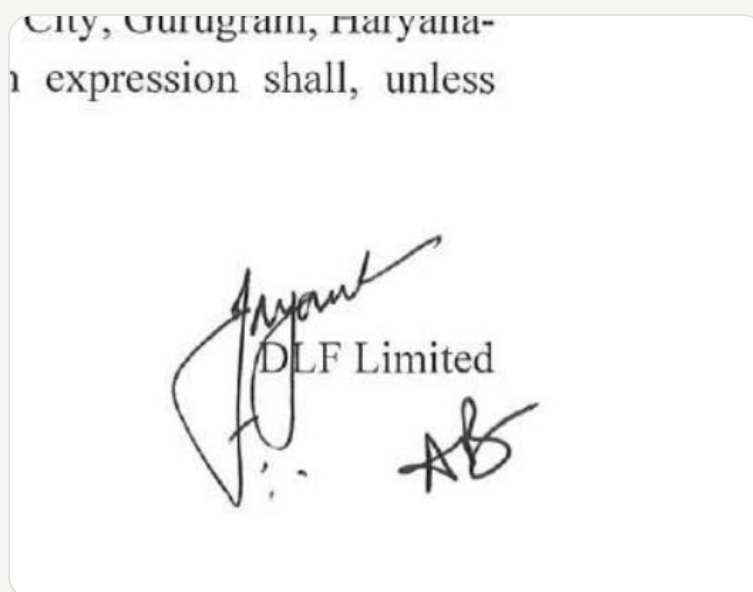
Keep payments linked to proof. The filed cash-flow programme shows major sale receipts continuing into 2028. Compare the offered home's construction-linked instalments and promised possession with that quarter-wise programme, and negotiate payment retention until someone independently proves unit-specific milestones.

For construction-linked payments, ask for plinth-level certification before paying money linked to the building above it. Do not make final payment until you have written proof of the occupation certificate, sewer eligibility, rainwater harvesting and the external water connection. The services sheet shows internal pipes, while marking the external HSV/P/GMDA main as still to be laid. Internal pipes do not mean water service at your door.



Akina Builders & Developers Private Limited is named in the visible agreement text as the Land Owner.

From the sanctioned sheet titled "DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD", copied here exactly as the sheet prints it.



DLF Limited is visibly shown as the counterparty/signatory on the same page.

From the sanctioned sheet titled "DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD", copied here exactly as the sheet prints it.

SECOND SUPPLEMENTARY AGREEMENT

This Second Supplementary Agreement (“**Agreement**”) is a supplementary agreement Agreement dated 31.01.2020 and Supplementary Agreement dated 05.03.2021, made Gurugram on this 22nd day of March 2022;

BY AND BETWEEN

M/s. Akina Builders & Developers Private Limited (PAN No. AACCA2205D) & others

The visible instrument states it is a Second Supplementary Agreement tied to an earlier Agreement dated 31.01.2020 and a Supplementary Agreement dated 05.03.2021, made at Gurugram on 22.03.2022.

From the sanctioned sheet titled “DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD”, copied here exactly as the sheet prints it.

<u>Detail of land owned by Sagardutt Builders & Developers Pvt.Ltd.</u>			
Village	Rect. No.	Killa No.	Area K-M
Hayatpur	33	13/2	6-18
		14/1/2min	2-1
	34	19/2/2	1-14
		20/2/2	0-2
	37	13/2	1-15
		14/1	4-0
		Total	16-10
<u>Detail of land owned by Akina Builders & Developers Pvt.Ltd.</u>			
Hayatpur	33	18	8-0
		19	8-0
	34	16/2	7-10

The schedule lists land for Sagardutt Builders & Developers Pvt. Ltd. in Village Hayatpur with total area 16-10 K-M.

