



GURGAON 21



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SPACIOUS & EFFICIENTLY DESIGNED HOMES WITH 75% OPEN & GREEN SPACES



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GATED & SECURE RESIDENTIAL COMPLEX



GURGAON 21



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PERFECTLY LOCATED WITH ALL AMENITIES CLOSEBY



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Vatika India Next is a mix of high-rise, mid-rise and low-rise apartments and independent floors. With huge open & green spaces it is a beautifully laid out modern township with all amenities.



Started in 2010, Vatika India Next has come to its full potential within the past 9 years. The 546 acres privately managed township is spread across Sectors 81, 82, 82A, 83, 84 & 85 in Gurgaon. Vatika INXT is fully integrated with 6500+ families living, 125+ shops operational, 4 clubs, 3 swimming pools, 5 play areas, 13 parks, 24 acres green and fully developed infrastructure. The modern, self contained township is only a 20 minute signal-free drive from IFFCO Chowk, and is the perfect epitome of quality living.

HIGHLIGHTS

- Fully integrated township on 546 acres
- Inhabited with 6500 families
- 11 Residential Projects
- 12 Retail and Commercial Projects
- 9 Screen PVR coming up soon
- 6 lakh trees and shrubs and 16 lakh ground cover create a green ecosystem
- Post Office, Police Post, Aadhar Office functional



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- Part of mega township, Vatika India Next, Gurgaon
- Gated community spread across 20 acre, in Sector 83, Gurgaon
- Efficient, spacious and well-ventilated homes
- Each tower commands a view over an expanse of greenery
- 75% of open spaces, ample natural light
- Landscaped green areas
- Ample parking on surface and basement
- 24X7 security

LOCATION ADVANTAGE



Gurgaon 21

Important distances and locations

A	MatriKiran High School (Fully Functional)	5.5 km
B	PVR Multiplex	8 km
C	Site for ISBT & Metro Hub	6 km
D	DPS	5 km
E	80 acre HUDA Park	75 m
F	Proposed Stadium	1.8 km
G	Metro Connectivity	10 km
H	Institutional Sector 89B	2 km
I	Global City	2.5 km
J	IGI Airport	20 min
K	AllMS, Gurgaon	Nearby



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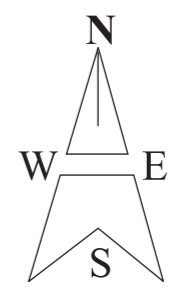
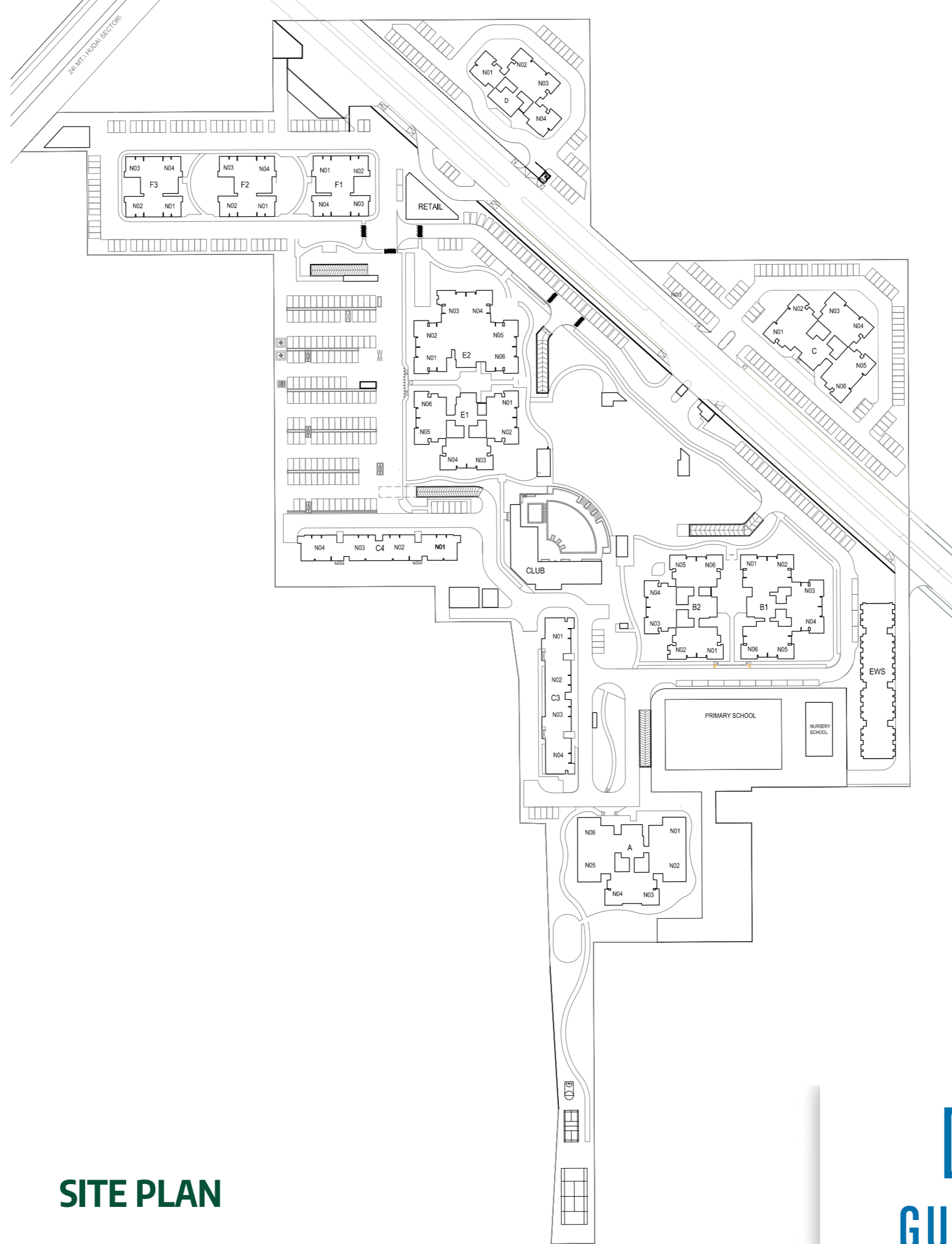
AMENITIES

- Club
- Swimming pool
- Gym
- Kids play area
- Indoor games
- Retail & daily needs shops
- Multi-purpose hall

