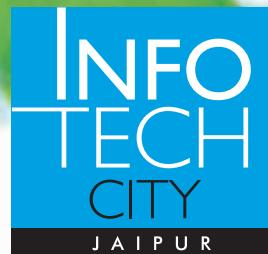




# URBAN WOODS

vatika



THE CITY OF VISION

## A City Ready to Move Into

At an arms length from Jaipur, fabulously located, on the Jaipur-Ajmer Expressway a vibrant new world awaits. Vatika Infotech City is an over 600 acre\* integrated development that invites you to the "New Urban" way of community living.

Vatika Infotech City has been meticulously planned by the award-winning Studio u+a of New York as a self-contained family community. Based on the international walk-to-work concept, the city envisages a complete and fulfilling living experience where everything from workplace to educational, commercial and entertainment facilities is just a short walk away.

Vatika Infotech City offers many residential options, including plots, villas, row houses, independent floors and high-rise apartments. Altogether, the city will have 9,000 dwelling units that shall be home to about 40,500 people. The infrastructure is already in place and the residences are ready for you to move into.

*Step into a new way of life today...*



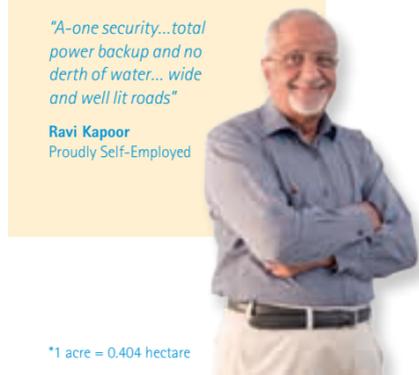
*"Overall good quality of life... Clean environment, excellent housing, good quality construction"*

**Brig SS Pabla**  
Ex President  
Manipal University,  
Jaipur



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

**Aadaa 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

**Only 15 min from Jaipur!**



Four Clubs will provide recreational opportunity to the residents. One is already operational while two are under construction



Over 200 families have already settled. 560 units are ready for possession out of 1150 apartments under construction



Already a network of 25km of roads is complete, and is under use



A complete range of residential options are available - from Plots to Villas, and Independent Floors to Apartments in Group Housings



45 acres\* of lush green parks planned, out of which 40 acres\* is already developed



Local shopping centers functional which are part of 45 acres\* of commercial development catering retail, recreational, business, hotels & malls

### Distances

Airport	20km
Railway Station	18km
MI Road (Commercial hub of the city)	20km
DPS School	5km
PGI School	4km
Hospital	6km
Vaishali (Residential Colony in west Jaipur)	14km



\*1 acre = 0.404 hectare

# OVER 600 ACRES\* OF MODERN LIVING

## A Setting Beyond Compare

Vatika Infotech City is a township of open spaces, well-designed homes and world-class infrastructure. The entire city has, in fact, been planned around its residents and the requirements of a healthy and fulfilled lifestyle.

Nearly 50% of the total area has been reserved for parks, other green areas, roads and community facilities. The roads are exceptionally wide, and all the streets have sidewalks to encourage walking.

The entire city has been planned along eco-friendly lines. Water harvesting is an integral part of the infrastructure, and so is the recycling of water for irrigation etc. Vatika Infotech City also has its own sewage treatment plant. All electricity cables run under the ground, leaving the surroundings uncluttered.

The Westin, a five star hotel from the international Starwood chain, is coming up on the city's main boulevard, and the residents will also have a plethora of facilities like community centres, schools, clubs, play areas, etc. Moreover, there will be a shopping and entertainment mall as well as a full-featured hospital. A total area of approximately 7 acres\* evenly distributed across the entire site, has been earmarked for local shopping centers. 28 acres\* of land have been set apart for primary and nursery schools, religious places, police posts, fire stations and dispensaries. ■

### RESIDENTIAL

Plots  
Expandable Villas  
Independent Floors  
Row Housings  
Group Housings

### EDUCATION

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

### SOCIAL LIFE & RECREATION

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

### 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

### 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

### COMMERCE

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

### SPORTS COMPLEX

Cricket Pitch  
Basketball  
Volleyball  
Badminton Court  
Skating Rink  
Jogging Tracks



The Millennium School is up and running, and started its first academic session in April 2012.



Manipal University has built a temporary campus of over 60,000 sq. ft. within Vatika Infotech City.



The 30 acre\* Commercial District within the city will have a mix of retail and other commercial establishments. With its shaded, landscaped, pedestrian-oriented environment, the Commercial District will attract residents and visitors alike.



1. COMMERCIAL - CITY CENTRE
2. HOTEL & CONVENTION CENTRE
3. HIGH SCHOOL - THE MILLENNIUM SCHOOL
4. GROUP HOUSING - JAIPUR 21
5. GROUP HOUSING - THE PARK APARTMENTS
6. ROW HOUSING - URBAN WOODS
7. CENTRAL PARK
8. VALLEY PARK

Independent Floors

# URBAN WOODS



■ The main boulevard is 130 ft. wide and all roads within Urban Woods are at least 50 ft. wide, with clearly demarcated walkways.



