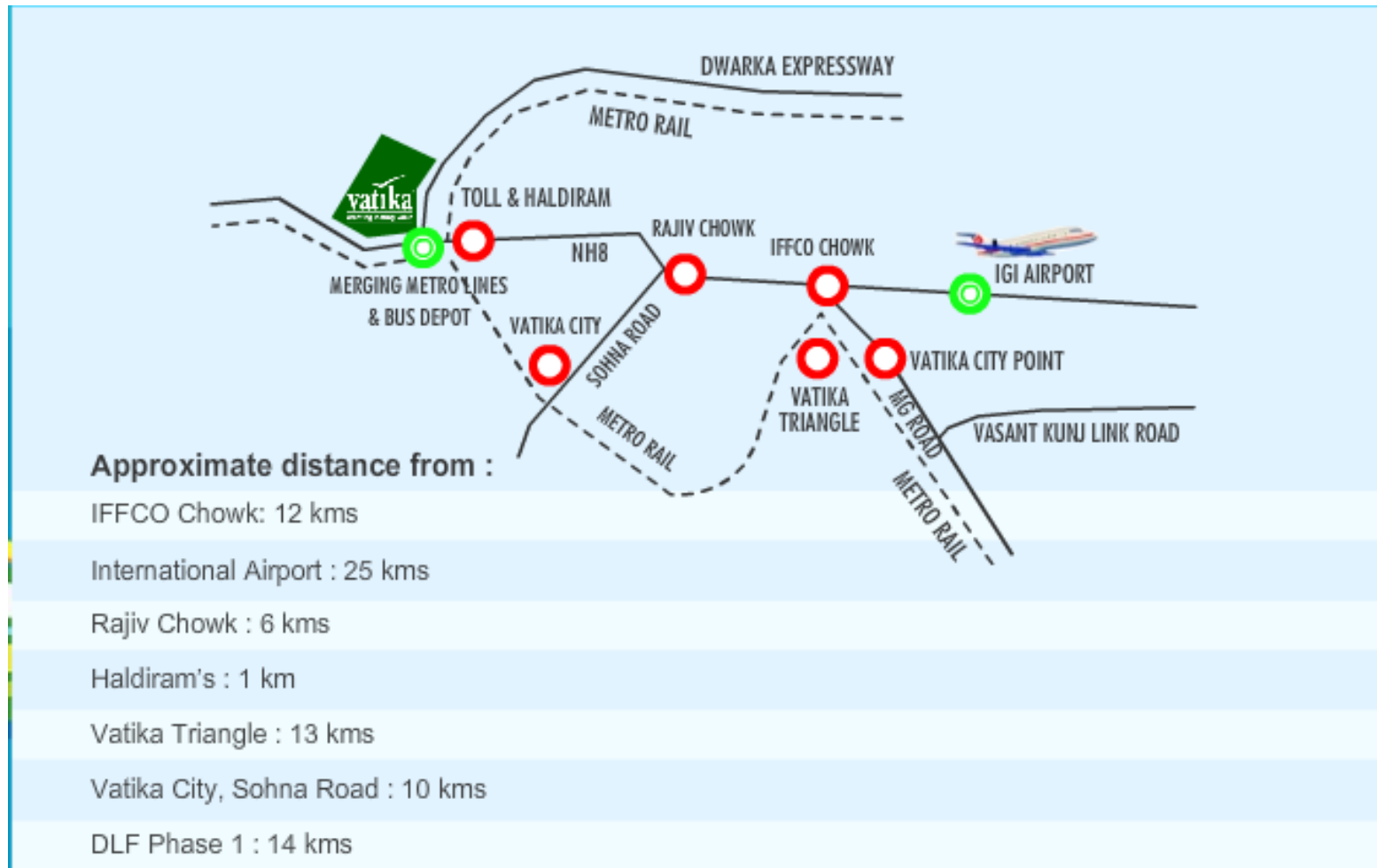




Gurgaon-21, Sectors 81, 82, 82A, 83, 84 and 85, Gurgaon
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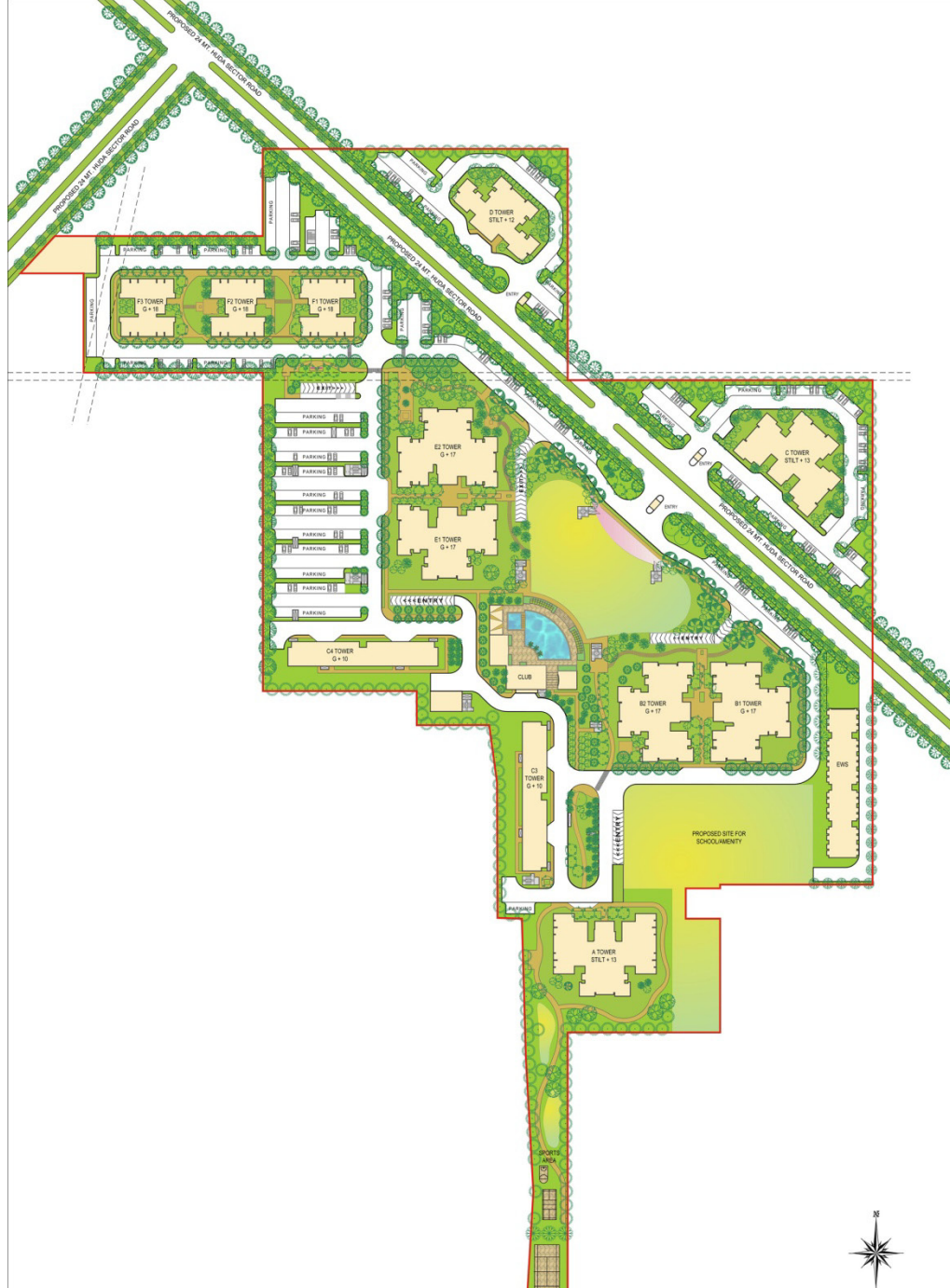
Overview:-

Today, Indians are reaching out across the world to people of diverse cultures, breaking all barriers to reach the top and make their mark. Their future is bright; they are the movers and shakers who not only build our world's future, but shape it. Vatika salutes this aspiring and inspiring spirit of the new Indians, whose strong demand for a global lifestyle has transformed the way we look at designing homes. Thus, we bring to you Gurgaon 21/Gurgaon Next – a township that promotes a lifestyle that is modern, convenient, dynamic, and simple, offering a living experience that matches the energy and spirit of the global Indian.