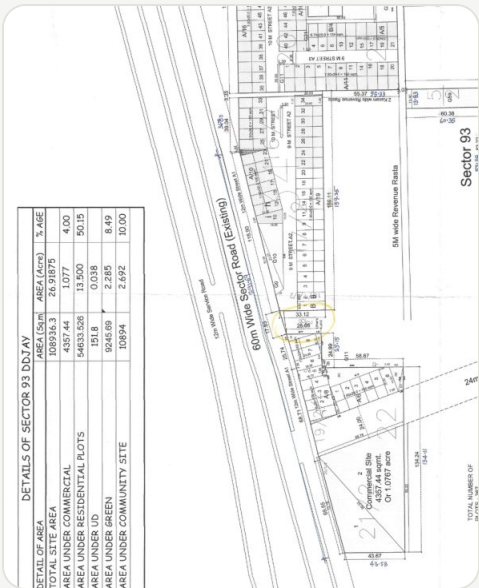
From the sanctioned sheet titled “COPY OF LICENSE ALONG WITH SCHEDULE OF LAND”, copied here exactly as the sheet prints it.

FROM THE DRAWINGS

How to compare the remaining options on site

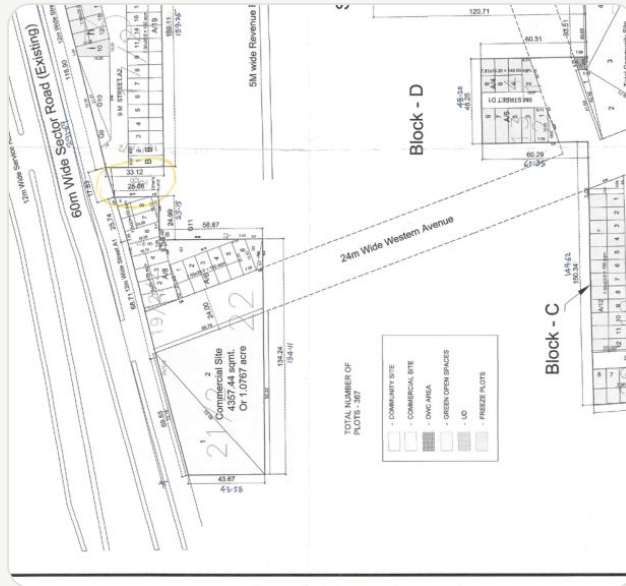
The layout is long. It is divided into Blocks A to D. It is not one compact rectangle. Its different sides meet very different edges. These include the 60 m sector road, 12 m service road, 24 m avenues, smaller internal streets, a commercial parcel and the 5 m revenue rasta. Here, the plot's own block and road matter more than a general "inside the colony" description.

Block A is shown beside the 60 m sector road, 12 m service road and a commercial-site parcel. Block D is shown beside the 24 m western avenue.



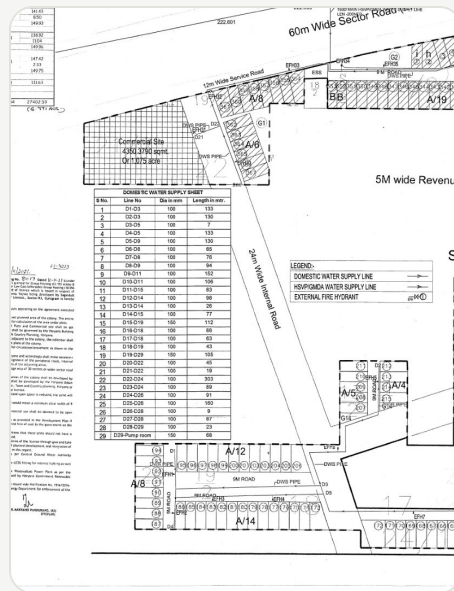
Block A plotted homes visibly front a labelled 12M wide service road and sit beside a marked commercial-site parcel.

From the sanctioned sheet titled "DEMARICATION PLAN", copied here exactly as the sheet prints it.