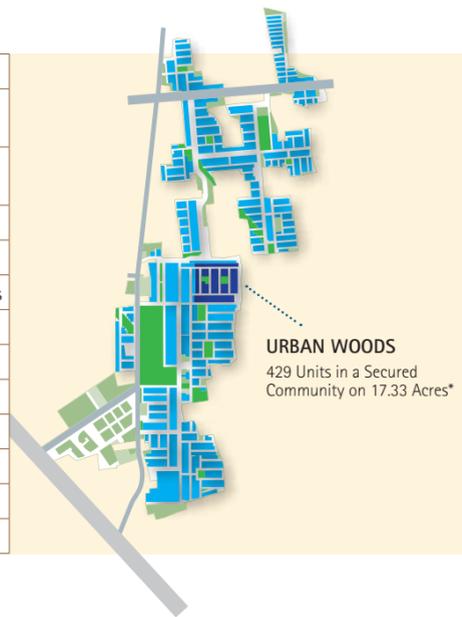
## An Oasis of Calm

Urban Woods is the premium row-housing development in Vatika Infotech City. This is a low-rise project spread over 17 acres\* of prime land, and offers its residents the exclusivity of living on an independent floor while giving them easy access to all the amenities of a fully developed township.

Urban Woods offers a choice of apartments ranging from 1900 sq. ft. to 2600 sq. ft. in size. Each floor has its own special character. The ground floor has gardens at the front and back. The first floor has the advantage of a large airy balcony attached to the master bedroom. The second and third floors comprise a duplex dwelling with four bedrooms. Each residential unit has a servant quarter, all three of which are located on a separate servants' floor.

A multi-level garage is under execution, in the Urban Woods complex, that will facilitate additional covered car-parking for the inhabitants. ■

LOCATION	Central Park Area
PLOTS SIZES	Independent floors on 300 sq m /360 sq yds plots
UNIT CONFIGURATION	Independent floors with a choice of 3BHK+SR, 4BHK (Duplex)+SR
NO. OF FLOORS	G+2
SPECIAL FEATURES	Ground floor with private garden 1st & 2nd floor with access to private terraces Power Backup Modular Kitchen
AMENITIES	Dedicated Club house Additional multi level car parking Green parks with kid play areas Township amenities Retail





### A Community Set Along 7 Exquisite Streets

The residential units are laid out around a geometrical network of wide roads. Each street is lined with a unique species of beautiful flowering trees, which lend their names to the street. Thus every road in Urban Woods has its own unique character, and evocative names like Grevellia Avenue, Jacaranda Street, Bauhinia Street and Kadamba Avenue.

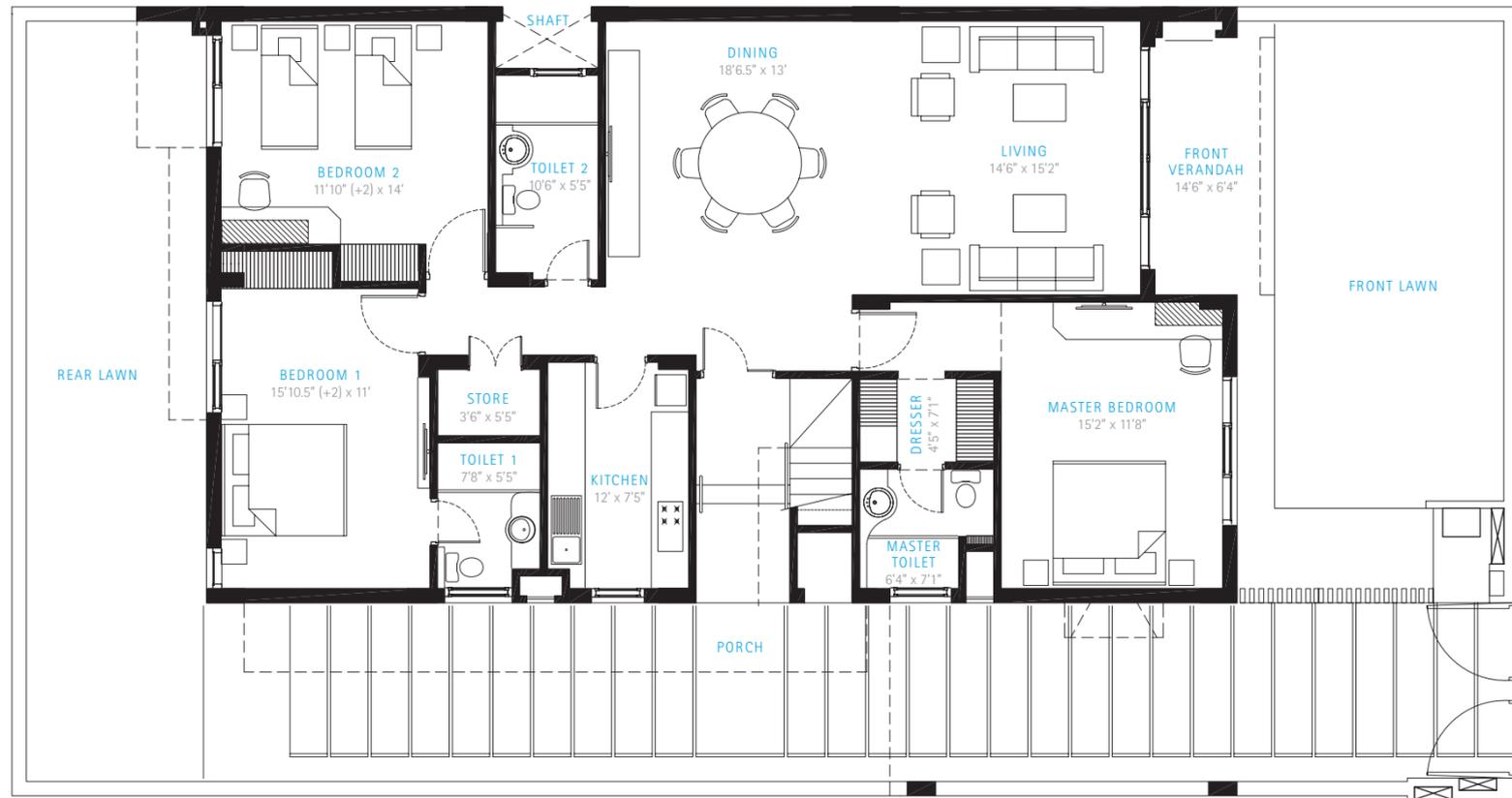
The luxurious Urban Woods complex has its own parks, 100% power back up, visitors car parking and controlled access, which all add up into a secure and spacious gated community of like-minded individuals. With contemporary styling set amidst lush greenery, each home in Urban Woods is a spacious and gracious invitation to well-travelled and well-educated residents who seek the best. ■

