



Sector 83, Gurgaon



Actual Image



Efficient & spacious homes spread across 7.67 acres





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
- 125+ retail shops operational
- Banks & ATMs functioning

### Poised for High Growth

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

### CITY HOMES : EFFICIENT HOMES WITH AESTHETIC DESIGN & ARCHITECTURE

City Homes is a gated residential community spread across 7.67 acre in Sector 83. The project has well - planned, attractive street architecture and excellent infrastructure. At City Homes, the design emphasis has been on simplicity and functionality, and this has enabled the availability of a large number of options in the project. Landscaped green areas add to the aesthetic appeal of City Homes.

### PROJECT HIGHLIGHTS

- Spread across 7.67 acres
- Attractive street architecture and landscaped greens
- Large community space for social events
- Fully equipped gym & club
- Shopping cum retail center for daily needs
- 24x7 security
- Ample basement parking

### AMENITIES

- Gymnasium
- Indoor games
- Community retail

### TYOLOGY

| TYPE    | AREA (sq ft) |
|---------|--------------|
| 1 BHK   | 890          |
| 2 BHK   | 1365         |
| 3 BHK   | 1740         |
| 3 BHK+S | 1935         |
| 3 BHK+S | 1940         |
| Duplex  | 2145         |
| Duplex  | 2155         |
| Duplex  | 2165         |
| Duplex  | 2185         |



