



**Date & No. of License:** 69 of 2012 **Type of Colony & its Area:** Group Housing 12.344 Acres **Name of Developer:** M/S CHD Developers Ltd.  
**Name of the Land Owners:** Empire Realtech Pvt. Ltd. (a wholly owned subsidiary of CHD Developers Ltd.)  
**All approvals can be checked in the office of CHD Developers Ltd.**

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The Amazing  
Golf Living Experience





**106 GOLF AVENUE**  
PREMIUM GOLF LIVING

A Stroke of  
Affluence

Affluence is best described, as not just a measure of prosperity but the manner it has been utilized to acquire the finer things in life.

CHD 106 Golf Avenue presents to you the perfect opportunity to exercise supreme affluence with the splendor and awe of a golf life. The lush green acres not only provide the perfect ambience to indulge in a game of putt, but also endow a life of absolute bliss and serenity.

A Lifestyle  
Transcending  
Imagination

Imagine waking up to that invigorating fragrance of morning freshness all but pulling you to your first drive of the day. Imagine taking a break after your first birdie of the day, and leisurely strolling through the lush landscapes, or maybe prefer a jog through the meandering trails. No we are not describing a resort island in the Mediterranean; we are talking about your own golf abode at CHD 106 Golf Avenue.



Tee off an  
Amazing Golf Life 

## The Delight of Desires

106 Golf Avenue offers you a lifestyle indulged by a privileged few.

Adorned with a golf course, this idyllic expanse of 12.34 acres has within its vast greenscape, one of the finest exclusive residential neighborhoods. Sublime aesthetics of the finest exclusive residential neighborhoods and the very best of leisure and recreational facilities will redesign your perception of opulence.



Elegance  
Exemplified

A perfect exemplification of transcendent architecture, 106 Golf Avenue will never decline to inspire a sense of superlative awe and majesty.

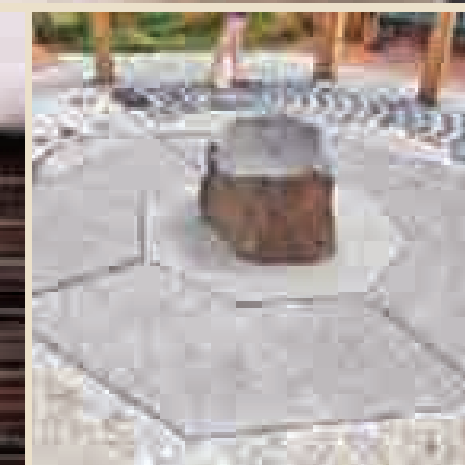
The splendid golf view balconies will draw you closer to nature, where the resplendent greens will induce the immaculate blend of the calm and enchanting being.





Genesis of  
Extravagance

Rejuvenate and Revitalize your Life



There is not much more that you can ask for within a surrounding so explicit and replete.

