

HARERA registration No - RC/REP/HARERA/GCM/768/500/2023/112 dated: 04.12.2023
HARERA Website - <https://haryanarera.gov.in>
Promoter - M/s DLF Home Developers Limited
Project Name - Central 67



CENTRAL 67

CENTRAL 67
THE COMPLETE
LIFESTYLE
DESTINATION AT
SECTOR 67, GURGAON.



Artistic impression

GURGAON, SECTOR 67

AN OASIS OF OPULENCE

A Residential Sanctuary: Spanning 127.47 hectares (315 acre), Sector 67 is an epitome of refined living that has an additional 23.4718 hectares (58 acre) of designated commercial development space enhancing its allure.

Gateway to Connectivity: The Sohna Elevated Corridor, seamlessly integrating with the Delhi-Mumbai expressway, ensures effortless access to major economic hubs.

Emerging Economic Center: With the Sohna Elevated Corridor set to become operational, anticipate a boost to the economic vitality of the area. Anchored by established residential developments and robust infrastructure, there is a growing demand for commercial spaces to meet the evolving needs of the community.

Artistic impression

UPCOMING INFRASTRUCTURE AROUND

- Northern Peripheral Road (NPR) / Dwarka Expressway (Under construction)
- Cloverleaf Intersection between NH- 48 & Dwarka Expressway (Under construction)
- Rapid Metro Phase II (Proposed Planning Stages)*

*Source: Times of India

EXISTING CONVENIENCES GALORE



SOUTHERN
PERIPHERAL
ROAD



SOHNA ROAD
ELEVATED
CORRIDOR



RAPID
METRO



NH 48

INTRODUCING CENTRAL 67

THE FOCAL POINT OF HIGH-END RETAIL

◆ **UNIQUE DEVELOPMENT APPROACH**

Central 67 is unique because of its distinctive development strategy that is dedicated to creating opulent communal spaces for gatherings and festivities.

◆ **SEAMLESS PEDESTRIAN FLOW**

The arcades gracefully curve at key corner plots, ensuring a seamless flow for pedestrians offering enhanced visibility.

◆ **SIGNATURE INTERNAL PLAZAS**

Grand 6039 sq. m. (65,000 sq. ft.) internal plazas between commercial plots.

◆ **INTERSECTION OF COMMUNITY, COMMERCE & LEISURE**

A luxurious venture blending the three, for a vibrant urban environment.

◆ **STRATEGICALLY DESIGNED LAYOUT**

Allowing for pedestrian centric arcaded facades and convenient vehicular access.

◆ **EMPHASIS ON CONNECTIVITY AND INCLUSIVITY**

Central 67 aims to create a harmonious and upscale urban atmosphere.



THE EXCLUSIVE ADVANTAGES OF CENTRAL 67



THE GRAND INTERNAL PLAZA

Unique 6039 sq. m. (65,000 sq. ft.)
internal plazas between commercial plots.



PEDESTRIAN-FRIENDLY AMBIENCE

A 3-meter-wide covered walkway runs
alongside the shops, blending historical
charm with modern architecture.
The entrance plaza is spacious,
stretching around 18m wide.



PARKING SPACES

Strategically located along the
periphery and entrance.



CAREFULLY DESIGNED TRAFFIC SYSTEM

Open spaces, walkways and vehicular
paths that foster a pedestrian-friendly
environment.



MAJESTIC ENTRY EXPERIENCE

Two distinct entrances of 60/80
meters wide from Sohna Road,
making for an opulent gateway.



CURATED GREENS AND LANDSCAPING

By the globally known landscape
designer M/s MPFP. Incorporation
of green spaces, water features,
and hard-scaped elements to
enhance visual appeal.



