

**cityhomes**  
GURGAON  
get more from life..

Sector 83, Gurgaon



Actual Image

**vatika**  
creating lasting value

Efficient & spacious homes spread across 7.67 acres

**vatika**  
INDIA  
NEXT **INXT**



Actual Image



Actual Image

*Vatika India Next is a mix of high-rise, mid-rise and low-rise apartments and independent floors. With huge open & green spaces it is a beautifully laid out modern township with all amenities.*



Spread across hundreds of acres, Vatika INXT is a privately managed township, that has been meticulously designed, planned and executed. It is a delight to live at Vatika India Next.

**25 mins**  
Signal Free Drive  
to Cyber City,  
Gurgaon

**Comfortable Habitat**

- 7000+ homes handed over
- 6000+ families living
- 24X7 security (370 guards, CCTV )
- Facilities management by Enviro
- Ample parking for visitors & residents

**Infrastructure & Environment**

- 1,00,000 trees create a green habitat
- 42 km roads & tree-lined walkways
- 2.8 lakh KW electricity saved by LED street lights
- Solar Panels generate green power
- Underground electrical systems & fiber optics
- Dual plumbing system (fresh & recycled water)
- 6 STPs for zero bio waste

**Connectivity**

- At Intersection of 2 National Highways (NH 8 & NH 248BB - Dwarka Expressway). Sector 81, 82, 82A, 83, 84 & 85, Gurgaon
- Hero Honda Chowk flyover now functional
- Toll plaza to be shifted beyond Manesar
- Proposed metro linkage to existing metro lines
- Haryana Roadways bus service operational
- Mobile App based cab services available

**Social Infrastructure**

- MatriKiran High School open
- 9 Screen PVR multiplex to open soon
- 24 acres covered in greenery
- 4 clubs operational, 13 parks, sports center
- 125+ retail shops operational
- Banks & ATMs functioning

**Poised for High Growth**

- Planned commercial, institutional zones
- Sports academy & entertainment hub planned
- Easy access from Delhi airport



Modern, well maintained & self contained township



## CITY HOMES : EFFICIENT HOMES WITH AESTHETIC DESIGN & ARCHITECTURE

City Homes is a gated residential community spread across 7.67 acre 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. Landscaped green areas add to the aesthetic appeal of City Homes.

### PROJECT HIGHLIGHTS

- Spread across 7.67 acres
- Attractive street architecture and landscaped greens
- Large community space for social events
- Fully equipped gym & club
- Shopping cum retail center for daily needs
- 24x7 security
- Ample basement parking

### AMENITIES

- Gymnasium
- Indoor games
- Community retail

### TYOLOGY

TYPE	AREA (sq ft)
1 BHK	890
2 BHK	1365
3 BHK	1740
3 BHK+S	1935
3 BHK+S	1940
Duplex	2145
Duplex	2155
Duplex	2165
Duplex	2185



Actual Image



**Number of Community Sites**

HIGH SCHOOL	3	POLICE POST	1
PRIMARY SCHOOL	6	HOSPITAL	1
NURSERY SCHOOL	7	NURSING HOME	11
CRECHE	3	CLINIC	3
DISPENSARY	2	ATM	10
CLUB	3	SALON	10
RELIGIOUS BUILDING	3	MUB + MB	44
TAXI STAND	5	BUS STOPS	26

**VATIKA INXT MAP**

**UNDER CONSTRUCTION**

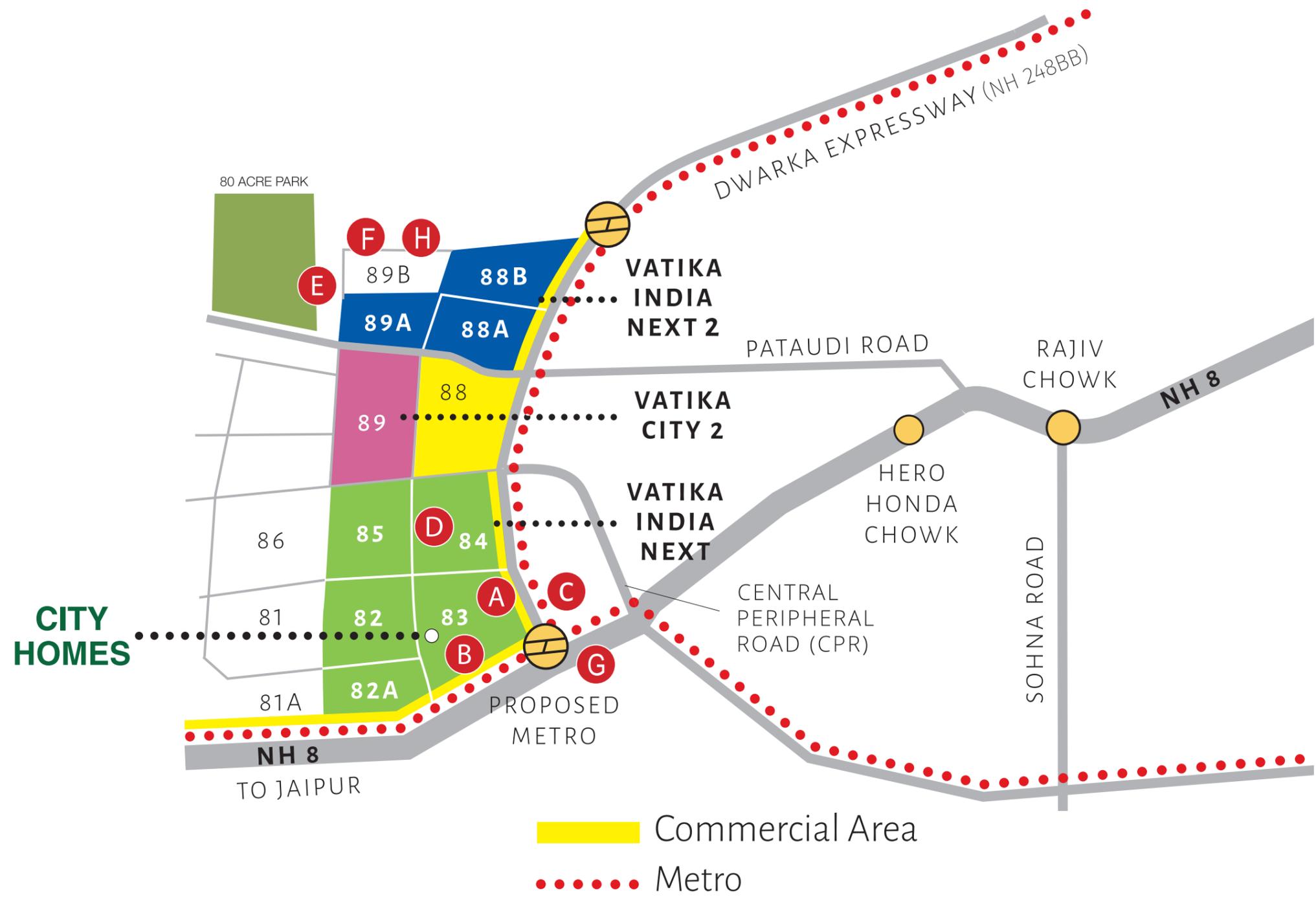
- 1 Sovereign Next
- 2 Tranquil Heights
- 3 Signature Villas

**DELIVERED & INHABITED**

- 4 The Seven Lamps
- 5 City Homes
- 6 Lifestyle Homes
- 7 Gurgaon 21 Independent Floors Plots

- Ⓐ One India Next
- Ⓑ City Centre
- Ⓒ INXT High Street / PVR
- Ⓓ Market Place 2
- Ⓔ Town Square
- Ⓕ Police Post
- Ⓖ Town Square 2
- Ⓗ Post Office
- Ⓘ High School
- Ⓙ Delhi Public School
- Ⓚ Market Place 1
- Ⓛ MatriKiran High School

-  Floors
-  Plots
-  Parks
-  Sports Zone
-  Institutional/Educ.
-  Commercial
-  Healthcare
-  Clubs
-  Constructed Roads
-  Planned Roads



**Vatika INXT  
GURGAON**  
THE PLACE TO BE

- A** MatriKiran High School (Fully functional)
- B** PVR Multiplex
- C** Site for ISBT & Metro Hub
- D** DPS
- E** 80 acre HUDA Park
- F** Proposed Stadium
- G** Metro Connectivity
- H** Institutional Sector 89B



