



THE
Urban
WALK

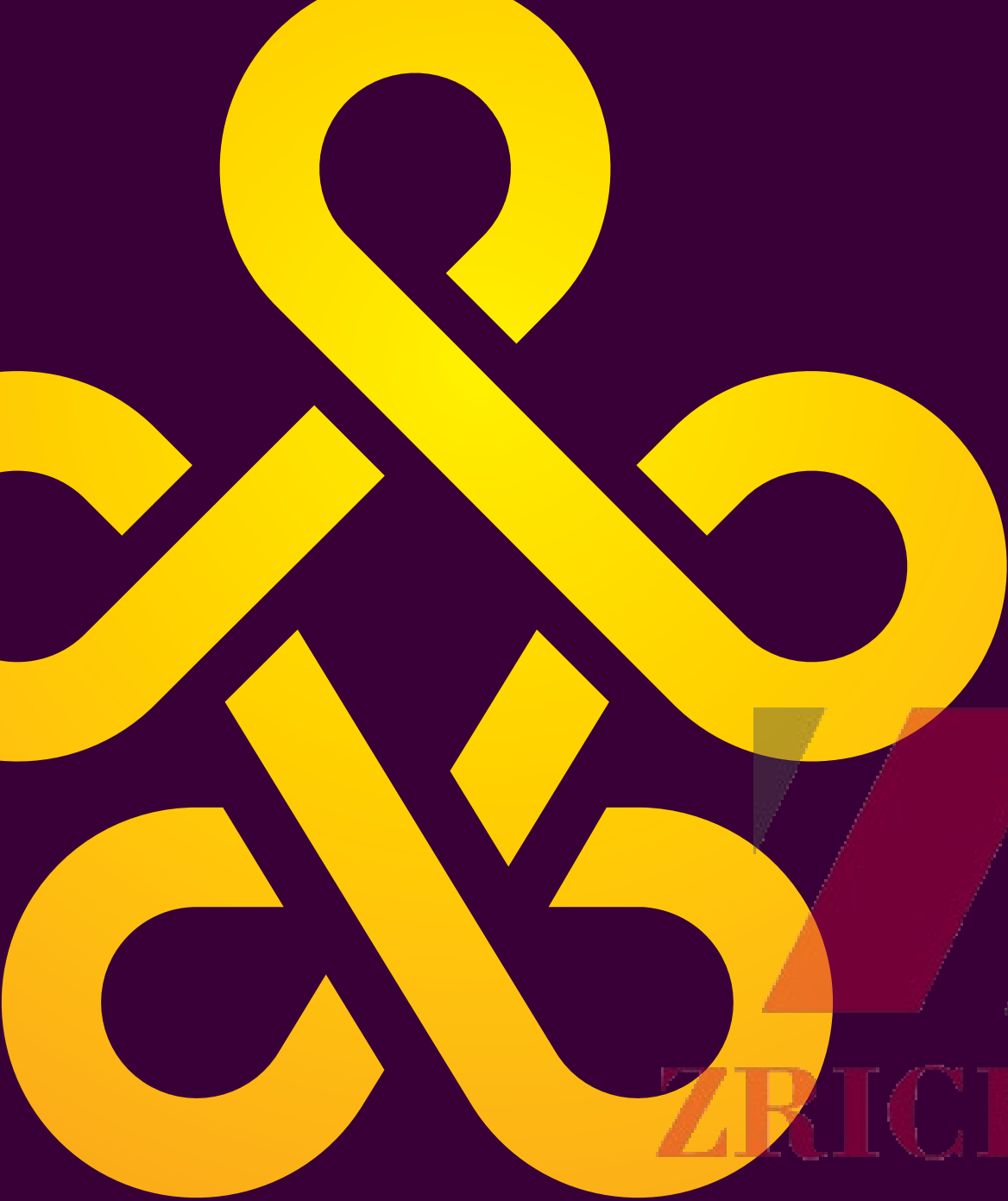
TM

SMART CITY AT DELHI, L-ZONE

Reward
yourself
with the experience.

BY

THE
VISAVA
GROUP
THE VALUE BUILDERS



ZERICKS[®]

COM



Visava Group's
Smart City
at
*Delhi,
L-Zone*

Presenting the lifetime opportunity into the "Heart of Delhi" for a rewarding future. Offering the perfect blend of modern amenities, world class infrastructure and International work culture set in a scenic landscape environment.

BY





Smart City for a smart generation at Delhi L-Zone

L Zone of Delhi is all set to be the smart city that uses digital technology to enhance life experience and well being. All this at reduced costs and resource utilisation to engage more effectively with its residents. It will have, among other facilities - 100% power backup & web connectivity, 24x7 water supply & high frequency mass transport.

