

**BOULEVARD
HEIGHTS** **BOULEVARD
RESIDENCES**

EXPERIENCE A NEW LIFESTYLE



Vatika India Next is a 546 acres township spread over Setors 82, 82A, 83, 84 & 85 in Gurgaon. It is fully developed and living ready with all facilities of modern day living. There are several housing options from independent floors to group housing which suit all needs and budgets.

Comfortable Habitat

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

Connectivity

- At Intersection of 2 National Highways (NH 8 & NH 248BB - Dwarka Expressway). Sector 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

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

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
- 110+ retail shops operational
- Banks & ATMs functioning

Poised for High Growth

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

25 mins
Signal Free Drive
to Cyber City,
Gurgaon



Aesthetically designed
compact, efficient and stylish apartments

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Boulevard Heights and Residences
is a premium residential
condominium located within Vatika
India Next, Gurgaon. The project is
designed around modern lifestyle
and will set a new benchmark in
apartment living. Its innovative
design is a mix of low-rise and an
iconic high-rise tower that
captures the spirit and style of
modern community housing.

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- Combination of low-rise, mid-rise and high-rise towers
- A wide range of compact, efficient and stylish homes
- Each apartment receives plenty of light and cross ventilation
- Ample parking on surface and basement
- Gated community with 24X7 security

ACTUAL IMAGE

PROJECT HIGHLIGHTS

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INXT MASTER PLAN

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SITE MAP



Open spacious living and wide roads

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ACTUAL IMAGE

Splashes and swimming in the pool

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Ergonomically designed kids play area



ACTUAL IMAGE

Well equipped gym

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Modern club for social gatherings

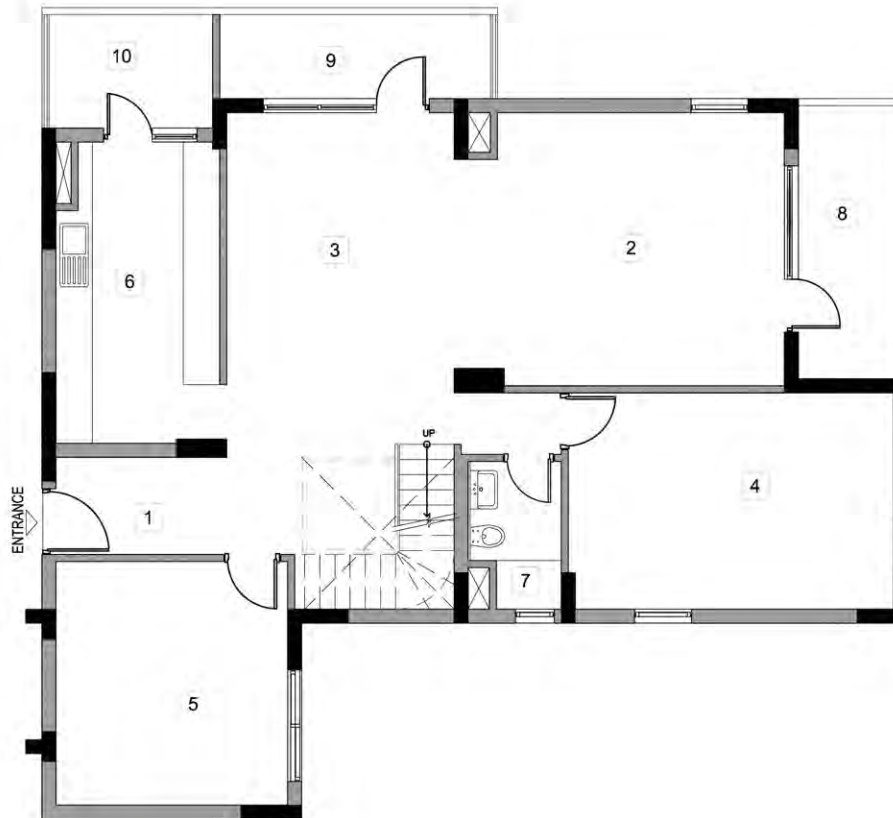
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Spacious and efficient homes

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LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	ENTRANCE FOYER	2815 X 1600	9'-3" X 5'-3"
2	LIVING AREA	5445 X 4500	17'-10" X 14'-9"
3	DINING AREA	3750 X 4615	12'-4" X 15'-2"
4	BED ROOM 4	5365 X 3565	17'-7" X 11'-8"
5	STUDY ROOM	3820 X 4015	12'-6" X 13'-2"
6	KITCHEN	2700 X 4965	8'-10" X 16'-3"
7	TOILET-1	1535 X 2435	5'-0" X 8'-0"
8	LIVING BALCONY	1685 X 4615	5'-6" X 15'-2"
9	DINING BALCONY	4580 X 1500	15'-0" X 4'-11"
10	UTILITY BALCONY	2816 X 1985	9'-3" X 6'-6"

