

The township for professionals
is ready for living

**NOW
IS THE
TIME**



INXT welcomes professionals.
It's time to plug in



The Millennium City of Gurgaon is unique in India. No other city has such a high concentration of white-collar professionals and corporate offices, nor is any other city attracting corporations and executives at the rate at which Gurgaon does. With its distinctive metropolitan culture and progressive outlook, Gurgaon is exerting its pull on people residing in other parts of NCR as well.

Vatika India Next (INXT) is helping many to make this shift. It's a fully integrated township, spread across Sectors 82, 82A, 83, 84 & 85. And it's now ready with high-rise apartments and independent floors, as well as all the infrastructure and support facilities that a family needs.

This means you can buy your home and move in right away – so you don't have to bear the double burden of paying rent as well as the EMI of an under-construction apartment.

Everything is in place at INXT, from parks and power backup to fast internet and fresh vegetables. And when you shift in, you'll find a nice set of neighbours to share your excitement with.



INXT, designed for the way you live



“INXT is for people who believe in the concept of ‘quality time’. The experience of living here is rich and vibrant.”



INXT is truly a township built around the lifestyle of young professionals. We understand the stress of deadlines and targets, and the pressure they put on health and family time. And so, INXT has been designed as the perfect counter-balance.

This is a place where meticulous planning has created a way of life that rejuvenates and energizes. The surroundings are green and open – where even the electric wires are underground to keep the skyline uncluttered. And though the township spans hundreds of acres, everything is within walking distance. Including schools, parks, basketball courts, tennis courts and gyms.

Vatika INXT is a model city designed around providing an exceptional living experience for your family. It's a safe neighbourhood for children, women and the elderly. Traffic is moderate and well managed, and there is a plethora of parks, walkways with thoughtfully located benches, and markets for a little retail therapy.

It isn't just good planning – it's all professionally managed and maintained too. Leaving you truly free to enjoy your leisure hours.



Think alike: Vatika

“ Since it’s inception in 1986, the Vatika Group has successfully delivered almost 15 million sq ft residential projects and nearly 6 million sq ft commercial and retail projects. ”



Everything is clearly stated, right upfront. So there is no hidden sub-text, and no implied meanings or nuances. By eliminating the grey areas real estate is often known for, Vatika has been able to develop and deploy proper processes and procedures for all client interactions.

Online access: Vatika’s Client Service Portal maintains individual accounts for each customer. So you have your own unique login and can access the details of your property, financial transactions and updated statement of accounts at any time.

Relationship Managers: A dedicated relationship manager is your single point of contact to resolve any issues or concerns. He also acts as a communication channel for updates related to the company or the real estate market.

ReServe: This is a unique service initiative for customers that goes beyond purchase-related transactions. Vatika takes it as an opportunity to serve the customer again – and this covers areas like fit-out assistance, apartment servicing, help with documentation, resale and renting.

There is a lot else; but the most important is Vatika’s fundamental approach to financial dealings and customer satisfaction – and these will always be prompt, professional and above-board.

EDUCATION

MATRIKIRAN SCHOOLS
Sohna Road &
Vatika India Next

ENVIRO

FACILITIES
MANAGEMENT

HEALTHCARE

VATIKA MEDICARE

HOSPITALITY

WESTIN RESORT & SPA
Sohna-Gurgaon

THE WESTIN HOTEL
Gurgaon

RESTAURANTS

56 RISTORANTE
ITALIANO
Gurgaon

CORIANDER LEAF
Gurgaon

TOWNSHIPS

VATIKA INDIA NEXT
Gurgaon

VATIKA EXPRESS CITY
Gurgaon

VATIKA INFOTECH CITY
Jaipur

VATIKA CITY CENTRAL
Ambala

BUSINESS CENTRES

New Delhi Gurgaon
Mumbai Pune
Bangalore Chennai
Hyderabad Noida

COMMERCIAL

FIRST INDIA PLACE
Gurgaon

VATIKA TRIANGLE
Gurgaon

VATIKA ATRIUM
Gurgaon

VATIKA TOWERS
Gurgaon

VATIKA CITY POINT
Gurgaon

VATIKA BUSINESS PARK
Gurgaon

VATIKA MINDSCAPES
Mathura Road

VATIKA PROFESSIONAL
POINT
Gurgaon

INXT CITY CENTRE
Gurgaon

ONE INDIA NEXT
Gurgaon

ONE ON ONE
Gurgaon

RESIDENTIAL

VATIKA CITY
Sohna Road, Gurgaon

VATIKA INFOTECH CITY
Jaipur 21

Urban Woods
The Park Apartments

Ivy Homes

VATIKA INDIA NEXT
Independent Floors

Lifestyle Homes

Gurgaon 21

City Homes

The Seven Lamps

Sovereign Next

Tranquil Heights

VATIKA EXPRESS CITY

Sovereign Park

Seven Elements

One Express City

Seven Seasons

Plots

Think alike:

Like minded neighbours



Living amongst people who share your values and attitudes is a very special experience. At INXT, you will be amidst people who have a similar educational and professional background. In a residential neighbourhood, harmony can really enhance the living experience.

