



vatika[®]
creating lasting value

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An honest

architecture

is the one that derives
beauty from the
nature and is then
crafted by man

JOHN RUSKIN

sacrifice

Dedication of man's craft to God, as visible proof of man's love and obedience

truth

Handcrafted and honest display of materials and structure

power

Buildings should be thought of in terms of their massing and reach towards the sublimity of nature

beauty

Aspiration towards God expressed in ornamentation drawn from nature, his creation

life

Buildings should be made by human hands, so that the joy of masons and stonecarvers is associated with them

memory

Buildings should respect the culture from which they have developed

obedience

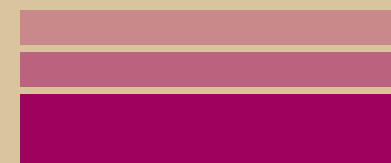
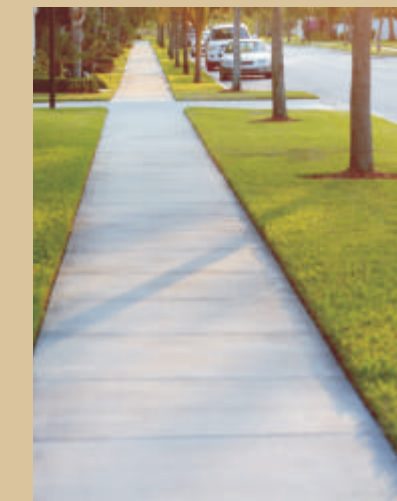
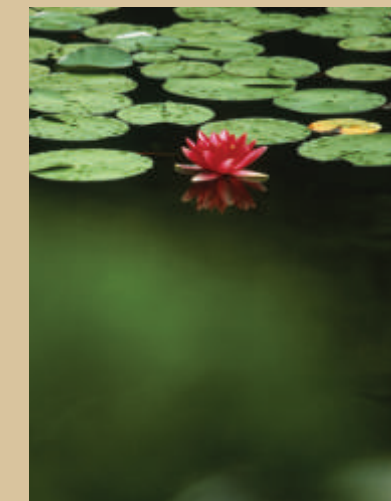
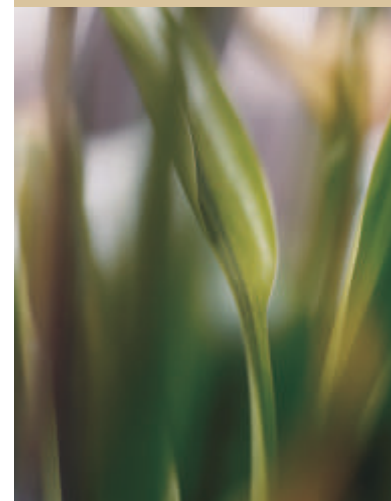
No originality for its own sake



The Seven Lamps of Architecture

Architecture inspiration

The Seven Lamps of Architecture explains the substance and purpose of architecture, which separates a development from a mere building. The Seven Lamps provide light for honest architecture to create a living environment where architecture and nature exist in perfect harmony and there exists intimate bond between man and his space.



Welcome to The Seven Lamps

at Vatika India Next, Gurgaon.

A contemporary residential development set amidst 11.9 acres of green expanse, is an ensemble of 7 towers which are configured in the form of three towers of one form and four towers of the other to inspire a perfect balance of life and peace in the fast paced world of today. Inspired by the Seven Lamps of Architecture, these towers are shaped by combining a distinctive design, immaculate planning and stunning landscapes.

Drive through the entrance court of Seven Lamps, and you enter a serene world. Manicured lawns, trees and meandering green bands follow you on your way home. This arrival experience continues further with layers of open, semi-open, covered and enclosed spaces through the hierarchy of the Drop-off, an Entrance Patio, an Entrance Lobby, the Lift Lobby and the Corridors into the private domain of one's own apartment. This will give the tower residents and their visitors a sense of arrival and individuality.

At Seven Lamps, you will discover a fine balance of form and function that fills your every need.

Green & Mondrian landscapes

Each balcony with a spectacular view

Landscaped arrival courts

Dedicated drop-off courts

Inclined surfaces for easy mobility

Club & community facility

Regular power & water supply

Adequate car parking





The Seven Towers – where architecture translates into a wonder

The Seven Lamps are a bold new interpretation of urban living today. They capture the dynamism and the grand scale of city life while ensconcing you in a light - filled and peaceful haven. The grand entrance to The Seven Lamps is from a 24m wide road and the first tower - The Lamp of Power, a 16 storey high building will be the landmark "lighthouse" of the entire development which will be visible from all directions and lead the visitor to it.

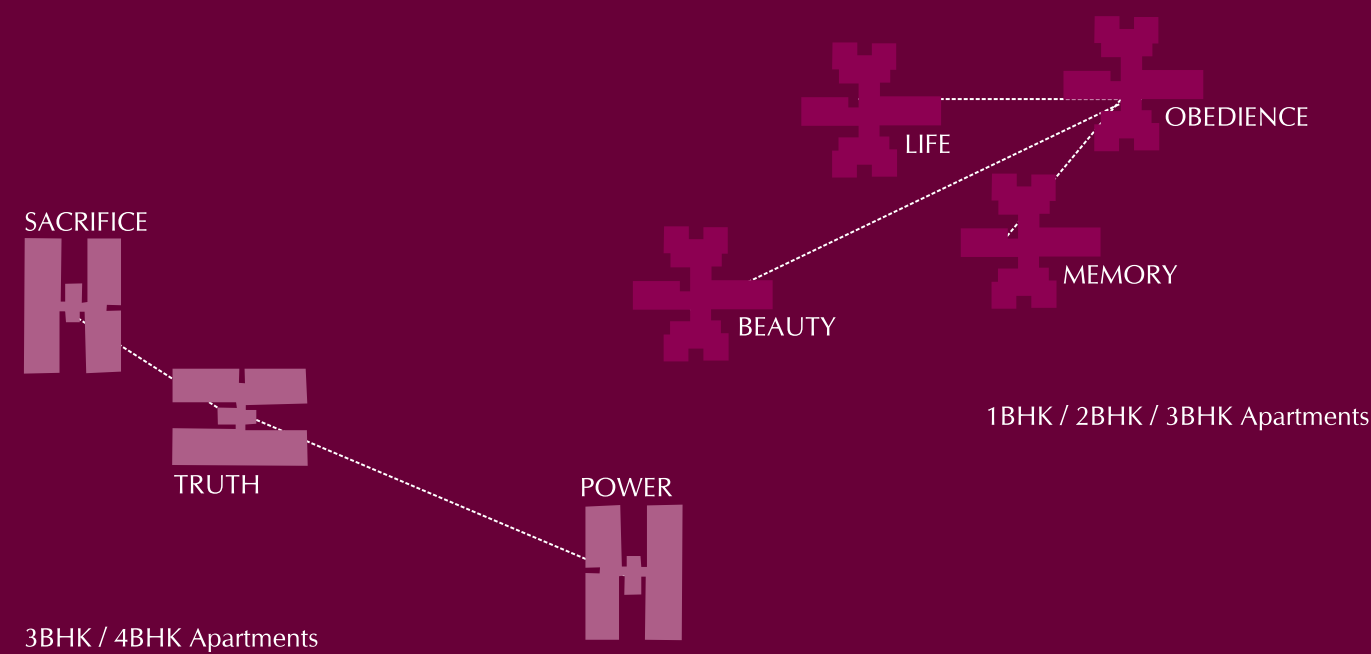
The entrance is very carefully designed with the convenience shopping located right there with a free access and a public plaza area, so that the shopping is accessible to all from the neighborhood and gives an opportunity to the residents to hang around or pick up their daily needs just before they enter the complex.

