

INDEPENDENT FLOORS

Sector 82 & 83, Gurgaon



Actual Image



Actual Image



Actual Image



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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.



Spread across hundreds of acres, Vatika INXT is a privately managed township, that has been meticulously designed, planned and executed. It is a delight to live at Vatika India Next.

25 mins
Signal Free Drive
to Cyber City,
Gurgaon

Comfortable Habitat

- 7000+ homes handed over
- 6000+ families living
- 24X7 security (370 guards, CCTV)
- Facilities management by Enviro
- Ample parking for visitors & residents

Infrastructure & Environment

- 1,00,000 trees create a green habitat
- 42 km roads & tree-lined walkways
- 2.8 lakh KW electricity saved by LED street lights
- Solar Panels generate green power
- Underground electrical systems & fiber optics
- Dual plumbing system (fresh & recycled water)
- 6 STPs for zero bio waste

Connectivity

- At Intersection of 2 National Highways (NH 8 & NH 248BB - Dwarka Expressway). Sector 81, 82, 82A, 83, 84 & 85, Gurgaon
- Hero Honda Chowk flyover now functional
- Toll plaza to be shifted beyond Manesar
- Proposed metro linkage to existing metro lines
- Haryana Roadways bus service operational
- Mobile App based cab services available

Social Infrastructure

- MatriKiran High School open
- 9 Screen PVR multiplex to open soon
- 24 acres covered in greenery
- 4 clubs operational, 13 parks, sports center
- 110+ retail shops operational
- Banks & ATMs functioning

Poised for High Growth

- Planned commercial, institutional zones
- Sports academy & entertainment hub planned
- Easy access from Delhi airport

Vatika Independent Floors



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Independent Floors are spacious, well laid out homes, with just one residence on each floor. These homes, set back from the tree-lined streets and broad walkways, provide security and privacy. The ground floor homes have a sit-out in front and a garden at the back, while the first and second floors come equipped with large balconies and private terraces. Parking spaces for the residents' vehicles has been provided between adjacent buildings with residents enjoying direct access.

PROJECT HIGHLIGHTS

- Low-rise floors with one unit on each floor
- Parking space between adjacent units
- Modular kitchen cabinets with hob & chimney
- Air-conditioning in all bedrooms
- Front & rear lawns for ground floor
- First & second floor homes come with large balconies
- Barricaded streets with 24x7 security

AMENITIES

- Convenient stores
- Nursery and primary schools etc
- Access to Club One on membership basis

Type	Area (sq ft)
3 BHK+S	1840
4 BHK+S	1940
4 BHK	1800



VATIKA INXT MAP

UNDER CONSTRUCTION

- 1 Sovereign Next
- 2 Tranquil Heights
- 3 Signature Villas

DELIVERED & INHABITED

- 4 The Seven Lamps
- 5 City Homes
- 6 Lifestyle Homes
- 7 Gurgaon 21 Independent Floors Plots

- (A) One India Next
- (B) City Centre
- (C) INXT High Street / PVR
- (D) Market Place 2
- (E) Town Square
- (F) Police Post
- (G) Town Square 2
- (H) Post Office
- (I) High School
- (J) Delhi Public School
- (K) Market Place 1
- (L) MatriKiran High School

- Floors
- Plots
- Parks
- Sports Zone
- Institutional/Educ.
- Commercial
- Healthcare
- Clubs
- Constructed Roads
- Planned Roads