DEVELOPMENT POTENTIAL

Basement + Ground + 4 floors



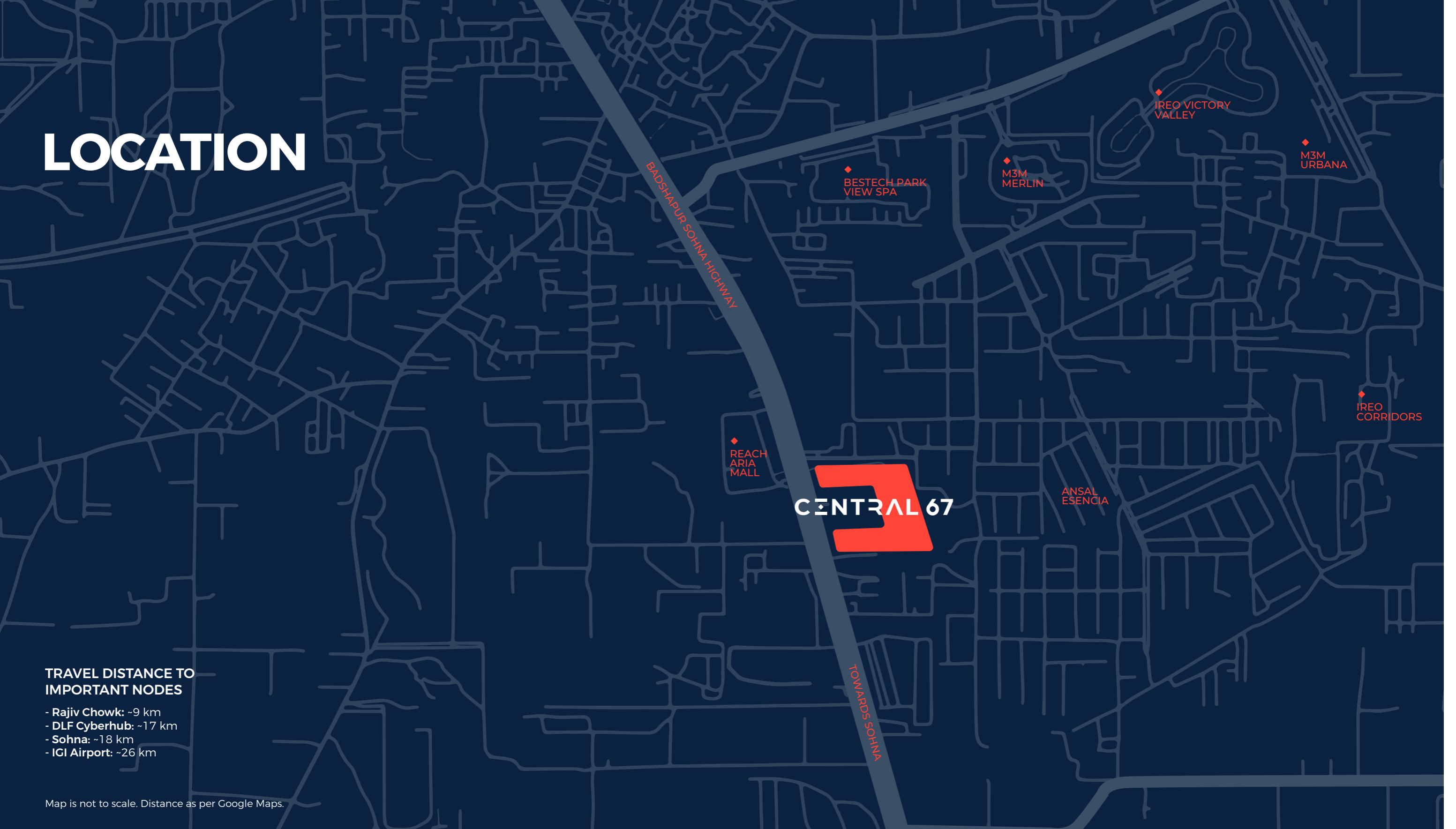
TAILORED PLOT SIZES

Starting from ~118 sq. m. (141 sq. yd.)
catering to diverse customer needs,
including larger corner plots.



Artistic Impression

LOCATION



TRAVEL DISTANCE TO IMPORTANT NODES

- Rajiv Chowk: ~9 km
- DLF Cyberhub: ~17 km
- Sohna: ~18 km
- IGI Airport: ~26 km

Map is not to scale. Distance as per Google Maps.



