



# SPACE

FOR INNER PEACE

MORE SPACE PER FAMILY  
MORE PEACE PER PERSON



seven  
elements

Sector 89A, Gurgaon





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- Seven Elements at Sector 89A, Gurgaon, Vatika India Next 2, is ideally connected by 3 National Highways
- Proposed stadium at 1.8 km, upcoming 80 acre HUDA park 75 m, PVR 8 km, MatriKiran School 5.5 km, retail & commercial complex nearby

A joint venture between Vatika and GIC,  
Singapore's Sovereign Wealth Fund



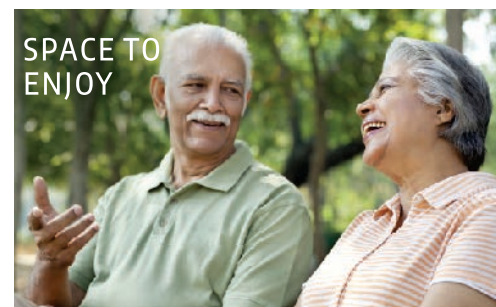


**The Dwarka Expressway** : This crucial link between Gurgaon and Dwarka will soon open up a sea of possibilities



- Vatika INXT2 is gated township spread across Gurgaon's Sectors 88A, 88B and 89A
- It is the first major integrated township from Dwarka and is adjacent to commercial Sector 88
- It is connected by three National Highways NH 8 (Delhi-Jaipur Highway), NH 248BB (Dwarka Expressway) and NH 352W (Pataudi Road)
- The township will see the confluence of residential projects, independent plots, as well as commercial and retail spaces
- All these will be unified through a well-designed network of roads, open spaces and infrastructure
- Other commercial, retail, entertainment, education and healthcare services are all nearby
- With wide open spaces, excellent residences and amenities, INXT2 will offer a fulfilling and self contained lifestyle
- Construction work at INXT2 is going on at a fast pace





A joint venture between Vatika and GIC, Singapore's Sovereign Wealth Fund

Why live in a crowded urban jungle?

## Welcome to Seven Elements

### PROJECT HIGHLIGHTS

- 14 acre project in Sector 89A at Vatika India Next 2, Gurgaon
- Connected by three National Highways - Delhi-Jaipur Highway (NH 8), Dwarka Expressway (NH 248BB) & Pataudi Road (NH 352W)
- Low-density living, only 45 homes per acre. 639 families in 14 acres
- Grand entry via private tree-lined driveway
- Welcoming fountain and landscaped greens
- 2.5 acres dense green foliage with herbal garden and fruit trees
- Designed by studio u+a, New York







SPACE THAT  
WELCOMES

**GRAND ENTRY THROUGH 2.5 ACRE FRONT GARDEN**

Fruit trees, herb garden & organic vegetable garden within the complex





# LOCATION ADVANTAGE



## Seven Elements

### Important distances and locations

A	MatriKiran High School (Fully functional)	5.5 km
B	PVR Multiplex	8 km
C	Site for ISBT & Metro Hub	6 km
D	DPS	5 km
E	80 acre HUDA Park	75 m
F	Proposed Stadium	1.8 km
G	Metro Connectivity	10 km
H	Institutional Sector 89B	2 km
I	Global City	2.5 km
J	IGI Airport	20 min
K	AIIMS, Gurgaon	Nearby



# UNIQUE ADVANTAGE EASY ENTRY & EXIT







## AMENITIES

- 2 Clubs
- Gym
- Separate swimming pool for adults & kids
- 3 Badminton courts
- 4 Kids' play areas
- 2 half basketball courts
- Multipurpose hall
- Retail shops and daily needs stores within the complex

Total recreational area inclusive of 2 clubs, amenities and open spaces is 172,400 sq ft