Vatika INXT GURGAON

THE PLACE TO BE

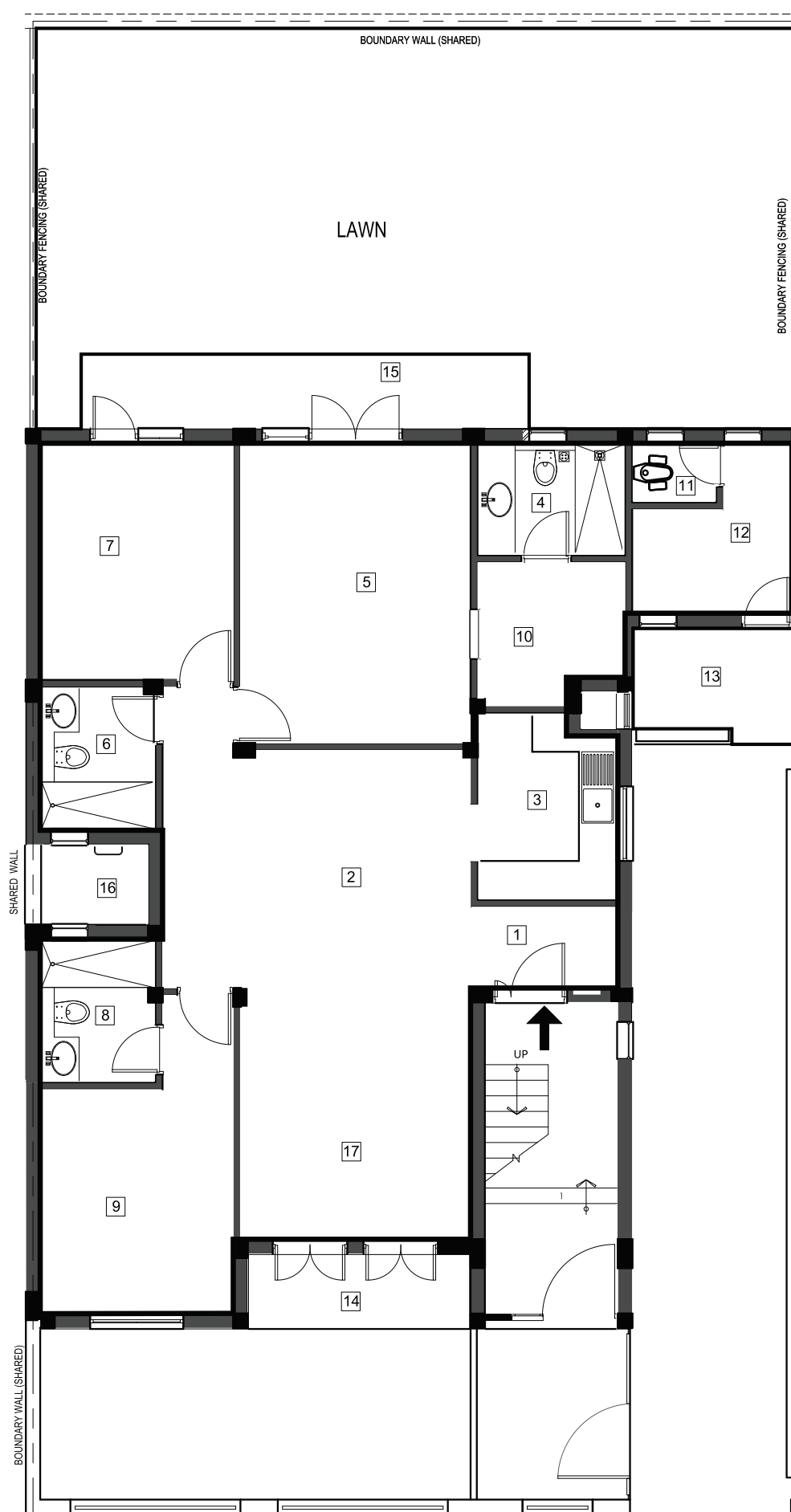
- A** MatriKiran High School (Fully functional)
- B** PVR Multiplex
- C** Site for ISBT & Metro Hub
- D** DPS
- E** 80 acre HUDA Park
- F** Proposed Stadium
- G** Metro Connectivity
- H** Institutional Sector 89B



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INXT DT - R GROUND FLOOR PLAN