■ The two avenues in Urban Woods are lined with evergreens, while its five streets bear the names of five beautiful flowering trees.

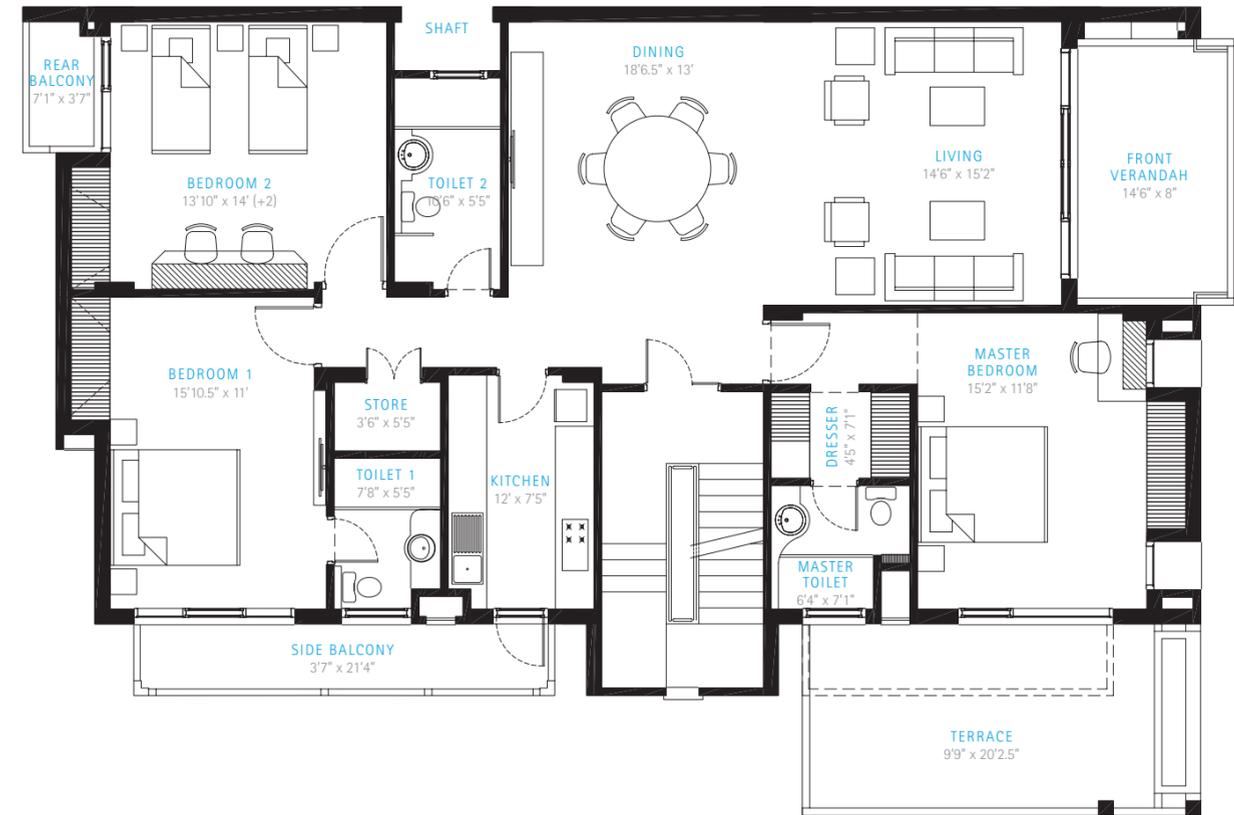


- 1. DELONIX STREET
- 2. ACCACIA STREET
- 3. WATTLE STREET
- 4. BAUHINIA STREET
- 5. JACARANDA STREET
- 6. GREVELLIA AVENUE
- 7. KADAMBA AVENUE
- 8. CLUB HOUSE
- 9. PARK A
- 10. PARK B
- 11. MULTI-LEVEL PARKING