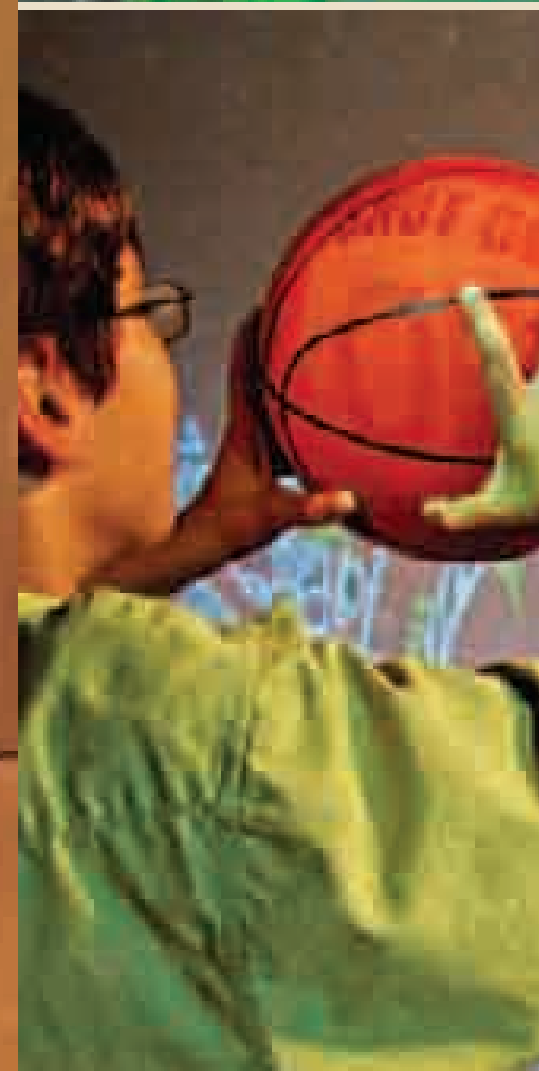
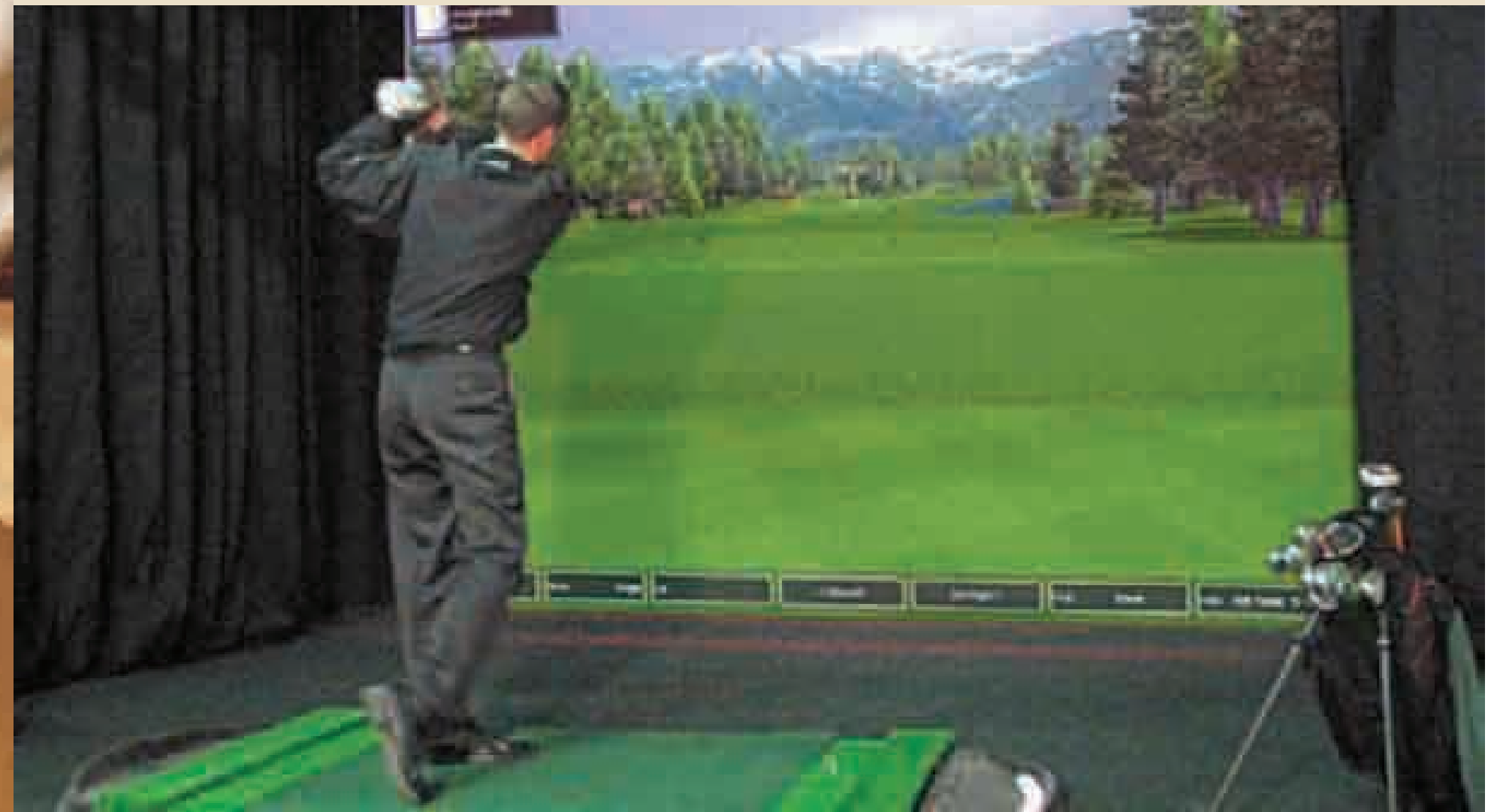
Indulge in an august lifestyle, with amenities which will execute your dreams. CHD 106 Golf Avenue offers the best lifestyle facilities that will exhilarate every day of your life.

Café | Salon/Spa | Swimming Pool  
Jacuzzi | Exclusive Lounge | Yoga Lawn  
World-class Club | Reflexology Park



Revive with  
Opulence

Accessorize your Life  
with Next Generation  
Entertainment



Modern times demand novelty in every aspect of existence, of which recreation and entertainment are two colossal elements.

CHD 106 Golf Avenue has lived up to its expectation, providing state-of-the art recreational facilities like game simulators and top-notch golf accessories.

Golf | Baseball | Football | Basketball | Rugby





Live your Favourite Sport



Rejuvenate your physical abilities and get ahead of your game.

Employing your physical self to some form of exertion does volumes for your well-being and what better way than to indulge in some sports. With cricket net, skating rink, badminton among others on offer, you will never stutter to make your preferred choice in sports. CHD 106 Golf Avenue also boasts of an amphitheatre.



- Basketball Court | Cricket Pitch
- Skating Rink | Badminton Court
- 6 Hole Pitch & Putt | Jogging Trail