The expansive 3.516718 hectares (8.69 acre) land parcel is situated along the frontage of Sector 67, Sohna Road, a commercially-zoned belt.



Bordered by upscale residential zones in Sector 67 and 67A to the south. Sector 68 to the west, featuring a blend of commercial, residential, and public & semi-public uses.



Positioned on the dedicated commercial belt on Sohna Road, aligning with the Master Plan Gurugram Manesar Urban Complex 2031.



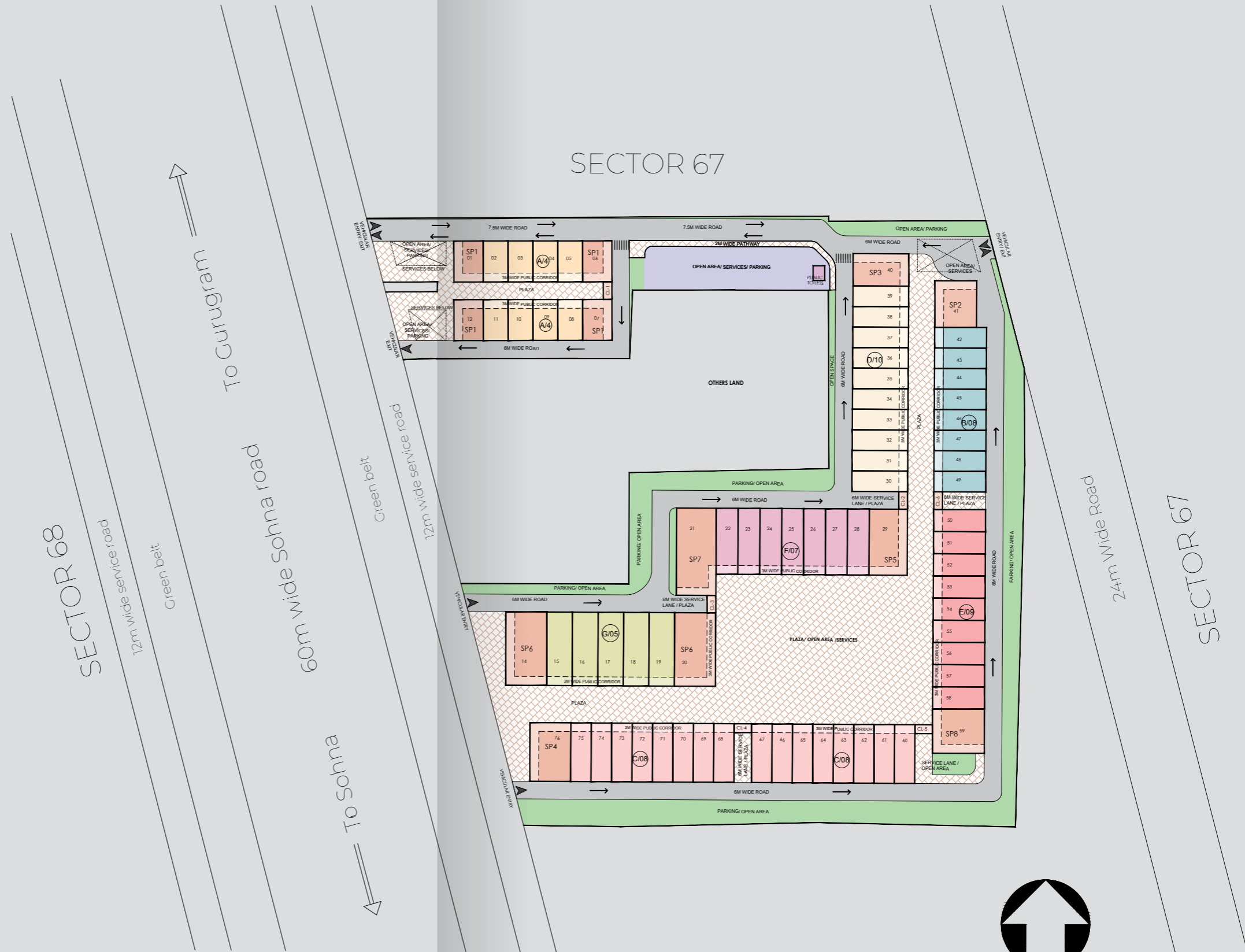
Optimal accessibility. Congestion-free connectivity to Gurgaon, Sohna, and Delhi. Multiple access points from Sohna Road, EGCR, and SPR.

