



VANYA
FOREST IN THE SKY

Sec-99A, Gurugram
(New Delhi Extension Area)



Raheja Developers Limited

AN ISO 9001:2008; ISO 14001:2004 & OHSAS 18001:2007 Certified Company
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One of the
Greenest Group Housing Projects
on the Planet



Bordering almost infinite (over several lacs acres) of
continuous green belt (Delhi & Gurugram Master Plans)



I love the flowers
I love the trees
I love the incense
Of the fragrant breeze

Those wonderful years
Of Childhood, ran free
A little swing,
a banyan tree

I wish to someday meet again
Wilderness caressing my soul
Near to nature, yet Near to life
Sweet memories created whole

Finally I have found today
A Haven where dreams can fly
Yes its my Magical Home-Sweet-Home
A Forest in the Sky

Slow down now,
Let your soul revive
After years of sleepwalking
You're again Alive !



FROM THE HOUSE OF
RAHEJA

The Best Developer worldwide*

India's Best Developer 2011, 2012,
2013 & 2016**

India's Most Awarded Developer***

Over 25 years of track record of almost all
Projects completed on time****



Raheja Developers is the recipient of over 100
prestigious National and International awards***

Contingent to infrastructure by
Govt. authorities and processes.

The tallest in Haryana



REVANTA

The tallest in Delhi



NAVIN MINAR

The tallest on a
National Highway



OMA





Vanya is a stimulating fusion of eclectic thinking, structural dynamism and international parameters. The magnificent edifice owes its conceptualization to Aedas Singapore, the world renowned architectural and design powerhouse.

The company believes in understanding the socio-cultural structure of the local community before conceptualizing a new project. An axiom that helped Aedas to establish its imprints in 20 countries, 24 offices and employing 1820 employees across the world.





Presenting
 **RAHEJA**


VANYA
FOREST IN THE SKY

For the first time in history of India, a project with a Solar, Open and Green vs Land ratio of almost over 100%



Optimizing the balcony sizes, means that we get a clean glass facade unlike any other in the city.

THE DESIGN

An iconic design philosophy of creating lush manicured public areas interspersed within the complex inspires social and communal interaction at various locations within the buildings. The well balanced harmony of light, ventilation and greenery makes superlatives a part of the ordinary.

And life worth celebrating!



LIGHT:

The positive energy of light radiates prosperity and wealth to your home. The orientation of the interconnected towers allows for an interesting interplay of light.



VENTILATION:

3 side open apartments stream natural lights and fresh air as you look out to vast open green spaces and manicured lawns and gardens.



GREENERY:

The exotic soft scapes and hard scapes are detailed to the tee and ensure that you are surrounded by the softness of greenery from the moment you arrive at Vanya till you reach your home. Green is the new Gold!



Instead of having dark and closed core areas, we opened up the buildings in a diamond shape to create natural lighting and air-flow both vertically and horizontally.



A naturally lit core leads to lesser maintenance charges by avoiding artificial lighting and air-conditioning in the lobbies. Private hanging gardens every few floors gives the feeling of living in a Forest in the sky.



Designated areas for greenery in the core areas mean that no matter which floor you live on, you open up to well-lit lush green areas outside your apartment. Community green seatings for morning outdoor tea and news reading with neighbours.

An open core philosophy leads to every apartment being 3 side open in spite of having 8 apartments per core.

THE SKYPARK



1 THE SKY YOGA

Relax your senses, amidst mystic clouds with the 360° views of city adorning the skies. Salvation is not too far away!



2 THE SKY JOGGING

Running in the skies on the longest elevated jogging track of the country, away from air & sound pollution, the only thing to leave you breathless will be the amazing views and the experience of running through manicured landscape.



3 THE SKY BEACH

Dip your toes in the infinity edge pool from the pool deck or get into the rhythm of early morning laps in the crystal clear waters with a pleasure of sitting at the beach site.



4 KIDS PLAY AREA

Enjoy the different colours and discover the kid inside you with our bright kids play area having different swings to make your kids happy and full of life.



