

# INDEPENDENT FLOORS

Sector 82 & 83, Gurgaon



Call: +918586866824



Actual Image





Actual Image





Actual Image





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



# Vatika Independent Floors



Actual Image

Independent Floors are spacious, well laid out homes, with just one residence on each floor. These homes, set back from the tree-lined streets and broad walkways, provide security and privacy. The ground floor homes have a sit-out in front and a garden at the back, while the first and second floors come equipped with large balconies and private terraces. Parking spaces for the residents' vehicles has been provided between adjacent buildings with residents enjoying direct access.

## PROJECT HIGHLIGHTS

- Low-rise floors with one unit on each floor
- Parking space between adjacent units
- Modular kitchen cabinets with hob & chimney
- Air-conditioning in all bedrooms
- Front & rear lawns for ground floor
- First & second floor homes come with large balconies
- Barricaded streets with 24x7 security

## AMENITIES

- Convenient stores
- Nursery and primary schools etc
- Access to Club One on membership basis

Type	Area (sq ft)
3 BHK+S	1725
3 BHK+S	1785
4 BHK+S	1915
4 BHK+S	1915





### VATIKA INXT MAP

#### UNDER CONSTRUCTION

- 1 Sovereign Next
- 2 Tranquil Heights
- 3 Signature Villas

#### DELIVERED & INHABITED

- 4 The Seven Lamps
- 5 City Homes
- 6 Lifestyle Homes
- 7 Gurgaon 21 Independent Floors Plots

- (A) One India Next
- (B) City Centre
- (C) INXT High Street / PVR
- (D) Market Place 2
- (E) Town Square
- (F) Police Post
- (G) Town Square 2
- (H) Post Office
- (I) High School
- (J) Delhi Public School
- (K) Market Place 1
- (L) MatriKiran High School

- Floors
- Plots
- Parks
- Sports Zone
- Institutional/Educ.
- Commercial
- Healthcare
- Clubs
- Constructed Roads
- Planned Roads



**INDEPENDENT FLOORS**

**Vatika INXT GURGAON**  
THE PLACE TO BE

- A** MatriKiran High School (Fully functional)
- B** PVR Multiplex
- C** Site for ISBT & Metro Hub
- D** DPS
- E** 80 acre HUDA Park
- F** Proposed Stadium
- G** Metro Connectivity
- H** Institutional Sector 89B



