

RESIDENTIAL PLOTS





OVER 600 ACRES* OF MODERN LIVING

The Dream Destination, for the Home of Your Dreams

No pre-conceived apartment can ever compare with the home that you design for yourself, where every room and detail of each space is just the way you want it to be. That dream home, which fulfils all your aspirations without any compromise or interference, can be built only on an independent plot. And yet, a plot cannot exist in isolation. The most important aspect of a plot is its location.

Vatika Infotech City, the 600-acre* township a short 15 minute drive from Jaipur, provides the ideal setting for your once-in-a-lifetime dream home. This is a beautiful, open, green and well-developed community where your lifestyle can be as wonderful as the home you build.

Vatika Infotech City has been designed as a self-sufficient township, complete in every aspect of social as well as material infrastructure. So whether it be schools or healthcare, playing fields or power back up, roads or restaurants, Vatika Infotech City provides everything the perfect plot must have in its vicinity.

Planned by the award-winning studio u+a of New York as a self-contained township, Vatika Infotech City will provide a complete and fulfilling living experience to its residents. Altogether, the city will have about 9,000 plots, villas, row houses and apartments and will be home to about 40,500 people. The infrastructure is already in place, and 2,350 plots are available for you to start building your dream.



The township is close to the heart of Jaipur, and it's even closer to nature. With no pollution, no congestion and with a community of likeminded people, this is an idyllic place for your children to grow up in.

Step into a new way of life today...

*1 acre = 0.404 hectare



The location of your home is as important as its design and architecture. Proximity to schools, healthcare and entertainment is a vital aspect. At Vatika Infotech City, everything you need is within walking distance.

