

75% Open &
Green Spaces

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creating lasting value

SPACIOUS & EFFICIENTLY DESIGNED HOMES

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GURGAON 21



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GATED & SECURE RESIDENTIAL COMPLEX

G21

GURGAON 21



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PERFECTLY LOCATED WITH ALL AMENITIES

G21

GURGAON 21



Actual Image

Vatika India Next is a mix of high-rise, mid-rise and low-rise apartments and independent floors. With huge open & green spaces it is a beautifully laid out modern township with all amenities.



Spread across hundreds of acres, Vatika INXT is a privately managed township, that has been meticulously designed, planned and executed. It is a delight to live at Vatika India Next.

25 mins
Signal Free Drive
to Cyber City,
Gurgaon

Comfortable Habitat

- 7000+ homes handed over
- 6000+ families living
- 24X7 security (370 guards, CCTV)
- Facilities management by Enviro
- Ample parking for visitors & residents

Infrastructure & Environment

- 1,00,000 trees create a green habitat
- 42 km roads & tree-lined walkways
- 2.8 lakh KW electricity saved by LED street lights
- Solar Panels generate green power
- Underground electrical systems & fiber optics
- Dual plumbing system (fresh & recycled water)
- 6 STPs for zero bio waste

Connectivity

- At Intersection of 2 National Highways (NH 8 & NH 248BB - Dwarka Expressway). Sector 81, 82, 82A, 83, 84 & 85, Gurgaon
- Hero Honda Chowk flyover now functional
- Toll plaza to be shifted beyond Manesar
- Proposed metro linkage to existing metro lines
- Haryana Roadways bus service operational
- Mobile App based cab services available

Social Infrastructure

- MatriKiran High School open
- 9 Screen PVR multiplex to open soon
- 24 acres covered in greenery
- 4 clubs operational, 13 parks, sports center
- 110+ retail shops operational
- Banks & ATMs functioning

Poised for High Growth

- Planned commercial, institutional zones
- Sports academy & entertainment hub planned
- Easy access from Delhi airport



Gurgaon 21 is a gated community spread across 20 acre. With its lush, landscaped greenery and contemporary architecture, Gurgaon 21 blends the dynamism of a cosmopolitan lifestyle with the serenity of a well-planned, premium neighbourhood.

The layout of the project is such that each tower commands a view over an expanse of greenery. Gurgaon 21 features beautiful landscaping throughout the project, and walking is a pleasure in this serene and green community.

PROJECT HIGHLIGHTS

- Part of mega township, Vatika India Next, Gurgaon
- Gated community spread across 20 acre, in Sector 83, Gurgaon
- Efficient, spacious and well-ventilated homes
- Each tower commands a view over an expanse of greenery
- 75% of open spaces, ample natural light
- Landscaped green areas
- Ample parking on surface and basement
- 24X7 security



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CLUB, POOL & ALL OTHER AMENITIES

G21
GURGAON 21



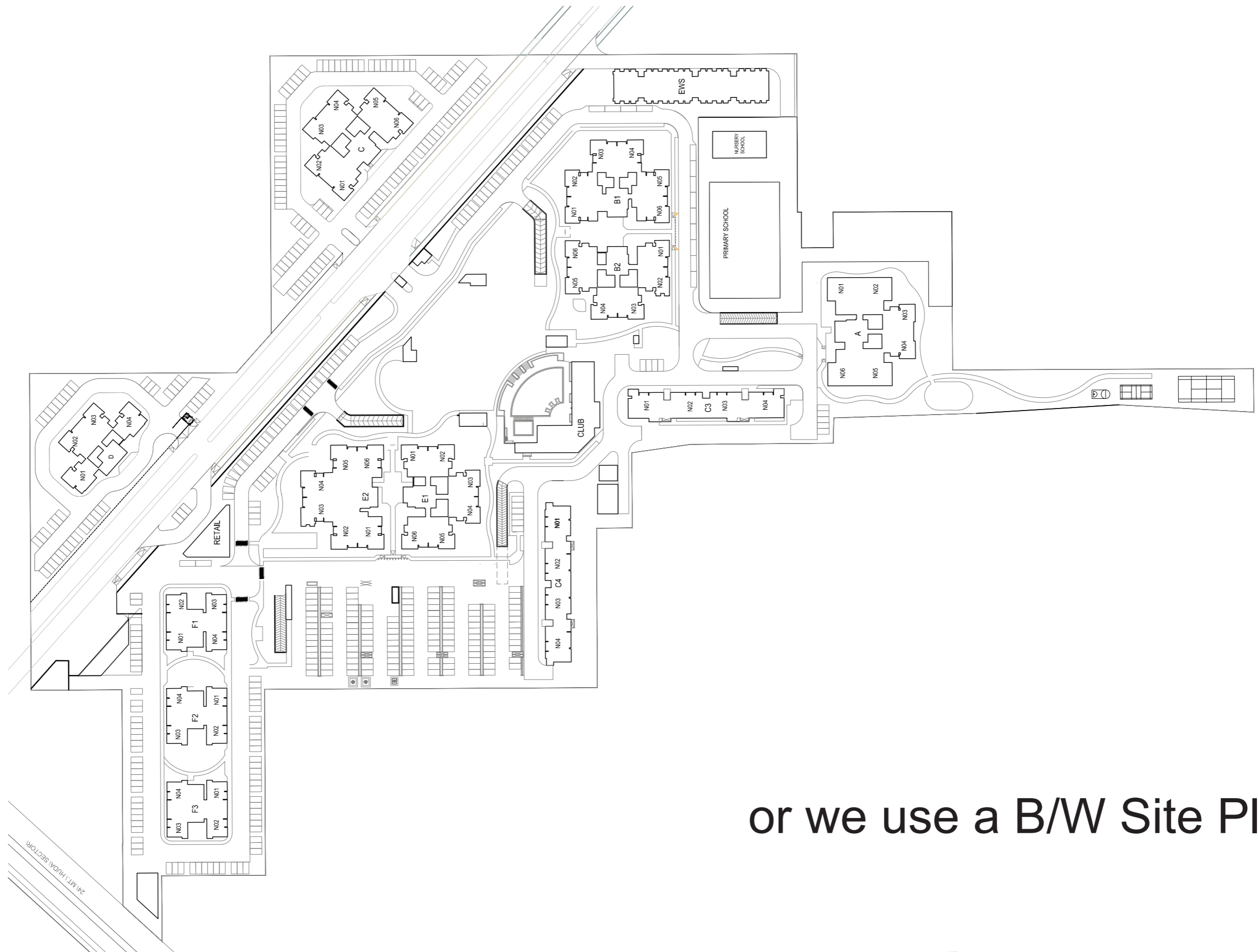
AMENITIES

- Club
- Swimming pool
- Gym
- Kids play area
- Indoor games
- Retail & daily needs shops

