



Presenting Limited Edition Luxury Apartments



'Aakriti' means a beautiful form which outshines every creation on this earth. Our motto is '**VISIONEERING PEOPLE**'. Visioneering is made up of two words: VISION & ENGINEERING, Because we have **Vision for the people and We do Engineering for the people**. Our aspiration is to convert people dreams into reality through our Engineering and provide the best quality, latest and innovative building developed by most advance technologies.



Aakriti Group feels honoured to present '**AAKRITI VASTUS**', a vast residential project full of luxury amidst Greenry, with all the modern amenities for your family and friends. A project you would be proud of living in. 'VASTUS' is a latin word which means vast and open space. Aakriti Vastus has been planned accordingly to suit its name i.e. Vast and Open. A place where Comfort and Luxury has no boundaries.



Learn about us...

Aakriti Group is an integrated real estate developer focused on premium developments. The company aspires to be among the top real estate companies. Aakriti has completed several landmark projects across Delhi-NCR. Aakriti reflects trade attributes of impeccable professionalism and benchmark of quality. Every individual who is a part of Aakriti, strives to ensure quality in the areas of design, project management, execution and infrastructure development.

We aim to build inspirational development for our customers with distinctive design, quality construction and finishing. Everything we do is aimed at delighting our customers and ensuring their loyalty over the long term, surpassing customer's expectations.

Aakriti pays as much attention to what the resident will not see as to the exteriors that they will enjoy. From the concrete in the foundation to the wiring hidden in the walls every component meets executive specifications before the property is released. Although one may never see these time consuming process, what they see is the result- Homes that are not only beautiful but safe, quite and energy efficient.

Aakriti Group wants to become a Global organization whose very name spells Safety, Satisfaction, Sustainability & Commitment.. Aakriti's core values of Transparency, Clear Titles and Ethical Business Practices has set the company apart. A strict adherence to statutory compliance has earned Aakriti admiration from all its esteemed customers.

How are we different ?

At Aakriti the quality of services provided to the customer(s) of the firm is of paramount importance. By applying Total Quality Management (TQM) in residential real estate development, Aakriti Group is

addressing the quality of agent services delivered to the customers and clientele of the residential real estate firm.

We evenly emphasis on Building Information Modeling that provides a proof of the value created for the owners & developers and conveys evidence in a framework that follows the actual phases of Construction and the task of a real estate development project. Some of the reasons why all our projects have met with immense success-

- Ideal Locations
- Impeccable quality of construction
- Awesome amenities and
- Reasonable prices

Adding to this the dedication of the work force and the determination of the management, you get a property that's almost like made to order - just perfect.

Goodwill in the market place.

We have a reputation for consistently delivering high quality construction services in a timely and cost-efficient manner. This one quality coupled with a host of others that comes with our experience in the industry is what brings us clients-both new and repeat.

Project Efficiency.

There is absolutely no compromise on quality, because we work in conjunction with all the project managers, architects, suppliers, sub contractors and all those potentially involved in the project, With a single minded goal of delivering what is promised..



Redefines the
new
lifestyle
in living!



live
Lavishly




vastus
Live Luxury Immensely

Features

- Best Location.
- Passive Designing.
- Sustainable Development.
- Two side open corner plot.
- Upcoming metro station in nearby vicinity.
- Reception & waiting lounges in every tower.
- Aromatic Gardens and Graveled Paths.
- Impressive Façade Work.
- Water Bodies with Fountains.
- Spacious Balconies.
- Convenience Shopping.
- Cross Ventilation in every room.
- Building materials according to Green Norms.
- 24x7 Power backup.
- Eco Friendly & Wi-Fi Enabled Complex.
- 3 Tier Security including electronic surveillance.
- Intercom Facility.
- Water Supply.
- 3 flats per floor in tower A.
- 2 lifts per block.
- Solar Panels.
- Pollution Free Environment.
- Safe Area.
- Water Sprinkler & Smoke detector for Safety.
- Fire Tower
- Public Facilities.
- Optimum daylight interior.
- Covered Car Parking.
- Use of rain water harvesting.
- Energy efficient fixtures and luminaries.