Beyond the Plaza, the entry to the complex will be manned by a security gate house to control the traffic and pedestrian movement in and out of the complex.

This entrance driveway, with its strong axis, will lead to a landscaped arrival court, from where roads will branch off to the various towers and the amenities.



Arrival Court



Entrance View



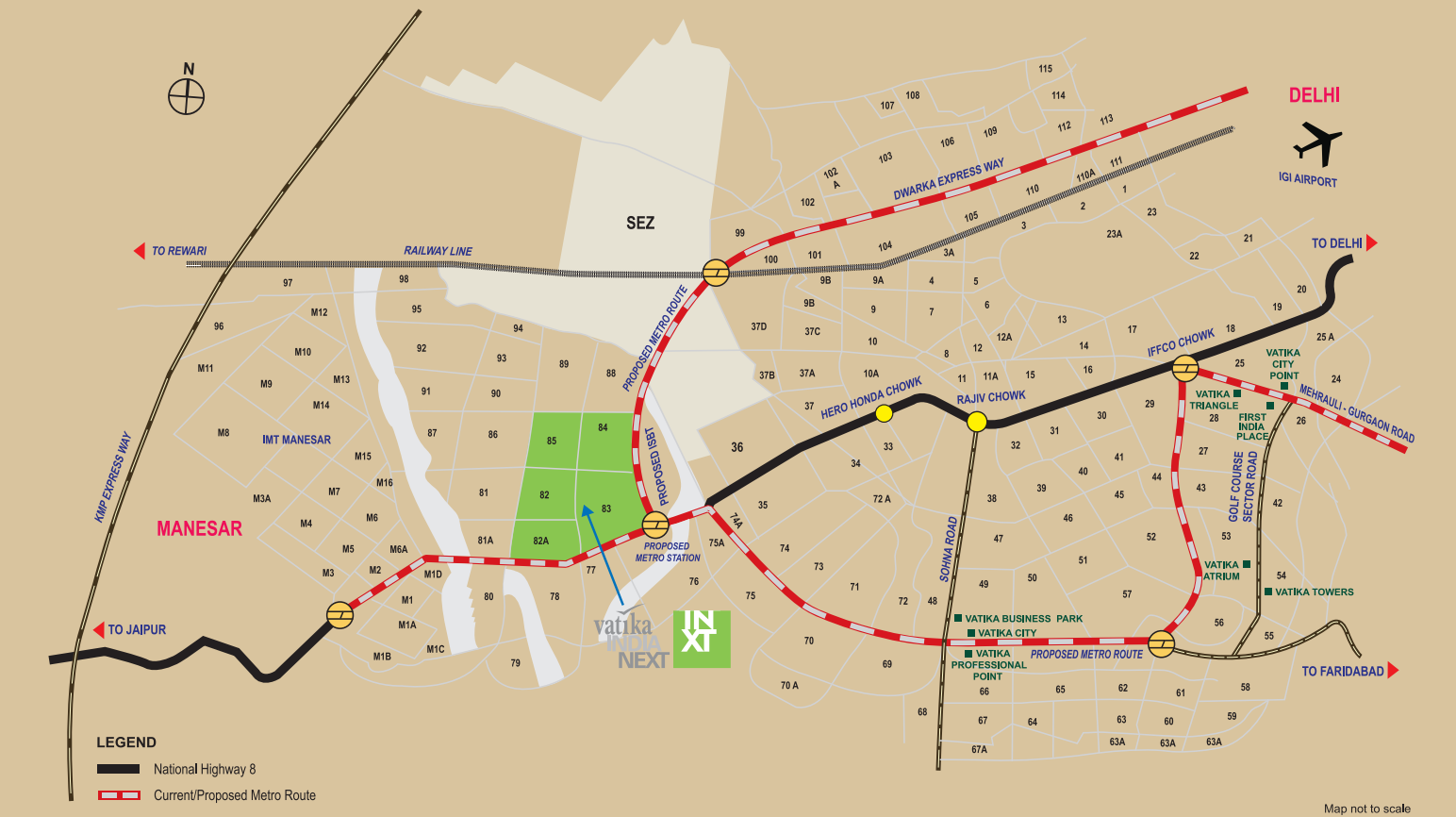
An unrivaled location

The Seven Lamps embodies a new chapter in the most distinctive setting of Sector 82, Vatika India Next - Gurgaon. The residential haven stands tall by a neighborhood of low-rise independent floors and villas on all sides. The Seven Lamps will rise majestically to create a new landmark and define a new sky-line, which will be visible from far and wide. At night, the Seven Lamps will glow like "beacon" and catch the eye of the traveller even on NH-8 and the 60m Sector Road.

Savour the best of amenities in the finest surroundings of Vatika India Next. The nearby areas offer world-class educational and healthcare facilities, spectacular recreational avenues, while being only a short drive away from the corporate hub of Gurgaon.



