



SOVEREIGN PARK

THE SOVEREIGN PARK
SECTOR 99, GURUGRAM.

For Vatika Sovereign Park Pvt. Ltd.


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<p>Vision</p>	<p><i>In this day and age of extensive urban growth, it has become increasingly difficult to come across residential developments which are able to achieve equilibrium of comfortable living and efficient design. Residential developments with low density and large open spaces are important parameters which the discerning buyers value. Apart from thoughtfully designed internal apartment spaces, a good external environment also helps in playing a pivotal role for enhancing the living quality of the residents.</i></p> <p><i>The new residential group housing project by Vatika will be an exclusive residential development which will address the needs of the discerning buyer. As a low density development, the Sovereign Park boasts of large expanses of continuous landscaped areas. The thoughtfully designed external environment becomes an extension of the living space.</i></p> <p><i>The planning of the apartments reflects the exclusivity by having only two apartments to a core. The typical lobbies provide for adequate natural light and ventilation. The internal planning of the apartments also reiterates the exclusivity by having spacious and comfortable living spaces with internal spatial arrangements to facilitate segregation of public and private spaces. Quality of the environment within the apartments with respect to light and ventilation has been maintained and the internal spaces are highly aesthetic. The apartments have energy efficient VRV/VRF air-conditioning. All the bedrooms boast of individual dressers.</i></p> <p><i>Principles of timelessness, elegance and style will emphasize the Architecture. The design will be based on the principles of functional internal spaces and layouts.</i></p> <p><i>Design and engineering of the project will uphold the essential principles of sustainability and conservation.</i></p>
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Product Positioning	<ul style="list-style-type: none"> • Product Differentiators- <ul style="list-style-type: none"> ○ Well designed Layouts. ○ Exclusivity – Two Apartments to a core. ○ High End Landscape of international standards. ○ Large unhindered landscape. ○ Community spaces and stilted areas. ○ Large and spacious room sizes ○ Large Balconies. ○ Attached Dress with each Bedroom/ Storage areas. ○ Separate Powder toilets. ○ Direct connectivity to Dwarka Expressway. ○ Surrounded by Low rise Township (Uppal's 99).
Design Objectives	<ul style="list-style-type: none"> • Architecture: Site and Climate responsive design. • Exclusivity: Establish a perception of 'exclusivity' through: <ul style="list-style-type: none"> ○ Low density ○ Only two apartments to a floor. ○ Create a perceived value around the project such that it becomes an exclusive address. • Apartment Layouts: Apartment layouts designed with careful consideration to <ul style="list-style-type: none"> ○ The physiological as well as aspirational needs of the user group. ○ capture all intangible and tangible attributes essential for functional layouts ○ Immaculately reflecting the spatial quality and characteristics ○ Landscape: The Landscape design to reflect the importance of external environment as an important contributor to the 'living experience' and "Place making:"

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Salient Features of the Project	<ul style="list-style-type: none"> • Low Density (Larger but fewer dwelling units). • Air-Conditioned Apartments. • High End Finishes such as Marble and Laminated flooring¹. • High Ceilings and High Doors in Apartments. • Large Toilets along with Dresser in all the Bedrooms. • Large Balconies. • Adequate parking. • Multi Tiered security system. • Well designed yet sustainable club.
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VATIKA SOVEREIGN PARK (HSG-022)				
Project Name:		SOVEREIGN PARK	A,B,J,K,L,M & Basement	
S no	Packages	Description	Cost	
1	Structure	Mass Excavation	59	
		Dewatering	313	
		Water Proofing below raft	302	
		Structural Work by Contractor	3,223	
		Diff- 2.25 & awarded contract	961	
		Cement Component	941	
		Reinforcement	2,173	
				7,971.11
2	MEP-Mechanical	VRV System	1,029	
		Ventilation	768	
				1,796.95
3	MEP- Electrical	High Side Electrical	860	
		Low Side Electrical	356.4	
				1,216.40
4	MEP-Plumbing & FF	Internal & External Plumbing & fire	1,013.67	
				1,013.67

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5	Internal Finishing	Including Fire Doors, Internal Plaster, etc	3,041.00	
				3,041.00
6	External Finishing	Including External Plaster, Windows, Painting, etc	762.9	
				762.90
7	Design Cost		506.83	
				506.83
8	External Development		691.14	
				691.14
A	Total			17,000.00
	EDC			2357.56
	IDC			443.83
	Land Cost			6133.00
	Others Cost			10884.61
B	Total			19819.00
	Grand Total			36,819.00

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