

ROOF-TOP POOL  
ACTUAL IMAGE

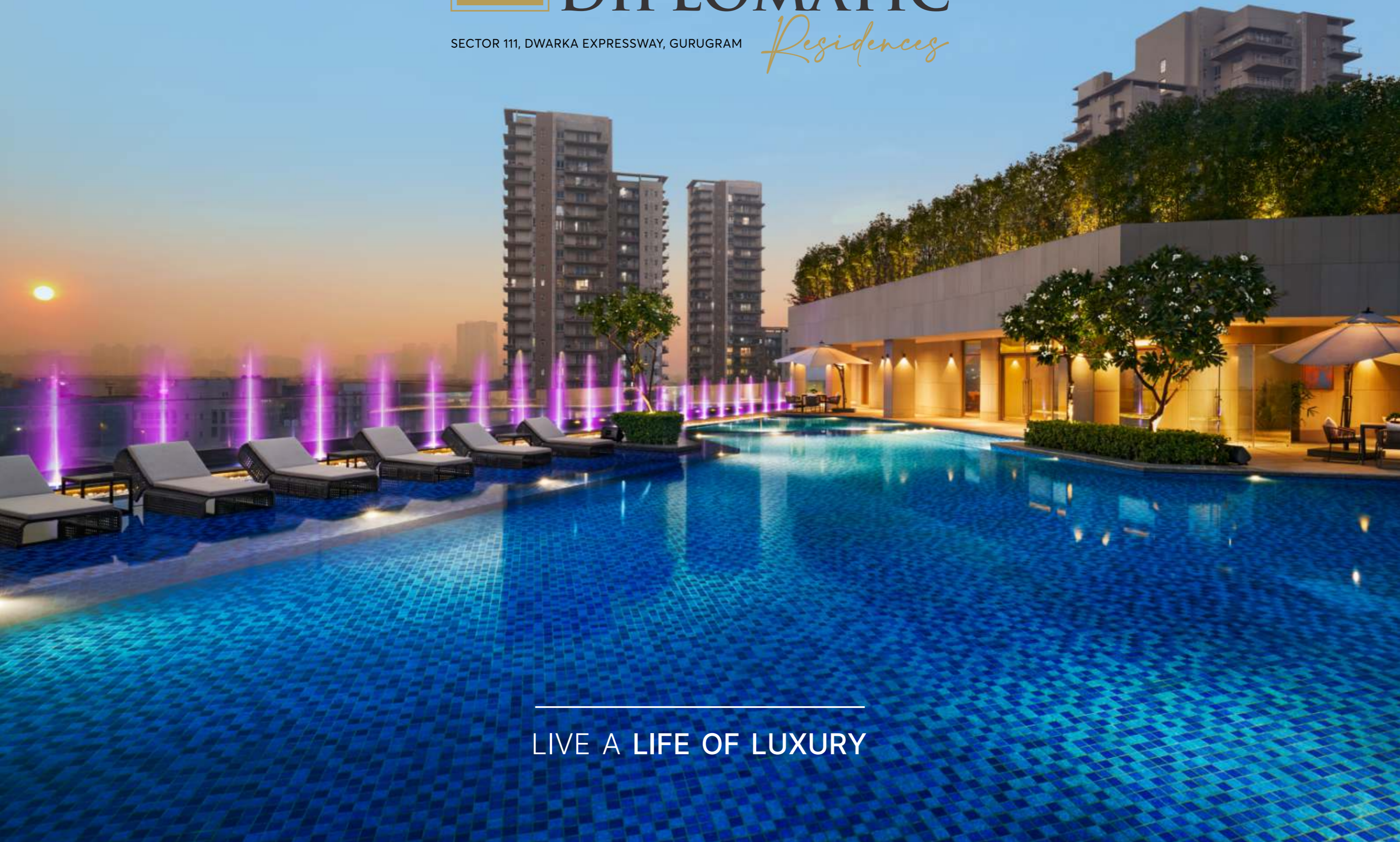
HRERA REGN. NO. 14 OF 2024  
RC/REP/HARERA/GGM/787/519/2024 DT. 19.2.2024  
WWW.HARYANARERA.GOV.IN