Vatika India Next spread over 600 acres*



Vatika India Next is spread through the prime sectors 82, 82A, 83, 84, 85 on NH-8, Gurgaon

Strategically located on the intersection of two 8 lane expressways – the NH 8 and the new proposed one connecting to north west Delhi through Dwarka Expressway

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

Fly-over coming up at the entry point to Vatika India Next, which shall make the access to the township easier & faster

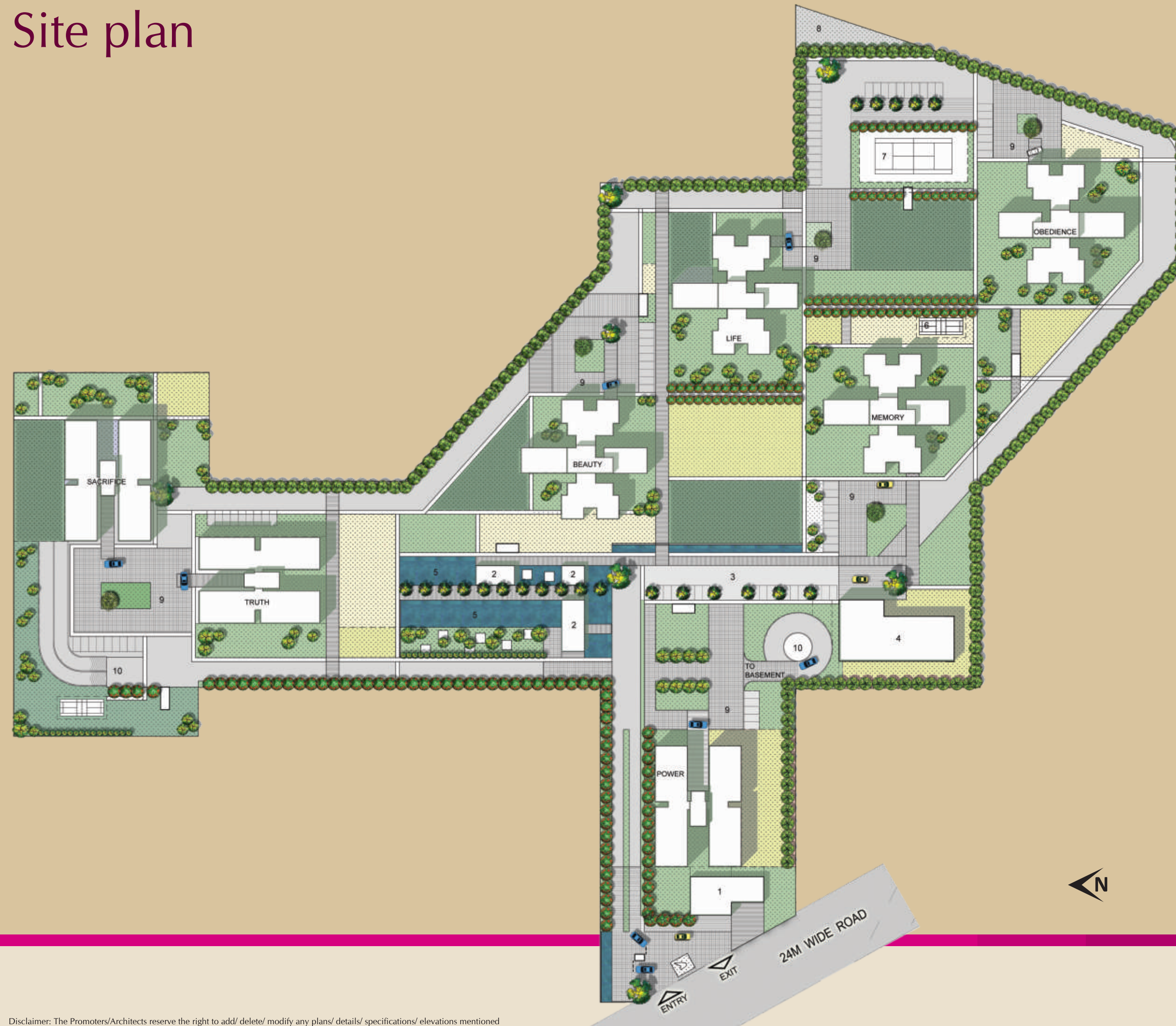
World-class facility management services by Vatika

Distances from various location (approx.):

Rajiv Chowk	MediCity	IFCO Chowk	Dwarka	International Airport
8 kms	8.5 kms	16 kms	19 kms	28 kms