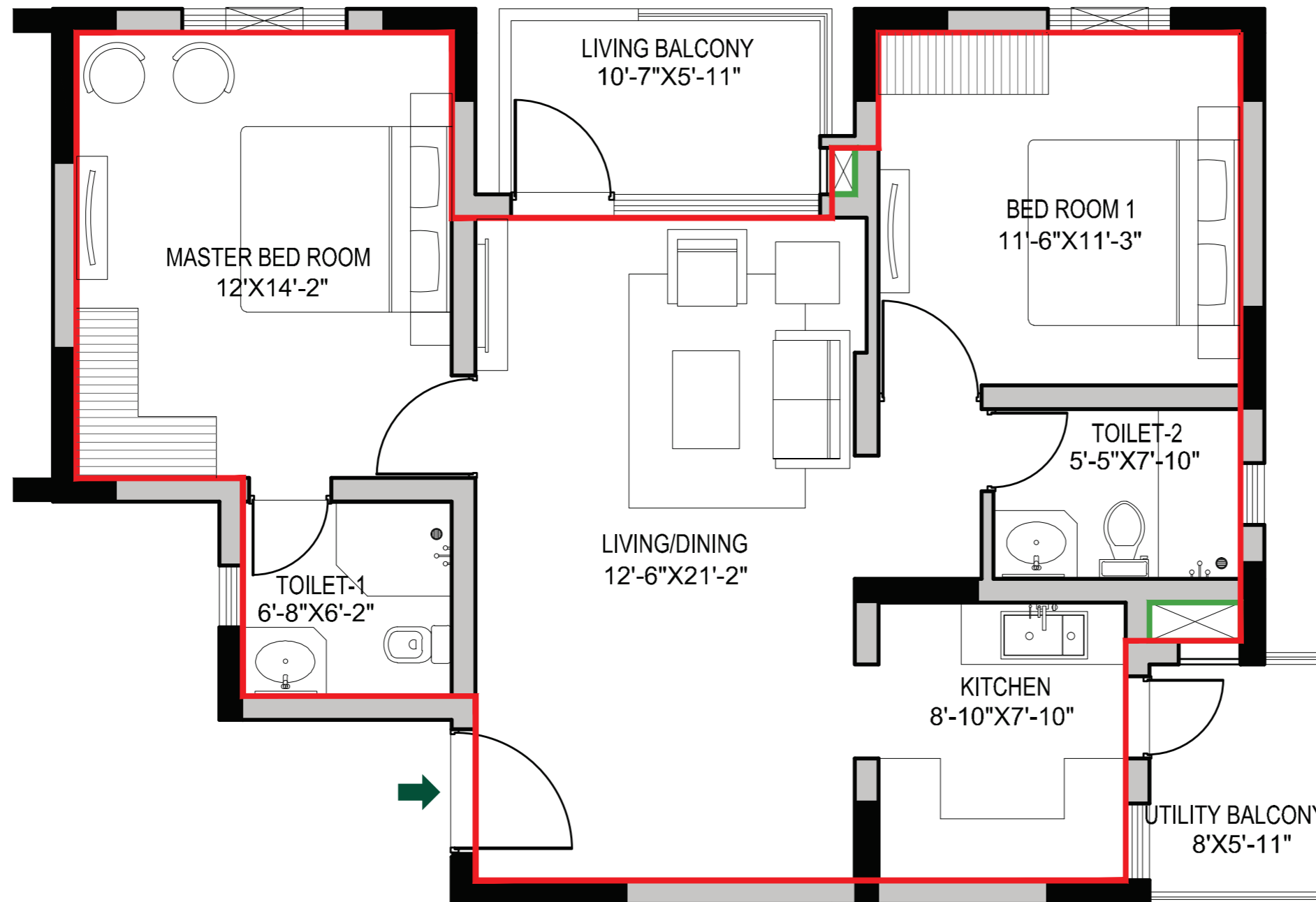
Type	Area (sq. ft.)	Layout Type
2 BHK	1245	2 BHK B & (Mirror)
2 BHK	1420	2 BHK C 1 & (Mirror)
2 BHK	1435	2 BHK A 1 & (Mirror)
3 BHK	1735	3 BHK A & (Mirror)
3 BHK	1785	3 BHK B & (Mirror)
4 BHK+ SQ	2390	4 BHK + SER & (Mirror)



SITE PLAN



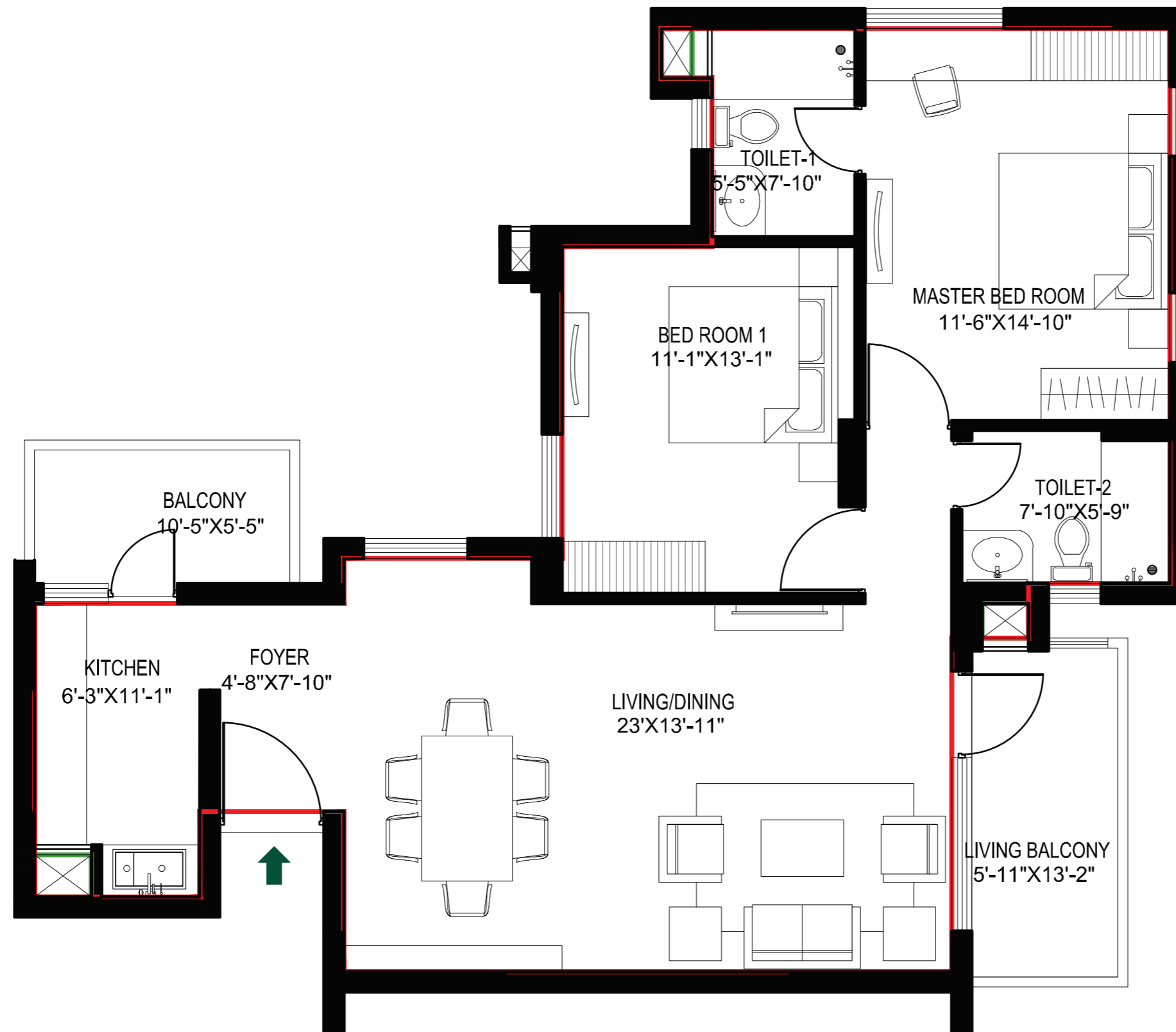
2 BHK-B (MIRROR)