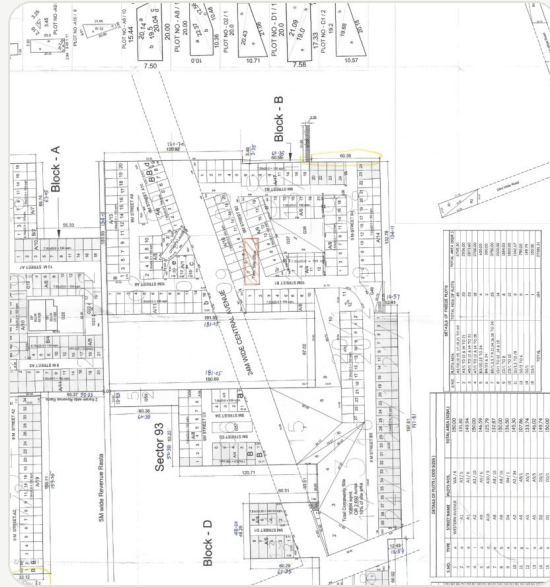
Block D plotted homes visibly adjoin a labelled 24M wide western avenue and a commercial-site parcel.

From the sanctioned sheet titled "DEMARCATON PLAN", copied here exactly as the sheet prints it.



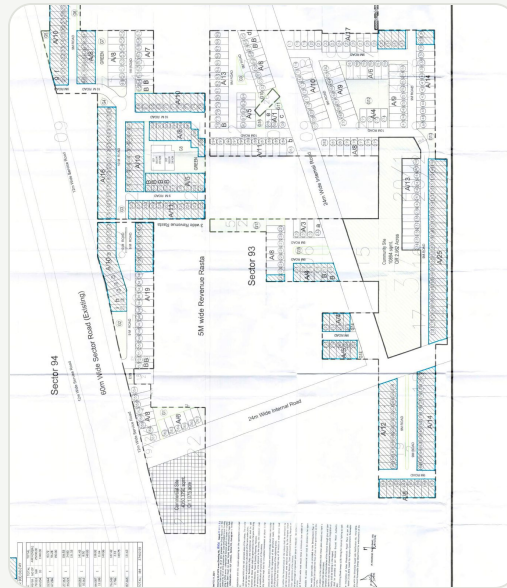
The west/southwest side is bordered by a 24m wide internal road and a commercial-site parcel near the corner.

From the sanctioned sheet titled "SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN", copied here exactly as the sheet prints it.



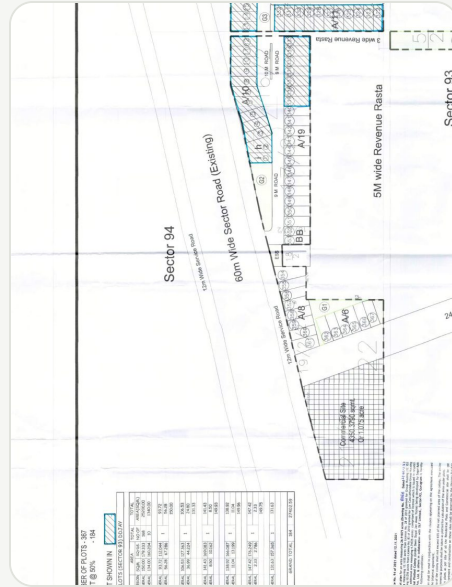
The demarcation plan shows Block B split by wider internal corridors, including a 24m wide central avenue and a 24m road alignment at the upper/right side.

From the sanctioned sheet titled "DEMARICATION PLAN", copied here exactly as the sheet prints it.



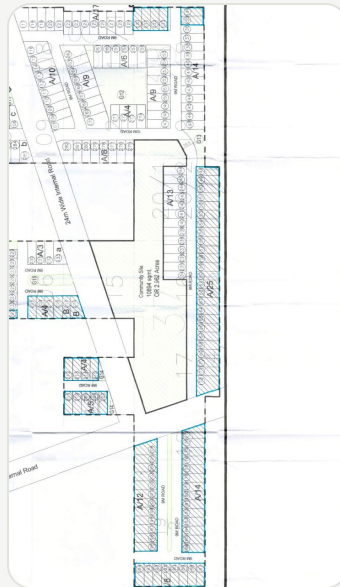
The approved site plan shows a long, irregular footprint spread mainly across Sector 93, with separated plotted clusters around a central 5M wide Revenue Rasta and internal roads.