5 OUTDOOR GYM

Work out your body in an open environment with our open gym. Feel the fresh breeze touching you and inspiring you to feel fresh and brisk the whole day.

- 6** Open sitout
- 7** Amphitheatre
- 8** Central Square
- 9** Pargola



THE CLUB



Gym:

Hit the Gym for a Power packed workout. Regular, moderate physical exercise or more intense activity. Regenerate unimagined resources.



Swimming Pool:

Dive into the majestic swimming pool that lets your eye stretch to infinity. Reach the edge and feel one with the boundless sky. A small design element and feel of a beach site, that evokes awe every time you see the view all around



Party Hall:

Cheer yourself and socialize with people at our roof top party hall. Celebrate Birthdays, festivals and much more. The restaurant offers a relaxed café-style setting during the day and a seductive, intimate atmosphere for dining, drinking, and socializing by night.

Note: All the designated areas and community facilities of the Club are owned and managed by the company / nominee(s) and are likely to become functional after 50% actual occupancy in the entire project under license.



Artistic Impression

Games Room



Artistic Impression

Business Centre



Artistic Impression

SPA



Artistic Impression

Pool Connection



Artistic Impression

Mini Theatre



Artistic Impression

Library-cum-Cards Room



Organic Farming



Artistic Impression

Indoor/Outdoor Kids Play Area



Entrance Porch

Artistic Impression



Entrance Lobby

Artistic Impression

A sunken club floor on lower ground creates privacy from the vehicular traffic and creates an island of utopia, where you relax, entertain and challenge your senses.



Club Floor

BALL GAMES

Let the child in you come out and play. Superman and Spiderman's in their full swing and let your inspiration becomes the reality by playing different ball games like

- Table Tennis
- Tennis
- Basketball
- Badminton
- Cricket



OTHER AMENITIES



DANCE STUDIOS:

We are specially creating this so that children can get trained by visiting dance teachers. 1... 2... 3...4... Everybody.... Get on the floor.



GUITAR ROOM:

Kids can practice in peace and can get private tutoring on honing their skills on this wonderful instrument.



PIANO ROOM:

Learn to play Mozart, Bach, Tchaikovsky or even his bollywood numbers. The king of instruments can be practiced or tutoring classes can take place here in peace.



DRUM ROOM:

If you like beats more than melody, the Drum room is where the skills can be developed.

COMMERCIAL



GENERAL STORE:

Taking care of your daily needs, we provide you with best of quality products just one step away in your own complex



FLORIST:

Fragrance of love through a sweet gesture of gifting flowers to your loved ones! Just a step away from your home



SALON:

Get those looks and indulge yourself with our 5 star amenities at the salon within the vicinity



CAFÉ:

Chit Chat over a cup of coffee or tea would be a great idea. Mingle and bond with your neighbors with some delicious food and drinks in the Café in your own complex

Note: All the designated areas and facilities of the Commercial spaces are owned and managed by the company / nominees and are likely to become functional after 50% actual occupancy.

Indicative/Artistic Impression



Penthouse

Artistic Impression



Artistic Impression



Artistic Impression



SITE PLAN



Floor Plans



2 BHK TYPE A
TOWER A, B, C
 Floor: Typical
 Carpet Area: 806.59 sq.ft.
 Balcony Area: 80.00 sq.ft.
 Saleable Area: 1252.13 sq.ft.

- 1 Living/Dining - 13'-0"x23'-1"
- 2 Master Bedroom - 11'-0"x15'-3"
- 3 Bedroom - 11'-0"x13'-0"
- 4 Kitchen - 7'-10"x9'-10"
- 5 Toilet 1 - 5'-1"x7'-10"
- 6 Toilet 2 - 5'-1"x7'-10"
- 7 Utility Balcony 1
- 8 Balcony 2
- 9 Balcony 3



2 BHK - Type B
Tower D
 Floor: Ground-21
 Carpet Area: 933.40 sq.ft.
 Balcony Area: 80.00 sq.ft.
 Saleable Area: 1397.47 sq.ft.