*Are you prepared to become a
resident of this city ?*

*Reward
yourself*
with the grandeur.

*Smart
City*

ZRICKS

Urban Development in Delhi



The Visava Group is a vibrant realty developer with a vision of quality and on-time delivery. We turn people's dreams into reality. Within a short span of time, we have experienced tremendous growth, thanks to our workforce and the faith of our clients. We are built on customer centric approach and uncompromising business values.

We are a well established real estate developer with a proven experience in delivering incredible housing projects. Our upcoming project in the L-Zone of Delhi have been envisioned to match the international standards. We offer all types of apartments catering to all income groups. Our mission is to take care of all the members.

The search for a perfect dream home ends with us.

Delhi Master Plan 2021

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 (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.

Vision

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



Reward yourself
with the affordable living.

Key highlights of Delhi Master Plan 2021

- 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 green has been proposed
- Commercial redevelopment of industrial areas with adequate infrastructure
- Development of healthcare, educational and transportation facilities

Land Pooling Policy

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

DDA - L ZONE

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
- 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

HEALTHCARE

An order has been proposed for facilitating healthcare resources to meet the requirement of 20 Lac population and to provide 5 hospital beds per thousand population.

EDUCATIONAL FACILITIES

Policies and norms which have been recognized in the Master Plan are formulated to endow best utilization of resources and available educational infrastructure. Also, 53.6 hectares of land are to be conserved for higher education.

SPORTS FACILITIES

A site of about 17 hectares already exists for the purpose of

AMENITIES

- Freehold Property with Registry.
- Club House
- Basketball, Tennis Court
- Swimming Pool
- Children's Play Area
- Designated Parking
- Gym
- Smoke Detectors, Fire Extinguishing Equipments
- Water Harvesting Technology
- 24x7 Resource Availability
- CCTV Enabled Society
- Power Back-up
- Meditation And Yoga Clubs
- Jogging Track
- 3 Tier Security In The Premises

Sports Training Institute. In this zone, new sports facilities have to be provided in a hierarchy of divisional Sports Centre/ Golf Course, District Sports Centre and Community Sports Centre.

COMMUNICATION FACILITIES

Two plots, each of 2,500 sq mtr for the purpose of Head Post Office and two plots for Telephone Exchange each measuring 2,500 sq mtr are to be provided.

SAFETY & SECURITY

Adequate number of Police Stations / Police Posts and Police Lines shall be provided in the zone for public interest.



Reward yourself

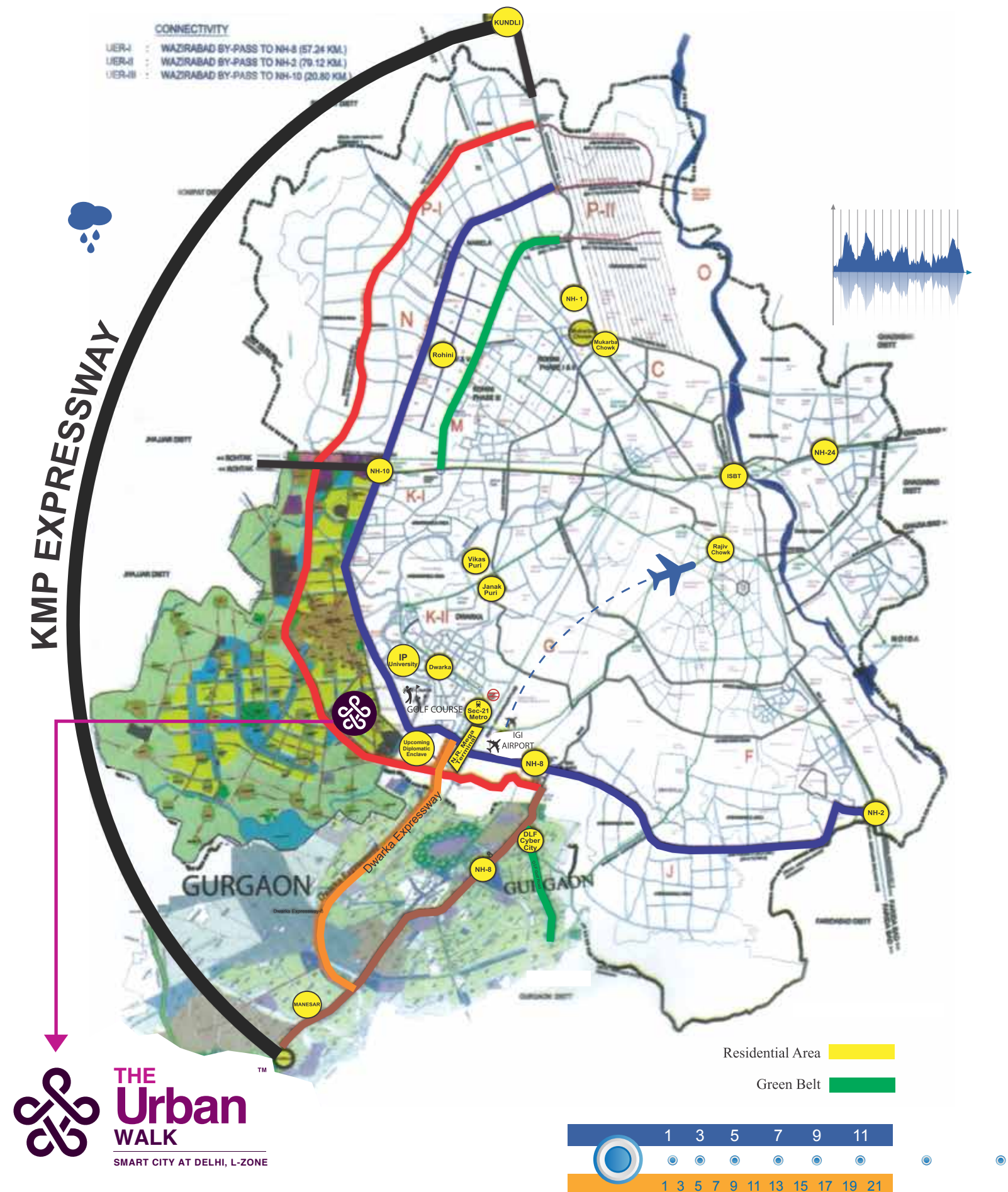
with a splendid loacation.