FLOOR PLAN - DUPLEX-A (LOWER LEVEL)

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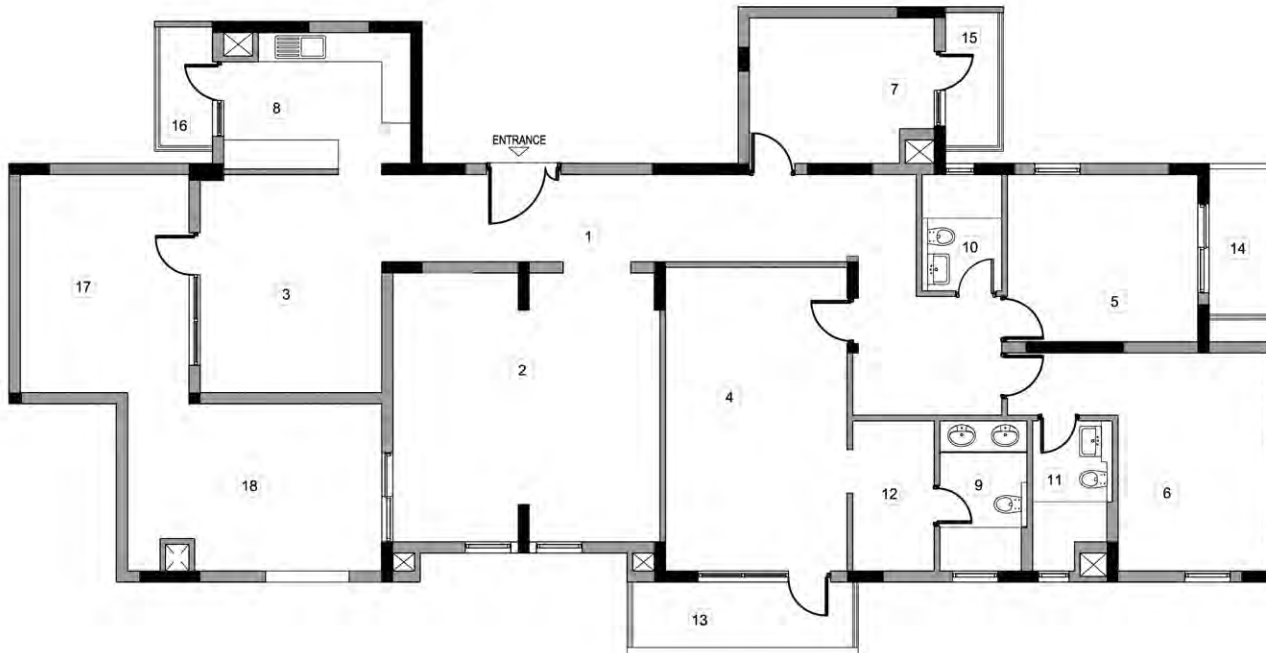


LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	FAMILY ROOM	3820 X 5730	12'-6" X 18'-10"
2	MASTER BED ROOM	3715 X 4500	12'-2" X 14'-9"
3	BED ROOM 2	5365 X 3565	17'-7" X 11'-8"
4	BED ROOM 3	3565 X 4500	11'-8" X 14'-9"
5	TOILET-1	2335 X 2515	7'-8" X 8'-3"
6	TOILET-2	1650 X 2250	5'-5" X 7'-5"
7	TOILET-3	1535 X 2435	5'-0" X 8'-0"
8	DRESS	2700 X 2335	8'-10" X 7'-8"
9	DRESS 2	1650 X 1850	5'-5" X 6'-1"
10	MASTER BALCONY	4695 X 1500	15'-5" X 4'-11"
11	BEDROOM 3 BALCONY	1800 X 4165	5'-11" X 13'-8"

FLOOR PLAN - DUPLEX-A (UPPER LEVEL)