# PURI DIPLOMATIC

*Residences*

SECTOR 111, DWARKA EXPRESSWAY, GURUGRAM



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LIVE A LIFE OF LUXURY



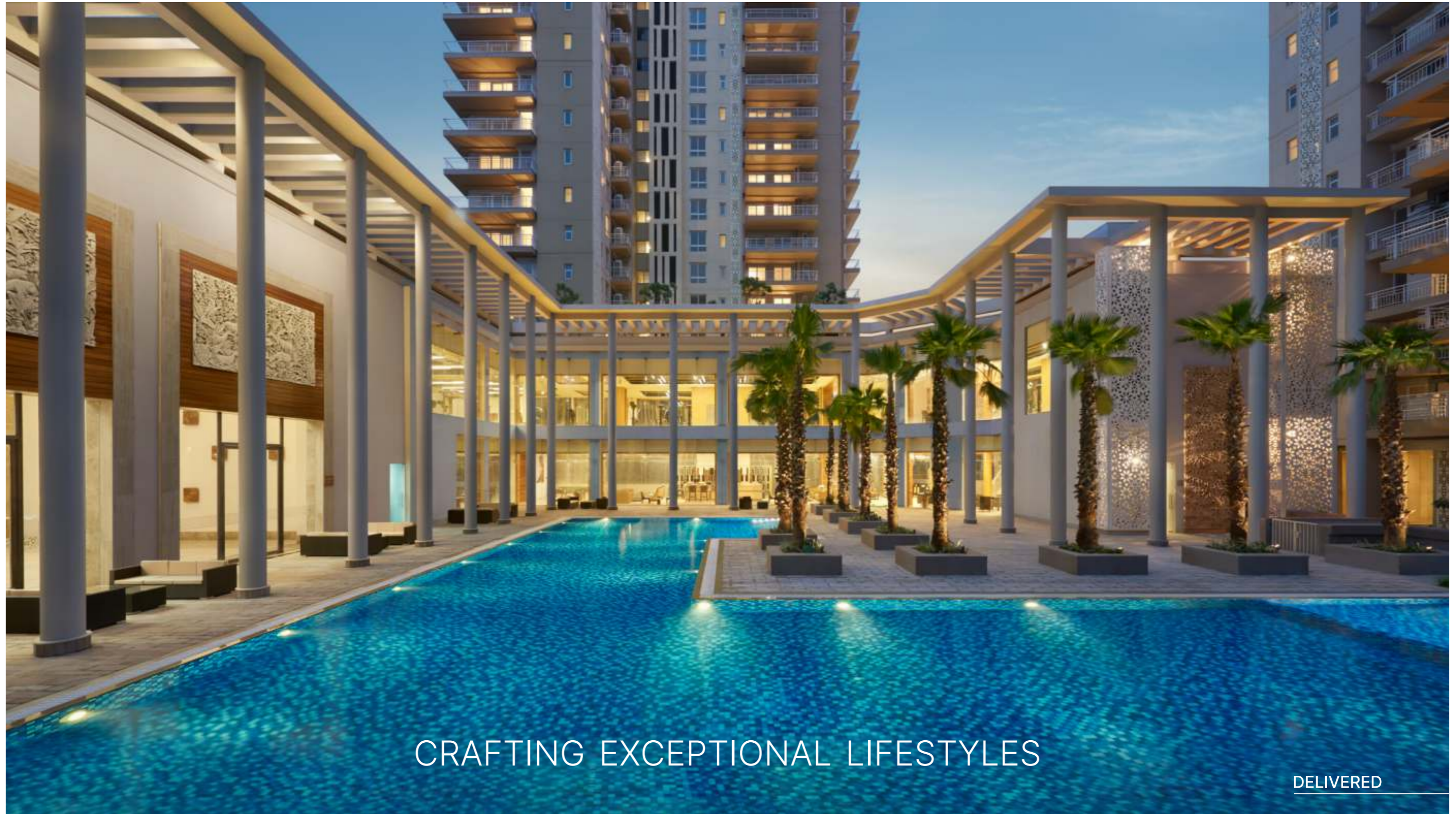
SETTING A NEW GOLD STANDARD  
IN UPSCALE RESIDENCES

LEGACY OF OVER  
**50** YEARS

DELIVERED OVER  
**5000** LUXURY  
HOMES



NDTV PROPERTY AWARDS 2017



CRAFTING EXCEPTIONAL LIFESTYLES

DELIVERED



NDTV PROPERTY AWARDS 2017



CRAFTING EXCEPTIONAL LIFESTYLES

DELIVERED



**PURI**  
**EMERALD BAY**  
SECTOR 104, GURGAON



CRAFTING EXCEPTIONAL LIFESTYLES

DELIVERED



 **PURI**  
**EMERALD BAY**  
SECTOR 104, GURGAON



CRAFTING EXCEPTIONAL LIFESTYLES

DELIVERED

**WINNER**  
LUXURY PROJECT  
OF THE YEAR - RESIDENTIAL  
**AANANDVILAS**

ET NOW RISE WITH INDIA ETNOWNEWS.COM Presents STARS OF THE INDUSTRY AWARDS

**PURI**  
**AANANDVILAS**  
SECTOR 81, FARIDABAD



CRAFTING EXCEPTIONAL LIFESTYLES

DELIVERED



# THE PALM SPRINGS

GOLF COURSE ROAD, GURUGRAM

JV WITH EMAAR



CRAFTING EXCEPTIONAL LIFESTYLES

DELIVERED



HRERA REGN. NO. 67 OF 2022



CRAFTING EXCEPTIONAL LIFESTYLES

UNDER DEVELOPMENT

RENDERED IMAGE  
(ACTUAL MAY VARY)



# PURI DIPLOMATIC *Residences*

*Our next masterpiece is here*

SECTOR 111, DWARKA EXPRESSWAY, GURUGRAM



# PURI DIPLOMATIC

SECTOR 111, DWARKA EXPRESSWAY, GURUGRAM

*Residences*



Source: Puri Media

*The Location*

**LIVE IN GURUGRAM  
AND ENJOY DELHI**

MAGNIFICENT RESIDENCES LOCATED IN SECTOR 111,  
THE 1ST SECTOR OF DWARKA EXPRESSWAY ON  
DELHI-GURUGRAM BORDER

*The Location*

# DWARKA EXPRESSWAY IS POISED TO EXPERIENCE UNPRECEDENTED GROWTH



# The Location



## DWARKA EXPRESSWAY APPROACHES COMPLETION



The Expressway is a key pivot of the Delhi decongestion plan

It is the first elevated urban expressway in India and will comprise of the longest (3.6 km) and the widest (8-lane) urban road tunnel in India

The project comprises of 4 levels: tunnels & underpasses, at grade roads, elevated flyover and, flyover above flyover

\*as per media reports

# The Location



## KNOW YOUR NEIGHBOURHOOD

### IMPORTANT LANDMARKS

IGI AIRPORT  
YASHOBHOOMI CONVENTION CENTRE  
DIPLOMATIC ENCLAVE 2  
VEGAS MALL  
PACIFIC D21 MALL  
BHARAT VANDANA PARK  
AEROCITY  
DLF CYBER PARK  
DLF CYBER CITY

### SHOP AND DINE

AMBIENCE MALL  
CYBER HUB  
AEROCITY RETAIL HUB  
CITY CENTER, DWARKA

### REPUTED SCHOOLS

DELHI PUBLIC SCHOOL, SEC 103  
GYAANANDA SCHOOL, SEC 109  
ROYAL OAK INTERNATIONAL SCHOOL  
DELHI PUBLIC SCHOOL, PALAM VIHAR  
MOUNT CARMEL SCHOOL  
PRESIDIUM SCHOOL  
VENKATESH SCHOOL DWARKA

### QUALITY HEALTHCARE

MANIPAL HOSPITAL, DWARKA  
AAKASH HOSPITAL, DWARKA  
VENKATESHWAR HOSPITAL  
PARK HOSPITAL  
MANIPAL HOSPITAL, PALAM VIHAR  
INDIRA GANDHI HOSPITAL, DWARKA