- 📍 0 km from Dwarka sub city
- 📍 0 km to Golf Course
- 📍 0 km from Gurgaon
- 📍 5 min. to upcoming diplomatic enclave-II
- 📍 2 km to upcoming Dwarka-Gurgaon Express way
- 📍 2 km to Dwarka sector - 21 metro station
- 📍 10 min. to IGI Airport & NH8
- 📍 10 min. to IP University
- 📍 10 min. to new AIIMS-2
- 📍 Quick connectivity to UER-I, UER-II, KMP X-Ways

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THE Urban WALK
SMART CITY AT DELHI, L-ZONE





Specifications

LIVING ROOM/DINING ROOM

- POP punning with plastic emulsion (velvet touch) paint
- Elegantly designed entrance door**
- High quality wooden doors and window frames.
- Flooring would be a mix of vitrified tiles / marble**

BEDROOMS

- Flooring would be vitrified tiles or marble**
- Designer wardrobes, cupboards, almirahs**
- POP punning with plastic emulsion (velvet touch) paint
- High quality fittings of Indian / imported makes**

KITCHEN

- Modular kitchen**
- Chimney with exhaust fan**
- Geysers of Venus heavy duty or equivalent make in kitchen**
- Floors / Walls will feature a combination of granite / vitrified tiles
- Designer / Modular woodwork and fittings**
- Double bowl stainless steel sink with drain board
- Counters shall feature granite or marble**
- Single lever hot and cold water
- Provision for piped gas supply

BATHROOM

- Single lever C.P. fittings Grohe / Hans Grohe / Jaguar or equivalent make**
- Chinaware, imported / high class W.C. and matching wash basin
- Glass on patch fitting or cubical bathtub as per specially designed scheme**
- Fitted with exhaust fan, mirror, towel rack / rod and accessories**

BALCONIES

- Vitrified tile / marble flooring**
- External walls in texture paint with stone finish

Reward yourself
 with a contemporary lifestyle.

Super area:
1,000 Sq. Ft.
(2BHK)



Super area:
1,200 Sq. Ft.
(2BHK + Study)

Super area:
1,650 Sq. Ft.
(3BHK + Study)



Super area:
2,100 Sq. Ft.
(4BHK + Study)

Why Invest in The Urban Walk

If you want to buy a spacious apartment with top notch facilities, we offer you an investment deal for a lifetime. The main focus of our project is the satisfaction of our clients.

With a proven record and experience in this field of real estate, we stand out from the rest. We are completely dedicated to client satisfaction.

Our main desire is to fulfill people's dream of owning a house in Delhi by offering quality housing at affordable prices in the capital city. The prices offer better valuation than prices in areas like Noida, Greater Noida, Kundli and Bhiwadi which starts from Rs. 3500-4500 per Sq Ft minimum) with a Delhi address and just next to South Delhi, Airport & Dwarka Subcity.

Attractive Pricing

Huge scope of appreciation

Strategic Location



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