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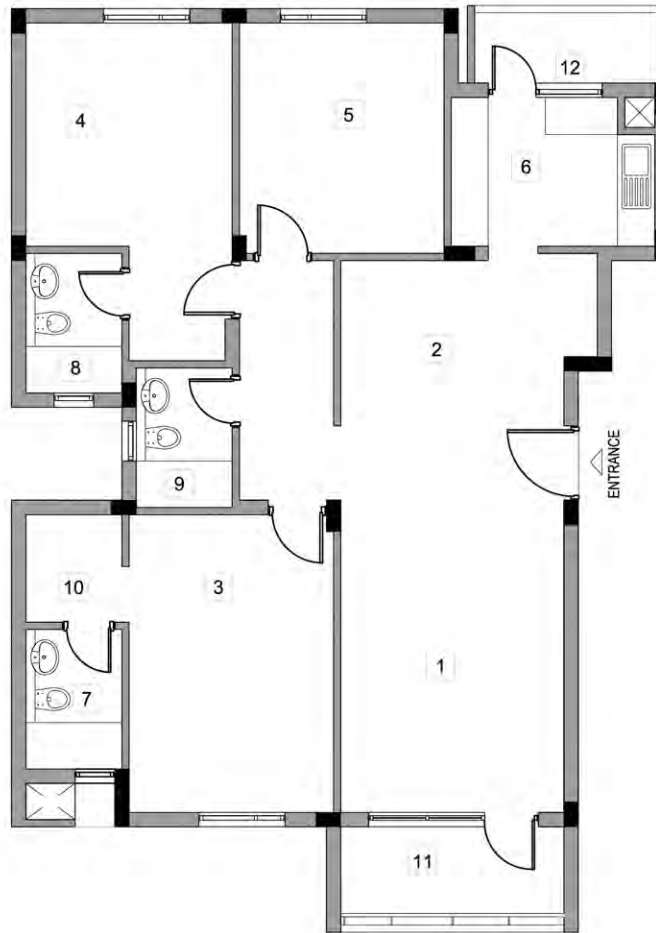


LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	GALLERY	9840 X 1800	32'-3" X 5'-11"
2	LIVING AREA	5515 X 5550	18'-1" X 18'-3"
3	DINING AREA	3750 X 4500	12'-4" X 14'-9"
4	MASTER BED ROOM	3750 X 6265	12'-5" X 20'-7"
5	BED ROOM 2	3950 X 3450	13'-0" X 11'-4"
6	BED ROOM 3	3150 X 4500	10'-4" X 14'-9"
7	STUDY ROOM	3820 X 3000	12'-6" X 9'-10"
8	KITCHEN	3865 X 2815	12'-8" X 9'-3"
9	TOILET-1	1800 X 3100	5'-11" X 10'-2"
10	TOILET-2	1650 X 2400	5'-5" X 7'-10"
11	TOILET-3	1650 X 3100	5'-5" X 10'-2"
12	DRESS	1685 X 3100	5'-6" X 10'-2"
13	MASTER BALCONY	4775 X 1500	15'-8" X 4'-11"
14	BEDROOM 2 BALCONY	1500 X 3230	4'-11" X 10'-7"
15	STUDY BALCONY	1200 X 2980	3'-11" X 9'-9"
16	UTILITY BALCONY	1200 X 2680	3'-11" X 8'-10"
17	TERRACE	3715 X 4500	12'-2" X 14'-9"
18	TERRACE -1	5480 X 3450	18'-0" X 11'-4"

FLOOR PLAN - PENTHOUSE

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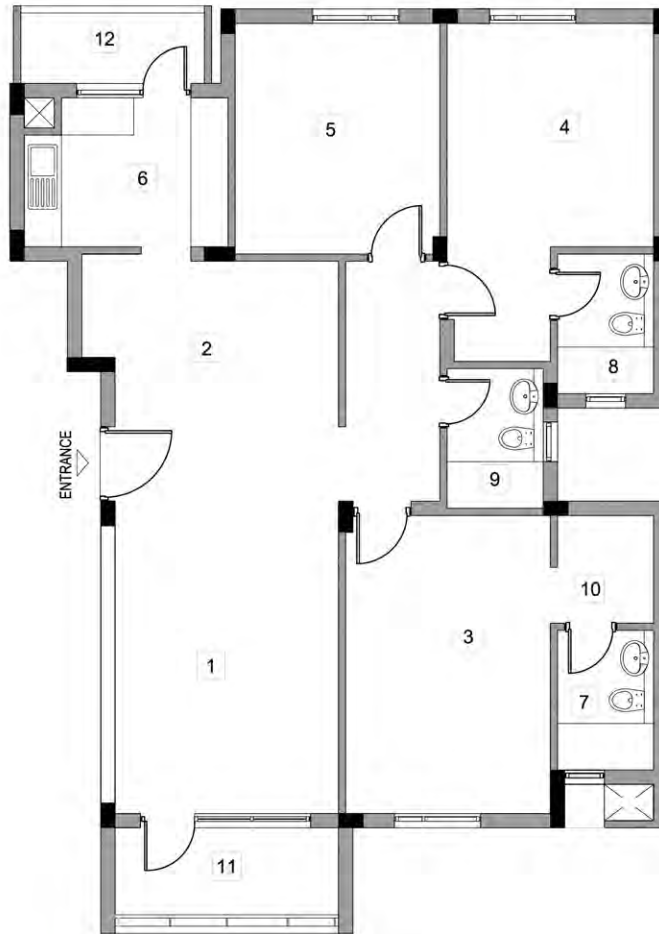
LEGEND

SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	LIVING AREA	3600 X 6230	11'-10" X 20'-5"
2	DINING AREA	4138 X 2665	13'-7" X 8'-9"
3	MASTER BED ROOM	3300 X 4800	10'-10" X 15'-9"
4	BED ROOM 1	3330 X 3600	10'-11" X 11'-10"
5	BED ROOM 2	3300 X 3715	10'-10" X 12'-2"
6	KITCHEN	3285 X 2400	10'-9" X 7'-10"
7	TOILET-1	1550 X 2250	5'-1" X 7'-5"
8	TOILET-2	1550 X 2250	5'-1" X 7'-5"
9	TOILET-3	1550 X 2250	5'-1" X 7'-5"
10	DRESS	1550 X 1735	5'-1" X 5'-8"
11	LIVING BALCONY	4060 X 1700	11'-10" X 5'-7"
12	UTILITY BALCONY	3193 X 1250	10'-6" X 4'-1"

FLOOR PLAN - 3 BHK GROUND

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1	LIVING AREA	3600 X 6230	11'-10" X 20'-5"
2	DINING AREA	4138 X 2665	13'-7" X 8'-9"
3	MASTER BED ROOM	3300 X 4800	10'-10" X 15'-9"
4	BED ROOM 1	3330 X 3600	10'-11" X 11'-10"
5	BED ROOM 2	3300 X 3715	10'-10" X 12'-2"
6	KITCHEN	3285 X 2400	10'-9" X 7'-10"
7	TOILET-1	1550 X 2250	5'-1" X 7'-5"
8	TOILET-2	1550 X 2250	5'-1" X 7'-5"
9	TOILET-3	1550 X 2250	5'-1" X 7'-5"
10	DRESS	1550 X 1735	5'-1" X 5'-8"
11	LIVING BALCONY	4060 X 1700	11'-10" X 5'-7"
12	UTILITY BALCONY	3193 X 1250	10'-6" X 4'-1"

FLOOR PLAN - 3 BHK GROUND (MIRROR)

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STRUCTURE

RCC framed structure designed in compliance with seismic zone IV, adequately fulfilling all earthquake safety requirements.

PARKING

Provision for residents parking in basements. Adequate parking for visitors on surface

COMFORTABLE CEILING HEIGHT

Floor to floor height of 10'-0" (approx) provided to ensure very comfortable clear height and headroom in all apartments

AIR CONDITIONING

Air-conditioning through a combination of splits and window ac's in all bedrooms and living rooms

ENVIRONMENT & 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

LIVING / DINING AREAS, LOBBIES / PASSAGE

Fixtures and Fittings	High quality polished lapato or matt finished vitrified tiles of reputed make and brand
Wall Finishes	Premium emulsion paint on smooth plastered walls

BEDROOMS

Flooring	High quality wooden flooring in all bedrooms
Wall Finishes	Premium emulsion paint on smooth plastered walls

KITCHEN

Flooring	Matt finished ceramic tiles
Wall Finishes	2' high premium Ceramic tiles dado above counter. Oil bound distemper
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

TOILETS

Flooring	Matt finished/anti-skid ceramic tiles of a reputed make and brand
Wall Finishes	Premium matt finished wall tiles up to dado level. Oil bound distemper on plastered surfaces above dado level
Sanitary Ware	Wash basin and European water closet (EWC) of reputed makes and brands
C.P. Fittings &	Single lever basin mixer, concealed shower mixer / diverter 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

SPECIFICATIONS

DOORS AND WINDOWS

Main Entrance Door Glazing	Polished veneer door with polished hardwood frame
Internal Doors	Painted hardwood frames and flush doors
Hardware	Locks, handles and knobs from reputed makes and brands. High quality steel / brass hardware
Windows and External	Aluminum or uPVC frame windows with clear glass

BALCONIES

Flooring	Matt finished / anti skid ceramic tiles
Wall Finishes	Exterior grade paint on plaster

SERVANT'S ROOM

Flooring	Matt finished ceramic tiles
Wall Finishes	Paint on plaster

SERVANT'S TOILET

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, ablation tap along with necessary angle valves etc of standard makes and brands

EXTERNAL WALL FINISHES

External grade anti fungal / anti algal paint from reputed makes and brands

ELECTRICAL WIRING AND INSTALLATIONS

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

PLUMBING

IS compliant CPVC water supply pipes with standard valves and accessories

IS compliant PVC waste pipes and traps

POWER BACK UP

Adequate power backup shall be provided for apartments. 100% power backup 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
Fire and Life Safety Systems	Advanced fire detection and fire suppression systems in compliance with fire and life safety codes, including fire detectors, sprinklers and fire hose reels

SPECIFICATIONS

Corporate & Registered Office
Vatika Limited,
Vatika Triangle, 4th Floor, Sushant Lok-1,
Block-A, MG Road, Gurgaon-122002.
Haryana. India
www.vatikagroup.com | www.vatikacollections.com


creating lasting value