PLOT AREA : 360 SQYDS

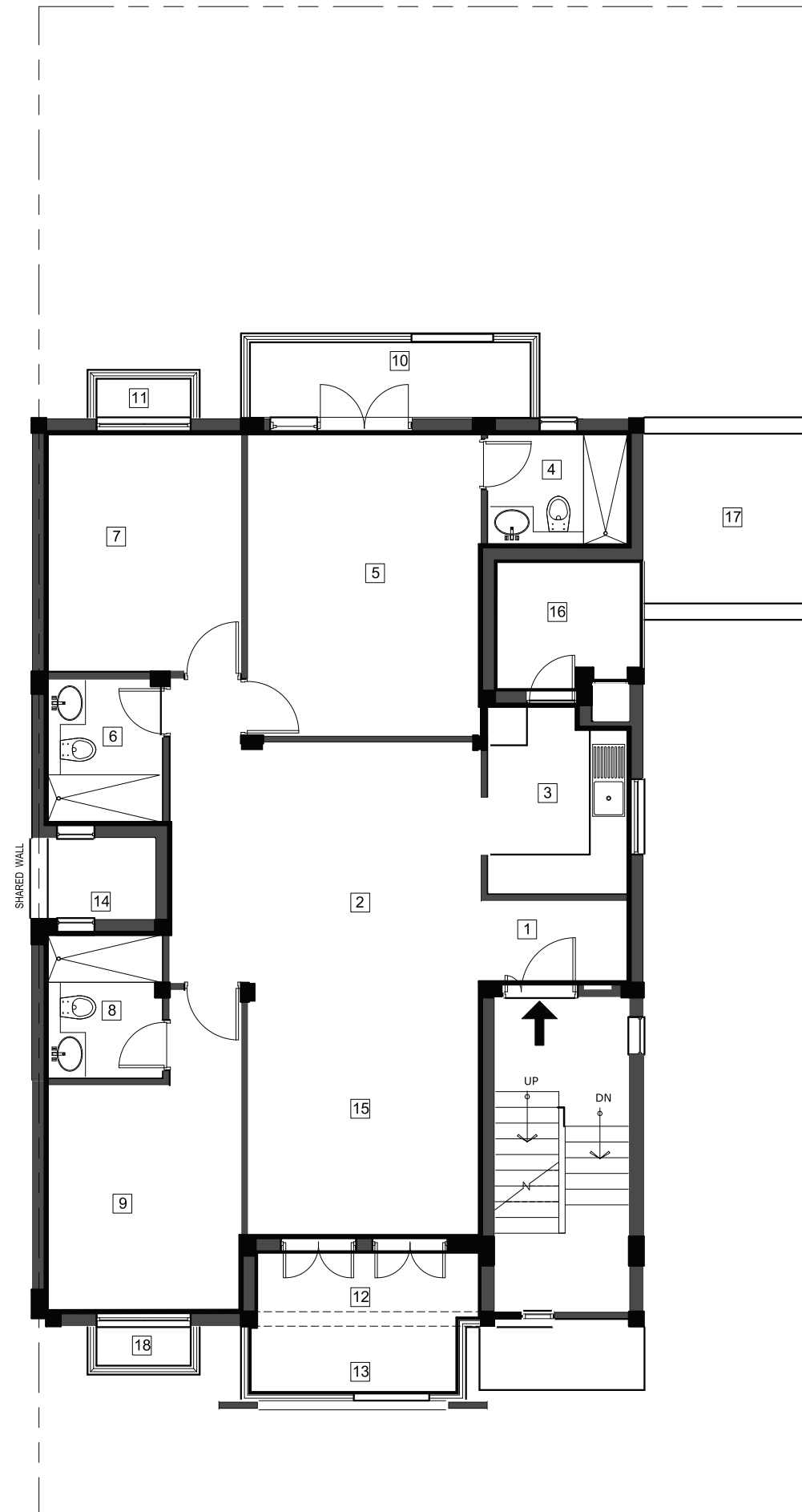


LEGEND

SL.No.	Description	APPROXIMATE SIZES	
		mm	Feet
1	FOYER	2365 X 1300	7'9" X 4'3"
2	DINING	3818 X 4945	16'3" X 12'6"
3	KITCHEN	2250 X 3000	7'4" X 9'10"
4	TOILET 1	2380 X 1800	7'9" X 5'10"
5	BEDROOM 1	3695 X 4815	12'2" X 15'9"
6	TOILET 2	1850 X 2300	6'1" X 7'6"
7	BEDROOM 2	3100 X 3800	10'2" X 12'6"
8	TOILET 3	1850 X 2300	6'1" X 7'6"
9	BEDROOM 3	3100 X 3588	10'2" X 11'10"
10	DRESS AREA	2365 X 2300	7'9" X 7'9"
11	U.TOILET.1	1350 X 950	4'6" X 3'2"
12	UTILITY ROOM 1	2565 X 2730	8'5" X 8'11"
13	U.VERANDAH	1610 WIDE	5'3" WIDE
14	FRONT VERANDAH	1200 WIDE	4'0" WIDE
15	REAR VERANDAH	1200 WIDE	4'0" WIDE
16	SHAFT	1850 X 1288	6'0" X 4'3"
17	LIVING	3695 X 4035	12'1" X 13'3"