From the sanctioned sheet titled "IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN", copied here exactly as the sheet prints it.



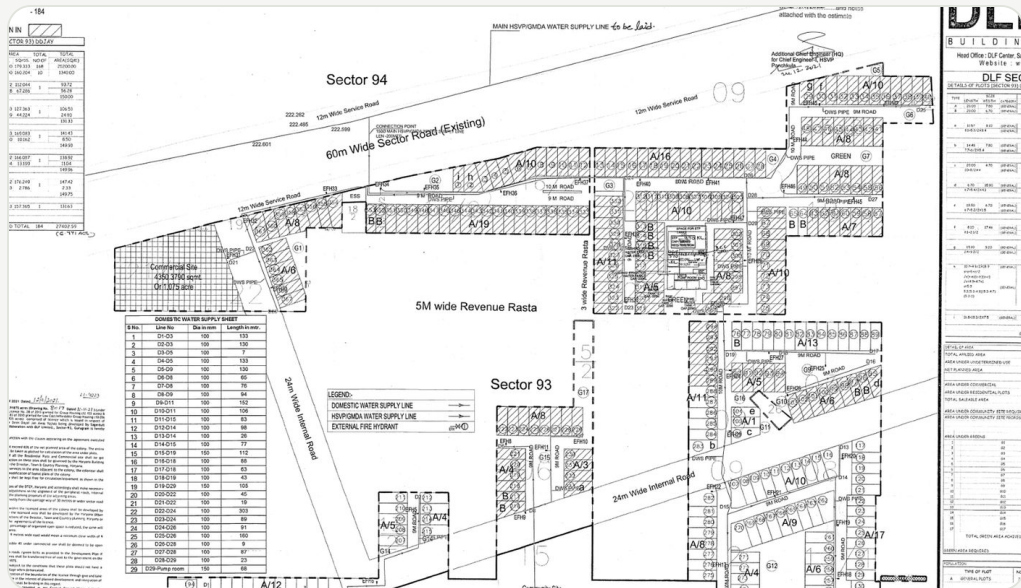
The footprint has a pronounced western/northwestern extension toward the existing 60m sector road and Sector 94 side.

From the sanctioned sheet titled "IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN", copied here exactly as the sheet prints it.



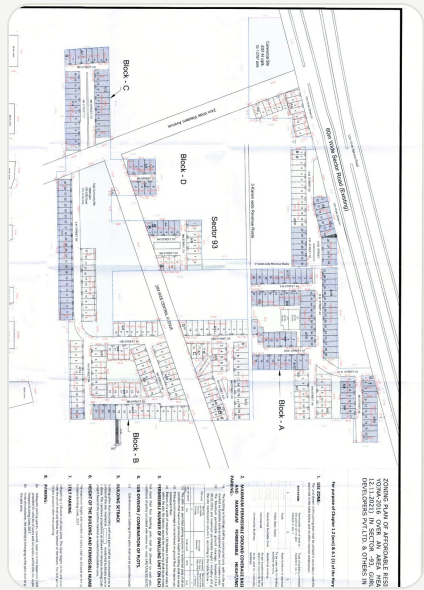
The footprint also extends to the east/southeast in a separate dense plotted block around 9m and 10m roads.

From the sanctioned sheet titled "IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN", copied here exactly as the sheet prints it.



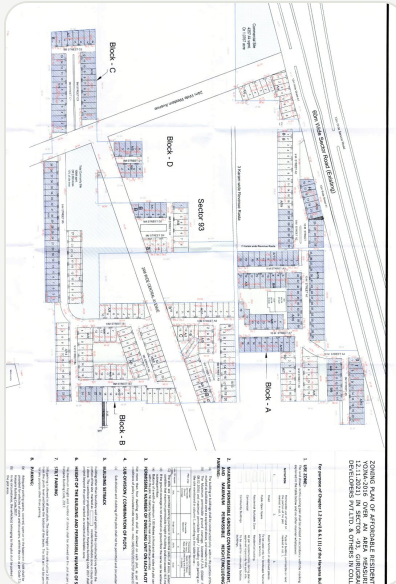
The service layout repeats the same irregular, horizontally elongated site form with the 60m sector road edge on the north side and a central revenue-rasta separation.