*1 acre = 0.404 hectare

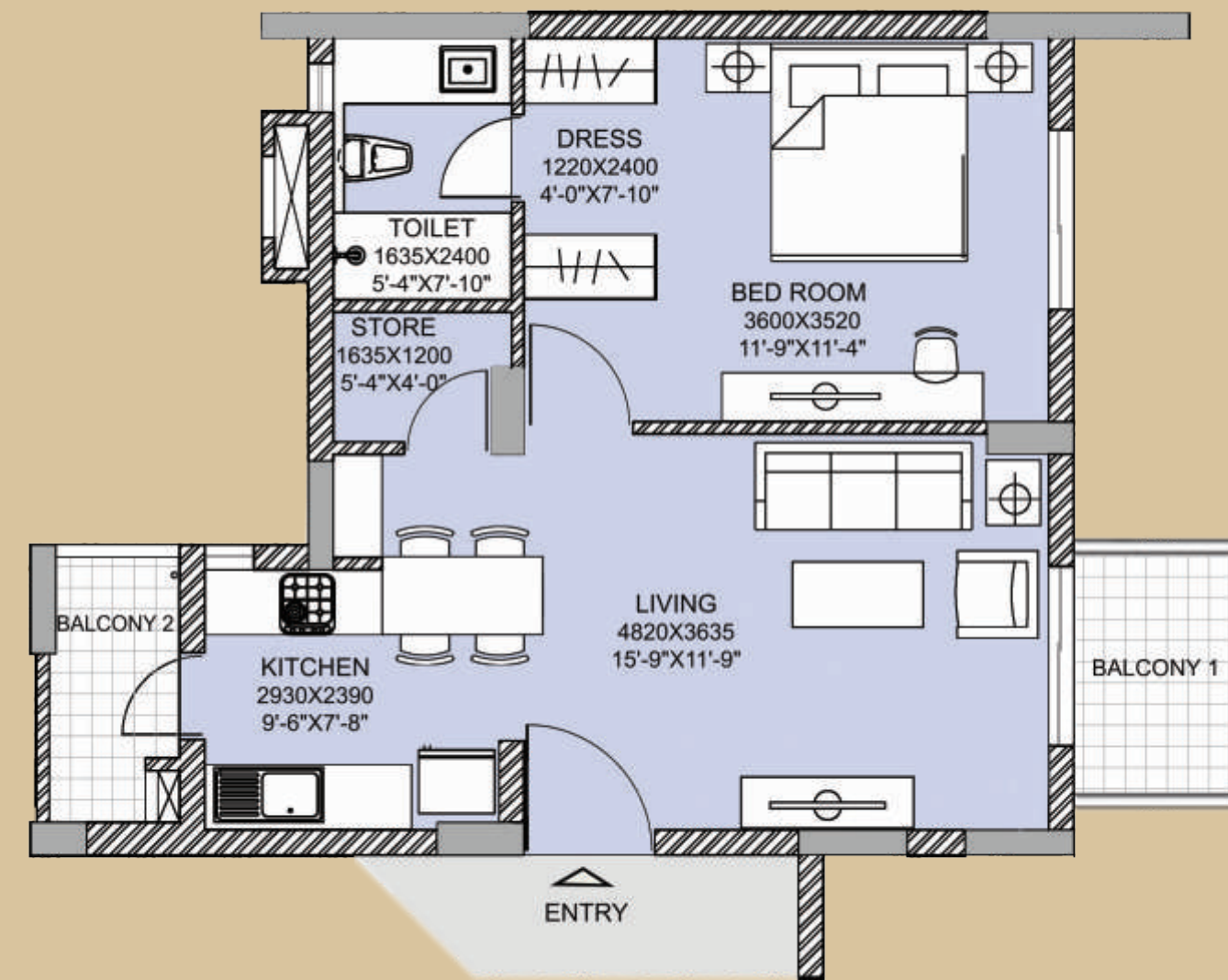
Site plan



LEGEND

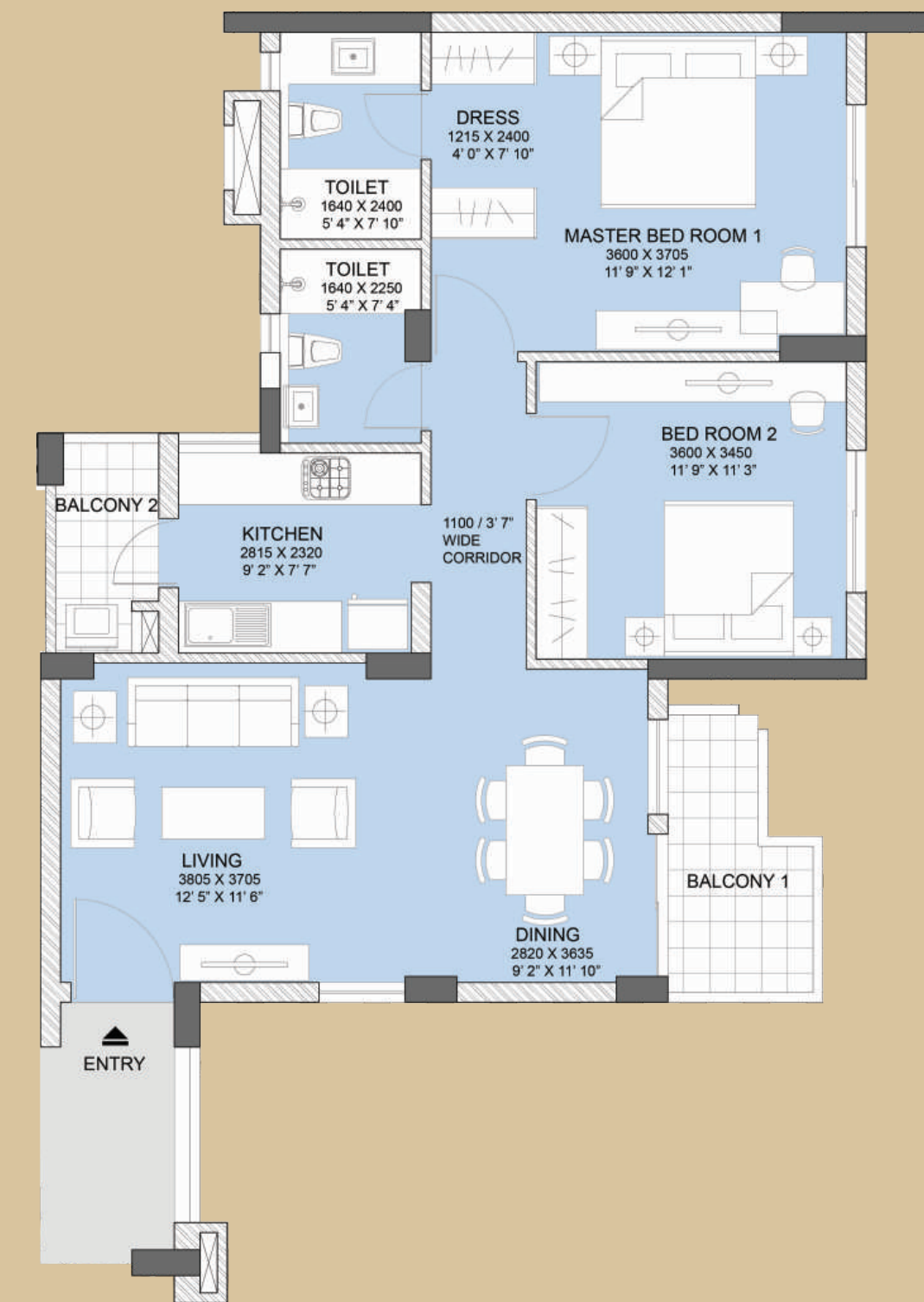
- 1 Retail
- 2 Club Building
- 3 Arrival Court
- 4 EWS Block
- 5 Swimming Pool
- 6 Badminton Court
- 7 Lawn Tennis Court
- 8 Nursery School
- 9 Entrance Courts
- 10 Basement Entry/Exit