INXT DT - R FIRST FLOOR PLAN

PLOT AREA : 360 SQYDS

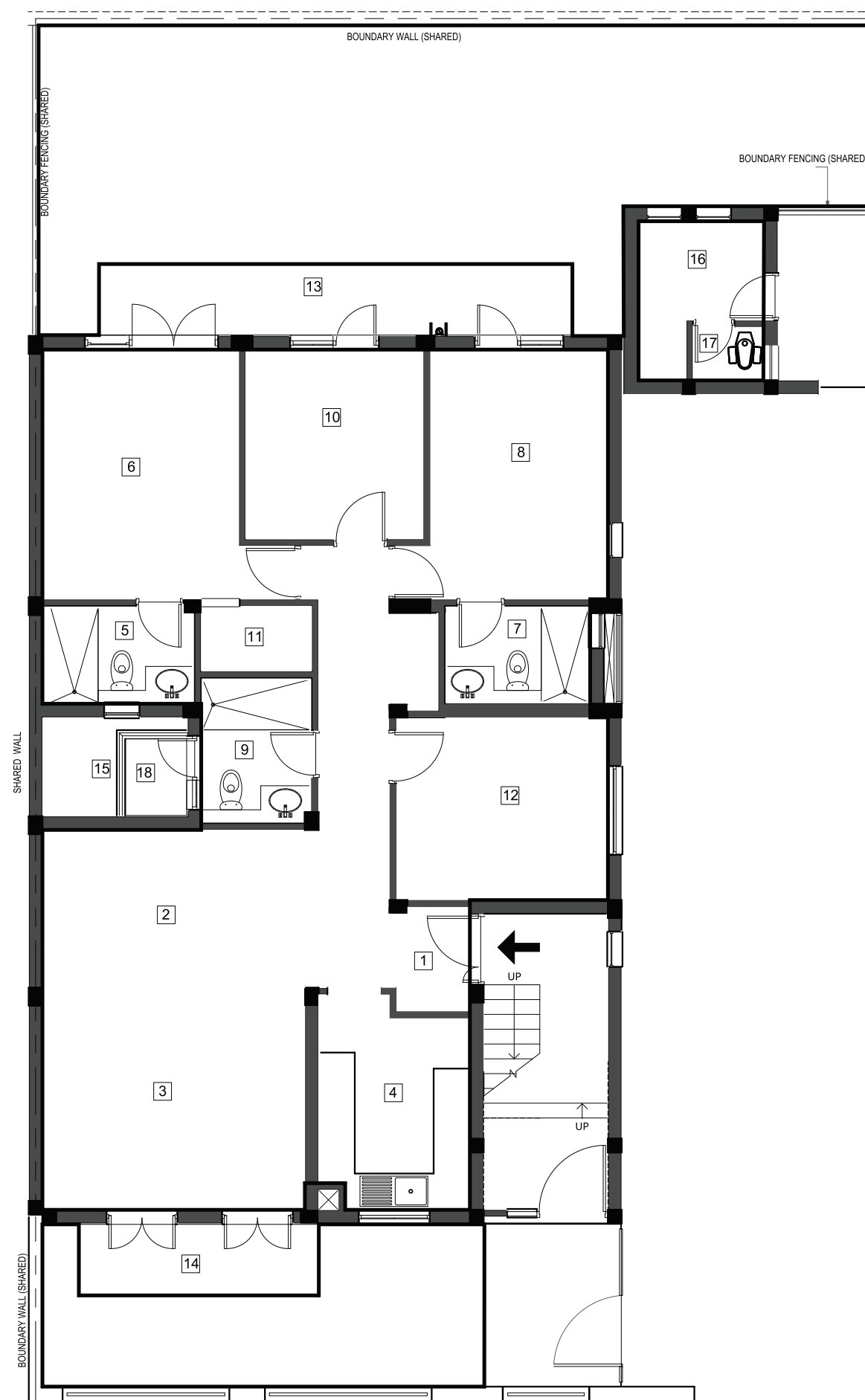


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8	TOILET 3	1850 X 2300	6'1" X 7'6"
9	BEDROOM 3	3100 X 3588	10'2" X 11'10"
10	REAR BALCONY	1200 WIDE	5'6" WIDE
11	REAR BALCONY	750 WIDE	2'6" WIDE
12	FRONT BALCONY COVERED	3580 X 1210	11'8" X 4'0"
13	FRONT BALCONY UNCOVERED	1200 WIDE	4'0" WIDE
14	SHAFT	1850 X 1288	6'0" X 4'3"
15	LIVING	3695 X 4035	12'1" X 13'3"
16	UTILITY TERRACE	2360 X 2073	7'9" X 6'10"
17	INACCESSIBLE TERRACE	2532 X 2700	8'3" X 17'3"
18	FRONT BALCONY	750 WIDE	2'6" WIDE