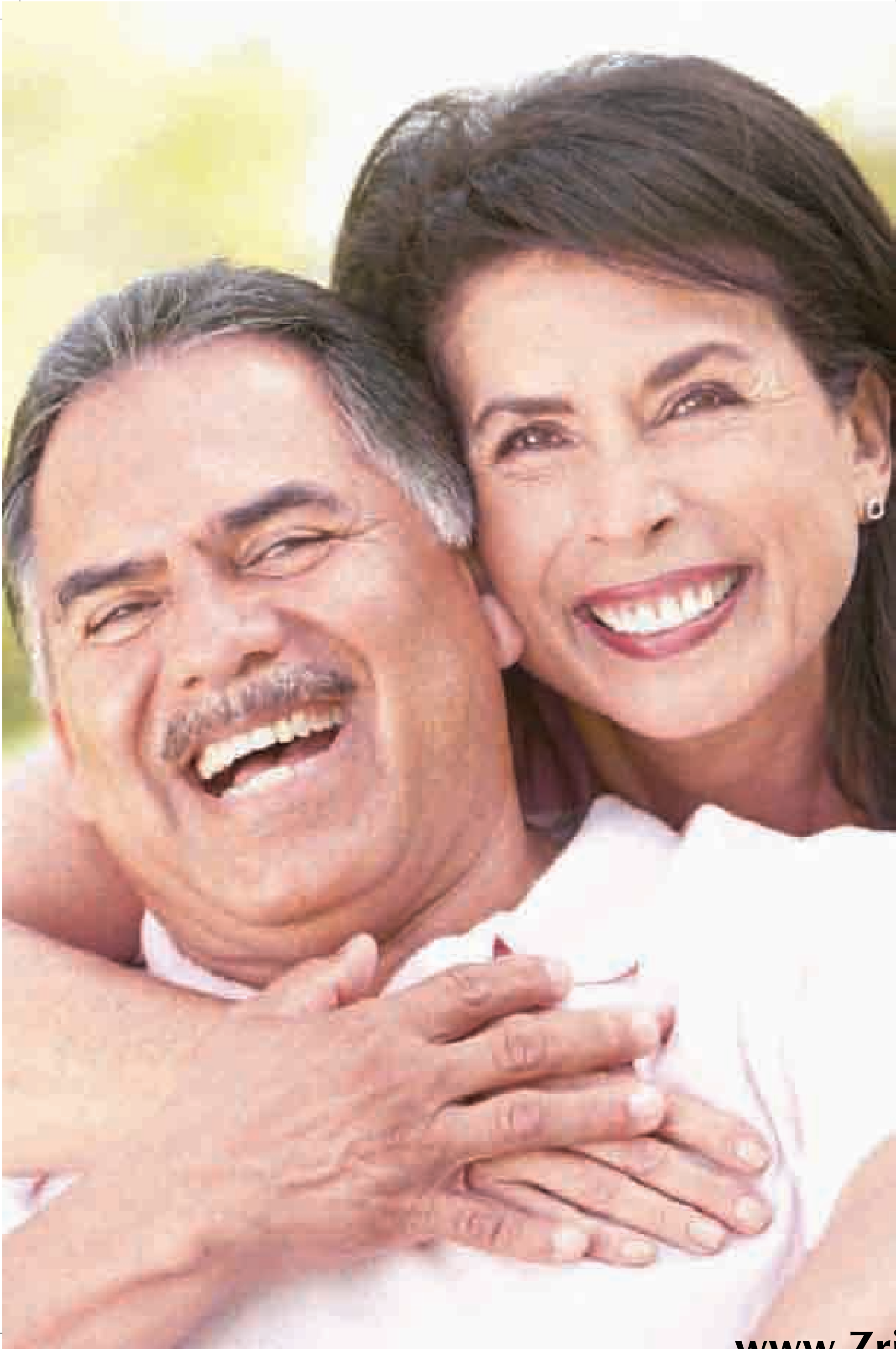
Comfort in Convenience



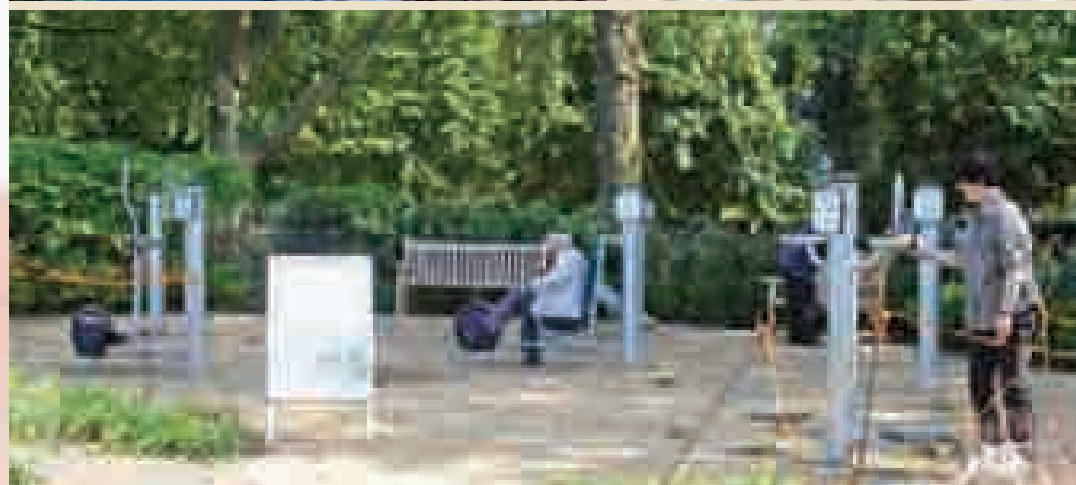
Convenience itself is probably the most convenient allegory for all the facilities and utilities which, though understated, defines the degree of one's prosperity and well-being.

At CHD 106 Golf Avenue, day-to-day facilities and utilities are at par with the degree of one's prosperity and well-being. All your necessities will be met with utmost diligence.

- Convenience Store | Milk Booth
- Driver's Resting Lounge
- 3-Tier Security | Dedicated Car Parking
- Drop-off Point | Pet Area
- 24 x 7 Power Backup



For the Memories  
which never Grow Old



Perceptions and desires alter with age and what might interest a youth, might not be a matter of much consequence to the elderly.

This rational consideration has brought to being, a dedicated area just for the veterans of our society. Nestled in plush greenery, this lounge will be the perfect gateway to their glorious yesteryears.