## CHOICES OF HOMES

TYPE	AREA (sq ft)
2 BHK+S	1605
3 BHK	1950
3 BHK+S	2085
4 BHK+S	2505



# ONE OF THE TWO CLUBS





# SPACE FOR INNER CALM

All apartments will enjoy green views

Wooden flooring, dressing area in all bedrooms

Spacious homes, ample storage, high ceilings

Natural light & ventilation

Modular kitchen with hob & chimney

Efficient VRV air-conditioning





Sample Apartment - Actual Image




















Sample Apartment - Actual Image

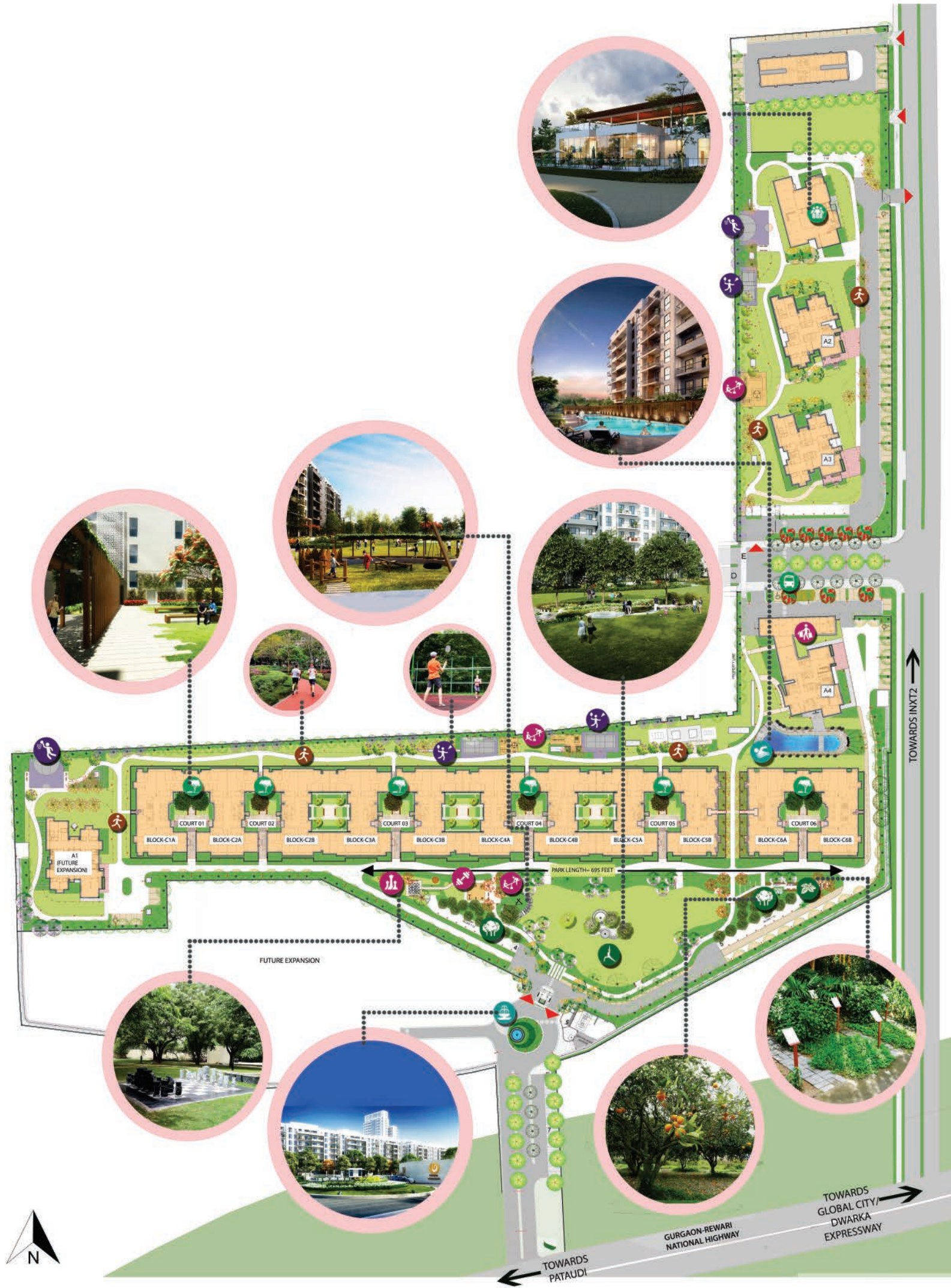


# SITE PLAN

So much to do & explore