- 3 BHK TYPE A
- 3 BHK TYPE AA
- 3 BHK TYPE AB
- 2 BHK TYPE B
- 3 BHK TYPE C
- 3 BHK+ SERVANTS TYPE D

**City Homes**  
India Next, Gurgaon

Apartment Mix on Typical Floor

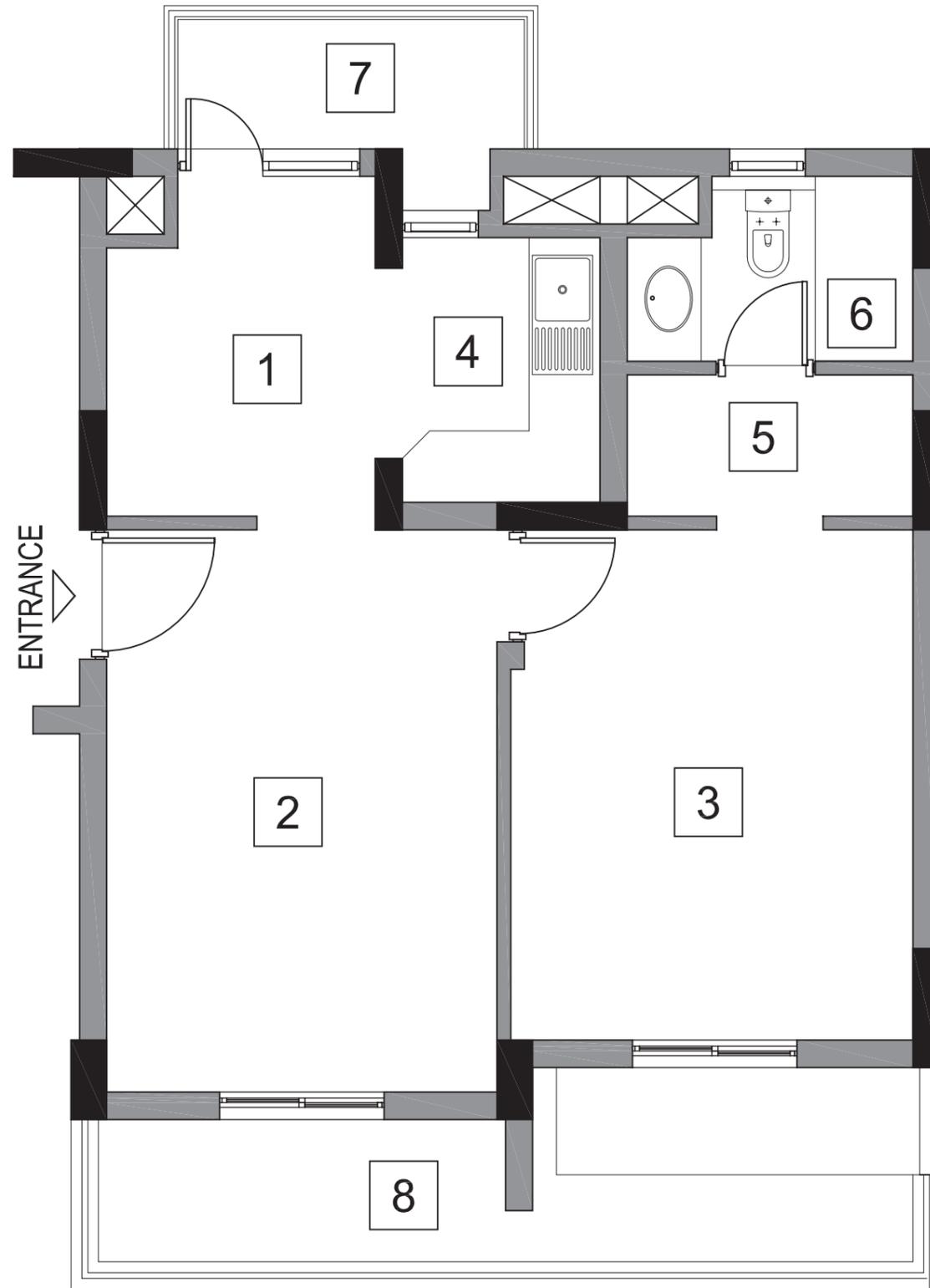


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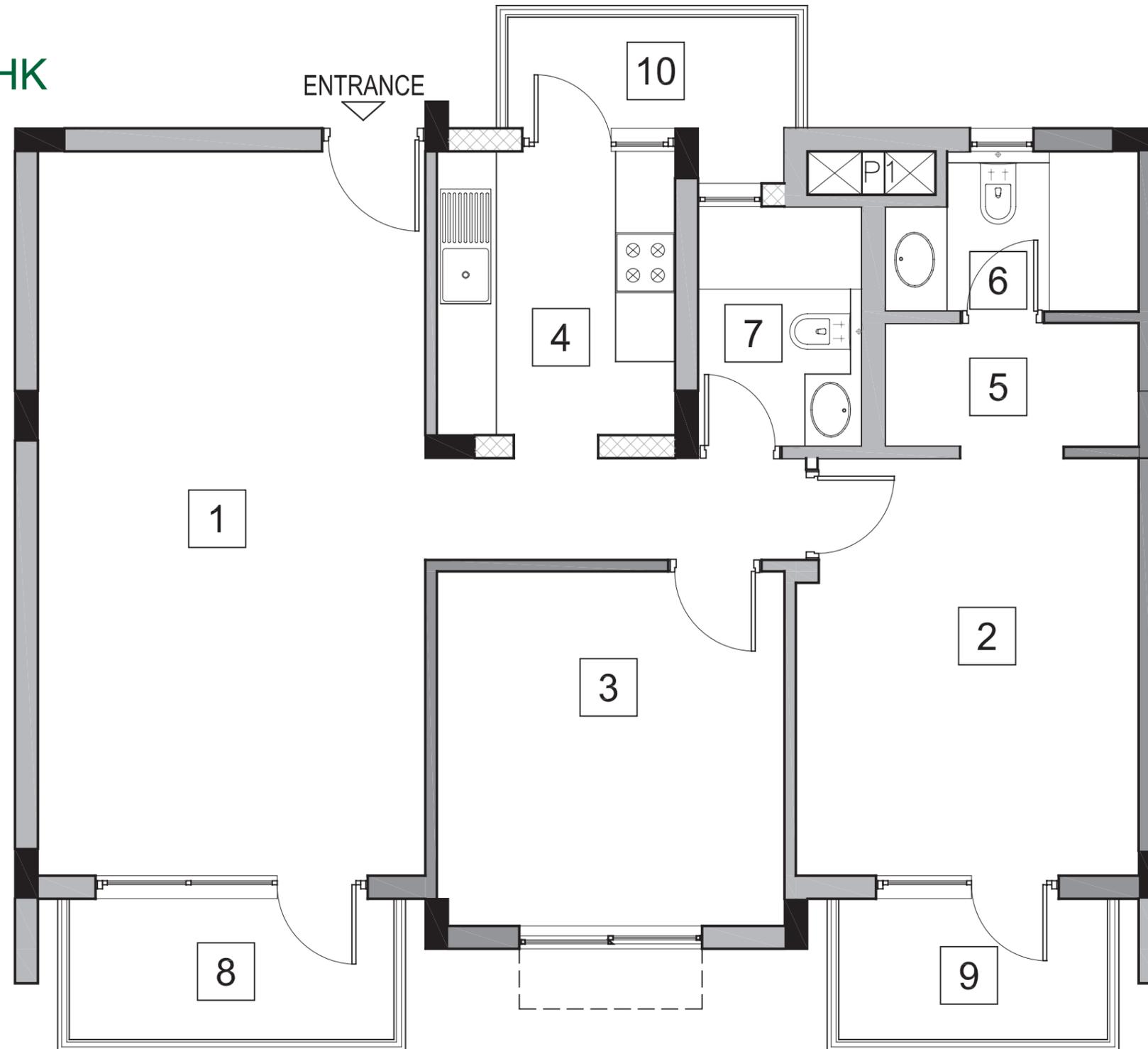
All Actual Images

# Unit Type 1 BHK E



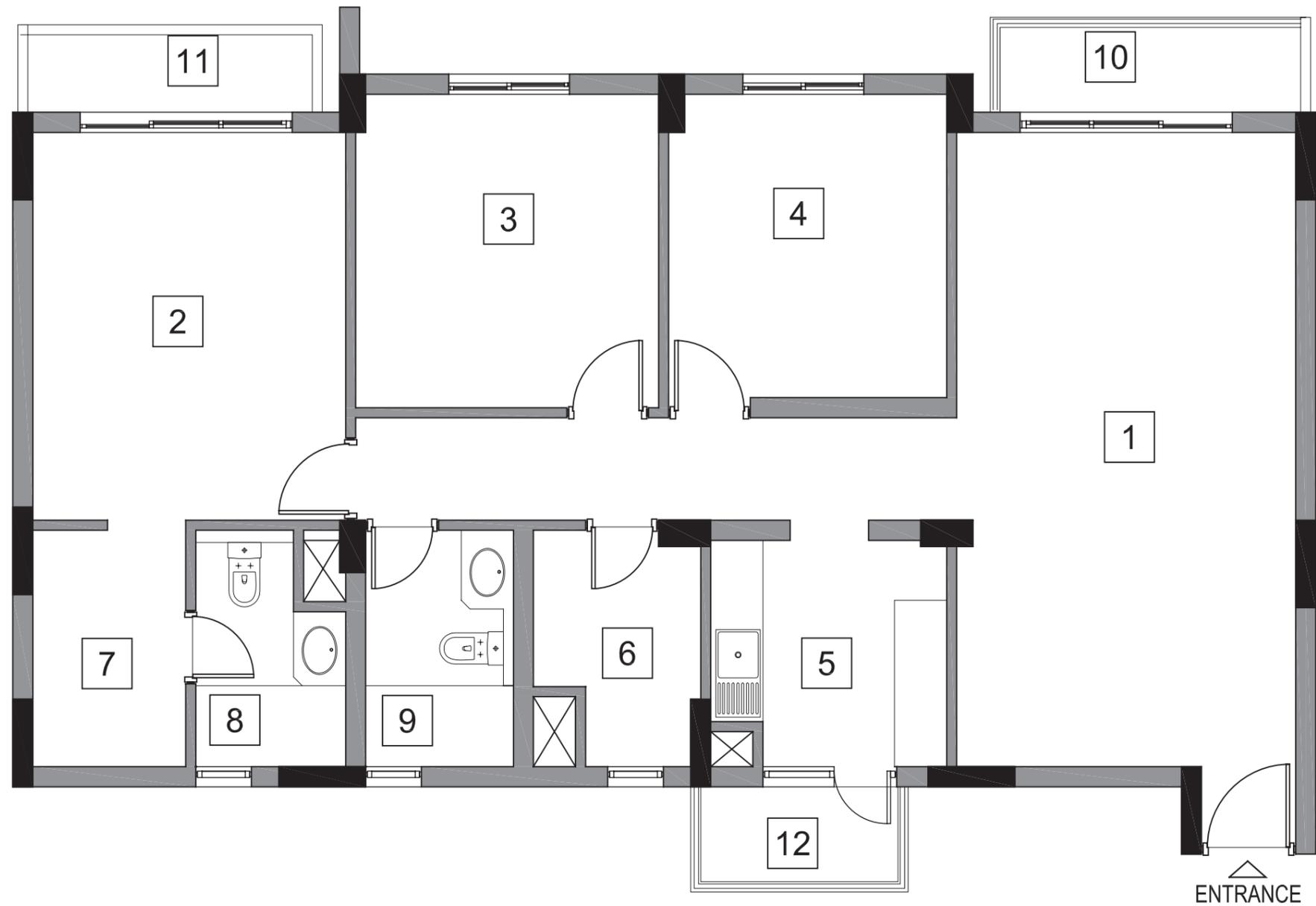
LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	DINING AREA	2270X2965	7'-5" X 9'-9"
2	LIVING AREA	3300X4715	10'-10" X 15'-6"
3	MASTER BED ROOM	3400X4280	11'-2" X 14'-0"
4	KITCHEN	1900X2220	6'-3" X 7'-3"
5	DRESS	2415X1185	7'-11" X 3'-11"
6	TOILET-1	2415X1550	7'-11" X 5'-1"
7	UTILITY BALCONY	3160X1200	10'-4" X 3'-11"
8	PRIVATE GARDEN	7045X1860	23'-1" X 6'-1"