- 1 Living/Dining - 13'-9"x23'-1"
- 2 Master Bedroom - 11'-2"x13'-3"
- 3 Bedroom - 12'-6"x13'-0"
- 4 Kitchen - 7'-10"x9'-10"
- 5 Toilet 1 - 5'-5"x9'-6"
- 6 Toilet 2 - 5'-5"x9'-6"
- 7 Balcony 1
- 8 Balcony 2
- 9 Utility Balcony 3
- 10 Dresser - 5'-5"x9'-6"





**2 BHK - TYPE B
WITH EXTENDED
BALCONY/TERRACE
TOWER D**

Floor: 10, 20
Carpet Area: 933.40 sq.ft.
Balcony Area: 80.0 sq.ft.
Terrace Area: 115.0 sq.ft.
Saleable Area: 1512.47 sq.ft.

- | | |
|----------------------------------|--------------------------|
| 1 Living/Dining - 13'-9"x23'-1" | 6 Toilet 2 - 5'-5"x9'-6" |
| 2 Master Bedroom - 11'-2"x13'-3" | 7 Balcony / Terrace |
| 3 Bedroom - 12'-6"x13'-0" | 8 Utility Balcony 2 |
| 4 Kitchen - 7'-10"x9'-10" | 9 Dresser - 5'-5"x9'-6" |
| 5 Toilet 1 - 5'-5"x9'-6" | |



Note: The area shown in floor plans, may vary marginally, during construction.



3 BHK TYPE C
Tower D
 Floor : G,1-3,5-6,8-9,
 11-12,14-15,17-19,21
 Carpet Area: 1157.03 sq.ft.
 Balcony Area: 80.00 sq.ft.
 Saleable Area: 1703.36 sq.ft.

- 1** Living/Dining - 18'-2"x23'-1"
- 2** Master Bedroom - 11'-2"x14'-10"
- 3** Bedroom - 12'-6"x13'-0"
- 4** Bedroom - 11'-2"x14'-10"
- 5** Kitchen - 7'-10"x9'-10"
- 6** Toilet 1 - 5'-5"x9'-6"
- 7** Toilet 2 - 5'-5"x9'-6"
- 8** Toilet 3 - 5'-3"x7'-10"
- 9** Balcony 1
- 10** Balcony 2
- 11** Utility Balcony 3

