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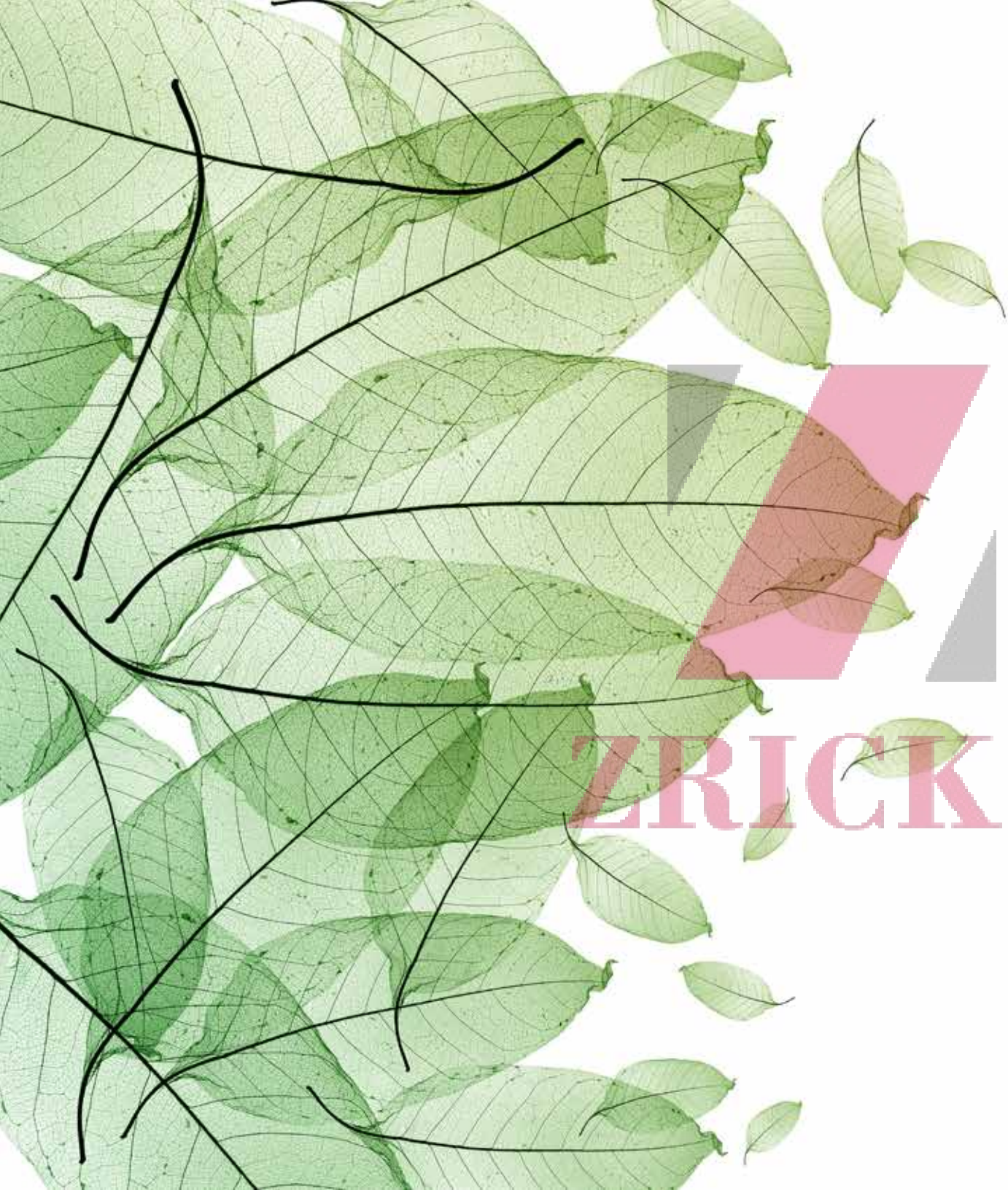
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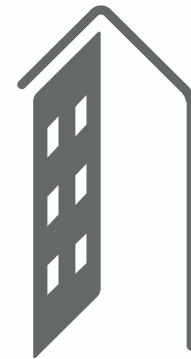
**EDEN HEIGHTS**





  
**EDEN HEIGHTS**

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# Delhi Master Plan 2021

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Delhi has witnessed a huge gap in the demand and supply of housing units. When the MPD was reviewed in 2006, it came to light that only 3.5 lac units are being provided by DDA whereas the need is for 35 lac units. This has forced the people to live in unauthorized colonies which are lacking basic civic amenities and moreover are still of agricultural land status.