**Only 15 min
from Jaipur!**

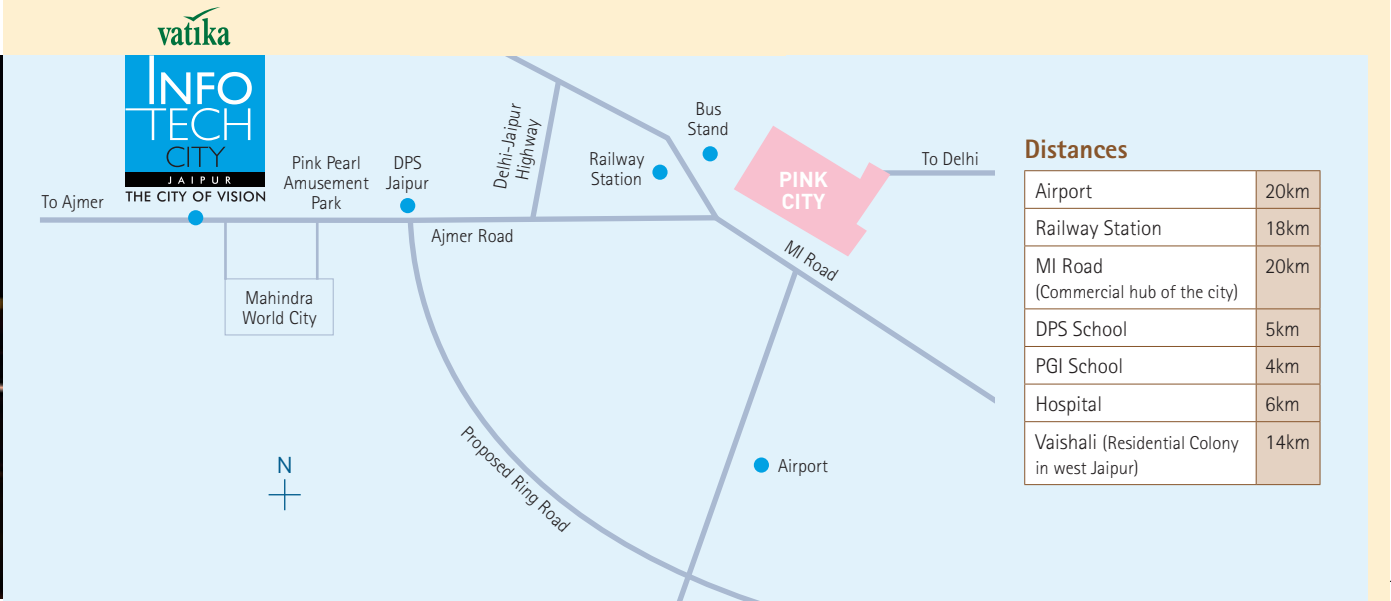


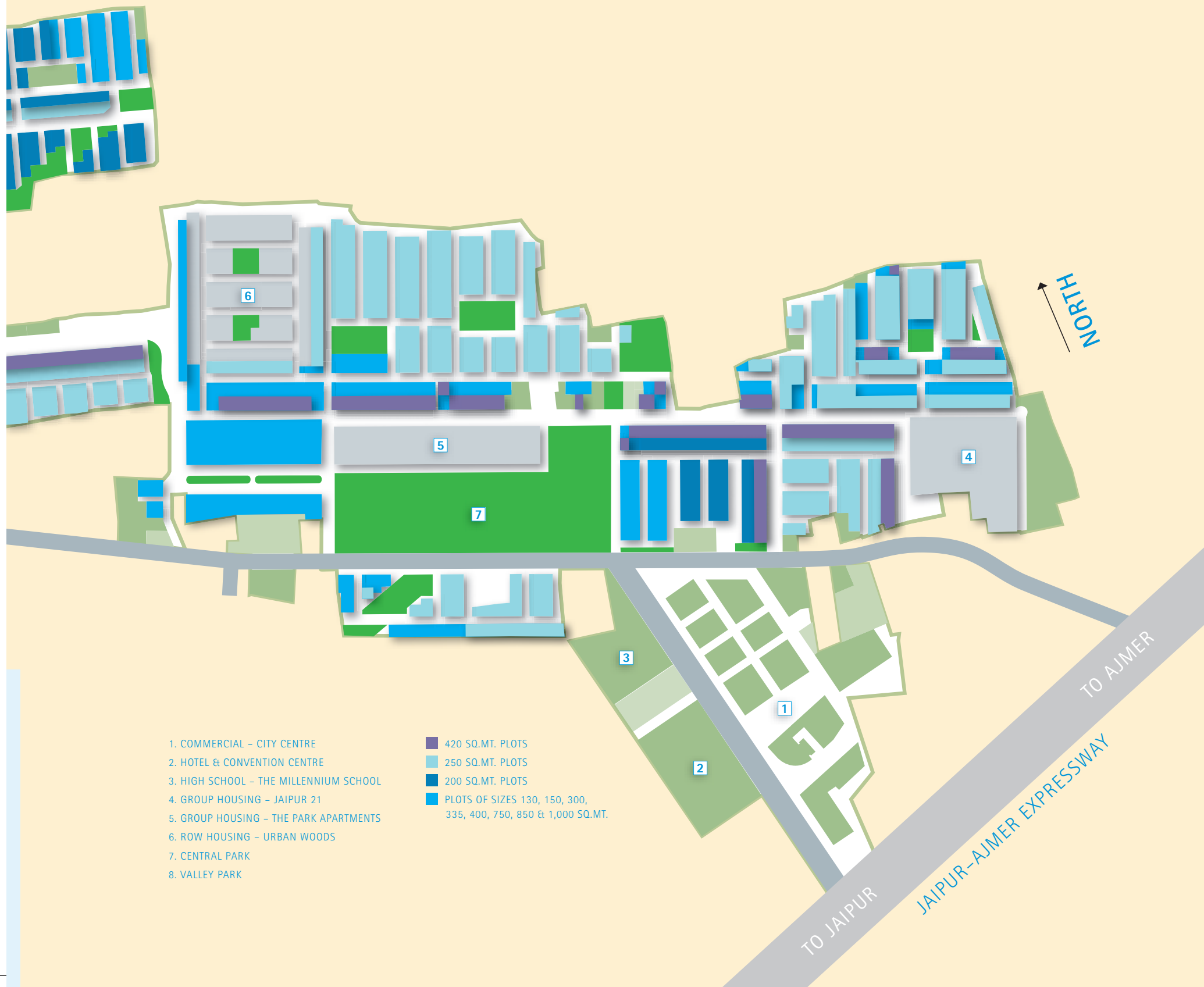
SPOILT FOR CHOICE...