Disagreements disappear, and are replaced by understanding and peace of mind. Each day becomes a pleasure when there is so much to share. Neighbours soon become jogging companions, tennis partners and gym buddies. And instead of squabbling over parking, you find yourself planning pot-luck dinners and weekend outings with the neighbours.



“ The township encourages you to step out of your home and mingle with the rest of the community. These interactions often develop into lasting friendships. ”

Location: Cutting the commute



From a professional's point of view, it would be hard to find a better location. INXT is just minutes away from the commercial hubs Cyber City and MG Road, and the industrial and institutional belt of Manesar is just down the road.

The connection to NH8 and Dwarka Expressway is through 99-metre and 84-metre wide sector roads respectively. These are 6-lane carriageways with service roads. Within the city, all the main roads are 24 metres wide, with four lanes each. The government has envisioned an Inter State Bus Terminus (ISBT) for Gurgaon, and the site for this is adjacent to INXT. An underpass has been built right at the entry to Vatika India Next, making access to the city easier.

Vatika India Next will be excellently connected by Metro, too. The proposed Metro hub at the intersection of the South Delhi – Gurgaon metro line and the Dwarka metro line (as per the Gurgaon Manesar Urban Complex Master Plan 2025) will also be within walking distance.

Distances from Vatika India Next (Km)

Vatika INXT has a unique location – it is at the intersection of two of the most important roads in the area – NH8 and the 150 metres wide Dwarka Expressway connecting to North West Delhi. Apart from the long term advantages, the immediate benefit is that INXT is smoothly connected via NH8 right now – even before Dwarka Expressway opens.



Everything is ready. Just bring your laptop



“The township is ready. Not just your apartment, but also the entire infrastructure that should go with it.”

There's a lot of difference between an apartment that's ready for occupation and a home where you can actually go and start living. That is why Vatika INXT has been developed as a complete township with full infrastructural support and facilities.

And now the township is ready. Not just your apartment, but also the entire infrastructure that should go with it. The network of smooth wide roads, underground power supply, dual water distribution system – it's all ready and running.

All the little everyday things you need are operational too – shops, eateries, banking, local transport, newspapers. Stroll down to Town Square and buy fresh vegetables at Mother Dairy, use the ATM, decide on your internet connection and catch up with some neighbours as well.

Vatika INXT is ready for you – just plug in and play.



SECURITY
READY ✓

SUPERMARKET
READY ✓

24x7 WATER
READY ✓

PARKS
READY ✓

COURIER
READY ✓

INTERNET
READY ✓

MOTHER DAIRY
READY ✓

DISPENSARY
READY ✓

GAS
READY ✓

TELEPHONE
READY ✓

GYM
READY ✓

BUS SERVICE
READY ✓

HDFC BANK
READY ✓

24x7 POWER
READY ✓

NEWSPAPER
READY ✓

Just load the car and drive over

Plots
180 sq yd to 1000 sq yd

Independent Floors
180 sq yd to 500 sq yd

Villas
240 sq yd to 500 sq yd

Flats
2, 3, 4 BR and Penthouse

Driving over the hundreds of acres that comprise Vatika India Next, you will see many facets of this extra-ordinary township. Expanses of greenery, an uncluttered skyline, and broad uncongested roads. And interspersed in all this you will find shopping centres, apartment towers, residential floors and other structures. Development and mother nature in tranquil, well-planned balance.

INXT offers a range of residential options, depending on the type and the size you want your home to be. You could even buy a plot and build your dream home yourself, but there are a number of residential projects that are ready for you to move into right away.



Independent Floors

INDEPENDENT FLOORS



- A GF Rear Lawn
- B GF has Front Lawn
- C Car Park
- D Approach Road
- E Three Independent Floors



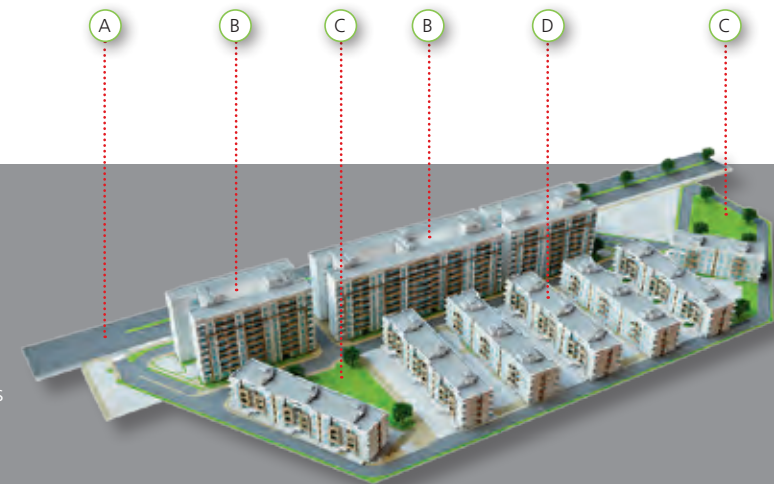
If you value independence over the 'shared space' approach of high-rise developments, Independent Floors are the perfect choice for you. They are built in a G+2 format with just one home on each floor to give you more space, more freedom and more privacy.