# PURI DIPLOMATIC

*Residences*

SECTOR 111, DWARKA EXPRESSWAY, GURUGRAM

ACTUAL IMAGE OF  
DIPLOMATIC GREENS



**WINNER**  
LUXURY APARTMENT PROJECT  
OF THE YEAR - ALL INDIA  
**DIPLOMATIC  
GREENS**  
NDTV PROPERTY AWARDS 2017

*The Project*

ADJACENT TO  
THE ACCLAIMED  
PURI DIPLOMATIC GREENS,  
**PRESENTING AN  
AWARD-WORTHY  
LUXURIOUS RESIDENCES**

# Master Planning



## LEGENDS

1. WATER FEATURE
2. SEATING POD
3. TABLE TENNIS POD
4. CHESS POD
5. YOGA POD
6. POOL
7. CARROM POD
8. SEATING
9. YOGA LAWN
10. ACCUPRESSURE PATH
11. LAWN
12. RAMP TO GROUND FLOOR
13. STEPPED SEATING
14. SPECIALLY ABLED RAMP
15. PRIMARY AND NURSERY SCHOOL
16. EWS BLOCK
17. EXISTING N SCHOOL BUILDING
18. EXISTING EWS BLOCK
19. CLUB HOUSE



# The Project



## GATED COMMUNITY WITH 6 HIGH RISE LUXURY TOWERS OF G+32 FLOOR

**5 LUXURY TOWERS WITH**  
4 APARTMENTS TO A CORE  
WITH 4 HIGH SPEED LIFTS

**1 ULTRA LUXURY TOWER**  
WITH 2 APARTMENTS  
TO A CORE WITH  
3 HIGH SPEED LIFTS

**CONTINUOUS BALCONIES**  
WITH LARGE DECK IN FRONT  
OF LIVING ROOM

**AIR-CONDITIONED**  
APARTMENTS WITH  
IMPORTED STONE FLOORING

# The Project



**STEP IN WITH PRIDE  
INTO YOUR AIR-CONDITIONED 18-FEET TOWER LOBBY**

# The Project



EACH TOWER WITH  
A GRANDIOSE DOUBLE  
HEIGHT ENTRANCE LOBBY

LANDSCAPED  
STILTS & DESIGNER  
DROP-OFF PORCH

# The Project



**STUNNING FREE FLOWING**  
LANDSCAPES AT  
GROUND & PODIUM LEVEL

**SCULPTURED STAIRCASES**  
WITH EASY STEPS FOR  
EFFORTLESS MOVEMENT



# PURI DIPLOMATIC

SECTOR 111, DWARKA EXPRESSWAY, GURUGRAM

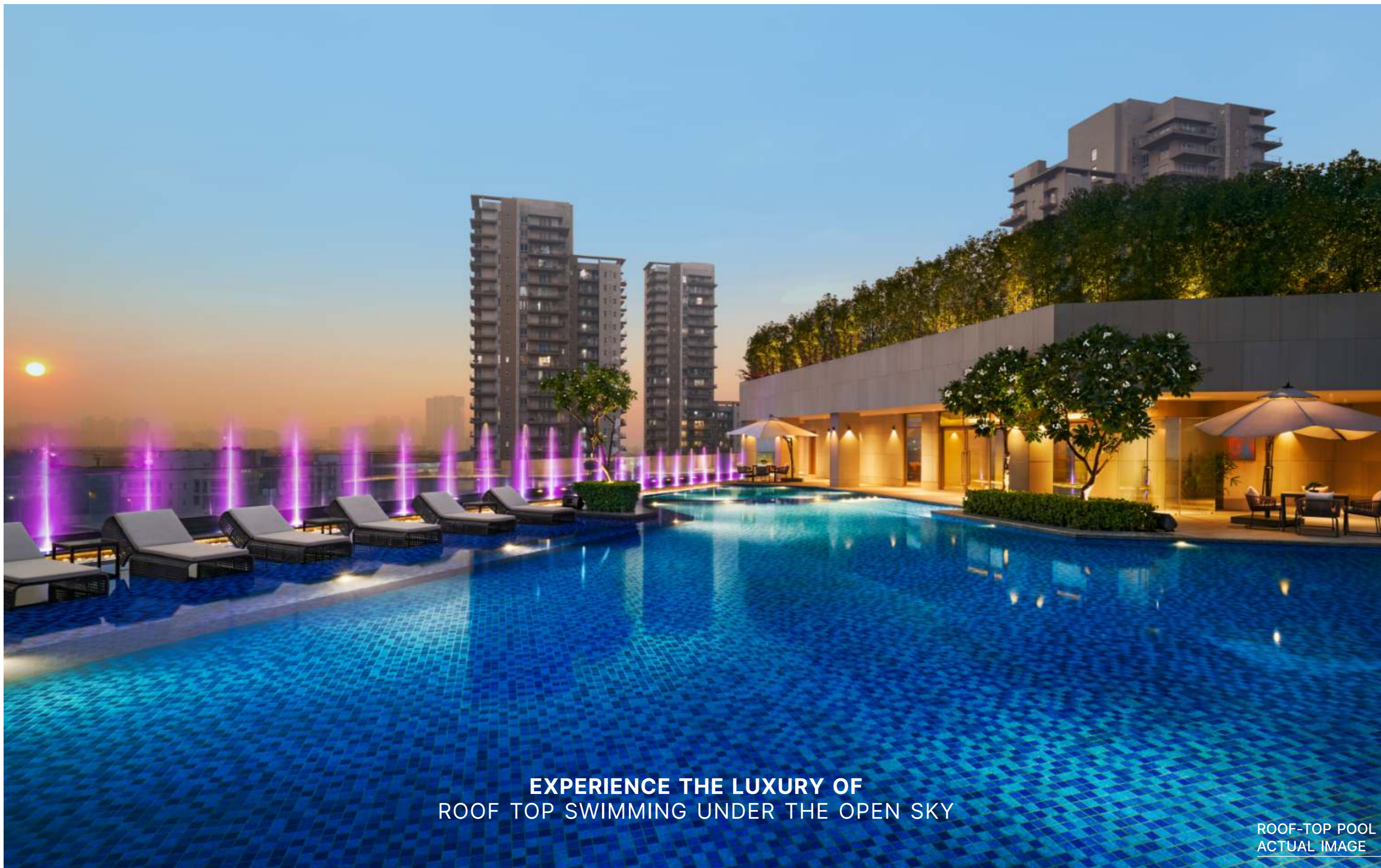