Type	Area (sq. ft.)
2 BHK	1245
2 BHK	1420
2 BHK	1435
3 BHK	1735
3 BHK	1785
4 BHK+ S	2390



Need a Hi Res Image of Coloured Site Plan



or we use a B/W Site Plan

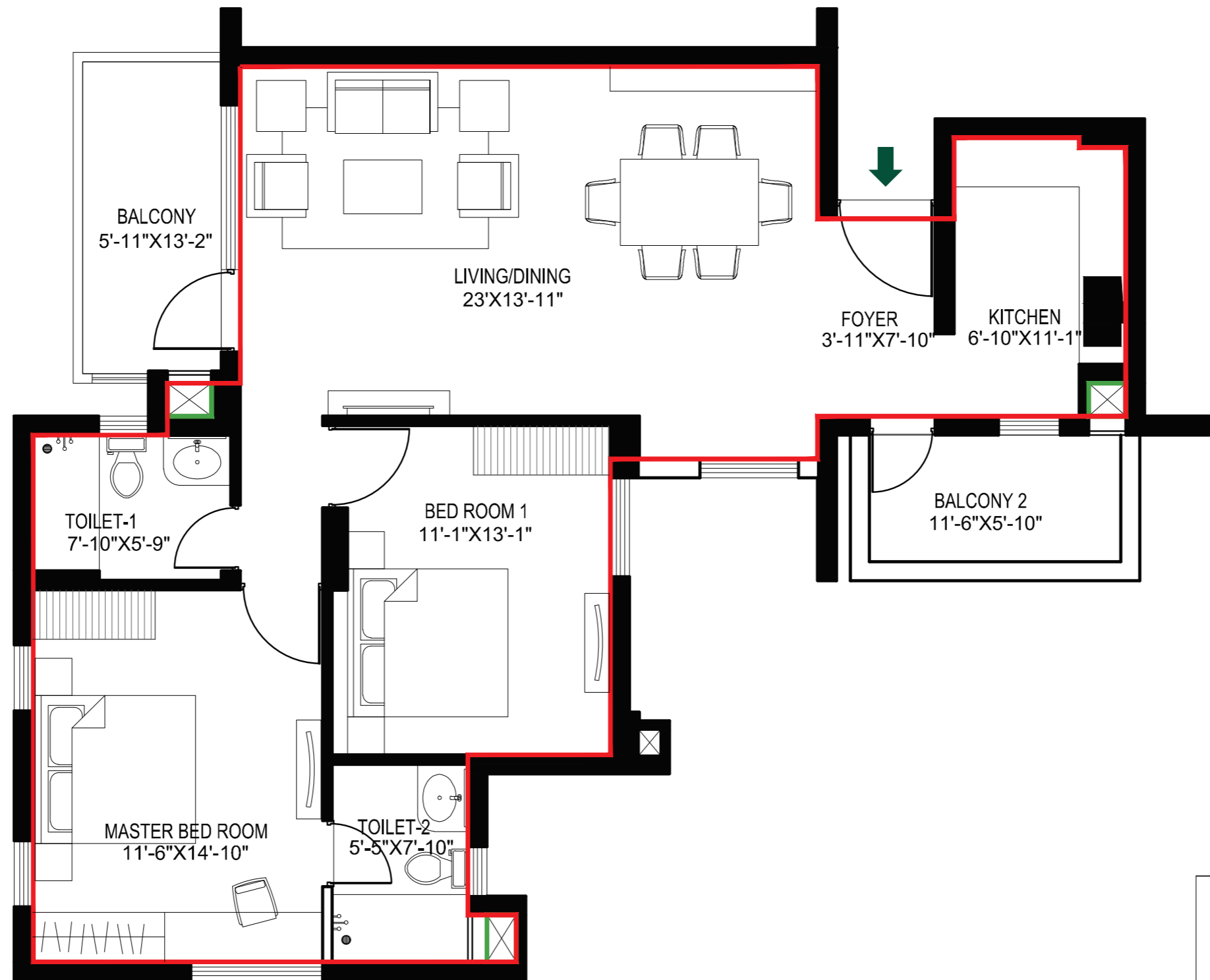
LOCATION ADVANTAGE



Gurgaon 21

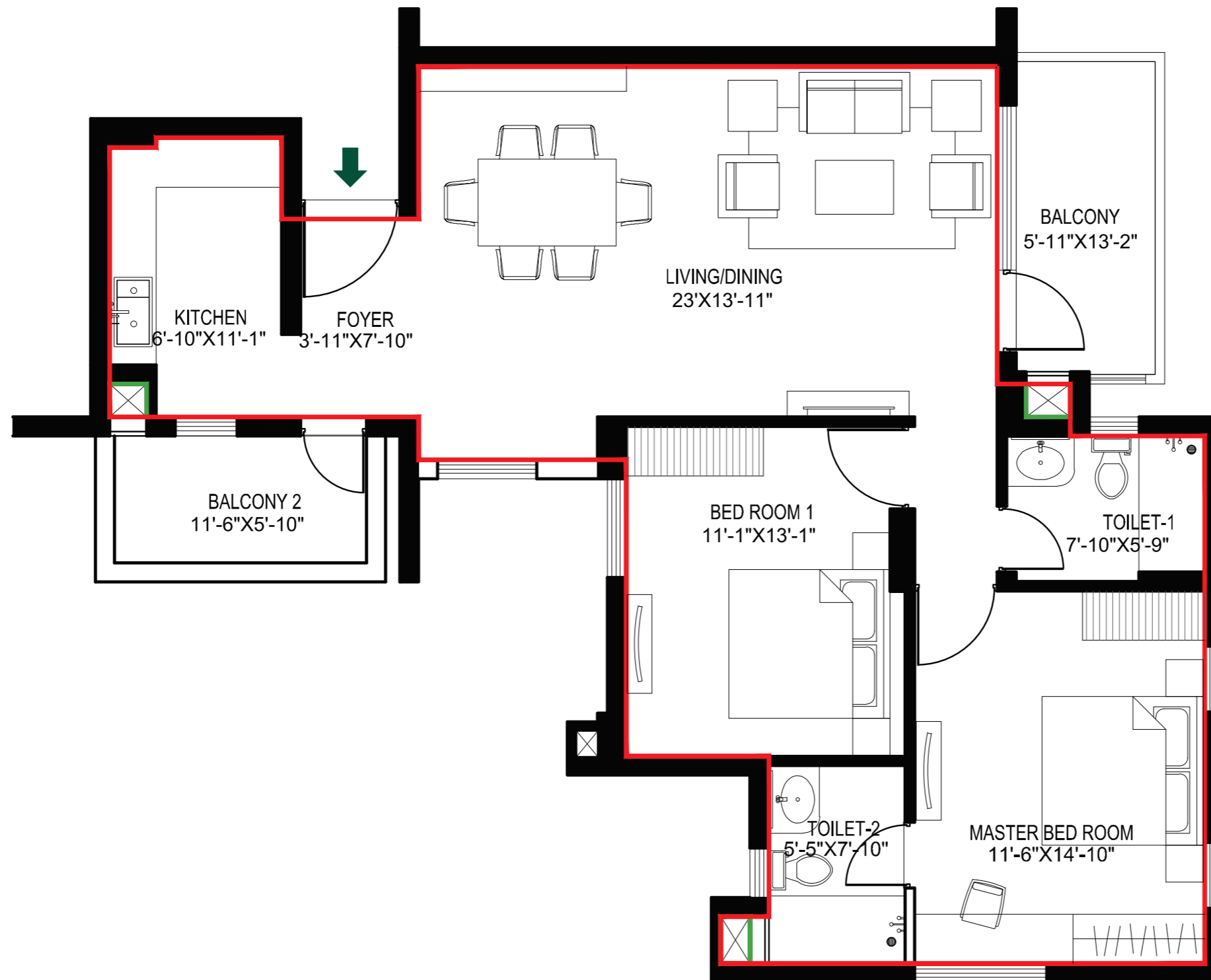
Important distances and locations

A	MatriKiran High School (Fully functional)	5.5 km
B	PVR Multiplex	8 km
C	Site for ISBT & Metro Hub	6 km
D	DPS	5 km
E	80 acre HUDA Park	75 m