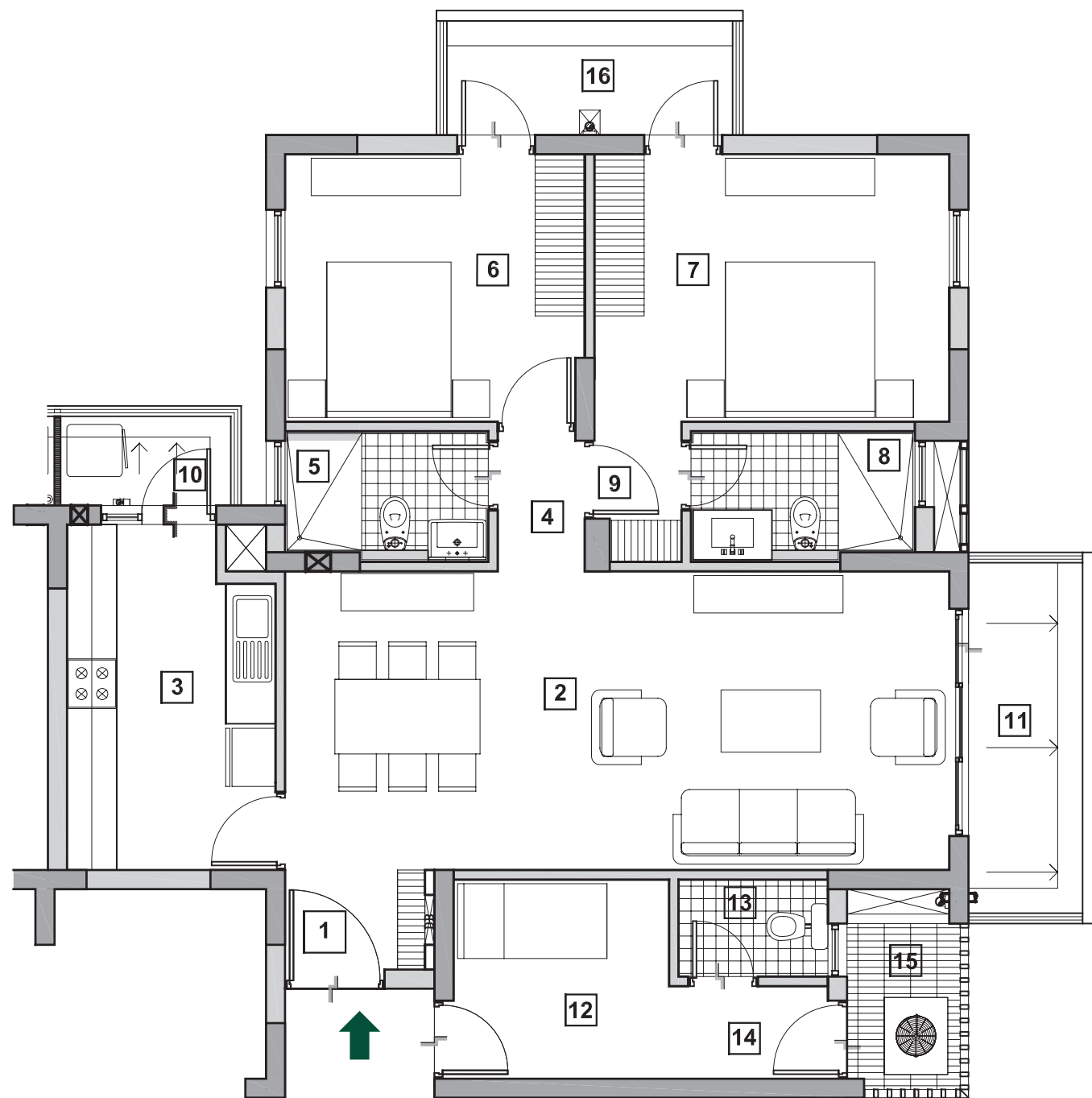
## PUBLIC AMENITIES

- |  |  |
|--|--|
|  PRIVATE COURTYARDS       |  SWIMMING POOL              |
|  FRUIT ORCHARD           |  COMMUNITY BUILDING        |
|  HERBAL GARDEN          |  KIDS PLAY AREA           |
|  YOGA LAWN              |  OUTDOOR EXERCISE STATION |
|  BASKETBALL COURT       |  OUTDOOR CHESS            |
|  BADMINTON COURT        |  RETAIL EXPERIENCE        |
|  ENTRANCE WATER FEATURE |  BUS STOP                 |
|  JOGGING TRACK          |  |