The Government has realized this slackness and notified a new plan known as MPD 2021 vide Gazette Notification No. SO 141 dated 07/02/2007. MPD 2021 envisages involvement of private sector in the development of land and provision of infrastructure services as an improvement over the current scheme of large-scale development and acquisition of land entrusted to Delhi Development Authority (DDA).

The Delhi Master Plan 2021 has divided the National Capital Territory of Delhi into 15 zones for convenience and administration of development. In order to provision the population growth and infrastructure requirement of the city, these zonal plans have been developed with the approval of the Government of India.

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## Key highlights of Delhi Master Plan 2021

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- New policy initiatives to develop and accelerate Delhi into a WORLD CLASS METROPOLIS
- Aims to address issues like accommodating larger population, strengthening of infrastructure, creation of more open spaces and redevelopment of congested areas
- Development of all zones as integrated townships with abundance of greens has been proposed
- Commercial redevelopment of industrial areas with adequate infrastructure
- Development of healthcare, educational and transportation facilities

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## Vision

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Vision – 2021, the guiding principle for the framework, formulation and subsequent / forthcoming rollout / implementation of the Master Plan – Delhi – 2021 is to make “Delhi a global metropolis and a world class city”.

- Conducive atmosphere and infrastructure for people to conduct themselves in productive, qualitative and sustainable environment
- Provision of adequate housing and addressing the problems of small enterprises
- Dealing with the issues of slums and upgradation of old and dilapidated areas
- Conservation of the environment and preservation of Delhi's heritage

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## Land Pooling Policy

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Land Pooling Policy aims to prevent selling of land without the owner's consent. This policy assures fundamental changes in the way of acquisition and development of land in Delhi.

- Policy approved by Urban Development Ministry on September 5, 2013
- Under the policy, landowners can surrender their land holding into the central pool and be a stakeholder to the development proposed
- Once the land is pooled, the landowner would get back 48 or 60 percent of total land as developable land
- DDA would retain the remaining land with them for the creation of infrastructure as well as to monetize it
- Fair process for everyone irrespective of the holding size

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## DDA Working with Private Sector

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Acquiring land has become very difficult in Delhi in the past two decades and hence land acquisition and planned development has not kept pace with the increasing demands of urbanization.

- Process being constantly challenged by land owners due to low compensation as compared to market value
- Entrance of private sector in collaboration with land owner in land development
- Provision for developed patch of land back to the owner instead of compensation
- Consolidation of the private land by its owner through pooling and surrendering it to the DDA

# DDA - L ZONE



## EDEN HEIGHTS

The Zone L of West Delhi is contemplated to be a major hub for population in the near future. The zone covers an area of 22,979 hectares and is located in the South West Delhi, hence is closest to South Delhi. The zone shares boundary with Gurgaon and is in close proximity of IGI Airport. In order to meet the rising standard of living of the metro city life, the zone is decked with elite amenities and has access to the upcoming Delhi's largest Golf Course.

### Location and Area

The zone covers an area of 22,979 hectares and is surrounded by the following:

- NH - 10/ Rohtak Road and Railway Line, in the North
- Zone 'K' mainly comprising of Dwarka - Sub City, in the East and
- The National Capital Territory of Delhi boundary on its southern and western sides

### Key Highlights

- Green belt identified area along the NCT Delhi boundary and permission to farmhouses & villas
- Allotment of approx. 900 acres in L Zone for water reservoir
- Proposed to be planned for 20 lac population





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## Public & Semi Public Facilities

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**Healthcare Facilities:** A hierarchy of health facilities / hospitals has been proposed to meet the requirement of 20 lac population of the zone and to provide 5 hospital beds per thousand population.

**Educational Facilities:** To enable optimum utilization of resources and available education infrastructure, need to formulate policies and norms have been recognized in the Master Plan. Also, land measuring about 53.6 hectares is to be kept for higher education.

**Sports Facilities:** In the zone, a site of about 17 hectares already exists for Sports Training Institute. New sports facilities have to be provided in the zone in a hierarchy of divisional Sports Centre / Golf Course, District Sports Centre and Community Sports Centre.

