

INVEST IN
GURGAON'S
BUNGALOW ZONE



LUTYENS' DELHI

LUTYEN'S BUNGALOW ZONE IN DELHI IS INDIA'S MOST PREMIUM PLACE TO OWN PROPERTY IN. IN FACT, IT IS POSSIBLY THE WORLD'S MOST EXPENSIVE REAL ESTATE. IF YOU HAD BEEN FORTUNATE ENOUGH TO MAKE AN INVESTMENT THERE EVEN 15 YEARS AGO, YOUR CAPITAL WOULD HAVE APPRECIATED SEVERAL TIMES OVER. BUT OF COURSE, NOT EVERYONE COULD HAVE INVESTED IN LUTYENS' DELHI.



With a fixed number of residences, it is easy to predict the number of future residents and their vehicles; and so these roads will remain free from congestion

A CHANCE TO INVEST IN LUTYENS' GURGAON

VATIKA EXPRESS CITY IS A 300-ACRE TOWNSHIP OF BROAD TREE-LINED BOULEVARDS, LARGE BUNGALOW PLOTS AND VERY LOW POPULATION DENSITY.



Broad tree-lined roads and wide footpaths are defining features of Lutyens' Bungalow Zone

A VISION OF THE FUTURE INSPIRED BY THE PAST

ALTHOUGH SIR EDWIN LUTYENS HAS PLAYED NO ROLE IN THE DESIGN OF EXPRESS CITY, VATIKA'S NEWEST TOWNSHIP IS BASED ON THE SAME VISION AND FUNDAMENTALS THAT MADE LUTYENS' BUNGALOW ZONE INDIA'S GRANDEST ADDRESS. AND WHILE LBZ WAS BUILT IN THE 1920S, EXPRESS CITY IS TAKING SHAPE RIGHT NOW – MAKING THIS THE PERFECT TIME TO INVEST IN GURGAON'S OWN BUNGALOW ZONE.



EXPRESS CITY: THE LUXURY OF SPACE

VATIKA EXPRESS CITY SPRAWLS ACROSS GURGAON'S SECTORS 88A, 88B AND 89A, AND IS LOCATED AT THE INTERSECTION OF DWARKA EXPRESSWAY WITH THE PATAUDI ROAD. THE 300 ACRES OF THE TOWNSHIP HAVE A PREDOMINANCE OF WIDE, OPEN SPACES. SPACIOUSNESS IS, IN FACT, THE DEFINING CHARACTERISTIC OF EXPRESS CITY. WHILE THE TOWNSHIP WILL BE REplete WITH AMENITIES AND A FULLY DEVELOPED INFRASTRUCTURE, THE EMPHASIS SHALL BE ON GREENERY AND QUIET, WELL-SPACED RESIDENCES.



A LIMITED EDITION TOWNSHIP

Exclusivity, by its very definition, implies that not many people will get to be residents of Express City. Vatika Express City is a low density township with less than 10 plots per acre.

This exclusivity isn't just for snob value. It means less crowding, and relaxed enjoyment of the township's amenities. It also means fewer vehicles, and more trees, and an environment that's much, much cleaner and healthier.

SPRAWLING HOMES FOR THE DISCERNING

The concept of independent houses isn't new to Gurgaon, but the term usually refers to a jumble of houses lined up close together, each with a little concretised patch in front and an even smaller one at the back.

Express City is a far cry from such cluttered localities.

This is a township for the truly discerning – for people who want a level of exclusivity that only very few places in Delhi and NCR can offer. Express City is primarily a plotted township with a handful of community housing projects. The minimum plot size is 300 sq yds, and plots go up all the way to 1000 sq yds in area. With large plots, lawns and trees become possible, as do garden parties, swimming pools and much else. Express City shall be the home of an absolutely exclusive lifestyle.



CERTIFIED GREEN

Designed as an environment-friendly township, Express City has been awarded the Gold rating by State Environment Assessment Committee (SEAC), Haryana as per EIA (Environment Impact Assessment) norms. Landscaping, open spaces, parking, building materials, management of environmental resources like water and energy, solid waste management and use of renewable energy technology are some of the parameters based on which the project has earned this rating.