F	Proposed Stadium	1.8 km
G	Metro Connectivity	10 km
H	Institutional Sector 89B	2 km
I	Global City	2.5 km
J	IGI Airport	20 min
K	AIIMS, Gurgaon	Nearby



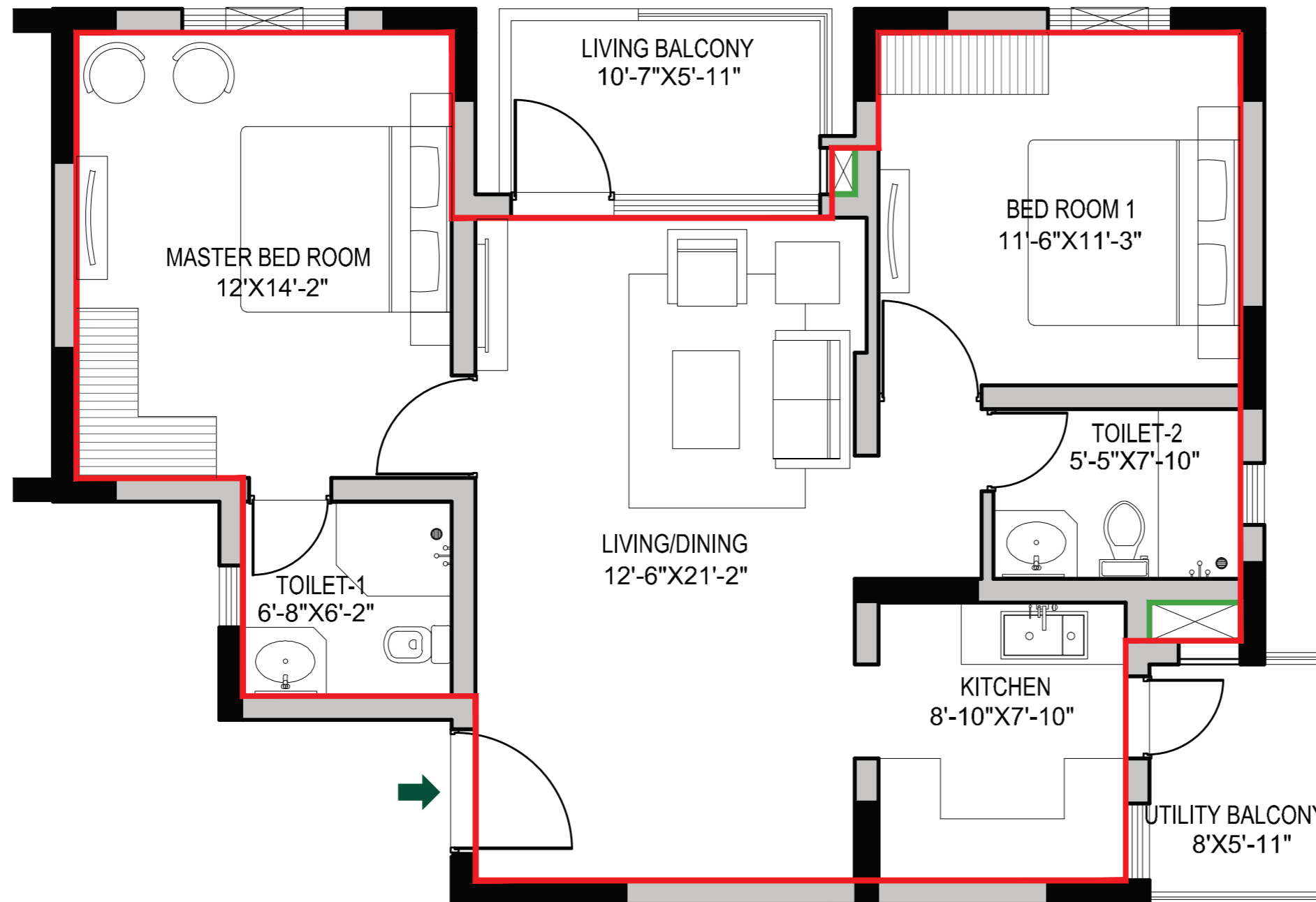
CARPET AREA	: 83.93 SQ. M.
BALCONY AREA	: 11.06 SQ. M.
COMMON AREA	: 38.32 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

2 BHK-A1 (MIRROR)



CARPET AREA	: 83.93 SQ. M.
BALCONY AREA	: 11.06 SQ. M.
COMMON AREA	: 38.32 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