- 500 acre township project spread across sectors 81, 82, 82A, 83, 84 and 85 as per the new master plan of Gurgaon.
- Strategically located on the intersection of two 8 lane expressways – the NH 8 and the new proposed one connecting to north west Delhi
- Walking distance from proposed metro hub at the intersection of south Delhi – Gurgaon metro line and Dwarka metro line
- Proposed ISBT project coming up in close vicinity
- Proposed 10000 acre SEZ in the new master plan opposite Vatika India Next – Gurgaon

Tower Layout



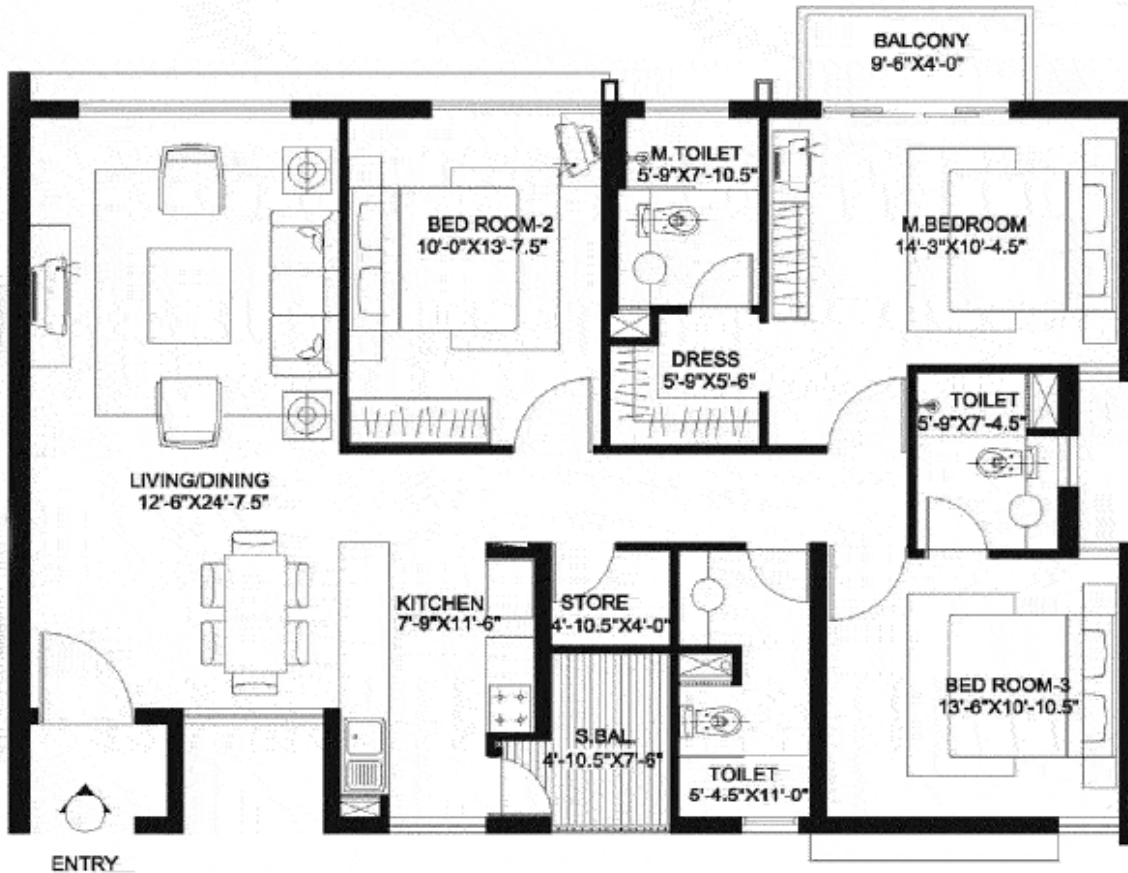
Floor Plans



gurgaon
21
21st Century Living

SUPER AREA : 1285.65 SQFT





gurgaon
21
21st Century Living

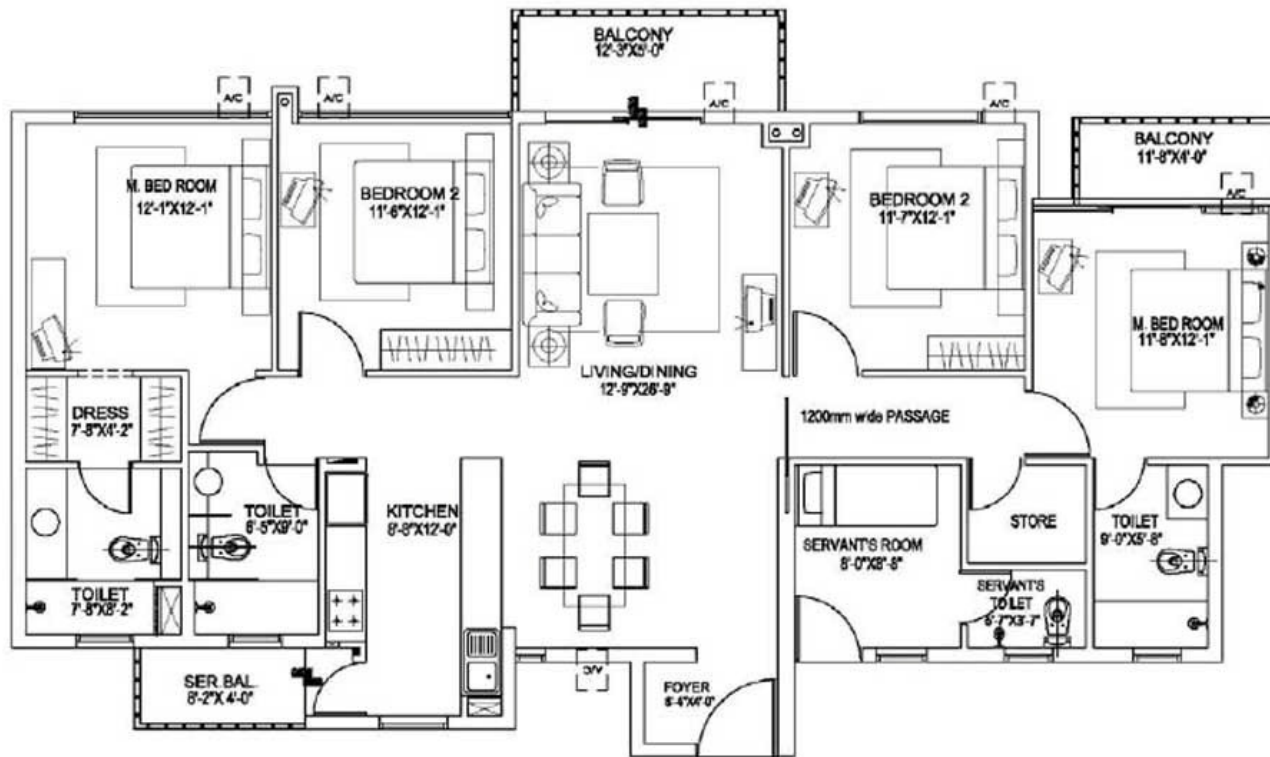
SUPER AREA: 1737.32 SQFT



TYPICAL THREE BEDROOM

gurgaon
21
21st Century Living

vatika
INDIA
NEXT



TYPICAL FOUR BEDROOM + S. ROOM

SUPER AREA: 2337.18 SQFT

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THREE BEDROOM + S. ROOM

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Facilities:-



In addition to the common facilities of Vatika India Next, City Homes shall have following exclusive facilities

SPORTS FACILITIES

- Sports Area

RECREATIONAL FACILITIES

- Club House Facility
 - Swimming Pool
 - Gymnasium
 - Kid's Area
 - Multi purpose, community space
- Central Green Space admeasuring approximately 2 acres

ESSENTIAL AMENITIES

- Community Retail
- Car Parking on the surface
- Car Parking in the basement

Living/ Dining Room

Flooring/skirting	Matt finished stain and abrasion resistant vitreous tiles / polished vitrified tiles
Wall Finishes	Acrylic Emulsion on Plaster
Ceiling	Oil bound Distemper on Plaster