1BHK



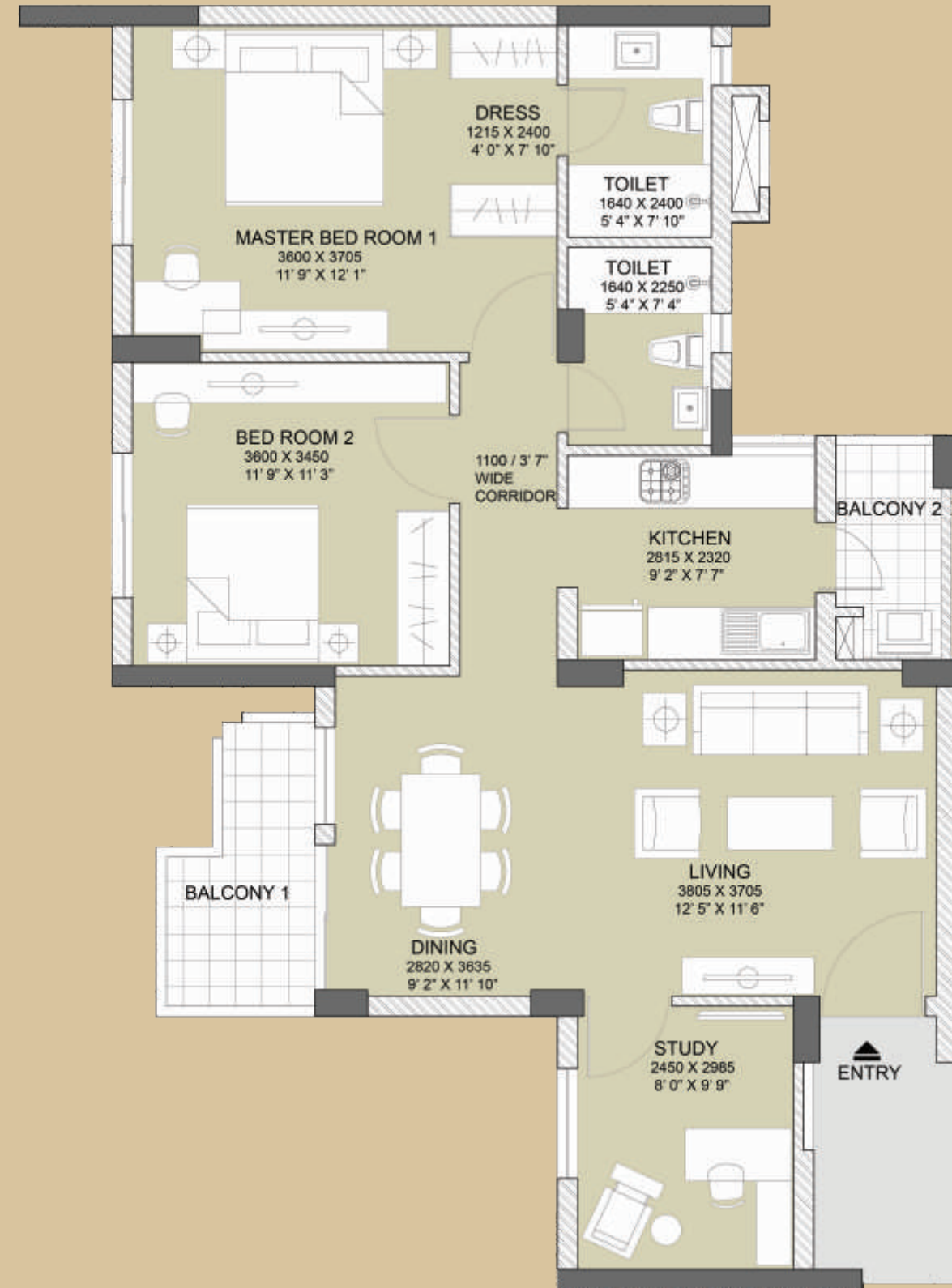
Super Area
907.62 sq. ft.

2BHK



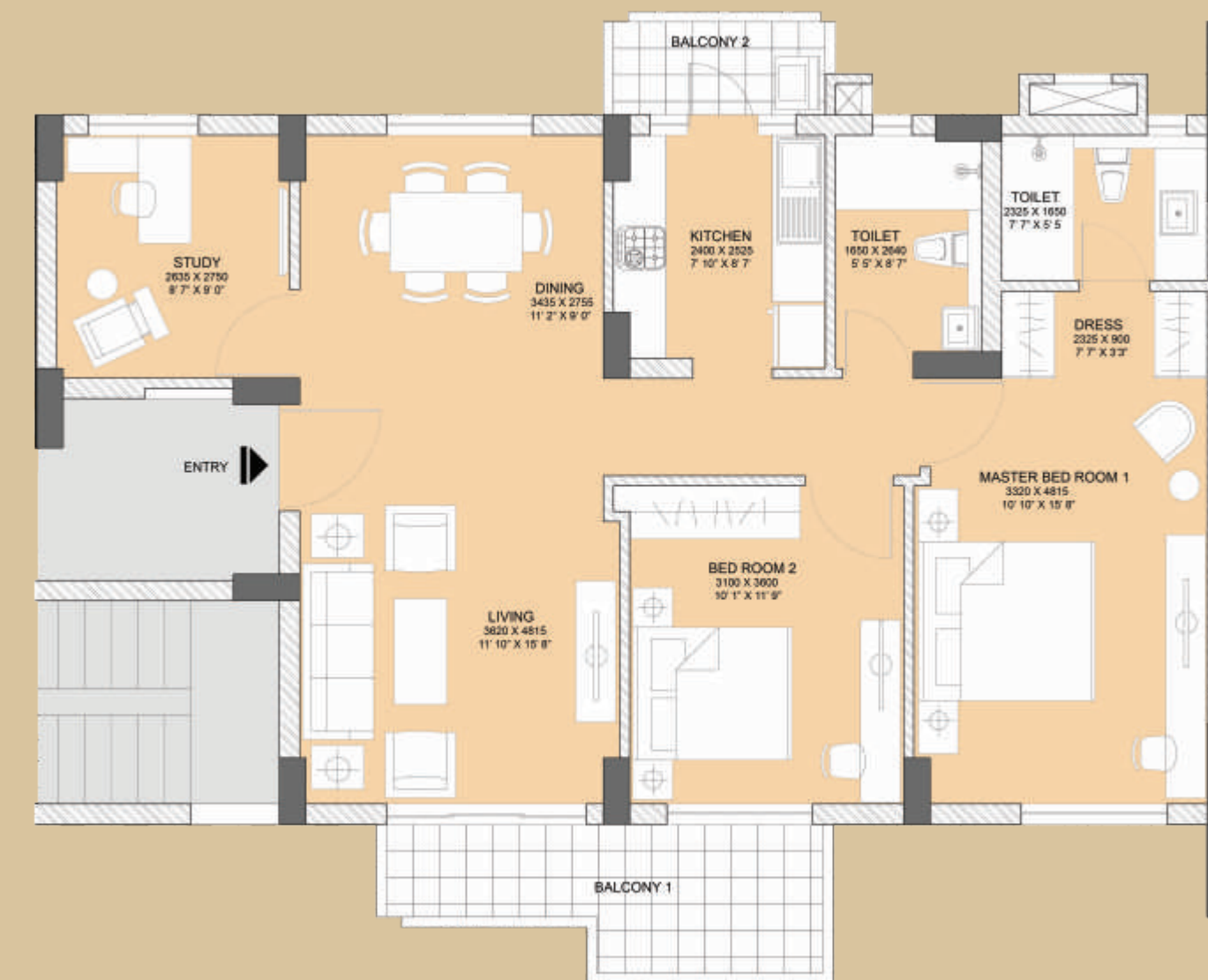
Super Area
1298.05 sq. ft.