Ground floor homes have a sit-out in front and a garden at the back, while the first and second floors get large balconies and their own private terraces. You have ample parking space between adjacent units, with direct access from the homes. The interiors are modern and well appointed, and all units come equipped with modular kitchens.

These floors are built on 295 sq m and 330 sq m plots in Sector 82 at Vatika India Next. The residential units are set back from the street leaving a broad walkway that creates a sense of privacy and security. These residences are ready for living and you can move in right away.



City Homes



- A Approach Road
- B G+8
- C Community Greens
- D G+3



City Homes is a gated residential community spread over approximately 8 acres in Sector 83. The project has well-planned, attractive street architecture and excellent infrastructure.

At City Homes, the design emphasis has been on simplicity and functionality, and this has enabled the availability of a large number of options in the project. Apartments range from 1 BHK to 3 BHK + servant's room in configuration. The towers, too, are a mix of low-rise and mid-rise structures, giving the community a varied and uncluttered skyline.

Landscaped green areas add to the aesthetic appeal of City Homes. The project also has a large community space to act as a focal point for social events and interactions within the City Homes community. There is also a community retail centre to cater to the daily requirements of the residents, and the project also has the facility of power backup.

The project is ready for possession, and you can move into your new home right away.



Gurgaon 21



GURGAON 21



- 1 Approach Road
- 2 Central Green
- A to F Block numbers as labelled



If you prefer the condominium lifestyle, a stylish interpretation of urban living awaits you in a quiet corner of INXT. Gurgaon 21 is a gated community spread across almost 20 acres in Sector 83. With its lush, landscaped greenery and contemporary architecture, Gurgaon 21 blends the dynamism of a cosmopolitan lifestyle with the serenity of a well-planned, premium neighbourhood.

The project has 12 residential towers with 964 exclusive apartments ranging from 1245 sq ft to 2390 sq ft in area. The layout of the project is such that each tower commands a view over an expanse of greenery. The towers are linked by an outer loop road, which facilitates easy drop-offs to the apartments.

Gurgaon 21 features beautiful landscaping throughout the project, and walking will be a pleasure in this serene and green community. The project has its own club, swimming pool, gymnasium, children's play area and a community retail centre. Also, ample parking space is available at the surface level and in the large double basement.

Families have begun experiencing the joy of living in Gurgaon 21, and you can move in right away too.



Lifestyle Homes

LIFESTYLE
HOMES

- | | | | |
|----|----------------|---|---------------------|
| A | Block A1 | 1 | Approach Road |
| A+ | Block A2 to A4 | 2 | Entry |
| B | Block B1 to B6 | 3 | Club, Pool |
| S | Block S1 to S5 | 4 | Central Green Court |
| W | Block W1 to W3 | | |
| E | Block E1 to E3 | | |
| N | Block N1 to N4 | | |



READY TO
MOVE IN

At Lifestyle Homes variety, rather than sameness, is the key accent. This is an innovatively designed group housing project spread across 12 acres in Sector 83. The architectural style is elegant yet contemporary and captures the spirit and the style of modern, urban living.

Lifestyle Homes offers a combination of high-rise, mid-rise and low-rise homes in a gated community format. The complex offers a wide variety of compact, efficient and stylish apartments to choose from, ranging from one-bedroom homes to three-bedroom homes with servant room and store.

With a large Central Park at its heart, the planning of the project is resident-friendly and ensures cross ventilation. The balconies are furnished with screens for shade and extra privacy, and the larger units enjoy a garden view as well as a boulevard view.

Lifestyle Homes is ready to move in, offering a vibrant, community living experience. There will be a school within the complex, and the community will be replete with the accoutrements of the contemporary lifestyle – a retail facility, a modern gym, a swimming pool, a multi-purpose hall and play areas for children.



The Seven Lamps



THE
SEVEN
LAMPS



- | | | | |
|---|------------------|---|-------------|
| A | 'Obedience' | F | Entry Gate |
| B | 'Memory' | G | 'Beauty' |
| C | Landscape Courts | H | Club House |
| D | 'Power' | I | 'Truth' |
| E | 'Life' | J | 'Sacrifice' |

The Seven Lamps is a remarkable high-rise residential development in Sector 82. The project draws inspiration from 'The Seven Lamps of Architecture', an essay by John Ruskin on the basic tenets of good architecture.

The seven towers of this gated community rise majestically from the surrounding low-rise developments like seven powerful beacons. The towers are visible from NH8 as well as the sector road, and will soon become landmarks in the area.