HIGH-RISE 2B+2T+SR - TYPE A

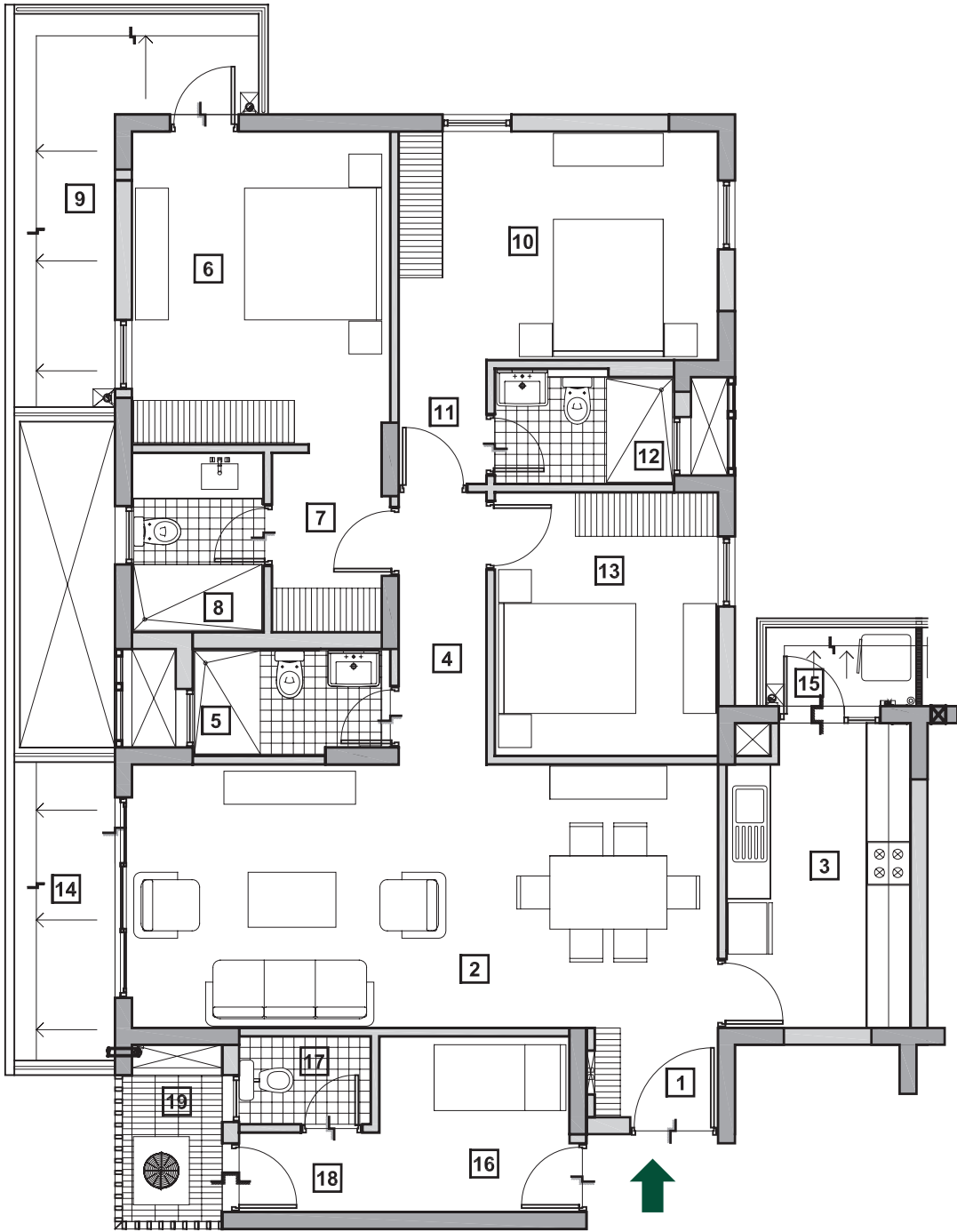


LEGEND:-			
SL. No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1.	FOYER	1685 x 1200	5'-6" x 3'-11"
2.	LIVING/DINING	8010 x 3600	26'-3" x 11'-10"
3.	KITCHEN	2515 x 4165	8'-3" x 13'-8"
4.	VESTIBULE	1050 x 1690	3'-5" x 5'-7"
5.	TOILET	2450 x 1575	8'-0" x 5'-2"
6.	BEDROOM	3615 x 3225	11'-10" x 10'-7"
7.	MASTER BEDROOM	4280 x 3225	14'-1" x 10'-7"
8.	TOILET	2700 x 1575	8'-10" x 5'-2"
9.	DRESS	1050 x 1690	3'-5" x 5'-7"
10.	UTILITY BALCONY	1200 WIDE	3'-11" WIDE
11.	BALCONY	1500 WIDE	4'-11" WIDE
12.	SERVANT ROOM	2600 x 2400	8'-6" x 7'-10"
13.	SERVANT TOILET	1800 x 1170	5'-11" x 3'-10"
14.	ANTE SPACE	1915 x 1115	6'-3" x 3'-8"
15.	VRV. BALCONY	1465 WIDE	4'-10" WIDE
16.	BALCONY	1500 WIDE	4'-11" WIDE

CARPET AREA	:	92.71 SQ. M.
BALCONY AREA	:	12.65 SQ. M.
VRV BAL. AREA	:	3.06 SQ. M.
COMMON AREA	:	40.68 SQ. M.
(INCLUDING UNIT WALLS, PARAPETS & PRORATA SHARE OF COMMON AREAS)		



HIGH-RISE 3B+3T+SR - TYPE A



LEGEND:-			
SL. No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1.	FOYER	1685 x 1220	5'-6" x 4'-0"
2.	LIVING/DINING	8010 x 3600	26'-3" x 11'-10"
3.	KITCHEN	2515 x 4165	8'-3" x 13'-8"
4.	CORRIDOR	1200 x 3715	3'-11" x 12'-2"
5.	TOILET	2700 x 1460	8'-10" x 4'-9"
6.	MASTER BEDROOM	3530 x 4275	11'-7" x 14'-0"
7.	DRESS	1500 x 2450	4'-11" x 8'-0"
8.	TOILET	1800 x 2450	5'-11" x 8'-0"
9.	BALCONY	1500 WIDE	4'-11" WIDE
10.	BEDROOM	4365 x 3125	14'-4" x 10'-3"
11.	VESTIBULE	1200 x 1690	3'-11" x 5'-7"
12.	TOILET	2450 x 1575	8'-0" x 5'-2"
13.	BEDROOM	3050 x 3600	10'-0" x 11'-10"
14.	BALCONY	1500 WIDE	4'-11" WIDE
15.	UTILITY BALCONY	1200 WIDE	3'-11" WIDE
16.	SERVANT ROOM	2600 x 2400	8'-6" x 7'-10"
17.	SERVANT TOILET	1800 x 1200	5'-11" x 3'-11"
18.	ANTE SPACE	1915 x 1085	6'-3" x 3'-7"
19.	VRV. BALCONY	1465 WIDE	4'-10" WIDE