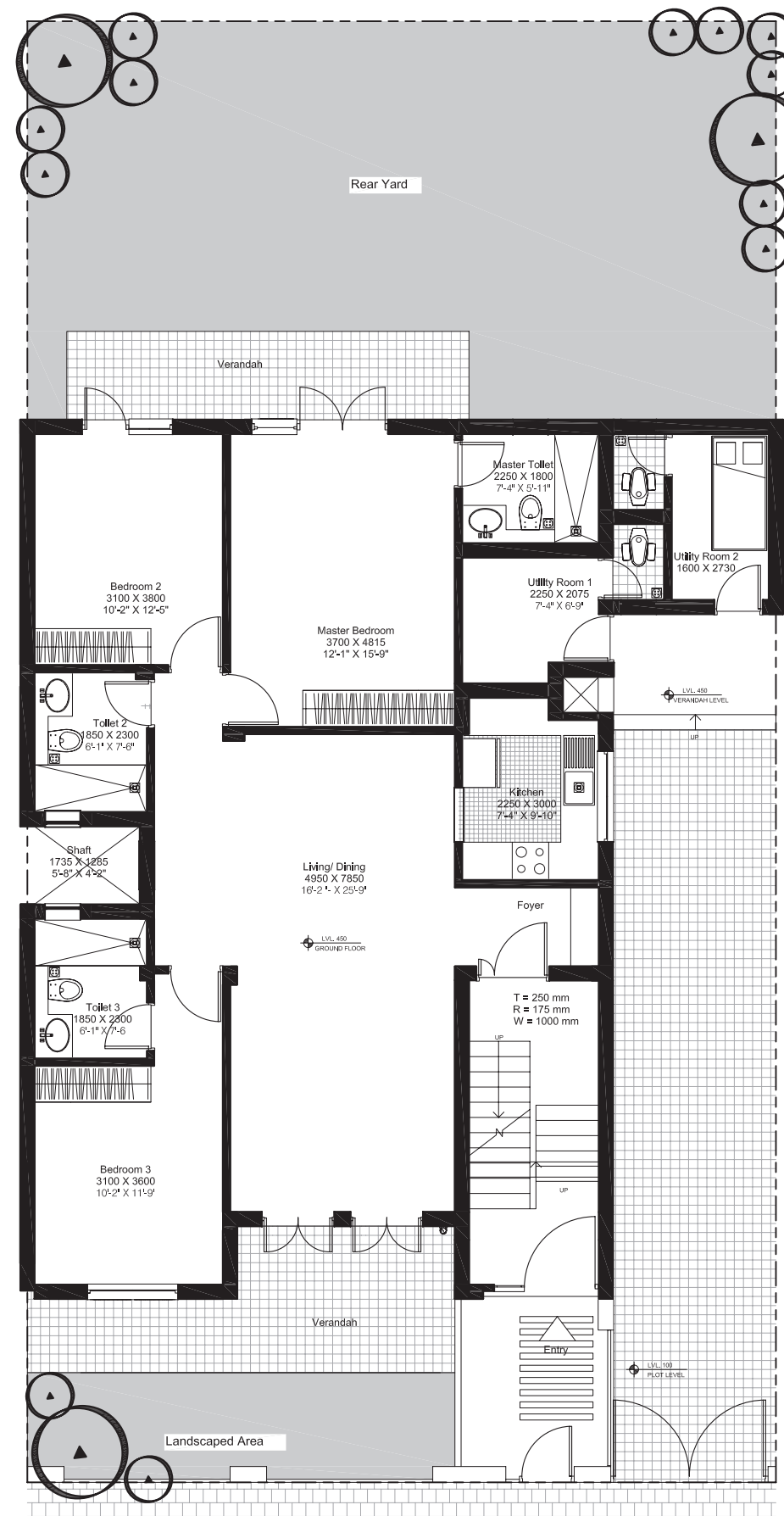


Actual Image



# GROUND FLOOR PLAN

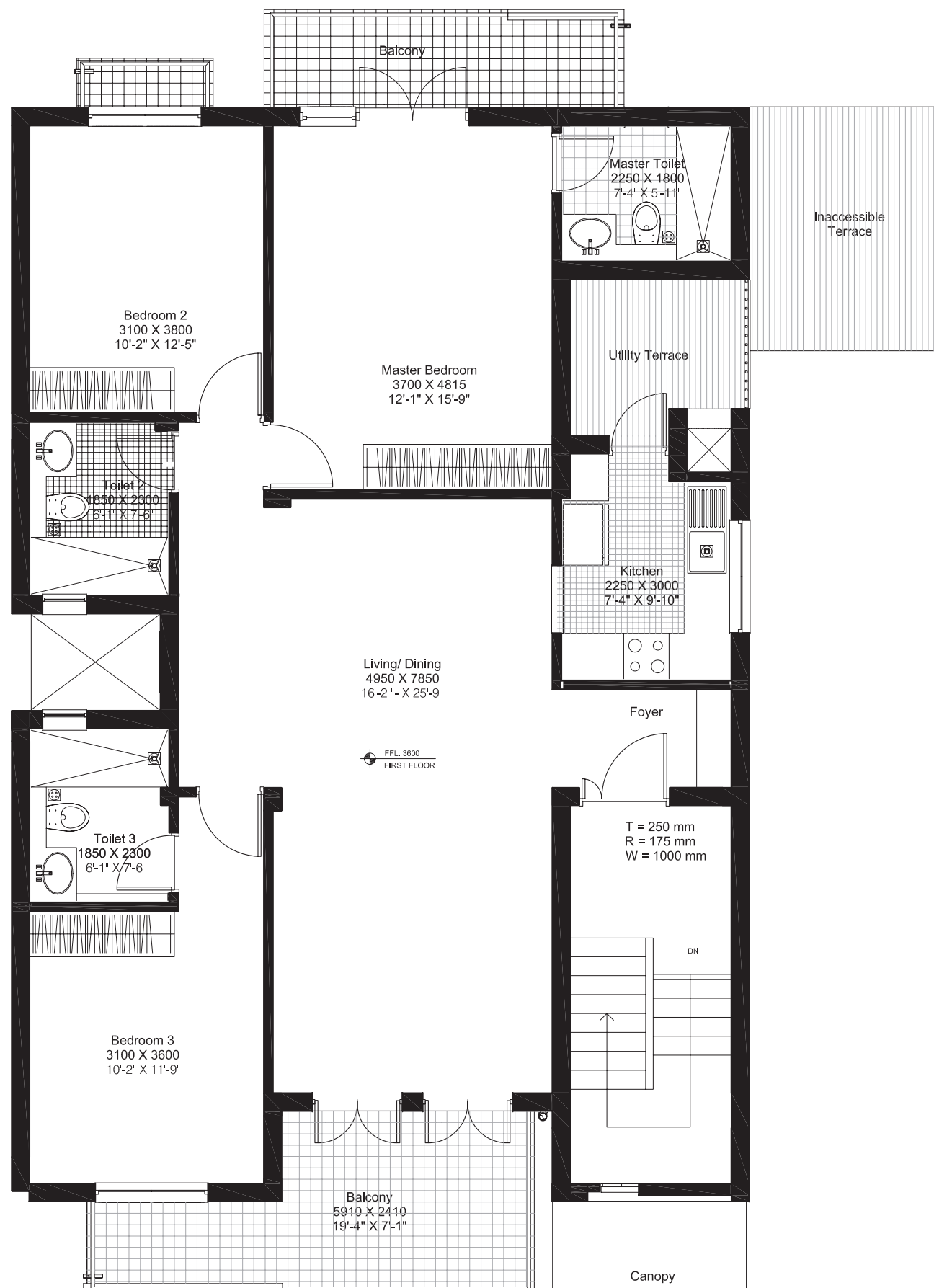
PLOT AREA : 360 SQYDS





# FIRST FLOOR PLAN

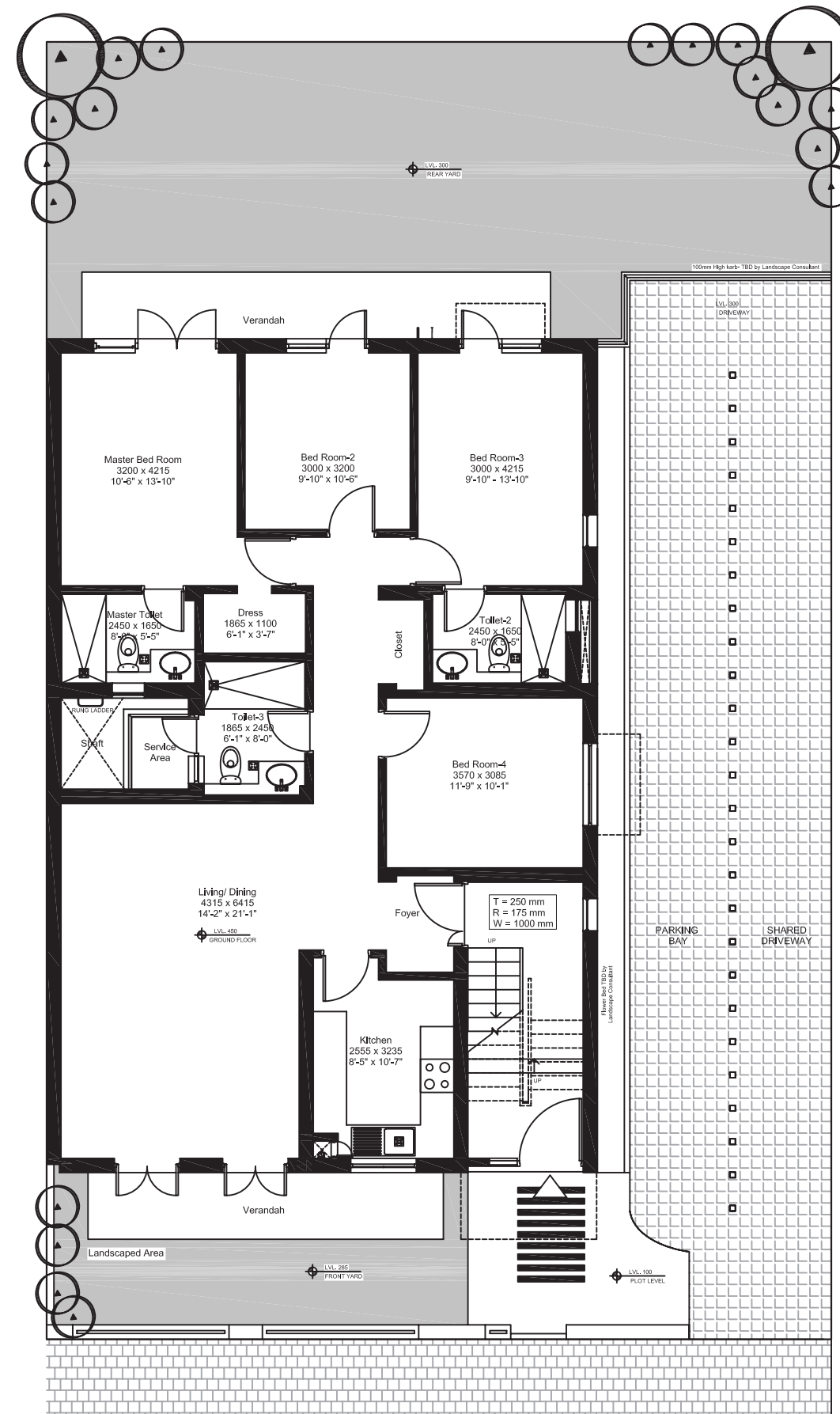
PLOT AREA : 360 SQYDS





# GROUND FLOOR PLAN

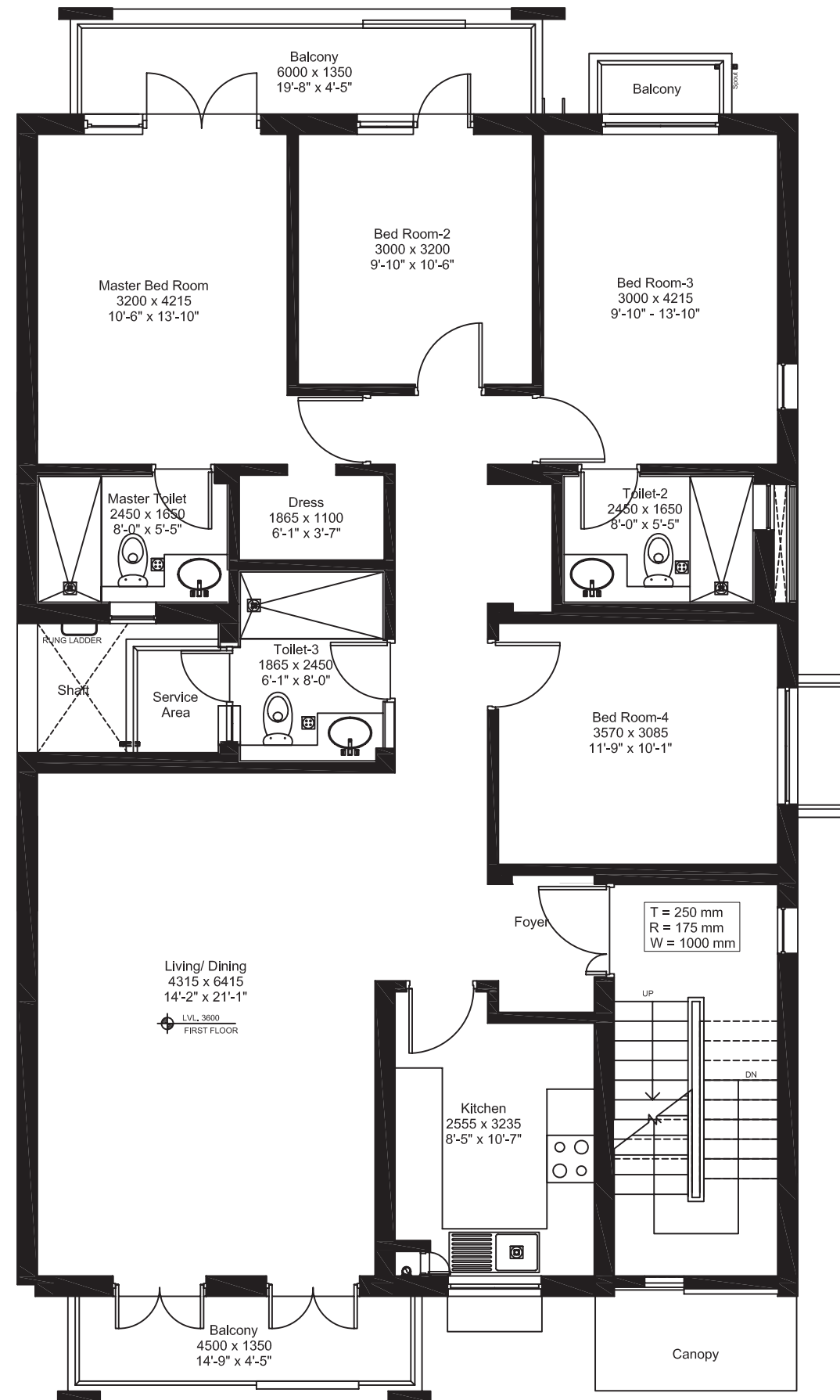
PLOT AREA : 400 SQYDS





# FIRST FLOOR PLAN

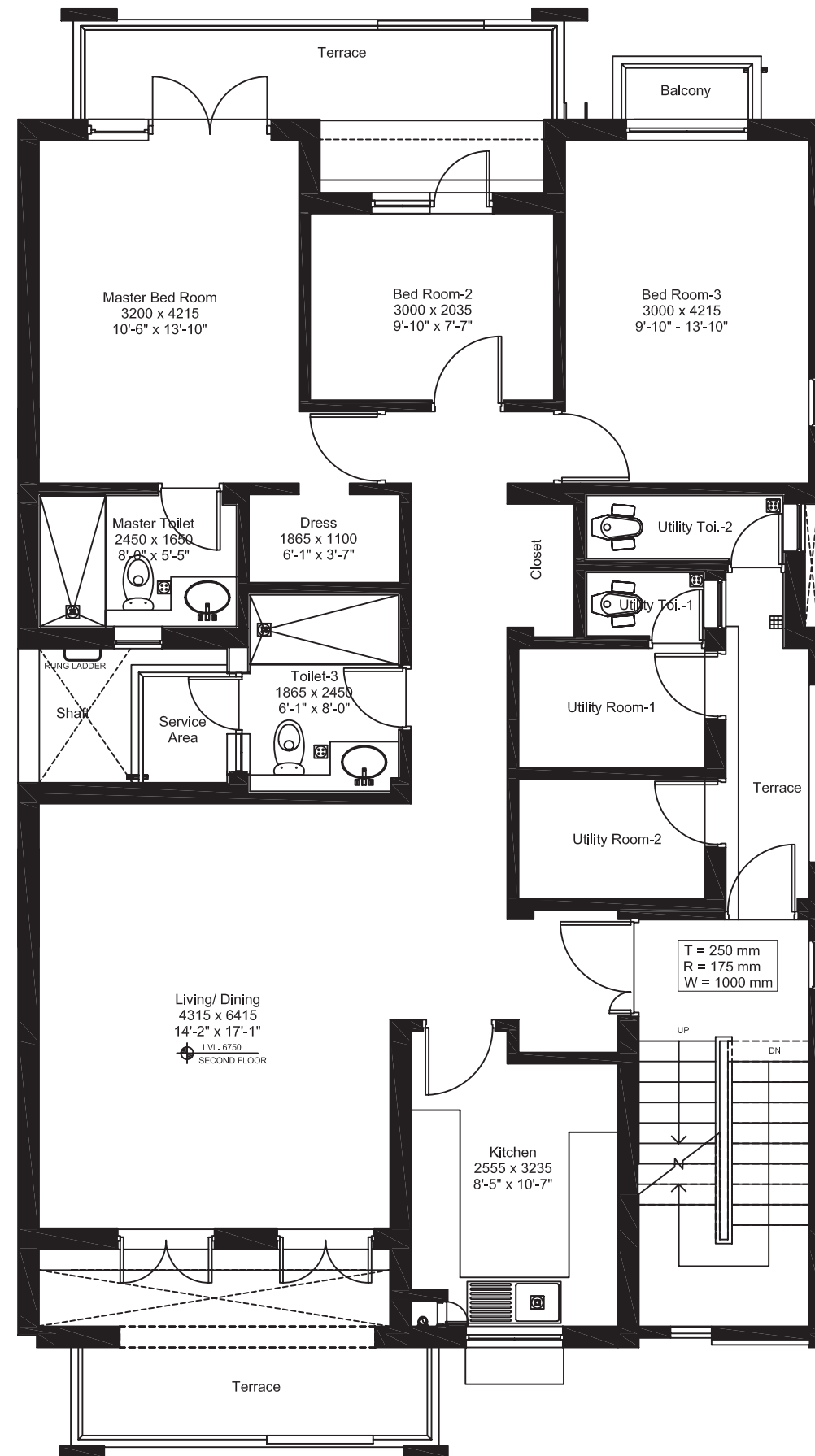
PLOT AREA : 400 SQYDS





# SECOND FLOOR PLAN

PLOT AREA : 400 SQYDS







Actual Image







<b>STRUCTURE</b>	
	RCC framed structure with infill brickwork, designed in compliance with seismic zone IV, adequately fulfilling all earthquake safety requirements