Actual Image



## 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



## 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



- 3 BHK TYPE A
- 3 BHK TYPE AA
- 3 BHK TYPE AB
- 2 BHK TYPE B
- 3 BHK TYPE C
- 3 BHK+ SERVANTS TYPE D

City Homes

India Next, Gurgaon

Apartment Mix on Typical Floor

R4

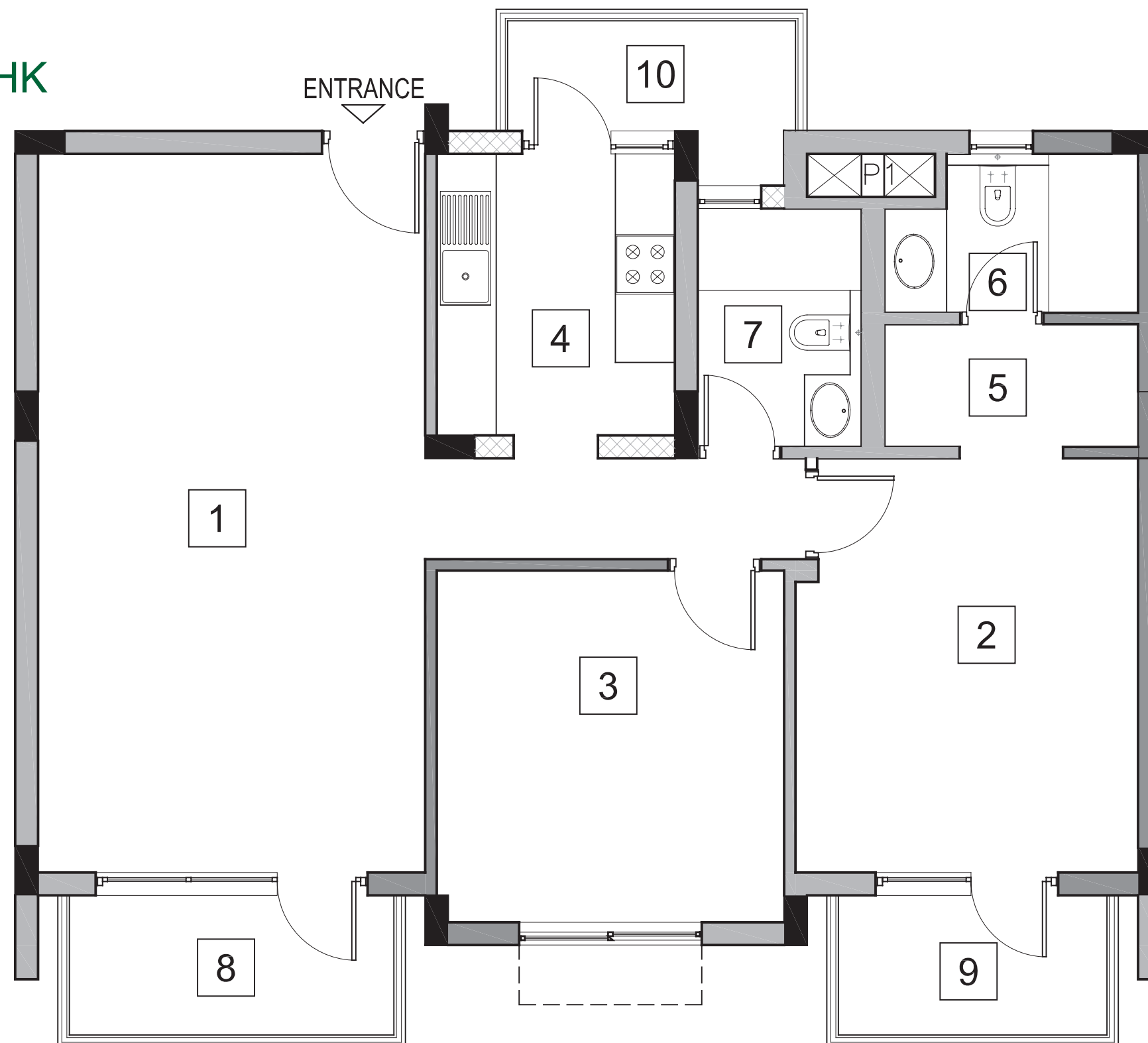


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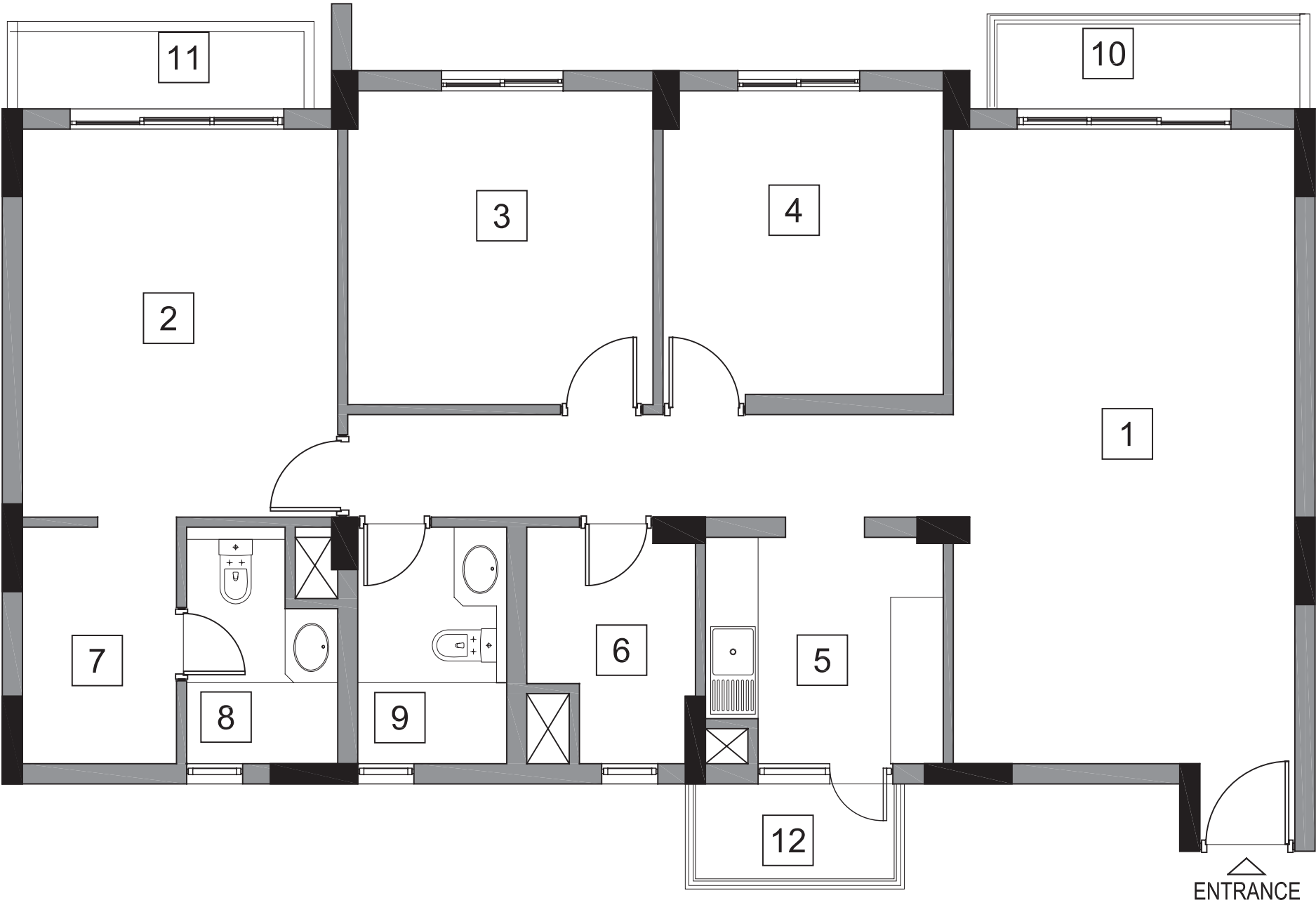
All Actual Images

## Unit Type 2 BHK



| LEGEND |                    |                 |                      |
|--------|--------------------|-----------------|----------------------|
| SL.No. | DESCRIPTION        | DIMENSION IN MM | DIMENSION IN Ft./In. |
| 1      | LIVING/DINING AREA | 3900X7245       | 12'-10" X 23'-9"     |
| 2      | MASTER BED ROOM    | 3450X4170       | 11'-4" X 13'-8"      |
| 3      | BED ROOM 1         | 3500X3540       | 11'-6" X 11'-8"      |
| 4      | KITCHEN            | 2400X2835       | 7'-10" X 9'-4"       |
| 5      | DRESS              | 2555X1235       | 8'-5" X 4'-0"        |
| 6      | TOILET-1           | 2555X1600       | 8'-5" X 5'-3"        |
| 7      | TOILET-2           | 1650X2400       | 5'-6" X 7'-10"       |
| 8      | LIVING BALCONY     | 3500X1520       | 11'-6" X 5'-0"       |
| 9      | BEDROOM BALCONY    | 2935X1520       | 9'-8" X 5'-0"        |
| 10     | UTILITY BALCONY    | 3130X1220       | 10'-3" X 4'-0"       |