SITEPLAN

LEGEND

TYPE	AREA SQ. M.
A	118.58
B	124.60
C	140.00
D	133.70
E	134.39
F	168.75
G	218.75
SP1	140.90
SP2	228.88
SP3	210.10
SP4	280.00
SP5	293.63
SP6	352.50
SP7	402.57
SP8	268.78

TOTAL NO. OF PLOTS: 75



KEY DESIGN CONSULTANTS

ARCHITECT HAFEEZ CONTRACTOR

Renowned as India's premier architectural design consultancy, Architect Hafeez Contractor [AHC] exemplifies excellence in crafting iconic structures. From collaborating with eminent real estate developers to esteemed public sector entities, AHC's portfolio spans diverse sectors, leaving an indelible mark on India's urban landscape.

LANDSCAPE ARCHITECT MPFP PLC

MPFP PLC stands as a venerated beacon in the realm of landscape architecture and urban design. It is celebrated globally for its pioneering exploration of the intricate social and physical dynamics shaping our urban spaces and global landscapes. With an illustrious repertoire, the firm basks in the glow of over a hundred professional accolades. Notably, their recent triumph, The New York Wheel, a majestic 630-foot-tall observation feature along with a sprawling 5-acre public park on the Northern shore of Staten Island, underscores their prowess. Additionally, their magnum opus, 'The Yards' waterfront park in Washington, DC, garnered seven esteemed awards, including the 2013 ULI Urban Open Space accolade, for its pivotal role in creating a community asset that linked the capital's waterfront with other vital public spaces.



Artistic impression



Actual image

THE DLF LEGACY

- 75+ years of trust, growth, and innovation.
- Over 4.5 million sq. m. (48 million sq. ft.) of LEED Platinum certified rental portfolio by USGBC.
- State-of-the-art business environment hosting world-leading tech giants and Fortune 500 companies.
- 445 thousand sq. m. (4.8 million sq. ft.) of opulent retail space, redefining the retail landscape.
- Over 31 million sq. m. (336.3 million sq. ft.) of development delivered.

DLF HOMES

We take immense pride in crafting vibrant communities. Whether it's meticulously planned neighbourhoods or striking high-rises, DLF employs a customer-centric philosophy to create residences that exemplify the pinnacle of quality and endurance.

Spanning 11 dynamic cities, our residences span from avant-garde luxury residential complexes to intelligent townships. Focused on integrating functionality, design, and technology into every facet of our creations, DLF homes transcend mere structures – they epitomise a lifestyle.

- 27.96 million sq. m. (301.01 million sq. ft.) of residential area developed.
- 132 Residential projects completed.
- 17.84+ million sq. m. (192.10+ million sq. ft.) of development potential.
- 1 Million+ happy residents.

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M/s DLF Home Developers Limited | CIN - U74899HR1995PLC082458 | Registered Office: 1ST Floor, DLF GATEWAY TOWER, R BLOCK, DLF CITY, PHASE III, GURUGRAM, HARYANA, INDIA, 122002 | Project Area: -3.52 Hectares (8.6987 acres) at village Badshahpur, License: 234 of 2023 dated 03-11-2023, Layout Plan: DTCP-9857 dated 11-12-2023. Disclaimer: This circulation is not a legal offering, nor an investment advice and it is meant to provide only the general information about the project. All information, images and visuals, drawings, plans or sketches shown herein are only an architect's impression, representative images or artistic renderings and not to scale. All amenities mentioned herein are proposed amenities and facilities to be provided by the Company, as per approved plans and only SCO plots are part of the offering. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. The Company endeavours to keep the information up to date and correct. Recipients/ viewers are advised to exercise their discretion in relying on the information shown/ provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/Company, have thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any Plot(s) in the Project. Website: central67.dlf.in.