CARPET AREA

:

119.76 SQ. M.

BALCONY AREA

:

17.90 SQ. M.

VRV BAL. AREA

:

3.06 SQ. M.

COMMON AREA

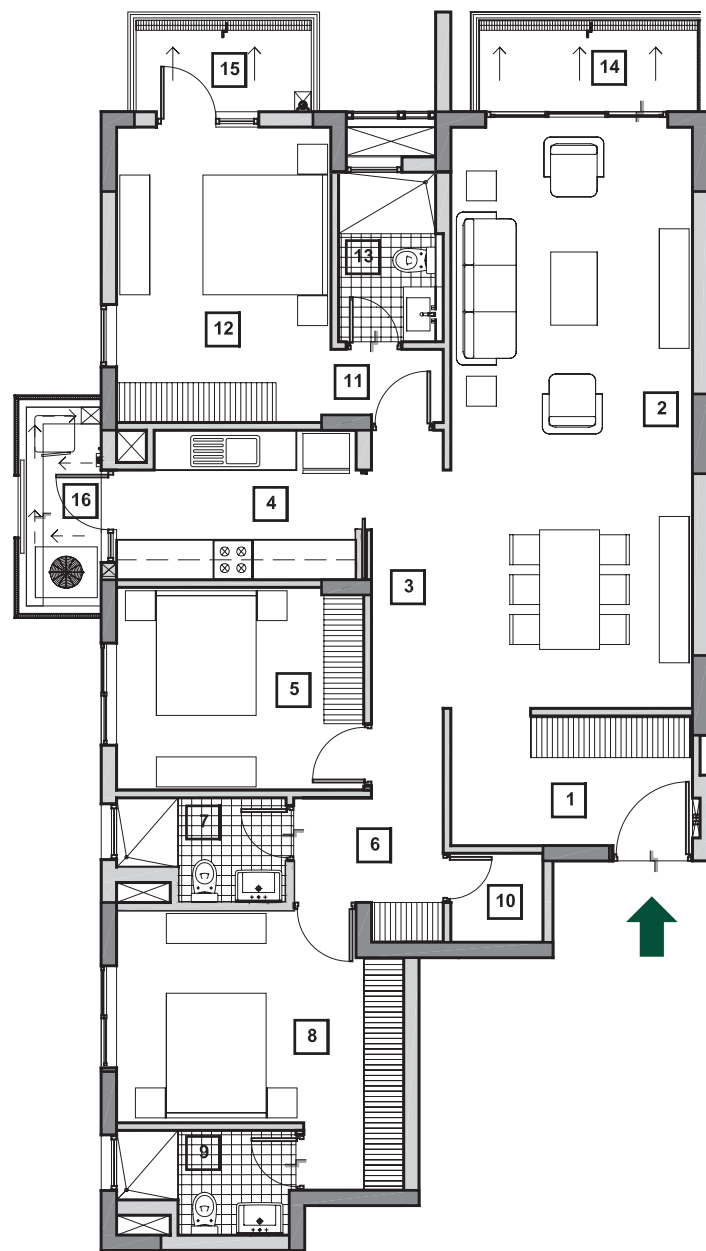
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52.98 SQ. M.

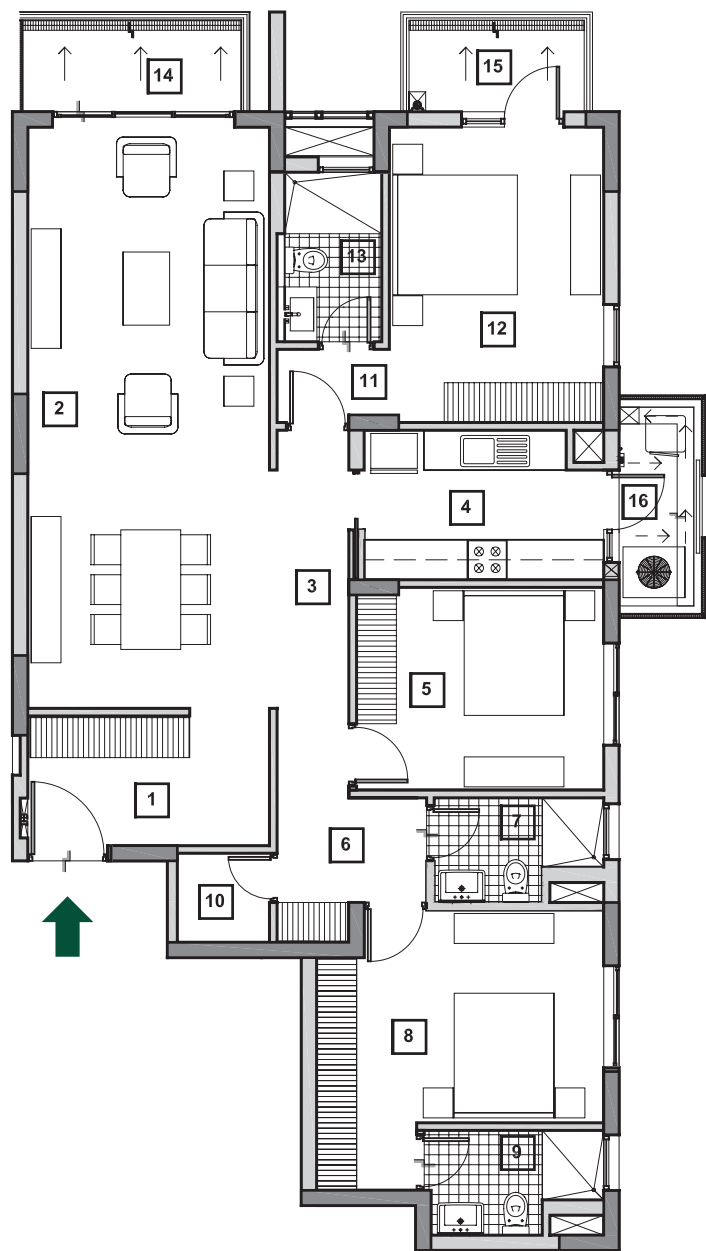
(INCLUDING UNIT WALLS, PARAPETS & PRORATA SHARE OF COMMON AREAS)