# Unit Type 2 BHK



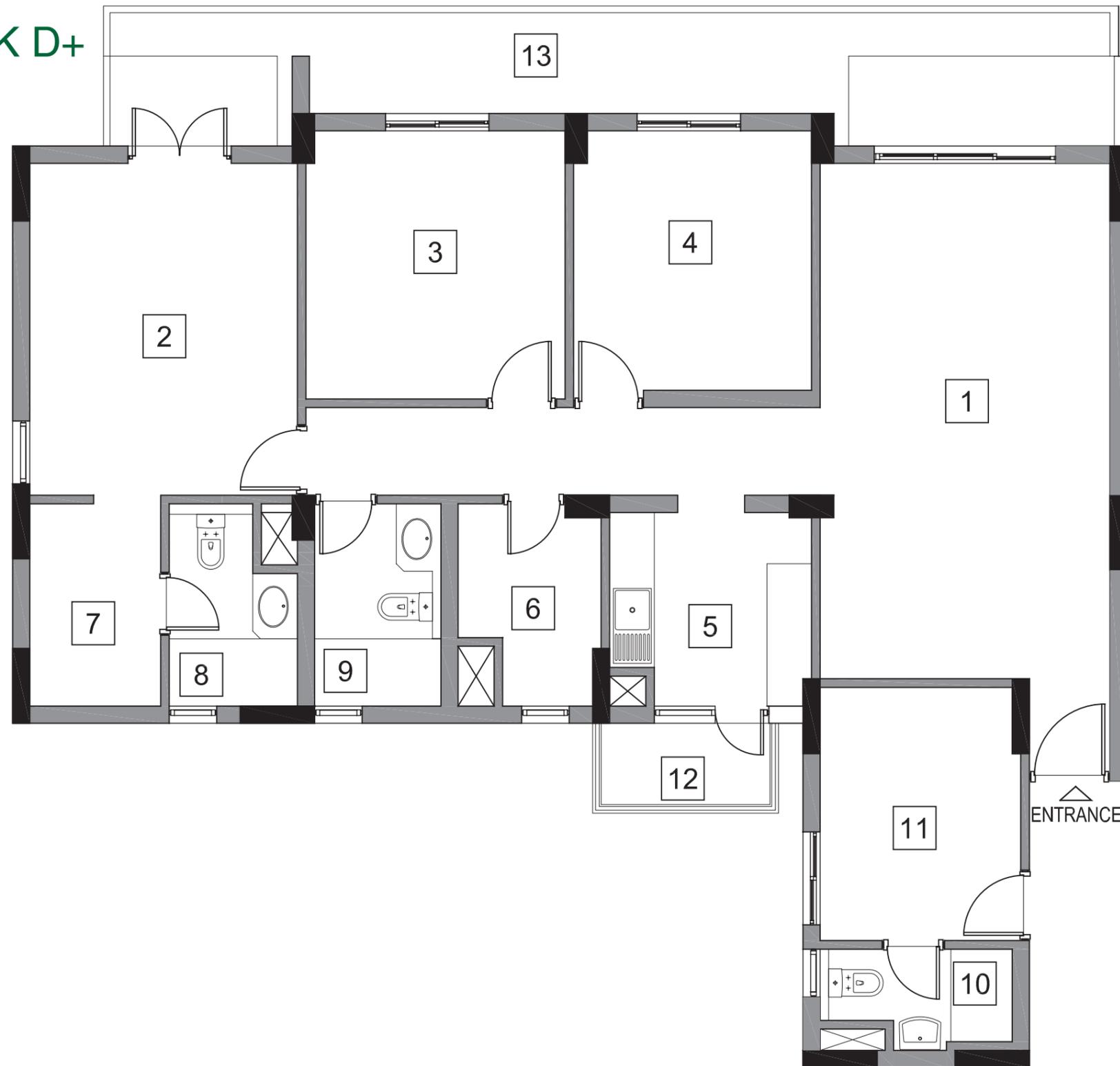
LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	LIVING/DINING AREA	3900X7245	12'-10" X 23'-9"
2	MASTER BED ROOM	3450X4170	11'-4" X 13'-8"
3	BED ROOM 1	3500X3540	11'-6" X 11'-8"
4	KITCHEN	2400X2835	7'-10" X 9'-4"
5	DRESS	2555X1235	8'-5" X 4'-0"
6	TOILET-1	2555X1600	8'-5" X 5'-3"
7	TOILET-2	1650X2400	5'-6" X 7'-10"
8	LIVING BALCONY	3500X1520	11'-6" X 5'-0"
9	BEDROOM BALCONY	2935X1520	9'-8" X 5'-0"
10	UTILITY BALCONY	3130X1220	10'-3" X 4'-0"

# Unit Type 3 BHK C



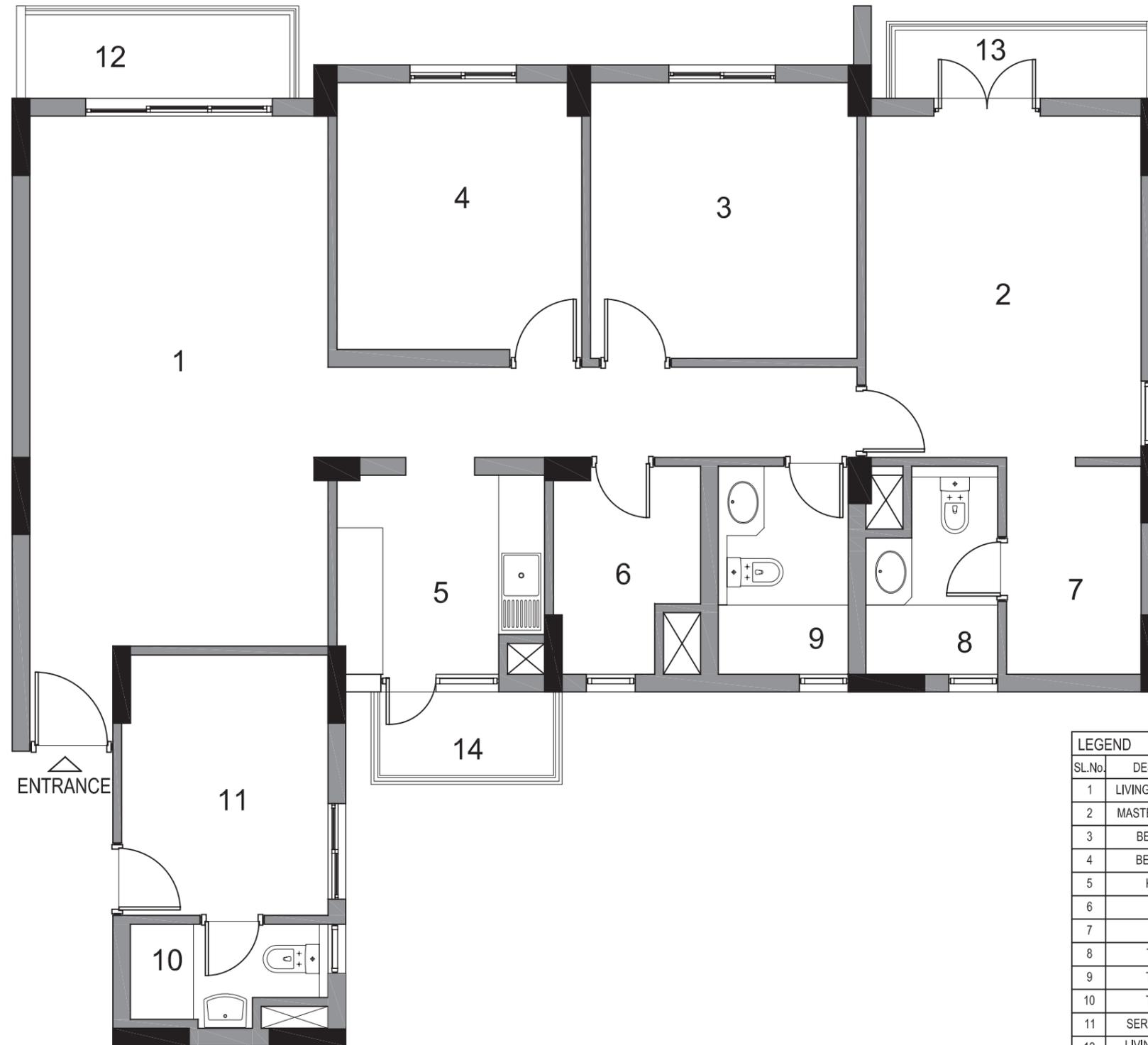
LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	LIVING/DINING AREA	3900X7245	12'-10" X 23'-9"
2	MASTER BED ROOM	3600X4430	11'-10" X 14'-6"
3	BED ROOM 1	3485X3580	11'-5" X 11'-9"
4	BED ROOM 2	3200X3465	10'-6" X 11'-4"
5	KITCHEN	2715X2585	8'-11" X 8'-6"
6	STORE	1925X2700	6'-4" X 8'-10"
7	DRESS	1760X2700	5'-9" X 8'-10"
8	TOILET-1	1725X2700	5'-8" X 8'-10"
9	TOILET-2	1700X2700	5'-7" X 8'-10"
10	LIVING BALCONY	3458X970	11'-4" X 3'-2"
11	BED ROOM BALCONY	3275X885	10'-9" X 2'-11"
12	UTILITY BALCONY	2500X1200	8'-2" X 3'-11"

