

TRANQUIL HEIGHTS
SECTOR 82A, GURGAON.

For VATIKA LIMITED



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<p>Overview</p>	<p>Enjoying a prime location, in the heart of Vatika India Next, Tranquil heights takes condominium living to a new level. located in Sector 82A, Gurgaon , It has spacious, well designed 2, 3 & 4 BHK apartments which are set amidst crafted landscape designed by a team of architects of international renown and boast of features such as air conditioning, modular kitchens, dry wall construction and a well equipped clubhouse along with amenities for modern living.</p> <p><i>Tranquil heights is an offering for a discerning few.</i></p>
<p>Location – Peerless Advantage</p>	<ul style="list-style-type: none"> Tranquil Heights enjoys a prime location in Sector 82 A. In close vicinity to the Dwarka Expressway (NPR) and NH-8, it is located close to two main arterial sector roads which are in the process of seeing habitation already. It is a part of Vatika India Next which is an integrated township with all the amenities such as education, healthcare, retail, offices,banks, transportation etc. It shares location advantages with other neighborhoods like Sovereign Next, DLF Primus, DLF Ultima etc. With the construction of the Dwarka Expressway nearing completion, Tranquil Heights will be just a few minutes' drive from the IGI (Terminal 3). It is in close proximity to a major commercial belt. 

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<u>Salient Features of the Project</u>	<ul style="list-style-type: none"> • Air-Conditioned Apartments. • Servant room with most apartments. • Large Balconies. • Adequate parking. • Large central green free of any vehicular movement. • Well designed drop off zones for each block. • Multi Tiered security system. • Well designed yet sustainable club and fitness center.
<u>Site Planning</u> – <i>Massing aimed at creating a variety of visual experiences and capturing the natural elements</i>	<ul style="list-style-type: none"> • Despite the presence of highrise, scale of the spaces is such that it lends a human scale to the heights and come across as “tranquil” to the residents. • All the blocks are surrounded by usable greens with almost all the units looking into the central landscaped zone. • Strong emphasis has been placed on the safety of the Pedestrian circulation with a clear intent of the segregation of the pedestrian movement and the vehicular movement. The Vehicular circulation has been kept to the bare minimum possible. It comprises of a one way traffic loop which is contained on the periphery thereby making it a safe and easy pedestrian (especially for children) access to the large useable greens. • Sufficient car parking available on the surface for visitors and for residents in the basements. • The importance of social aspect of Indian living at all levels- outdoor spaces, entrance lobbies as well as apartment has been captured very well in this project. There are adequate opportunities and points of interaction for people to gather for social interactions in the complex and become extended families. • The external spaces have been carved out in such a way that they are not just serving the purpose of ornamentation and beautification but also usable at the same time. •
<u>Amenities</u>	<ul style="list-style-type: none"> • Amenities shall include the following: <ul style="list-style-type: none"> ○ resident’s lounge

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	<ul style="list-style-type: none">○ multipurpose, hall .○ kids play area at various locations○ Adequately sized Gym○ Swimming pool & kids pool, Change rooms & Lockers etc.○ Sports facilities○ Retail fronting the Tranquil Avenue
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VATIKA TRANQUIL HEIGHTS (HSG-020)				
Project Name:		TRANQUIL HEIGHTS		A,B & Basement
S no	Packages	Description	Cost	
1	Structure	Mass Excavation	28	
		Dewatering	151	
		Water Proofing below raft	145	
		Structural Work by Contractor	1,552	
		Diff- 2.25 & awarded contract	463	
		Cement Component	453	
		Reinforcement	1,046	
				3,838
2	MEP -Mechanical	VRV System	410	
		Ventilation	309	
				720
3	MEP - Electrical	High Side Electrical	477	
		Low Side Electrical	195	
				672
4	MEP	Internal & External Plumbing & fire	528	
				528
5	Internal Finishing		1,251	
		Including Fire Doors,Internal Plaster,etc		
				1,251
6	External Finishing		393	
		Including External Plaster,Windows ,Painting,etc		
				393
7	Design Cost		264	
				264
8	External Development		336	
				336
A	Total			8,000
	EDC			2,014
	IDC			205
	Land Cost			405
	Others Cost			2,838
B	Total			5,461
	Grand Total			13,461

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