# Typical Unit: GROUND FLOOR



# Typical Unit: FIRST FLOOR



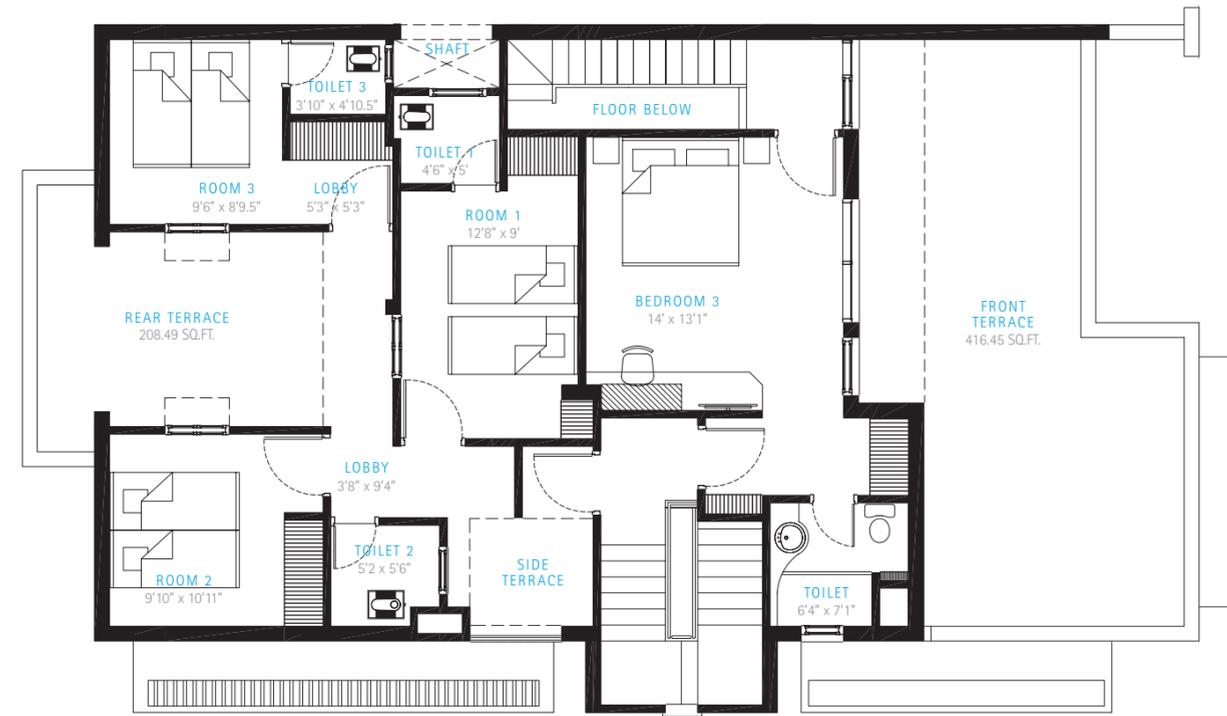
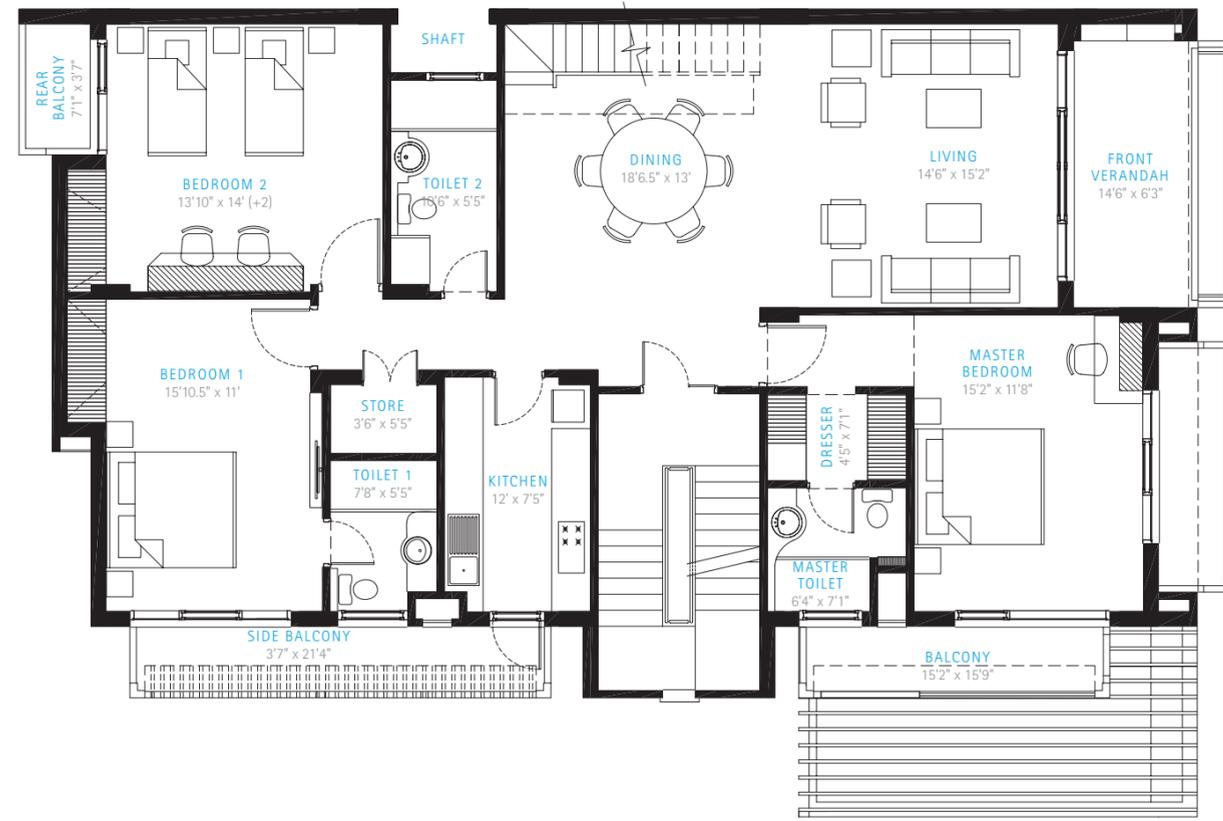
Unit Type	Simplex 3 bedroom + living/ dining + servant room
Super Area	1848.50
Areas in sq. ft.	