The entrance to the community is from a 24 metre wide road, and opens on to a large open plaza. Convenience shopping is located here, with free public access. Beyond this is the security gatehouse, which leads to a posh landscaped Arrival Court. Roads head off from the Arrival Court to the residential towers and the amenities.

The Seven Lamps boasts of a Mondrian landscape, where beauty meets functionality and architecture and nature exist in perfect harmony. Visit the sample apartment to get a glimpse of the exceptional living experience The Seven Lamps will offer.



Tranquil Heights



TRANQUIL HEIGHTS

At a prime location in the heart of Vatika India Next, Tranquil Heights is poised to take condominium living to a new level. Almost 80% of the project area is open space. Extensive landscaping, carried out by architects of international repute, shall further enhance the aesthetic appeal of these areas. The apartment towers are ranged around these green spaces.

While it is usual to associate apartments with an essentially indoor lifestyle, Tranquil Heights will completely change this perception. A lot of attention has been given to space maximization. All major living areas of the apartment have large doors and glazed openings to good-sized balconies, naturally extending the apartment into its surroundings.

The apartments are large, and they have been designed to maximize natural light and ventilation to further enhance the feeling of spaciousness and well-being. Tranquil Heights offers 2, 3 and 4 BHK apartments in mid-rise and high-rise towers, and the 3 and 4 BHK apartments have two master bedrooms each. Most of the apartments have attached servant quarters. The project boasts of luxurious finishes and features such as air conditioning and modular kitchen. Tranquil Heights has its own clubhouse, well equipped with all the amenities the residents might desire.

SITE AREA	13.73 acres
LOCATION	Sector 82A, Vatika India Next, Gurgaon
TOWER CONFIGURATION	Mid-rise to High-rise Towers
APARTMENT CONFIGURATION	2BHK+Study, 3BHK, 3BHK+SR & 4BHK+SR, Penthouses
APARTMENT SIZES	1,635 to 5,115 sq ft
AMENITIES	Jogging Track Indoor/Outdoor Sports Area Community Retail Multi-purpose Hall Club House Swimming pool Gymnasium Kid's play areas Pedestrian walkways
SPECIAL FEATURES	Power Backup Adequate Basement Parking Landscaped Large Central Greens VRV Air Conditioners Modular Kitchen Concept of two master bedrooms in 3BHK and larger units



Town Square and Town Square 2



Town Square 2: Given the size and spread of INXT, a single retail and commercial hub would not suffice. Town Square 2 is planned as an up-market retail cum commercial complex that shall be located just 1 kilometre away from NH8.

The project is a mix of low-rise retail outlets and mid-rise commercial block interconnected by wide corridors. The tower will be visible from afar and will be a 'landmark' feature of the complex. Like its predecessor Town Square, Town Square 2 will be ideal for banking services, clinics, boutiques, gymnasiums, beauty salons, real estate services, and other similar services that are regularly needed by the residents of a lively township.



A home isn't really complete unless there's a shopping and commercial centre in the vicinity that you walk down to whenever you like. Town Square ably fulfills that function in Vatika India Next.

Town Square is a buzzing place for shopping and entertainment that you will love to visit, and in time it will become a retail destination for people staying in nearby areas as well. HDFC Bank, Mother Dairy, Safal and Needs Supermarket are already operational, and other outlets and restaurants will commence operations soon.

Located just 500 metres from NH8, Town Square will be an attraction for close to 5 lakh residents from surrounding areas. Accordingly, Town Square has a provision for underground parking of 400 cars as well as designated drop-off areas.

Town Square has 9,500 sq m of retail space spread over three blocks of Ground + 2 floors and 14,000 sq m of mixed-use commercial space in a stunningly designed 14-storey block, which will accommodate establishments like clinics, beauty salons, etc., that residents of a bustling township need regularly.

SITE AREA	1.605 acres
LOCATION	Sector 82, Vatika India Next, Gurgaon
RETAIL CONFIGURATION	Premium Community Retail integrated with well planned commercial spaces for professionals
BLOCK CONFIGURATION	Ranging from low-rise retail blocks to mid-rise mixed-use block
FEATURES	Air-conditioned office spaces, Car Parking in Basement, Power Backup, Wet points in all shops, Some large double storeyed shops on ground level, Adjoining green area
SPECIAL FEATURES	Strategically located. Wide site frontage on sector road and green corridor with maximum visibility. Walk-in piazza retail typology



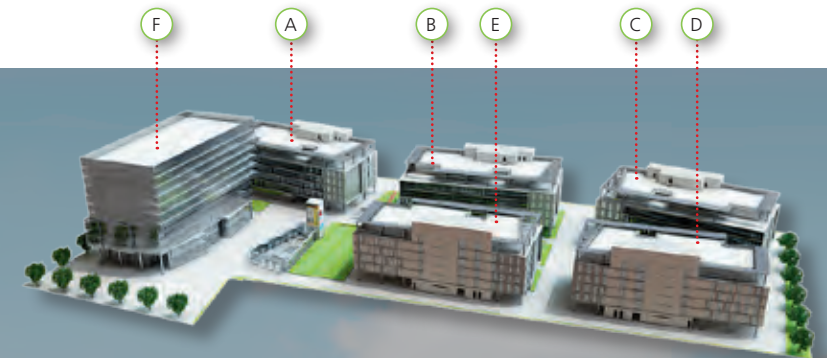
DISCLAIMER: The heights and no. of floors in various blocks may vary as per final design. The view is only an artistic representation of the design proposal by architects and does not constitute any commitment on behalf of the developer.