*Residences*



CLUB HOUSE ACTUAL IMAGE

**YOUR  
CLUBHOUSE IS  
FULLY OPERATIONAL  
FOR YOU TO  
EXPERIENCE ITS  
GRANDEUR**

# The Amenities



**EXPERIENCE THE LUXURY OF  
ROOF TOP SWIMMING UNDER THE OPEN SKY**

ROOF-TOP POOL  
ACTUAL IMAGE

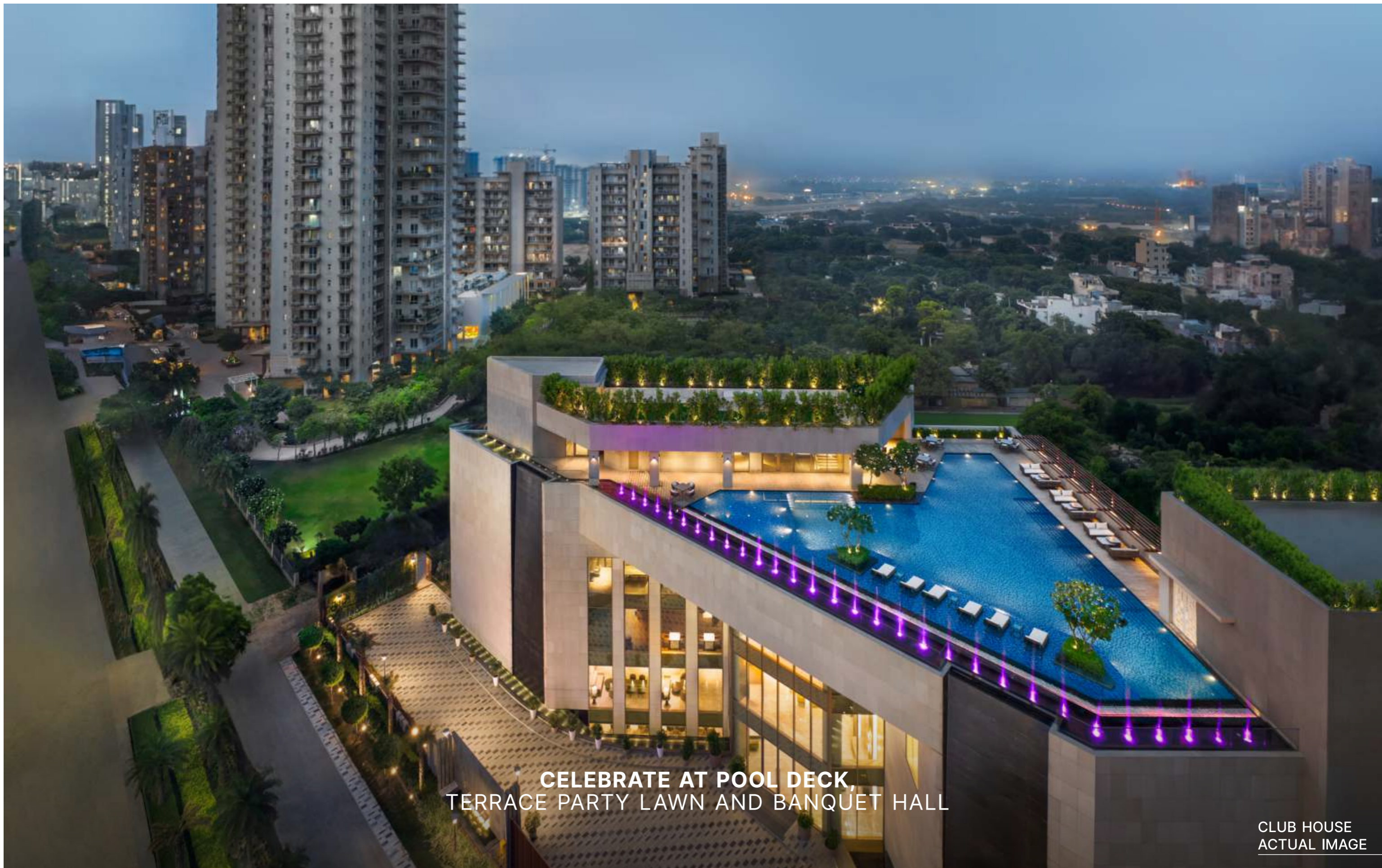
# The Amenities



**LUXURY OF TWO SWIMMING POOLS:  
ROOF-TOP AND AN ALL-WEATHER INDOOR  
SWIMMING POOL IN THE STILT AREA**

ROOF-TOP POOL  
ACTUAL IMAGE

# The Amenities



**CELEBRATE AT POOL DECK,  
TERRACE PARTY LAWN AND BANQUET HALL**

**CLUB HOUSE  
ACTUAL IMAGE**



The Club



**ENVELOP YOURSELF IN THE MAGNIFICENCE OF  
AN IMPOSING TRIPLE HEIGHT CLUB LOBBY**

CLUB LOBBY  
ACTUAL IMAGE



**WELCOMING INDOOR BADMINTON COURT  
FOR THE RACQUET CHAMPS**

**BADMINTON COURT  
ACTUAL IMAGE**

# The Amenities



**SWEAT IT OUT AT  
THE 2 SQUASH COURTS**

SQUASH COURT  
ACTUAL IMAGE

# The Amenities



**WORKOUT IN A MASSIVE GYM WITH THE WORLD'S BEST  
TECHNOGYM EQUIPMENT & A PROFESSIONAL BOXING RING**

GYM  
ACTUAL IMAGE

# The Amenities



**EXPERIENCE PRIVATE DINING  
AND REFINED NIGHT LIFE**

ACTUAL IMAGE

# The Amenities



**ENLIVEN YOUR EVENING WITH  
NOSTALGIC KARAOKE MOMENTS**

# The Amenities



**BLEND YOUR WORK LIFE AT THE BUSINESS LOUNGE  
WITH ITS EXECUTIVE MEETING ROOM**

# The Amenities



**GOLD CLASS AMBIENCE**  
FOR BIG MOVIE NIGHTS OR THRILLING  
SPORTING FINALS

ACTUAL IMAGE



# The Amenities



**INDOOR GAMES ROOM OVERLOOKING  
OUR SIGNATURE WATER FEATURES**



# PURI DIPLOMATIC

SECTOR 111, DWARKA EXPRESSWAY, GURUGRAM

*Residences*