INXT ET - R GROUND FLOOR PLAN

PLOT AREA : 400 SQYDS

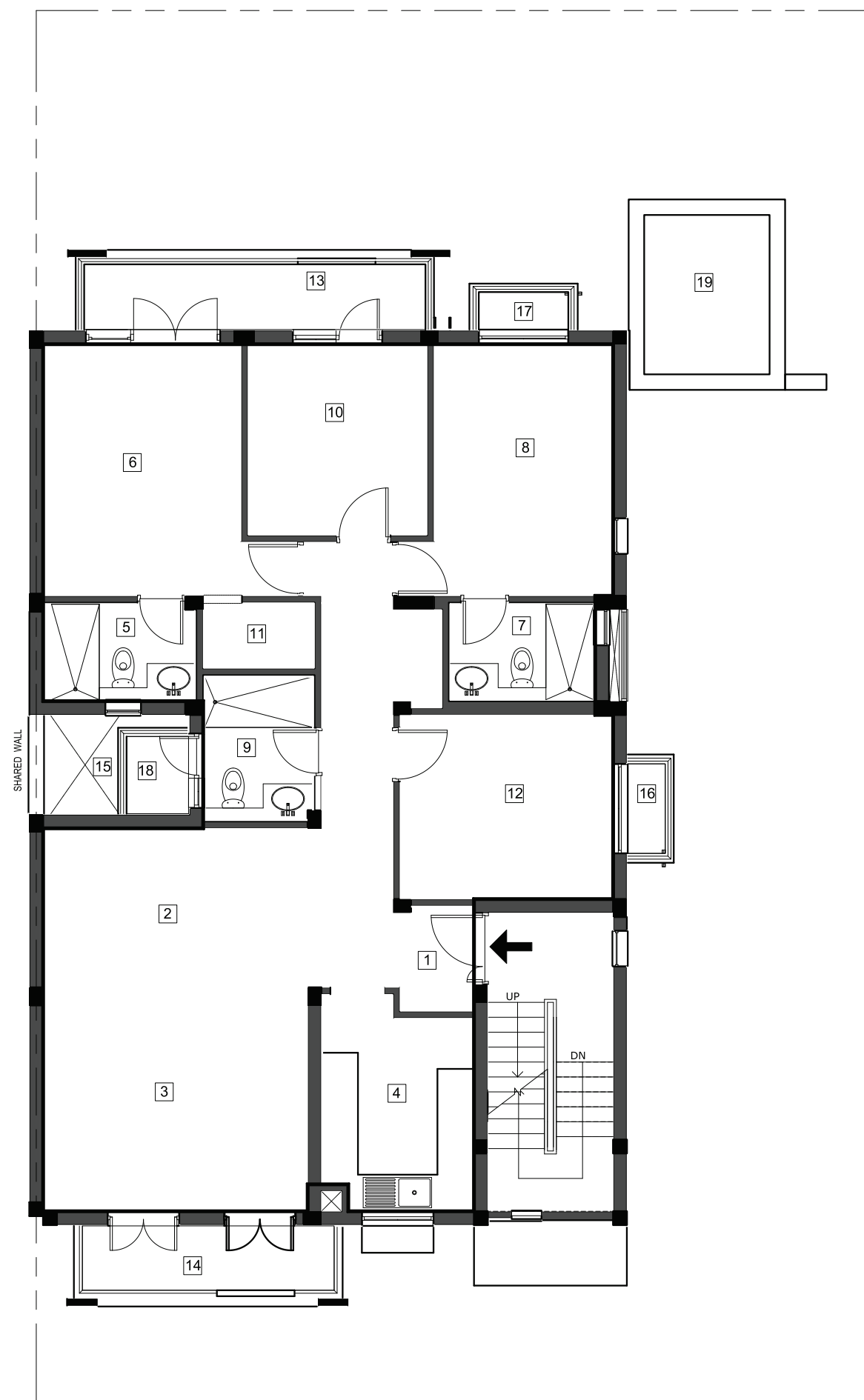


LEGEND

SL.No.	Description	APPROXIMATE SIZES	
		mm	Feet
1	FOYER	1355 X 1250	4'6" X 4'1"
2	DINING	5860 X 2665	14'6" X 19'1"
3	LIVING	4430 X 3750	12'4" X 14'6"
4	KITCHEN	2555 X 3235	8'4" X 10'8"
5	TOILET 1	2265 X 1650	8'5" X 5'5"
6	BEDROOM 1	3315 X 4268	10'10" X 14'0"
7	TOILET 2	2450 X 1650	8'1" X 5'5"
8	BEDROOM 2	3000 X 4215	9'10" X 13'10"
9	TOILET 3	1865 X 2450	6'3" X 8'1"
10	BEDROOM 3	3000 X 3200	9'10" X 10'6"
11	DRESS	1865 X 1100	6'3" X 3'8"
12	BEDROOM 4	3570 X 3085	11'9" X 10'2"
13	REAR VERANDAH	1200 WIDE	4'0" WIDE
14	FRONT VERANDAH	1200 WIDE	4'0" WIDE
15	SHAFT	2450 X 1670	8'1" X 5'6"
16	UTILITY ROOM 1(FOR GF)	2430 X 2700	7'0" X 5'6"
17	UTILITY TOILET(FOR GF)	1200 X 900	4'0" X 3'0"

INXT ET - R FIRST FLOOR PLAN

PLOT AREA : 400 SQYDS



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14	FRONT BALCONY	1200 WIDE	4'0" WIDE
15	SHAFT	2450 X 1670	8'1" X 5'6"
16	SIDE BALCONY	750 WIDE	2'6" WIDE
17	REAR BALCONY	750 WIDE	2'6" WIDE
18	UTILITY BALCONY	1200 WIDE	4'0" WIDE
19	INACCESSIBLE TERRACE	2100 X 2670	6'10" X 8'9"



Actual Image



Actual Image



Sample Apartment - All Actual Images

STRUCTURE	
	RCC Framed structure, 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	Wooden laminated 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	Modular kitchen of standard make with chimney and hob. Provision for installation of geyser
TOILETS	
FLOORING	Matt finished 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
SANITARY WARE	Wash Basin and European Water Closet (EWC) of standard makes and brands
C.P. FITTINGS & 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 ceramic tiles / Indian stone
WALL FINISHES	Exterior grade paint on plaster