Lutyens' Delhi always looks serene, unhurried and timeless - a befitting home for the exalted few

SUPERBLY LOCATED

VATIKA EXPRESS CITY IS LOCATED AT THE INTERSECTION OF TWO MAJOR ROADS – DWARKA EXPRESSWAY AND THE PATAUDI ROAD. ITS 300-ACRE EXPANSE IS SPREAD OVER SECTORS 88A, 88B AND 89A.



Distances in kilometers from key points:

Delhi/Dwarka (via NPR)	13
IGI Airport, Terminal 3 (via NPR)	14
Proposed ISBT & Metro Station	4
Sultanpur Bird Sanctuary	8
Vatika India Next	4
Cyber City	18

Dwarka Expressway gives the township excellent connectivity to Delhi, which is actually just a short drive away down the 150-metre wide Expressway. The popular commercial and residential areas of Gurgaon are just as easily reachable in the opposite direction, and the industrial hub of Manesar is within easy reach along the Pataudi Road.

Proximity to NH8 means Express City is well-connected with other important points as well. The International Airport, for

example, is just 10 minutes away. Furthermore, the location is in the proposed Metro corridor, and the phase IV extension of the Metro will bring it right to the township.

The location is exceptional in other ways as well. It adjoins the 200 metre wide commercial belt – the largest commercial area in the region. And the township also enjoys close proximity with the green belt delineated in the Gurgaon Manesar Master Plan 2031.

ALL YOU COULD ASK FOR

EXPRESS CITY IS AN INTEGRATED TOWNSHIP, WHICH MEANS IT WILL HAVE EVERYTHING A RESIDENT MAY NEED IN THE NORMAL COURSE OF LIFE. AND SO, EXPRESS CITY WILL HAVE A FULL COMPLEMENT OF SUPPORT SERVICES AND AMENITIES, INCLUDING MARKETS, SCHOOLS, HEALTHCARE AND ENTERTAINMENT, AS WELL AS SECURITY, MAINTENANCE, TRAFFIC MANAGEMENT AND OTHER INFRASTRUCTURAL FACILITIES.



Good green cover and low population density create a clean, healthy environment

Education has been given due importance in the planning of the township, and a number of sites have been identified and earmarked for schools and a crèche. This includes sites for 2 nursery schools and 2 primary schools.

Access to good quality healthcare is extremely important for a resident's peace of mind. Express City will have 4 clinics and 2 nursing homes all located within the township. Also, a full-fledged hospital is coming up in close proximity to the township.

Express City actually adjoins the largest commercial belt in the region – the 200 metre wide belt delineated in the Gurgaon Manesar Master Plan 2031. This means that the host of commercial complexes, shopping malls, entertainment facilities and office blocks coming up in the commercial belt will be within very easy reach of the residents of the township. Express City will also have a large commercial complex (2.36 acres in area) of its own.

Apart from these, there will be a number of smaller commer-

cial establishments within the township to meet all the daily needs of the residents. This would include grocery shops, milk booths, taxi stands, ATMs, beauty salons, vegetable shops and courier offices.

True to its vision of becoming Gurgaon's Bungalow Zone, Express City has a large land area devoted to parks, gardens and other open spaces. There will also be a number of clubs within the township, with swimming pools, gymnasiums, multi-purpose function halls and courts for indoor and outdoor sports. Quite apart from its natural beauty and greenery, Express City will have adequate amenities for leisure activities as well.

Security has been kept as a key area in planning the township, and Express City will have manned security posts at all points of access and egress. Boom barriers and check posts will be located on many of the internal roads of the township as well. Additionally, the community housing projects will have manned security posts at their gates too.



A low population density means a greater 'share' of amenities per resident

ONE EXPRESS CITY



ONE EXPRESS CITY IS A RESIDENTIAL PROJECT LOCATED IN GURGAON'S SECTOR 88B, ADJOINING THE DWARKA EXPRESSWAY COMMERCIAL BELT – AND ITS LOCATION MAKES IT IDEAL FOR EXECUTIVES WHO VALUE PROXIMITY TO THEIR PLACE OF WORK.