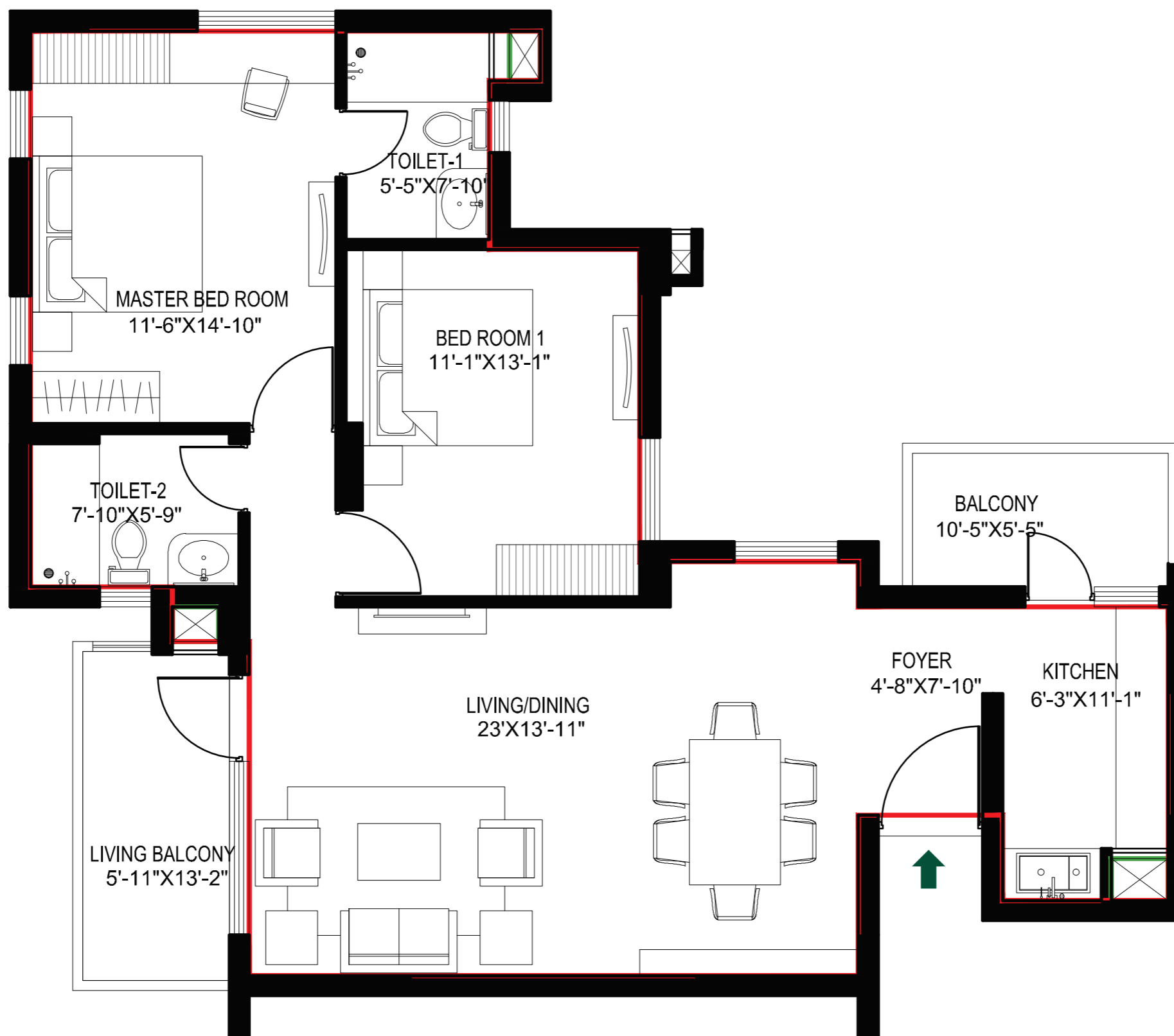
CARPET AREA : 72.62 SQ. M.
BALCONY AREA : 8.78 SQ. M.
COMMON AREA : 34.26 SQ. M.

(INCLUDING UNIT WALLS, PARAPETS &
PRO-RATA SHARE OF COMMON AREAS)