INXT City Centre

SITE AREA	10.71 acres
LOCATION	Sector 83, Site adjoining NH8
PROJECT CONFIGURATION	Large air-conditioned office spaces ranging from G+5 to G+11 spread in six towers Ground floor of all blocks is dedicated to corporate retail
SPECIAL FEATURES	Car Parking in Basement Access and visibility from NH8 Landscaped central Urban Plaza Restaurants and Eateries on Ground Floor



Office Blocks as labelled A to F



A distinctive attraction of living in INXT is the opportunity of having a top grade office within walking distance. INXT City Centre is one such. It is a truly unique commercial complex that has earned the coveted LEED Gold certification for its environment-friendly design.

The complex is an enclave of six independent yet integrated blocks, marked by angular geometry, expansive plazas and walkways in between. The ground floors of all the blocks will have corporate retail and restaurants, and there will be corporate and individual offices above.

The amenities match international standards too. Central air conditioning, 100% power backup, CCTV security, high-speed elevators, retail outlets, ATMs, restaurants, basement parking for over 1,500 cars and, above all, a distinctive blend of sophistication and functionality that will project an excellent image of those who work here.

Located on NH8 in Sector 83, INXT City Centre adjoins the intersection of NH8 and Dwarka Expressway, and is close to the site of the proposed ISBT and the new Metro hub*. INXT City Centre is everything you ever wanted your office space to be, and makes business not just a pleasure but also a matter of pride.

* As per Gurgaon Manesar Urban Complex, 2025 Master Plan



One India Next

SITE AREA	10.23 acres
LOCATION	Sector 82A, Commercial Belt
PROJECT CONFIGURATION	High Street Retail Exclusive Office Spaces Luxury Executive Residences
SPECIAL FEATURES	Strategically located on NH8 in the commercial belt One of the first mixed use developments in Gurgaon Wide site frontage (More than 500 feet on NH8) Direct access from NH8 and 24m township sector road



“ A 10-acre mix of high street retail, wide range of eating options, and exclusive offices, as well as well-appointed residences, One India Next is set to become a landmark project in Gurgaon. ”

One India Next is among Gurgaon's first mixed use developments. This is a 10-acre development that will have high street retail and exclusive office spaces as well as well-appointed residences for executives who'd like to walk to work. The project will also have its own members-only club.

One India Next has an excellent location in Gurgaon's largest commercial belt, with a direct frontage on NH8. At the same time, it is also a part of Vatika India Next – and the way it is envisaged perfectly complements the unique location. Instead of the typical 'enclosed building', One India Next will be a large, open piazza with shops, restaurants and offices in the buildings ranged around.

With high street retail, fine-dining restaurants and cafes on the ground and first floors, One India Next will be perfect for delightful family outings. The higher floors will be offered as premium office spaces to companies and institutions requiring large floor areas, as well as to professionals and consultants who want smaller individual offices at a distinguished address.



Retail & Commercial

- 1 One India Next
- 2 Town Square
- 3 INXT City Centre

Residential Offerings

- Signature Villas
- Independent Floors

Residential Offerings

- Plots
- High-Rise & Condos
- Sovereign Next
- Tranquil Heights
- The Seven Lamps
- City Homes
- Lifestyle Homes
- Gurgaon 21

Amenities

- C Clubs
- + Health Centres
- + Dispensaries
- Nursing Homes
- MatriKiran Senior School
- S High Schools
- P Primary School

Amenities

- Nursery School
- Creches/Day Care Centres
- Taxi Stands
- Neighbourhood Retail
- Religious Buildings
- Police Posts



Map not to scale. Graphic representation only

Beyond Bricks & Mortar

It isn't the projects that make India Next a model township – it's the robust infrastructure and meticulously planned support systems that make India Next such a practical and attractive residential destination.



Impeccably Maintained



One of the joys of living in Vatika India Next is the way everything works so smoothly. There is a reason for this efficiency and reliability – Enviro, Vatika’s facilities management arm that

has been maintaining the Group’s commercial buildings for over 15 years.

Enviro is ISO 9001:2008 certified and is accredited by DAR Germany. So all the facilities and services at Vatika India Next actually enjoy international standards in care and maintenance. Highly trained staff looks after the upkeep of buildings and machinery, fittings and repairs, safety and security, horticulture and landscaping, environmental maintenance, vehicular upkeep and even complaint management.

