



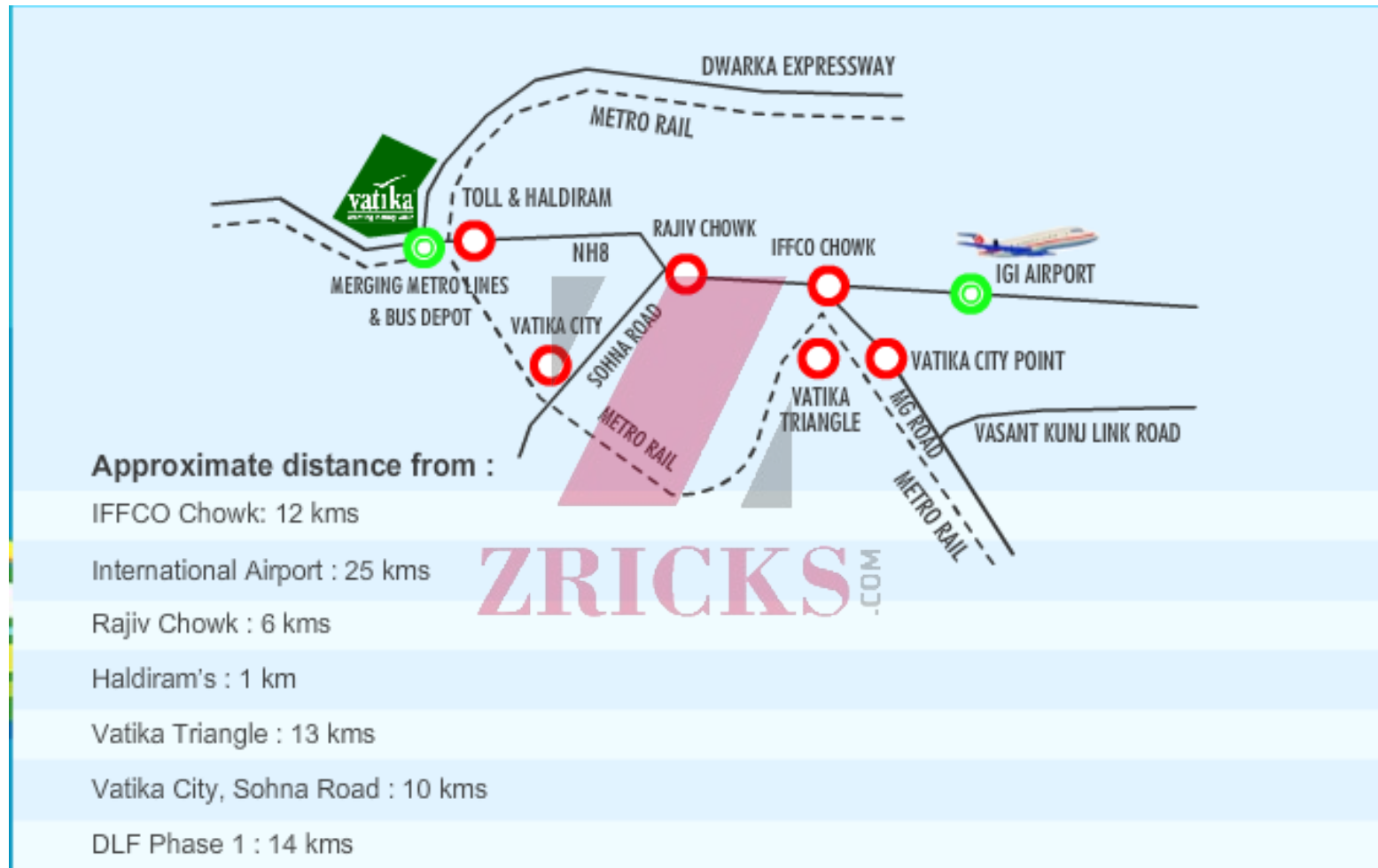
Vatika City Homes, Sectors 81, 82, 82A, 83, 84 and 85, Gurgaon

Overview:-

City Homes residences are designed for optimum space utilization. The mid and low-rise choices offer a variety of apartments within the prestigious Vatika India Next, strategically located on the National Highway 8 (NH-8), Gurgaon.

