



**DELHI HEIGHTS**

(MULTI STATE CGHS LTD.)

Regn. No.: MSCS/CR/1095/2014



**ROYAL HOMES**

**INFORMATION BOOKLET  
FOR MEMBERS**

**Dear Member,**

## **Welcome to the Smart Capital of India. Welcome to Royal Homes.**

*Our registered society "Delhi Heights Multistate CGHS limited" provides quality and affordable homes in Delhi NCT, located in the Delhi Zone – L, in close proximity to South Delhi, Gurgaon, Dwarka as well as the Airport.*

*Under the Master Plan 2021, the participation of the private sector will ensure affordable, world class living for everyone. The stakeholders will enjoy benefits of the land pooling policy approved by ministry of urban development. The Members of the society will enjoy benefits like share money certificates and more. with the implementation of Master Plan 2021, Delhi is destined to become one of the leading capital of the world.*

*And you could have an address here. With our 2B/R, 2B/R+S, 3B/R, 3B/R+S, 4B/R+S homes as well as shops and offices offered at affordable prices.*

*Don't miss this chance to avail maximum benefits as early investors. Join us and be part of smart, green, urban Delhi.*

**FROM: DELHI HEIGHTS MULTI STATE CGHS LTD.**



## WHY A MULTI STATE COOPERATIVE GROUP HOUSING SOCIETY LIMITED?

Delhi Heights CGHS society is registered under Central Registrar of Cooperative Societies, Department of Agriculture & Corporation, Ministry of Agriculture, Government of India, under our Registration Certificate No: MSCS/CR/1095/2014.

Members of the Society enjoy the following benefits:

- Every payment is transparent with no hidden cost like PLC etc.
- Every member get share money certificate allocating a share of the property to you, even before Construction.
- The Management Committee is obliged to act in the best interest of the Society Members.



## WHAT IS A SMART CITY?

A Smart City is a city powered by technology, to provide an unmatched living and working environment by focusing on health, education, communication, transportation, sports, safety & security, water & power supply.

Under the direction of the Urban Development Ministry, DDA proposes to turn areas that were identified for land pooling into a giant, integrated Smart City. Approx 23,000 hectares in Najafgarh, Kanjhawala & Narela will be converted into a model city.

As its model, DDA has picked the Gujarat International Finance Tec-City - or GIFT City as it is commonly known - which is the first Smart City commissioned by Honourable Prime Minister Narendra Modi, as part of the 100 Smart City Campaign.

Land Pooling Policy in Delhi would become operational soon and would also have in place a PMC (Project Management Consultant). With the completion of the Smart City, development is likely to bear visible results in coming years.

## WHAT IS THE LAND POOLING POLICY?

“Land parcels owned by individuals or group of owners is legally consolidated by transfer of ownership right to the designated Land Pooling Agency, which later transfers the ownership of the same parcel of land, back to the owners for undertaking development for such areas”

- Notified by MoUD (S.O. 2687 (E)) dated: 05/09/2013
- Regulations (for smooth implementation) approved by Authority on 07/11/2014
- Recently Regulations approved by Ministry of Urban Development, GOI on 26/05/2015

## WHAT IS LOCATION?

The MPD - 2021 has divided the NCT of Delhi into 15 zones, from “ A ” to “ P ” (except Zone-I) in MPD-2021. One of the features of MPD-2021 is to develop 5 more Zones/area in Delhi to cater to the additional demand for residential units and accommodate the capital’s growing population. For this, DDA has earmarked land at Zone J, K, L, N & P (P-I and P-II ) to be developed as residential projects.