MID-RISE BLOCKS : 3B+3T - END UNIT - TYPE F & TYPE F - MIRROR



3B+3T - END UNIT - TYPE F - MIRROR



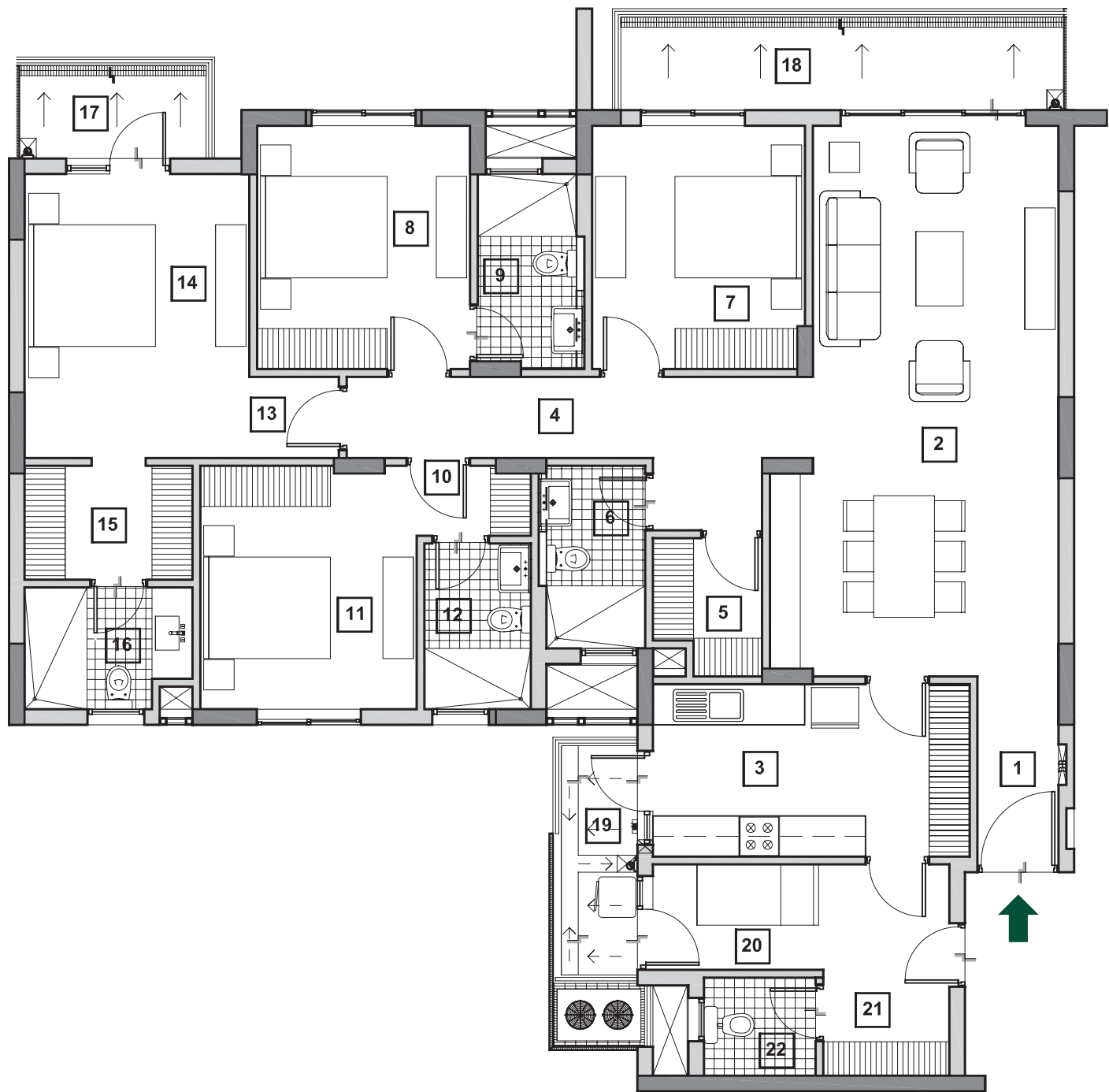
3B+3T - END UNIT - TYPE F

LEGEND:-			
SL. No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1.	FOYER	3635 x 1950	11'-11" x 6'-5"
2.	LIVING/DINING	3635 x 8745	11'-11" x 28'-8"
3.	PASSAGE	1080 x 5530	3'-7" x 18'-2"
4.	KITCHEN	3605 x 2250	11'-10" x 7'-5"
5.	BEDROOM	3720 x 3050	12'-2" x 10'-0"
6.	VESTIBULE	2250 x 1575	7'-5" x 5'-2"
7.	TOILET	2550 x 1575	8'-4" x 5'-2"
8.	BEDROOM	4320 x 3200	14'-2" x 10'-6"
9.	TOILET	2700 x 1575	8'-10" x 5'-2"
10.	STORE	1385 x 1340	4'-7" x 4'-5"
11.	VESTIBULE	1690 x 1100	5'-7" x 3'-7"
12.	MASTER BEDROOM	3225 x 4445	10'-7" x 14'-7"
13.	TOILET	1575 x 2550	5'-2" x 8'-4"
14.	BALCONY	1500 WIDE	4'-11" WIDE
15.	BALCONY	1500 WIDE	4'-11" WIDE
16.	UTILITY BALCONY	1250 WIDE	4'-1" WIDE

CARPET AREA : 118.94 SQ. M.  
BALCONY AREA : 11.51 SQ. M.  
COMMON AREA : 50.71 SQ. M.  
(INCLUDING UNIT WALLS, PARAPETS &  
PRORATA SHARE OF COMMON AREAS)



MID-RISE BLOCKS : 4B+4T+SR - TYPE A



LEGEND:-			
