

THE UNGATED
GATED COMMUNITY.

The logo for 'vatika' features the brand name in a dark green, lowercase serif font. A stylized green leaf or feather-like graphic is positioned above the letter 'i'.



GURGAON 21



Well designed pedestrian walkways

The open green community.



The company of like-minded people. Set amidst lush greenery and generous amounts of space. The freedom to do exactly as you please. The amenities you seek that help you relax and unwind. The features that reflect your personal sense of style. The address that keeps up with your lifestyle and achievements.

Gurgaon 21

The super-secure community that sets you free to live the good life. Enjoy an address that has over 75% open space. Appreciate the privacy of just 960 individual apartments. Choose from different configurations. Revel in the space of an approx 20 acres* property. Stroll along the central loop that wraps its way around the towers. And relax at the club, overlooking the scenic greens.

**1 acre = 0.404 hectare*



B2




C3

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The Central Greens

LEGEND

-  National Highway 8
 -  Current / Proposed Metro Route
 -  Vatika India Next
- Map not to scale



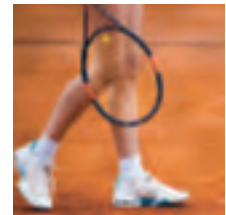
GURGAON 21

-  VATIKA BUSINESS PARK
-  VATIKA CITY
-  VATIKA PROFESSIONAL POINT

PROPOSED METRO ROUTE

*As per Gurgaon - Manesar Urban Complex 2025 Master Plan

The suburban urban community.



UNWIND

- Clubhouse
- Swimming pool
- Gymnasium
- Tennis court
- Kids' play area
- Community centre
- Central green park
- Community retail

DE-STRESS

- Car parking in the basement and on the surface
- Power backup
- Pedestrian walkways
- Primary school
- Facilities management by Vatika

The 'buzz' and dynamism of a city lifestyle. Set amidst blissful peace and vast stretches of greenery. A host of choices, ranging from 2-bedroom apartments of approximately 1230 sq. ft. to 4-bedroom apartments of approximately 2408 sq. ft. with a servants' room. Complete self-sufficiency, within the thriving community of Vatika India Next.

Gurgaon 21 is, truly, made up of pleasurable contradictions. A central loop winds and wraps its way through the lush landscaping around the 12 towers. The vast expanse of manicured lawn and shrubbery greets the eye from every tower, while tasteful pause points provide intimate meeting spaces among the rolling greens. Thoughtful and efficient double basement, and extensive surface parking ensure that you enjoy driving into your home.



Community facilities at Gurgaon 21

Site Plan



The high-class high-tech community.

STRUCTURE

RCC framed structure with infill brickwork designed in compliance with Seismic Zone IV requirements, adequately fulfilling all earthquake safety requirements

LIVING / DINING AREAS, LOBBIES, AND PASSAGE

Flooring

Matt finished stain and abrasion-resistant vitreous / 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 / Indian 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 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

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

SERVANTS' ROOM

Flooring

Matt finished ceramic tiles

Wall finishes

Oil bound distemper on plaster

Ceiling finishes

Oil bound distemper on Plaster

SERVANTS' 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

CP fittings and accessories

Bib cock, pillar cock, ablution tap along with necessary angle valves of standard makes and brands

STAIRCASE

Flooring

Polished Indian stone / Indian marble on treads, risers and landings

Railings

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 / uPVC frame windows with clear glass

EXTERNAL WALL FINISHES

External grade Anti-Fungal / Anti-Algal paint from reputed makes and brands

ELECTRICAL WIRING & 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 ACs 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. 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.



Aerial View of Vatika India Next

There's a city within.



Vatika India Next

The mini-city of Vatika India Next, a 700 acres* development, brings alive sustainable ideas that make life comfortable and convenient. Every space – residential, retail, commercial, education, and healthcare – is thoughtfully planned and conveniently located. Strategically located on NH8, Vatika India Next is spread through the prime sectors – 82, 82A, 83, 84, and 85. It is within walking distance of the proposed metro hub** intersecting the South Delhi-Gurgaon, and Dwarka metro lines. A proposed ISBT project is coming up in the neighbourhood, as is a flyover, which is at the entry point of Vatika India Next. All of this, with the world-class facility management services Vatika is famed for.

** 1 acre = 0.404 hectare*

*** As per Gurgaon-Manesar Urban Complex 2025 Master Plan*

Creating lasting value.



Vatika believes in delivering value 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.

Our vision is to create homes, schools, hotels, restaurants, retail spaces, commercial spaces, and business centres that uphold unparalleled quality and reflect timelessness.

Gurgaon 21

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