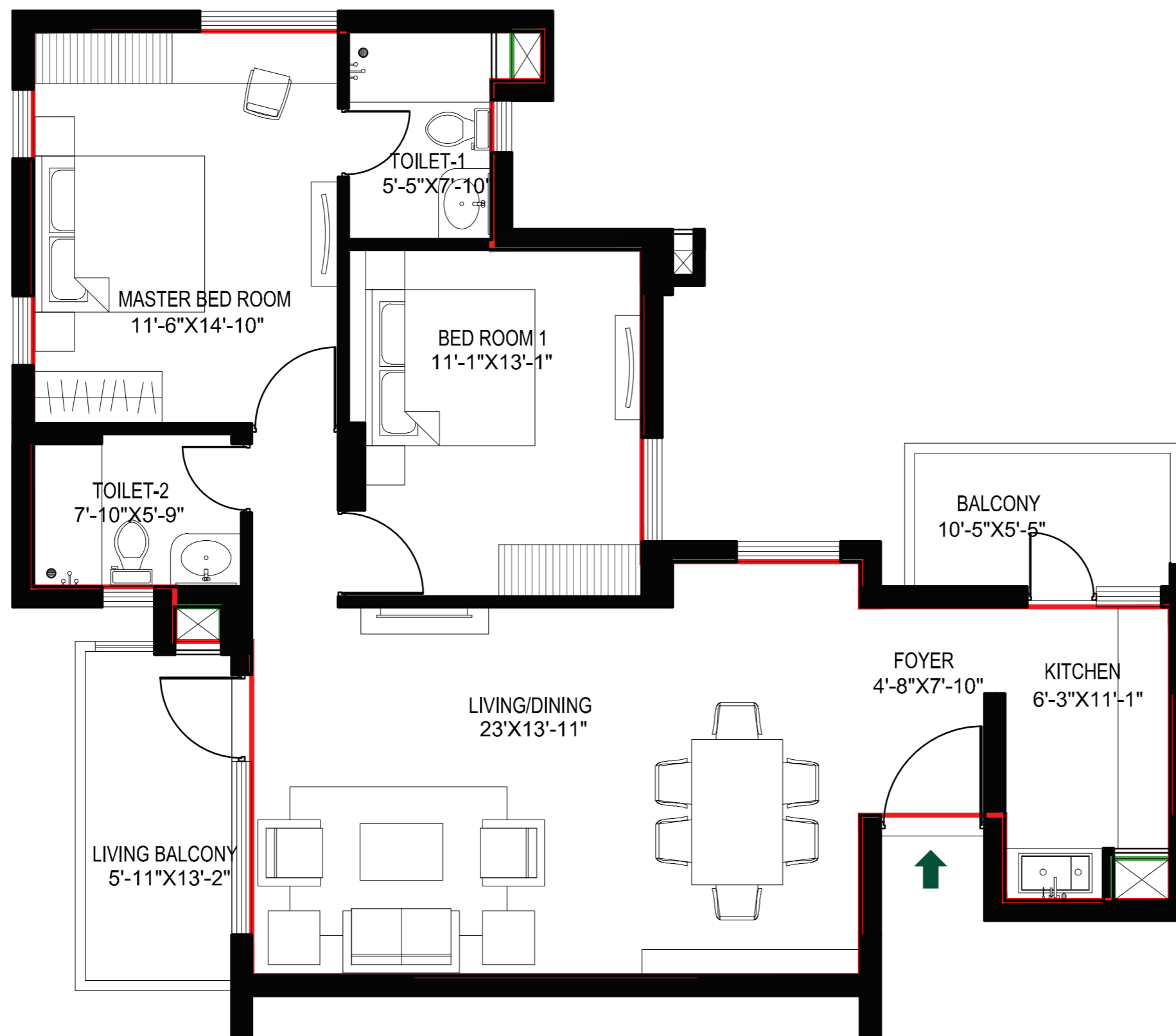
2 BHK-B (MIRROR)



CARPET AREA : 72.62 SQ. M.
BALCONY AREA : 8.78 SQ. M.
COMMON AREA : 34.26 SQ. M.

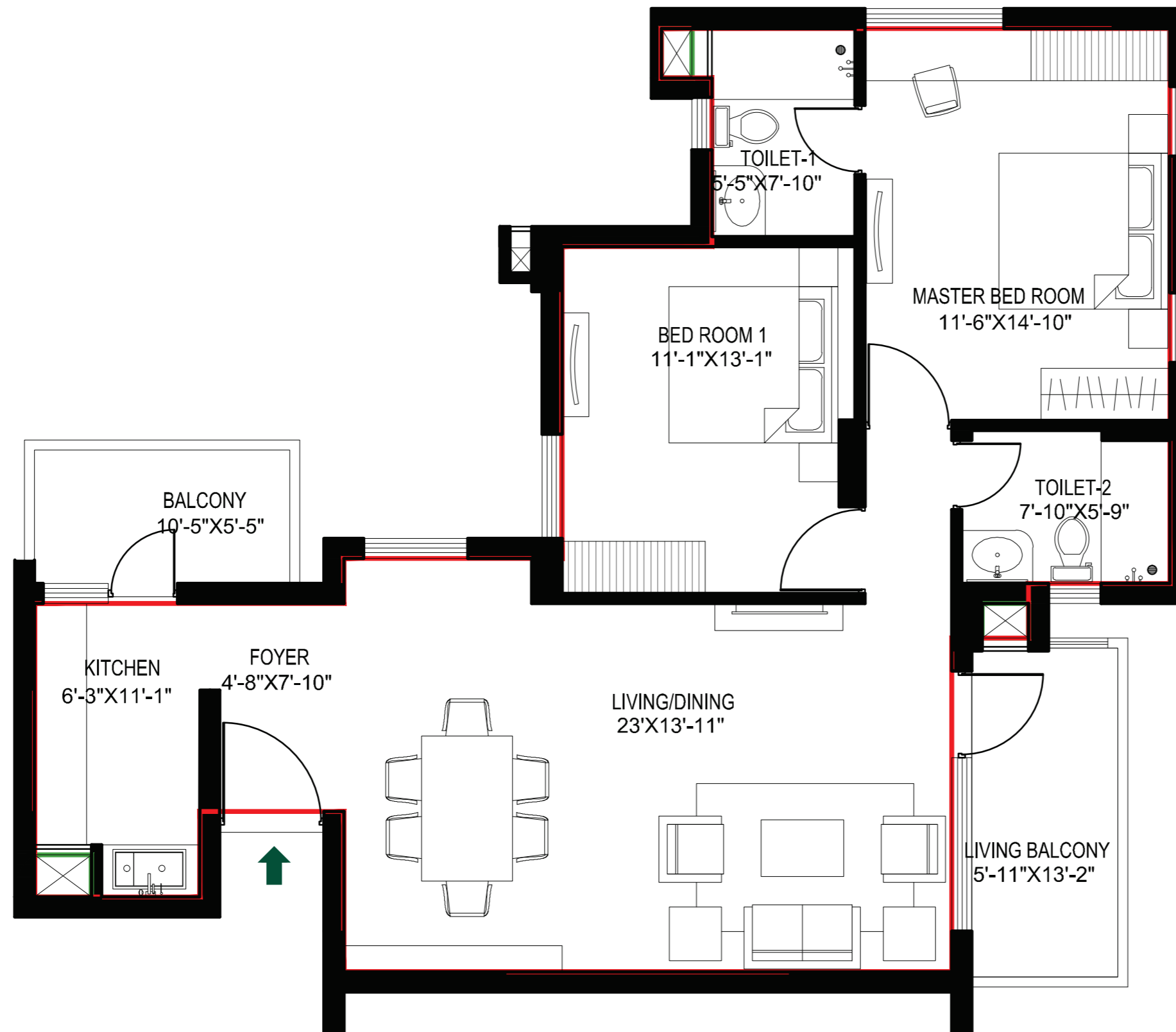
(INCLUDING UNIT WALLS, PARAPETS &
PRO-RATA SHARE OF COMMON AREAS)