- Indoor Lounge for Elderly
- Herbal Garden | Aromatic Garden
- Meditation Greens | Picnic Park
- Health Park



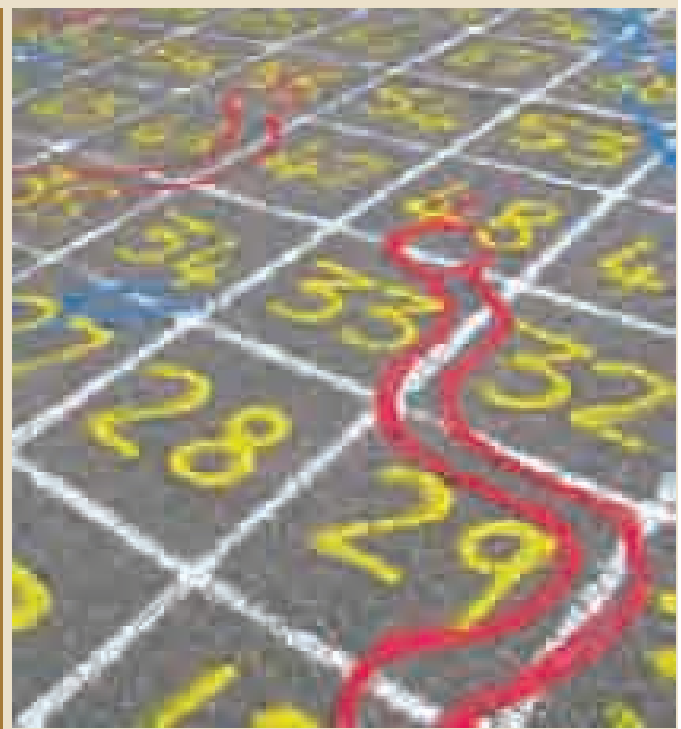
Kids just want  
to Play on



There is probably nothing as kaleidoscopic as a child's imagination and such brilliance can only be nourished at a place totally committed to its duty.

CHD 106 Golf Avenue dedicates a special area for children, faraway from any worldly hindrance or threats. With vehicular traffic directed along the periphery, the area invites no hazard.

Mini Adventure Area | Rock Climbing  
Crawlers Area | Rope Walk | Crèche  
Indoor Play Area with Art & Craft room,  
Wall Painting etc. | Nursery School  
Outdoor Play Area | Sand Pits  
Kids Splash Pool | Crazy Golf Area  
Snakes & Ladders on Floor  
Chess on Floor



A Panorama of  
the Ultimate Golf Life



# 106 GOLF AVENUE

PREMIUM GOLF LIVING



### Location Advantage

Strategically located alongside the Dwarka Expressway, 106 Golf Avenue will never let you be far away from the world. With schools, hospitals, malls and airports all near the vicinity, your life will be eased to perfection.

0 mins from Dwarka Expressway	2 mins from Metro Station (Proposed)
10 mins from IGI Airport	10 mins from Diplomatic Enclave
5 mins from Delhi	5 mins from Railway Station
5 mins from Bus Terminal	8 mins from Mall & Multiplex
10 mins from High School	12 mins from Multi Speciality Hospital

MAP NOT TO SCALE



# Site Plan



## 106 GOLF AVENUE PREMIUM GOLF LIVING

**A copy of all required approvals/documents i.e. landownership papers, license by DTCP, building plan, approved layout plan, Deposit Fees, License Fees (Conversion charges, EDC, IDC, Scrutiny Fees), environmental clearance Pollution Control NOC, Forest Department NOC, Irrigation Department NOC, Approved Zoning Plan, Approved Demarcation Plan and other relevant documents are incorporated in an innovative form of a Blue Book to keep our buyers informed. There is complete disclosure and every document is available in the Blue Book for inspection at the Site/Head office.**

### ARCHITECTURAL PARTNERS

**DFI** Keeping in mind their adherence to supreme quality, CHD Developers brought in Design Forum International, a full scale architectural practice, providing consultancy on a wide range of projects over varied domains. Founded by three IITians in 1995, DFI has since pursued a distinctive value based architectural ethos that imbues the collective ideology - 'Architecture that Delights'. Having won many accolades, DFI has emerged as an institution which attracts great design minds and knows perfectly well that if the end result is not beautiful, it's simply not perfect.