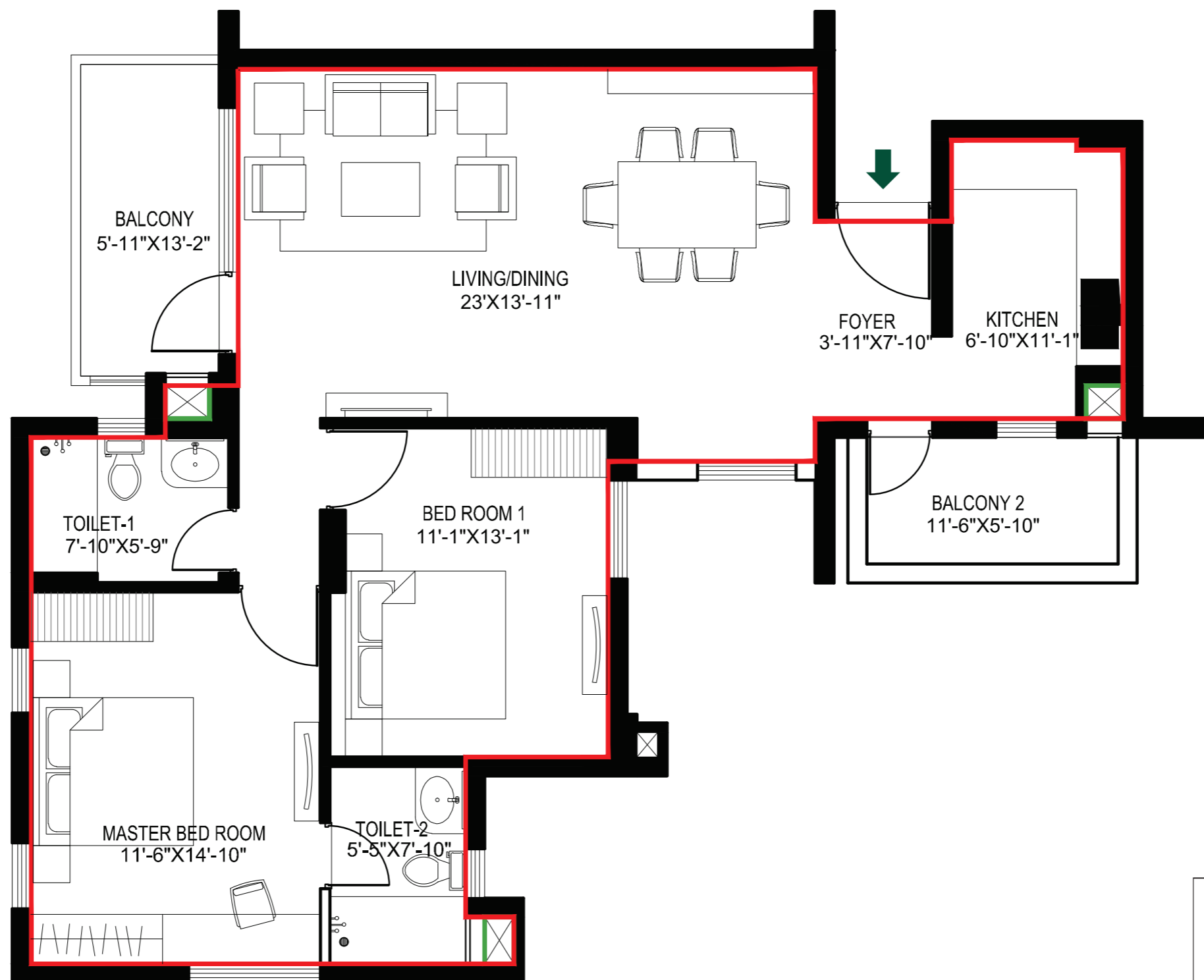
2 BHK-C1 (MIRROR)



CARPET AREA	: 83.91 SQ. M.
BALCONY AREA	: 11.06 SQ. M.
COMMON AREA	: 37.95 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

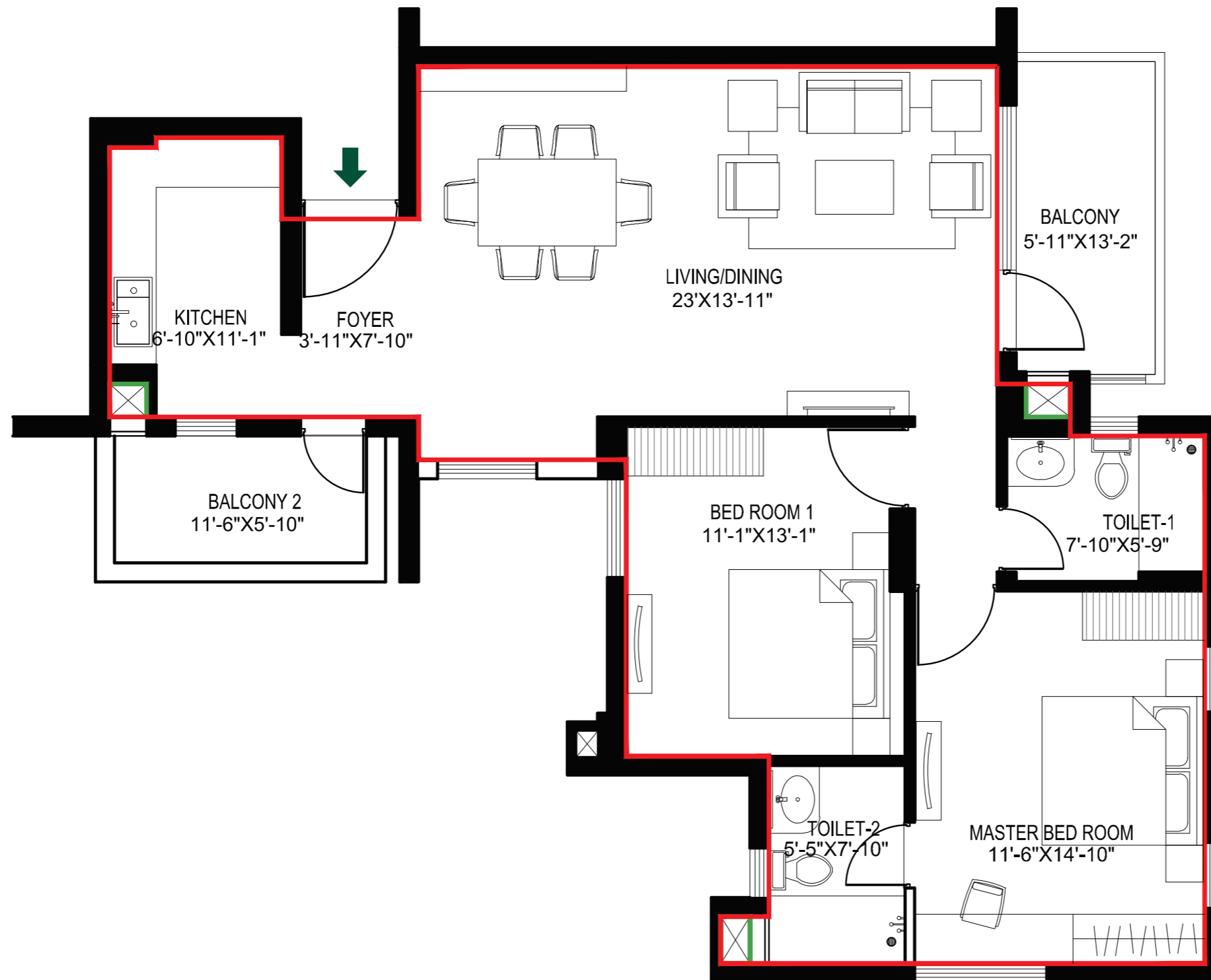


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(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	



