



TURNING POINT
SECTOR 88B, GURGAON.

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Overview	The site in sector 88B. It is surrounded by Low rise development all around creating opportunity for good views on all sides. It also has the distinct advantage of a commercial/retail development right next to it which will provide a more wholesome experience for the residents. This commercial belt is also directly accessible from the Dwarka Expressway.
Location	<ul style="list-style-type: none"> • Turning Point is a premium group housing complex which enjoys a prime location in Sector 88B, Gurgaon and within Vatika Express City. It is closely located to the Dwarka Expressway (NPR) and is accessed from the expressway by a 24 m wide Sector road. • Turning Point also enjoys the benefit of being flanked by roads on three sides which lends an unparalleled advantage of vehicular connectivity from various directions. • Distances from important landmarks <ul style="list-style-type: none"> ○ Delhi/Dwarka – 12 kms. ○ IGI Airport (Terminal 3) – 14 kms. ○ Proposed ISBT & Metro station – 6.5 kms. ○ Sultanpur Bird Sanctuary – 15 kms. ○ Vatika India NXT – 5.5 kms.
Site Planning	<ul style="list-style-type: none"> • Turning Point has the combination of mid rises and high-rise towers (with splendid views all around) giving the buyer more options and liberty to choose where he/she desires to live. • A long continuous landscaped central green park forms the spine of the Housing with all blocks organized around it. While maximum apartments enjoy the park view, several apartments are arranged around the landscaped courtyards to enjoy panoramic views of the park. To maximize the feeling of openness, the site has been planned in a way to maximise green and open spaces. The vehicular circulation has been kept on the periphery to ensure the safety of the pedestrians and making the development a safe play zone all through. • Sufficient car parking available in the basement with connectivity to each core. Adequate visitor's car parking available on the


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	<p>surface.</p> <ul style="list-style-type: none"> • Amenities such as Clubhouse with adequately sized Gym, Swimming pool, Change rooms & Lockers etc. along with Outdoor games will be provided. • Spaces for cafes and restaurants are planned within the complex to take care of the population within the complex. • Presence of retail shops inside the Complex which takes care of all the daily necessities of the residents.
Salient Features of the Project	<ul style="list-style-type: none"> • Maximised open space with long continuous unhindered central greens • Contemporary Architecture with well designed indoor and outdoor spaces that assign an identity to the address • Amenities have been planned for all the needs like social, recreational, fitness and retail within the project • Club – <ul style="list-style-type: none"> ○ Swimming pool ○ Gymnasium ○ Indoor games ○ Activity areas spread across the site ○ Social facilities like lounges, multipurpose hall etc. • Well designed landscaped greens with nooks for outdoor activities like Kids play area and tot-lots etc. • Retail to address the daily needs of residents • Clear segregation of vehicular and pedestrian zones for safety
External Development	<ul style="list-style-type: none"> • The external spaces shall be designed in a way to lend an identity to the project and must come across as exclusively designed spaces. • The design of external environment shall be done such as to encourage outdoor life, especially in accordance with the living patterns of the region.

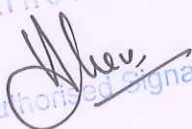

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	<ul style="list-style-type: none"> • The main entry to the project shall be treated in a way to mark an entrance to the project along with layby spaces. • Due to high density, spaces under stilts may be developed for use by the kids as play areas. Activities like skating rink/library/activity classes to be worked out under the stilts. • A careful evaluation of the materials and edge treatment shall be done so as to choose kids friendly surfaces. • The external environment shall be carefully designed to integrate engineering services.
STRENGTHS	<ul style="list-style-type: none"> • Its vicinity to Dwarka Expressway and being a part of an integrated township. • The main strength of this project is its compact yet well planned layouts. • Amenity spaces spread across the site add onto the life of the project. • Vehicular free green spaces.


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VATIKA TURNING POINT (HSG-026)				
Project Name:		TURNING POINT		West End 1,2,3,4,5,6,7,& 8
S no	Packages	Description	Cost	
1	Structure	Mass Excavation	102	
		Dewatering	539	
		Water Proofing below raft	520	
		Structural Work by Contractor	5,556	
		Diff- 2.25 & awarded contract	1,657	
		Cement Component	1,623	
		Reinforcement	3,746	
				13,743.11
2	MEP -Mechanical	VRV System	1,457	
		Ventilation	1,088	
				2,545.02
3	MEP - Electrical	High Side Electrical	1,559	
		Low Side Electrical	646	
				2,205.68
4	MEP	Internal & External Plumbing & fire	1,782	
				1,781.51
5	Internal Finishing		4,366	
		Including Fire Doors,Internal Plaster,etc		
				4,365.56
6	External Finishing		1,357	
		Including External Plaster,Windows ,Painting,etc		
				1,357.34
7	Design Cost		848	
				848.04
8	External Development		1,154	
				1,153.74
A	Total			28,000.00
	EDC			1898.39
	IDC			422.79
	Land Cost			1480.00
	Others Cost			3093.82
B	Total			6,895.00
	Grand Total			34,895.00

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