### FACILITIES LEGEND

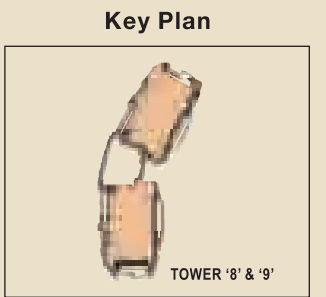
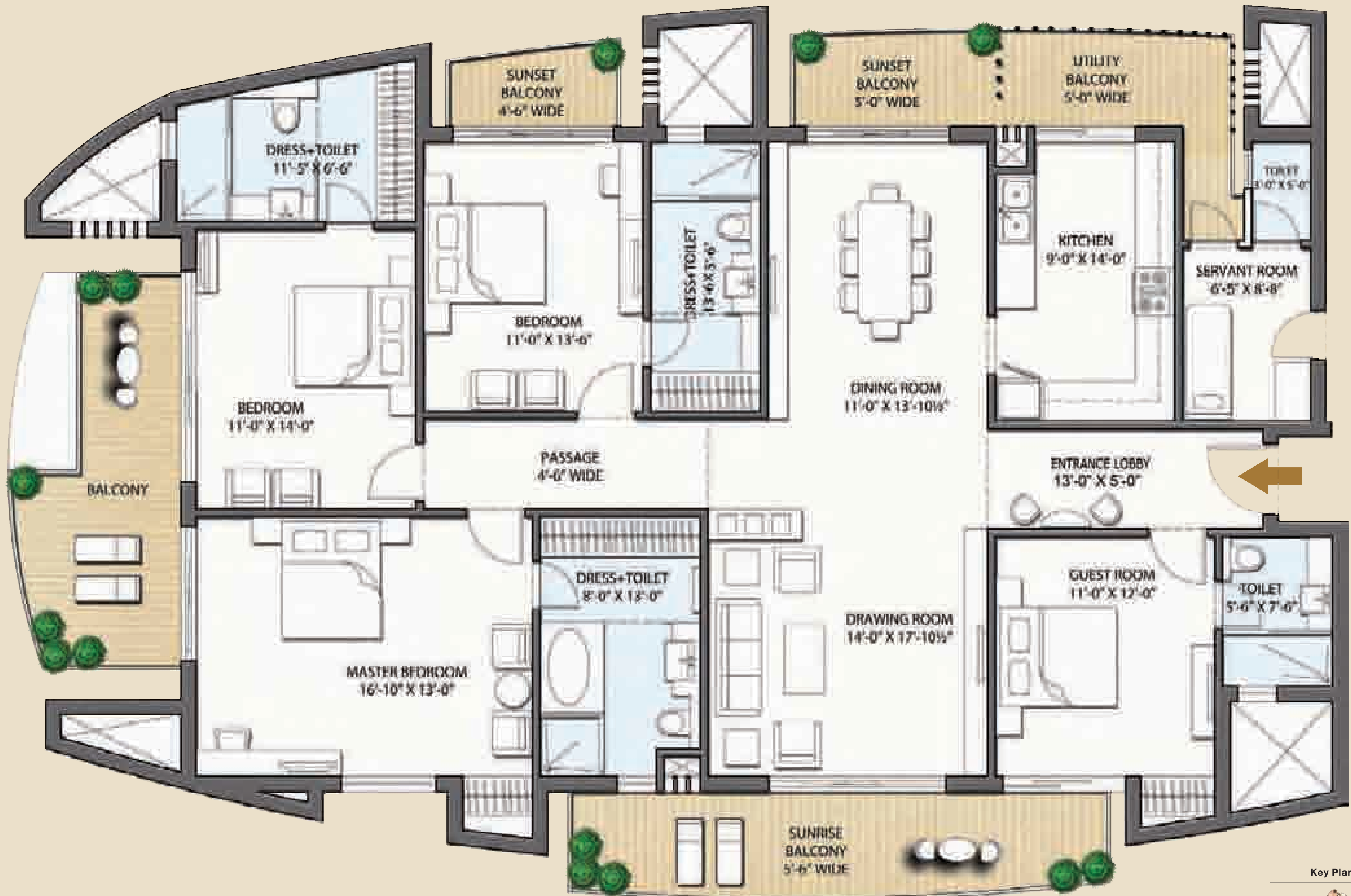
1. SITE ENTRY/EXIT	23. HERBAL GARDEN
2. ENTRANCE PLAZA	24. FLOWER GARDEN
3. SWIMMING POOL	25. AROMATIC GARDEN
4. KIDS POOL	26. HANGOUT ZONE
5. POOL BAR	27. PET PARK
6. POOL DECK	28. BADMINTON COURT
7. PARTY LAWN	29. SKATING RINK
8. JOGGING TRAIL	30. BASKET BALL COURT
9. AMPHITHEATER	31. SHOPPING ARCADE
10. PALM ARRIVAL COURT	32. FOYER
11. FESTIVAL LAWN	33. CRICKET PITCH
12. PRACTICE GREEN	34. SAND PLAY
13. CHIP & PUTT COURSE GOLF FACILITY	35. HANDICAP FRIENDLY PARKING
14. YOGA LAWN	36. DROP OFF
15. KIDS PLAY AREA	37. PLAZA
16. COVERED PLAY PLAZA	38. 106 GOLF AVENUE BUS DROP OFF
17. SNAKE & LADDER GAME	39. VISITOR'S CAR PARK
18. OUTDOOR CHESS	40. SECURITY CHECKPOINT
19. PARK FOR ELDERLY PEOPLE	41. DRIVEWAY
20. TOT-LOTS	42. CLUB HOUSE
21. SEATING ENCLAVE	43. SOCIAL LIVING
22. REFLEXOLOGY PARK	44. NURSERY SCHOOL

### STILT LEVEL ACTIVITIES

45. TEEN ACTIVITY ZONE
46. KIDS INDOOR ACTIVITY ZONE
47. SENIOR CITIZEN'S LOUNGE
48. CRAZY GOLF AREA (FOR KIDS)
49. COMMUNITY LOUNGE

### UNIT TYPE LEGEND

CODE	TYPE OF UNIT	SALABLE AREA (SQ.FT.)
4B+4T+SQ		3016
3B+3T+SQ		1940
3B+3T+L(1)		1657
3B+3T+L(2)		1633
3B+3T(C)		1546
3B+3T		1511
2B+2T		1183



Floor Plan

TYPICAL FLOOR UNIT PLAN  
**3B+3T+SQ**  
 SALABLE AREA - 1940 SQ.FT.