2 BHK-C1



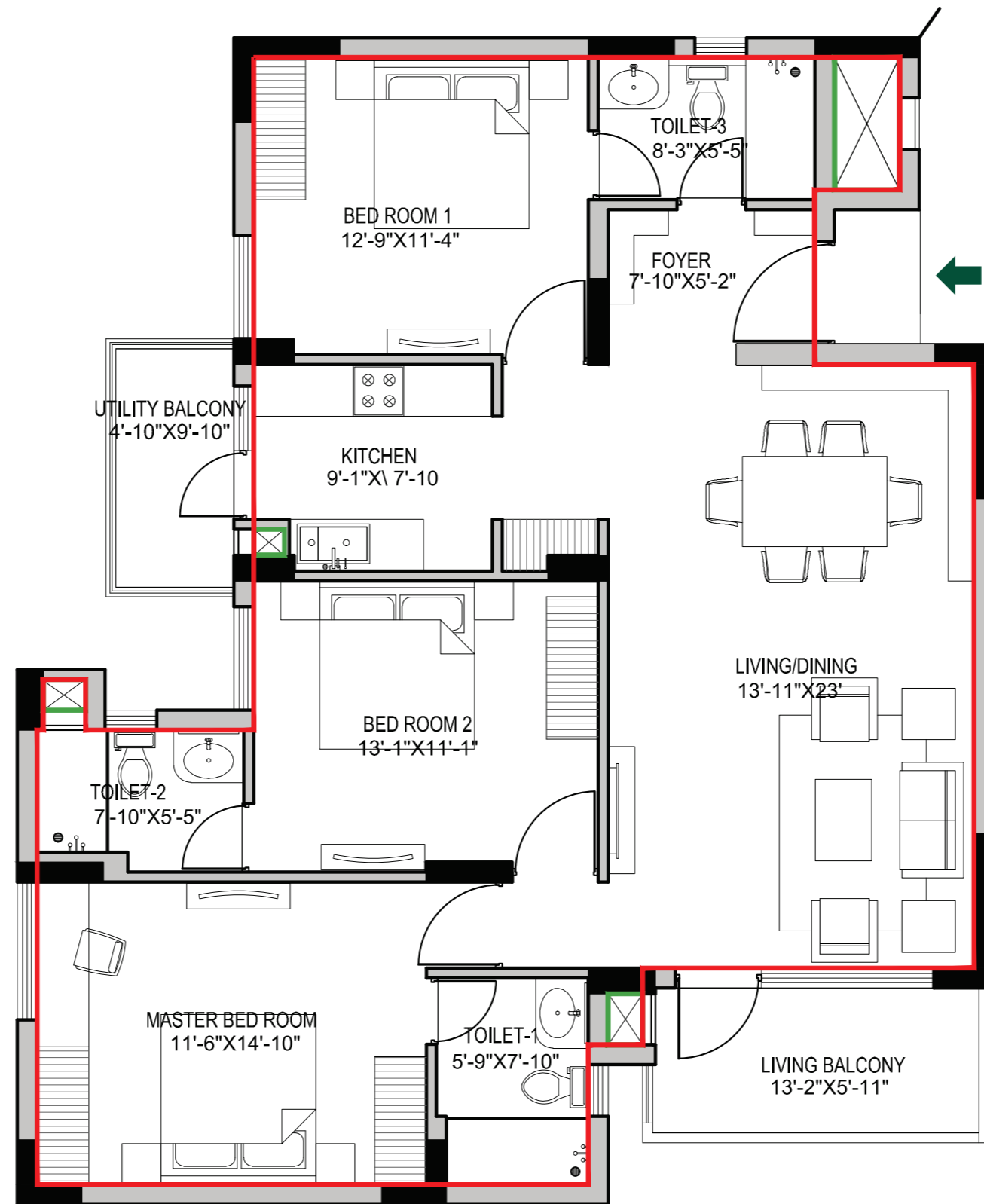
CARPET AREA	: 83.91 SQ. M.
BALCONY AREA	: 11.06 SQ. M.
COMMON AREA	: 37.95 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