**Communication Facilities:** Two plots of Head Post Office each 2500 sq mtr and two plots of Telephone Exchange each of 2500 sq mtr are to be provided. Remote subscriber units within radius of 3 km each of 300 sq mtr shall also be provided in the sector / scheme at appropriate location.

**Security & Safety Facilities:** Adequate number of Police Stations / Police Posts and Police Lines shall be provided in public use. The requirement of 13 hectares land for security facilities and 15 hectares for safety facilities such as Fire Station has been proposed.



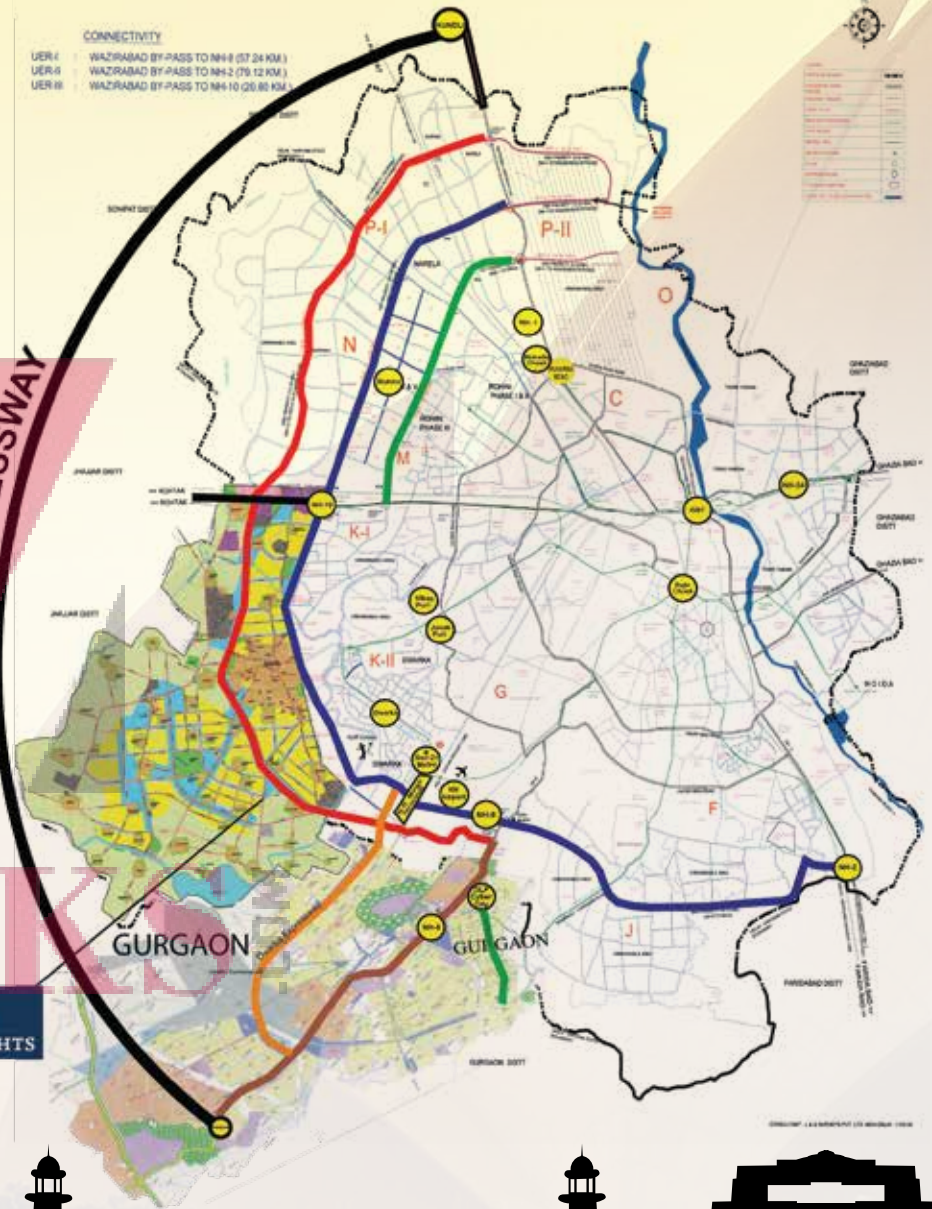
# Location

## Connectivity to L-Zone

- 0 km from Dwarka sub city & Gurgaon
- 0 km from Golf Course & Football Stadium
- 5 min from Diplomatic Enclave
- 2 km from upcoming Dwarka-Gurgaon express way
- 2 km from Dwarka sec-21 metro station
- 10 min from IGI Airport, NH 8 & N. R. Mega Terminal
- 10 min from IP University, NSIT & NLU
- 10 min to forthcoming AIIMS-2