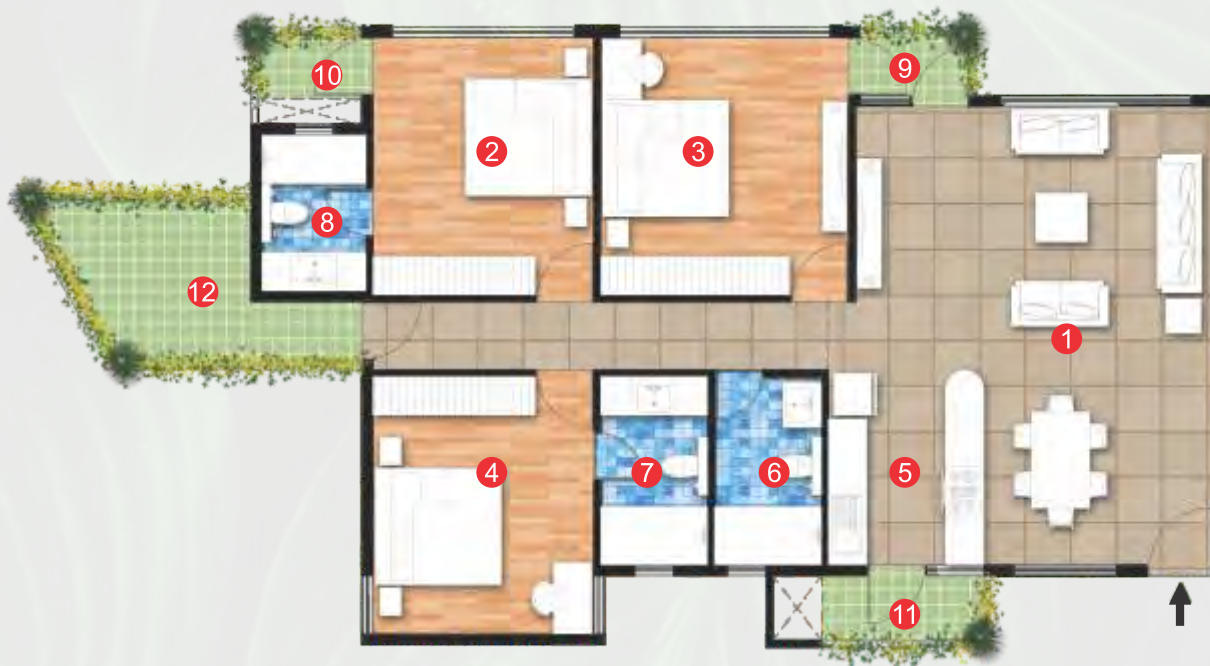


3 BHK TYPE C WITH TERRACE TOWER D

Floor : 2
 Carpet Area: 1157.03 sq.ft.
 Terrace Area: 231.74 sq.ft.
 Balcony Area: 80.00 sq.ft.
 Saleable Area: 1935.10 sq.ft.

- | | |
|-----------------------------------|---------------------------|
| 1 Living/Dining - 18'-2"x23'-1" | 7 Toilet 2 - 5'-5"x9'-6" |
| 2 Master Bedroom - 11'-2"x14'-10" | 8 Toilet 2 - 5'-3"x7'-10" |
| 3 Bedroom - 12'-6"x13'-0" | 9 Balcony 1 |
| 4 Bedroom - 11'-2"x14'-10" | 10 Balcony 2 |
| 5 Kitchen - 7'-10"x9'-10" | 11 Utility Balcony 3 |
| 6 Toilet 1 - 5'-5"x9'-6" | 12 Terrace |

Floor Plans



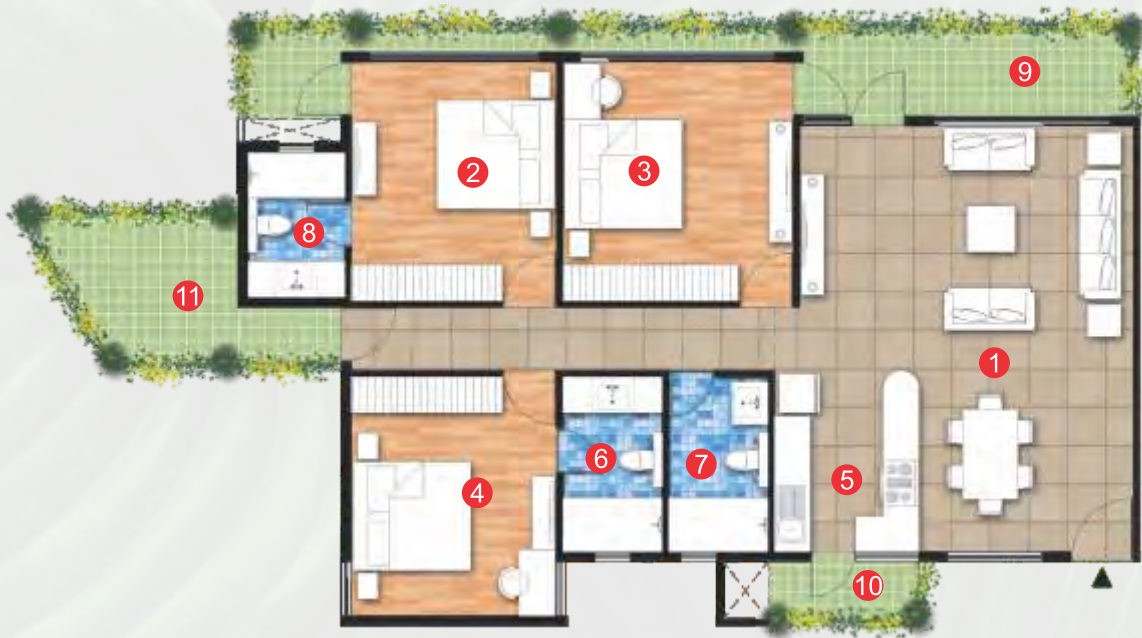
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3 BHK TYPE C WITH TERRACE Tower D

Floor: 4,7,13,16
Carpet Area: 1157.03 sq.ft.
Terrace Area: 104.83 sq.ft.
Balcony Area: 80.00 sq.ft.
Saleable Area: 1808.19 sq.ft.