SL. No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1.	FOYER	1200 x 2895	3'-11" x 9'-6"
2.	LIVING/DINING	3635 x 8145	11'-11" x 26'-9"
3.	KITCHEN	4685 x 2550	15'-4" x 8'-4"
4.	VESTIBULE	6895 x 1200	22'-7" x 3'-11"
5.	UTILITY	1615 x 2045	5'-4" x 6'-9"
6.	TOILET	1575 x 2700	5'-2" x 8'-10"
7.	BEDROOM	3150 x 3600	10'-4" x 11'-10"
8.	BEDROOM	3150 x 3600	10'-4" x 11'-10"
9.	TOILET	1575 x 2885	5'-2" x 9'-6"
10.	VESTIBULE	1690 x 1035	5'-7" x 3'-5"
11.	BEDROOM	3200 x 3600	10'-6" x 11'-10"
12.	TOILET	1575 x 2450	5'-2" x 8'-0"
13.	VESTIBULE	1325 x 1200	4'-4" x 3'-11"
14.	MASTER BEDROOM	3325 x 4200	10'-11" x 13'-9"
15.	DRESSER	2485 x 1685	8'-2" x 5'-6"
16.	TOILET	2485 x 1800	8'-2" x 5'-11"
17.	BALCONY	1500 WIDE	4'-11" WIDE
18.	BALCONY	1500 WIDE	4'-11" WIDE
19.	UTILITY BALCONY	1250 WIDE	4'-1" WIDE
20.	SERVANT ROOM	4385 x 1560	14'-5" x 5'-1"
21.	LAUNDRY ROOM	1865 x 1565	6'-1" x 5'-2"
22.	SERVANT TOILET	1650 x 1450	5'-5" x 4'-9"

CARPET AREA : 152.29 SQ. M.  
BALCONY AREA : 16.66 SQ. M.  
VRV BAL. AREA : 1.13 SQ. M.  
COMMON AREA : 62.64 SQ. M.  
(INCLUDING UNIT WALLS, PARAPETS & PRORATA SHARE OF COMMON AREAS)