HANDRAIL AND PARAPETS	Combination of parapet walls and M.S. handrails as per the functional and elevation requirements.

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 & ACCESSORIES	Bib cock, pillar cock, ablution tap along with necessary angle valves etc. of standard makes and brands
STAIRCASE	
FLOORING	Polished Indian stone on treads, risers and landings
RAILING	Painted M.S. handrails and balustrades
WALL FINISHES	Oil bound distemper on plaster
DOORS	
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 & 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 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. Air-conditioners will be provided at appropriate locations in bedrooms and living room

PLUMBING	
	Overhead PVC water storage tanks for water supply
	IS compliant CPVC water supply pipes with standard valves and accessories
	IS compliant PVC waste pipes and traps
KITCHEN CABINETS	
	The owner shall be provided with fully furnished modular kitchen in well finished particle board cabinets complete with all the hardware
	including chimney and hob
POWER BACKUP	
	Adequate power back shall be provided for units.

Disclaimer: Specifications are indicative and are subjected to change as decided by the architect. Minor variations may be required during execution of work. The Indian stone being a natural material has intrinsic distinctiveness of color and grain. The make of the equipment / devices are speculative and are liable to change at the sole discretion of the company. Provision of air-conditioning shall not be there in servant or utility room. The Applicants / Allottees do not bear any right to raise any objections in this regard. Power backup shall be charged as per the usage and rates ascertained by facilities management.



Actual Image