Without effective maintenance, even a great neighbourhood can quickly become shabby; but at Vatika India Next, you can be sure that the constant attention and expert care will not let the township’s sheen deteriorate.



Schools in the Neighbourhood

High Schools	3
Primary Schools	6
Nursery Schools	7
Crèches/Day Care Centres	3



A school brought to you by The Vatika Group

Having good schools in the neighbourhood is of great importance to parents, and Vatika India Next has made adequate preparations. The township will have more than 19 educational institutions to cater to its younger citizens. This includes crèches, nursery schools, primary schools and high schools, all located within residential zones and spread across the township.

The first of these is MatriKiran, the primary wing of which has been operational on Sohna Road since 2011. Inspired by the ideas and ideals of Sri Aurobindo and the Mother, MatriKiran is an English medium co-educational school from Pre-Nursery to Grade 12. The middle and senior wing is coming up at a 6 acre campus within Vatika India Next on NH8 and will be affiliated to the ICSE board. This is going to be one of the premier schools in the area, and will have every facility you'd expect from a school of this stature.

While MatriKiran has started operations, others will follow soon. Over 25 acres of land have been allocated for various schools and educational bodies in the city.



Healthy Living



The health of the family is perhaps the most overriding concern for anyone contemplating a change of lifestyle. And at Vatika India Next, health gets every bit of the importance it deserves.

There's a two-pronged approach to healthcare at Vatika India Next – through prevention and intervention. A healthy lifestyle is the most important step towards disease prevention, and the township makes it really easy to walk and cycle safely everywhere. The environment is healthy too, with plenty of greenery, the absence of over-crowding, effective civic planning, the best in hygiene and sanitation facilities, and the use of non-polluting technologies.

Equally important is the availability of good healthcare facilities. To this end, no less than 14 healthcare establishments will come up within the city, comprising 1 health centre, 2 dispensaries and 11 nursing homes. These will be spread all over the township, so that good healthcare is within easy reach wherever you live in Vatika India Next.

1

Health Centre

2

Dispensaries

11

Nursing Homes



Safety First

All high-rise condominiums, commercial projects and recreational projects are equipped with Fire Detection and Fire Suppression systems. And they all have elevators capable of accommodating stretchers, to ensure convenience in case of a medical emergency.

In accordance with requirements pertaining to Earthquake Zone 4, all the buildings in the city have been designed as earthquake resistant structures.



“Key locations at INXT are manned round the clock, and two Police Posts have been planned within the township. Land parcels of 1 acre have been earmarked for each of these posts.”

As a responsible parent and provider, safety is your paramount concern when you're moving into a new neighbourhood. Vatika India Next ensures your peace of mind through exhaustive safety measures.

Key locations in INXT are manned round the clock, and there will soon be two police posts within the city. There are manned security check posts on the streets within the city too. All commercial projects as well as gated residential communities have CCTVs and other electronic surveillance systems. Boom barriers, CCTV surveillance and access control devices are being deployed at other appropriate locations as well to ensure complete safety and security.

If you step out for an after-dinner walk, you'll find the streets well lit and security personnel on patrol. Even in the event of a power failure, there is critical lighting in the escape areas of all high-rise condominiums and commercial projects to ensure illumination.

The streets are safe from the traffic perspective as well. The road network and traffic flow has been planned to prevent congestion, and pedestrian safety has been the most important concern. To deter rash driving, traffic calming measures (such as speed cushions, chicanes and speed humps) will be deployed at appropriate points on the streets. There is also a well-designed Signage system to ease the flow of traffic.



Shopping and Entertainment



Agreement finalised with PVR to open a 14-screen multiplex in INXT

PVR Multiplex (14 screens) 1

Milk/Multi-purpose Booths 44

Retail 7

Clubs 2

Enjoyment is easy to find in INXT. Green spaces for recreational activities have been provided everywhere, and the entire city is interconnected with walkways and cycling paths. Children have a plethora of parks and play areas to amuse themselves in, and four different sites have been set aside for religious institutions too.

Almost all the community housing projects have well-equipped clubhouses and swimming pools of their own. And if you want more, a short walk from your home will bring you to other social venues in the township.

Town Square is the centre for all your shopping and other essentials. Apart from Mother Dairy, Needs Supermarket, HDFC Bank and other outlets that are already operational, many more are on the way. PVR, one of India's best multiplex chains, is opening a 14 screen multiplex in Vatika India Next and several fine dining restaurants are opening soon too.

As the township develops further, there will also be two large clubhouses, each with an area of 2 acres, in different parts of the township. The idea is that every resident should be within an easy walk of at least one club. These will be big clubs, with multi-cuisine restaurants and cafes, sports facilities, a well equipped gymnasium, a spa, a swimming pool, a library, and an area for exhibitions and parties. There will be a few guest rooms too, and corporate services like a concierge desk and a business centre with all the latest amenities.