2,350 Plots...

Vatika Infotech City has the ideal location just off the Ajmer Expressway. Jaipur is only 15 minutes away and the lifestyle on offer is literally years ahead. Vatika Infotech City brings the 'New Urban' living concept to Jaipur – and you can choose from 2,350 individual plots to become a part of this community.

Plot sizes vary from 130 sq. m. to 1,000 sq. m. and are available in various ratios of frontage to plot depth. All the plots are located on township streets at least 40 ft. wide, and plot owners get full access to the shared amenities of the township.







REASONS, AND ONLY MORE REASONS...

A Lifestyle To Invest In

A home in Vatika Infotech City is much more than just a home – it's a whole new way of life. And it comes to you complete with a social, commercial and material infrastructure of extraordinary quality. Prestigious schools, beautiful parks, inviting markets – all these add unseen value to the worth of your residence.

Vatika Infotech City is a story already well past the beginning stage. It is a solid, living reality, with hundreds of residents enjoying the exceptional lifestyle. And as the story unfolds, the township grows in reputation – and Vatika Infotech City is emerging as a preferred destination for people seeking a better lifestyle than what they could get in Jaipur.

Uncluttered skylines, spacious greens and an unpolluted environment hold a powerful appeal for families – especially when combined with 24-hour water and electricity, uncongested roads and multi-level security. The presence of The Millennium School and Manipal University has made the township attractive from the education standpoint, too.

While Vatika Infotech City offers a very attractive lifestyle, it is equally attractive as an investment opportunity. The families who have shifted to the township are very happy as residents and also as investors. So, to say that living at Vatika Infotech City pays rich dividends would be true in more ways than one. ■



The Vatika Group are the visionary builders who have created much sought-after landmarks; of which Vatika India Next – a 700 acre township – coming up in Gurgaon will become the largest. Vatika's reputation in commercial project is equally unimpeachable – with many projects and the path-breaking Hotel Westin to the Group's credit. Please visit www.vatikagroup.com for a larger description of the Group's exemplary track record and number and scale of their delivered projects.*

JAIPUR AS AN INVESTMENT DESTINATION

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| ■ The city of Jaipur has experienced a growth in industries, especially, in the two decades between 1961-81. In view of the recent economic reforms, and the state Government's industrial policy, the industrial growth is likely to enhance further. | ■ Highest Population growth decade among Tier-2 cities (49% for decade 99-2001). | ■ The Jaipur Metro rapid transit is under construction in the city. | ■ Located on Golden Quadrilateral. Proposed to be upgraded as National Expressway. | such as Manipal, Singhania, Amity and Central Jaipur University. |
| ■ Urbanization Growth Rate 28.33% | ■ Destined to become a Mega City by 2025 with a population of 10 million persons. | ■ World class Ring Road project on city periphery with including commercial corridor. | ■ Preliminary work on proposed film city has begun. | ■ Fast emerging education center. |
| ■ Mono rail system across city. | ■ Delhi-Mumbai Industrial corridor on the outskirts of Jaipur. | ■ Jaipur is fast becoming knowledge hub with renowned universities | | ■ Special Economic Zone (SEZ) by Mahindra Et Mahindra with RIICO joint venture. |



"There is so much open space to cycle... and play games in the parks with my friends"

Adaa Sherwani
Student,
The Millennium School

"A-one security...total power backup and no derth of water... wide and well lit roads"

Ravi Kapoor
Proudly Self-Employed



"Calm and peaceful, pollution free healthy environment"

Puneet Sharma
Executive,
Infosys – BPO



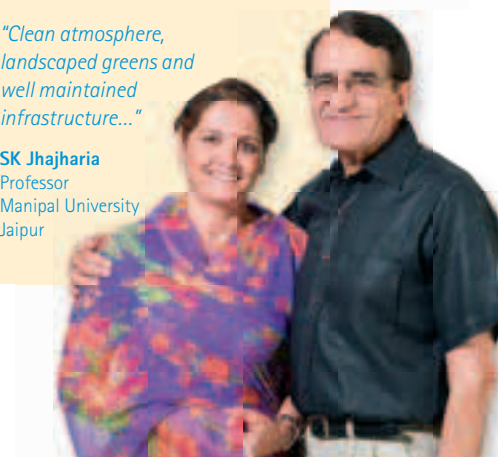
"Overall good quality of life... Clean environment, excellent housing, good quality construction"

Brig SS Pabla
Ex President
Manipal University,
Jaipur



"Clean atmosphere, landscaped greens and well maintained infrastructure..."