Well Planned Location



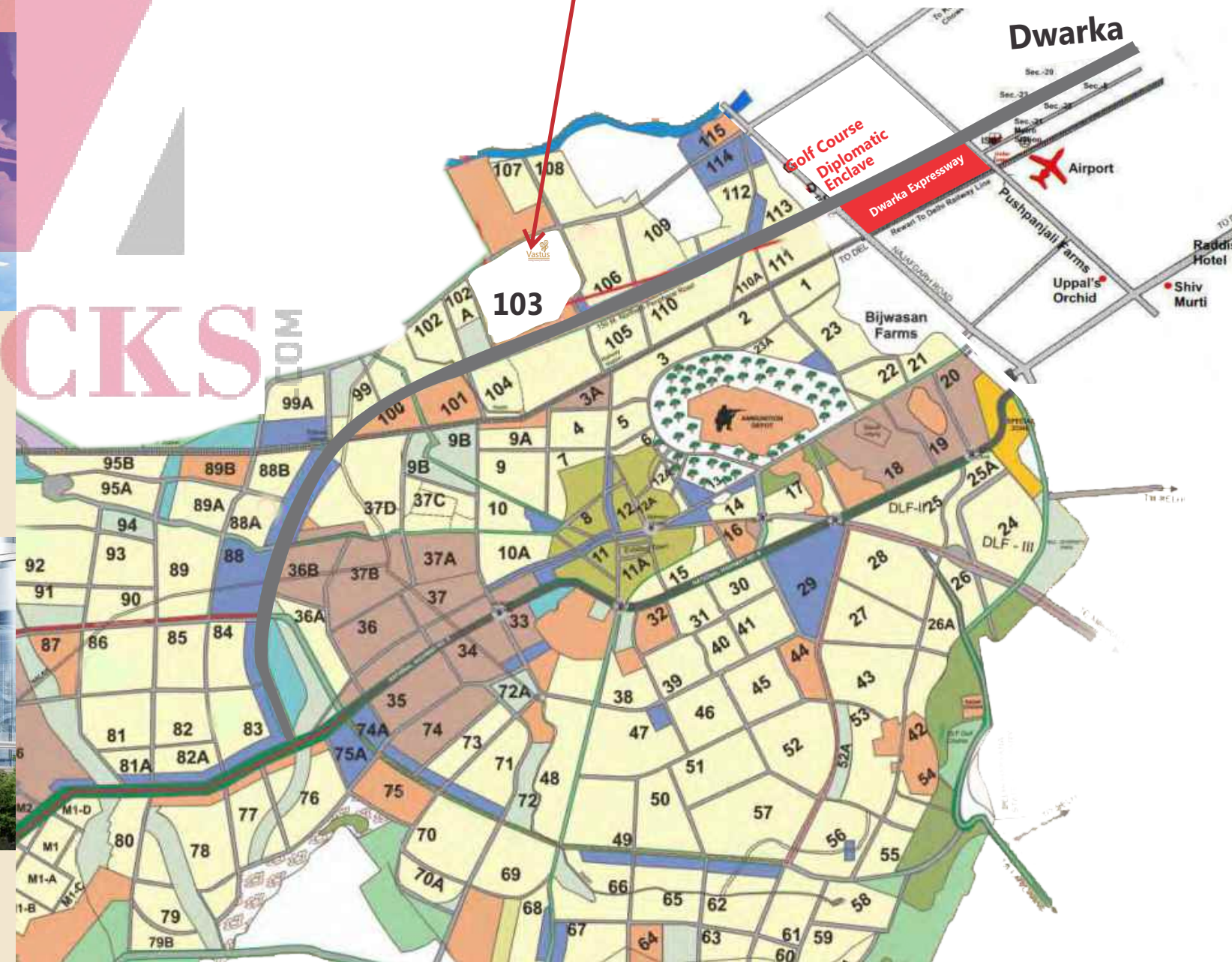
LOCATION

Distances (approx.)