Open green spaces comprise 80% of the project. This area is in the form of a continuous, landscaped, central green that forms the spine of the project, with a mix of mid-rise and high-rise residential towers ranged alongside.

Most of the units have a park view, while some units will actually be located within the landscaped park area and will be surrounded by greens on three sides. The project comprises 2, 3 and 4 BHK apartments, all with attached servant's rooms. The 3 and 4 BHK apartments have two spacious master bedrooms with en suite toilets and dressing areas. The living rooms have large airy balconies with splendid views.

High quality specifications like modular kitchens, wooden flooring in bedrooms, glass partitions in bath-rooms and VRV air conditioning are standard features in all apartments of One Express City. Elevators connect all the lobbies to the basement parking.

One Express City has its own exclusive clubhouse with a lounge, pantry, indoor games and several recreational spaces, as well as a health club with a gym, a swimming pool and a sports zone.



SITE AREA	18.80 acres
LOCATION	Sector 88B, Vatika Express City, Gurgaon
TOWER CONFIGURATION	Mid-rise and high-rise towers
APARTMENT CONFIGURATION	1BHK, 2BHK+SR, 2BHK+U, 3BHK, 3BHK+SR, 3BHK+ST, 3BHK+ST+SR, 4BHK+SR & Penthouse
APARTMENT SIZES	1310-4725 sq ft
AMENITIES	Indoor/Outdoor games areas Community retail Multi-purpose hall Club house (with Swimming pool, Gym, Kid's play areas and Pedestrian walkways)
SPECIAL FEATURES	Power backup VRV air conditioning Adequate basement parking Continuous landscaped green area almost 500 metres long Modular kitchen cabinets Concept of two master bedrooms in 3BHK and 4BHK units



SEVEN ELEMENTS



THIS 14-ACRE RESIDENTIAL PROJECT IN SECTOR 89A IS A MIX OF MID-RISE AND HIGH-RISE TOWERS. THE PRINCIPLES OF TIMELESS ELEGANCE ARE THE CORNERSTONES OF ITS ARCHITECTURE, AND OPEN, GREEN AREAS MAKE UP 80% OF THE PROJECT.

The mid-rise blocks enjoy unhindered views of green areas and are directly visible from the Pataudi Road, while the high-rise towers are surrounded by usable green areas on all sides and have uninterrupted views over 80 acres of the reserved green recreational area earmarked in the Gurgaon Manesar Master Plan 2031.

Seven Elements offers apartments with 2, 3 and 4 bedrooms. All the apartments have high quality specifications, which includes wooden flooring and storage in all bedrooms, glass partitions in all bathrooms, dressing areas with master bedrooms, VRF / VRV air-conditioning and modular kitchen. Most of the units have adjoining servant room too.

Seven Elements has its own clubhouse, with a lounge, multi-purpose hall, children's area, pantry and spillover spaces for hosting social events. The health club has a swimming pool, gym, children's pool and other facilities, as well as an outdoor sports zone.

Seven Elements has been awarded the Gold rating by State Environment Assessment Committee (SEAC), Haryana, as per EIA (Environment Impact Assessment) norms.

GIC, SINGAPORE
HAS INVESTED IN
SEVEN ELEMENTS

SITE AREA	14.30 acres
LOCATION	Sector 89A, Vatika Express City, Gurgaon
TOWER CONFIGURATION	Mid-rise and high-rise towers
APARTMENT CONFIGURATION	2BHK+SR, 3BHK, 3BHK+SR, 3BHK+PU, 3BHK+SR+PU, 4BHK+SR+PU & 4BHK+SR
APARTMENT SIZES	1620-3715 sq ft
AMENITIES	Jogging track Indoor / Outdoor sports area Community retail Multi-purpose hall Club house (with Swimming pool, Gym, Kid's play areas and Pedestrian walkways)
SPECIAL FEATURES	Power backup Adequate basement parking 1.5 acre consolidated green space Fully functional modular kitchen VRV Air Conditioners

SUPER-SIZED PLOTS

EXPRESS CITY IS VATIKA’S ENDEAVOUR AIMED AT RE-CREATING THE SPLENDOUR AND MAGNIFICENCE OF LUTYENS’ BUNGALOW ZONE RIGHT HERE IN GURGAON. THAT MEANS BROAD TREE-LINED ROADS, BUNGALOWS WITH LARGE COMPOUNDS AND AN AIR OF GRACE AND SERENITY.