Unit Type 3 BHK D+  
Servant (Mirror)  
GR



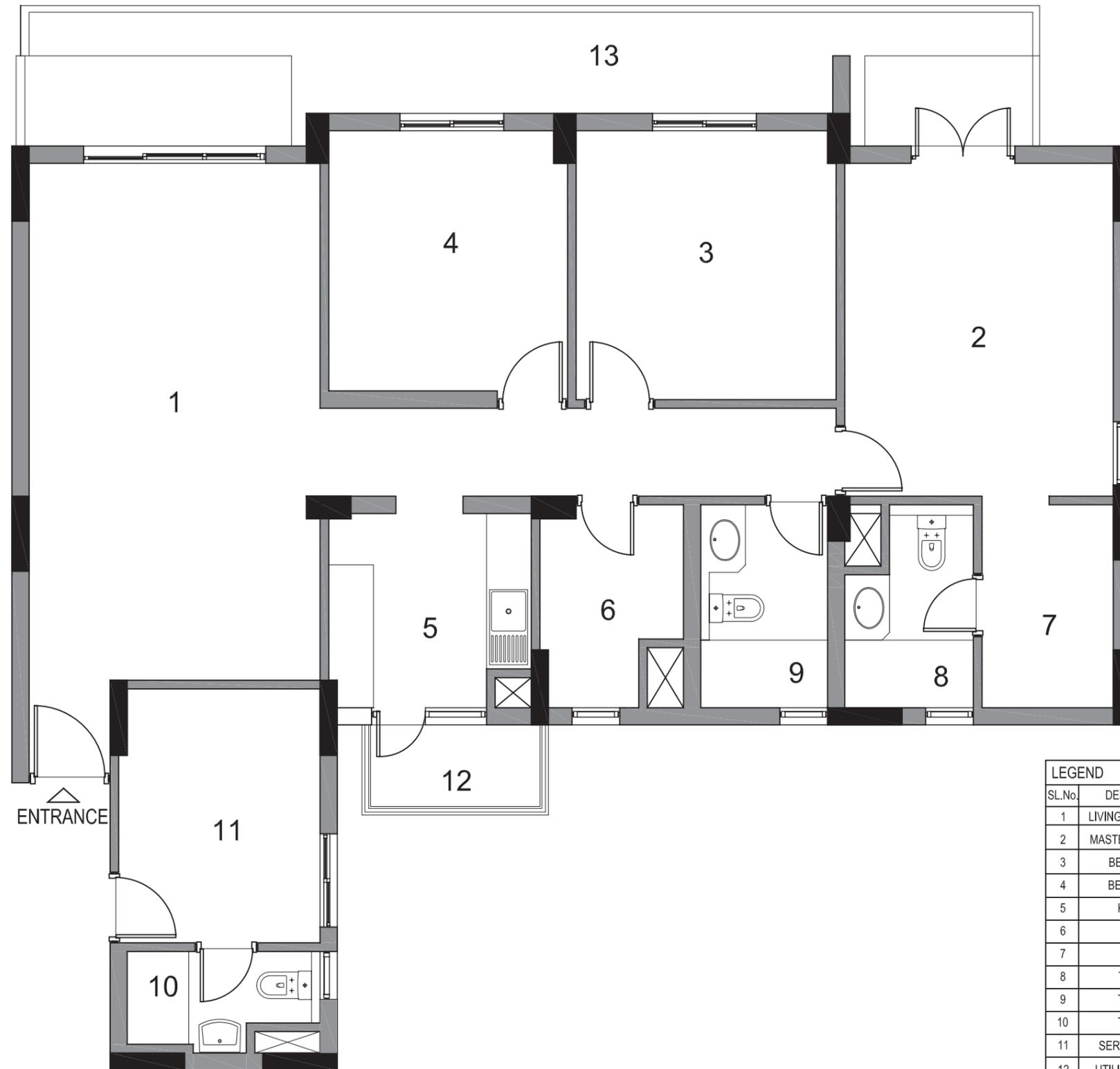
LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	LIVING/DINING AREA	3900X6880	12'-10" X 22'-7"
2	MASTER BED ROOM	3600X4430	11'-5" X 14'-6"
3	BED ROOM 1	3485X3580	11'-5" X 11'-9"
4	BED ROOM 2	3200X3465	10'-6" X 11'-4"
5	KITCHEN	2715X2585	8'-11" X 8'-6"
6	STORE	1925X2700	6'-4" X 8'-10"
7	DRESS	1760X2700	5'-9" X 8'-10"
8	TOILET-1	1725X2700	5'-8" X 8'-10"
9	TOILET-2	1700X2700	5'-7" X 8'-10"
10	TOILET-3	2585X1350	8'-6" X 4'-5"
11	SERVANT ROOM	3380X2700	11'-1" X 8'-10"
12	UTILITY BALCONY	2500X1200	8'-2" X 3'-11"
13	PRIVATE GARDEN	13655X1870	44'-10" X 6'-2"

# Unit Type 3 BHK D+ Servant



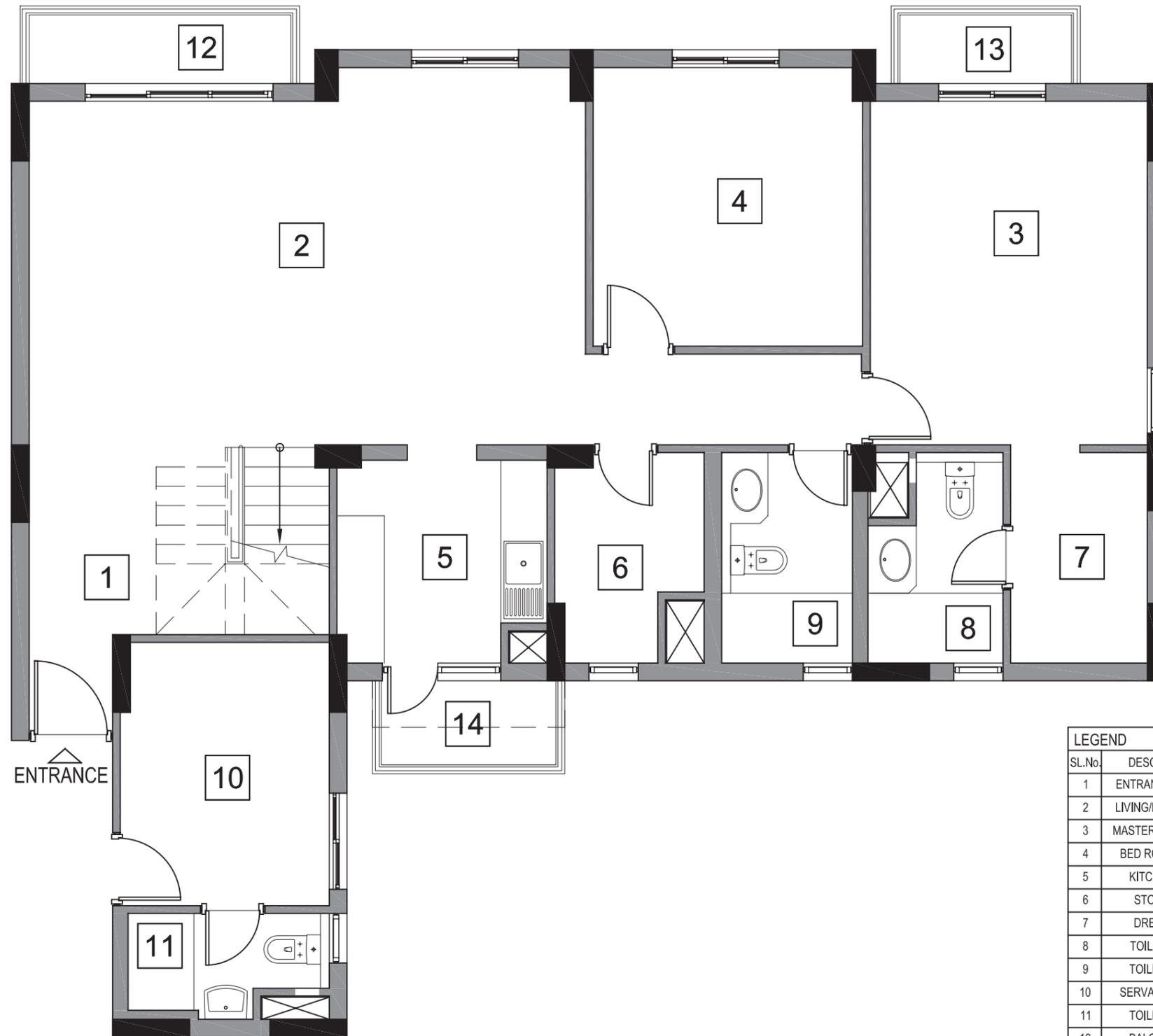
LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	LIVING/DINING AREA	3900X6880	12'-10" X 22'-7"
2	MASTER BED ROOM	3600X4430	11'-10" X 14'-6"
3	BED ROOM 1	3485X3580	11'-5" X 11'-9"
4	BED ROOM 2	3200X3465	10'-6" X 11'-4"
5	KITCHEN	2715X2585	8'-11" X 8'-6"
6	STORE	1925X2700	6'-4" X 8'-10"
7	DRESS	1760X2700	5'-9" X 8'-10"
8	TOILET-1	1725X2700	5'-8" X 8'-10"
9	TOILET-2	1700X2700	5'-7" X 8'-10"
10	TOILET-3	2585X1350	8'-6" X 4'-5"
11	SERVANT ROOM	2700X3380	8'-10" X 11'-1"
12	LIVING BALCONY	3457X1085	11'-4" X 3'-7"
13	BED ROOM BALCONY	3285X885	11'-4" X 2'-11"
14	UTILITY BALCONY	2500X1200	8'-2" X 3'-11"