- | | |
|----------------------------------|---------------------------|
| 1 Living/Dining - 18'-2"x23'-1" | 7 Toilet 2 - 5'-5"x9'-6" |
| 2 Master Bedroom - 11'-2"x13'-0" | 8 Toilet 3 - 5'-3"x7'-10" |
| 3 Bedroom - 12'-6"x13'-0" | 9 Balcony 1 |
| 4 Bedroom - 11'-2"x13'-0" | 10 Balcony 2 |
| 5 Kitchen - 7'-10"x9'-10" | 11 Utility Balcony 3 |
| 6 Toilet 1 - 5'-5"x9'-6" | 12 Terrace |



Note: The area shown in floor plans, may vary marginally, during construction.

3 BHK TYPE C WITH EXTENDED BALCONY/TERRACE TOWER D

Floor : 10, 20
Carpet Area: 1157.03 sq.ft.
Balcony Area: 80.0 sq.ft.
Terrace Area: 217.0 sq.ft.
Saleable Area: 1920.36 sq.ft.

- | | |
|----------------------------------|---------------------------|
| 1 Living/Dining - 18'-2"x23'-1" | 7 Toilet 2 - 5'-5"x9'-6" |
| 2 Master Bedroom - 11'-2"x13'-0" | 8 Toilet 3 - 5'-3"x7'-10" |
| 3 Bedroom - 12'-6"x13'-0" | 9 Balcony 1 |
| 4 Bedroom - 11'-2"x13'-0" | 10 Utility Balcony 2 |
| 5 Kitchen - 7'-10"x9'-10" | 11 Terrace |
| 6 Toilet 1 - 5'-5"x9'-6" | |