- 5.0 km From IGI Airport
- 5.0 km From Dwarka
- 5.5 km From Columbia Aisa Hospital
- 5.5 km From Ansal Plaza Mall
- 7.5 km From Metro Station Dwarka Sect. 21
- 7.5 km From IFFCO Chowk
- 10.0 km From Cyber City
- 10.0 km From Ambience Mall, Gurgaon
- 17.0 km From Vasant Vihar
- 18.0 km From Dhaula Kaun



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When it Comes to Location, **Aakriti Vastus** at optimum, takes utmost pride in flaunting innumerable geographical benefits it offers to its residents. An increasingly preferred destination by most property seekers. In future **Aakriti Vastus** could offer excellent connectivity and conveniences, embellished by nature's beauty.

Its an often-quoted remark that when buying a property, there are only 3 things- LOCATION.. LOCATION.. LOCATION.. This emphasis on where the property is sited rests its argument that location will determine the quality of your life & how fast-or-how slow your property will appreciate in value. Of course the variety of market forces dictate the price of real estate, but its safe to assume that the more urbanized the area is, the more expensive the property becomes.

In India, Location matters as well as property's Structure & Facilities. Therefore, we at **Aakriti Vastus** have also specifically focused on Excellent Location for your Dream Home.

Inspired amenities let you escape into your world.

Healthy Living



- Children's Play Area
- Jogging Track
- Ample Landscaping with green area in the site
- Badminton / Volleyball / Basketball
- Yoga and Aerobics Lounge
- Club House
- Swimming pool
- Gymnasium






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 Live Luxury Immensely



Modern Construction & Technology Adopted in the Project



Crystalline Water Proofing For Retaining Walls



Crystalline waterproofing is the revolutionary technology that has changed the way the concrete structures resist the elements - by waterproofing them from within. Crystalline waterproofing waterproofs concrete through millions of microscopic crystals, which completely fill pores and spaces in concrete and permanently block water seepage. These same crystals also make crystalline waterproofed concrete self-sealing as they re-activate in the presence of moisture to permanently repair and waterproof hairline cracks before the concrete sustains any damage.

Controlled Temperature Concreting:- To Control temperature of Concreting between 23 to 32°C