Zone-L, Delhi covers an area of approx 23,000 Hact. and neighbours Dwarka on one side and Gurgaon on the other. Its many advantages include:

- Proximity to a Golf Course & Football Stadium
- Existing metro connectivity from Dwarka
- Third outer ring road UER-II & UER-III to pass through this zone
- Largest Ayurvedic Hospital operational in this zone
- Proximity to upcoming Diplomatic Enclave
- Proximity to Dwarka - Gurgaon Expressway
- Proximity to the forthcoming AIIMS-2 while a branch of AIIMS is already operational in the adjoining area at Jhajjar
- Proximity to IGI Airport and NH 8
- Proximity to IP University, NSIT and NLU

## WHAT IS MASTER PLAN 2021?

- ⇒ MPD-2021 was brought out by Government vide Notification No. SO 141 dated 07/02/2007, The plan projects the requirement of nearly 24 lakh residential units, for an estimated 23 million people by 2021 to cover the huge gap in the demand and supply of housing units.
- ⇒ In the Master Plan 2021, Govt. / DDA has defined its role as only a facilitator to speed up integrated planned development. DDA proposes that while internal development of the project is taken care of by the private developer, DDA shall be responsible for external development in a time bound manner. This is the first time that the DDA has invited the private sector to partner its efforts in this revolutionary manner.

There has never been a better



## WHY CHOOSE THE L- ZONE?






The L-Zone enjoys distinct benefits due to its unique location and area. This zone covers an area of 21,933 hectares and is surrounded by:

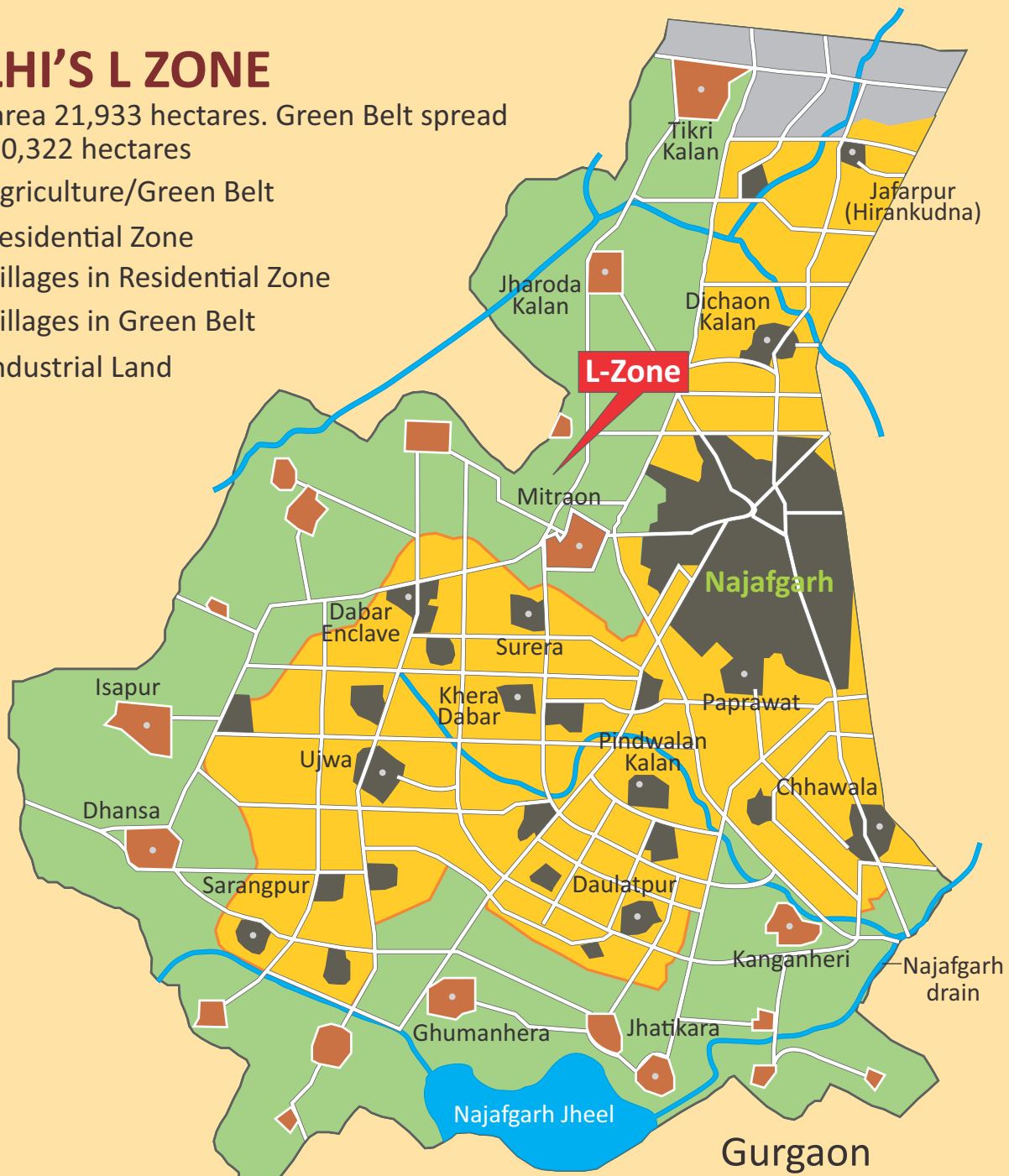
- i. NH 10 / Rohtak Road and the Railway Line to its North
- ii. Zone 'K', mainly comprising of the Dwarka sub-city, to its East
- iii. The National Capital Territory of Delhi on its southern and western sides