Unit Type	Simplex 3 bedroom + living/ dining + servant room
Super Area	2052.24
Areas in sq. ft.	



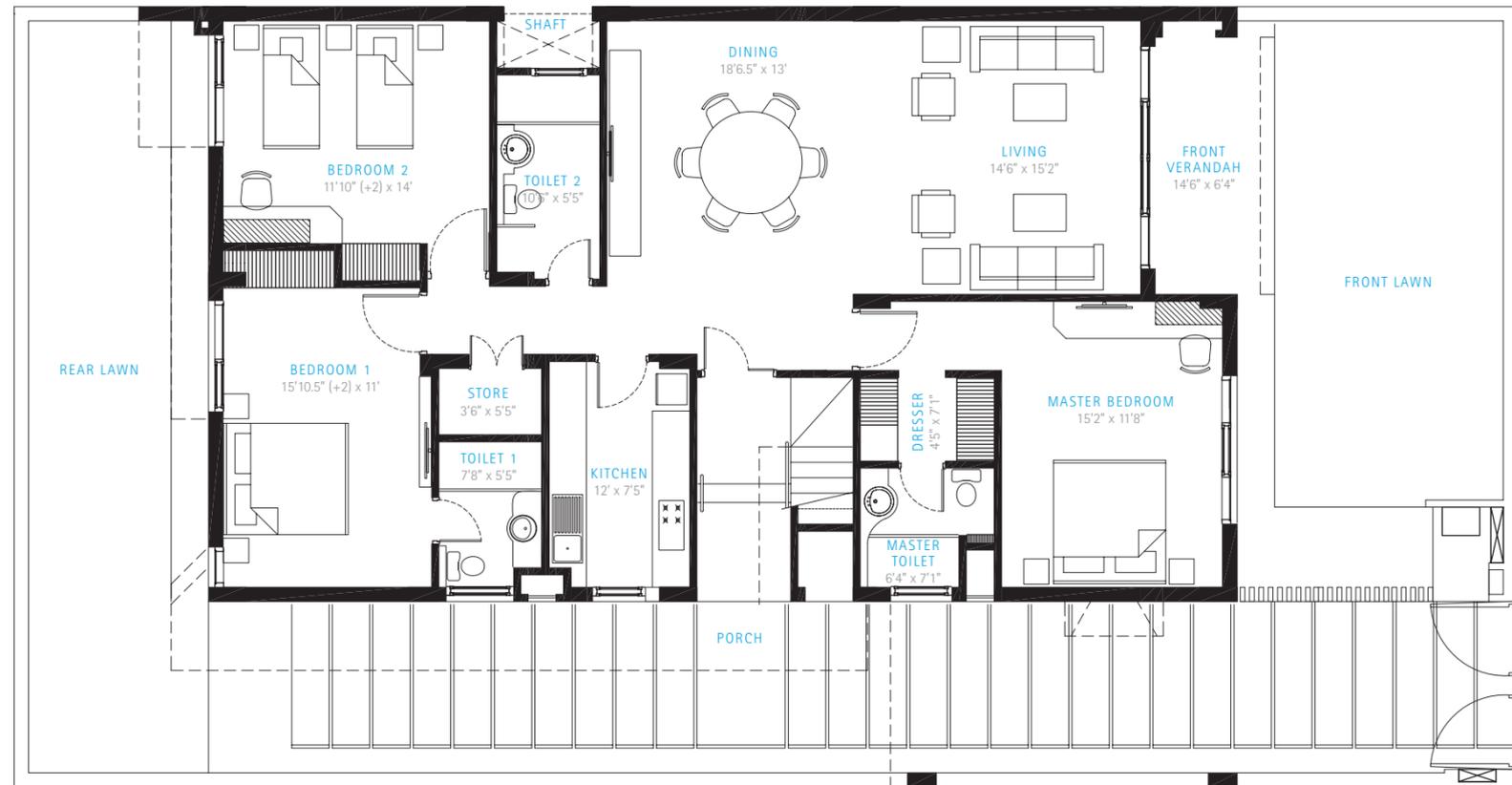