# Unit Type 3 BHK D+ Servant GR



LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	LIVING/DINING AREA	3900X6880	12'-10" X 22'-7"
2	MASTER BED ROOM	3600X4430	11'-10" X 14'-6"
3	BED ROOM 1	3485X3580	11'-5" X 11'-9"
4	BED ROOM 2	3200X3465	10'-6" X 11'-4"
5	KITCHEN	2715X2585	8'-11" X 8'-6"
6	STORE	1925X2700	6'-4" X 8'-10"
7	DRESS	1760X2700	5'-9" X 8'-10"
8	TOILET-1	1725X2700	5'-8" X 8'-10"
9	TOILET-2	1700X2700	5'-7" X 8'-10"
10	TOILET-3	2585X1350	8'-6" X 4'-5"
11	SERVANT ROOM	3380X2700	11'-1" X 8'-10"
12	UTILITY BALCONY	2500X1200	8'-2" X 3'-11"
13	PRIVATE GARDEN	13655X1870	44'-10" X 6'-2"

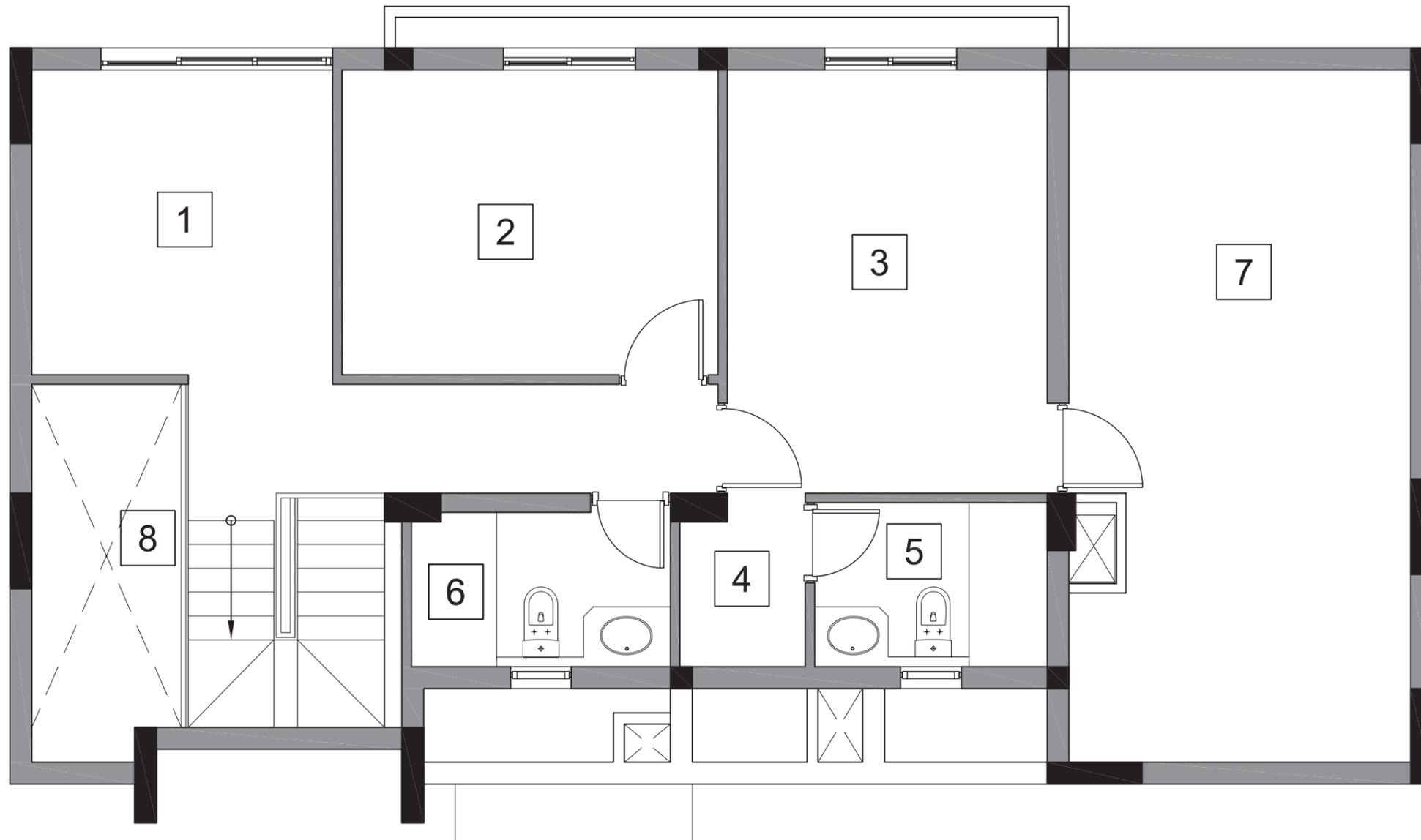
# Duplex A Lower Level (Mirror)



LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	ENTRANCE FOYER	3900X2450	12'-10" X 8'-0"
2	LIVING/DINING	7230X4865	23'-9" X 16'-0"
3	MASTER BED ROOM	3600X4430	11'-10" X 14'-6"
4	BED ROOM 1	3500X3595	11'-6" X 11'-10"
5	KITCHEN	2730X2615	8'-11" X8'-7"
6	STORE	1940X2715	6'-4" X8'-1"
7	DRESS	1775X2715	5'-10" X8'-11"
8	TOILET-1	1755X2715	5'-9" X 8'-11"
9	TOILET-2	1700X2715	5'-7" X8'-11"
10	SERVANT ROOM	2715X3395	8'-11" X11'-2"
11	TOILET-3	2615X1365	8'-7" X4'-6"
12	BALCONY-1	3630X1000	11'-11" X 3'-3"
13	BALCONY-2	2460X1000	8'-1" X 3'-3"
14	UTILITY BALCONY	2500X1200	8'-2" X 3'-11"