2BHK + STUDY (A)



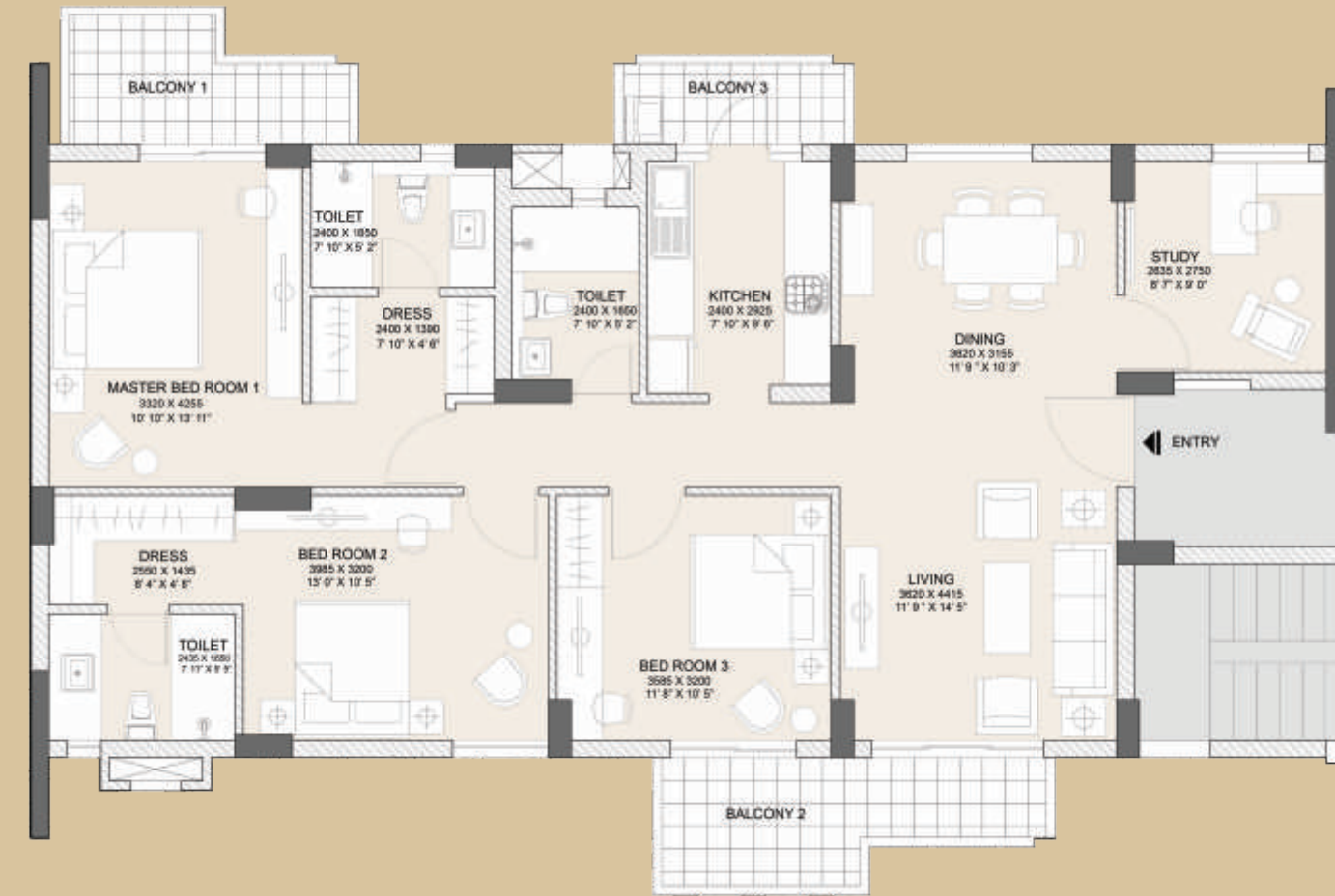
Super Area
1428.08 sq. ft.

2BHK + STUDY (B)



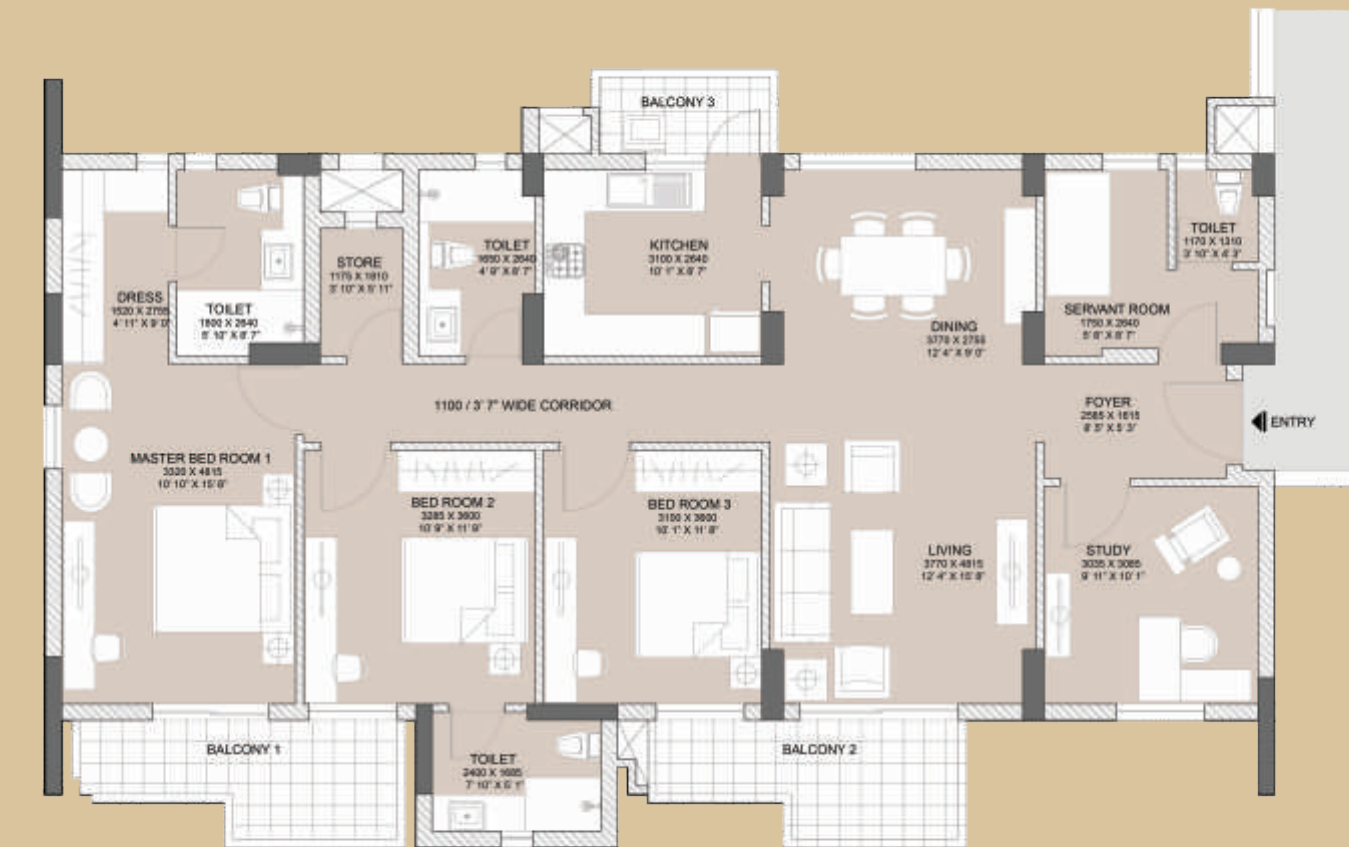
Super Area
1430.39 sq. ft.