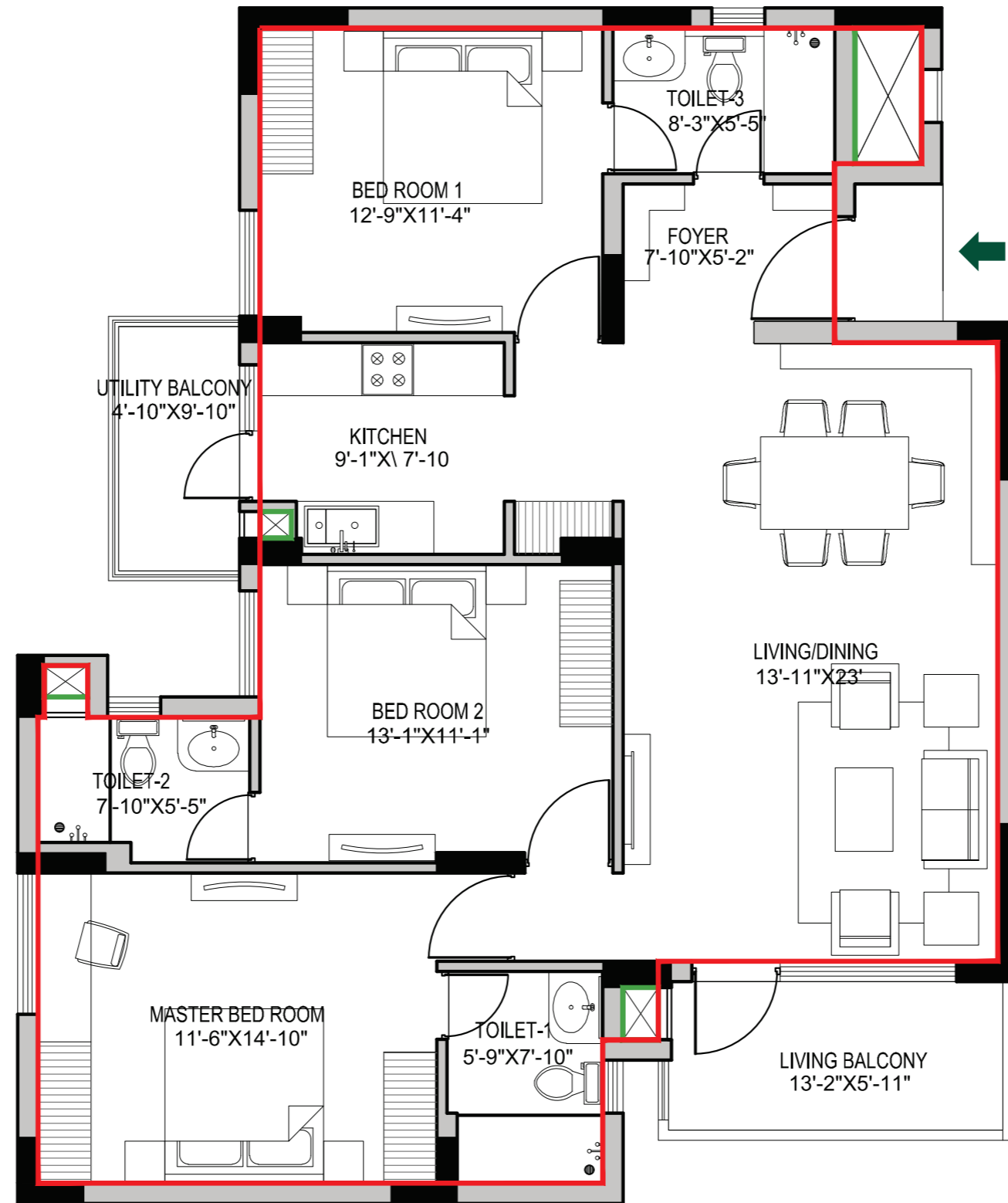
CARPET AREA	: 83.93 SQ. M.
BALCONY AREA	: 11.06 SQ. M.
COMMON AREA	: 38.32 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

2 BHK-A1 (MIRROR)



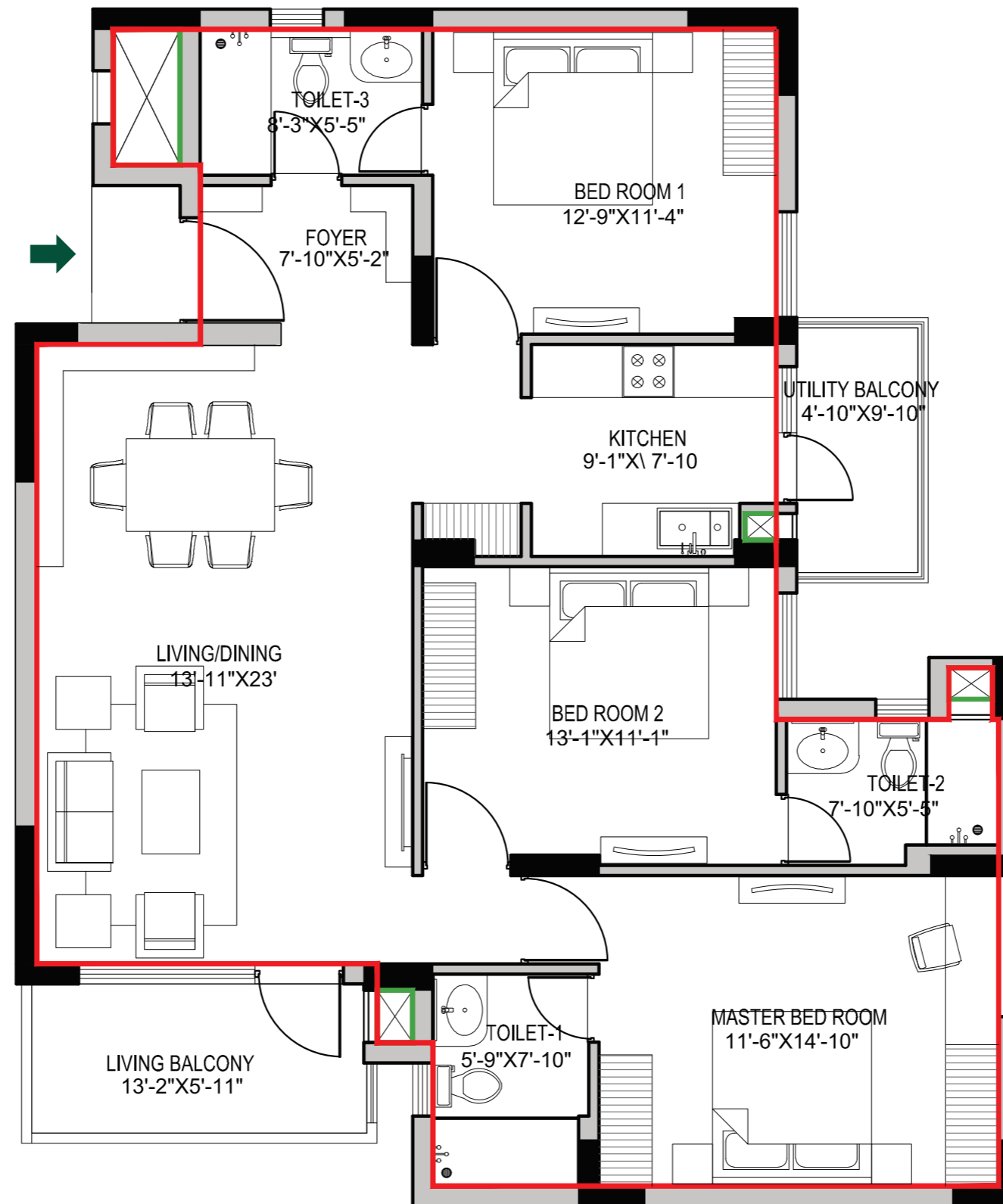
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COMMON AREA	: 38.32 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