Express City mirrors this with its broad, perfectly laid out boulevards and generously proportioned, tree-lined pavements on either side. And a large part of the township is given over to expansive plots, where residents can give shape to their own visions of elegance and grandeur. These plots are available in sizes of 300 sq yds, 360 sq yds, 400 sq yds, 600 sq yds, 800 sq yds and 1,000 sq yds.

Along with the plots there is an ambience of exclusivity, privacy and individuality. Of course, all the plots come completely ready in terms of infrastructure – electricity, water supply, sewage lines, telecom cabling, security and all such pre-requisites shall be in place.

And while plot-owners are expected to build their own magnificent residences, these extensive plots also come with full access to the township amenities and other attractions of Vatika Express City.

LOCATION	Sectors 88A, 88B, 89A, Vatika Express City, Gurgaon
PLOTS SIZES	300 sq yds, 360 sq yds, 400 sq yds, 600 sq yds, 800 sq yds and 1,000 sq yds
SPECIAL FEATURES	Fully developed plots with water and power connections, telecom cabling and sewage
AMENITIES	Township amenities

SEVEN SEASONS



SEVEN SEASONS ARE LOW-RISE INDEPENDENT FLOORS DESIGNED AS PLUSH HOMES FOR DISCERNING RESIDENTS. WITH JUST ONE UNIT ON EACH FLOOR, THESE HOMES WILL ENJOY THE AMENITIES AND FACILITIES OF THE TOWNSHIP AND YET OFFER A SENSE OF INDEPENDENCE AND PRIVACY.



Seven Seasons is a secure gated community in Gurgaon's Sector 88B. These floors face wide and beautiful streetscapes on the front with green landscaped linear park at the rear side. All the units enjoy elevator access, and are located close to a 7.75-acre central park.

These are spacious, well-ventilated apartments with large balconies adjoining every room. All the units have a store/puja room, and an attached servant room. The interiors are well appointed and all the units have VRV air conditioning, adequate power backup, a modular kitchen and wooden flooring in the bedrooms. Each apartment comes with covered parking in the stilt area, and a separate visitor parking space has also been provided.

SITE AREA	Plot of 315 sq m and 360 sq m
LOCATION	Sector 88B, Vatika Express City, Gurgaon
APARTMENT CONFIGURATION	2BHK+Terrace, 3BHK & 3BHK+SR
APARTMENT SIZES	1595-2070 sq ft
AMENITIES	Township amenities of Express City
SPECIAL FEATURES	Power backup Stilt parking VRV air conditioners Elevators along with private lift lobby for each floor One apartment on each floor High-end specifications Modular kitchen cabinets Attached servant room with separate entry

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 of-fices. 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 town-ship is in accordance with Cluster Planning. Residential projects come up along with markets, parks and streetlights, etc. – so that a habitable cluster develops rather than uncoordinated construction at scattered locations. Even at Vatika Express City, which mainly has self-developable plots, the principles of Cluster Planning are being followed.

Attaining a low Population Density is another way in which we will deliver an exceptional lifestyle at Express City. While the norm is to have an aver-

age of 12 plots per acre, Express City will not have more than 10. And taken as a whole, the township will have a population density of just 125 people per acre. Fewer people would naturally mean less pollution, no crowding, cleaner air, etc. But with Vatika, this also translates into wider roads, big-ger parks, more trees and larger public areas. By creating more and better amenities, we are ensuring Express City actually delivers ‘more city per person’ to its residents. And that is a truly meaningful measure of value.

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. 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 walk-ways 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 liv-ing – 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.