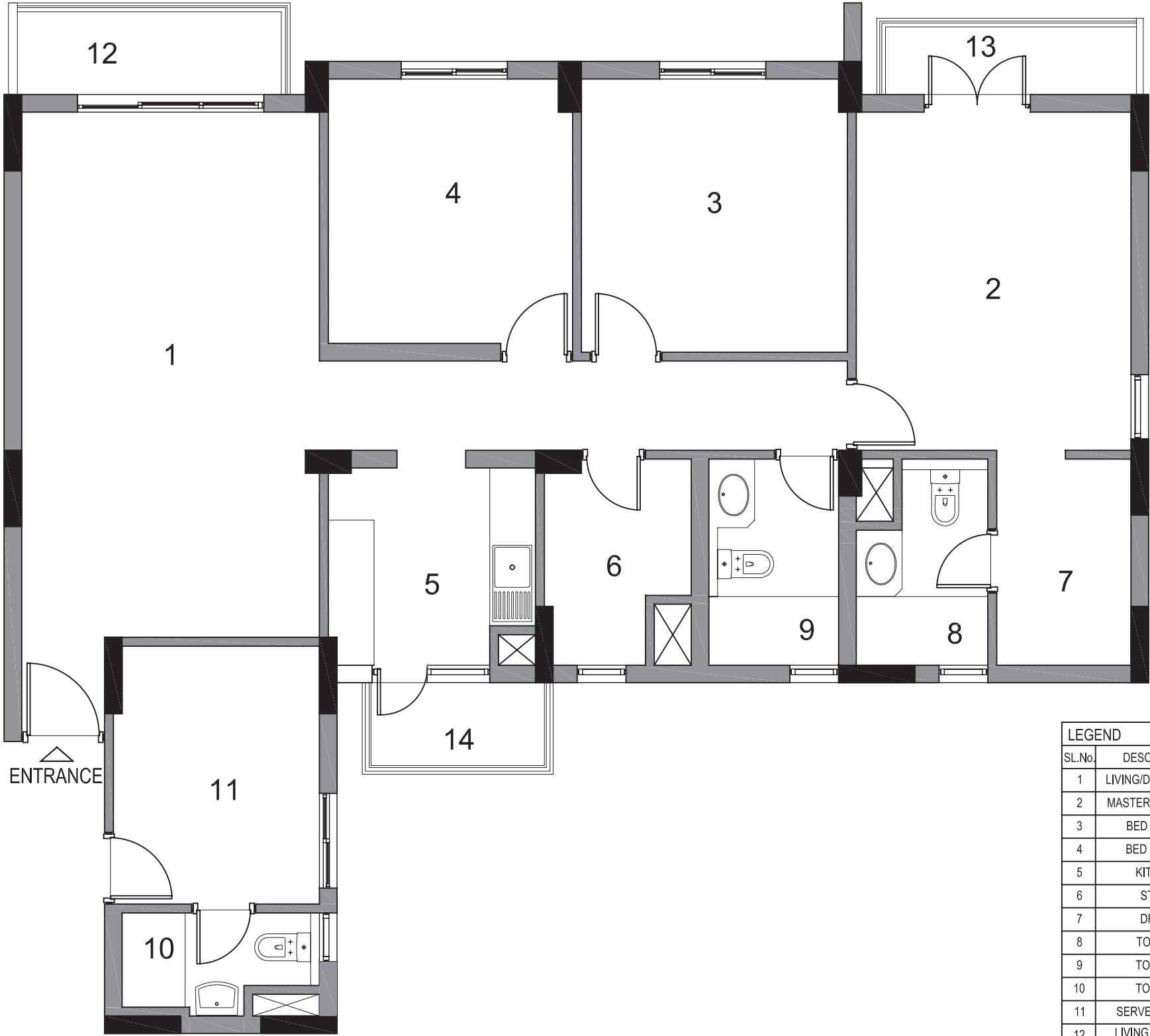
Unit Type 3 BHK C



| LEGEND |                    |                 |                      |
|--------|--------------------|-----------------|----------------------|
| SL.No. | DESCRIPTION        | DIMENSION IN MM | DIMENSION IN Ft./In. |
| 1      | LIVING/DINING AREA | 3900X7245       | 12'-10" X 23'-9"     |
| 2      | MASTER BED ROOM    | 3600X4430       | 11'-10" X 14'-6"     |
| 3      | BED ROOM 1         | 3485X3580       | 11'-5" X 11'-9"      |
| 4      | BED ROOM 2         | 3200X3465       | 10'-6" X 11'-4"      |
| 5      | KITCHEN            | 2715X2585       | 8'-11" X8'-6"        |
| 6      | STORE              | 1925X2700       | 6'-4" X8'-10"        |
| 7      | DRESS              | 1760X2700       | 5'-9" X8'-10"        |
| 8      | TOILET-1           | 1725X2700       | 5'-8" X 8'-10"       |
| 9      | TOILET-2           | 1700X2700       | 5'-7" X8'-10"        |
| 10     | LIVING BALCONY     | 3458X970        | 11'-4" X 3'-2"       |
| 11     | BED ROOM BALCONY   | 3275X885        | 10'-9" X 2'-11"      |
| 12     | UTILITY BALCONY    | 2500X1200       | 8'-2" X 3'-11"       |

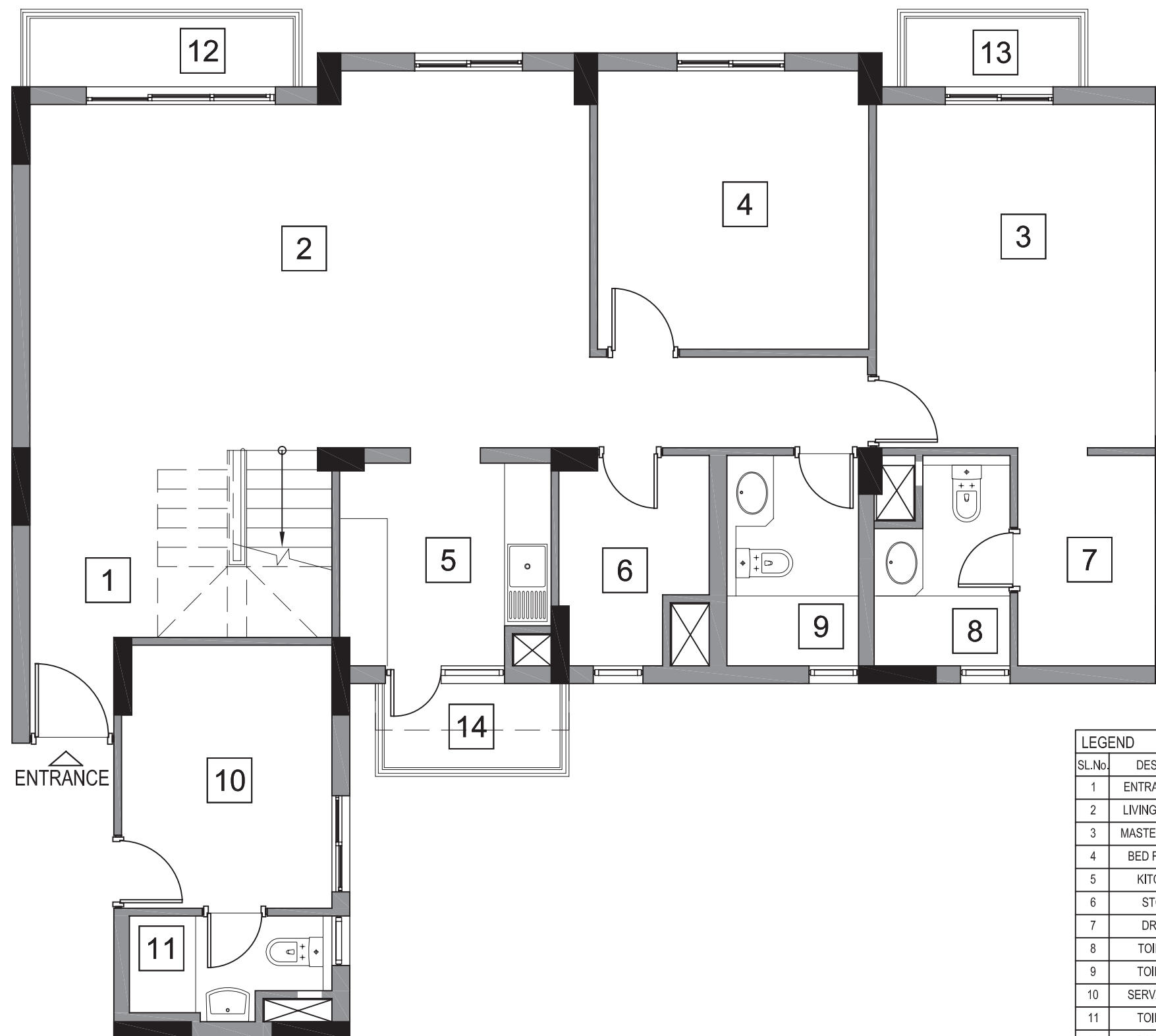
Unit Type 3 BHK D+

Servant



| LEGEND |                    |                 |                      |
|--------|--------------------|-----------------|----------------------|
| SL.No  | DESCRIPTION        | DIMENSION IN MM | DIMENSION IN Ft./In. |
| 1      | LIVING/DINING AREA | 3900X6880       | 12'-10" X 22'-7"     |
| 2      | MASTER BED ROOM    | 3600X4430       | 11'-10" X 14'-6"     |
| 3      | BED ROOM 1         | 3485X3580       | 11'-5" X 11'-9"      |
| 4      | BED ROOM 2         | 3200X3465       | 10'-6" X 11'-4"      |
| 5      | KITCHEN            | 2715X2585       | 8'-11" X8'-6"        |
| 6      | STORE              | 1925X2700       | 6'-4" X8'-10"        |
| 7      | DRESS              | 1760X2700       | 5'-9" X8'-10"        |
| 8      | TOILET-1           | 1725X2700       | 5'-8" X 8'-10"       |
| 9      | TOILET-2           | 1700X2700       | 5'-7" X8'-10"        |
| 10     | TOILET-3           | 2585X1350       | 8'-6" X4'-5"         |
| 11     | SERVENT ROOM       | 2700X3380       | 8'-10" X11'-1"       |
| 12     | LIVING BALCONY     | 3457X1085       | 11'-4" X3'-7"        |
| 13     | BED ROOM BALCONY   | 3285X885        | 11'-4" X2'-11"       |
| 14     | UTILITY BALCONY    | 2500X1200       | 8'-2" X 3'-11"       |