3 BHK-A



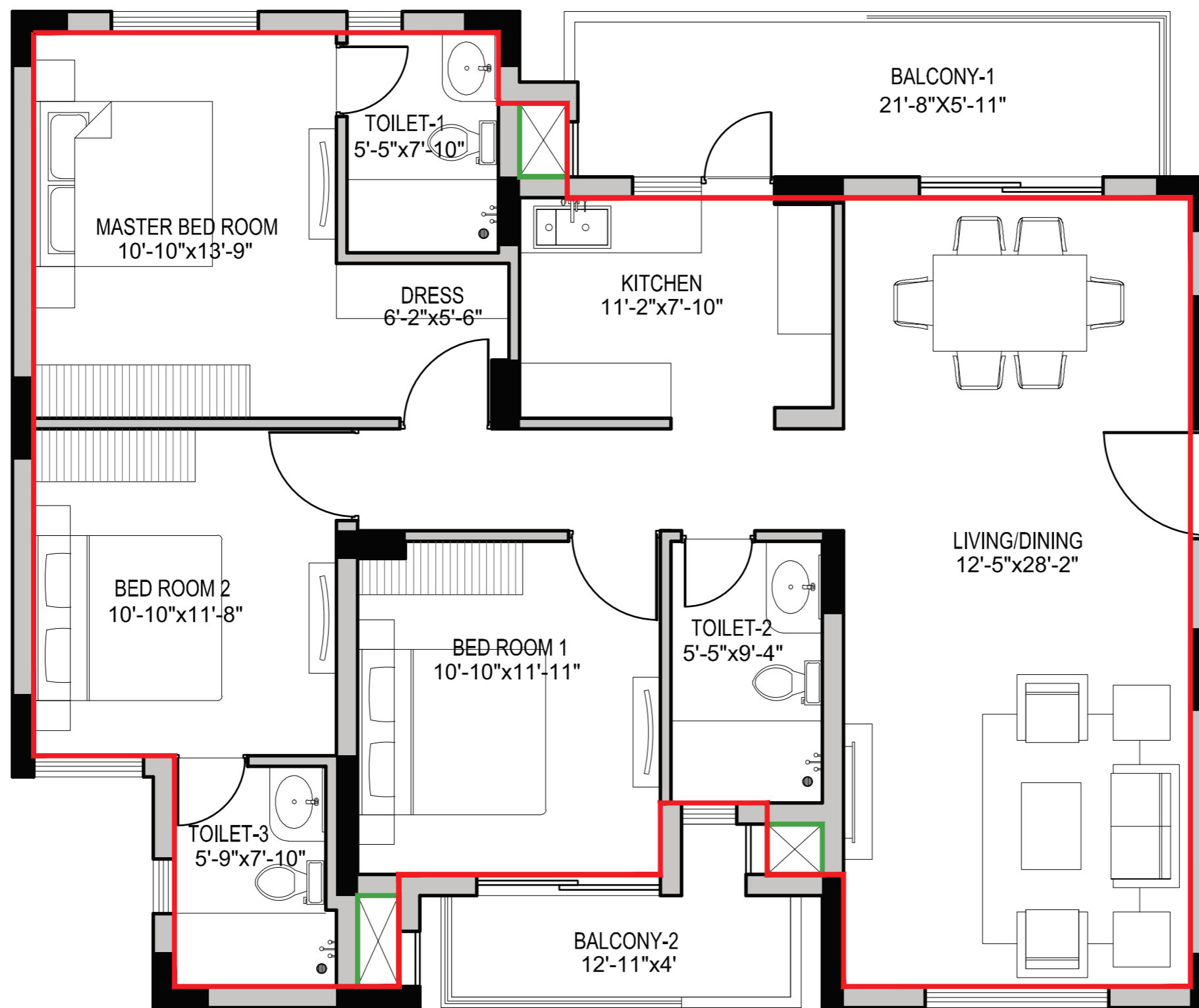
CARPET AREA	: 105.62 SQ. M.
BALCONY AREA	: 10.14 SQ. M.
COMMON AREA	: 45.43 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