KMP EXPRESSWAY

EDEN HEIGHTS





# South West Delhi

- UNIVERSITY
- DELHI LARGEST GOLF COURSE
- FOOTBALL STADIUM
- METRO STATION
- IGI AIRPORT
- UPCOMING ISBT
- NR MEGA TERMINAL



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# We put passion at work

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At KAMP, we are passionate about delivering exceptional projects that meet the future expectations of our customers. Our purpose is to plan and construct large scale state of the art housing, industry and undertake real estate development, transforming pre-eminently in terms of comfort, durability, security, luxury and style. Our team is dedicated to deliver the finest large scale residential and commercial projects at par with global standard for the customer.

We endeavor to build commercial and residential complexes that represent the best in modern day architecture. We have understood the need for modern and hassle free living in the contemporary period, therefore; exquisiteness is the hallmark of our projects. Every aspect of our projects blends in harmony with nature and customer needs.

Our strength is delivery of promises through meticulous planning, emphasizing on essential requirements, importance of location, connectivity and convenience, budget limitation of the customer, backed by quality material, workmanship and after sales service.







# EDEN HEIGHTS



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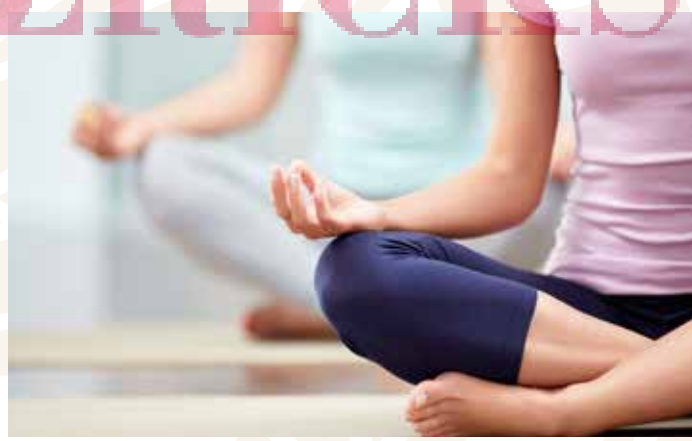
Outstanding Track Record