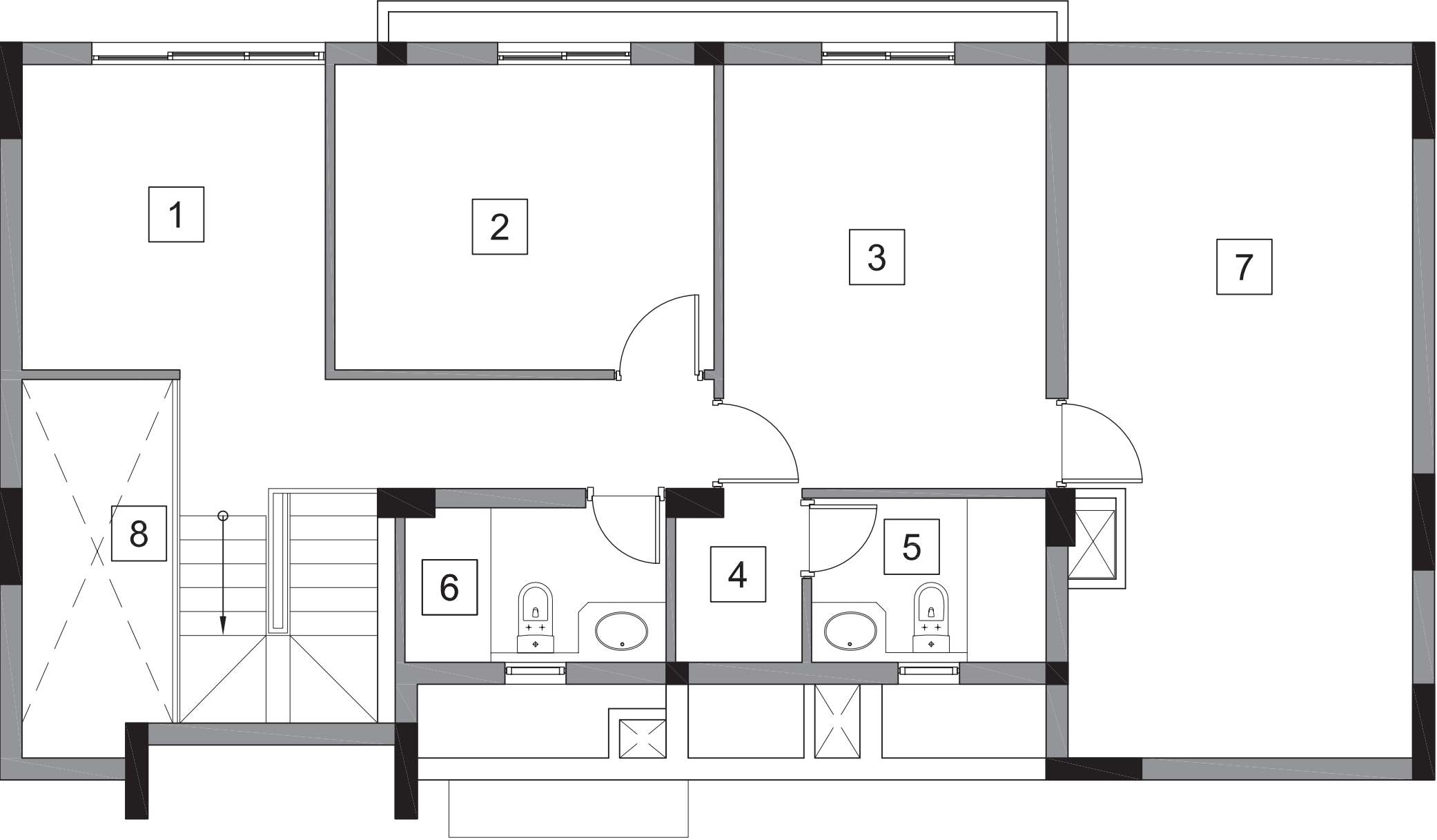
## Duplex A Lower Level (Mirror)



| LEGEND |                 |                 |                      |
|--------|-----------------|-----------------|----------------------|
| SL.No. | DESCRIPTION     | DIMENSION IN MM | DIMENSION IN Ft./In. |
| 1      | ENTRANCE FOYER  | 3900X2450       | 12'-10" X 8'-0"      |
| 2      | LIVING/DINING   | 7230X4865       | 23'-9" X 16'-0"      |
| 3      | MASTER BED ROOM | 3600X4430       | 11'-10" X 14'-6"     |
| 4      | BED ROOM 1      | 3500X3595       | 11'-6" X 11'-10"     |
| 5      | KITCHEN         | 2730X2615       | 8'-11" X 8'-7"       |
| 6      | STORE           | 1940X2715       | 6'-4" X 8'-1"        |
| 7      | DRESS           | 1775X2715       | 5'-10" X 8'-11"      |
| 8      | TOILET-1        | 1755X2715       | 5'-9" X 8'-11"       |
| 9      | TOILET-2        | 1700X2715       | 5'-7" X 8'-11"       |
| 10     | SERVANT ROOM    | 2715X3395       | 8'-11" X 11'-2"      |
| 11     | TOILET-3        | 2615X1365       | 8'-7" X 4'-6"        |
| 12     | BALCONY-1       | 3630X1000       | 11'-11" X 3'-3"      |
| 13     | BALCONY-2       | 2460X1000       | 8'-1" X 3'-3"        |
| 14     | UTILITY BALCONY | 2500X1200       | 8'-2" X 3'-11"       |