Floor Plans

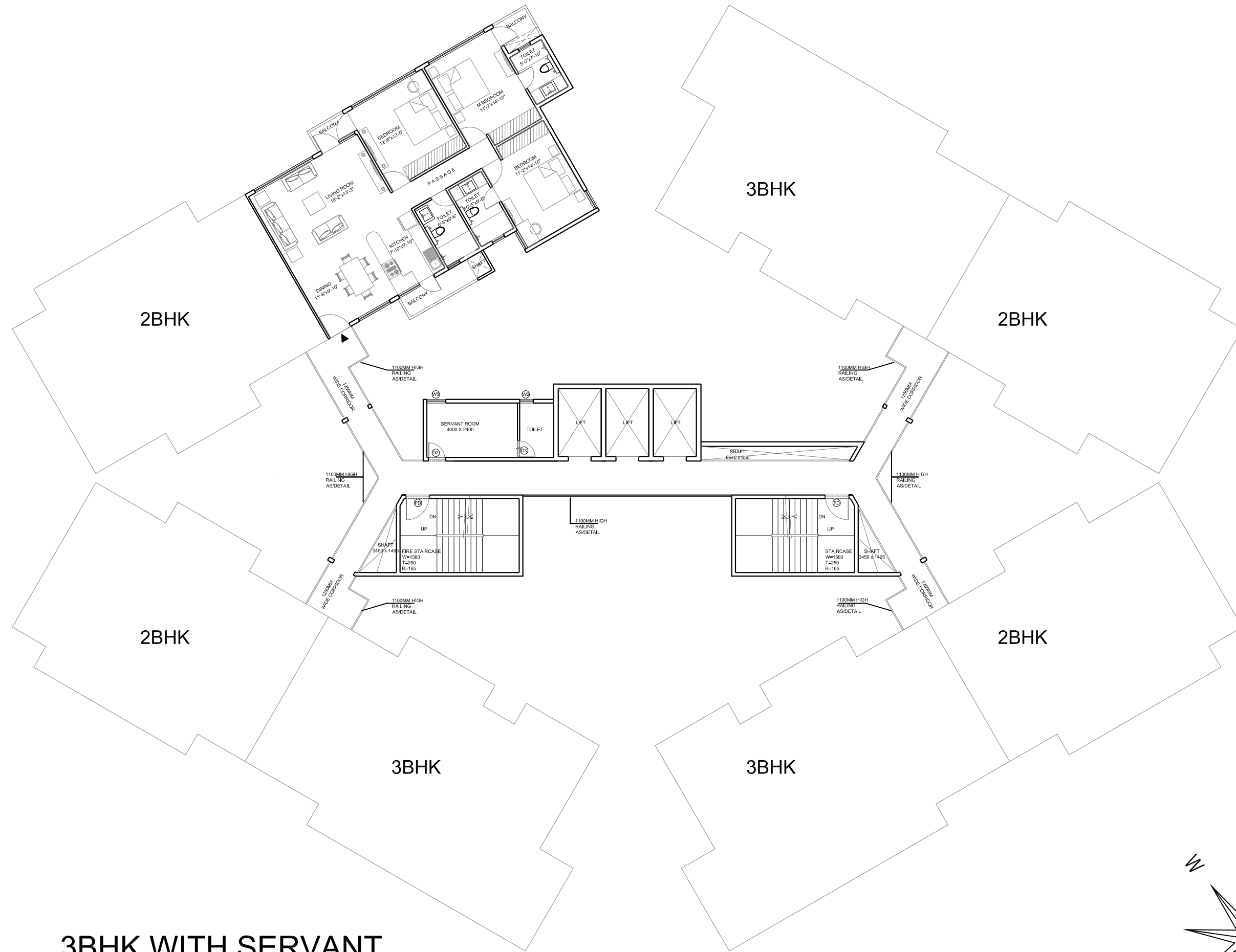


Note: The area shown in floor plans, may vary marginally, during construction.