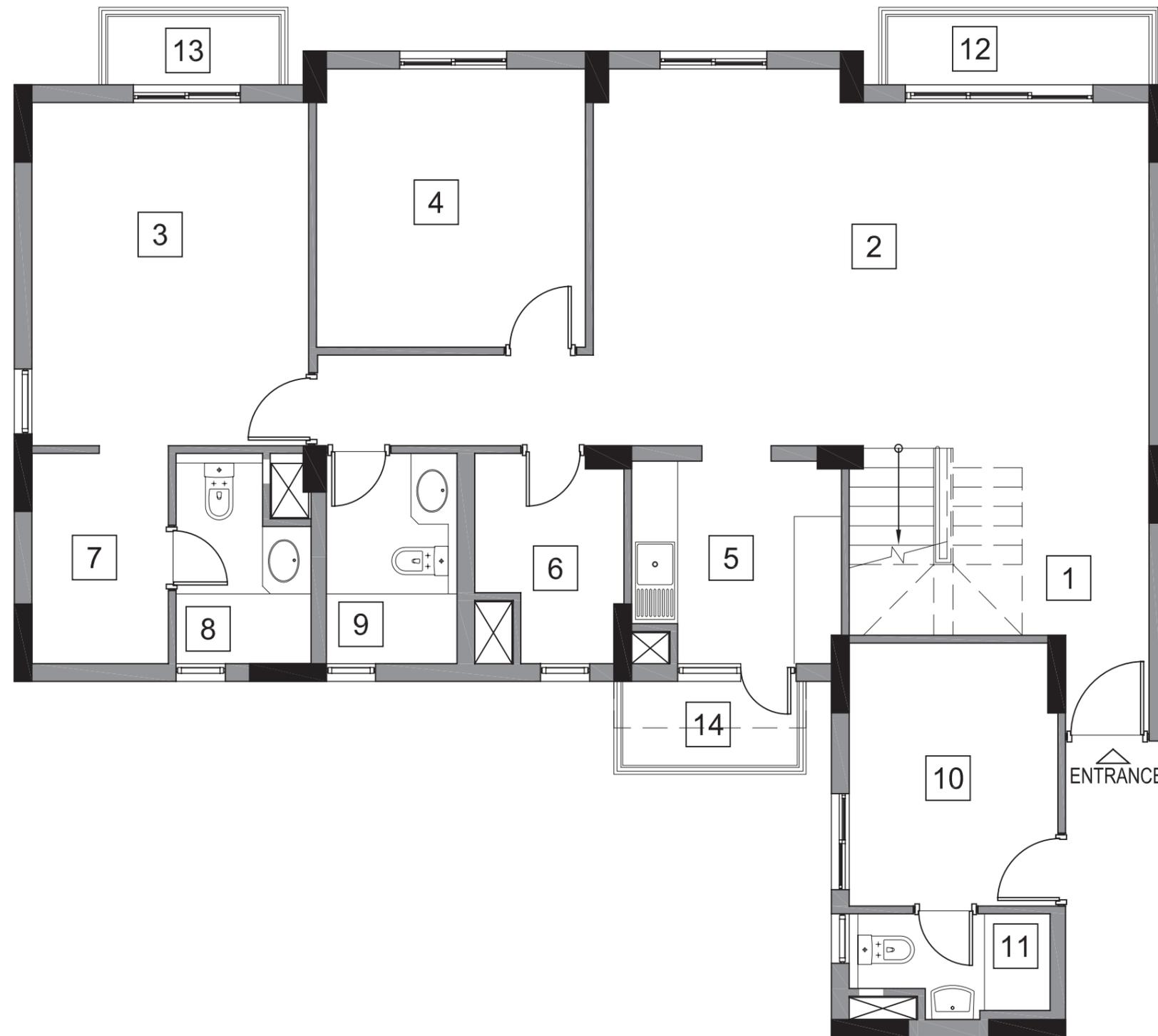
# Duplex A

## Upper Level (Mirror)



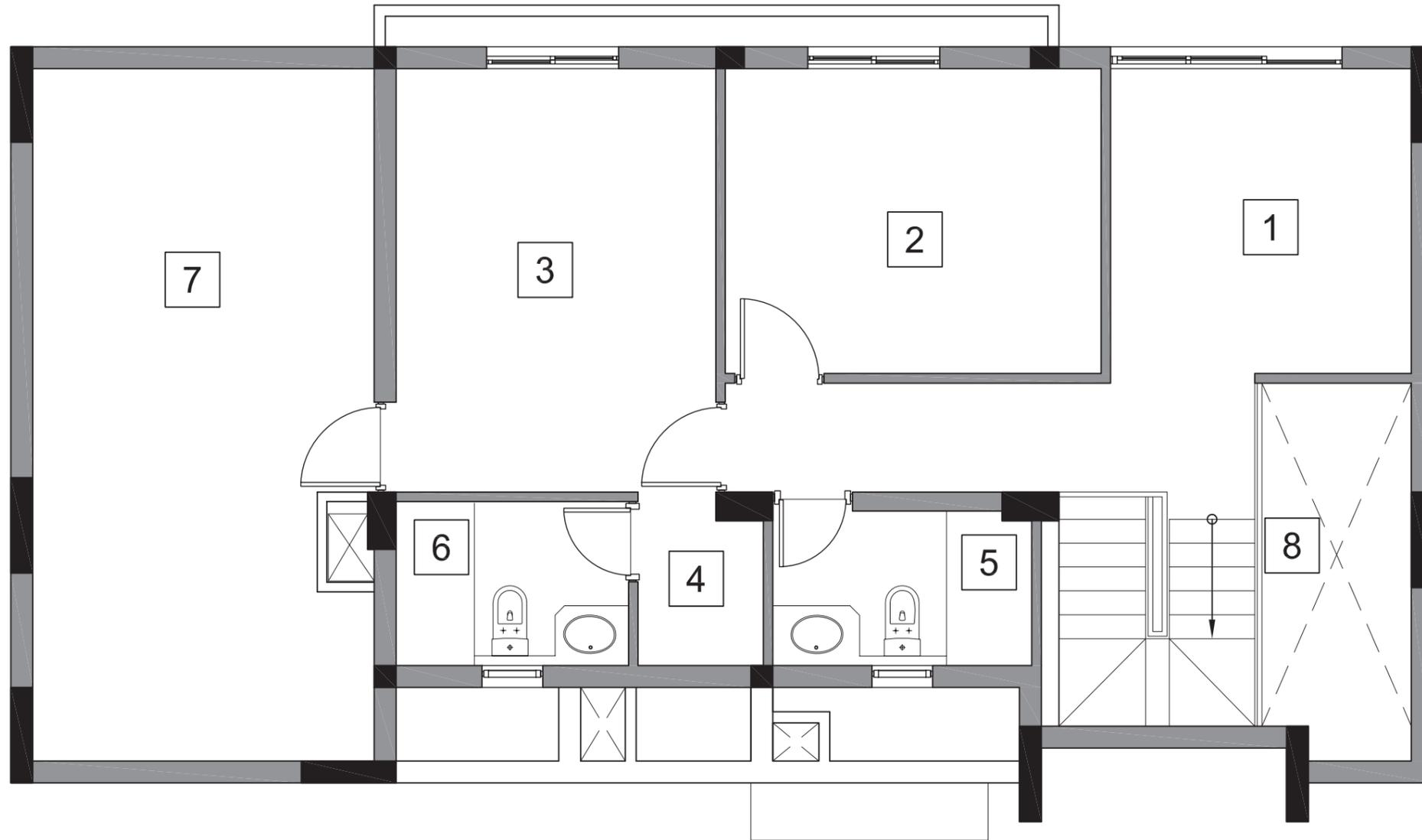
LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	FAMILY ROOM	3170X3190	10'-5" X 10'-6"
2	BED ROOM-1	3960X3190	13'-0" X 10'-6"
3	BED ROOM- 2	3370X4430	11'-1" X 14'-6"
4	DRESS	1320X1815	4'-4" X5'-11"
5	TOILET-1	2730X1615	8'-11" X 5'-4"
6	TOILET-2	2450X1715	8'-0" X5'-8"
7	TERRACE	3600X7245	11'-10" X23'-9"
8	DOUBLE HEIGHT SPACE	1575X3955	5'-2" X13'-0"

# Duplex A Lower Level



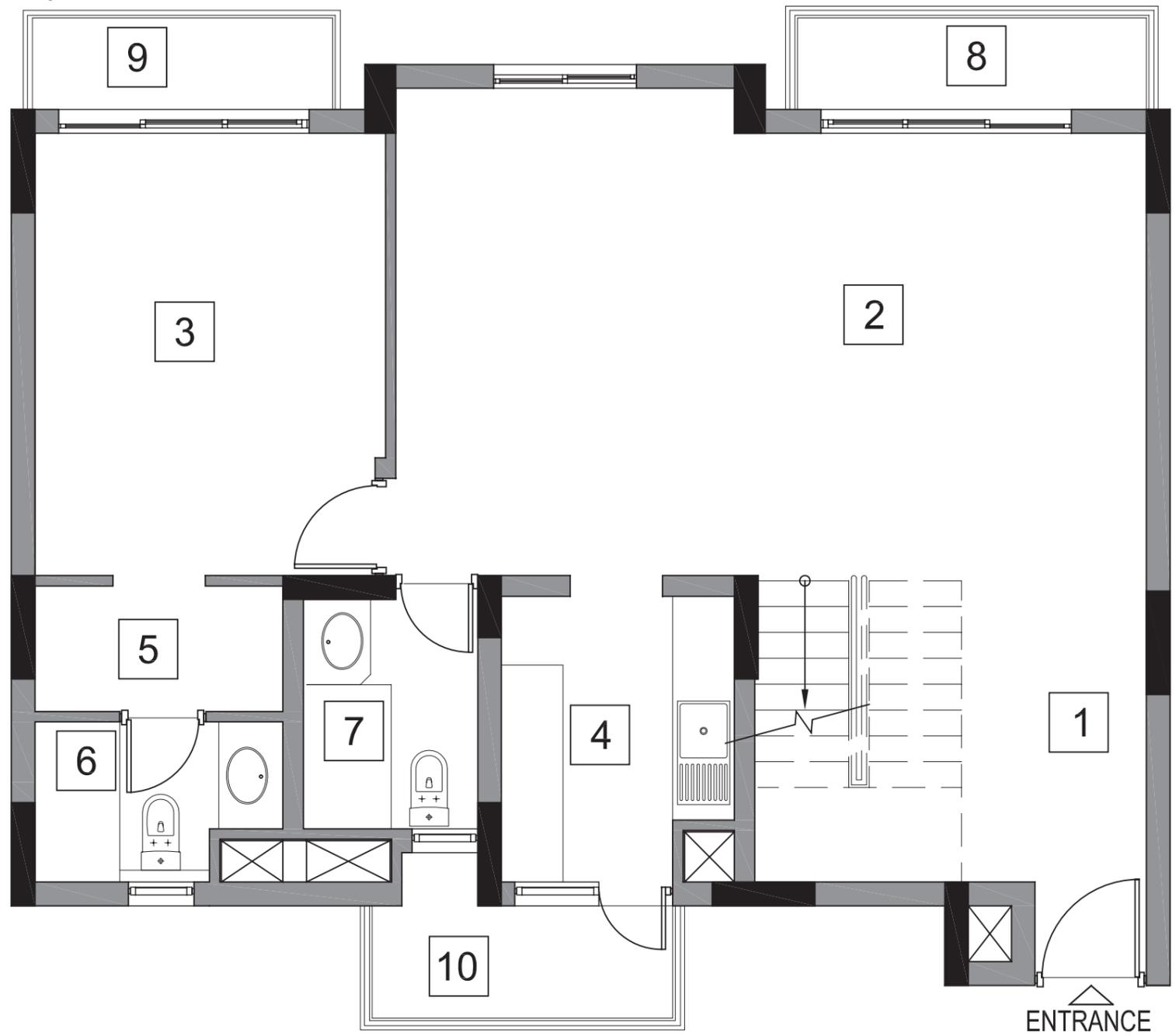
LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	ENTRANCE FOYER	3900X2450	12'-10" X 8'-0"
2	LIVING/DINING	7230X4865	23'-9" X 16'-0"
3	MASTER BED ROOM	3600X4430	11'-10" X 14'-6"
4	BED ROOM 1	3500X3595	11'-6" X 11'-10"
5	KITCHEN	2730X2615	8'-11" X 8'-7"
6	STORE	1940X2715	6'-4" X 8'-1"
7	DRESS	1775X2715	5'-10" X 8'-11"
8	TOILET-1	1755X2715	5'-9" X 8'-11"
9	TOILET-2	1700X2715	5'-7" X 8'-11"
10	SERVANT ROOM	2715X3395	8'-11" X 11'-2"
11	TOILET-3	2615X1365	8'-7" X 4'-6"
12	BALCONY-1	3630X1000	11'-11" X 3'-3"
13	BALCONY-2	2460X1000	8'-1" X 3'-3"
14	UTILITY BALCONY	2500X1200	8'-2" X 3'-11"