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
Mumbai
Bangalore
Hyderabad

Gurgaon
Pune
Chennai
Noida

COMMERCIAL

FIRST INDIA PLACE

VATIKA TRIANGLE

VATIKA ATRIUM

VATIKA TOWERS

VATIKA CITY POINT

VATIKA BUSINESS PARK

VATIKA PROFESSIONAL
POINT

INXT CITY CENTRE

ONE INDIA NEXT

ONE ON ONE
All in Gurgaon

VATIKA MINDSCAPES
Mathura Road

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

RESIDENTIAL

VATIKA EXPRESS CITY
Sovereign Park
Seven Elements
One Express City
Seven Seasons
Plots

DWARKA EXPRESSWAY TODAY

DWARKA EXPRESSWAY IS A HIGH-SPEED LINK ROAD, FROM KHERKI DAULA ON NH8 TO DWARKA. GURGAON'S SECTORS 81 TO 115 HAVE BEEN DEVELOPED ALONG ITS LENGTH, AND MORE THAN 100 RESIDENTIAL PROJECTS ARE UNDER CONSTRUCTION IN THE AREA. THE NUMBER OF RESIDENCES IS ESTIMATED TO BE OVER 44,000. THIS AREA IS BEING DEVELOPED WITH STRICT ADHERENCE TO THE GURGAON-MANESAR MASTERPLAN 2031 AND IS COMING UP LIKE A MODEL MODERN CITY. SOME OF THE TOP NAMES IN EDUCATION, HEALTHCARE AND HOSPITALITY HAVE TAKEN UP SITES IN THE AREA.



View of Sector 88A, 88B and 37D

DELHI PUBLIC SCHOOL, MODERN SCHOOL BARAKHAMBA ROAD AND MATRIKIRAN SENIOR SCHOOL ARE GOING TO BE OPERATIONAL SOON. ONE OF PVR'S BIGGEST MULTIPLEXES IS COMING UP IN SECTOR 83 AND, IN FACT, PVR WILL OPERATE 14 SCREENS IN VATIKA PROJECTS ALONE. NCR'S SECOND DIPLOMATIC ENCLAVE TOO IS COMING UP ON DWARKA EXPRESSWAY.