STRUCTURE	RCC framed structure with infill brickwork, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements
	Combination of high-rise & mid-rise blocks
PARKING	Provision for residents parking in two level basements with elevator access from the apartment lobbies
HIGH CEILING	Floor to floor heights of 3.2 meters provided to ensure very comfortable clear heights and headroom in all apartments
AIR CONDITIONING	Intelligent air-conditioning through energy efficient VRV / VRF systems in all bedrooms and living rooms
ENVIRONMENT AND CONSERVATION	Rainwater harvesting
	Installation of sewage treatment plant (STP)
	Recycled water for flushing to each apartment
	Recycled water for horticulture
ELEVATORS	Spacious elevators with pleasing interiors and provision of a stretcher lift in all the cores
<b>LIVING / DINING AREAS, LOBBIES / PASSAGE</b>	
FLOORING	High quality, abrasion resistant matt finished vitreous ceramic tiles
WALL FINISHES	Premium emulsion paint on plastered wall with punning or putty for level and smoothness
<b>BEDROOMS</b>	
FLOORING	High quality wooden flooring in all bedrooms
WALL FINISHES	Premium emulsion paint on plastered wall with punning or putty for level and smoothness
<b>KITCHEN</b>	
FLOORING	Matt finished ceramic tiles
WALL FINISHES	Glazed/matt finished ceramic wall tiles up to dado level (approximately 2100 mm). Oil bound distemper on plastered surfaces above dado level
FITMENTS	The kitchen shall be fitted with fully furnished modular cabinets in aesthetically pleasing finishes and matching granite counter top
	A double bowl sink, mixer, a cook top & a chimney installation will be provided
	Provision for installation of geyser and water purifiers by the owner
	Provision for supply of piped natural gas / LPG supply to the kitchen
<b>TOILETS</b>	
FLOORING	Matt finished / anti-skid ceramic tiles
WALL FINISHES	Glazed / matt finished ceramic wall tiles up to dado level. Premium emulsion on plastered surfaces above dado level
SANITARY WARE	Wash basin and European Water Closet (EWC) of reputed makes and brands
C.P. FITTINGS AND ACCESSORIES	Basin mixer, shower mixer with bath spout and overhead shower, health faucet along with necessary angle valves etc of reputed makes and brands
	Glass partition for shower area in toilets
	All toilet floors provided with suitable and adequate water proofing treatment. Provision for installation of geysers and exhaust fans by the owners





<b>DOORS AND WINDOWS</b>	
MAIN ENTRANCE DOOR	Polished hardwood frame with polished veneered doors
INTERNAL DOORS	Tall internal door openings (approximately 8'-0") with painted hardwood frames and painted / laminated flush doors
HARDWARE	Locks, handles and knobs from reputed makes and brands. High quality steel / brass hardware
WINDOWS AND EXTERNAL GLAZING	Aluminium or uPVC frame windows with clear glass
<b>BALCONIES</b>	
FLOORING	Matt finished / anti skid ceramic tiles
WALL FINISHES	Exterior grade paint on plaster
<b>SERVANT'S ROOM</b>	
FLOORING	Matt finished ceramic tiles
WALL FINISHES	Paint on plaster
<b>SERVANT'S TOILET</b>	
FLOORING	Matt finished ceramic tiles
WALL FINISHES	Dado of glazed / matt finished ceramic wall tiles (Paint on plastered surfaces above dado level for remaining areas)
SANITARY WARE	Wash basin and European Water Closet (EWC) of standard makes
C.P. FITTINGS AND ACCESSORIES	Bib cock, pillar cock, ablution tap along with necessary angle valves etc of standard makes and brands
<b>EXTERNAL WALL FINISHES</b>	
	External grade anti fungal / anti algal paint from reputed makes and brands
<b>ELECTRICAL WIRING AND INSTALLATIONS</b>	
FIXTURES AND FITTINGS	IS compliant modular switches / sockets, switchgear and distribution boxes from standard makes and brand
WIRING	IS compliant copper wiring in concealed conduits. Adequate provision for light points, fan points, receptacles and power points in all rooms
<b>PLUMBING</b>	
	IS compliant CPVC water supply pipes with standard valves and accessories
	IS compliant PVC waste pipes and traps
<b>POWER BACK-UP</b>	
	Adequate power back-up shall be provided for apartments
	100% power back-up for essential services and common areas such as lobbies etc shall be provided



SAFETY AND SECURITY SYSTEMS	
GATED COMPLEX	Gated community with perimeter wall or fence for security. Guard posts on entrance & exit with 24 hrs security and CCTV surveillance
PARTMENT LEVEL	Apartment lobbies with access control and video door phone for all apartments
FIRE AND LIFE SAFETY SYSTEMS	Provision of two staircases in each block for evacuation
	Advanced fire detection and fire suppression systems in compliance with fire and life safety codes, including fire detectors, sprinklers and fire hose reels

DISCLAIMER

- Specifications are indicative and are subjected to change as decided by the architect. Minor variations may be required during execution of work. Marble being a natural material has intrinsic distinctiveness of colour and grain
- The Applicants / Allottee do not bear any right to raise any objections in this regard
- The developer reserves the right to provide window or split air-conditioners in specific areas or room where air-conditioning through VRV / VRF systems is not feasible
- Glass partition may be omitted if there are space constraints in some toilets
- Height of internal doors refers to the masonry opening of the doorways and may be reduced to approximately 7'-0" in certain rooms



# SPACE FOR HAPPINESS







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