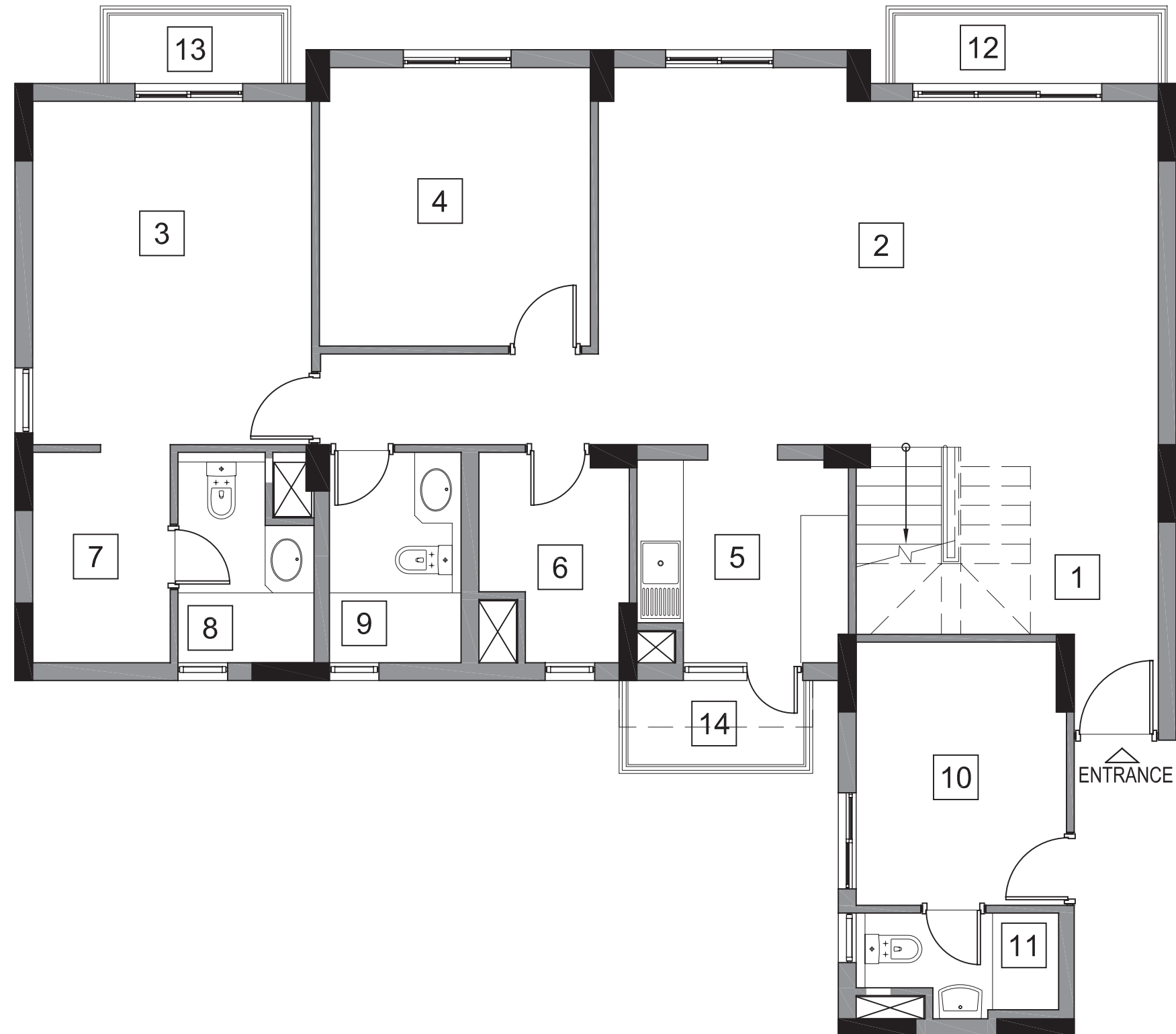
Duplex A

Upper Level (Mirror)



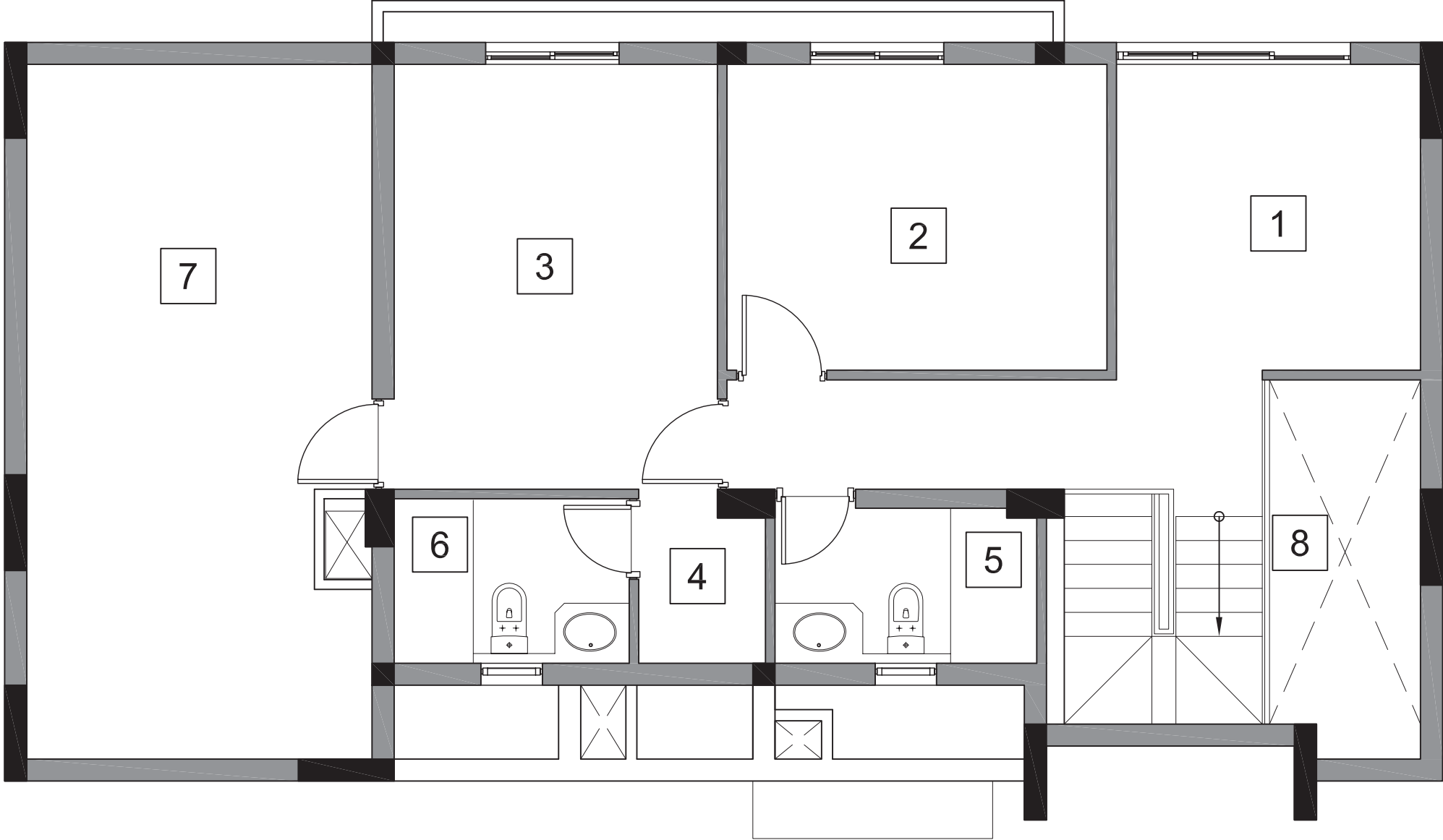
| LEGEND |                     |                 |                      |
|--------|---------------------|-----------------|----------------------|
| SL.No. | DESCRIPTION         | DIMENSION IN MM | DIMENSION IN Ft./In. |
| 1      | FAMILY ROOM         | 3170X3190       | 10'-5" X 10'-6"      |
| 2      | BED ROOM-1          | 3960X3190       | 13'-0" X 10'-6"      |
| 3      | BED ROOM- 2         | 3370X4430       | 11'-1" X 14'-6"      |
| 4      | DRESS               | 1320X1815       | 4'-4" X5'-11"        |
| 5      | TOILET-1            | 2730X1615       | 8'-11" X 5'-4"       |
| 6      | TOILET-2            | 2450X1715       | 8'-0" X5'-8"         |
| 7      | TERRACE             | 3600X7245       | 11'-10" X23'-9"      |
| 8      | DOUBLE HEIGHT SPACE | 1575X3955       | 5'-2" X13'-0"        |

## Duplex A Lower Level



| LEGEND |                 |                 |                      |
|--------|-----------------|-----------------|----------------------|
| SL.No. | DESCRIPTION     | DIMENSION IN MM | DIMENSION IN Ft./In. |
| 1      | ENTRANCE FOYER  | 3900X2450       | 12'-10" X 8'-0"      |
| 2      | LIVING/DINING   | 7230X4865       | 23'-9" X 16'-0"      |
| 3      | MASTER BED ROOM | 3600X4430       | 11'-10" X 14'-6"     |
| 4      | BED ROOM 1      | 3500X3595       | 11'-6" X 11'-10"     |
| 5      | KITCHEN         | 2730X2615       | 8'-11" X 8'-7"       |
| 6      | STORE           | 1940X2715       | 6'-4" X 8'-1"        |
| 7      | DRESS           | 1775X2715       | 5'-10" X 8'-11"      |
| 8      | TOILET-1        | 1755X2715       | 5'-9" X 8'-11"       |
| 9      | TOILET-2        | 1700X2715       | 5'-7" X 8'-11"       |
| 10     | SERVANT ROOM    | 2715X3395       | 8'-11" X 11'-2"      |
| 11     | TOILET-3        | 2615X1365       | 8'-7" X 4'-6"        |
| 12     | BALCONY-1       | 3630X1000       | 11'-11" X 3'-3"      |
| 13     | BALCONY-2       | 2460X1000       | 8'-1" X 3'-3"        |
| 14     | UTILITY BALCONY | 2500X1200       | 8'-2" X 3'-11"       |