2 BHK-C1 (MIRROR)



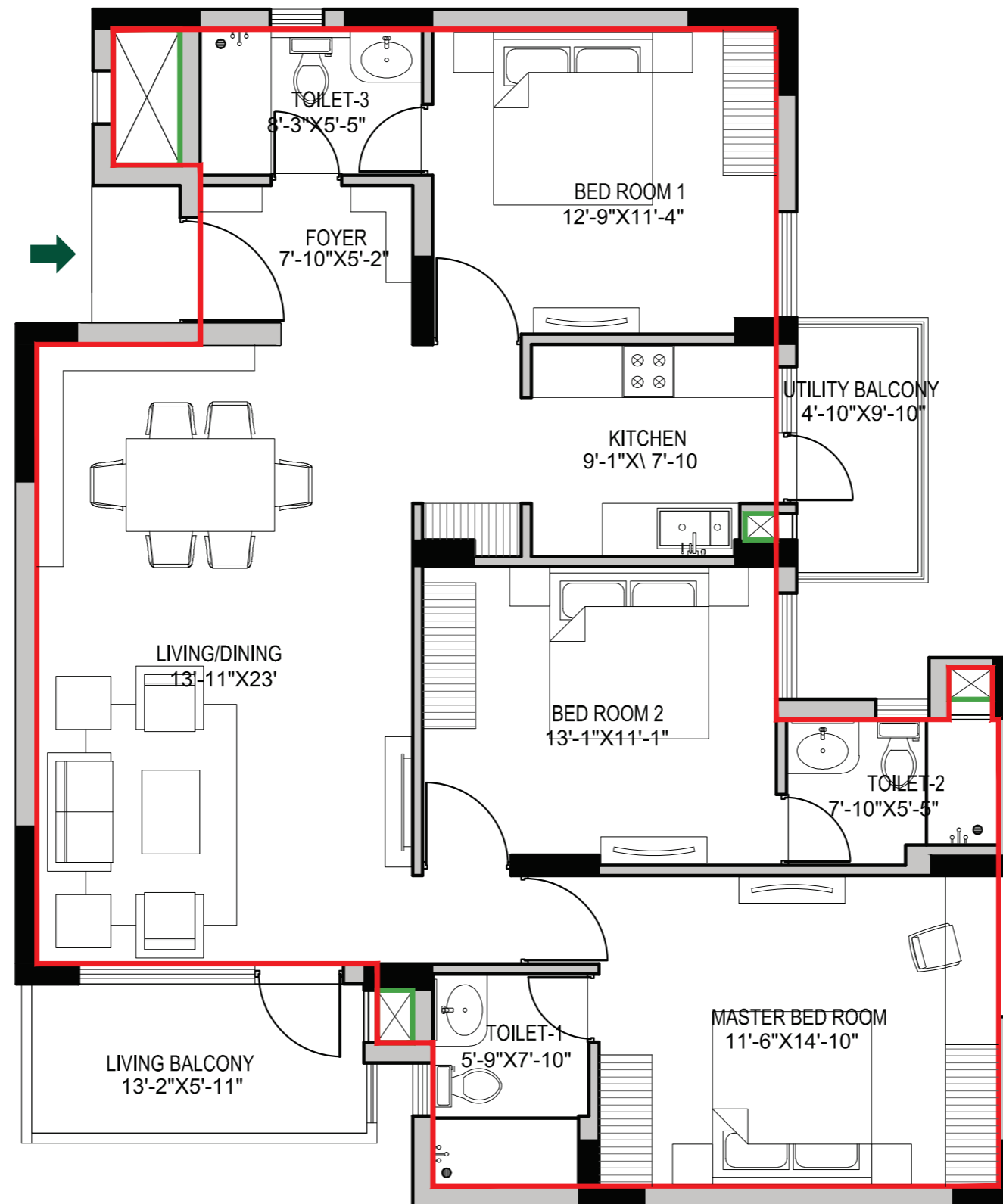
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BALCONY AREA	: 11.06 SQ. M.
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3 BHK-A



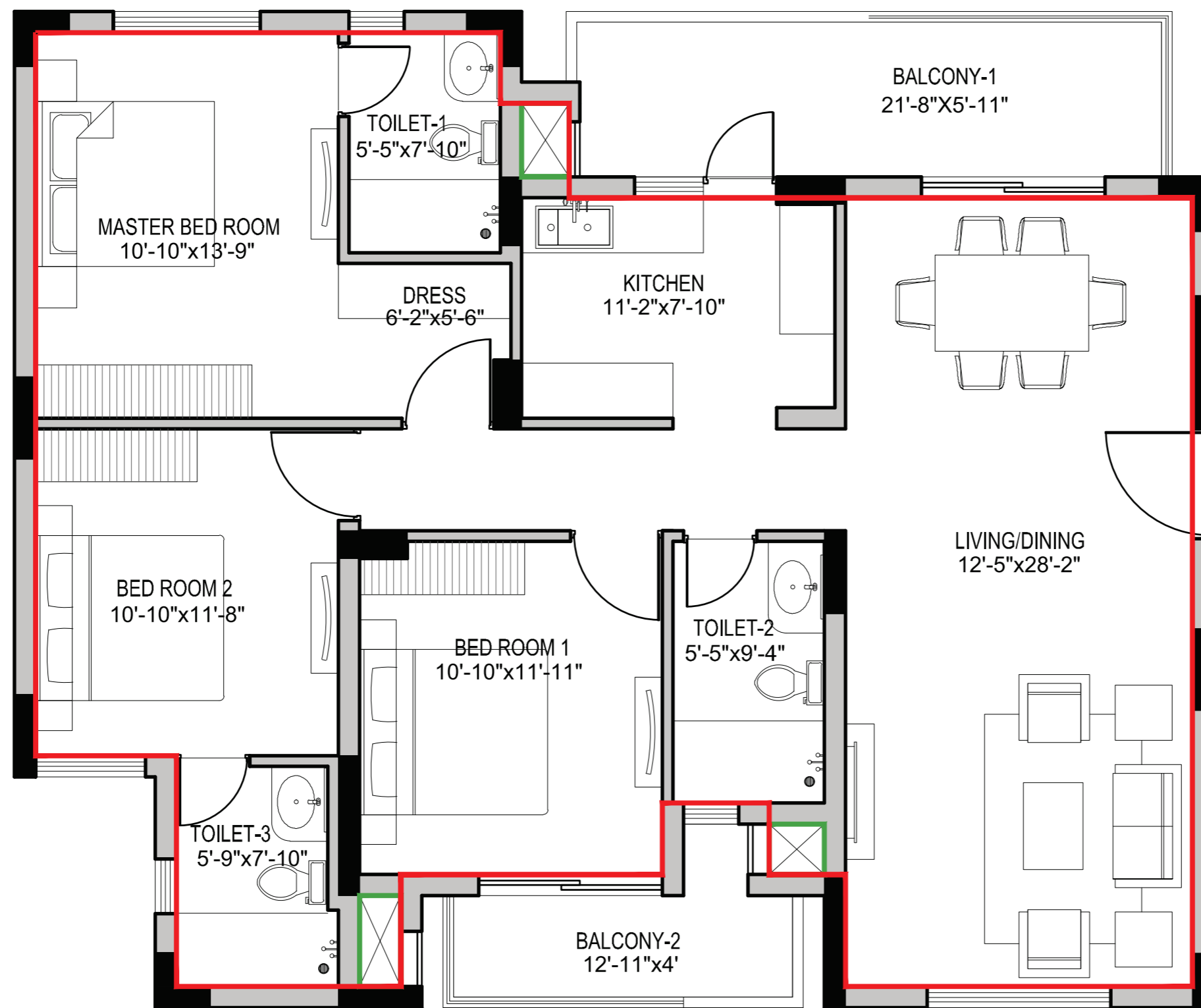
CARPET AREA	: 105.62 SQ. M.
BALCONY AREA	: 10.14 SQ. M.
COMMON AREA	: 45.43 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