Non Destructive Test (NDT) for testing strength & integrity of Concrete

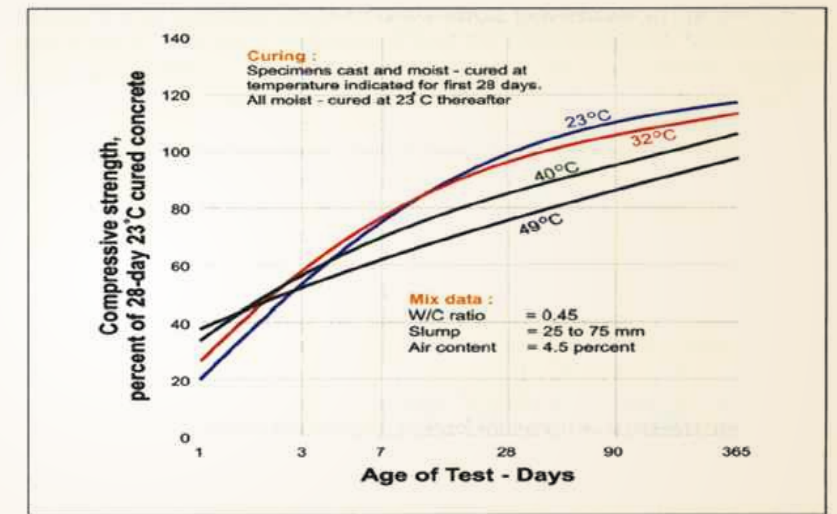


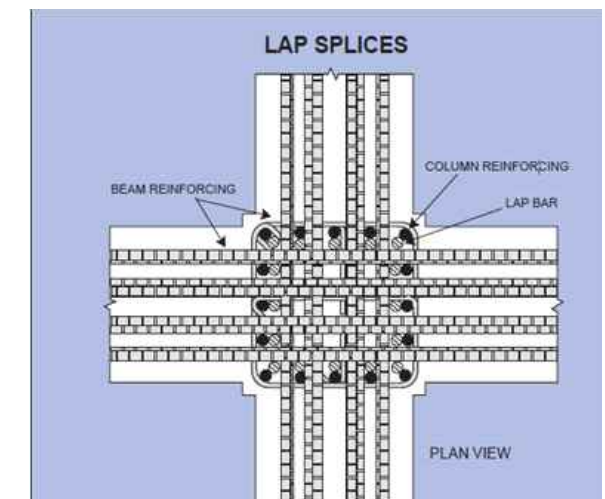
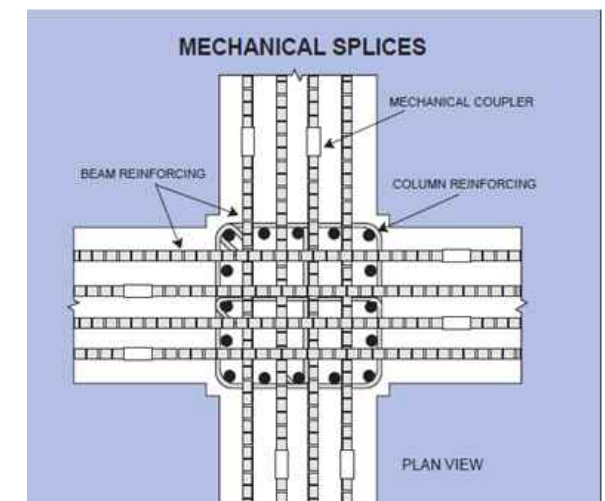
Figure No. 2 : Effect of high temperatures on concrete compressive strength at various ages.

Advantages of Using Coupler:-

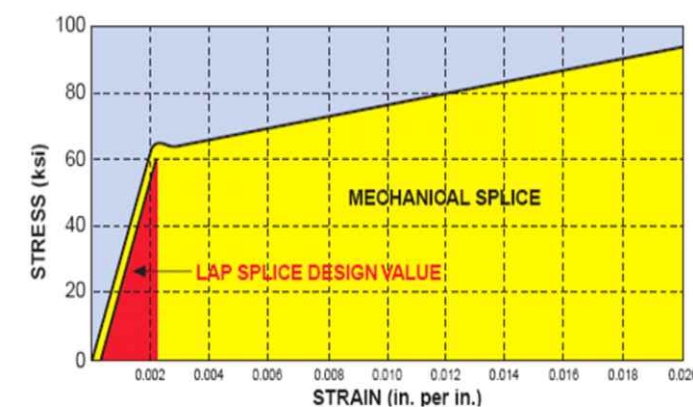
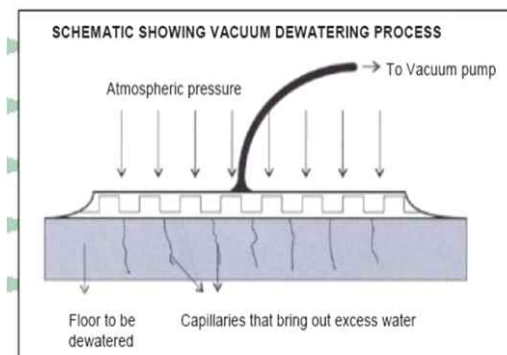
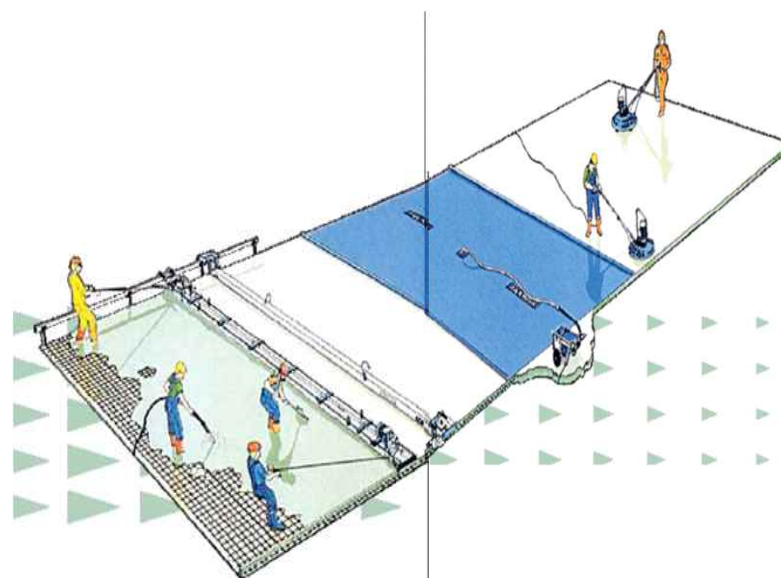
Mechanical systems are more reliable than lap systems because they don't depend on the concrete for load transfer.