# Typical Unit: SECOND FLOOR



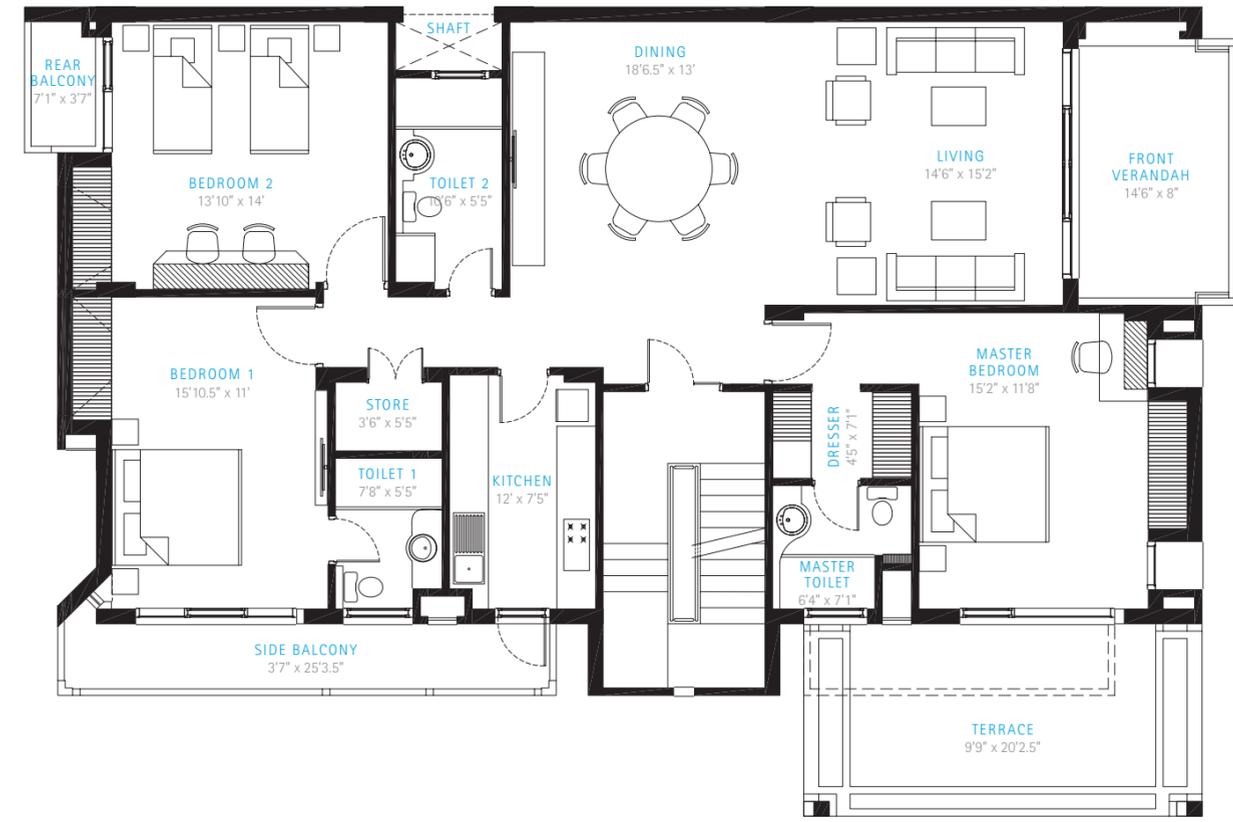
Unit Type	Duplex 4 bedroom + living/ dining + servant room
Super Area	2573.85
Areas in sq. ft.	