Approximately 46 villages fall in this zone. While Najafgarh is one of the major urban areas, settlements like Tikri Kalan, Dhansa, Jharoda Kalan, Jafarpur etc. are its major rural settlements.

## DELHI'S L ZONE

Total area 21,933 hectares. Green Belt spread over 10,322 hectares

-  Agriculture/Green Belt
-  Residential Zone
-  Villages in Residential Zone
-  Villages in Green Belt
-  Industrial Land



## BECOMING A MEMBER

The membership of the society is open to any person of repute & good conduct who fulfils the terms & conditions of the society. Membership will be finally approved by the governing body.

## AVAILABILITY OF MEMBERSHIP

Membership shall be approved & allotted purely on a first come – first serve basis.

ENTRANCE FEE                      Rs. 12,100/-\*

ALLOTMENT OF UNITS    Purely on Draw Basis

## COST ESCALATION

The land / FSI cost amount is fixed as on date. There will be no escalation with regards to the land / FSI cost. The construction cost has been derived based on the estimated price of construction material in the year 2017. This estimate also takes into consideration the expert advice of architects. However, if in case there is any major escalation in the cost of the material, this will be incorporated into the costing which will be shared proportionately among members. The same shall apply in the case of any additional charge being levied by any competent authority.

## PAYMENT SCHEDULE

The payment shall consist of two parts to the society;

**LAND / FSI COST :** Payment towards the land / FSI cost will be payable as per Governing Body from time to time.

**CONSTRUCTION COST:** When construction commences, then Construction Linked Payment Plan (CLP) will be designed and all members shall adhere strictly to follow the said plan.

## ESTIMATED TIME FRAME FOR CONSTRUCTION

This is a new project / concept area with open land, the construction is likely to progress at a swift pace. Hence, we estimate a completion time of 42 months from the start of construction.

## SURRENDER OF MEMBERSHIP

A member can surrender his / her membership by written application and the amount shall be refunded as follows:

Entrance Fee : Non Refundable

Land Cost: The land/FSI cost (without interest and after deducting administrative expenses) shall be refunded to the member only when another member replaces him / her, then only a refund of land / FSI cost shall be made.

Transfer : NOC from the society will be mandatory before the transfer of membership.



# WHAT ARE THE FEATURES OF ROYAL HOMES ?

## AMENITIES

- ⇒ Freehold Property with Registry
- ⇒ Swimming Pool
- ⇒ Hi-Tech 3 Tier international standard security with CCTV and video door phones
- ⇒ Smart home with 24x7 Wi-Fi connection
- ⇒ Hi-Speed elevators provisioned in each tower
- ⇒ Power back-up
- ⇒ Provision for piped gas
- ⇒ Rain water harvesting
- ⇒ Fire protection systems
- ⇒ Well maintained gardens with playgrounds
- ⇒ Outdoor amphitheater and games area
- ⇒ Fully Equipped Gymnasium