Diligent Brand Promise

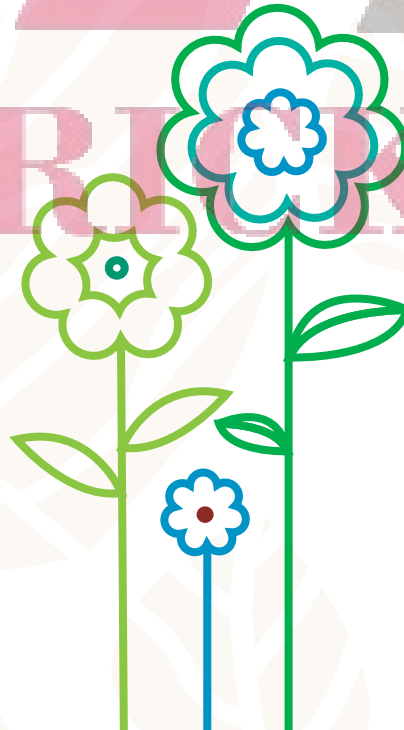




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# Amenities

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Luxury Spacious Flats

Designer Landscaping

Vastu Compliant Structure

Jogging Track

Children's Play Area

Modern Gymnasium

Swimming Pool / Kids Pool

Basketball / Tennis / Badminton Court

Club House / Community Hall

Yoga Area

24x7 Power Backup Facility

CCTV Secured Township

Rain Water Harvesting

Designated Car Parking

# Specifications

Imported marbles / laminated wooden flooring

POP with velvet paint on walls

Modular kitchen with designer ceramic wall tiles, hob and chimney

Designer POP ceilings

Anti-Skid flooring in balconies and staircase

Hardwood panel and European style doors with PU polish

Modular switches, copper electrical wiring

Branded chinaware & C.P. fittings

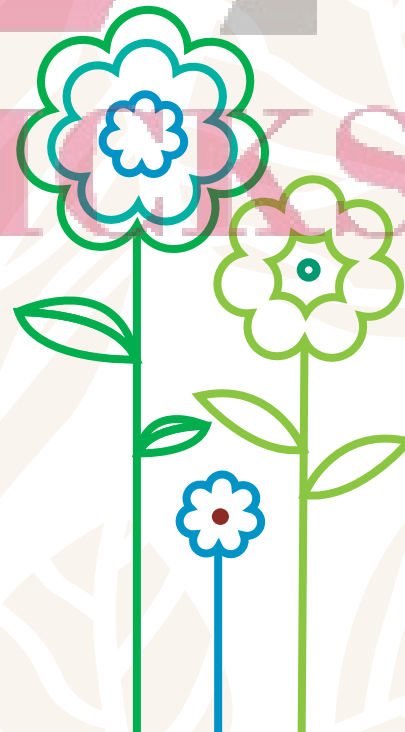
Branded high speed lifts

Earth-quake resistant structure

Provision for piped gas connection

Designer wardrobes, cupboards, almirahs

Optimization of natural light







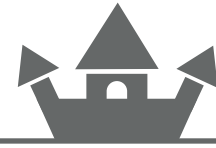
2 BHK  
Super Area 1050 sq ft



**EDEN HEIGHTS**

\* All floor plan area dimensions and specifications are indicative and subjected to change as decided by any competent authority.  
\* These are conceptual images and the actual may vary.





# EDEN HEIGHTS



2 BHK + Study  
Super Area 1250 sq ft

\* All floor plan area dimensions and specifications are indicative and subjected to change as decided by any competent authority.  
\* These are conceptual images and the actual may vary.

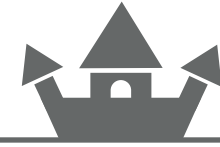
3 BHK  
Super Area 1650 sq ft



**EDEN HEIGHTS**

\* All floor plan area dimensions and specifications are indicative and subjected to change as decided by any competent authority.  
\* These are conceptual images and the actual may vary.





# EDEN HEIGHTS



4 BHK + Servant Quarter  
Super Area 2150 sq ft

\* All floor plan area dimensions and specifications are indicative and subjected to change as decided by any competent authority.  
\* These are conceptual images and the actual may vary.

# Media Reports

The Delhi Development Authority (DDA) is all set to develop nearly 200 villages in the National Capital under its land pooling policy. The proposal includes conversion of 95 villages into 'development areas' and 88 into 'urban villages'.

All the villages combined, along with some more that are expected to be clubbed in, are expected to release 29,000 hectares or just over 70,000 acres of real estate in the capital.

**06 htestates**  
 8 MIDSTAR TIMES, NEW DELHI, SATURDAY, FEBRUARY 02, 2013

## CAPITAL GAINS

**NEW YEAR BUMPER ISSUE**

**SPECIAL**

**A guide to MPD 2021**

**Master Plan basics**  
 It is a document that lays down the vision of a balanced population, taking into account its infrastructure and recreational space requirements. In short, it lays down the overall framework. Master Plans for cities are worked out on a cyclical basis with a 10- to 20-year outlook.

**MPD's basic tenets**  
 The Master Plan Delhi (MPD) 2021 envisages increase in the supply of dwelling units in the city through private sector participation. This is the paradigm shift to a new urban plan. It encourages development of infrastructure and knowledge-based industries in Delhi. This will create skilled job opportunities and improve the quality of life in Delhi.

**This MPD is different**  
 This is seemingly the last Master Plan of Delhi in terms of landmass. The Master Plan covers the landmass of the city area - 1483 sq km. Such an opportunity for land to not stay in the future but work on redevelopment and higher development will come up.