# Corner Unit: GROUND FLOOR



# Corner Unit: FIRST FLOOR



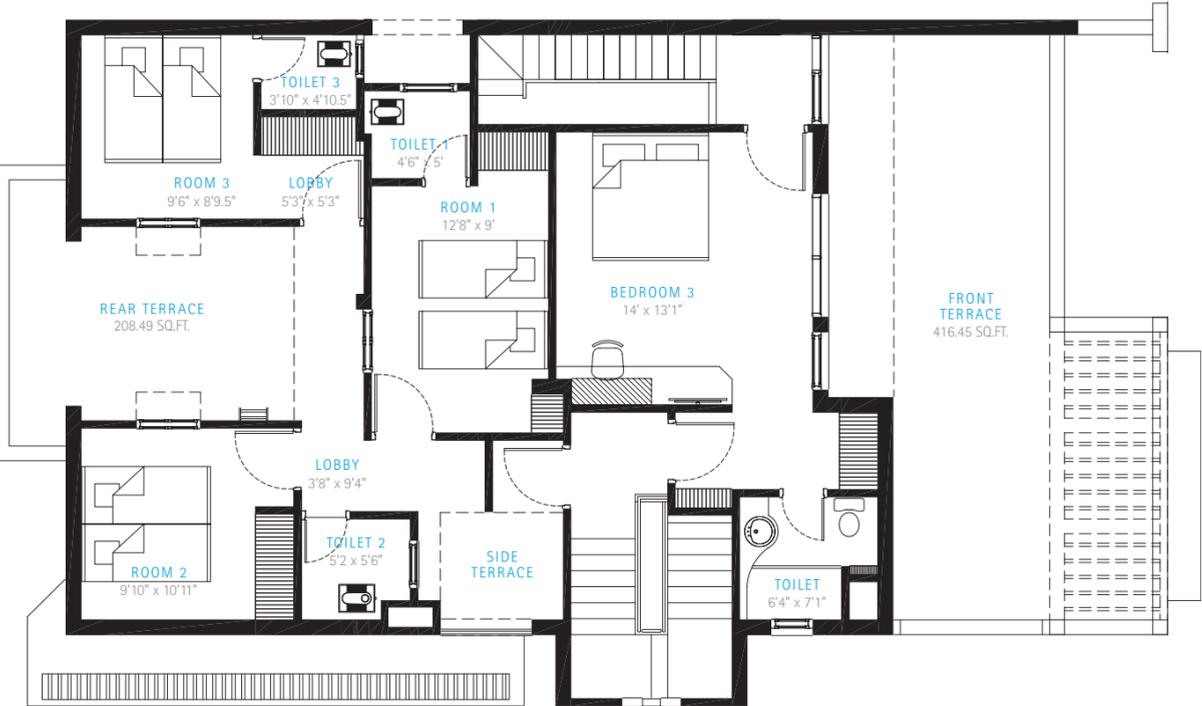
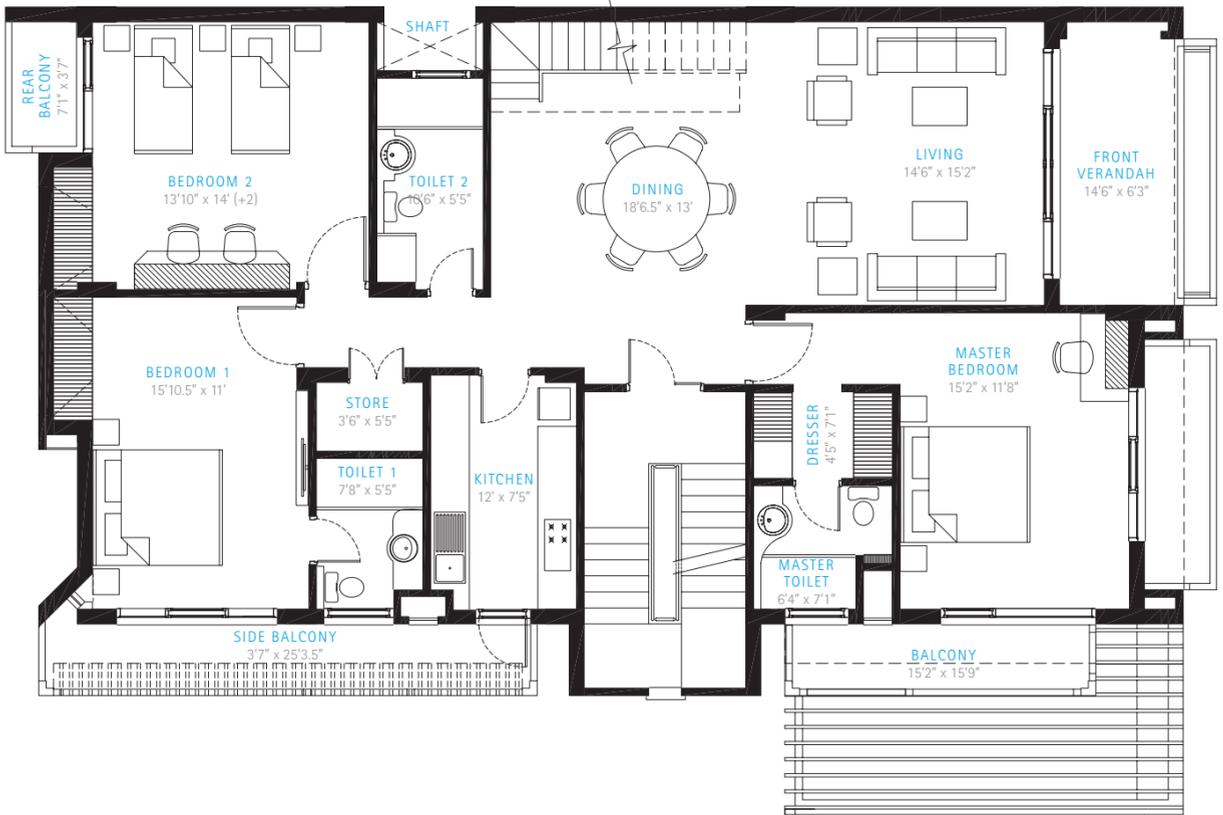
Unit Type	Simplex 3 bedroom + living/ dining + servant room
Super Area	1869.69

Areas in sq. ft.

Unit Type	Simplex 3 bedroom + living/ dining + servant room
Super Area	2074.94

Areas in sq. ft.

