



SOVEREIGN NEXT

SECTOR 82, GURGAON.

For VATIKA LIMITED


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Vision	<p><i>"Life in urbanized cities and neighborhoods rarely blends comfortable living with rejuvenation of the senses. Luxury and premium are defined by specifications and opulence; rarely by lifestyle.</i></p> <p><i>'Sovereign Next', a thoughtful and sensitive offering to the discerning few will offer to its inhabitants well designed and detailed apartments finished in style yet offering subtle opportunities to residents for expressing their own definitive tastes.</i></p> <p><i>The landscape and external areas will be designed to contribute to the living experience, which will reflect the aspirations of this segment.</i></p> <p><i>The entire focus will be on creating a rich living experience!"</i></p>
Architectural Concept	<p>The premier residential development at Sovereign Next is situated adjacent to the India Next's Town Square with close proximity to National Highway 8 and Delhi. The site mostly has three and four bedrooms. The relatively low unit count affords larger units in an extensive green park-like setting. Three types of residential buildings, -high-rise, mid-rise, and low-rise providing a variety and balance of housing choice for residents preferring grounds related apartments to those that prefer high and distant views. The more family oriented development has a wide range of open spaces from the larger courtyard and garden spaces to more intimate lawns and play areas. A mixture of planting and tree species adds distinction and character to the landscaped grounds.</p> <p>Spatially, the apartments are designed with two to four exposures to permit natural ventilation and to create a positive relationship to the outside landscaping and views. Large balconies allow the residents to extend the internal space to enjoy a shaded outside environment overlooking the green landscape.</p> <p>Internally the apartments are planned with a 'public' zone consisting of a large reception and dining area, an adjacent servant room and kitchen and a 'private' zone for the family's bedrooms. Each bedroom has either an ensuite bathroom or an adjacent bathroom. All apartments have larger windows and a higher ceiling height. Each apartment is provided with an efficient air conditioning system and service balcony. A residents club, children' play areas, underground parking, and a secured gatehouse along with the extensive green and open spaces are all amenities for the development.</p>

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Product	<ul style="list-style-type: none"> • Well designed Efficient Layouts
Differentiators	<ul style="list-style-type: none"> • Exclusivity • High End Landscape of international standards • Large and spacious room sizes • Large Balconies • Envable Location
Design	<ul style="list-style-type: none"> • Architecture: A blend of Style and Elegance through design and detailing.
Objectives	<ul style="list-style-type: none"> • Exclusivity: Perception of 'exclusivity' through: <ul style="list-style-type: none"> ○ Low density ○ Only two apartments to a floor. • 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 associated with 'Vatika brand'. • Landscape: The Landscape is designed to reflect the importance of external environment as an important

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	contributor to the 'living experience' and "Place making:"
Salient Features of the Project	<ul style="list-style-type: none"> • Low Density (Larger but fewer dwelling units) • Air-Conditioned Apartments • High End Finishes. • High Ceilings and Higher Doors in Apartments. • Large Toilets and Balconies • Adequate parking
Amenities	<ul style="list-style-type: none"> • Well designed yet sustainable club with features such as: <ul style="list-style-type: none"> ○ Swimming pool & kids pool ○ Gymnasium • Kid's play areas • Multipurpose hobby room • Yoga and meditation space

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VATIKA SOVEREIGN NEXT (HSG-019)				
Project Name:		SOVEREIGN NEXT	A,C,D,E,F,G,H,EWS,RETAIL	
S no	Packages	Description	Cost	
1	Structure	Mass Excavation	47.08	
		Dewatering	249.84	
		Water Proofing below raft	240.97	
		Structural Work by Contractor	2,574.54	
		Diff- 2.25 & awarded contract	767.82	
		Cement Component	751.95	
		Reinforcement	1,735.53	
				6,367.74
2	MEP -Mechanical	VRV System	436.79	
		Ventilation	326.01	
				762.80
3	MEP - Electrical	High Side Electrical	539.30	
		Low Side Electrical	223.50	
				762.80
4	MEP	Internal & External Plumbing & fire	696.47	
				696.47
5	Internal Finishing			
		Including Fire Doors,Internal Plaster,etc	1,625.10	
				1,625.10
6	External Finishing			
		Including External Plaster,Windows ,Painting,etc	504.11	
				504.11
7	Design Cost		298.497	
				298.50
8	External Development		482.48	
				482.48
A	Total			11,500.00
	EDC			1782.00
	IDC			196.01
	Land Cost			843.00
	Others Cost			4696.99
B	Total			7,518.00
	Grand Total			19,018.00

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