View of Sector 111 and 113

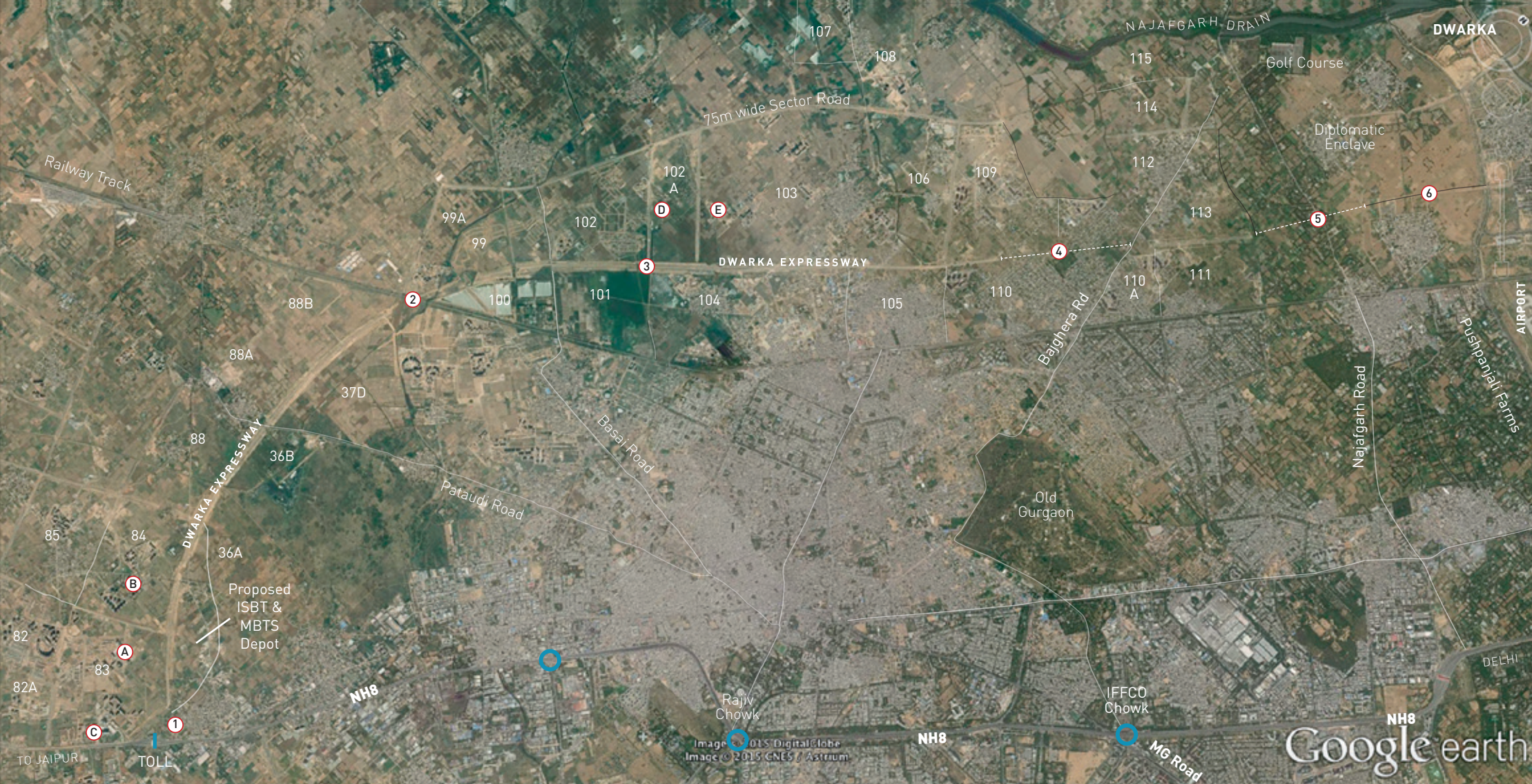
All pictures dated March 2015



Admissions Open at DPS, Sector 102 A

81% COMPLETE!

THE TRUTH IS THAT EXPRESSWAY WILL BE HERE BEFORE YOU KNOW IT. OF ITS 18 KM LENGTH, 14.5 KM HAS BEEN COMPLETED. THE PROJECT IS FULLY SUPPORTED BY THE HARYANA GOVERNMENT, AND A SETTLEMENT WITH THE PETITIONERS ON THE REMAINING 2.3 KM HAS BEEN REACHED. INFRASTRUCTURAL DEVELOPMENT IS GOING ON SPEEDILY. IN FACT, WORK ON SEWER LINES, ELECTRICITY AND WATER SUPPLY IS LIKELY TO BE COMPLETED WITHIN 2015. WITH THE EXPRESSWAY HEADING TOWARDS COMPLETION, THE INVESTOR COMMUNITY IS SEEING THE AREA AROUND DWARKA EXPRESSWAY AS A SERIOUS INVESTMENT OPPORTUNITY.



Construction of 1.2 km Rail Over Bridge (ROB) in full swing

Sewerage pipes being laid along the Expressway



All pictures dated March 2015

AMENITIES

(A)	MatriKiran School
(B)	Delhi Public School
(C)	PVR
(D) (E)	Delhi Public School

Of the 18 Km in Gurgaon, only a few patches are awaiting completion

(1) (4)	Litigation cleared, Construction commenced	2.3 Km	
(2)	Railway Over Bridge	1.2 Km	Completion by end of 2015
(3)	Culvert	200 m	Completion by Aug 2015
(5)	Under process with the government		
(6)	Construction started		



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DISCLAIMER:

- Features & Provisions mentioned in the booklet may not be present in all products and across all locations in Vatika Express City.
- 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.
- The contents of this booklet do not constitute a commitment by the developers of Vatika Express City and any claims arising out of the statements. This booklet will not be admissible in the court of law.
- Readers are advised to verify the features and provisions in their Builder Buyer Agreement which will form the sole basis of any commitment by the developer towards the buyer's and tenant's.
- The Promoters/Architects reserve the right to add/delete/modify any plans/details/specifications/elevations mentioned.
- Numbers pertaining to the area, size and number of units are approximate and subject to change.