# Corner Unit: SECOND FLOOR



Unit Type	Duplex 4 bedroom + living/ dining + servant room
Super Area	2615.39

Areas in sq. ft.

# SPECIFICATIONS

01	<b>STRUCTURE</b>	
	RCC Framed structure with infill brickwork, designed in compliance with Seismic Zone II, adequately fulfilling all earthquake safety requirements.	
02	<b>LIVING / DINING AREAS, LOBBIES / PASSAGE</b>	
	Flooring	Matt finished stain and abrasion resistant vitreous tiles.
	Wall Finishes	Acrylic Emulsion with POP base on Plaster.
	Ceiling Finishes	Acrylic Emulsion with POP base on Plaster.
03	<b>BEDROOMS</b>	
	Flooring	Matt finished stain and abrasion resistant vitreous tiles.
	Wall Finishes	Acrylic Emulsion with POP base on Plaster.
	Ceiling Finishes	Acrylic Emulsion with POP base on Plaster.
04	<b>KITCHEN</b>	
	Flooring	Matt finished ceramic tiles.
	Wall Finishes	2'-6" high Ceramic tiles dado above counter. Plastic emulsion over plaster in remaining areas.
	Ceiling Finishes	Oil bound Distemper on plaster.
	Counter	Polished Indian granite.
	Fixtures and Fittings	Modular kitchen with cabinets. Stainless Steel Sink and mixer of standard makes and brands.
		Provision for installation of Geysers.
05	<b>TOILETS</b>	
	Flooring	Matt finished/anti-skid ceramic tiles.
	Wall Finishes	Glazed / Matt finished ceramic wall tiles upto Dado level (approximately 2100mm). Plastic emulsion on plastered surfaces above Dado level.
	Ceiling Finishes	Oil bound Distemper on plaster.
	Vanity Counter	Dark green Marble.
	Sanitaryware	Wash Basin and European Water Closet (EWC) of standard 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 standard makes and brands.
		All Toilet floors provided with suitable and adequate water proofing treatment.
		Provision for installation of Geysers.
06	<b>BALCONIES</b>	
	Flooring	Matt finished / Anti Skid ceramic tiles.
	Wall Finishes	Exterior grade paint on plaster.
	Ceiling Finishes	Exterior grade paint on plaster.
	Handrail and Parapets	Combination of parapet walls and M.S. Handrails as per the functional and elevation requirements.
07	<b>SERVANT'S ROOM</b>	
	Flooring	IPS flooring.
	Wall Finishes	Oil bound Distemper on Plaster.
	Ceiling Finishes	Oil bound Distemper on Plaster.
08	<b>SERVANT'S TOILET</b>	
	Flooring	Glazed ceramic tiles.
	Wall Finishes	Dado of glazed finished ceramic wall tiles. (Oil Bound distemper on plastered surfaces above dado level for remaining areas).

	Ceiling Finishes	Oil bound Distemper on Plaster.
	Sanitaryware	Indian Water Closet (IWC/ Orissa Pan) of standard makes.
	C.P. Fittings & Accessories	Bib cock, Ablution tap along with necessary angle valves etc. of standard makes and brands.
09	<b>MAIN STAIRCASE</b>	
	Flooring	Dark green Marble on Treads, Risers and Landings.
	Railing	Painted M.S. Handrails and balustrades.
	Wall Finishes	Oil Bound Distemper on Plaster.
10	<b>INTERNAL STAIRCASE</b>	
	Flooring	Indian Stone/Indian Marble.
11	<b>STORE</b>	
	Flooring	Ceramic Tiles.
	Wall Finishes	Oil Bound Distemper on Plaster.
	Ceiling Finishes	Oil Bound Distemper on Plaster.
12	<b>PASSAGE</b>	
	Flooring	Matt finished stain and abrasion resistant vitreous tiles.
	Wall Finishes	Acrylic Emulsion with POP base on Plaster.
	Ceiling Finishes	Acrylic Emulsion with POP base on Plaster.
13	<b>ROOF</b>	
		Kota stone over suitable waterproofing and insulation treatment (COBA or equivalent).
14	<b>DOORS AND WINDOWS</b>	
	Main Entrance Door	Painted Hardwood frame with painted flush door shutters.
	Internal Doors	Painted Hardwood frame with painted flush doors.
	Hardware	Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel / brass hardware.
	Windows & External Glazing	uPVC frame windows with clear glass.
15	<b>EXTERNAL WALL FINISHES</b>	
		External grade Anti Fungal / Anti Algal textured paint from reputed makes and brands.
16	<b>ELECTRICAL WIRING AND INSTALLATIONS</b>	
	Fixtures and Fittings	IS Compliant Modular switches / sockets, Distribution Boxes and Circuit breakers from standard makes and brands.
	Wiring	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.
		Adequate provision for TV and telephone points.
17	<b>PLUMBING</b>	
		IS Compliant CPVC water supply pipes with standard valves and accessories.
		IS Compliant PVC waste pipes and traps.

Disclaimer: Specifications are indicative and are subjected to change as decided by the architect. Minor variations may be required during execution of work. The Indian stone being a natural material has intrinsic distinctiveness of color and grain. The Applicants / Allottees do not bear any right to raise any objections in this regard.



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