



Developing India's First smart city in New Delhi



About IDPL Homes- IDPL is a group of builders who delivers excellent ideas and brings India's First smart city flats in L zone Dwarka that emerges residential construction and bring best to create a rejuvenate live. L Zone is a premium location of Delhi that brings the 1st smart city along with Dwarka and invites residential plots at reduced cost. Living in green and happening infrastructure with all amenities like fire support, 24-7 supply of water and electricity (beside Government), security guard and luxury treatment makes the smart living.

We are a well established and repudiated real estate builder and are introducing with, property in L zone Dwarka which has a close proximity of the airport, highway and metros within a radius of 2 km. Flats are made with complete government authorization in urban city and full legal verification, where the India's First smart city land pooling in Delhi areas are identified by the DDA and will get operational soon.

VISION- With a high vision and let everyone have house IDPL serves the residential India's First smart city flats in Dwarka for all the communities and make the public enjoy an impressive living. Offering a dedicated living at affordable price with all the facilities, we stand out of crowd and delivers smile with complete satisfaction.

Come and experience the creation and live in the paradise that you dreamt always!!

AMENITIES

Key Features of India's First smart city in Dwarka

Amenities	Key features of home
✓ IGI airport 5 km	✓ Green homes
✓ T-3 International terminal 2 km	✓ Japanese structures to avoid cyclone
✓ Golf course 1 km	✓ Gas pipeline
✓ Embassy 1 km	✓ Zym and spa
✓ AIIMS 2 km	✓ Community centre & Park
✓ IP University 3 km	✓ Swimming pool
✓ Engineering college 1km	✓ Badminton court
✓ Diplomatic enclave 1 km	✓ Modern Lift Support
✓ Metro 2 km	✓ CCTV camera & WIFI
✓ Gurgaon 0 km	✓ 24*7 Electricity &Water

PAID IN FULL
PAID
PAYMENT DUE



- We know buying a big value is not easy for every common man and treating all customers equal we take only 10% at the time of booking. The 5 payments are made in easy manner by dividing in 10% as listed below:

- 10% Within 45 days of Booking
- 10% at the time of LTC from DDA
- 10% of value at the starting phase of foundation
- 10% on fourth floor roof slab
- 10% on eighth floor roof slab
- 10% on sixteenth floor slab
- 10% on 24th floor slab

Lowering down the burden and making you get ready with new equipments we cut down the next pays by equal 4 divisions of 5% as:

- 5% on start of brick work
- 5% on start of internal plaster
- 5% on start of external plaster
- 5% on offer of possession



Discover a dynamic and unique lifestyle with the most excellent location Dwarka, of the city New Delhi by the most demanding **DDA flats**. Designed by the experienced builders and renowned architectures the plan of the project is well constructed and determined.

Owning a **property in L zone Dwarka** is a wise decision as it gives a better return over investment in coming future. The IDPL housing project will be constructed in seven different units ranging from 900 sq. Ft to 2100 sq. Ft. Based as per the requirement and size of your family we bring spacious living so the flat comes up with 2 BHK, 3 BHK, 4 BHK and 5 BHK. There are different divisions made and they are as:

- 2 BHK flat with 900 sq Ft of area with 2 Bathroom set
- 2 BHK flat with servant quarter and 2 Bathrooms of 1050 sq Ft
- 2 BHK flat with an addition of 2 Bathrooms, dining hall and servants quarter of 1200 sq Ft
- 3 BHK flat of 1350sq Ft with 2 Bathrooms, dining hall and servants quarter
- 3 BHK flat of 1600 sq with 2 Bathrooms, servants quarters and super area
- 3 BHK flat with 2 Bathrooms, dining hall, super area and servants quarter of 1800 sq Ft
- 4 BHK flat of 2100 sq Ft with 2 Bathrooms, dining hall and servants quarter
- Penta house i.e the 5 BHK flat with 2 Bathrooms, dining hall and a servant's quarter, 3 bathrooms, super area and 3 balconies for refreshing air.