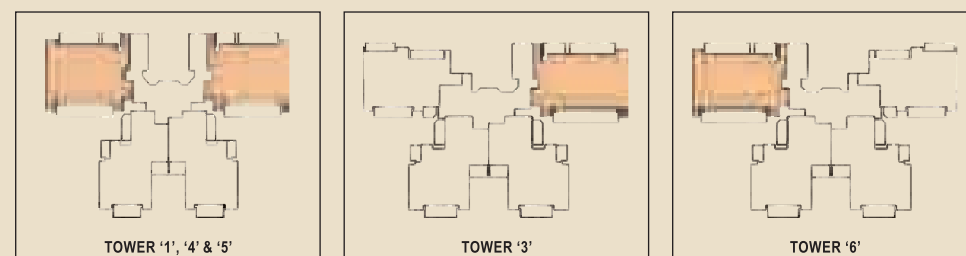


Floor Plan

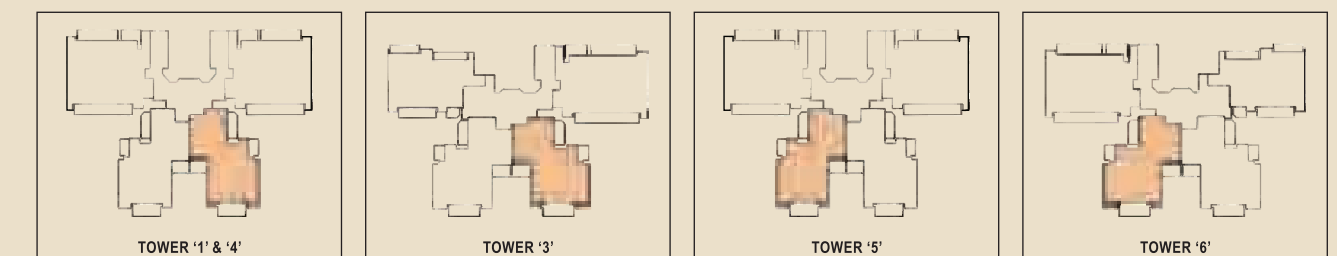
TYPICAL FLOOR UNIT PLAN  
**3B+3T L(1)**  
 SALABLE AREA - 1657 SQ.FT.