PLEASE REFER TO  
AGREED SPECIFICATIONS

SAMPLE APARTMENT  
ACTUAL IMAGE

*The Residences*

**MAGNIFICENT APARTMENTS  
TO LIVE A LIFE OF LUXURY**

3BHK+3T+S  
4BHK+4T+S

**AIR-CONDITIONED APARTMENTS WITH MODULAR KITCHEN**



**A WARM AND INVITING LIVING ROOM  
TO CREATE MEMORIES WITH FAMILY AND FRIENDS**

PLEASE REFER TO  
AGREED SPECIFICATIONS

SAMPLE APARTMENT  
ACTUAL IMAGE



**UNWIND IN THE SERENE LUXURY OF  
MASTER BEDROOM WITH LAMINATED WOODEN FLOORING**

PLEASE REFER TO  
AGREED SPECIFICATIONS

SAMPLE APARTMENT  
ACTUAL IMAGE



**DISCOVER CULINARY PERFECTION IN YOUR KITCHEN  
EQUIPPED WITH MODULAR FITTINGS AND  
FINISHED TO THE HIGHEST QUALITY STANDARDS**

PLEASE REFER TO  
AGREED SPECIFICATIONS

SAMPLE APARTMENT  
ACTUAL IMAGE

# Master Planning



## LEGENDS

1. WATER FEATURE
2. SEATING POD
3. TABLE TENNIS POD
4. CHESS POD
5. YOGA POD
6. POOL
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8. SEATING
9. YOGA LAWN
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11. LAWN
12. RAMP TO GROUND FLOOR
13. STEPPED SEATING
14. SPECIALLY ABLED RAMP
15. PRIMARY AND NURSERY SCHOOL
16. EWS BLOCK
17. EXISTING N SCHOOL BUILDING
18. EXISTING EWS BLOCK
19. CLUB HOUSE

**TYPE 1 - 3BHK+3T+S(C)**

**UNIT - 2 & 4**

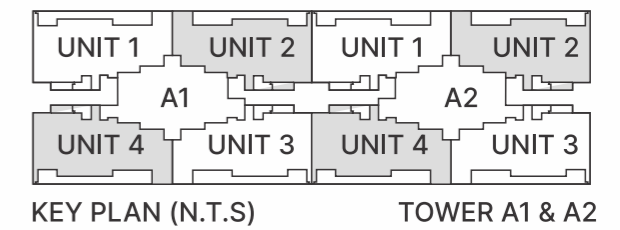
2ND TO 32ND FLOOR

RERA CARPET AREA

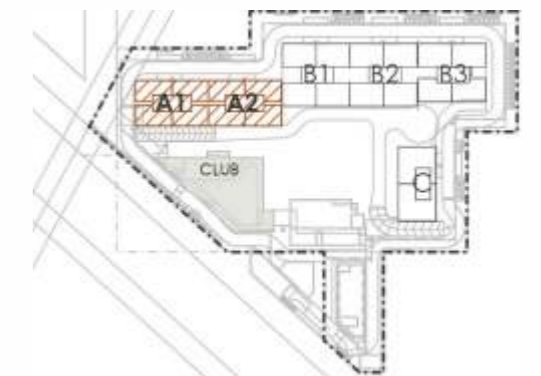
**122.97 SQ. M. (1323.65 SQ. FT.)**

BALCONY AREA

**24.46 SQ. M. (263.30 SQ. FT.)**



N  
Map not to scale



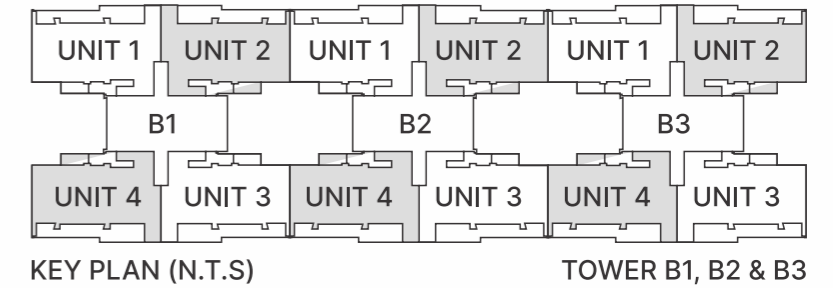
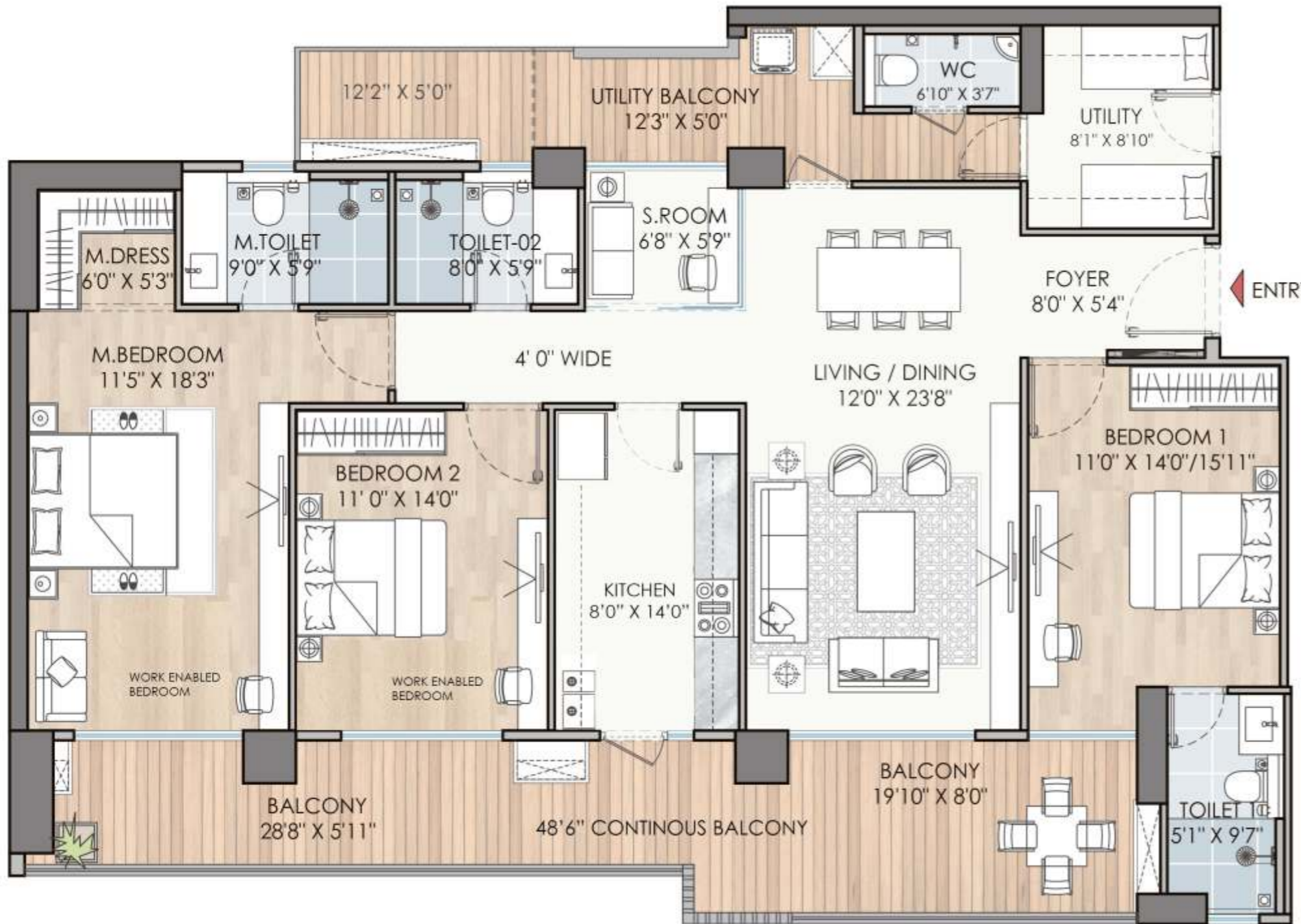
N  
Map not to scale