All Bed Rooms

Flooring/skirting	Matt finished stain and abrasion resistant vitreous tiles / polished vitrified tiles / wooden flooring.
Wall Finishes	Acrylic Emulsion on Plaster
Ceiling	Oil bound Distemper on Plaster

Toilets

Flooring	Matt finished/anti-skid ceramic tiles.
Wall finishes	Glazed / Matt finished ceramic wall tiles upto Dado level (approximately 2100mm). Oil Bound distemper on plastered surfaces above Dado level.
Ceiling Finishes	Oil bound Distemper on Plaster
Vanity Counter	Indian Stone / Indian Marble
Sanitaryware	Wash Basin and European Water Closet (EWC) of standard makes and brands.
C.P. Fittings and Accessories	Basin Mixer, Shower mixer / diverter with bath spout and overhead shower, Health Faucet along with necessary angle valves etc. of standard makes and brands. All Toilet floors provided with suitable and adequate water proofing treatment. Provision for installation of Geysers

Kitchen

Flooring/Skirting	Matt finished ceramic tiles
Wall Finishes	2' high Ceramic tiles dado above counter. Oil bound distemper over plaster in remaining areas.
Ceiling	Oil bound Distemper on Plaster
Counter	Polished Indian granite or Marble
Fixtures and Fittings	Stainless Steel Sink and mixer of standard makes and brands.

Servents Room

Flooring	Matt finished ceramic tiles.
Wall Finishes	Oil bound Distemper on Plaster.
Ceiling Finishes	Oil bound Distemper on Plaster.

Servents Toilet

Flooring	Matt finished ceramic tiles.
Wall Finishes	Dado of glazed / matt finished ceramic wall tiles. (Oil Bound distemper on plastered surfaces above dado level for remaining areas)
Ceiling Finishes	Oil bound Distemper on Plaster.
Sanitaryware	Wash Basin and Indian Water Closet (IWC/Oriassa Pan) of standard makes.
C.P. Fittings and Accessories	Bib cock, Pillar cock, Ablution tap along with necessary angle valves etc. of standard makes and brands.

Staircase

Flooring	Polished Indian Stone/Indian Marble on Treads, Risers and Landings.
Railing	Painted M.S. Handrails and balustrades.
Wall Finishes	Oil Bound Distemper on Plaster

Common Passage

Flooring	Polished Indian Stone/Indian Marble
Wall finishes	Oil Bound Distemper on Plaster
Ceiling finishes	Oil Bound Distemper on Plaster

Doors and Windows

Main Entrance Door	Polished Hardwood frame with Polished flush door shutters.
Internal Doors	Painted Hardwood frame with painted flush doors.
Hardware	Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel / brass hardware.
Windows and external glazing.	Powder Coated Aluminum Frame or uPVC frame windows

Balconies

Flooring	Matt finished/anti-skid ceramic tiles.
Wall Finishes	Exterior grade paint on plaster.
Ceiling Finishes	Exterior grade paint on plaster.
Handrail and Parapets	Combination of parapet walls and M.S.Handrails as per the functional and elevation requirements.

External Wall Finishes

External Wall Finishes	External grade Anti Fungal / Anti Algal paint from reputed makes and brands.
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External Wall Finishes

External Wall Finishes	External grade Anti Fungal / Anti Algal paint from reputed makes and brands.
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Electrical Wiring and Installations

Fixtures and Fittings	IS Compliant Modular switches / sockets, Distribution Boxes and Circuit breakers from standard makes and Brands.
Wiring	IS Compliant Copper wiring in concealed conduits.

Adequate provision for light points, fan points, receptacles and power points in all rooms.
 Electrical points for exhaust fans in Kitchens and Toilets.
 Electrical points for Air-conditioners provided in appropriate locations in Bedrooms and Living room.

Plumbing

	IS compliant CPVC water supply pipes with standard valves and accessories.
	IS compliant PVC waste pipes and traps

Disclaimer: Specifications are indicative and are subjected to change as decided by the architect. Minor variations may be required during execution of work. The Applicants / Allottees do not bear any right to raise any objections in this regard.
 Exclusions: Modular kitchen with chimney and hub, LPG Gas supply, Wooden cupboards, Airconditioners

THANK YOU