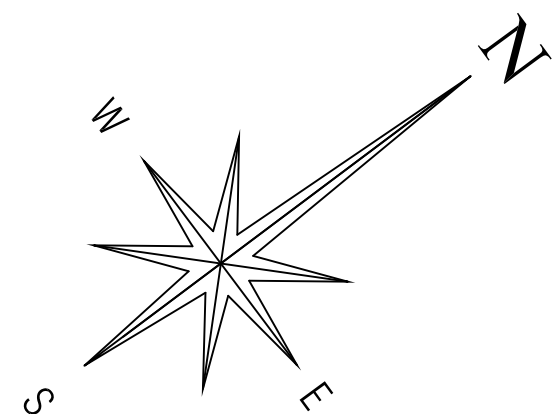


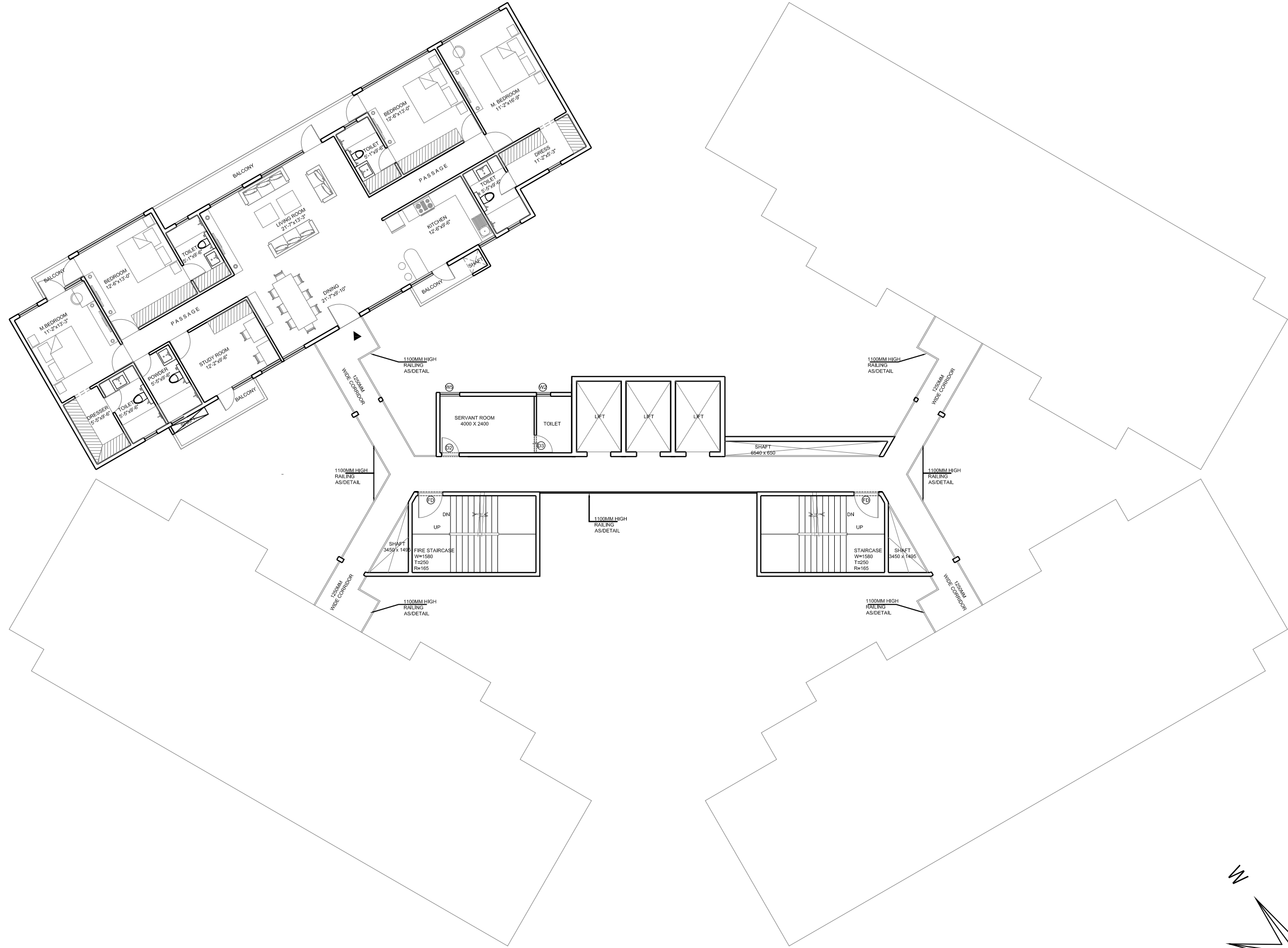
PENTHOUSE - TYPE C
Tower D
 Floor: 22-34
 Carpet Area: 1965.18 sq.ft.
 Balcony Area: 182.40 sq.ft.
 Saleable Area: 3061.27 sq.ft.

- | | | |
|----------------------------------|---------------------------|----------------------|
| 1 Living/Dining - 21'-7"x23'-1" | 8 Dress 1 - 5'-5"x9'-6" | 15 Balcony 1 |
| 2 Master Bedroom - 11'-2"x16'-9" | 9 Dress 2 - 11'-2"x5'-3" | 16 Balcony 2 |
| 3 Bedroom - 12'-6"x13'-0" | 10 Toilet 1 - 5'-5"x9'-6" | 17 Utility Balcony 3 |
| 4 Bedroom - 12'-6"x13'-0" | 11 Toilet 2 - 5'-1"x9'-6" | 18 Balcony 4 |
| 5 Bedroom - 11'-2"x13'-3" | 12 Toilet 3 - 5'-1"x9'-6" | |
| 6 Kitchen - 12'-6"x9'-6" | 13 Powder - 5'-5"x9'-6" | |
| 7 Study - 12'-2"x9'-6" | 14 Toilet 4 - 5'-5"x9'-6" | |