3BHK + STUDY



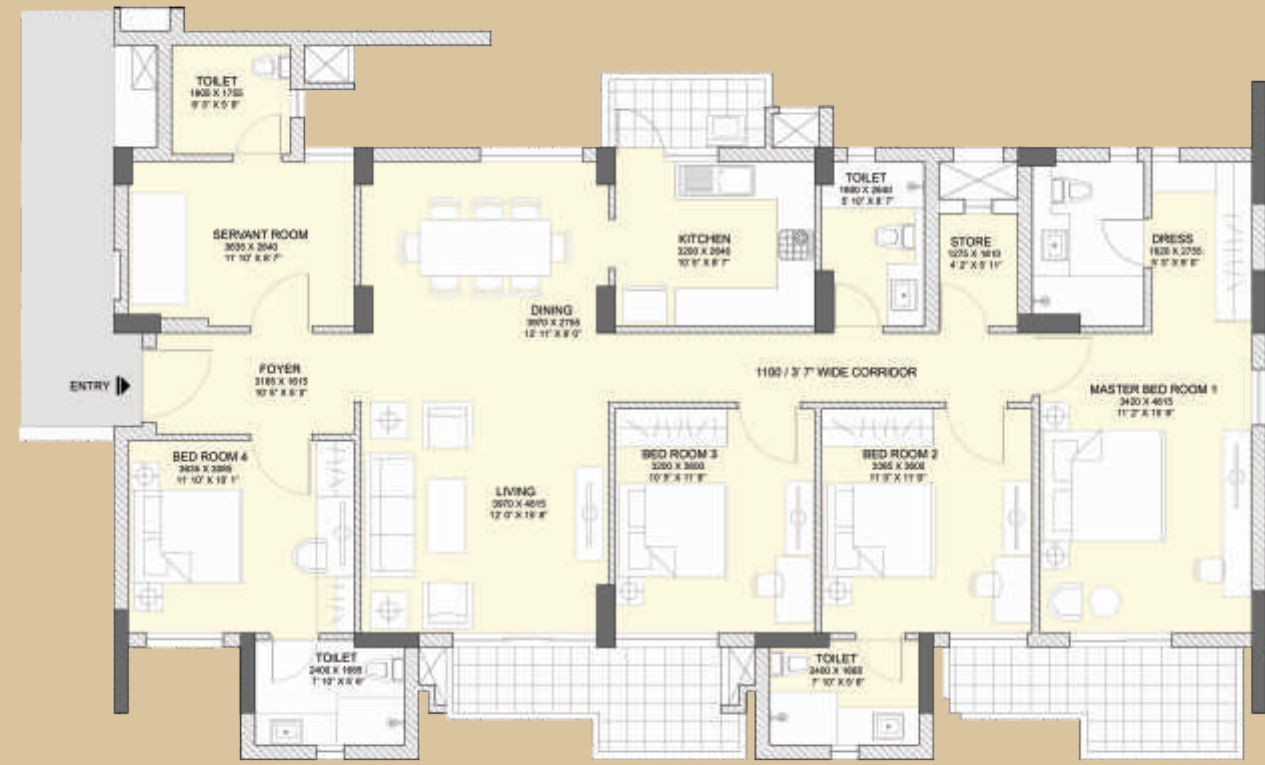
Super Area
1877.53 sq. ft.

3BHK + S + SQ



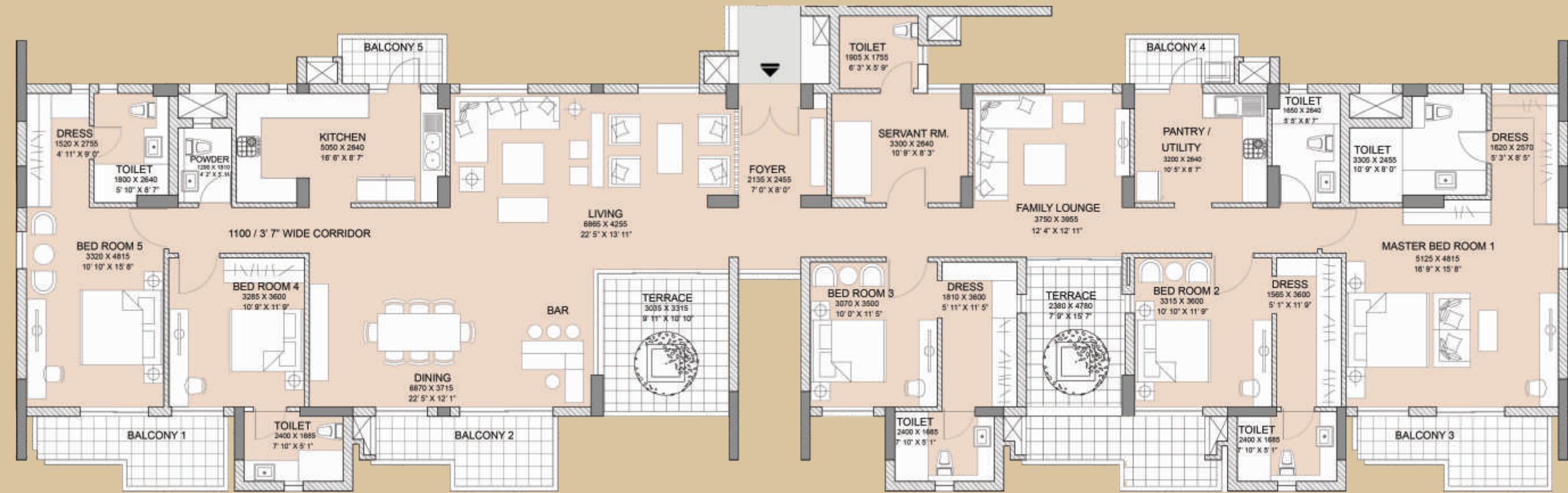
Super Area
2158.33 sq. ft.

4BHK + SQ



Super Area
2423.17 sq. ft.

PENTHOUSE



Super Area
4567.02 sq. ft.