# Duplex A Upper Level



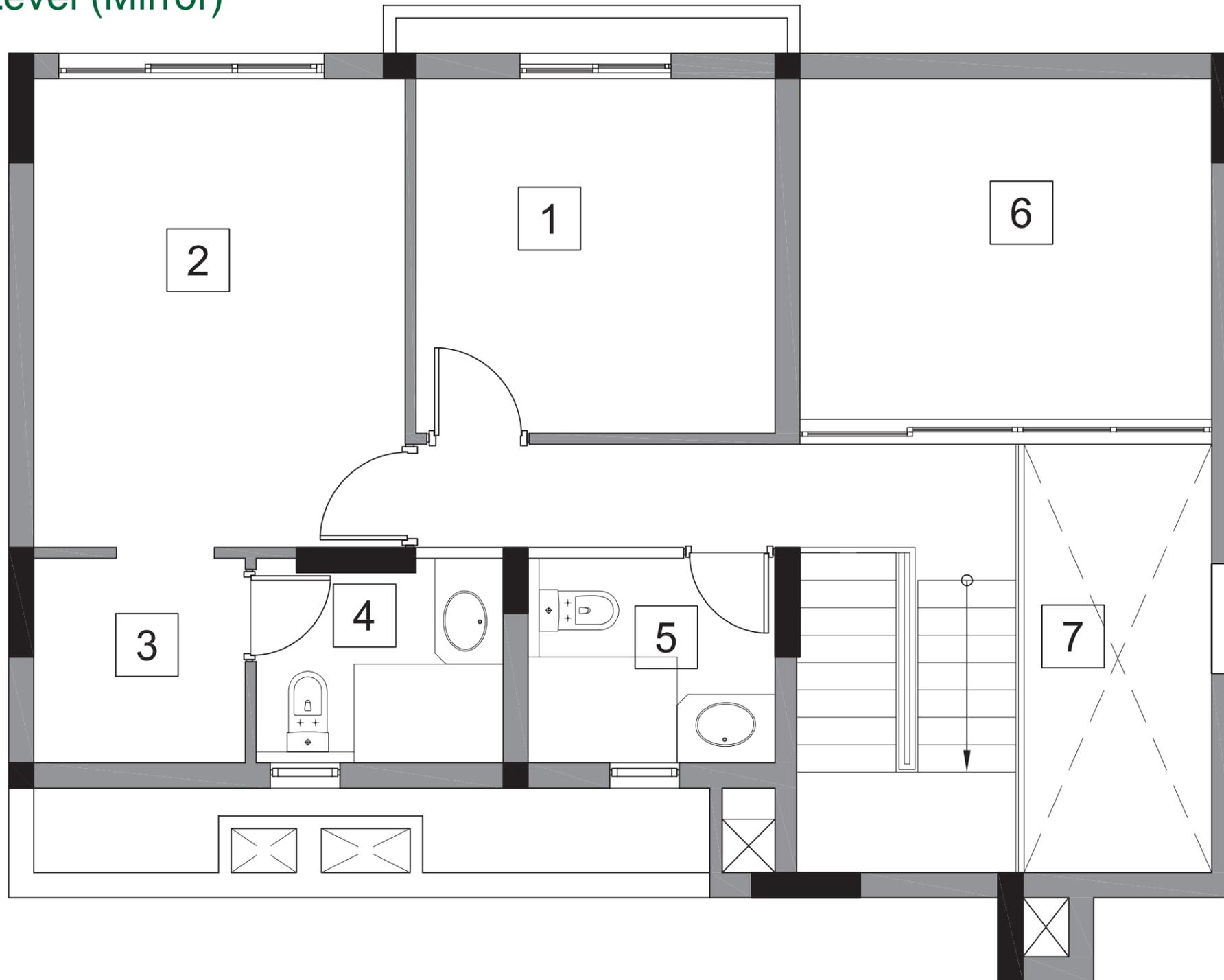
LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	FAMILY ROOM	3170X3190	10'-5" X 10'-6"
2	BED ROOM-1	3960X3190	13'-0" X 10'-6"
3	BED ROOM- 2	3370X4430	11'-1" X 14'-6"
4	DRESS	1320X1815	4'-4" X5'-11"
5	TOILET-1	2730X1615	8'-11" X 5'-4"
6	TOILET-2	2450X1715	8'-0" X5'-8"
7	TERRACE	3600X7245	11'-10" X23'-9"
8	DOUBLE HEIGHT SPACE	1575X3955	5'-2" X13'-0"

# Duplex B Lower Level (Mirror)



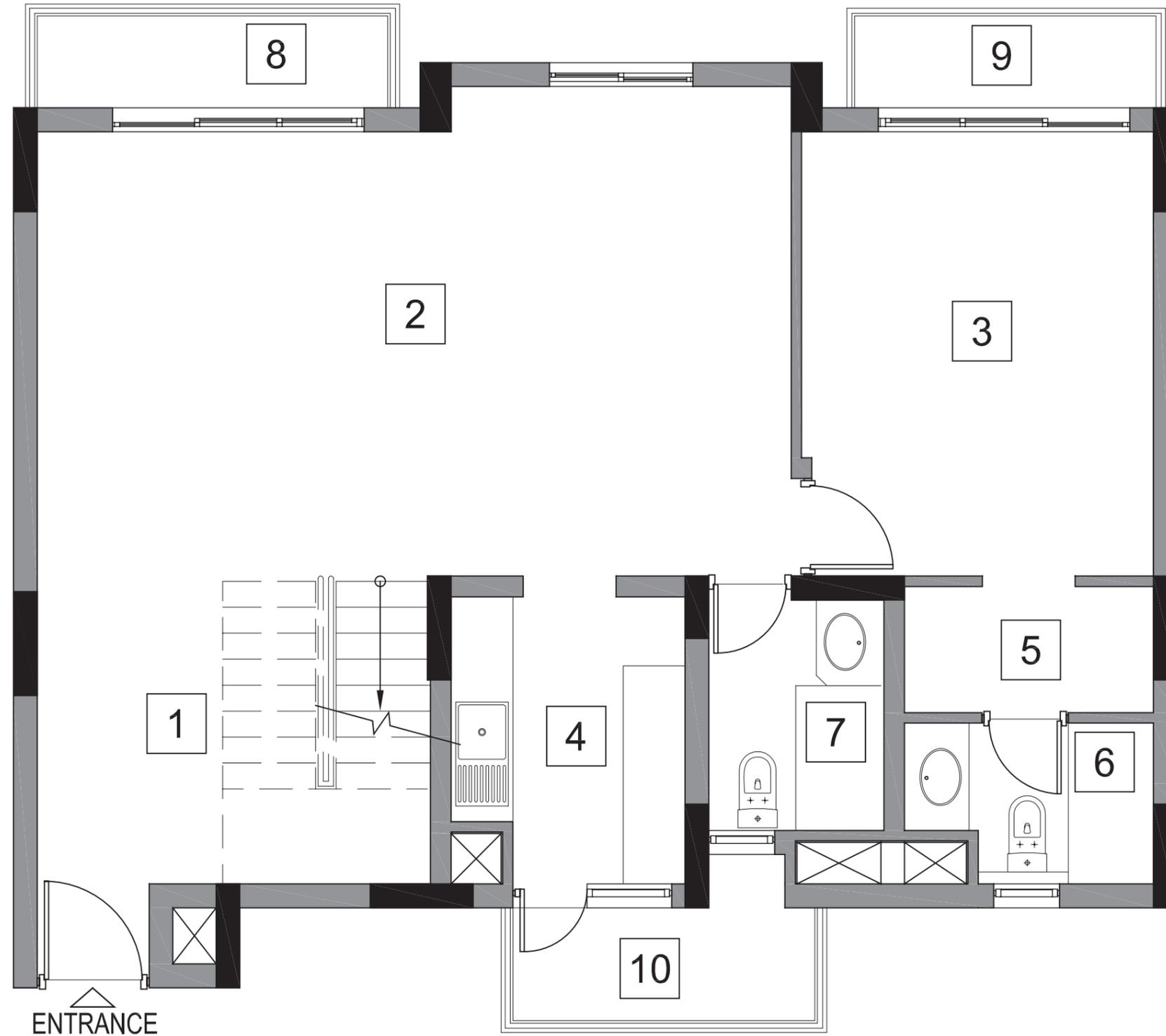
LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	ENTRANCE FOYER	3815X2965	12'-6" X 9'-9"
2	LIVING/DINING	7315X4715	24'-0" X 15'-6"
3	MASTER BED ROOM	3415X4280	11'-2" X 14'-1"
4	KITCHEN	2270X2765	7'-5" X 9'-1"
5	DRESS	2415X1215	7'-11" X 4'-0"
6	TOILET-1	2415X1550	7'-11" X 5'-1"
7	TOILET-2	1700X2220	5'-7" X 7'-3"
8	BALCONY-1	3630X1000	11'-11" X 3'-3"
9	BALCONY-2	3130X1000	10'-3" X 3'-3"
10	UTILITY BALCONY	3160X1200	10'-4" X 3'-11"