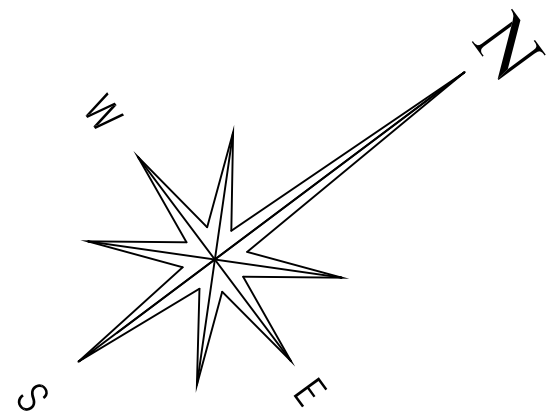


3BHK WITH SERVANT TOWER-D





PENTHOUSE WITH SERVANT
TOWER-D



RAHEJA
OUR ASSOCIATES



Arabtec Construction,
LLC (UAE)

The construction company
that built Burj Khalifa.
The tallest building in the world.
Building Raheja Revanta and shall be
building Raheja Ayana



Larsen and Toubro

India's leading construction company
Building Raheja Aranya,
India's first Smart Green City.



PERI SKYDECK is German shuttering &
scaffolding system which decreases the
slab cycle from 20-25 days to 5-6 days,
thereby increasing speed of construction
and dramatically improving the quality.
Being used at Raheja Revanta.



Joint venture partner in
Raisina & Arabella projects



Meinhardt, Singapore,
Designers of Dubai Mall,
Marina Bay Sail & Financial Centre.
MEP consultants for
Raheja's Oma, Dharuhera.



Thornton Tomasetti of USA
Structural Engineers for 1 KM tall
Kingdom Tower, Petronas Towers,
Taipei 101 etc.
Structural consultant for
Raheja Revanta.



The largest multiplex
chain in UAE.
Operating 4 Screen Multiplex at
Raheja Mall, Gurgaon.



20 years old German Facade
consultancy company operating in
more than 15 countries globally.
Designing Facade
for Raheja Revanta.



Part of India's largest Hotel chain,
the TATA Group.
Operating a 100 room Hotel at
Raheja Square.



Callison, an international architecture
firm based in Seattle, Washington.
\$ Awarded No. 1 in Retail Design*
consistently since 2003 by World
Architecture.
Designed Navin Minar, New Delhi.



India's leading construction company
Built Raheja Arharva &
TATA Raheja Raisina



One of the 5 largest International
architectural firms.
Designed Raheja Vanya Group
Housing, Gurgaon



Internationally acclaimed
Lessard Design, USA
Architects of Trump Parc & Trump Plaza.
Designed Raheja Oma, Dharuhera.



Potain has led the world in tower crane
and self-erecting crane production since its
inception in La Clayette, France, in 1928.

We believe in working with global experts so as to offer the best to our esteemed customers. Some of these names are also partnering us in grooming Maheshwara to be the finest valuable luxury homes in India.

Disclaimer: 'Raheja Vanya' is being developed by Raheja Developers Ltd (Company) under License No. 64 of 2013 for land ad-measuring 10.10625 acres and Additional License No. 72 of 2014 for land ad-measuring 2.3805 acres for Residential Group Housing. 1Kanal and 01 Marla area is kept frozen. Layout plans and Building plans have also been approved by concerned authorities. All the approvals can be checked at the office of the Company/website. The images shown in the Brochure are pictorial conceptualization. It is an attempt to replicate the project, however, the actual may differ. Home furnishings, furniture and gadgets are not a part of our offerings. The information and contents provided herein are subject to change within the provisions of Act and norms. The Project is Financed by L & T Infrastructure Finance Company Limited. The company is retaining right to additional FAR under TOR, TDR, GRIHA etc. subject to the prevailing government norms. The external infrastructural facilities are to be developed by the government authority, HUDA, DHVBN etc. Delivery date is contingent to external development works by the government authorities. The company is only selling the apartments under phase-wise construction and not the project land. The right of the customers will be limited to usage rights in the particular phase/tower facilities as per declaration deed filed. If there is any delay due to non-availability of the external infrastructure the company shall not be liable to pay any compensation. Escalation will be applicable unless barred by law. Please read and peruse the terms and condition of Application form as well as sanction, permission and clearance before tendering your booking.