Key plan



Amenities

- Local Shopping Center / Market
- School / Education Site
- Health Facility
- Club / Community Facility
- Commercial / Office
- Creche
- Police Post

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Club View



A world of features & amenities

Sports amenities
Lawn Tennis and Badminton Courts
Skating Court

Recreational amenities
Gymnasium
Outdoor Swimming Pool
Kid's Play Area
Yoga Terrace

Essential amenities
Community Retail
Multi-Purpose Hall
Car Parking in the Basement
Community Parks & Open Spaces



Specifications

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



BEDROOM'S

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	Stainless Steel Sink and mixer of standard makes and brands Provision for installation of Geysers



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 & European Water Closet (EWC) of standard makes & 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



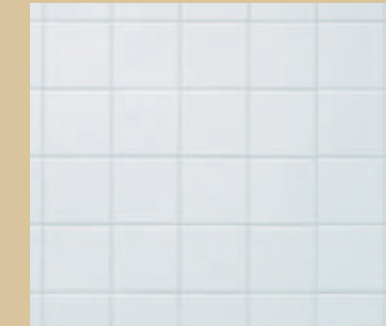
BALCONIES

Flooring	Matt finished / anti-skid ceramic tiles
Wall Finishes	Exterior grade paint on plaster
Ceiling Finishes	Exterior grade paint on plaster
Handrail & 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



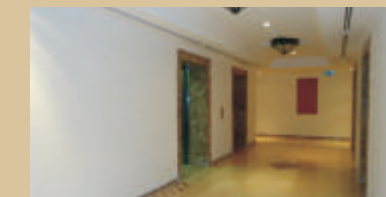
SERVANT'S TOILET

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
Sanitaryware	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 / Indian Marble on Treads, Risers and Landings
Railing	Painted M.S. handrails and balustrades
Wall Finishes	Oil bound distemper on plaster



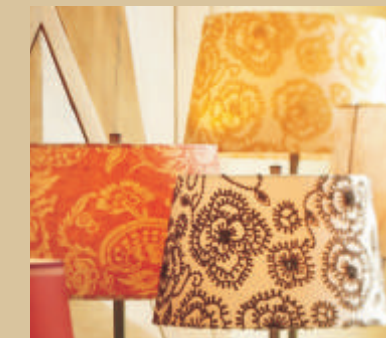
COMMON PASSAGE

Flooring	Polished Indian Stone / Indian Marble
Wall Finishes	Oil bound distemper on plaster
Ceiling Finishes	Oil bound distemper on plaster



ROOF, DOORS, WINDOWS AND EXTERNAL WALL FINISHES

Roof	PCC finish over suitable waterproofing and insulation treatment (COBA or equivalent)
Main Entrance Door	Polished Hardwood frame with polished flush door shutters
Internal Doors Hardware	Painted Hardwood frame with painted flush doors 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 & 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 Electrical points for Air-conditioners provided in appropriate locations in Bedrooms and Living room Adequate power backup



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 Indian stone being a natural material has intrinsic distinctiveness of color and grain. The Applicants / Allottees do not bear any right to raise any objections in this regard.

Drop - Off View



Landscape aspiration

Our landscape aspiration was to create geometric, asymmetric, abstract, yet carefully and consciously balanced green, open and generous space that fills the senses. The road to home will be lined with exotic water features and flora in various colour palettes and will be developed in various zones with careful selection of soft & hard materials and textures.

The meandering green bands weaving through the various plaza and clusters of apartments will offer spectacular views from every balcony to the green parks.



A space for life



Vatika believes in delivering value to all our stakeholders by creating products and services that enhance the value of life.

While real estate is our business, we consider ourselves a service industry... and our service is to design for life – your life. We aim to create spaces that enable you to focus on the things you consider important – whether it is building a business, growing a family, connecting with friends, or simply finding the time and space to pursue your dreams.

We are proud to be associated with international stakeholders such as Goldman Sachs and Baer Capital who share our vision of creating homes, schools, hotels, restaurants, retail spaces, commercial spaces, and business centres that uphold unparalleled quality and reflect timelessness.

Our enviable portfolio of impressive projects covers - residential, commercial, hospitality, education and facilities management... a breadth of vision and scale that covers the range from expansive integrated townships to trendy speciality restaurants to world-class learning environments.

We will continue to harness the power of information, technology, design and our people to create environments that embody the hopes and aspirations of millions, while conducting business with integrity and transparency.



Delivered Projects

Residential

Vatika City, Sohna Road - Gurgaon
Urban Woods at Vatika Infotech City - Jaipur

Commercial

First India Place - Gurgaon
Vatika Triangle - Gurgaon
Vatika Atrium - Gurgaon
Vatika Towers - Gurgaon
Vatika City Point - Gurgaon
Vatika Business Park - Gurgaon
Vatika Professional Point - Gurgaon

Hospitality

The Westin Sohna Resort & Spa
The Westin Gurgaon, New Delhi
Restaurants - Coriander Leaf; 56; Jing; the Fox - Gurgaon

Business Centres

Vatika Business Centre - Gurgaon, Hyderabad, Mumbai
Pune and Bangalore

Facilities Management

Enviro - facilities management by Vatika

Education

MatriKiran, Sohna Road - Gurgaon

Ongoing Projects

Township & Residential

Vatika Infotech City - Jaipur
Vatika India Next - Gurgaon
Vatika City Central - Ambala

Commercial

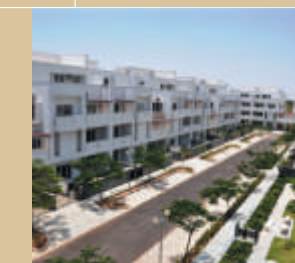
Vatika Mindscapes - Mathura Road
Town Square at Vatika India Next - Gurgaon
Vatika Trade Centre at Vatika India Next - Gurgaon
INXT City Centre at Vatika India Next - Gurgaon

Education

MatriKiran, Vatika India Next - Gurgaon



Vatika City
Sohna Road, Gurgaon



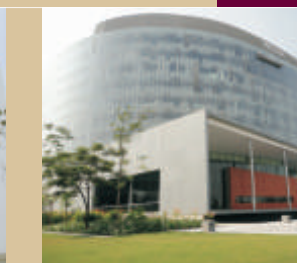
Urbanwoods
Vatika Infotech City, Jaipur



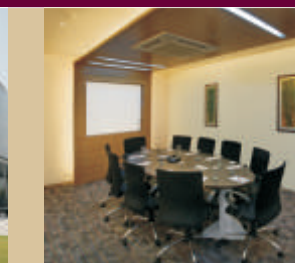
Vatika Business Park
Gurgaon



MatriKiran
Sohna Road, Gurgaon



The Westin Gurgaon
New Delhi



Vatika Business Centre
Pune