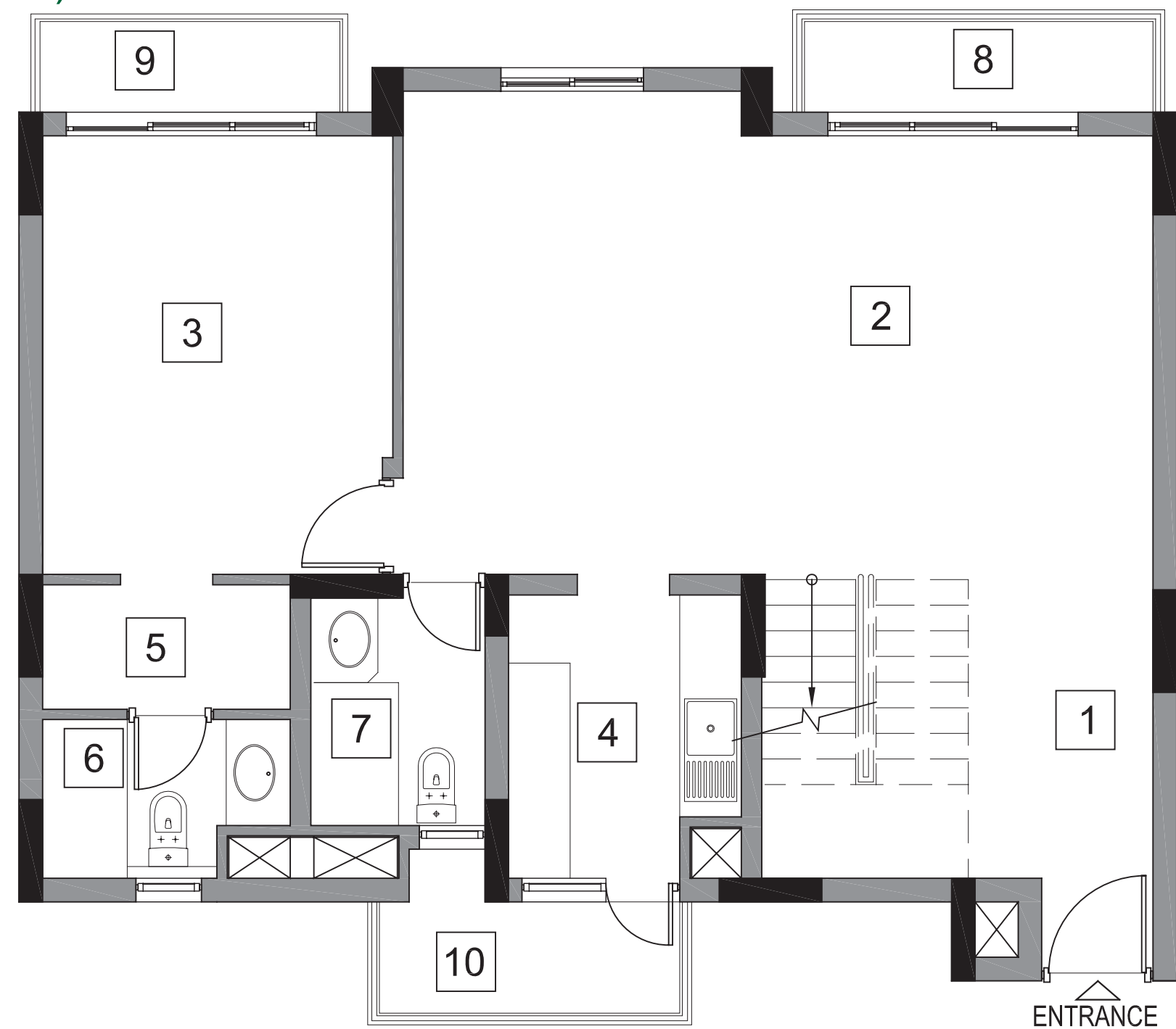
Duplex A  
Upper Level



| LEGEND |                     |                 |                      |
|--------|---------------------|-----------------|----------------------|
| SL.No. | DESCRIPTION         | DIMENSION IN MM | DIMENSION IN Ft./In. |
| 1      | FAMILY ROOM         | 3170X3190       | 10'-5" X 10'-6"      |
| 2      | BED ROOM-1          | 3960X3190       | 13'-0" X 10'-6"      |
| 3      | BED ROOM- 2         | 3370X4430       | 11'-1" X 14'-6"      |
| 4      | DRESS               | 1320X1815       | 4'-4" X5'-11"        |
| 5      | TOILET-1            | 2730X1615       | 8'-11" X 5'-4"       |
| 6      | TOILET-2            | 2450X1715       | 8'-0" X5'-8"         |
| 7      | TERRACE             | 3600X7245       | 11'-10" X23'-9"      |
| 8      | DOUBLE HEIGHT SPACE | 1575X3955       | 5'-2" X13'-0"        |

Duplex B

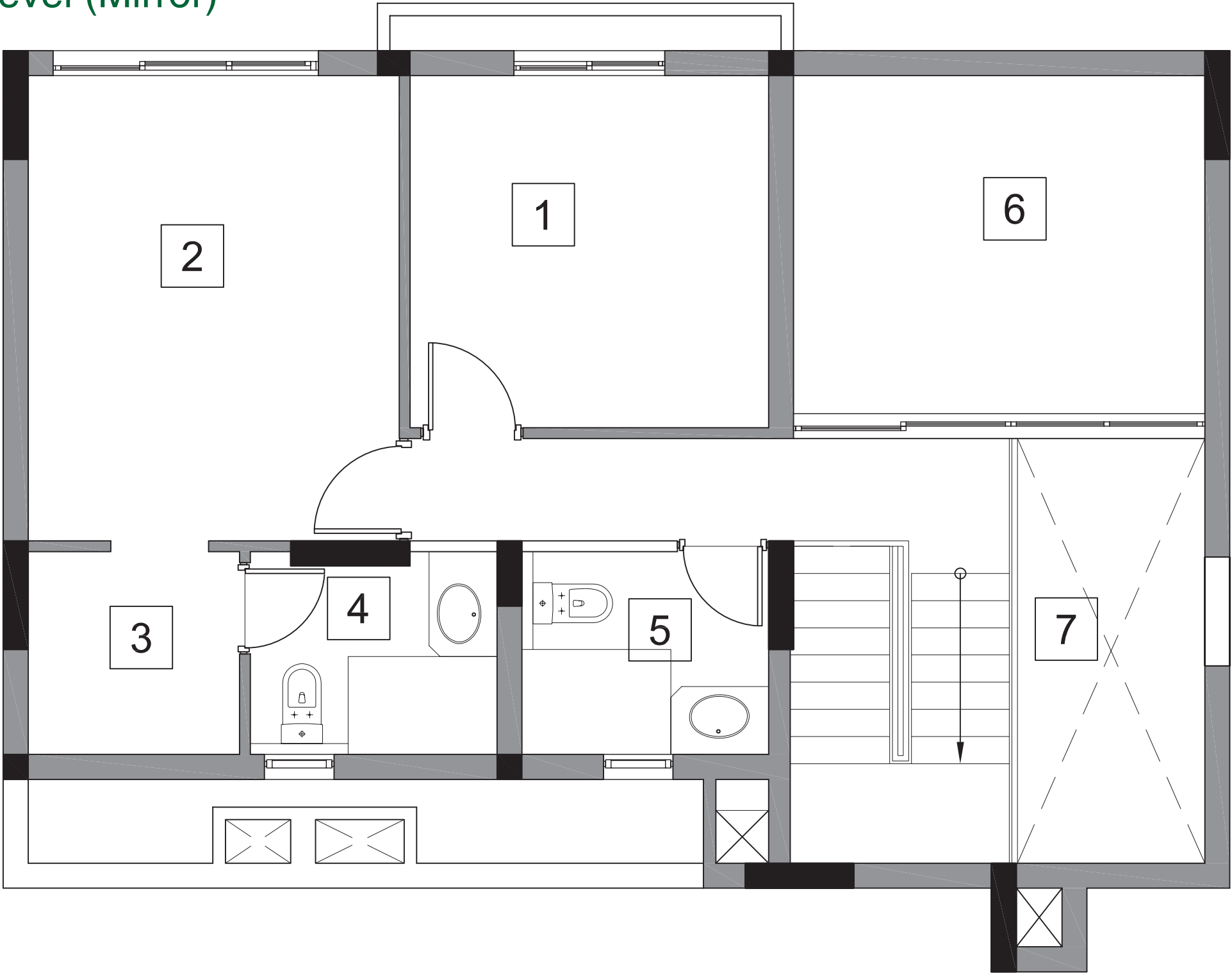
Lower Level (Mirror)