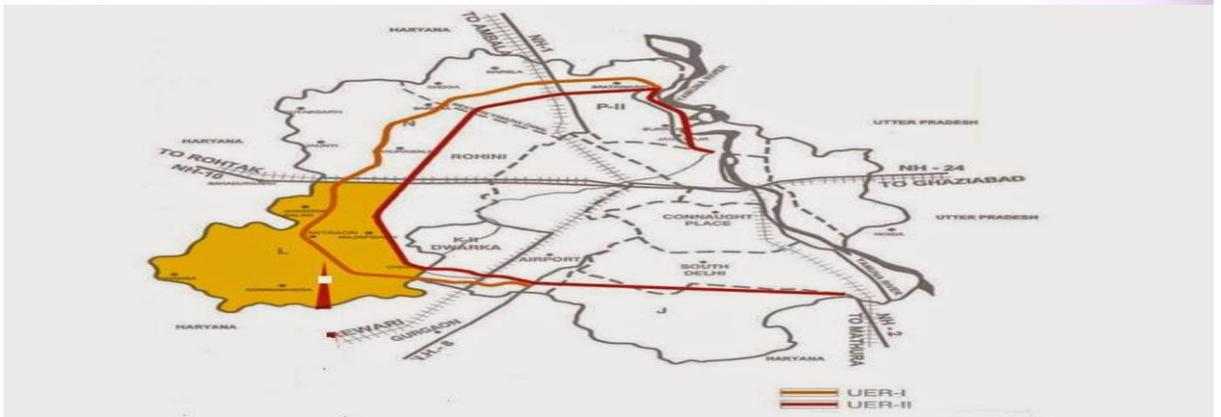
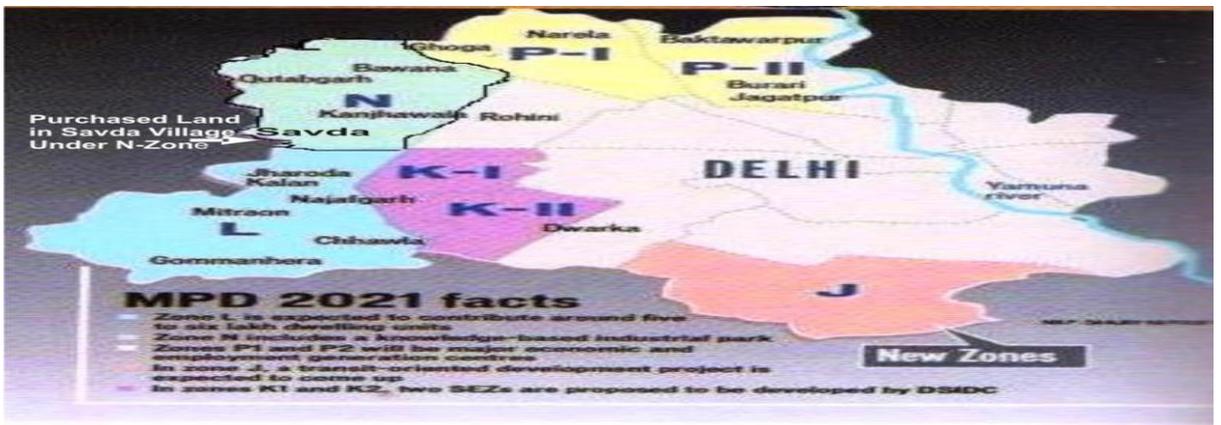
Provided Amenities:

IDPL group provides a high end residential space in L zone of Dwarka a posh location of the metro City. The architectural brilliance is the key feature and innovation is the real essence of these experienced builders. A whiff of great environment and fresh residential space is provided.

It is a well designed **apartment in Dwarka** by IDPL that offers best experiences of living that let the people enjoy and retreat their family.