1 SQ.M. = 10.764 SQ.FT.

**TOWER A1 & A2**

**TYPE 2 - 3BHK+3T+S(L1)**  
**UNIT - 2 & 4**  
2ND TO 32ND FLOOR

RERA CARPET AREA **129.96 SQ. M. (1398.89 SQ. FT.)**  
BALCONY AREA **36.03 SQ. M. (387.83 SQ. FT.)**



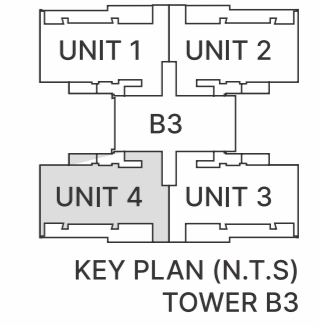
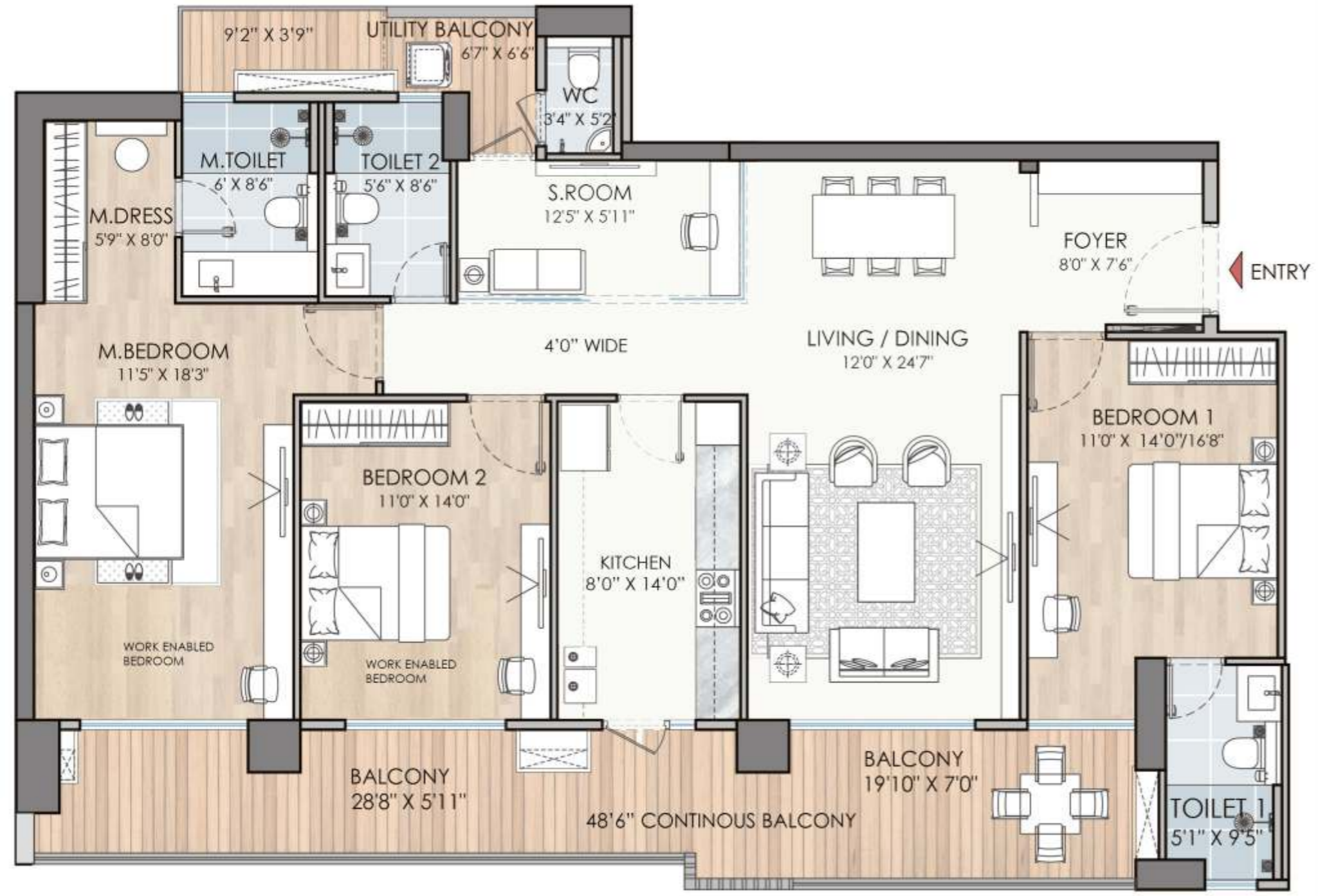
1 SQ.M. = 10.764 SQ.FT.