Mechanical connections offer greater structural integrity. Mechanical splices offer strength and toughness during man-made, seismic or other natural events.

Codes require that mechanical splices deliver higher performance than typical design lengths for lap splices. Mechanical splices eliminate tedious lap calculations. Lap splicing increases rebar congestion at the lap zone and are one of the major causes for forming rock pockets and voids in the concrete.



Vacuum Dewatered Flooring.



Some More Modern Construction & Technology Adopted in the Project

- SCBA:- Best project with respect of Social Cost Benefit Analysis.
- Non Destructive Testing (NDT) for testing strength and integrity of Concrete.
- Slurry Coated Reinforcement Bars for better bonding with concrete and protect steel surface from the attack of Sulphate and Chloride ions.
- Better Quality Admixture:- Polycarboxylate (PC) based Super Plasticisers eg. Glenium & Air Entraining Agents for better Compressive strength.
- Sustainable Building:- Passive designing & Orientation for better comfort of living.
- Steel: Tata/Sail Steel or equivalent with proper lap Zone maintained.
- Shuttering: Alluminium Based/ Plastic Based or equivalent.
- RO water used for Curing structure.
- Sill Armour for expansion joints.
- Insert Plates in balcony area for better strength & durability.
- Blower room in Basement for better ventilation.
- Proctor test/ Modified proctor tests for internal roads for better and long life of surface of roads.
- Fire Tower in Staircase.
- Double layered MAS water proofing systems for non-tower area.

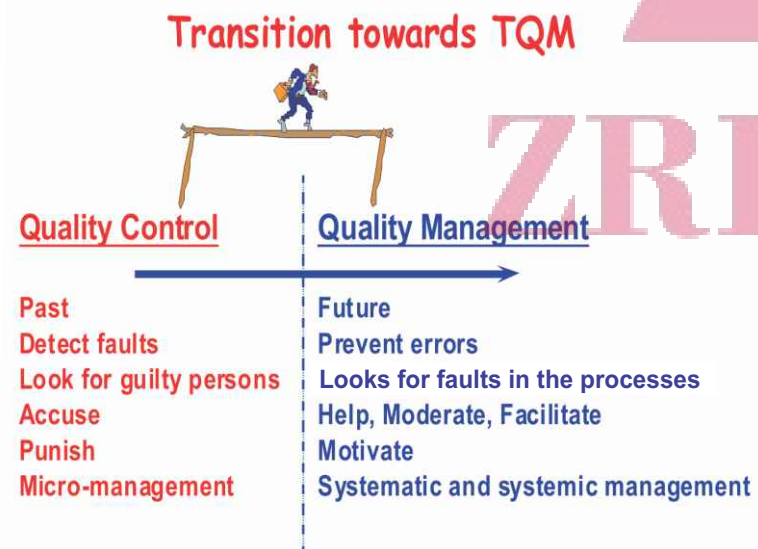
Traditional Ply/wood-Based Formwork



- The support of formwork are not in plumb and are not cross-braced.
- The ground support of ballies are poor & therefore "settle" the formwork.
- The shuttering is poorly made with cracked & warped timber planks having lots of holes & knots.
- Ballies are resting on bricks or bricks pillars.
- All of the above result in an uneven and poor finish.
- Huge wastage of wood and large ecological foot prints.