- Beautiful landscape, park and green homes for enhanced visualization
- Contemporary design and Japanese structures to avoid cyclone
- 100% captive power and electricity supply for 24 *7
- Gas Pipeline, CCTV surveillance for complete security
- Gym, spa, swimming pool for making a healthy and fit lifestyle
- Community centre for cheering up with friends and relatives
- Outdoor games (Badminton court) and lift facility





भा इस हड़ताल में शामिल होने से न डरना और न डरना का परमिट केवल कर दिया जाएगा और अगर दूसरी

दिल्ली की वर्टिकल लिमिट बढ़ी

17.5 मीटर हो सकेगी इमारतों की हाइट

प्रमुख संभावना ■ नई दिल्ली

दिल्ली में इमारतों की हाइट अब 17.5 मीटर हो सकेगी। मास्टर प्लान 2021 में संशोधन के लिए बनी मैनेजमेंट एक्शन ग्रुप की मंजूरी के बाद एपेक्स बॉडी ने भी इसे मंजूरी दे दी है। हालांकि यह हाइट पार्किंग के लिए ही इस्तेमाल हो सकेगी। अब तक इमारतों की हाइट 15 मीटर तक ही बनाने की इजाजत थी। जो लोग ग्राउंड फ्लोर पर पार्किंग बनाते थे उन्हें भी हाइट इतनी ही बनानी पड़ती थी। मास्टर प्लान में संशोधन के दौरान सुझाव आए कि पार्किंग बनाने वाली की कुछ इमोर्टन मिलना चाहिए। क्योंकि बिना इसके लोग पार्किंग की ओर ज्यादा ध्यान नहीं दे रहे हैं और दिल्ली में पार्किंग की दिक्कत बढ़ती जा रही है। जिसके बाद तय किया गया कि पार्किंग के लिए अलग हाइट दी जाएगी। मैनेजमेंट एक्शन ग्रुप ने सुझाव दिया कि हाइट की लिमिट 15 मीटर से 17.5 मीटर कर दी जाए। जो 2.5 मीटर हाइट होगी यह स्टिल्ट पार्किंग के लिए होगी, बाक ही एक्सटेंडेड लाल डोरा परिया को भी मंजूरी दे दी गई है। इससे लाल डोरा परिया जो कुछ वक्त पहले बढ़ा है उसमें रहने वाली आबादी को भी गांव में शामिल किया जा सकता है। लाल डोरा का फायदा इन्हें भी मिलेगा।

अर्नाथराइण्ड और रेगुलराइण्ड अर्नाथराइण्ड कॉलोनी में मल्टी परपज कम्युनिटी हॉल, बस्ती विकास केंद्र, रिजिजियस साइट, पुलिस स्टेशन, हेल्थ केयर सेंटर, मिल्क बूथ आदि के लिए नियम भी सरल बनाने की मंजूरी मिल गई है। ताकि अगर इन सबके लिए अलग प्लॉट उपलब्ध नहीं हो तो कुछ एफिविटी को मिलाकर एक ही प्लॉट में उसके लिए जगह दी जा सके।



पार्किंग + 4 फ्लोर का प्रोजेक्ट पास

प्रस ■ सिविक सेंटर : नॉर्थ एमसीडी ने इमारतों की हाइट बढ़ाने का प्रस्ताव पास कर दिया है। सदन की मीटिंग में पास किए गए प्रस्ताव में कहा गया है कि भवनों की ऊंचाई सीमा 15 मीटर से बढ़ाकर 17.5 मीटर की जानी चाहिए ताकि पारिवारिक जरूरतों को देखते हुए लोग एक अतिरिक्त मंजिल का निर्माण कर सकें। इमारतों की हाइट का दायरा 17.5 मीटर होगा।

नॉर्थ एमसीडी में सदन के नेता महेंद्र नागपाल का कहना है कि इस समय ग्राउंड फ्लोर के अलावा तीन और मंजिल बनाने की इजाजत है। एमसीडी ने जो प्रस्ताव पारित किया है, उसमें तीन मंजिल के अलावा एक और मंजिल बनाने की बात कही गई है। यानी पार्किंग+ चार फ्लोर का प्रोजेक्ट पास हो गया है। वह कहते हैं कि यह प्रस्ताव आम लोगों के हितों को देखते हुए लाया गया है। दिल्ली की आबादी समस्याएं हल करने में विभिन्न एजेंसियां नाकाम रही हैं। लोगों ने अपने घरों में ही अतिरिक्त निर्माण कर घर का विस्तार किया है।

ALL FOR THE SAKE OF DEVELOPMENT

200 new villages in Delhi - in places such as Mehrauli, Okhla, Dheerapuri, Ghazipur, East Okhla, Patparganj and Kirti Puram - to be developed under land pooling policy