<b>LIVING/DINING AREAS, LOBBIES/PASSAGE</b>	
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
<b>BEDROOMS</b>	
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
<b>KITCHEN</b>	
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	Fully fitted modular kitchen with storage units, chimney and stove
<b>TOILETS</b>	
FLOORING	Matt finished 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
SANITARY WARE	Wash basin and European water closet (EWC) of standard makes and brands
C.P. FITTINGS & 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
<b>BALCONIES/TERRACES</b>	
FLOORING	Matt finished ceramic tiles / Indian stone
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



<b>STAIRCASE</b>	
FLOORING	Polished Indian stone on treads, risers and landings
RAILING	Painted M.S. handrails and balustrades
WALL FINISHES	Oil bound distemper on plaster
<b>SERVANT'S ROOM</b>	
FLOORING	Matt finished ceramic tiles
WALL FINISHES	Oil bound distemper on plaster
CEILING FINISHES	Oil bound distemper on plaster
<b>SERVANT'S TOILET</b>	
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 & ACCESSORIES	Bib cock, pillar cock, ablution tap along with necessary angle valves etc. of standard makes and brands
<b>ROOF</b>	
	PCC finish over suitable waterproofing and insulation treatment (COBA or equivalent)
<b>DOORS AND WINDOWS</b>	
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 & EXTERNAL GLAZING	Powder coated aluminum frame or uPVC frame windows with clear glass
<b>EXTERNAL WALL FINISHES</b>	
	External grade anti fungal / anti algal paint from reputed makes and brands
<b>ELECTRICAL WIRING AND INSTALLATIONS</b>	
FIXTURES AND FITTINGS	IS compliant modular switches / sockets, distribution boxes and circuit breakers from standard makes and brands
WIRING	IS compliant copperwiring in concealed conduits



	Adequate provision for light points, fan points, receptacles and power points in all rooms
	Provision of inverter up to 1 kva Split air - conditioners will be provided at appropriate locations in bedrooms and living room
<b>PLUMBING</b>	
	Overhead PVC water storage tanks for water supply
	IS compliant CPVC water supply pipes with standard valves and accessories
	IS compliant PVC waste pipes and traps
<b>KITCHEN CABINETS</b>	
	The owner shall be provided with fully furnished modular kitchen in well finished particle board cabinets complete with all the hardware
	including chimney and hob





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