TQM (Total Quality Management) :-

Total Quality Management / TQM is an integrative philosophy of management for continuously improving the quality of products and processes. TQM is based on the premise that the quality of products and processes is the responsibility of everyone involved with the creation or consumption of the products or services which are offered by an organization, requiring the involvement of management, workforce, suppliers, and customers, to meet or exceed customer expectations. So, We not only do Quality Control but Total Quality Management to provide better Customer focus approach.



Quality

Modern Aluminum-Based Formwork

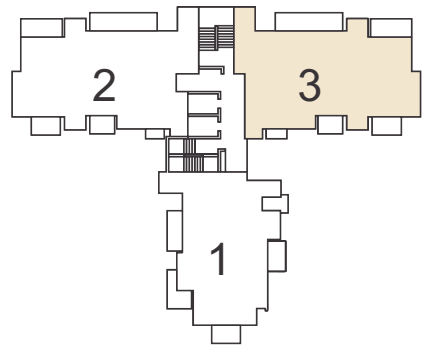
- Always in plumb and cross-braced.
- Always zero-error fitting and finish.
- Optimal ground support from props.
- Perfect aluminum finish everywhere.
- Monolithic casting
- Always properly tightened.
- Always a proper base.
- Always a perfect finish.
- No wastage of wood.



RO Treatment Plant

Water being used in construction is treated by RO water treatment plant as water in Gurgaon is very hard with a lot of salts. This treatment removes all the salts that may be harmful for the structure, curing, plaster, brickwork and paint.



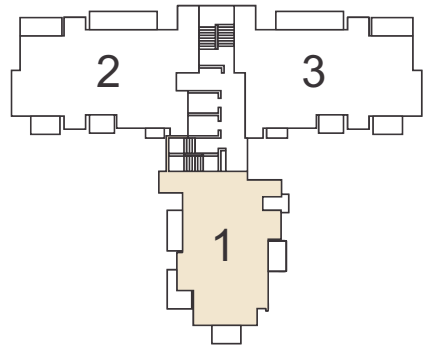


UNIT PLAN

TOWER A
TYPE- 4BHK+S
Super Area = 2740 Sq. ft



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UNIT PLAN

TOWER A
TYPE- 3BHK+S
Super Area = 2215 Sq. ft



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Plan A - Down Payment Plan

Booking Amount	10% of BSP
Within 30 Days of Booking	5% of BSP +
Within 60 Days of Booking	80% of BSP + Parking + PLC + EDC/IDC
On Offer of Possession	5% of BSP + CM + EEC + FFC + PB + IFMS

Plan B - Construction Link Payment Plan

Booking Amount	10% of BSP
Within 30 Days of Booking	10% of BSP
Within 60 days of booking	10% of BSP
On Start of Excavation	10% of BSP + 50% of EDC & IDC
On Start of Ground Floor Slab Casting	10% of BSP
On Start of 3rd Floor Slab Casting	10% of BSP + 50% of EDC & IDC
On Start of 6th Floor Slab Casting	10% of BSP
On Start of 9th Floor Slab Casting	5% of BSP + 100% of PLC
On Start of 12th Floor Slab Casting	5% of BSP + 50% of Car Parking
On Start of 15th Floor Slab Casting	5% of BSP + 50% of Car Parking
On Start of Top Floor Slab Casting	5% of BSP + CM
On start of External Plaster	5% of BSP + EEC + FFC
On Offer of Possession	5% of BSP + PB + IFMS + Other Charges

Note :

(BSP)= Basic Sale Price, (CM) = Club Membership, (P.B) = Power Backup, (PLC) = Preferential Location Charges, (EDC) = External Development Charges, (IDC)= Infrastructure Development Charges, (IFMS) = Interest Free Maintenance Security , (EEC) = External Electrification Charges, (FFC) = Fire Fighting Charges.