70,000 acres Potential area that could be exploited through land pooling	20 lakh housing units that could be set up in this area, pending	2 hectares minimum area required for best land pooling policy
Free transfer of land to developers who pool in their land under the policy	2-20 hectares 40% (M) development residential is allowed Above 20 hectares 60% (M) residential 5% commercial 2% Private/Some Private facilities	15% of total F&I reserved for D&S category
First external development charge Amount will be 20% with 10% for land and equip. with basic services 20% of total estimated amount		₹ 10 crore annual budget of a dedicated cell to implement and monitor land pooling policy

ALL FOR THE SAKE OF DEVELOPMENT 200 new villages in Delhi —in places such as Mehrauli, Sparrow, Chini Bagh, Gurgaon, Durgam, Patliwala and Kirti Vihar—will be developed under land pooling policy	70,000 acres Potential area that could be developed through land pooling	20 lakh Housing units that could be built up in Delhi area pooling	2 hectares Minimum area to be pooled under land pooling policy
	From 10% to 20% The share of land to be developed under land pooling policy	2-20 hectares 40% LRA (Low Residential Area) will be reserved Above 20 hectares 60% (30% residential, 20% commercial, 10% Private-Sector-Private facilities)	15% of total FAR reserved for DDA category

DDA clears 26 new areas for development

Agency responsible for regularisation of farmhouses, civic amenities

EXPRESS NEWS SERVICE
NEW DELHI, MAY 1

The Delhi Development Authority (DDA) has cleared 26 new areas for development under its land pooling policy. The areas, which will be developed under the policy, are: 1. 26 new villages in Delhi, in places such as Mehrauli, Sparrow, Chini Bagh, Gurgaon, Durgam, Patliwala and Kirti Vihar. 2. 20 lakh housing units that could be built up in Delhi area pooling. 3. 2-20 hectares 40% LRA (Low Residential Area) will be reserved. Above 20 hectares 60% (30% residential, 20% commercial, 10% Private-Sector-Private facilities). 4. 15% of total FAR reserved for DDA category. 5. ₹ 10 crore annual amount of a proposed cost to implement and monitor land pooling policy.

THE NEW GROWTH HOTSPOTS

NEW DELHI: The DDA has cleared 26 new areas for development under its land pooling policy. The areas, which will be developed under the policy, are: 1. 26 new villages in Delhi, in places such as Mehrauli, Sparrow, Chini Bagh, Gurgaon, Durgam, Patliwala and Kirti Vihar. 2. 20 lakh housing units that could be built up in Delhi area pooling. 3. 2-20 hectares 40% LRA (Low Residential Area) will be reserved. Above 20 hectares 60% (30% residential, 20% commercial, 10% Private-Sector-Private facilities). 4. 15% of total FAR reserved for DDA category. 5. ₹ 10 crore annual amount of a proposed cost to implement and monitor land pooling policy.

DDA clears land pooling policy

TIME'S NEWS NETWORK

New Delhi: Paving the way for private developers to play a bigger role in residential development, on the lines of Gurgaon and Noida, the Delhi Development Authority on Thursday cleared its land pooling policy. The move is likely to boost supply of housing units by 4-5 lakh in the next five to seven years and will moderate prices of flats in the entire NCR.

The policy allows developers or land holders to pool in land for developing new residential areas. Owners of the land—that has been divided into two categories depending on its size—will have to sur-

Glare on religious places earning rent

The PAC has asked the urban development ministry to consider snapping electricity and water connections of religious and charitable structures in Delhi that have rented out or are commercially using their premises. These organisations get land at subsidised rates. P.S.

render a stipulated portion of the pooled land to DDA for infrastructure development and green and open space. The rest can be put to residential, with an EWS component—and also commercial use in one of the categories.

MASTER PLAN-2021 ESTIMATES

- 1,380 million gallon daily (MGD) of water will be required against the 650 MGD in 2001
- 1,100 MGD sewerage disposal capacity will be needed against 512 MGD in 2001
- 8,800 MW power supply will be needed against 2352 MW in 2001
- 55,000 km of roads will be required as against 28,000 km roads in 2001



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 Landmark-Opposite DDA Sports Complex.
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