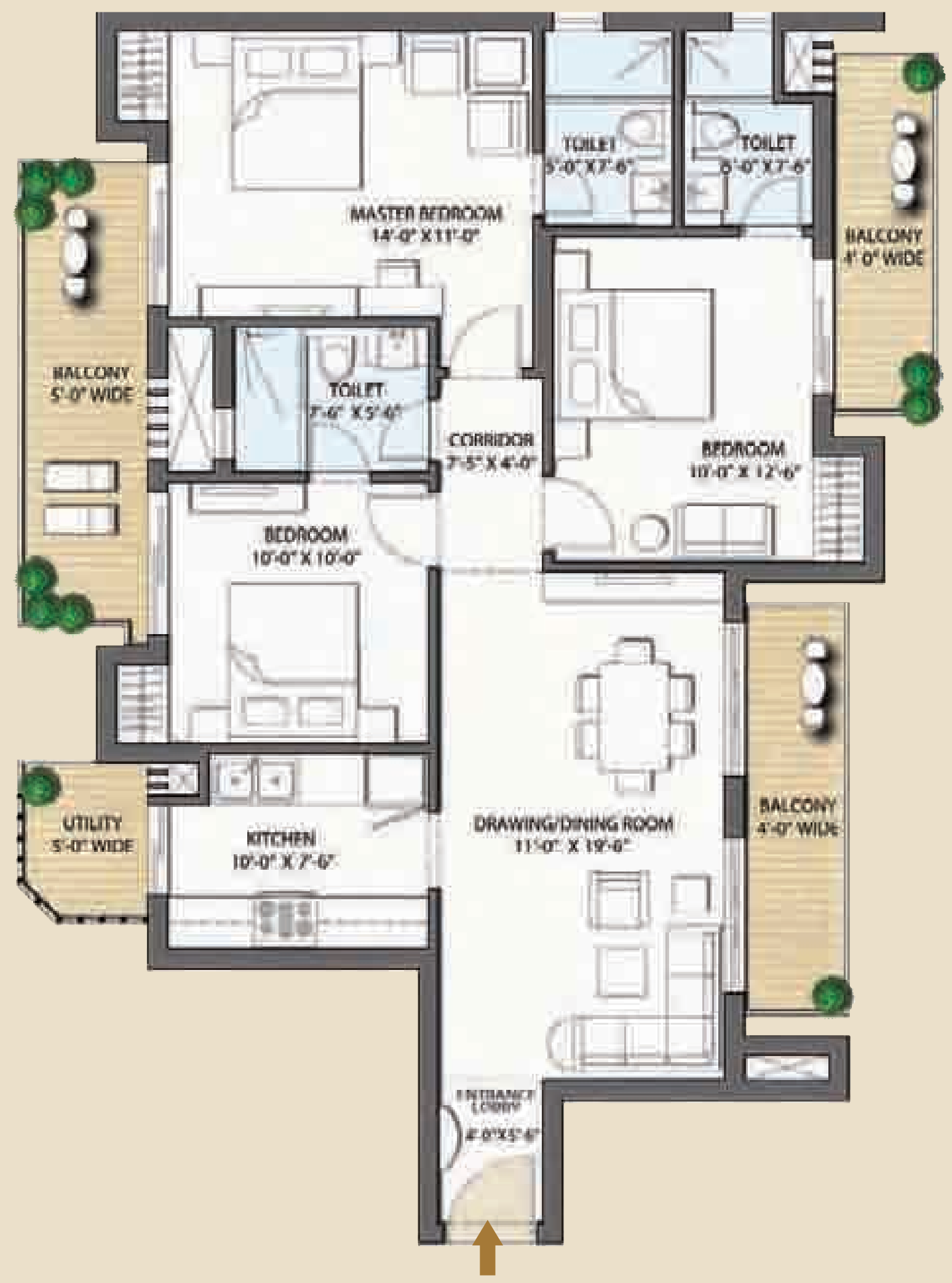


Key Plans

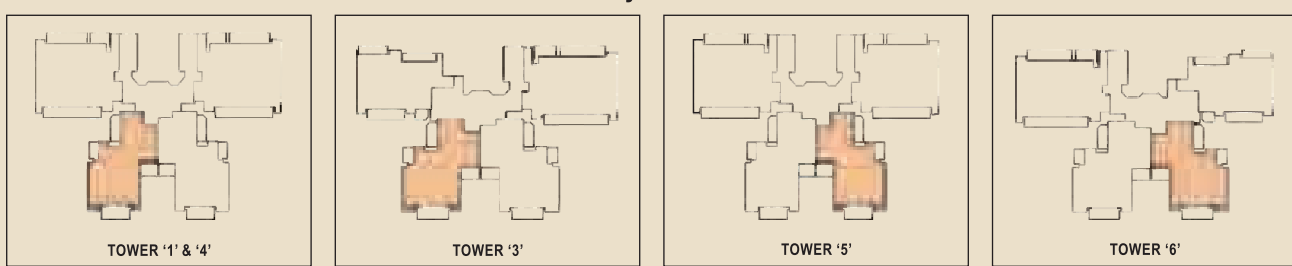


Key Plans

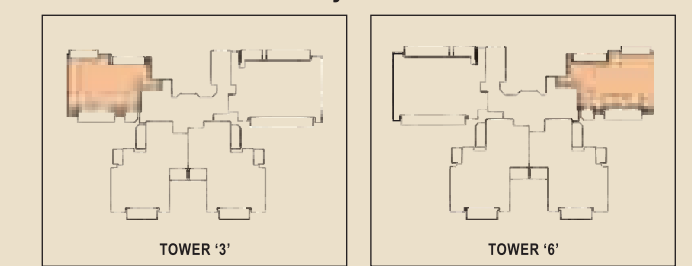




Key Plans



Key Plans



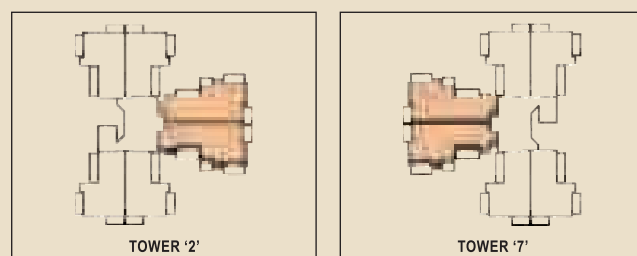
Floor Plan

TYPICAL FLOOR UNIT PLAN  
3B+3T  
SALABLE AREA - 1511 SQ.FT.

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PREMIUM GOLF LIVING



Key Plans



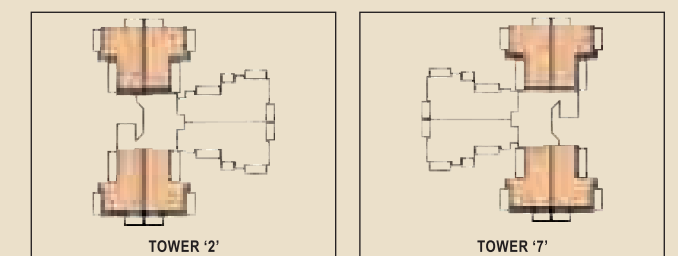
Floor Plan

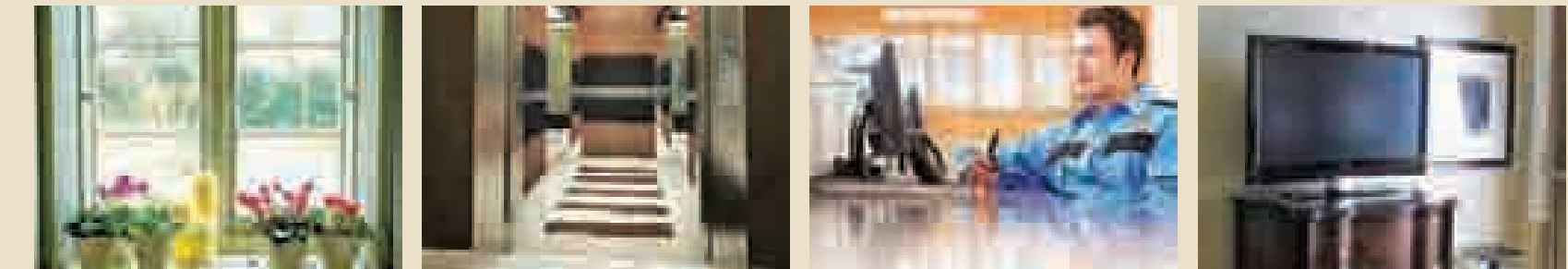
TYPICAL FLOOR UNIT PLAN  
2B+2T  
SALABLE AREA - 1183 SQ.FT.