3 BHK-A (MIRROR)



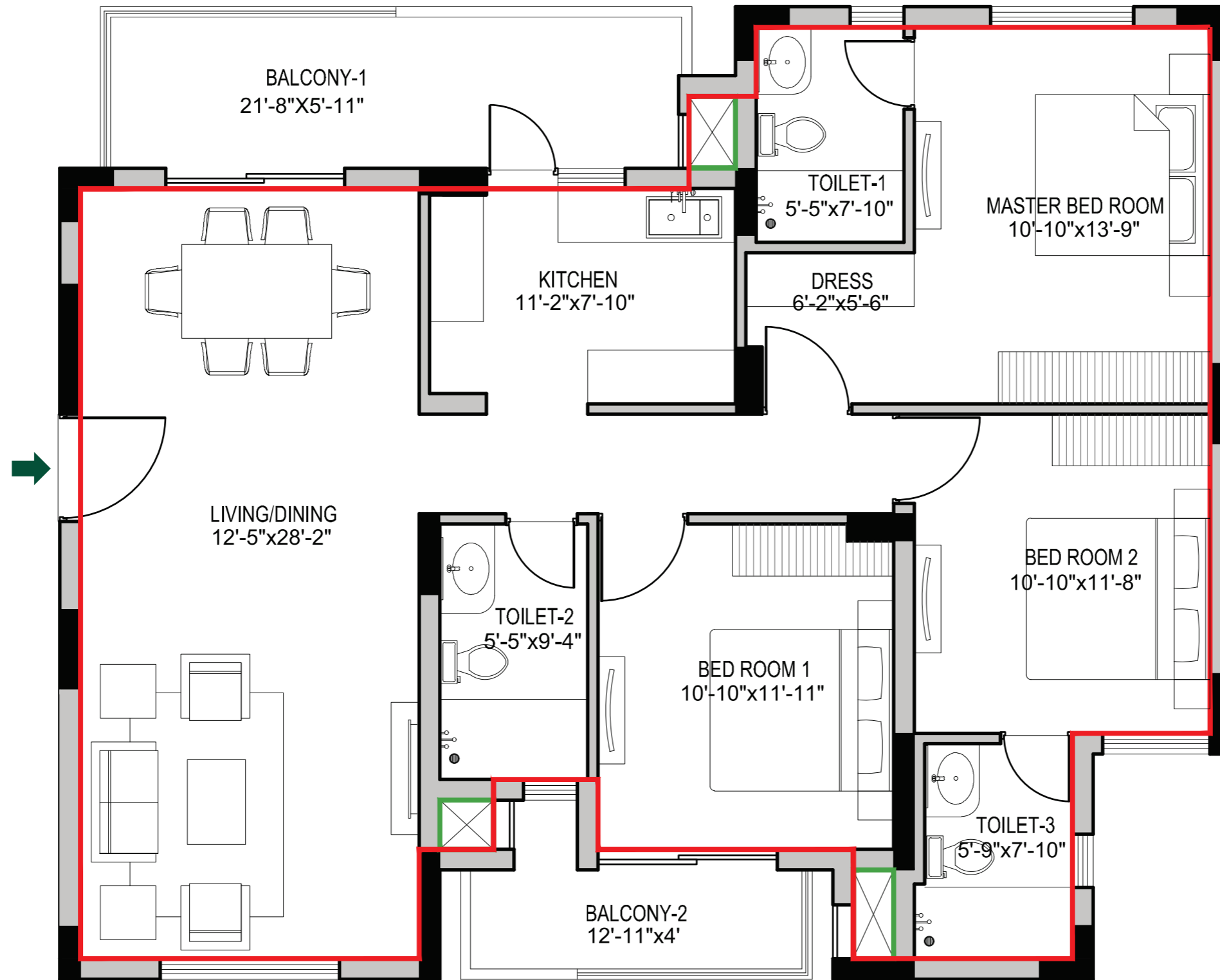
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3 BHK-B



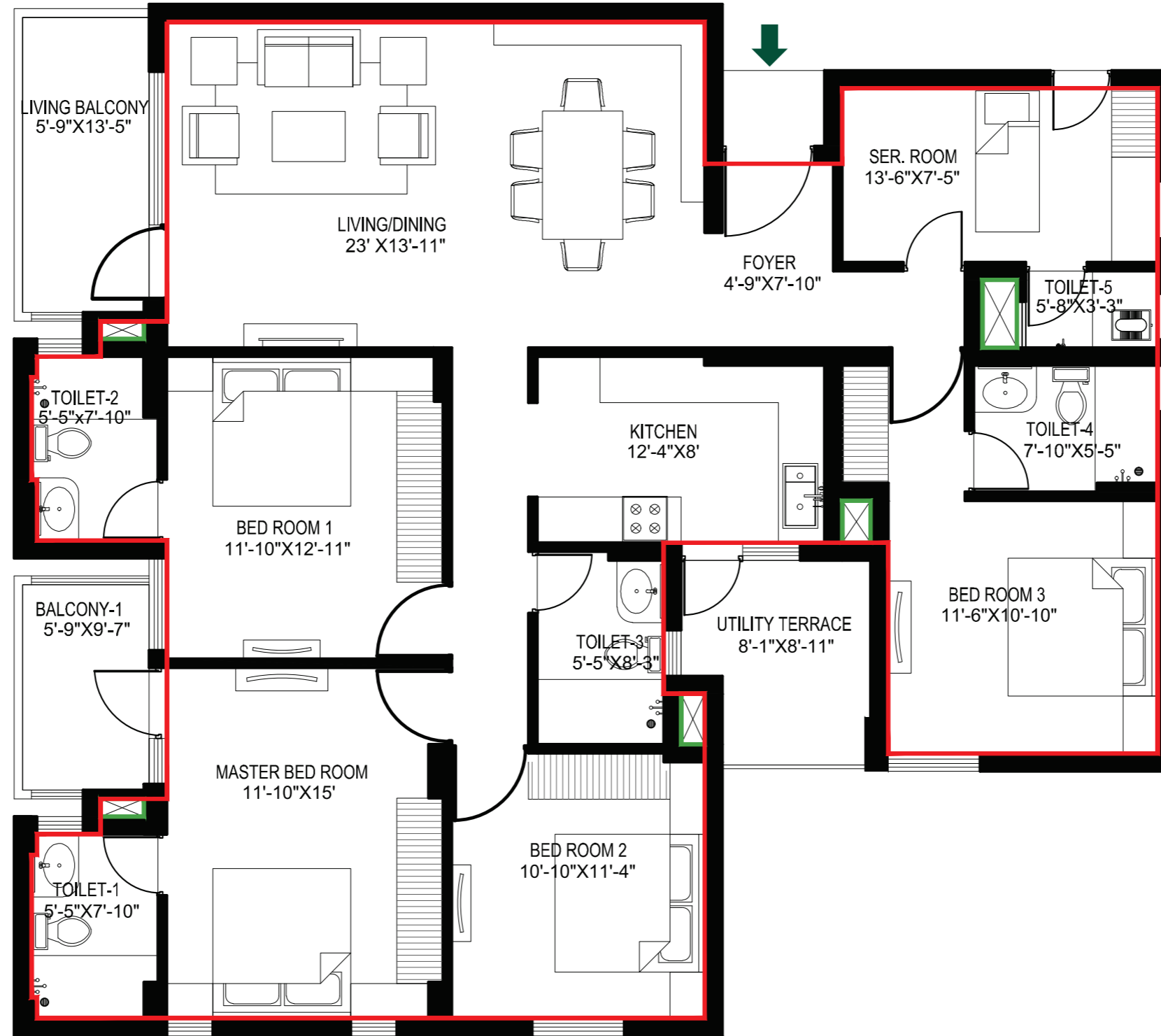
CARPET AREA	: 106.35 SQ. M.
BALCONY AREA	: 15.33 SQ. M.
COMMON AREA	: 44.15 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