NOTE:

- Above payment plans are applicable for the payment of Basic Cost, PLC, EDC, IDC, EEC, FFC, Club Membership Fees, taxes, Govt. levies and other charges etc. as applicable shall be payable as and when demanded by the Company.
- Under Construction linked payment plan installments will become due as per construction status achieved at the site irrespective of the serial order mentioned above.
- If at any time of booking any or more construction stages mentioned in payment plan has already been completed, the total amount payable in respect of such stages shall have to be paid within 45 days of booking.
- Delay in payments attract interest as per the allotment letter.

Specifications

Area	Item	Specifications
1. Drawing / Dining Room	Floors	Vitrified tiles of (Size 2'x 2'). Brand : Kajaria/Somany or Equivalent.
	Windows	Aluminum Powder coated windows.
	Fixture & Fitting	Modular electric switches. Brand : Anchor, Havells, legrand or Equivalent.
	Walls	Low VOC Paint
	External & Internal Doors	Wooden Flush Doors
	Ceiling	Low VOC Paint
2. Master Bedroom	Floors	Laminated wooden flooring in Master Bedroom
	Windows	Aluminum Powder coated windows.
	Fixture & Fitting	Modular electric switches, Brand Anchor, Havells, legrand or Equivalent.
	Walls	Low VOC Paint
	External & Internal Doors	Wooden Flush Doors
3. Bedroom	Floors	Vitrified tiles of (Size 2'x2') Brand Kajaria/Somany or Equivalent.
	Windows	Aluminum Powder coated windows.
	Fixture & Fitting	Modular electric switches, Brand Anchor, Havells, legrand or Equivalent.
	Walls	Low VOC Paint
	External & Internal Doors	Wooden Flush Doors
4. Toilet	Floor	Designer Anti Skid Tiles of Kajaria/Somany or Equivalent.
	Windows/Ventilator	Aluminum Powder coated windows/Ventilator
	Fixture & Fitting	Washbasin & W.C of "Hind ware/ Cera/ Parryware" or equivalent C.P. fittings of Jaquar/Marc/Kohlar or equivalent.
	Walls	Designer Ceramic Tiles of Kajaria/Somany or Equivalent up to 7'ht
	Internal Doors	Wooden Flush Doors
6. Kitchen	Floors	Vitrified tiles of (2'x 2' in size), Brand Kajaria/Somany or Equivalent
	External Door & Windows	Aluminum Powder coated Doors & windows.
	Fixture & Fitting	C.P. fittings of Jaquar/Marc/Kohlar or equivalent.
	Slab	Working Platform with Black Granite Marble top with Stainless Steel Sink.
	Walls	Designer Ceramic Tiles of Kajaria or Equivalent up to 2'ht above Counter.
7. Balconies		Ceramic Tiles Flooring, MS Railing
8. Power Backup		100% Power Backup, 24x7
9. Elevators		OTIS/KONE or Equivalent
10.. Amenities		Swimming Pool, Club , Air Conditioned Gymnasium Badminton court, Table tennis

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ZETA

- | | |
|---------------------------|----------------------------|
| 1. Main Exit & Entry gate | 11. Half Basket Ball Court |
| 2. Parking | 12. Lawn Tennis Court |
| 3. Main Pool | 13. Space for Tower B1 |
| 4. Sitting Area | 14. Green Lawn |
| 5. Jogging Track | 15. Jogging Track |
| 6. Amphitheatre | 16. Banquet |
| 7. Children Play Area | 17. Club |
| 8. Landscaped Garden | 18. Ramp For Basement |
| 9. Badminton Court | 19. Exit From Basement |
| 10. Space for Yoga | |



Site Plan



www.aakritiindia.com



Art Constructions Pvt. Ltd.

(A Unit of Aakriti India Group)

Delhi Office : A-269, Surajmal Vihar, New Delhi-110092

Site : Sector 103, Dwarka Express Way, Gurgaon, Haryana

Ph. : +91 11 42427611

E-mail : info@aaakritiindia.com