The apartments provide all that you desire for your dream home at affordable prices. The infrastructure conforms to international standards with lush landscapes and well-planned street architecture. So catch your breath as your dream home unfolds at a dream location...

Location Plan



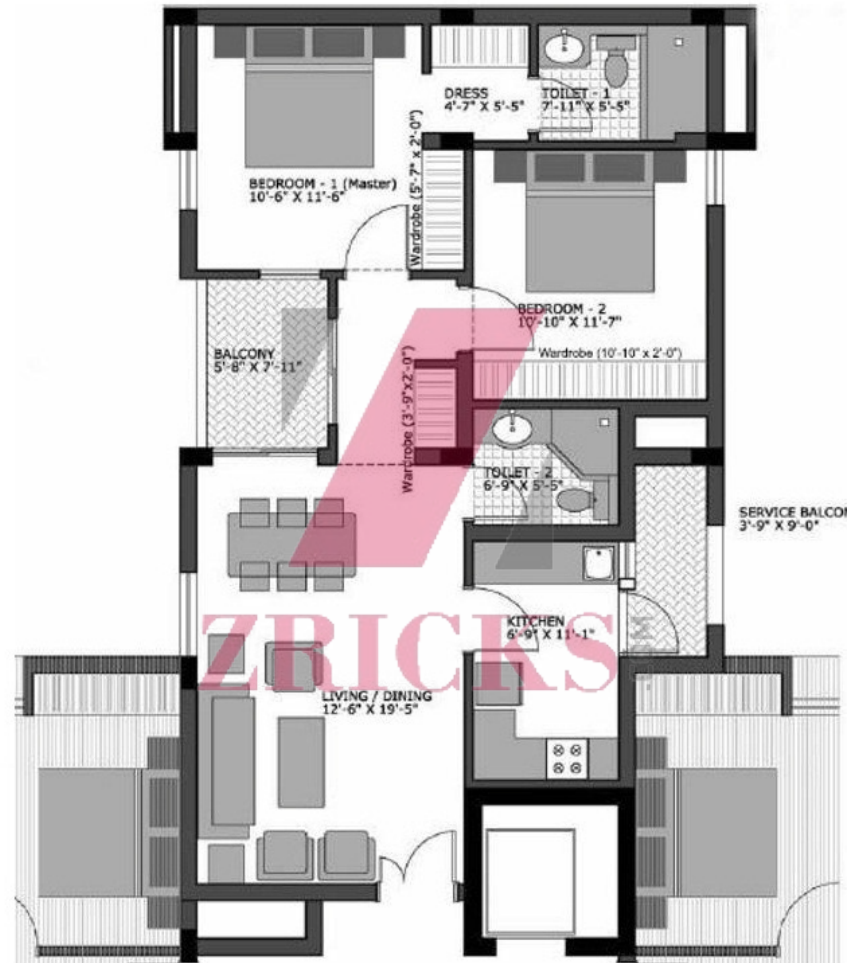
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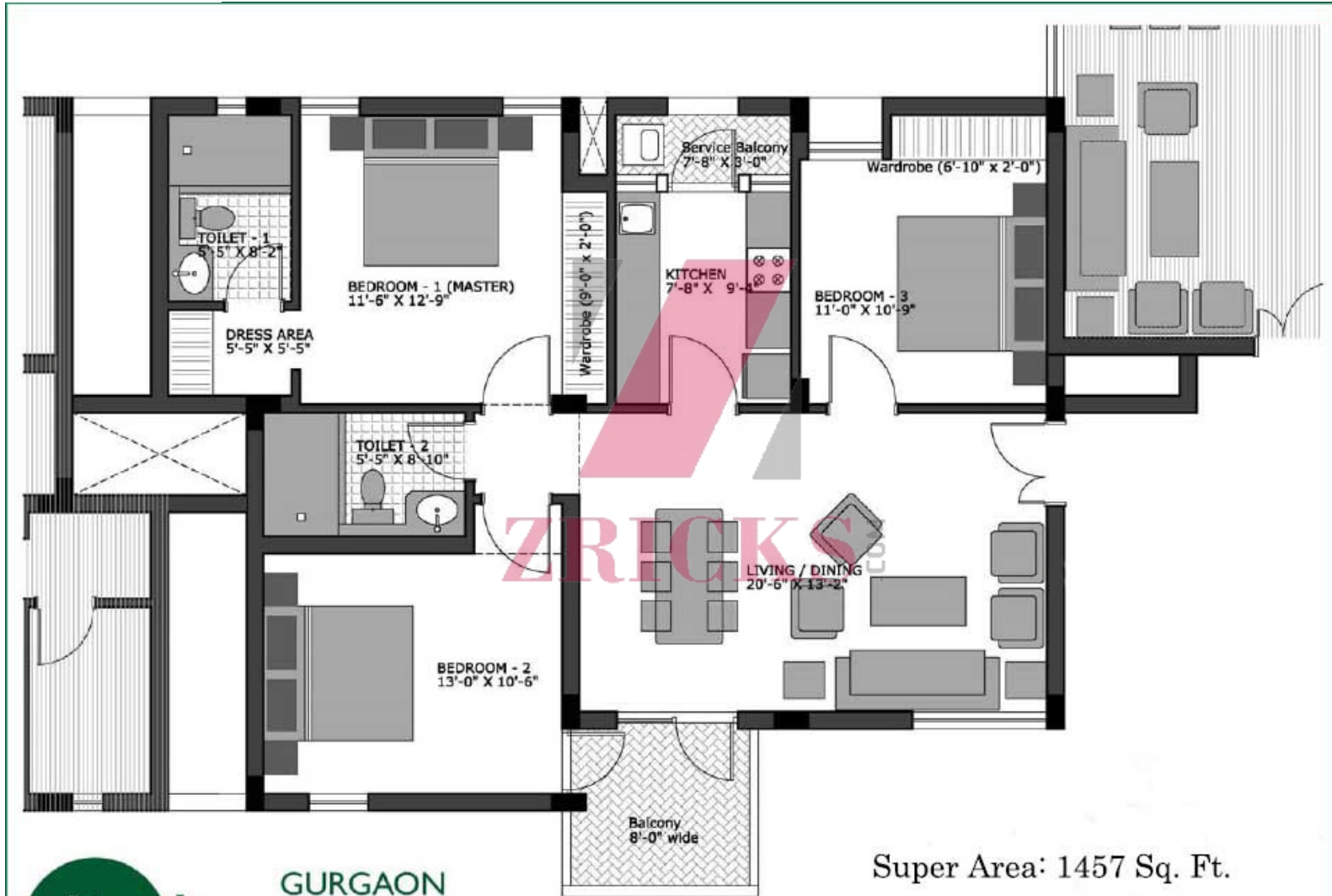
- 500 acre township project spread across sectors 81, 82, 82A, 83, 84 and 85 as per the new master plan of Gurgaon.
- Strategically located on the intersection of two 8 lane expressways – the NH 8 and the new proposed one connecting to north west Delhi
- Walking distance from proposed metro hub at the 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.



Floor Plans

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Super Area: 1457 Sq. Ft.

Typical Three Bedroom

Facilities:-

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

SPORTS FACILITIES

- Sports Area

RECREATIONAL FACILITIES

- Gymnasium
- Kid's Area
- Community Park and Open Spaces
- Community Spaces

ESSENTIAL AMENITIES

- Community Retail
- Car Parking in the basement



Specification

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.

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 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

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

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.

Specification

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 and Accessories : Bib cock, Pillar cock, Ablution tap along with necessary angle valves etc. of standard makes and brands.

Servants Room

Flooring : Matt finished ceramic tiles

Wall finishes : Oil bound Distemper on Plaster

Ceiling finishes : Oil bound Distemper on Plaster

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

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.

Specification

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

Kitchen Cabinets

The Owner shall be provided with an option of a fully furnished modular kitchen in well finished particle board cabinets complete with all the hardware. Selection of such an option shall incur additional cost on the part of the Owner.



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.



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