From the sanctioned sheet titled "SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN", copied here exactly as the sheet prints it.



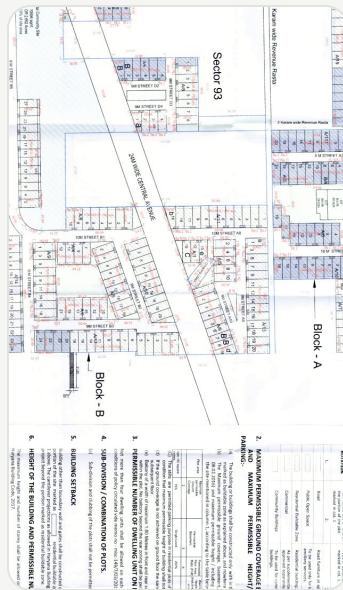
The filed zoning plan shows an irregular plotted-site layout split into multiple block clusters rather than one compact rectangle.

From the sanctioned sheet titled "ZONING PLAN", copied here exactly as the sheet prints it.



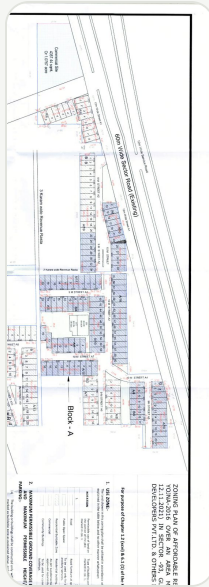
The strongest visible directional extent runs from the Block C / Block D side toward the Block A / Block B side across the sheet.

From the sanctioned sheet titled "ZONING PLAN", copied here exactly as the sheet prints it.



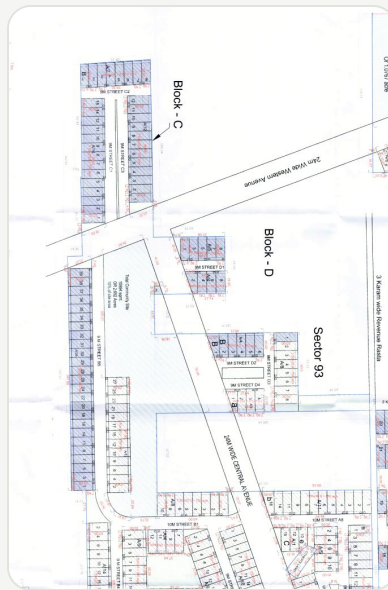
A labeled "24M WIDE CENTRAL AVENUE" forms a diagonal internal spine through the plotted layout.

From the sanctioned sheet titled "ZONING PLAN", copied here exactly as the sheet prints it.



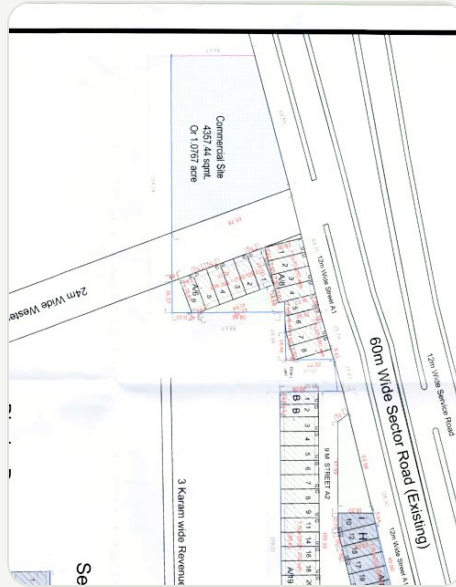
The north-east/right external edge of the plotted layout visibly meets a labelled 60 m wide sector road with a parallel service road corridor.

From the sanctioned sheet titled "ZONING PLAN", copied here exactly as the sheet prints it.