**TOWER B1, B2 & B3**



**TYPE 3 - 3BHK+3T+S(L2)**  
**UNIT - 4**  
2ND TO 32ND FLOOR

RERA CARPET AREA **130.53 SQ. M. (1405.02 SQ. FT.)**  
BALCONY AREA **29.60 SQ. M. (318.61 SQ. FT.)**



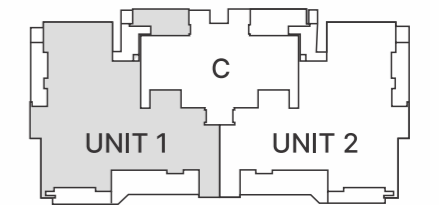
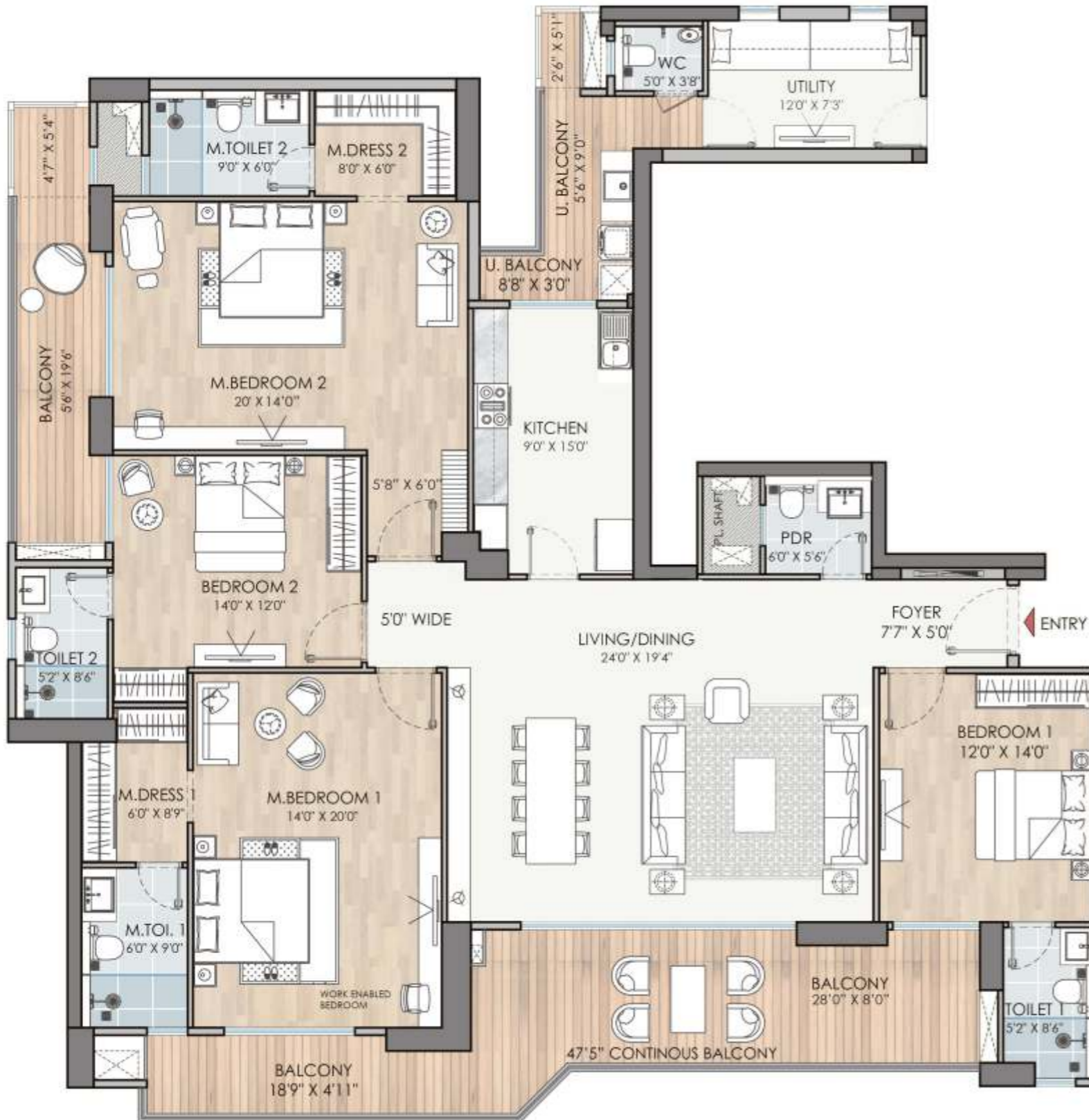
1 SQ.M. = 10.764 SQ.FT.