# Duplex B Upper Level (Mirror)



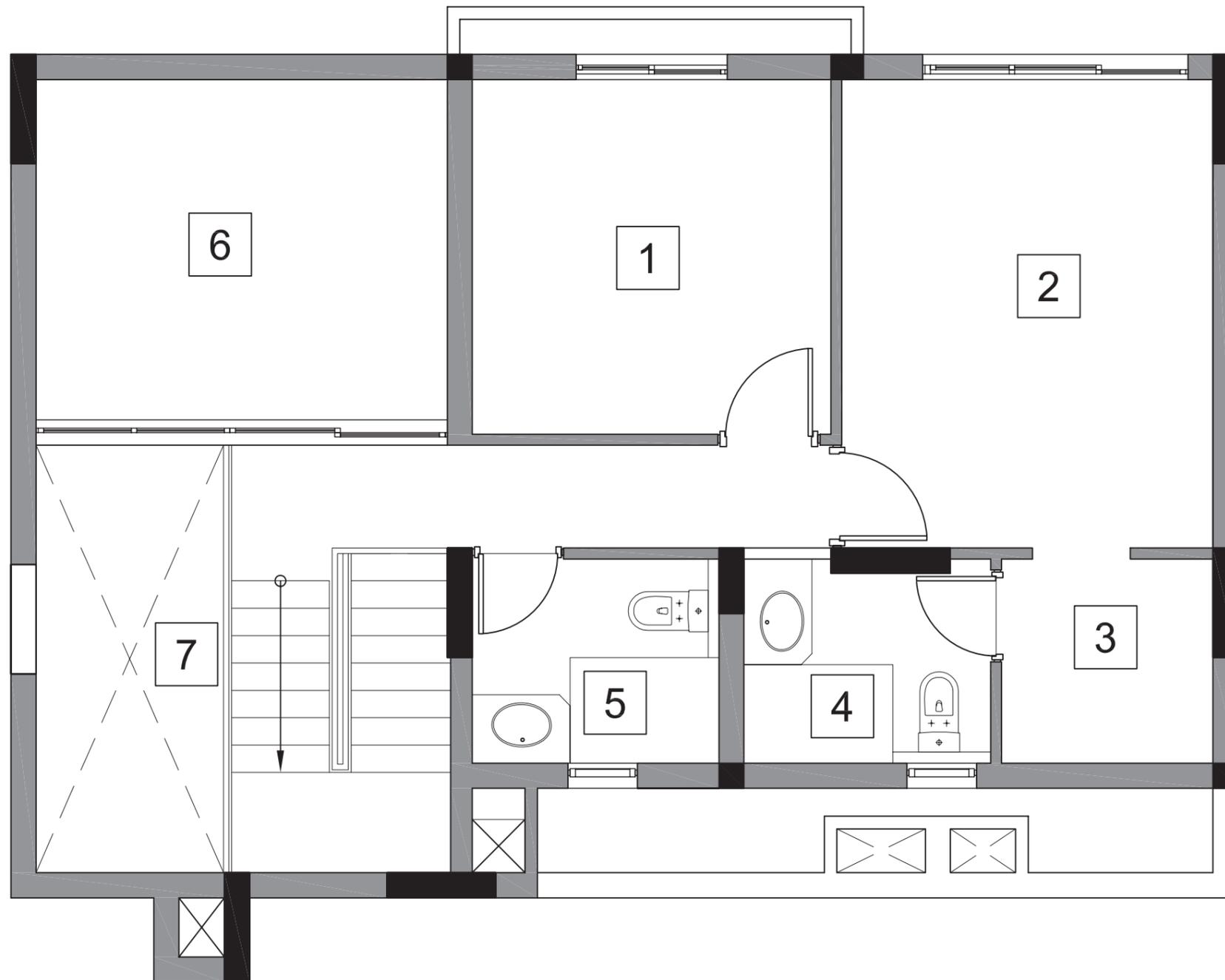
LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	BED ROOM 1	3300X3240	10'-10" X 10'-8"
2	BED ROOM 2	3415X4280	11'-2" X 14'-1"
3	DRESS	1945X1865	6'-5" X 6'-1"
4	TOILET-1	2270X1865	7'-5" X 6'-1"
5	TOILET-2	2270X1865	7'-5" X 6'-1"
6	TERRACE	3785X3110	12'-5" X 10'-2"
7	DOUBLE HEIGHT SPACE	1725X3905	5'-8" X 12'-10"

Duplex B  
Lower Level



LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	ENTRANCE FOYER	3815X2965	12'-6" X 9'-9"
2	LIVING/DINING	7315X4715	24'-0" X 15'-6"
3	MASTER BED ROOM	3415X4280	11'-2" X 14'-1"
4	KITCHEN	2270X2765	7'-5" X9'-1"
5	DRESS	2415X1215	7'-11" X4'-0"
6	TOILET-1	2415X1550	7'-11" X 5'-1"
7	TOILET-2	1700X2220	5'-7" X7'-3"
8	BALCONY-1	3630X1000	11'-11" X 3'-3"
9	BALCONY-2	3130X1000	10'-3" X 3'-3"
10	UTILITY BALCONY	3160X1200	10'-4" X 3'-11"

Duplex B  
Upper Level



LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	BED ROOM 1	3300X3240	10'-10" X 10'-8"
2	BED ROOM 2	3415X4280	11'-2" X 14'-1"
3	DRESS	1945X1865	6'-5" X 6'-1"
4	TOILET-1	2270X1865	7'-5" X 6'-1"
5	TOILET-2	2270X1865	7'-5" X 6'-1"
6	TERRACE	3785X3110	12'-5" X 10'-2"
7	DOUBLE HEIGHT SPACE	1725X3905	5'-8" X 12'-10"

<b>STRUCTURE</b>	RCC Framed structure with infill brickwork, designed in compliance with seismic Zone IV, adequately fulfilling all earthquake safety requirements
<b>LIVING / DINING AREAS, LOBBIES / PASSAGE</b>	
<b>FLOORING</b>	Matt finished stain and abrasion resistant vitreous tiles / polished vitrified tiles
<b>WALL FINISHES</b>	Acrylic emulsion on plaster
<b>CEILING FINISHES</b>	Oil bound distemper on plaster
<b>BEDROOMS</b>	
<b>FLOORING</b>	Matt finished stain and abrasion resistant vitreous tiles / polished vitrified tiles
<b>WALL FINISHES</b>	Acrylic emulsion on plaster
<b>CEILING FINISHES</b>	Oil bound distemper on plaster
<b>TOILETS</b>	
<b>FLOORING</b>	Matt finished / anti skid ceramic tiles
<b>WALL FINISHES</b>	Glazed / matt finished ceramic wall tiles up to dado level (approximately 2100mm). Oil bound distemper on plastered surfaces above dado level
<b>CEILING FINISHES</b>	Oil bound distemper on plaster
<b>SANITARY WARE</b>	Wash basin and European water closet (EWC) of standard makes and brands
<b>C.P. FITTINGS &amp; ACCESSORIES</b>	Basin mixer, shower mixer / diverter with bath spout and overhead shower, health faucet along with necessary angle valves etc. of standard makes and brands
All toilet floors provided with suitable and adequate water proofing treatment. Provision for installation of geysers	
<b>BALCONIES</b>	
<b>FLOORING</b>	Matt finished / anti skid ceramic tiles
<b>WALL FINISHES</b>	Exterior grade paint on plaster
<b>CEILING FINISHES</b>	Exterior grade paint on plaster
<b>HANDRAIL AND PARAPETS</b>	Combination of parapet walls and M.S. handrails as per the functional and elevation requirements
<b>STAIRCASE</b>	
<b>FLOORING</b>	Polished Indian stone / Indian marble on treads, risers and landings
<b>RAILING</b>	Painted M.S. handrails and balustrades
<b>WALL FINISHES</b>	Oil bound distemper on plaster
<b>SERVANT'S ROOM</b>	
<b>FLOORING</b>	Matt finished ceramic tiles
<b>WALL FINISHES</b>	Oil bound distemper on plaster

<b>CEILING FINISHES</b>	Oil bound distemper on plaster
<b>SERVANT'S TOILET</b>	
<b>FLOORING</b>	Matt finished ceramic tiles
<b>WALL FINISHES</b>	Dado of glazed / matt finished ceramic wall tiles (Oil bound distemper on plastered surfaces above dado level for remaining areas)
<b>CEILING FINISHES</b>	Oil bound distemper on plaster
<b>SANITARY WARE</b>	Wash basin and Indian water closet (IWC/ Orissa Pan) of standard makes
<b>C.P. FITTINGS &amp; ACCESSORIES</b>	Bib cock, pillar cock, ablution tap along with necessary angle valves etc. of standard makes and brands
<b>ROOF</b>	
PCC finish over suitable waterproofing and insulation treatment (COBA or equivalent)	
<b>DOORS AND WINDOWS</b>	
<b>MAIN ENTRANCE DOOR</b>	Polished hardwood frame with polished flush door shutters
<b>INTERNAL DOORS</b>	Painted hardwood frame with painted flush doors
<b>HARDWARE</b>	Locks, handles and knobs (mortise and cylindrical locks) from reputed makes and brands. High quality steel / brass hardware
<b>WINDOWS &amp; EXTERNAL GLAZING</b>	Powder coated aluminum frame or uPVC frame windows with clear glass
<b>EXTERNAL WALL FINISHES</b>	
External grade anti fungal / anti algal paint from reputed makes and brands	
<b>ELECTRICAL</b>	
<b>FIXTURES &amp; FITTINGS</b>	IS compliant modular switches / sockets, distribution boxes and Circuit breakers from standard makes and brands
<b>WIRING</b>	IS compliant copper wiring in concealed conduits
Adequate provision for light points, fan points, receptacles and power points in all rooms electrical points for exhaust fans in kitchens and toilets electrical points for air-conditioners provided in appropriate locations in bedrooms and living room	
<b>PLUMBING</b>	
IS compliant CPVC water supply pipes with standard valves and accessories is compliant PVC waste pipes and traps	
<b>KITCHEN CABINETS</b>	
The owner shall be provided with an option of a fully furnished modular kitchen in well finished particle board cabinets complete with all the hardware. Selection of such an option shall incur additional cost on the part of the owner	



Actual Image

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CHANNEL PARTNER



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