The upper central/western edge of the plotted layout visibly meets a labelled 24 m wide western avenue.

From the sanctioned sheet titled "ZONING PLAN", copied here exactly as the sheet prints it.



A labelled commercial site adjoins the plotted area near the 60 m sector-road side.

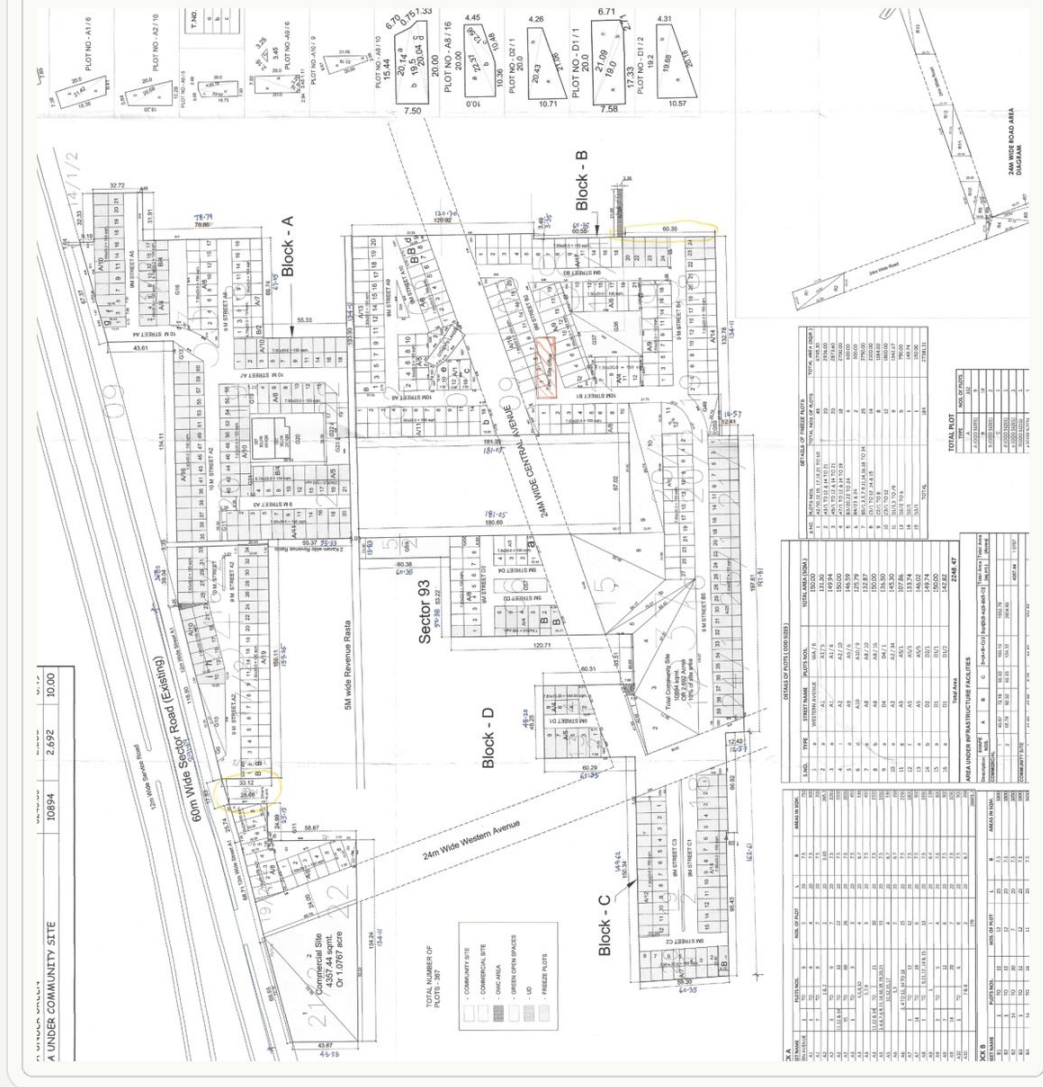
From the sanctioned sheet titled "ZONING PLAN", copied here exactly as the sheet prints it.