SK Jhajharia
Professor
Manipal University
Jaipur



"I consider this the best township not only in Jaipur but whole of Rajasthan. I am so confident of its potential... that I have invested heavily in this Vatika Infotech City."

Sanjeev Kulhar
Self Employed



"Calm, peaceful, serene and green environment...That is why we stay here despite having 3 properties in posh areas – Vaishali Nagar, Gopal Bari and Janta Colony."

Neelam Krishnia
Home Maker



- Emerging IT sector destination.
- Excellent law and order situation, Developed infrastructure.
- Hub of domestic and foreign tourist.
- Well Connected through Road, Rail, Air.

Education

- Technical University (Manipal University)
- The Millennium School
- Primary Schools (06 in Nos)
- Play Schools (10 in Nos)



03 computing (One On One Computer) for students of standard 3 and above is a special feature of The Millennium School



Manipal University has built a temporary campus of over 60,000 sq ft within Vatika Infotech City, and currently over a thousand students and faculty members reside in Urban Woods. The university's permanent campus, too, shall be in the close vicinity of Vatika Infotech City.



The renowned Navyug Group has set up The Millennium School in collaboration with Educomp. The school is up and running, and started its first academic session in April 2012.

Education's Leading Lights

At Vatika Infotech City, the development of its youngest citizens is taken very seriously indeed. From crèches and nursery schools right to the university level, education has received every bit of the attention it deserves. Some of the leading names in the field of education have already set up institutions in Vatika Infotech City.

MANIPAL UNIVERSITY, JAIPUR

The Manipal Education Group, with its 60-year heritage of excellence in higher education, is an esteemed entrant to Vatika Infotech City. The current campus of Manipal University Jaipur is located within the township, and the multi-disciplinary university is offering career oriented courses in many streams – including Engineering, Hospitality, Allied Health Sciences, Humanities, Management, Communication and Science.

Over 1,000 students are enrolled at the University and there are more than 50 dedicated faculty members and staff. The academic session is in full swing, and such has been the attraction of Vatika Infotech City's serene environment that the University is also building its permanent campus in the close vicinity of the township.

THE MILLENNIUM SCHOOL

Another highly regarded institution at Vatika Infotech City is The Millennium School. This school is a pioneering initiative in the education space, set up by the renowned Navyug Group in collaboration with Educomp. The Millennium learning system is Educomp's first fully integrated learning delivery system for schools. Educomp has developed a revolutionary smartclass technology with very innovative modules to enhance the interest levels and the learning levels of students. The school is up and running, and started its first academic session in April 2012.

The presence of such prestigious educational institutions within Vatika Infotech City bears testimony to the confidence they have in the township's potential as a growing community of intellectually minded people. The educational foundation at Vatika Infotech City is a strong one, and in the coming years it will continue to attract institutions of a similar calibre. ■



With crèches and nursery schools, early education receives full attention at Vatika Infotech City.



Social Life & Recreation

- Local Community Centres
- Community Shopping Centres
- Destination Malls
- Multiplexes
- Restaurants & Food Courts
- 4 Clubs



The tree-lined shaded streets are ideal for cycling, and the township also has dedicated cycling tracks

A Neighbourhood Designed to Enjoy

Vatika Infotech City is, above all else, a community. That is to say it has been designed as a place that builds the social fibre by encouraging its residents to step out of their comfortable homes and spend some time socializing and interacting with each other.

The master plan of the city provides many shared spaces for people to gather in and enjoy together. Short distances and well-designed walkways urge people to walk rather than drive, and there are beautiful parks and plazas to linger in.