## SPECIFICATIONS

### Living / Dining Room

- ⇒ Floors: Exclusive Vitrified tiles (2'\*2')
- ⇒ External Windows: Aluminum Sliding Type with 4mm Glazing walls O.B.D Paint
- ⇒ Internal Doors: Moulded Skin Flush Door & Hardwood Frames
- ⇒ Ceiling: POP Punning Finish
- ⇒ Entrance Door: Teakwood Finish Decorative flush doors

### Master Bedroom

- ⇒ Floors: Laminated Wooden Finish Floors
- ⇒ External Windows: Aluminum Sliding Type with 4mm Glazing walls O.B.D Paint
- ⇒ Internal Door: Moulded Skin Flush Door & Hardwood Frames
- ⇒ Ceiling: POP Punning Finish

### Bedroom

- ⇒ Floors: Vitrified tiles (2'\*2')
- ⇒ External Windows: Aluminum Sliding Type with 4mm Glazing walls O.B.D Paint
- ⇒ Internal Door: Moulded Skin Flush Door & Hardwood Frames
- ⇒ Ceiling: POP Punning Finish

### Toilet (Master Bedroom)

- ⇒ Floors: Anti Skid Ceramic Tiles
- ⇒ Windows: Aluminum Louvered Shutters
- ⇒ Fixtures and Fitting: World Class Chrome Finish Fitting, Mixers
- ⇒ Sanitary ware: World Class Chinaware, Granite Vanity Counter
- ⇒ Walls: Designer Ceramic Tile with Border Upto 7ft Above 7ft Plaster with O.B.D
- ⇒ Internal Door: Flush Door Shutters with Hardwood Frames
- ⇒ Ceiling: POP False Ceiling

### Toilet (Other Bedroom)

- ⇒ Floors: Anti Skid Ceramic Tiles
- ⇒ Windows: Aluminum Louvered Shutters

- ⇒ Fixtures and Fitting: World Class Chrome Finish Fitting, Mixers
- ⇒ Sanitary ware: World Class Chinaware, Granite Vanity Counter

### Kitchen

- ⇒ Floors: Anti Skid Vitrified Tiles
- ⇒ Windows: Aluminum Glazing
- ⇒ Fixtures and Fitting: Granite Counter, World Class Chrome Finish Fittings
- ⇒ Walls: Designer Ceramic Tiles Dado Upto 2' Above Counter Area
- ⇒ Internal Door: Flush Door Shutters with Hardwood Frames
- ⇒ Other Utilities: SS Single bowl Sink with Drainboard

### Balcony Areas

- ⇒ Floor: Anti Skid Ceramic Tiles
- ⇒ Walls: Tex-Matt or Apex Equivalent
- ⇒ Ceiling: O.B.D

### Lift Lobby / Corridors

- ⇒ Floor: Decorative Pattern Floor in Combination with Kota/Granite Tiles
- ⇒ Walls/Dado: Decorative Tiles Cladding Upto 7ft And Textured Paint Above Lift Front Wall Only
- ⇒ Ceiling: O.B.D

### Main Entrance Lobby

- ⇒ Floor: Decorative Pattern Floor in Combination with Marble/Granite Tiles
- ⇒ Walls/Dado: Decorative Tiles Cladding Upto 3' with border and textured Paint above Lift Front Wall Only
- ⇒ Ceiling: O.B.D

### Exterior Finish

- ⇒ External double layer plaster with textured paint/permanent finish

### Electricals

- ⇒ Modular Switches, Copper Wiring with MCB's

# Floor Plans



2 BHK + 2 T\*  
Super Area - 950 Sq. Ft.



2 BHK + 2 T + S\*  
Super Area - 1100 Sq. Ft.

\*All Floor Plan area dimensions and specifications are indicative and subject to change as decided by any competent authority.  
\*These are conceptual image and the actual may vary.

# Floor Plans



3 BHK + 3 T \*  
Super Area - 1490 Sq. Ft.



3 BHK + 4 T + S \*  
Super Area - 1700 Sq. Ft.

\*All Floor Plan area dimensions and specifications are indicative and subject to change as decided by any competent authority.  
\*These are conceptual image and the actual may vary.