A labelled 3-karam-wide revenue rasta runs along the central edge between Sector 93 and plotted blocks on the right side.

From the sanctioned sheet titled "ZONING PLAN", copied here exactly as the sheet prints it.

V1.1 DEMARCATION PLAN · p.1



The demarcation plan depicts the project as separated blocks labelled Block-A, Block-B, Block-C and Block-D, with the largest spread running along the 60m wide sector road and across the 24m-wide avenue/internal-road network.

From the approved drawing comparison: "DEMARCATION PLAN" p.1.

WHAT NOT TO PAY FOR

Do not pay for “shops nearby” until you see the commercial plan

Do not pay extra for a clubhouse view or amenity view from a community-facing plot unless the seller gives you the approved use, delivery date and access terms for that exact parcel in writing. A/13 and A/25 face a 2.692-acre Community Site across a 9 m road. It is not marked as a clubhouse. The zoning sheet allows community facilities there. It separately describes public open space as landscape features and ancillary services. This can be a useful setting. It is not a filed promise of a clubhouse view or private amenity access.

Be equally firm about a “shops nearby” or “away from shops” sales pitch. The approved site plan shows a commercial site on the west/lower-left edge. The zoning plan shows commercial use at the north-east/top-right edge. The filing also gives more than one commercial-area figure. It says any amount above 4% is treated as open space. Before you accept or pay for either sales pitch, ask the seller to mark your offered plot and the controlling commercial parcel on the same sanctioned sheet. Ask them to identify the controlling commercial-area figure in writing. Until they do this, the real relationship is not clear enough to price.

A higher floor is not a better sanctioned home here

The approved Type A drawing shows the same home plan from the first through fourth floors. So do not pay extra for a higher floor because of a different layout unless the seller can show a real extra benefit in the sale documents. You reach the terrace from the common stair area. The drawing does not give it to any one floor. Treat terrace use or ownership as unproven unless your agreement names the exact area and rights. This matters especially because the checked plan is only for a 150 sq m, 7.5 m by 20 m Type A plot. Do not apply this conclusion to a different plot shape without its own approved plan.

WHAT TO CHOOSE

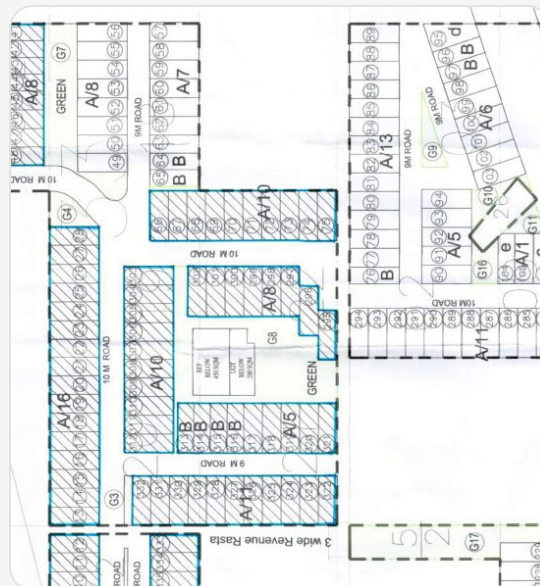
Use the plan to see different plot settings, not one same colony

This is not one neat block. The approved layout has separate groups of plots and Blocks A–D. The 5 m revenue rasta divides them. Internal roads of 9 m, 10 m and 24 m link them. This creates real choices. A plot beside an internal green pocket has a different daily setting from one on the 60 m sector-road/service-road side or beside the commercial parcel.

For a greener setting, start with A/1. A/8 is another green-edge option. Do not treat it as the same until the seller marks A/8 and the ESS on the same sanctioned site and services plans. The drawings show an ESS within the plotted rows in that area. This does not prove a nuisance. It does mean that the electrical sub-station's position matters to your choice.

