



LIFESTYLE HOMES

SECTOR 83, GURGAON.

For VATIKA LIMITED

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CONTENTS:-

- a. VISION
- b. ARCHITECTURAL CONCEPT
- c. PRODUCT HIGHLIGHTS
- d. AMENITIES
- e. SALIENT FEATURES OF THE PROJECT

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Vision	At Lifestyle Homes variety, rather than sameness, is the key accent. This innovatively designed group housing project is spread across 12 acre in Sector 83. The architectural style is elegant yet contemporary and captures the spirit and style of modern, urban living. With large Central Park at its heart, the planning of the project is resident - friendly and ensures plenty of natural light and cross ventilation.
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Architectural

Concept

Lifestyle Homes- Concept Note

Located within the prestigious Vatika City Next township in NH 8, Gurgaon, Lifestyle Homes are designed to deliver a stylish, contemporary urban living environment.

Stately modern architecture defines a layered series of linked, pedestrian - oriented landscaped greens.

The first of these is the densely planted buffer paralleling the 24m wide Sector Road. Sheltered by the buffer, a group of four storey row houses flanks the central Entry on the left, balanced by the vertical counterpoint of an elegant 19 storey tower on the right. Diagonally set within surrounding gardens, the free - standing tower signals the place of Lifestyle Homes within the wider urban context. Offering four three - Bedroom apartments per floor with optional Servant quarters, the tower units are true houses in the sky, featuring three external exposures.

Extending the axis of the central Entry, the length of the formal, tree lined Boulevard is lined with groups of 4 - storey row houses on both sides. Each of the adjoining buildings houses two apartments per floor, flanking a central Hall. The three - Bedroom through units provide both a Boulevard and a garden exposure.

The Boulevard gently bends to culminate in the Central Park, surrounded by a mix of adjoining eight - storey midrise buildings with an embedded sixteen - storey tower on three of the park's four edges. Architecturally defined by the surrounding buildings, the generous open space and lush plantings of the Central Park also provide the setting for a well equipped Club. With four units per floor in each of the buildings, a variety of one, two and three - Bedroom apartments are formed around a series of landscaped internal courtyards to accommodate the secondary rooms, while the principal rooms face outwards. Crowning the embedded towers, the upper floor units are the most lavishly appointed of the Lifestyle Homes, featuring three Bedrooms with attached Servant quarters and large Roof Terraces.

At - grade parking is relegated to the outer perimeter of the buildings surrounding the Central Park, to reinforce the sense of a pedestrian environment, while two levels of underground parking is provided beneath both the Central Park and the Boulevard.

All of the Lifestyle Homes share an architectural language inspired by traditional Indian precedents expressed in a contemporary voice. The courtyard, as a place of cool shade and common use is apparent not only as the basis for the blocks surrounding the Central Park, but in the form of the Central Park itself. The provision of multiple external exposures promotes cross ventilation. All of the buildings are outfitted with screen walls on their public faces specifically designed to respond to the various solar orientations, offering protection from the sun, a layer of privacy, and a zone between screen and building to house generous balconies and to accommodate air conditioning equipment concealed from public view.

The unusually high range of unit types, sizes, and quality of finishes available within Lifestyle Home are intended to ensure an equally high degree of individual choice, a hallmark of contemporary urban life. On a broader scale, the freedom of pedestrian movement around and through the neighbourhood provides the medium which makes community possible. Over time, the lush plantings shall grow to further unify the spaces between.

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Product Highlights • Spread over 12 acre in Sector 83, Vatika India Next, Gurgaon • Combination of low-rise, mid-rise and high-rise towers • A wide range of compact, efficient and stylish homes • Landscaped green areas and large central park at its heart • Each apartment receives plenty of light and cross ventilation • Variations available within the 2BHK, 3 BHK, 4 BHK & penthouse units to suit varying needs • Uniformity of specifications throughout. • Ample parking on surface and basement • Gated community with 24X7 security	Amenities • Community Centre • Swimming pool • Multipurpose hall • Gymnasium • Kid's play areas • Community retail
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	• Indoor games
Salient Features of the Project	• High quality specifications in all the apartments. • Adequate floor heights for ensuring comfortable clear heights and headroom in all apartments • Balconies/outdoor space in all apartments. • Adequate parking. • Gated community with perimeter wall or fence for security.

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VATIKA LIFESTYLE HOMES (HSG-011)				
Project Name:		LIFESTYLE HOMES		BLOCK A
S no	Packages	Description	Cost	
1	Structure	Mass Excavation	10.0	
		Dewatering	45.0	
		Water Proofing below raft	45.0	
		Structural Work by Contractor	470.0	
		Diff- 2.25 & awarded contract	141.9	
		Cement Component	135.6	
		Reinforcement	350.8	
				1,198.3
2	MEP -Mechanical	VRV System	150.9	
		Ventilation	115.6	
				266.5
3	MEP - Electrical	High Side Electrical	125.4	
		Low Side Electrical	52.7	
				178.1
4	MEP	Internal & External Plumbing & fire	148.9	
				148.9
5	Internal Finishing		435.5	
		Including Fire Doors, Internal Plaster, etc		
				435.5
6	External Finishing		115.7	
		Including External Plaster, Windows, Painting, etc		
				115.7
7	Design Cost		87.0	
				87.0
8	External Development		270.0	
				270.0
A	Total			2,700.0
	EDC			371.6
	IDC			40.9
	Land Cost			296.0
	Others Cost			574.5
B	Total			1,283.0
	Grand Total			3,983.0

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