Most of the residential project in Vatika Infotech City have their own local community centre to act as the social hub for its residents, and these are equipped with amenities like swimming pools, gymnasiums and clubs.

Community shopping centres will draw people from the immediate vicinity as well as from farther away, and they serve as places for families to visit in the evening for recreation and entertainment.

Destination malls and multiplexes will attract people from outside Vatika Infotech City, too. These amenities are designed to match the highest standards and will

Swimming pools are very popular among children as well as older residents.



provide a valuable social infrastructure that will make the township a jewel to be cherished among the residents of this rapidly developing area.

The Vatika Group's extensive experience in hospitality has gone into the creation of numerous restaurants and food courts that will add to the sparkle of the Vatika Infotech City lifestyle.

Vatika Infotech City will also have as many as four clubs to provide yet another forum for social interaction and to enhance the sense of community that lies at the heart of this extraordinary township. ■



The beautiful Urban Woods Club is fully ready and functional. The club facilities attract hundreds of residents and social functions are regularly organized on its lawns.



Community activities and shared celebrations are an important part of life at Vatika Infotech City.

Residential

- Plots
- Expandable Villas
- Independent Floors
- Row Housings
- Group Housings



Row houses have their own gardens and driveways. The street design has created parking spaces between the road and the sidewalk, too

Full Range of Residential Options

Variety is the spice of life, and to attract a diverse and vibrant cross-section of people, Vatika Infotech City offers a really large range of residential options. The prospective resident is quite literally spoilt for choice. Plots are the natural preference of those who have been nurturing a definite vision of what their dream home should be. Vatika Infotech City provides the perfect setting for them to bring their aspirations to life with 2,350 plots in various sizes to suit all budgets.

For residents who prefer a more structured approach, Vatika Infotech City offers expandable villas. These are developed according to a decided blueprint, but these are handed over with just the ground floor built. The owner has the flexibility of adding further construction according to his own choice and convenience.

Independent floors are the ideal balance between the exclusivity of a villa and the community experience of a condominium. On offer are excellently designed independent floors in 3 and 4 bedroom formats and with servant quarters as well.

Row houses are the perfect choice for those who want the advantages of a gated community in a low-rise development. With beautiful parks and tree-lined streets, row houses make wonderful residences. Group housing projects offer the complete community living experience. The high-rise apartment blocks offer spectacular views; and shared amenities like swimming pools, clubs and community halls become the hubs of much social interaction. ■

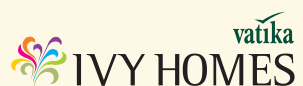
Clubhouses are a part of every residential project, along with a local retail facility.





Expandable Villas bring you the freedom to expand by building more area on the first and second floors, whenever your changing needs require more space to grow into. With this residential option, gone is the need to change residences to cater to your growing needs.

ROW HOUSES



This is a community of expandable independent homes. The 72 units are delivered in a spacious 2 bedroom, single storey format. The owner has the option of adding rooms and floors later.

CONDOMINIUMS



Jaipur 21 truly brings the 21st century lifestyle to Jaipur. This is a gated development of high-rise apartments ranging from 1250 sq ft to 3250 sq ft and from 2 to 4 bedrooms.

CONDOMINIUMS



The Park Apartments are a row of beautiful residents facing the full length of Vatika Infotech City's 23 acre central park. The homes range low-rise to mid-rise and from 792 sq. ft. to 4300 sq. ft.*

INDEPENDENT FLOORS



Urban Woods is the city's premium low-rise residential project. It is spread over 17 acres and the residences range from 1900 sq. ft. to 2600 sq. ft. in size, offering a choice of 3 bedrooms and 4 bedrooms.*

Commerce

- Professional Offices
- "A" Grade Offices
- Telecom Connectivity
- Retail Centres
- Business Centres
- Hotels



Large plazas and cafes with sun-shaded sit-outs will add to the charm of City Centre

Self-Contained in All Respects

A vibrant business district, local level retail, destination shopping, offices and even a 5-star hotel – Vatika Infotech City will be as extensive in terms of commercial facilities as it is in all others.