**TOWER B3**

**TYPE 4 - 4BHK+4T+S**  
**UNIT - 1**  
2ND TO 32ND FLOOR

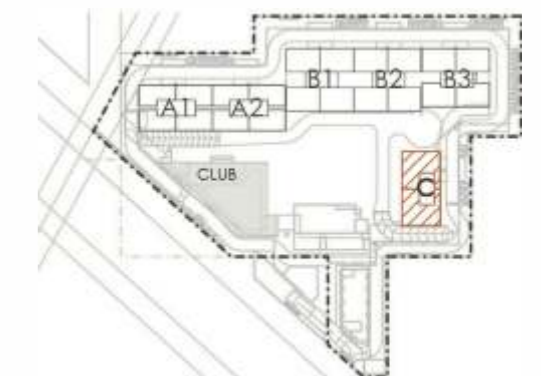
RERA CARPET AREA  
BALCONY AREA

**184.06 SQ. M. (1981.22 SQ. FT.)**  
**47.19 SQ. M. (507.95 SQ. FT.)**



KEY PLAN (N.T.S)  
TOWER C

N  
Map not to scale



KEY PLAN (N.T.S)

SITE PLAN

N  
Map not to scale

1 SQ.M. = 10.764 SQ.FT.

**TOWER C**

# Specifications

AREAS	FLOORS	WALLS	CEILING	DOORS	WINDOW/GLAZING	OTHERS	ELECTRICAL
LIVING ROOM/DINING ROOM/LOUNGE	Imported Marble/Stone	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Hardwood Door Frame with Laminated Flush Door	UPVC/Aluminium		Copper Electrical Wiring in Concealed Conduits, MCB & Modular Switches.
MASTER BEDROOM	Laminated Wooden Flooring	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Hardwood Door Frame with Laminated Flush Door	UPVC/Aluminium		Copper Electrical Wiring in Concealed Conduits, MCB & Modular Switches.
OTHER ROOMS	Laminated Wooden Flooring	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Hardwood Door Frame with Laminated Flush Door	UPVC/Aluminium		Copper Electrical Wiring in Concealed Conduits, MCB & Modular Switches.
KITCHEN	Vitrified Tiles/ Stone	Tiles upto 2' above Counter & Acrylic Emulsion Paint above	Acrylic Emulsion Paint	Hardwood Door Frame with Laminated Flush Door	UPVC/Aluminium	Modular Kitchen with Marble/ Granite/Synthetic Stone Top, Hob & Chimney	Copper Electrical Wiring in Concealed Conduits, MCB & Modular Switches.
BALCONIES	Anti Skid Tiles	Weather Resistant Paint	Weather Resistant Paint	UPVC/Aluminium	UPVC/Aluminium	MS Railing with Enamel Paint	
MASTER TOILET	Anti Skid Tiles	Tiles upto 7' & POP Acrylic Emulsion Paint above 7'	Acrylic Emulsion Paint	Hardwood Door Frame with Laminated Flush Door	UPVC/Aluminium	Chinaware and C.P. Fittings with granite/marble counter	Copper Electrical Wiring in Concealed Conduits, MCB & Modular Switches.
OTHER TOILETS	Anti Skid Tiles	Tiles upto 7' & POP Acrylic Emulsion Paint above 7'	Acrylic Emulsion Paint	Hardwood Door Frame with Laminated Flush Door	UPVC/Aluminium	Chinaware and C.P. Fittings with granite/marble counter	Copper Electrical Wiring in Concealed Conduits, MCB & Modular Switches.
S. ROOM/UTILITY ROOM	Ceramic Tiles	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Hardwood Door Frame with Laminated Flush Door	UPVC/Aluminium		Copper Electrical Wiring in Concealed Conduits, MCB & Modular Switches.
STAIRCASES	Kota Stone/ Granite/Tiles	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Fire Rated Doors	UPVC/Aluminium	MS Railing with Enamel Paint	Copper Electrical Wiring in Concealed Conduits, MCB & Modular Switches.
COMMON AREA LOBBIES	Granite/Marble/ Synthetic Stone	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Fire Rated Doors	UPVC/Aluminium		Copper Electrical Wiring in Concealed Conduits, MCB & Modular Switches.
SECURITY	CCTVs in Basement and Main Entrance Lobby for Surveillance. Fire Suppression System as per Building Bye Laws.						
FACILITIES	Club House with Roof Top Swimming Pool, Unisex Gym, Multi-Purpose Hall, Restaurant, 24 Seater AV Room, Karaoke Room, Cards Room, Billiards Room, Party Terrace, Swimming Pool, Musical Fountain, Extensive Landscapes and Water Bodies.						
AIR CONDITIONING	Air Conditioned apartments with energy efficient Split ACs.						
PLUMBING	CPVC, UPVC PIPES						
SALIENT FEATURES	*Musical Fountain. *Large/Extensive Landscape/Water Bodies. *Solid Waste Management System. *Floor to Floor Height 3.2M. *Double Height Main Entrance Lobby. *Electric Car Charging. *4 Nos High Speed Lifts in each Tower. *3 Nos. High Speed Lift in Tower C. *Eco friendly environment with rain water harvesting system and proposed use of treated water from STP for horticulture & flushing. *Structure designed for seismic considerations of Zone-IV as stipulated by BIS codes, for better safety. *Structure design certified by IIT Roorkee.						

**ARCHITECTURE**



**ARCOP ASSOCIATES**

Residential Projects  
Garden Estate, Gurugram  
The Laburnum, Gurugram  
The Golf Estate (M3M) - 60Acres  
The Arbour (DLF) - 25 Acres  
The Windchants (Experion) - 23 Acres

**LANDSCAPE**



**DESIGN CELL**

Mumbai Airport  
Select City Walk, Saket, Delhi  
Bangalore International Airport  
Hyatt Marietta, Atlanta  
Gautam Buddha University

**STRUCTURE**



**TPC TECHNICAL  
PROJECT CONSULTANTS**

DLF The Ultima, Gurugram  
IIMS, Bilaspur  
AIIMS, Bathinda  
AIIMS, Guwahati  
Medanta Hospital, Patna  
Medanta Hospital, Gurugram  
Extension of AIIMS, Delhi  
DLF-The Primus, Gurugram  
Allahabad Airport  
Ambience Mall, Gurugram  
The Leela Hotel, Delhi  
Max Super Speciality Hospital, Saket  
M3M-IFC, Gurugram

**MEP**



**PARADISE CONSULTANTS PVT LTD**

**PROOF CONSULTANT**



**IIT ROORKEE**

*Crafting Exceptional Lifestyles*



DELIVERING  
QUALITY IN  
EACH ENDEAVOUR



The Aravallis, Sector - 61, Gurugram

Ongoing



Emerald Bay, Sector - 104, Gurugram

Delivered



Diplomatic Greens, Sector - 111, Gurugram

Delivered



The Palm Springs, Sector - 54, Gurugram

Delivered



Anandvilas, Sector - 81, Faridabad

Delivered



Palm Spring Plaza, Sector - 54, Gurugram

Delivered