3 BHK-A (MIRROR)



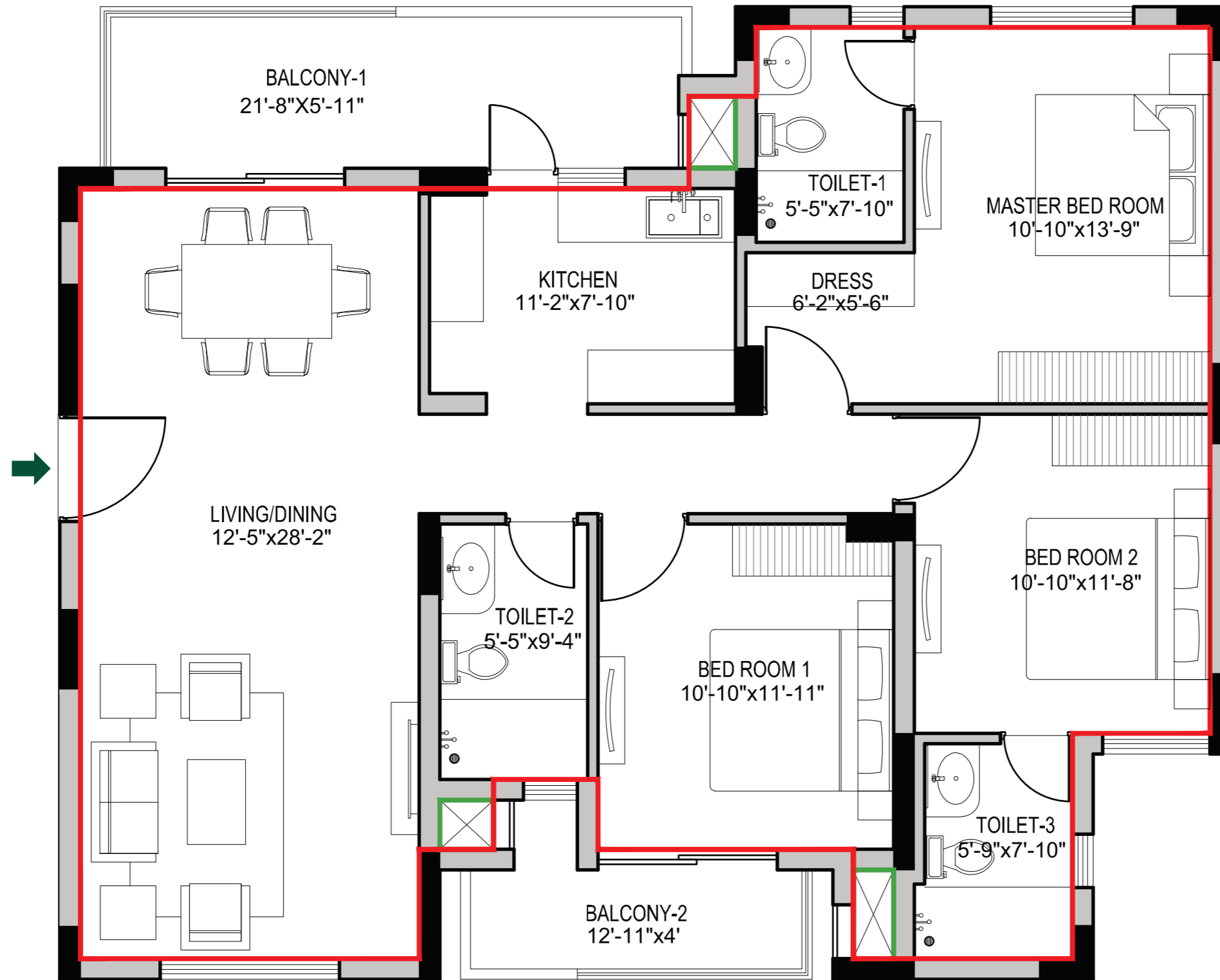
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BALCONY AREA	: 10.14 SQ. M.
COMMON AREA	: 45.43 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

3 BHK B



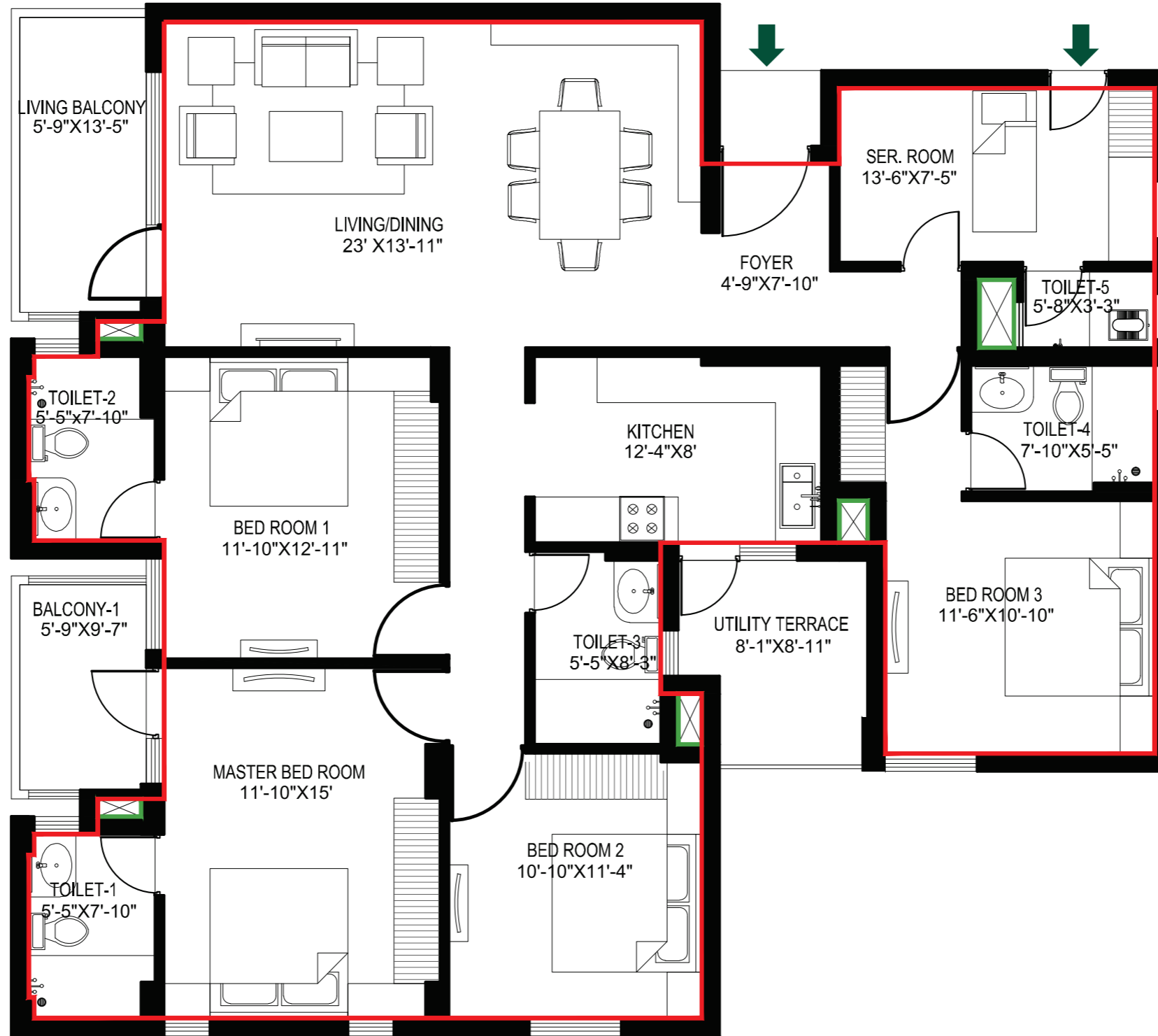
CARPET AREA	: 106.35 SQ. M.
BALCONY AREA	: 15.33 SQ. M.
COMMON AREA	: 44.15 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