| LEGEND |                 |                 |                      |
|--------|-----------------|-----------------|----------------------|
| SL.No. | DESCRIPTION     | DIMENSION IN MM | DIMENSION IN Ft./In. |
| 1      | ENTRANCE FOYER  | 3815X2965       | 12'-6" X 9'-9"       |
| 2      | LIVING/DINING   | 7315X4715       | 24'-0" X 15'-6"      |
| 3      | MASTER BED ROOM | 3415X4280       | 11'-2" X 14'-1"      |
| 4      | KITCHEN         | 2270X2765       | 7'-5" X9'-1"         |
| 5      | DRESS           | 2415X1215       | 7'-11" X4'-0"        |
| 6      | TOILET-1        | 2415X1550       | 7'-11" X 5'-1"       |
| 7      | TOILET-2        | 1700X2220       | 5'-7" X7'-3"         |
| 8      | BALCONY-1       | 3630X1000       | 11'-11" X 3'-3"      |
| 9      | BALCONY-2       | 3130X1000       | 10'-3" X 3'-3"       |
| 10     | UTILITY BALCONY | 3160X1200       | 10'-4" X 3'-11"      |

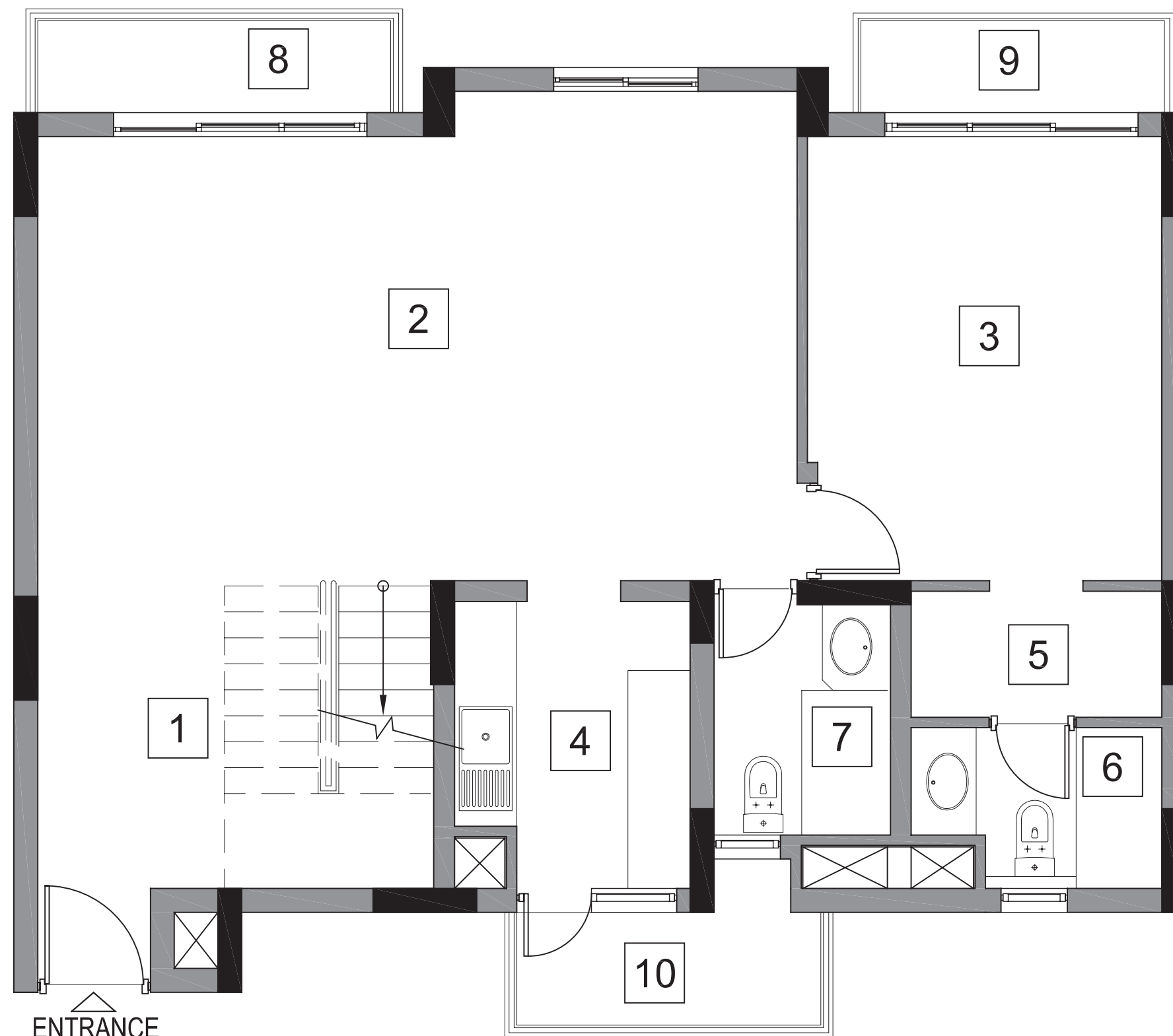
Duplex B

Upper Level (Mirror)



| LEGEND |                     |                 |                      |
|--------|---------------------|-----------------|----------------------|
| SL.No. | DESCRIPTION         | DIMENSION IN MM | DIMENSION IN Ft./In. |
| 1      | BED ROOM 1          | 3300X3240       | 10'-10" X 10'-8"     |
| 2      | BED ROOM 2          | 3415X4280       | 11'-2" X 14'-1"      |
| 3      | DRESS               | 1945X1865       | 6'-5" X 6'-1"        |
| 4      | TOILET-1            | 2270X1865       | 7'-5" X 6'-1"        |
| 5      | TOILET-2            | 2270X1865       | 7'-5" X 6'-1"        |
| 6      | TERRACE             | 3785X3110       | 12'-5" X 10'-2"      |
| 7      | DOUBLE HEIGHT SPACE | 1725X3905       | 5'-8" X 12'-10"      |