# Floor Plans



4 BHK + 5 T + S \*  
Super Area - 2050 Sq. Ft.

\*All Floor Plan area dimensions and specifications are indicative and subject to change as decided by any competent authority.  
\*These are conceptual image and the actual may vary.



# CERTIFICATE OF SOCIETY

By Registered Post

No. L-11015/231/2014-L&M  
Government of India  
Ministry of Agriculture  
Department of Agriculture & Cooperation

## OFFICE OF THE CENTRAL REGISTRAR OF COOPERATIVE SOCIETIES

Krishji Bhavan, New Delhi.

### CERTIFICATE OF REGISTRATION

In pursuance of the provisions of the Multi State Cooperative Societies Act, 2002, a Society by the name of **Delhi Heights Multi State Co-operative Group Housing Society Limited, 301, Krishna Apra Business Square, Netaji Subhash Place, Pitampura, New Delhi-110 034** has been registered as a Multi State Cooperative Society under section 7 of the Multi State Cooperative Societies Act, 2002 (39 of 2002) and the rules framed there under. The Registration Number of the Society is **MSCS/CR/1095/2014**. The area of operation of the Society shall be confined to the states of **Delhi** and **Uttar Pradesh**. The registration of the society is subject to the condition that the society shall not raise deposits or indulge in credit related activities in any form. The society is registered with the stipulation that the society shall commence business in both the States and furnish evidence/documents regarding procurement of land within a period of six months from the date of registration. If land is not procured within the stipulated time, the registration shall stand cancelled.

The Bye-laws filed by the Society have also been registered.

Given under my hand and seal this the 12<sup>th</sup> day of September, 2014.



(Raj Singh)  
Joint Secretary to the Government of India  
&  
Central Registrar of Cooperative Societies.

\*Please refer to S. No. 1095 for registration details of Delhi Heights Multi State CGHS LTD. in category of Group Housing by Clicking on <http://agricoop.nic.in/imagedefault/cooperation/mscs1067.pdf> (Official website of CENTRAL REGISTRAR OF COOPERATIVE SOCIETIES, Ministry of Agriculture, Government of India).



# Media Reports

## After Dwarka, DDA bats for cycling all over

**PEOPLE-FRIENDLY POLICIES**

DDA is pushing for cycling-friendly policies across the city. The agency has proposed a network of cycling lanes and paths, particularly in areas like Dwarka and other new developments. The goal is to promote a healthier and more sustainable mode of transport.

Category	Area	Details
Cycling Lanes	Delhi	100 km
	NCT of Delhi	100 km
Cycling Paths	Delhi	100 km
	NCT of Delhi	100 km

## डीडीए बैठक में लैंड पुलिंग योजना को मिली मंजूरी

DDA has approved the land pooling policy, which allows for the consolidation of land parcels to facilitate urban development. This move is expected to streamline the process and reduce costs for developers and residents alike.

- दिल्ली के लिए नए नए विकास के अवसर पर जल्द करनी पड़ेगी
- अधिकांश के बड़े इलाकों में ही जल्द लैंड पुलिंग करनी पड़ेगी

## DDA okays land pooling policy

200 Villages Chosen, Minimum Requirement Lowered To 2Ha

DDA has approved a land pooling policy that allows for the consolidation of land parcels to facilitate urban development. The policy is expected to streamline the process and reduce costs for developers and residents alike.

Area	Minimum Requirement
Urban Areas	2 Ha
Rural Areas	5 Ha

## As envisaged by MPD 2021

The map illustrates the development zones and corridors planned for Delhi under the Metropolitan Planning Directorate (MPD) 2021. Key areas include the Central Business District (CBD), the Ring Road, and various residential and commercial zones.

## एस्टेट्स गुडगांव-नोएडा से सस्ता मिल सकेगा दिल्ली में आशियाना

Real estate developers are optimistic about the land pooling policy, which is expected to reduce the cost of housing in Delhi. This will allow for the construction of more affordable housing units, particularly in areas like Gurgaon and Noida.