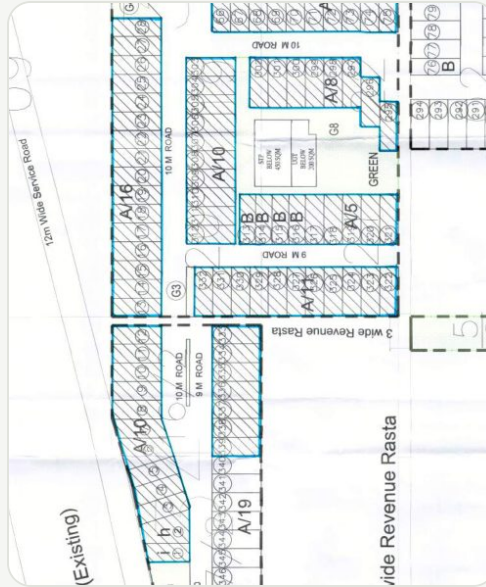
Be even more careful with a green-corner sales pitch around A/5 or the adjoining B/B plots. They are at a 10 m/9 m road junction beside a green pocket. The services drawing also shows STP tanks, a pump room and water/fire-tank facilities within the plotted rows. Before paying extra for a green corner there, ask the seller to mark the offered plot, green pocket, STP/UGT and service blocks together on the sanctioned sheets. Consider the price only after you can clearly see what sits beside it.

The 60 m sector-road edge, its service-road corridor, the commercial-side edge, the 24 m avenues, the revenue-rasta edge and the smaller internal roads are not the same kind of frontage. First choose the setting you want. Then ask the seller to identify the offered plot and its legal access side on the approved layout before you compare prices. A road-facing or open-edge label alone is not a reason to pay more.



Plots in the A1/A5/A8 cluster visibly border an internal green area.

From the sanctioned sheet titled "IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN", copied here exactly as the sheet prints it.



Near the centre-left of the sheet, a green area labelled GREEN G8 is enclosed by plotted rows marked A/5, A/8 and A/10, with 9M ROAD and 10M ROAD labels on the adjoining circulation lines.

From the sanctioned sheet titled "IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN", copied here exactly as the sheet prints it.

From the approved drawing comparison: "SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN #5" p.3.

WHAT NOT TO PAY FOR

Treat guest parking as part of the plot until a sanctioned common bay is shown

For an independent floor, do not pay as if the colony has guest parking or second-car parking unless the seller can show a sanctioned common bay. The approved papers do not show a marked common-parking approval that you can rely on. Treat parking as part of the particular plot and sale terms. Then get the bay arrangement written into the agreement.

HOW THIS REPORT WAS MADE

This report was built by reading INDEPENDENT FLOORS AT DLF GARDENCITY ENCLAVE PHASE 2's sanctioned architectural drawings — the same approved sheets the promoter filed with the authority — alongside the project's RERA registration record and its quarterly filings. 9 of the project's sanctioned sheets were read, and 56 source crops from those sheets are printed here, each under the source's own title so you can ask for it by name at the sales office.

Each material factual statement here was checked against the drawing or filing it cites, by a second reader that can only delete. Interpretations are marked as questions to ask or comparisons to make, not as findings. That check confirms the words are on the approved sheet. It does not confirm the building will be built that way, and Quietlist does not independently verify the promoter's filing or the conditions on site.

Quietlist receives no commission from the promoter, the seller or any broker, and does not arrange the transaction.

Sources as at: current regulator status read 28 August 2026; register read 2026-08-01; quarterly filings read 2026-07-06.

TERMS

This report was prepared for one buyer and one project. Share it with your family, your lawyer or your bank as you like; it is not for republication or resale.

It is a reading of the promoter's sanctioned drawings and the public register as they stood on the dates above. It is not legal, financial or investment advice, not a valuation, and not a structural or site survey. A drawing shows what was approved. A filing shows what somebody filed, on a date. Neither is a promise about what will be built.

If something here is wrong, write to hello@quietlist.in with what you were shown and I will re-check the sheet and send you a corrected report. Where a correction cannot put it right, my total liability for this report, on any basis, is limited to the fee you paid for it.

We read the approved drawings
so you don't have to.