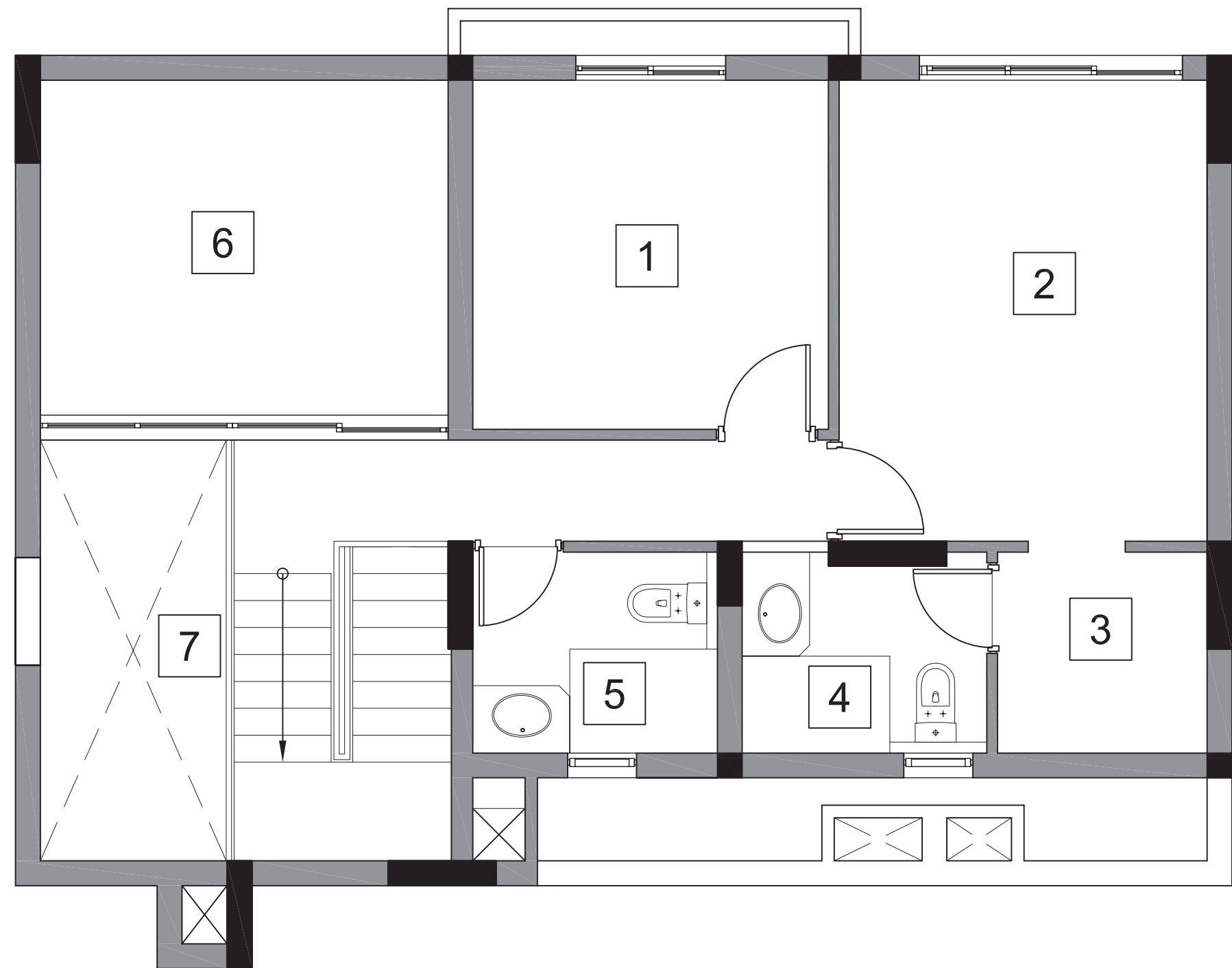
## Duplex B Lower Level



| LEGEND |                 |                 |                      |
|--------|-----------------|-----------------|----------------------|
| SL.No. | DESCRIPTION     | DIMENSION IN MM | DIMENSION IN Ft./In. |
| 1      | ENTRANCE FOYER  | 3815X2965       | 12'-6" X 9'-9"       |
| 2      | LIVING/DINING   | 7315X4715       | 24'-0" X 15'-6"      |
| 3      | MASTER BED ROOM | 3415X4280       | 11'-2" X 14'-1"      |
| 4      | KITCHEN         | 2270X2765       | 7'-5" X 9'-1"        |
| 5      | DRESS           | 2415X1215       | 7'-11" X 4'-0"       |
| 6      | TOILET-1        | 2415X1550       | 7'-11" X 5'-1"       |
| 7      | TOILET-2        | 1700X2220       | 5'-7" X 7'-3"        |
| 8      | BALCONY-1       | 3630X1000       | 11'-11" X 3'-3"      |
| 9      | BALCONY-2       | 3130X1000       | 10'-3" X 3'-3"       |
| 10     | UTILITY BALCONY | 3160X1200       | 10'-4" X 3'-11"      |

Duplex B

Upper Level



| LEGEND |                     |                 |                      |
|--------|---------------------|-----------------|----------------------|
| SL.No. | DESCRIPTION         | DIMENSION IN MM | DIMENSION IN Ft./In. |
| 1      | BED ROOM 1          | 3300X3240       | 10'-10" X 10'-8"     |
| 2      | BED ROOM 2          | 3415X4280       | 11'-2" X 14'-1"      |
| 3      | DRESS               | 1945X1865       | 6'-5" X 6'-1"        |
| 4      | TOILET-1            | 2270X1865       | 7'-5" X 6'-1"        |
| 5      | TOILET-2            | 2270X1865       | 7'-5" X 6'-1"        |
| 6      | TERRACE             | 3785X3110       | 12'-5" X 10'-2"      |
| 7      | DOUBLE HEIGHT SPACE | 1725X3905       | 5'-8" X 12'-10"      |

|                                                                                                                       |                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STRUCTURE                                                                                                             | 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>TOILETS</b>                                                                                                        |                                                                                                                                                             |
| 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                                                                                                                              |
| 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</b>                                                                                                      |                                                                                                                                                             |
| 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                                                            |
| <b>STAIRCASE</b>                                                                                                      |                                                                                                                                                             |
| 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                                                                                                                              |
| <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</b>                                                                                                                                                                                                                                             |                                                                                                                                    |
| FIXTURES & 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<br>electrical points for air-conditioners provided in appropriate locations in bedrooms and living room |                                                                                                                                    |
| <b>PLUMBING</b>                                                                                                                                                                                                                                               |                                                                                                                                    |
| 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 an option of a fully furnished modular kitchen in well finished particle board cabinets complete with all the hardware. Selection of such an option shall incur additional cost on the part of the owner                     |                                                                                                                                    |



Actual Image

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