**Status of the Master Plan 2021**

- MPD 2021 notified vide gazette notification number 50411 in February 2012
- 22 zonal plans notified in June 2012
- Sub-zonal plans currently under development
- Policy of land pooling through public-private partnership currently under public debate
- Farmhouses/Country Homes policy notified. Among 60-day objective period
- Leading developers/financial institutions/REs have already acquired land parcels for large developments
- UEEP already selected. Contractors named
- UEEP likely to be notified soon

Three main policies under Master Plan Delhi 2021

## THE WAY AHEAD

- Master Plan-2021 projects that an additional 24 lakh houses will be needed by 2021
- With public-private partnership nearly 14 lakh new residential units will come up in five new zones
- Master plan provides for greater floor area ratio paving the way for vertical growth in these areas
- The developer can construct and sell flats on 40 per cent of the land surrendering 60 per cent to the DDA for infrastructure development if the land size is between 3 and 20 hectare. For plots larger than 20 hectare, constructions can be done on 60 per cent of the plot

**FOR OWNERS**

# DDA clears land pool policy, paves way for housing projects

**GLITTERING GREENS OF NORTH**

# TIMES PROPERTY

MARKET NEWS, TRENDS, DATA | HOME PRICES IN DELHI | REALTY NEWS YOU CAN TRUST

Thanks to the new land pooling policy incorporated in the MPD-2021, people who always wanted to buy a house in Delhi, but could not owing to the affordability factor, can now secure a permanent address in the national capital. **PROPERTY INDEX** column

**property index**  
 DELHI  
 Gurgaon  
 Faridkot  
 Ghaziabad  
 Greater Noida  
 India  
 Noida  
 Patna  
 Pune  
 Mumbai  
 Bangalore  
 Chennai  
 Hyderabad  
 Kolkata  
 Lucknow  
 Mysore  
 New Delhi  
 Ranchi  
 Thiruvananthapuram  
 Visakhapatnam

**DDA to release 21,000 HECTARES FOR HOUSING**



# पांच उपनगर बसाने की योजना पर लगी मुहर



♦ केंद्रीय शहरी विकास मंत्रालय ने नई भूमि नीति को किया अधिसूचित

राजू सजवान, नई दिल्ली

आखिरकार लगभग आठ साल बाद दिल्ली में पांच उपनगर बनाने की योजना धरातल पर उतरने वाली है। केंद्रीय शहरी विकास मंत्रालय द्वारा दिल्ली की नई भूमि नीति को अधिसूचित कर दिया गया है। इसके तहत अब दिल्ली विकास प्राधिकरण (डीडीए) भूमि अधिग्रहण नहीं करेगा, बल्कि निजी विकासकर्ता किसानों से सीधे जमीन खरीदेंगे और अपार्टमेंट बना कर बेच सकेंगे। मास्टर प्लान-2021 में दिल्ली के बाहरी इलाकों में पांच उपनगर बनाने की योजना बनाई गई थी। फरवरी, 2007 में मास्टर प्लान अधिसूचित कर दिया गया था। जिसमें पब्लिक प्राइवेट पार्टनरशिप (पीपीपी) के तहत उपनगर बनाने के लिए लैंड पुलिंग पॉलिसी तैयार करनी थी। लेकिन डीडीए के ही कुछ अधिकारियों व नेताओं के हस्तक्षेप के कारण यह नीति नहीं बन पाई। पिछले वर्ष से लैंड पुलिंग पॉलिसी बनाने की प्रक्रिया तेज हुई। बीते माह डीडीए की बैठक में पॉलिसी को अंतिम मंजूरी देकर केंद्रीय शहरी विकास मंत्रालय को भेजी गई थी। मंत्रालय ने 5 सितंबर को पॉलिसी पर अंतिम मुहर लगाते हुए अधिसूचना जारी कर दी।

मिलेगा चार सौ एफएआर

पॉलिसी के तहत बसने वाले पांच उपनगरों में सबसे अधिक फ्लोर एरिया रेश्यो (एफएआर) के तहत इमारतें बनेंगी। अधिसूचना में स्पष्ट किया गया है कि यहां बनने वाली

## लैंड पुलिंग पॉलिसी के तहत बसेंगे उपनगर

- ♦ जिस विकासकर्ता या किसान के पास दो से 20 हेक्टेयर तक जमीन का मालिकाना हक है, वह डीडीए को सारी जमीन दे देगा। डीडीए 48 फीसद जमीन वापस विकासकर्ता को लौटा देगा।
- ♦ 20 हेक्टेयर से अधिक जमीन वाले विकासकर्ता को डीडीए 60 फीसद जमीन वापस दे देगा।
- ♦ शेष जमीन पर डीडीए सड़क, पानी, सीवर की लाइनें आदि सामुदायिक सुविधा के लिए रख लेगा।
- ♦ विकासकर्ता डीडीए से मिली जमीन पर आवासीय व व्यावसायिक परियोजना बना कर बेच सकेगा।