3 BHK-B (MIRROR)



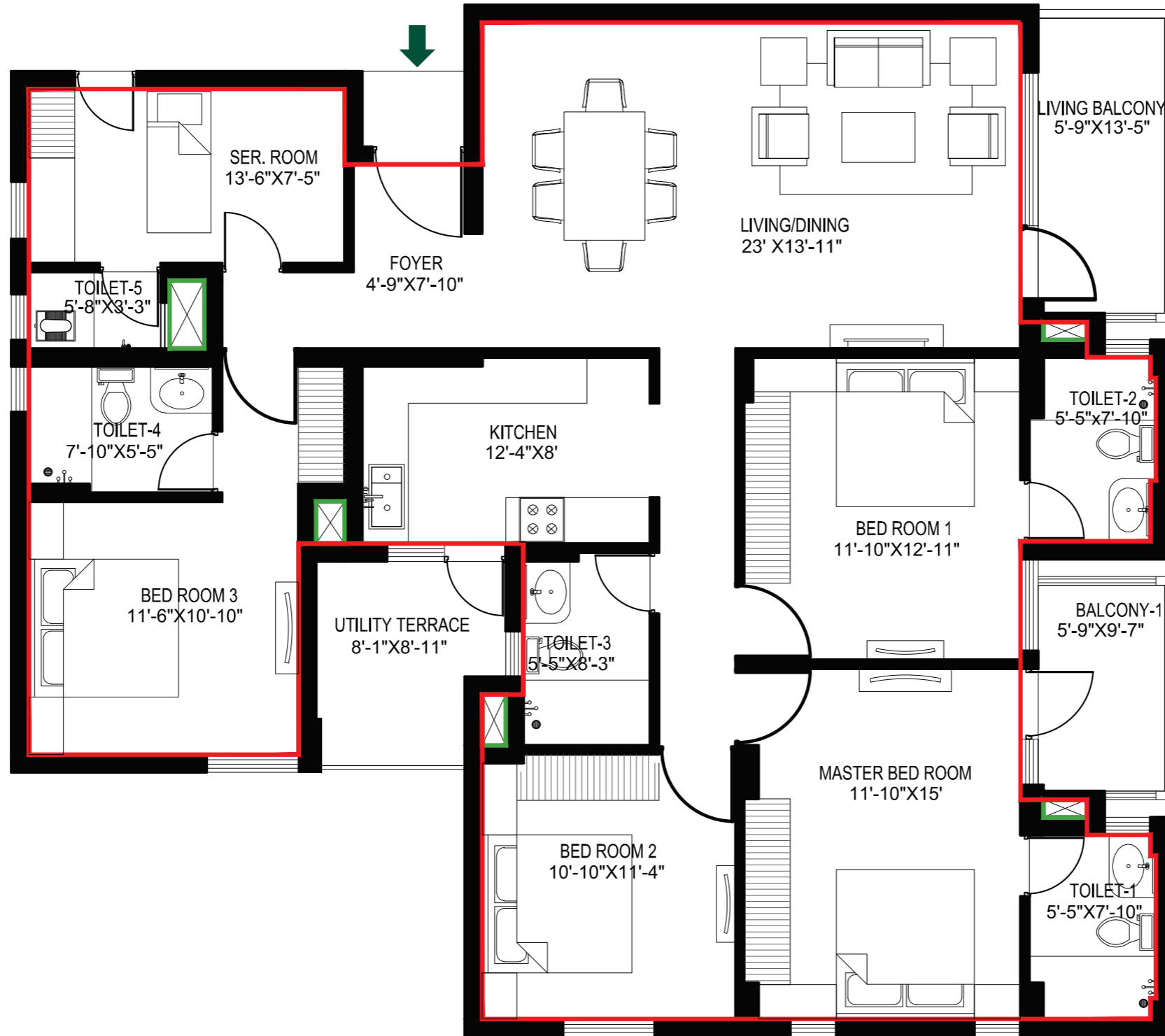
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COMMON AREA	: 44.15 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

4BHK+SR



CARPET AREA	: 141.14 SQ. M.
BALCONY AREA	: 16.69 SQ. M.
COMMON AREA	: 64.21 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

4BHK+SR (MIRROR)



CARPET AREA	: 141.14 SQ. M.
BALCONY AREA	: 16.69 SQ. M.
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STRUCTURE	RCC framed structure with infill brickwork, designed in compliance with seismic zone IV, adequately fulfilling all earthquake safety requirements
LIVING / DINING AREAS, LOBBIES / PASSAGE	
FLOORING	Matt finished stain and abrasion resistant vitreous tiles / polished vitrified tiles
WALL FINISHES	Acrylic emulsion on plaster
CEILING FINISHES	Oil bound distemper on plaster
BEDROOMS	
FLOORING	Matt finished stain and abrasion resistant vitreous tiles / polished vitrified tiles / wooden flooring
WALL FINISHES	Acrylic emulsion on plaster
CEILING FINISHES	Oil bound distemper on plaster
KITCHEN	
FLOORING	Matt finished ceramic tiles
WALL FINISHES	2' high ceramic tiles dado above counter oil bound distemper over plaster in remaining areas
CEILING FINISHES	Oil bound distemper on plaster
COUNTER	Polished Indian granite or marble
FIXTURES AND FITTINGS	Stainless steel sink and mixer of standard makes and brands. Provision for installation of geyser
TOILETS	
FLOORING	Matt finished / anti-skid ceramic tiles
WALL FINISHES	Glazed / matt finished ceramic wall tiles up to 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
SANITARY WARE	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
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
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
SERVANT'S ROOM	
FLOORING	Matt finished ceramic tiles
WALL FINISHES	Oil bound distemper on plaster
CEILING FINISHES	Oil bound distemper on plaster
SERVANT'S 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
SANITARY WARE	Wash basin and Indian water closet (IWC/ Orissa 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
ROOF	PCC finish over suitable waterproofing and insulation treatment (COBA or equivalent)
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 with clear glass
EXTERNAL WALL FINISHES	External grade anti fungal / anti algal paint from reputed makes and brands
ELECTRICAL	
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
COMMON PASSAGE	
FLOORING	Polished Indian stone / Indian marble
WALL FINISHES	Oil bound distemper on plaster
CEILING FINISHES	Oil bound distemper on plaster



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Corporate & Registered Office:
Vatika Limited, Vatika Triangle, 4th Floor, Sushant Lok-1,
Block-A, MG Road, Gurgaon 122002, Haryana, INDIA
CIN : U74899HR1998PLC054821

vatikacollections.com
vatikagroup.com



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