Coming up at the southern end of Vatika Infotech City, a 26 million sq. ft. Business District is being developed as an integral part of the city's master plan. This is where a substantial agglomeration of commercial amenities will be located.

This development is intended to provide office spaces and business facilities in a modern format that will set a standard for commercial developments in the city. Office spaces have been categorized into Professional offices and "A" Grade offices, and people will thereby get a choice in setting up commercial endeavours of various different kinds. There will be business centres, too, with equipment and facilities to match the best.

The retail and shopping facilities in the Business District will offer an alternative to the existing market in the old city of Jaipur. This area has been designed to replicate Jaipur's famous markets in spirit, but is expressed in a completely modern idiom. Open plazas dotted with pockets of greenery, air-conditioned stores and cafes with spill-out seating, and a street-side character in a contemporary format – these are the features that will mark out this development as a "shopping destination".



Small retail outlets, that are central to daily living, are already functional in The Park Apartments making life a convenient reality for the residents.

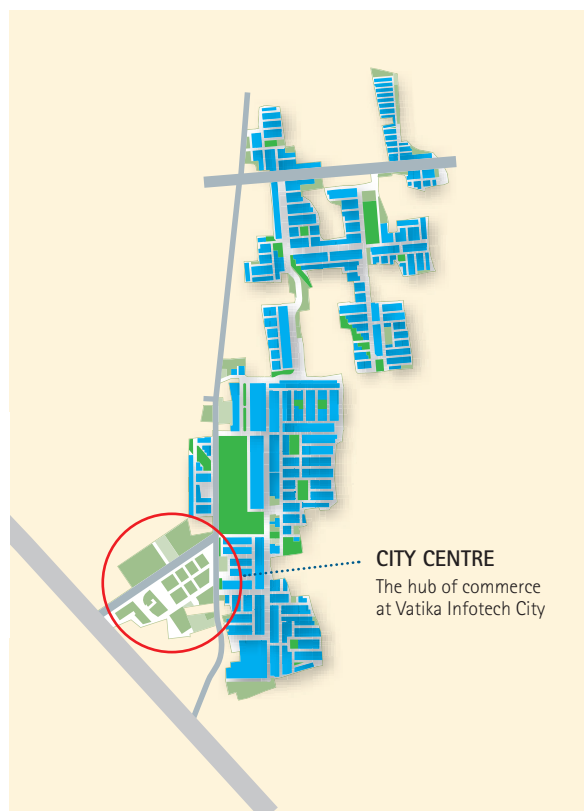


Functioning Local Shopping Centers which are part of 45 acres commercial development, cover all neighbourhood retail needs*

The 30 acre business district will have a mix of retail and commercial establishments. Its shaded, landscaped environment will have a pedestrian-oriented environment that will make it a popular hangout among residents as well as visitors.*

The market will have outlets of different categories like traditional retail, boutique and corporate retail, high end retail and food courts, thus making sure that it will appeal to all sections of Vatika Infotech City's diverse resident profile. Accordingly, the business district has a provision for parking 4,800 cars.

Taking pride of place in Vatika Infotech City's commercial firmament will be the imposing Westin Hotel. A joint endeavour of the international Starwood chain and Vatika Group's hospitality arm, the Westin franchise is already a runaway success in Gurgaon. The Westin in Vatika Infotech City will have fine dining and top quality banquet facilities in addition to luxuriously equipped residential accommodation. ■



Amenities

- Health Care Centre
- Dispensaries (02 in Nos)
- Nursing Homes (08 in Nos)
- Children Play Areas
- Landscape Environs
- Extensive Open Green Spaces
- Post offices (02 in Nos)
- Police Post & Fire Station
- Religious Building



The retail complex at The Park Apartments has 11 shops many of which are already fully functional

The World Around Your Home

The master vision with which Vatika Infotech City has been conceived lays great emphasis on having necessary amenities within easy reach of residents. A total of 28 acres* of land has been set aside at various locations in the city, earmarked for exactly these facilities. Jaipur Development Authority will utilize this land to set up a police station, a fire station, a post office, dispensaries, religious places and primary schools.