## कहां बसेंगे पांच उपनगर

- जोन-के1 :** बापरौला, बक्करवाला, ढिचाऊकलां, हस्तसाल, ककरोला, नजफगढ़, नांगलोई, निलोठी।
- जोन-एन :** कंझावाला, रानी खेड़ा, पृथखुर्द, बवाना, सुल्तानपुर डबास, चांदपुर कलां, साउदा।
- जोन जे :** आथानगर, असोला, छतरपुर, देवली, धिठोरनी, होज रानी, जोनापुर, मैदान गढ़ी, नेब सराय, पुल प्रहालदपुर।
- जोन-एल :** हसनपुर, घेवरा, जाफरपुर कलां, खेड़ा, मुंडका, नजफगढ़ पार्ट, उजवा, ताजपुर।
- जोन-पी2 :** अकबरपुर माजरा, झाड़ा माजरा, कमलपुर, खामपुर, नरथूपुरा, बख्तावरपुर, बुराड़ी, हिरानकी, टिगीपुर,
- नोट :** जोन से आशय क्षेत्र है, जहां के गांवों की जमीन को नई भूमि नीति में शामिल किया गया है।

आवासीय परियोजनाओं को 400 एफएआर की इजाजत होगी। यानी एक हजार वर्ग मीटर वाले प्लॉट पर 40 फीसद ग्राउंड कवरेज (निर्माण की इजाजत) दी जाएगी। ऐसे में एक हजार वर्ग मीटर पर एक फ्लोर 400 वर्ग मीटर का होगा, जिसमें निर्माणकर्ता दस मंजिला फ्लोर बना सकेगा।

हिन्दुस्तान एस्टेट्स

गुड़गांव-नोएडा से सस्ता मिल सकेगा दिल्ली आशियाना

न्यू मास्टर प्लान 2021 से दिल्ली की सड़क इन्फ्रास्ट्रक्चर जमीन में अपने स्वतंत्र खेपे के लिए प्रकल्प

सड़क जिनके पास दो से 20 हेक्टेयर तक जमीन का मालिकाना हक है, वह डीडीए को सारी जमीन दे देगा। डीडीए 48 फीसद जमीन वापस विकासकर्ता को लौटा देगा।

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शेष जमीन पर डीडीए सड़क, पानी, सीवर की लाइनें आदि सामुदायिक सुविधा के लिए रख लेगा।

विकासकर्ता डीडीए से मिली जमीन पर आवासीय व व्यावसायिक परियोजना बना कर बेच सकेगा।

जोन-के1 : बापरौला, बक्करवाला, ढिचाऊकलां, हस्तसाल, ककरोला, नजफगढ़, नांगलोई, निलोठी।

जोन-एन : कंझावाला, रानी खेड़ा, पृथखुर्द, बवाना, सुल्तानपुर डबास, चांदपुर कलां, साउदा।

जोन जे : आथानगर, असोला, छतरपुर, देवली, धिठोरनी, होज रानी, जोनापुर, मैदान गढ़ी, नेब सराय, पुल प्रहालदपुर।

जोन-एल : हसनपुर, घेवरा, जाफरपुर कलां, खेड़ा, मुंडका, नजफगढ़ पार्ट, उजवा, ताजपुर।

जोन-पी2 : अकबरपुर माजरा, झाड़ा माजरा, कमलपुर, खामपुर, नरथूपुरा, बख्तावरपुर, बुराड़ी, हिरानकी, टिगीपुर,