3 BHK-B (MIRROR)



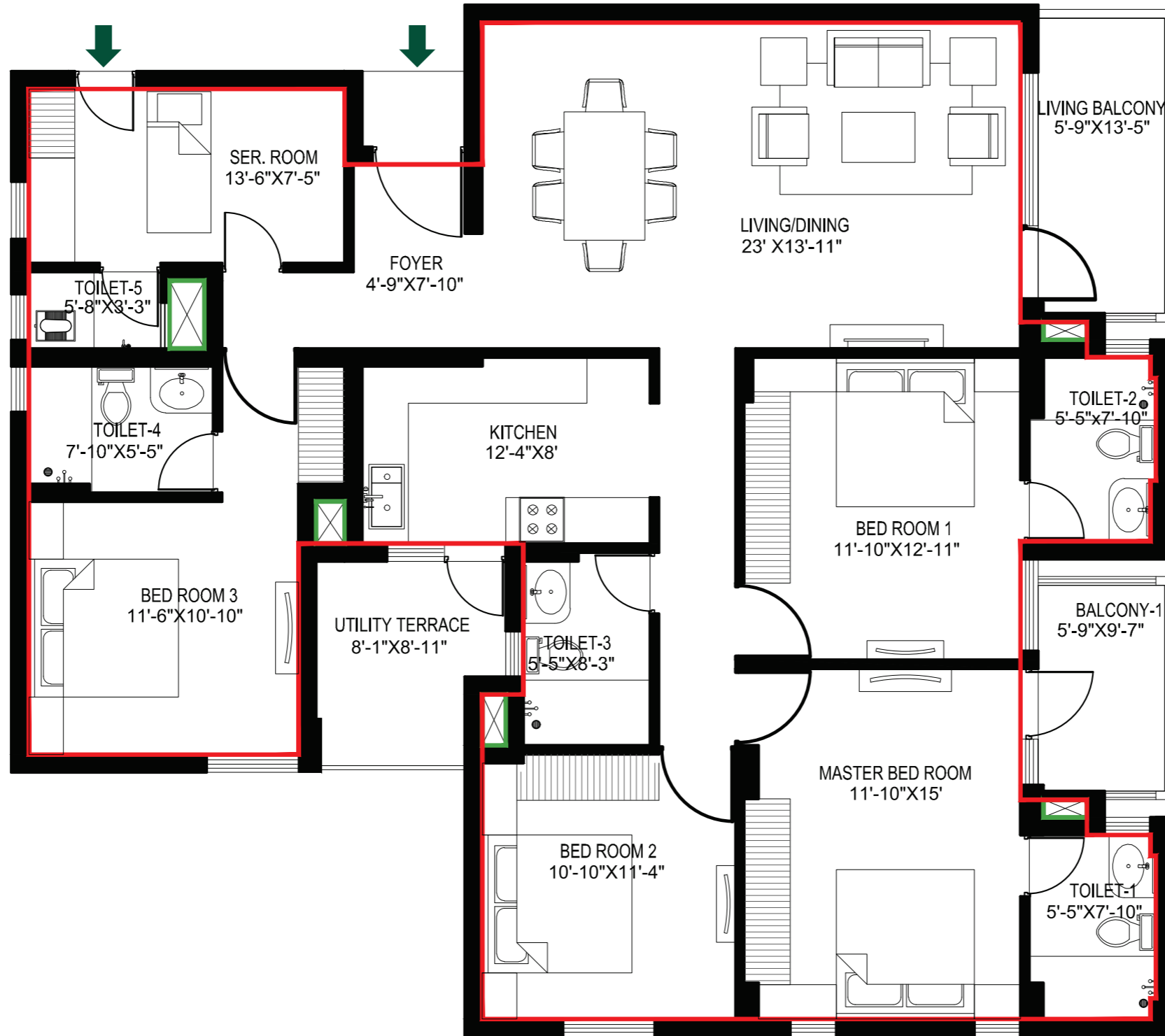
CARPET AREA	: 106.35 SQ. M.
BALCONY AREA	: 15.33 SQ. M.
COMMON AREA	: 44.15 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

4BHK+SER



CARPET AREA	: 141.14 SQ. M.
BALCONY AREA	: 16.69 SQ. M.
COMMON AREA	: 64.21 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	

4BHK+SER (MIRROR)



CARPET AREA	: 141.14 SQ. M.
BALCONY AREA	: 16.69 SQ. M.
COMMON AREA	: 64.21 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRO-RATA SHARE OF COMMON AREAS)	



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WATER CONSERVATION & ENERGY CONSERVATION



GURGAON 21

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 / 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 or 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 up to 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
SANITARY WARE	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
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
SERVANT'S ROOM	
FLOORING	Matt finished ceramic tiles
WALL FINISHES	Oil bound distemper on plaster
CEILING FINISHES	Oil bound distemper on plaster
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
SANITARY WARE	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
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
ELECTRICAL	
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
COMMON PASSAGE	
FLOORING	Polished Indian stone / Indian marble
WALL FINISHES	Oil bound distemper on plaster
CEILING FINISHES	Oil bound distemper on plaster



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