HEALTHCARE

A multi-specialty hospital is slated for construction at a central location in Vatika Infotech City. This will be an advanced facility, fully staffed and equipped to address all the medical requirements of the city's residents on the premises. The hospital will be supplemented by as many as eight nursing homes and two dispensaries that will be located at various points in the city.

DAILY NEEDS

All the group housing projects in Vatika Infotech City have a small retail block as an integral part of the plan. These will cater to the residents' regular requirements of grocery items, etc. Several such shops are in fact already functional at various places within the township.



With the emphasis on local level retail, residents get items like vegetables and milk virtually at their own doorsteps.



Since Vatika Infotech City has been designed to be a fully walkable township, comfortable benches are thoughtfully provided at various points.



Convenience shopping centres will be strategically located in the city which will give residents the comfort of being able to shop within a few minutes' walk from their homes.

EXTENSIVE GREEN AREAS

Open spaces and green areas characterize Vatika Infotech City. There are two big parks and a series of smaller parks that are interlinked into 45 acres* of green pockets. These have been planned according to a hierarchy based on their intended purpose. While the huge, 23-acre* central park will be a recreation destination for all, smaller neighbourhood parks and green patches will serve the community at a local level.

The streets are mostly tree-lined for beauty and for shade. Benches will be conveniently located at appropriate points, inviting pedestrians to linger awhile and relax in the serene environment.

The intent of the landscaping is to create for the township a multi-hued palette that will change with the seasons and always be fresh and invigorating. Amongst all this, particular care has been taken to design kid zones in green parks, where children can play on soft surfaces with no fear of injury. ■



Infrastructure

- Well Planned Roads & Streets
- Pedestrian Walkways
- Traffic Management
- Water Harvesting & Recycling
- Power Backup
- Shuttle Bus Service
- Broadband Connectivity
- Modern Access and Security
- Solar Water Heating Systems



Effective and energy-efficient street lighting is used extensively in the township

The latest technology and best practices in design and production are being harnessed to ensure environment-friendly and energy-efficient technologies are utilized in the township without compromising on performance and reliability.



Futuristic Foundations

The infrastructure at Vatika Infotech City is of the highest standards. It incorporates many new ideas and innovations that will make living at Vatika Infotech City a truly special experience.

ROADS AND STREET DESIGN

Roads are the arteries of any city; and in Vatika Infotech City, they have been designed with care for utility and aesthetics. There is a clear hierarchy of roads, from the 200 ft wide Central Boulevard down to the 40 ft wide residential streets. The streets are very pedestrian-friendly, with broad sidewalks lined with trees and provision of benches. Road junctions have been designed for minimal bottlenecks and for smooth traffic flow. Traffic calming measures like speed cushions and speed humps will be deployed wherever needed to ensure road safety.

WATER HARVESTING AND RECYCLING

Vatika Infotech City has a system for collecting rainwater which is used to recharge ground water to improve the water table in the region. A Dual Water Supply piping system will be used so that recycled water can also be supplied for gardening, flushing etc.

Great emphasis has been placed on street architecture. Minimum width of streets is 40 ft with broad sidewalks lined with trees.



All streets will be well lit at night, and scientific street illumination of appropriate levels has been included in the design parameters of the township.



POWER

A modern system of underground power cables ensures that the skyline of Vatika Infotech City remains uncluttered by electricity wires and the distribution system is easy to maintain. Adequate power back up will be available for essential services as well as for apartments, shops and offices. Solar water heating systems will also be in place to effectively utilize the abundant sunshine of the area and produce power in an eco-friendly manner.

CONNECTIVITY

Vatika Infotech City is located just 15 minutes from Jaipur on the Ajmer Expressway; but to make travel even easier, the township operates its own fleet of air conditioned Volvo buses in a regular shuttle service to Jaipur.

BROADBAND CONNECTIVITY

The entire township has an in-built network of broadband cabling to ensure fast broadband connections at all residences and commercial spaces.

MODERN SECURITY MEASURES

Commercial complexes and the gated residential communities at Vatika Infotech City have CCTV surveillance and digital access systems installed at key points. There will be a police post within the township as well as manned security check posts on important roads. ■



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The promoters/architects reserve the right to add/delete/modify any plans/details/specifications/elevations mentioned