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दिल्ली

## द्वारका से सीधे रोहिणी का शॉर्टकट

डीडीए की एक्सटेंशन सड़कें, आउटर रिंग रोड और साउथ दिल्ली हॉंगे कनेक्ट

आउटर रिंग पर एक और रोड

- पहली सड़क पश्चिमवर्त बाईपास से सीधे बिजवासान निकलेगी। यहां से सीधे छत्रवाल निकलेगी। यहां जाने के लिए फिर भी एक नया रोड से गुजरने की जरूरत नहीं पड़ेगी। राप्ती रोड से होते हुए यह सड़क बसाना जरूरी और यहां से तरेल और रिंग डुराडी तक जाएगी। यानी यह सड़क पश्चिमवर्त बाईपास एनएच-1, एनएच-10 और एनएच-8 को जोड़ेगी। यह 57.24 किलोमीटर लंबी होगी।
- दूसरी सड़क अंगारा की तरफ जाते दिग्गज इन्फ्रा-2 से बसंत कुंज होते हुए सीधे द्वारका तक जाएगी। बकरवाला और मुंडका को भी इस सड़क से कनेक्टिविटी मिलेगी। फिर यह सड़क बरवाला तक जाएगी और अलीपुर होते हुए यह पहली सड़क से मिल जाएगी। यह रोड से बुराडी तक तरफ जाने वाली पहली सड़क से मिलेगी। यह सड़क पश्चिमवर्त बाईपास से एनएच-10, एनएच-8 और एनएच-2 को कनेक्ट करेगी। यह सड़क लंबी रोड होगी। इसकी लंबाई 73.78 किलोमीटर होगी।
- तीसरी सड़क मुंडका से बरवाला होते हुए अलीपुर जाएगी और फिर यह भी पहली सड़क से मिल जाएगी। यह बुराडी से पहली सड़क पर मिलेगी। यह सड़क पश्चिमवर्त बाईपास से एनएच-1 और एनएच-10 को कनेक्टिविटी देगी। यह 20.8 किलोमीटर लंबी रोड होगी।

दिल्ली की ये सड़कें से ट्रिपल कम करने के लिए डीडीए और एक्सटेंशन रोड (एनएच) का काम है। सीधे सेक्टर 10 रोड के बाहर जोड़ करवाए जाने में यह मदद करेगी। ये सड़कें दिल्ली के ट्रिपल कम करने के लिए हैं।

कहां मिलेगा फायदा

दिल्ली की ये सड़कें से ट्रिपल कम करने के लिए डीडीए और एक्सटेंशन रोड (एनएच) का काम है। सीधे सेक्टर 10 रोड के बाहर जोड़ करवाए जाने में यह मदद करेगी। ये सड़कें दिल्ली के ट्रिपल कम करने के लिए हैं।

कब तक होगा तैयार

एनएच-10 का काम शुरू कर दिया है। एनएच-8 का काम शुरू कर दिया है। एनएच-2 का काम शुरू कर दिया है। एनएच-1 का काम शुरू कर दिया है। एनएच-10 का काम शुरू कर दिया है। एनएCH-8 का काम शुरू कर दिया है। एनएCH-2 का काम शुरू कर दिया है। एनएCH-1 का काम शुरू कर दिया है। एनएCH-10 का काम शुरू कर दिया है।





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#### VISION

To make a meaningful contribution in the reinvention of the real estate industry in India and fundamentally change the way we live and work in urban environments. We envision ourselves as a diversified company specialized in real estate that works consistently for the profitability of the investors and shareholders.

#### MISSION

To challenge the conventional notions of the urban lifestyle through a significant transformation and to bring down the environmental impact of life in the 21st century. We are committed to achieve our goals by encouraging social dynamism and quality of life for the people of India. We strive to create an environment for our clients where we can learn, grow and succeed together. Through the efforts made by the most dedicated professionals supported by innovative business plans and management, we are committed to create an enjoyable real estate transaction.

#### VALUES

We look forward to achieving the highest levels of leadership, integrity and excellence with constant hard work and sustained efforts. We provide the best standards of service in order to ensure client satisfaction. We are determined to set a new benchmark in property development and aspire to become the most esteemed real estate company. At KAMP, we respect each other, work for mutual opportunities, celebrate individual success and fulfil our core values that distinguish us from the others in the industry.

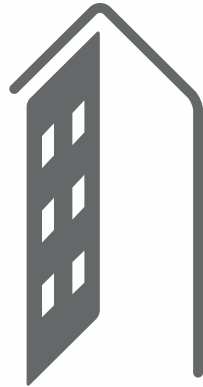


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## Disclaimer

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This Floor Plan booklet is purely conceptual and not a legal offering. The information and specifications are subject to change and may vary from the actual development. This publication should not be construed in any way as legal offer or invitation to offer. All images are an artistic conceptualization and do not purport to replicate the exact product.



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