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Key Plans





### Windows

uPVC windows with sliding/casement with premium hardware

### Air Conditioning

Provisions of electrical sockets in all bedrooms and living room and provision of drain and defined route for condensation pipe

### Power Back-up

24x7 power back-up in common services, 2BHK - 2 KVA, 3 BHK - 3KVA, 3+S 3KVA, 4 BHK - 4KVA

### Elevators

One passenger elevator in each tower (10 passenger capacity)  
 One service/stretchers elevator in each tower

### 3-Tier Security

Secured gated community with Boom Barrier, access control at main entrance, manual patrolling, and 24 hours digital video recording surveillance of building at entry points, CCTV in secluded areas for monitoring and recording

### Water Tank

Combination of underground water tank with pump house and overhead water tank (on each tower) for uninterrupted supply of water

### Structure

The structure of all towers & other buildings of the project has been designed as per provisions prescribed in the National Building Code of India and relevant codes of Bureau of Indian Standards for all seismic loads, wind pressure and structural safety from earthquake of the intensity expected in ZONE IV

### Electrical

All electrical wiring in concealed conduits' provision for adequate light & power points, telephone & T.V. outlets in drawing, dining and all bedrooms: modular switches & protective MCB's

### Fire Safety

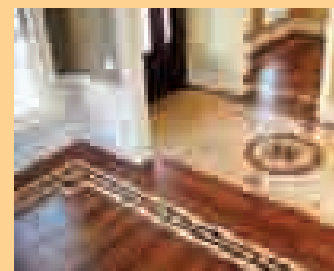
Fire protection and fire fighting system as per National Building Code requirement/approval from local authority

### Technology

Energy Conservation	Energy efficient products, efficient light fixture in common areas, provision of solar lights in landscape. Provision of solar water heating system in each apartment as per the norms
Water Management	Rainwater harvesting system, sewage treatment plant, water softener and automatic pressurized water supply, dual water supply system

### Flooring

Living/Dining	Designer vitrified tiles
Bedrooms	Laminated wooden flooring
Servant Quarter/Store	Ceramic tiles
Lift Lobby	Best quality Indian granite/vitrified tiles



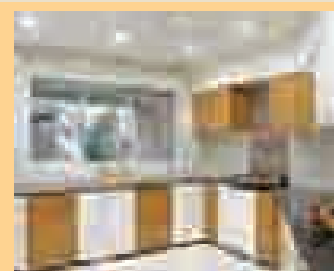
### Wall Finish

Internal	Acrylic/Plastic emulsion paint on POP
Servant Quarter/Store	Oil bound distemper
External	Exterior paint of pleasing shade/texture paint
Lift Lobby	Combination of paint and stone/tiles



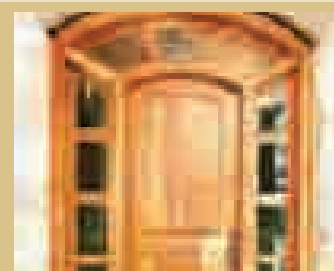
### Kitchen

Flooring	Designer vitrified tiles
Dado	Ceramic tiles till 600mm above the counter area, rest painted with oil bound distemper
Fittings	Granite counter with stainless steel sink and drain board



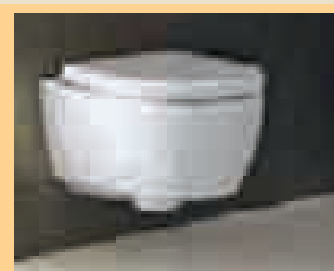
### Doors

Main Entry Door	Seasoned hardwood frame with polished decorative shutter and premium hardwares
Internal	Seasoned hardwood frame with flush shutters/moduled skin door shutters with enamel paint
External fenestrations	Weather resistant/uPVC frames and shutters with best quality hardware and plain glass



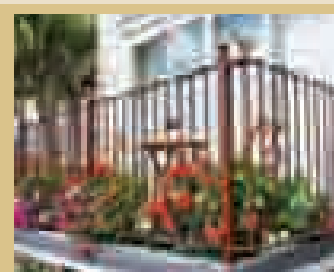
### Toilets

Flooring	Combination of one or more anti-skid premium ceramic tiles
Dado	Combination of one or more glazed premium ceramic tiles upto 2100 mm
Sanitaryware/CPFittings	Designer counter top wash basin in master toilet, matching wall mounted WC, designer sanitary fixtures of premium brands in other bathrooms, Single lever CP Fittings and provision for geysers



### Balconies

Floorings	Anti-skid ceramic tiles
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**CHD DEVELOPERS LTD.** has been making dreamscapes since the last 22 years. One of the most trusted Real Estate brands, CHD crafts lifestyle par excellence. The most celebrated example is Avenue 71 (in Gurgaon's Sector 71). It's a perfect symbol of "The Posh Life" and has generated a buzz among connoisseurs of premium lifestyle. Apart from this glittering masterpiece, CHD also boasts of a repertoire of stunning projects. While CHD City, considered to be Karnal's heartbeat delivers complete happiness and fulfillment to its proud residents, Gayatri Lok adorns Haridwar as its first housing project. CHD has also made its mark in Vrindawan with Sri Krishnalok—making lifestyle devine. CHD Developers Ltd. have also made their presence strongly felt in Delhi. Some of their outstanding commercial projects in the capital are Laxmi Bazar, Capital Plaza, Capital Tower, Capital Exim Center, Gaurav Tower, Radha Chambers, Anchal Plaza and Capital Chambers. CHD Developers Ltd. does not build only homes but builds perfection, promise, and prosperity.



Adorning the  
Night Sky



**106 GOLF AVENUE**  
PREMIUM GOLF LIVING

For more information visit

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