Modern Planning



“Foresight and great engineering have created a really sound foundation for India Next. All systems have been planned for longevity and minimal environmental impact.”

As a modern integrated city, Vatika India Next is a home to be proud of. The township uses the latest engineering technologies available, and the emphasis is on employing environment-friendly and energy-efficient technologies without compromising performance or reliability.

The power distribution system, for example, is fully underground so that electric cables do not clutter the skyline and the whole system is easy to maintain. It has the capacity to handle current demand as well as the increased electricity demand foreseen for the future.

Power backup is available for all essential services as well as for apartments, shops and offices. And Dual energy meters have been installed to meter mains supply and backup supply.

The drainage system of the city has been designed according to Gurgaon’s rainfall pattern. A combination of slopes and gradients channelises rainwater to recharge wells. There are 110 recharge wells in the city and together they harvest a total of 1.5 MLD of water on a rainy day.

Vatika India Next uses a dual water distribution system to conserve water. It supplies fresh water for regular use, and also recycled water for gardening and flushing etc. There is a comprehensive, well designed sewer network and, being a complete city, Vatika India Next has its own sewage treatment plant.



The Good Life

“India Next isn't simply about great planning and construction. The quality of life a resident experiences is actually the core around which everything has been created.”



The idea of an integrated city is a new one in India, and Vatika India Next is a pioneer of the concept. Community living is an important component of this new lifestyle. It seeks to draw people out from their residential complexes into a larger notion of 'community'.

You'll find yourself getting absorbed into Vatika's neighbourhood approach to community building. A strong social fabric is being woven here and residents share an uncommon sense of belonging.

Several of the residential projects have mews as common areas. This refers to the community area or alley between facing rows of houses. This is not a thoroughfare, and functions like a private community space for the residences around it. Perfect for games of hopscotch and gully cricket, and barbecues in the winter months.

A safe neighbourhood, with well-lit streets and secure common areas, also promotes social activity – children skating around the neighbourhood, seniors sharing sunshine and conversations in a park, ladies going window shopping together. With tree-lined streets, well-maintained parks and recreation facilities and the pedestrian-friendly design of the city, it's just natural to step out from home and take part in something you wouldn't otherwise have.



Vatika India Next

At a Glance

	Ready to move-in	Ready to move-in	Ready to move-in	Under construction	Under construction
	Independent Floors	Gurgaon 21	Lifestyle Homes	The Seven Lamps	Tranquil Heights
Site Area	Plot area 295 and 330 sq m	19.44 acres	12.83 acres	11.90 acres	13.73 acres
Category	Premium	Premium	Premium	Premium	Luxury
Type	2BHK 3BHK 3BHK+SR 4BHK+SR	2BHK 3BHK 3BHK+SR 4BHK+SR	1BHK 2BHK 3BHK+Study 3BHK+SR Penthouse	1BHK 2BHK 2BHK+Study 3BHK+Study 3BHK+Study+SR 4BHK+ SR Penthouse	2BHK+Study 3BHK 3BHK+SR 4BHK+SR 3BHK+SR Penths. 4BHK+SR Penths.
Size	1725 - 1915 sq ft	1230 - 2408 sq ft	620 - 3150 sq ft	907 – 4567 sq ft	1635 - 5285 sq ft
Location	Sector 82 Vatika India Next	Sector 83 Vatika India Next	Sector 83 Vatika India Next	Sector 82 Vatika India Next	Sector 82A Vatika India Next
Tower Configuration	G+2	Mid-rise to High-rise towers	Low-rise to Mid-rise towers	High-rise towers	Mid-rise to High-rise towers
Project Highlight	One apartment on each floor	80% site is open	Large Central Park & Resident Friendly Design	Each apartment, overlooking green Mondrian landscapes	Premium High-rise apartment with large Central Green
Number of Towers/Blocks	NA	12	25	7	10
Specifications					
Modular Kitchen and Air-Conditioned	√	X	X	X	√
Floor-to-Floor height	3.15 mtrs	3.05 mtrs	3.1 mtrs	3.05 mtrs	3.15 mtrs
Adequate parking	Surface	Basement+Surface	Basement+Surface	Basement+Surface	Basement+Surface
Security 24X7	√	√	√	√	√
Utility Balcony with Kitchen	√	√	√	√	√
Provision for piped gas supply	X	√	√	√	√
Earthquake resistant structure	√	√	√	√	√
Number of apartment per core	1	2,3,4 or 6	2, 4	4	2, 4
Lifts - Passenger and Stretcher	X	√	√	√	√
External Surroundings/Features					
Club	Membership available	√	√	√	√
Swimming Pool, Gym, Kid's Play Area	Membership available	√	√	√	√
Multi-purpose Hall	Township facilities	√	√	√	√
Indoor/Outdoor Sports area	Membership available	√	√	√	√
Jogging track	Township facilities	√	√	√	√
Community retail	Township retail facilities	√	√	√	√
Landscaped green areas & Pedestrian Walkways	√	√	√	√	√
Visitor parking	√	√	√	√	√
Ramp access for differently abled	X	√	√	√	√
Facility Management by Enviro	√	√	√	√	√

Vatika's design philosophy:

Elegance, understatement and functionality are the hallmarks of every Vatika home. These are apartments that match the way you think and live, and the design philosophy reflects the aesthetic sensibility of the modern professional.