## मिसयूज चार्ज में 50 फीसदी तक कमी लैंड पुलिंग पॉलिसी में भी डीडीए ने दी बड़ी राहत

DDA has reduced the misuser charges by up to 50% in the land pooling policy. This move is expected to attract more developers and investors to the policy, thereby accelerating urban development in the city.

## Delhi set to get 3 smart cities

DDA is planning to develop three smart cities in Delhi, focusing on sustainable infrastructure, smart infrastructure, and smart infrastructure. The cities are expected to be developed in areas like Dwarka, Gurgaon, and Noida.

## 20-25 lakh housing units in Delhi in next 6-7 years

DDA is planning to develop 20-25 lakh housing units in Delhi over the next 6-7 years. This will be achieved through the implementation of the land pooling policy and other urban development initiatives.

## Faster single-window clearances for urban projects by Nov-end

DDA is committed to providing faster single-window clearances for urban projects by the end of November. This will help in the timely completion of projects and the improvement of urban infrastructure in the city.

## DDA to build five new sub-cities in Capital

DDA is planning to build five new sub-cities in the capital, focusing on sustainable infrastructure, smart infrastructure, and smart infrastructure. The sub-cities are expected to be developed in areas like Dwarka, Gurgaon, and Noida.

## Govt gets land in 95 villages in big push for pooling policy

The government has acquired land in 95 villages to implement the land pooling policy. This move is expected to streamline the process and reduce costs for developers and residents alike.

## दिल्ली में दूर होगी आवास की कमी

DDA is confident that the land pooling policy will help in the timely completion of projects and the improvement of urban infrastructure in the city. This will help in addressing the housing shortage in the capital.



# Media Reports

**नई दिल्ली से जुड़ेंगे दिल्ली के गांव**  
**राह आसान : दिसंबर तक बन जाएंगे 4 लेन के तीन नए कॉरिडोर**

दिल्ली के गांवों को नई दिल्ली से जोड़ने के लिए सरकार ने एक नए कॉरिडोर का निर्माण करने का फैसला किया है। यह कॉरिडोर नई दिल्ली के गांवों को नई दिल्ली से जोड़ेगा।

**THE TIMES OF INDIA**

**Land pools get DDA nod**  
 Policy To Be Implemented After Notifications By UD Ministry

DDA land pool policy set for rollout soon

**Pooling land, unlocking value**

NEW POLICY IN DELHI

Land pooling policy is expected to unlock around 20,000-25,000 hectares of land in Delhi for development, which is likely to lead to 24-25 lakh new housing units in the national capital.

**'Trust deficit between DDA, people will go in 6 months'**

Akhya Goyal, who took over recently as the chairman of Delhi Development Authority, has promised to make its functioning transparent, efficient and people-friendly. He is critical about the organization's dire financial and speaks in Bhausa. CHA/Ankur on how he plans to overcome them.

**दिल्ली में बनेंगी तीन स्मार्ट सिटी**

दिल्ली में बनेंगी तीन स्मार्ट सिटी। यह सिटी नई दिल्ली के गांवों को नई दिल्ली से जोड़ेगा।

**24-25L MORE HOUSES IN DELHI SOON!**

The recent notification of the land pooling policy is expected to unlock around 20,000-25,000 hectares of land in Delhi for development, which is likely to lead to 24-25 lakh new housing units in the national capital.

**Outer Delhi set to get a 'smart' city**

DDA Will Have It Built On 24,000Ha In Najafgarh, Naraina And Kirti Nagar.

**FUTURE PERFECT**

**अगले माह लागू हो सकती है लैंड पूलिंग पॉलिसी**

दिल्ली में बनेंगी तीन स्मार्ट सिटी। यह सिटी नई दिल्ली के गांवों को नई दिल्ली से जोड़ेगा।

**डीडीए 25 लाख फ्लैट बनाने की तैयारी में**

डीडीए 25 लाख फ्लैट बनाने की तैयारी में। यह फ्लैट नई दिल्ली के गांवों को नई दिल्ली से जोड़ेगा।





**DELHI HEIGHTS**  
**(MULTI STATE CGHS LTD.)**  
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