The ostentation and ornateness that are often the hallmark of many buildings in NCR find no space at Vatika India Next. Instead you find contemporary design with clean straight lines and an unmitigated emphasis on usability.

Most of Vatika's architects operate internationally, and this is quite evident in the way Vatika India Next has developed. Contemporary thinking and the fusion of form and functionality are at the core of every structure.

Homes are designed inside out rather than outside in, which means that the living experience of the resident is accorded a higher priority than mere outside appearances. This has resulted in naturally-lit and airy market places that you love going to. Apartments turn out to be more spacious than you'd expect, with a simplicity and practicality that is a source of daily delight.

Why Vatika



Simple questions often have the most complex answers. If you are asked 'Which is your favourite city in the world?' you may have an easy answer, but 'What makes it your favourite?' will require deeper thinking. Is it the culture of the place? Colourful, historic streets? Maybe some beautiful monuments? Friendly people? Fantastic street food? The answer will usually be a complex one, and a mere listing of all the special aspects will seem superficial and incomplete.

Similarly, there's no simple answer to 'What makes a Vatika township special? And why should you choose it as your future home?' Again, the question invites a deeper look at many key considerations. And when you understand the thinking behind the way we do things, then you can truly appreciate our larger long-term vision and why it makes sense for residents.

Vatika Group is not in the business of building and selling homes and offices. Rather we define our business as creating and sustaining fulfilling lifestyles. This is a subtle, but important difference. It shifts the focus from sales and transactions to experiences and relationships. And it emphasizes the 'softer' aspects like health, service-orientation and quality of lifestyle.

For instance, the sequence in which development occurs at a Vatika township is in accordance with Cluster Planning. Residential projects come up along with markets, parks and streetlights, etc. – so that we develop a habitable cluster

“With Vatika you invest into the security that comes from choosing a developer who has delivered nearly 15 mn sq ft of high quality residential projects, to 17,370 satisfied customers!”





capable of supporting a resident's needs, rather than uncoordinated construction at scattered locations.

Vatika has earned a reputation for attracting habitation quickly, and Cluster Planning is one of the factors that help this. Getting people to live, not just invest, is the actively pursued goal at Vatika, and many inputs go into Habitation Management. We open multi-utility booths to cater to the daily needs of residents during the time that grocers, chemists, florists and stationers are setting up their shops. Security is given top priority from Day One, as are maintenance and transport. Vatika Infotech City, Jaipur and Vatika City Central, Ambala are shining examples of effective Habitation Management; and it is no coincidence that 500 families are already living in Vatika India Next, Gurgaon.

Much like the 'luxury' in a premium automobile, the 'quality of life' in a township depends on many thoughtful details working perfectly in tandem. At Vatika, many such finer aspects are grouped under the heading Street Design. This term covers everything outside your home that isn't a park or a building. And its objective is the cumulative experience delivered by dozens of tiny details.



A proven track record of consistent, delivery-as-promised since 1991, protects the investments you make in industry-benchmark residences with Vatika:

	Total Area	Area Delivered	Total Units	Units Delivered
Group Housing, Floors and Villas	23.64 (mn sq ft)	14.77 (mn sq ft)	10921	7388
Plots	1.80 (mn sq yd)	1.30 (mn sq yd)	5414	3910
Total			16335	11298

	Total Area in mn sq ft	Total Area Delivered in mn sq ft
Commercial + Retail	11.22	5.87

When we're planning a street, we're seeing it like a resident would. So we think in terms of sun and shade, and bins and benches. We're already planning where bus stops should come up, and whether they'll be convenient when it's raining. And we design our walkways to accord a smooth ride to the small wheels of a child's scooter.

A future-focused macro-vision delivered in the rich micro-detail of daily living – that's the essence of the Vatika Way. And delivering this effectively, without stress and on time, is what has made Vatika townships such a compelling choice.

Vatika Limited

Vatika Triangle, 5th Floor
Sushant Lok, Phase I, Block A
Mehrauli - Gurgaon Road
Gurgaon 122 002, Haryana
INDIA



Disclaimer:

- Features & Provisions mentioned in the booklet may not be present in all products and across all locations in Vatika India Next.
- Sites have been earmarked for construction to be carried out at a future date. Availability of some of the facilities is dependent upon the respective operators.
- All the images displayed are for representative purpose only.
- This booklet has not been used to sell any of the projects included herein.
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