

# THE PARK APARTMENTS



## 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...*



"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**  
Homemaker



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

**Ravi Kapoor**  
Proudly Self-Employed



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

**Adaa Sherwani**  
Student,  
The Millennium School



\*1 acre = 0.404 hectare

"Calm and peaceful, pollution free healthy environment"

**Puneet Sharma**  
Executive,  
Infosys - BPO



**Only 15 min from Jaipur!**

**vatika**  
creating lasting value



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



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



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



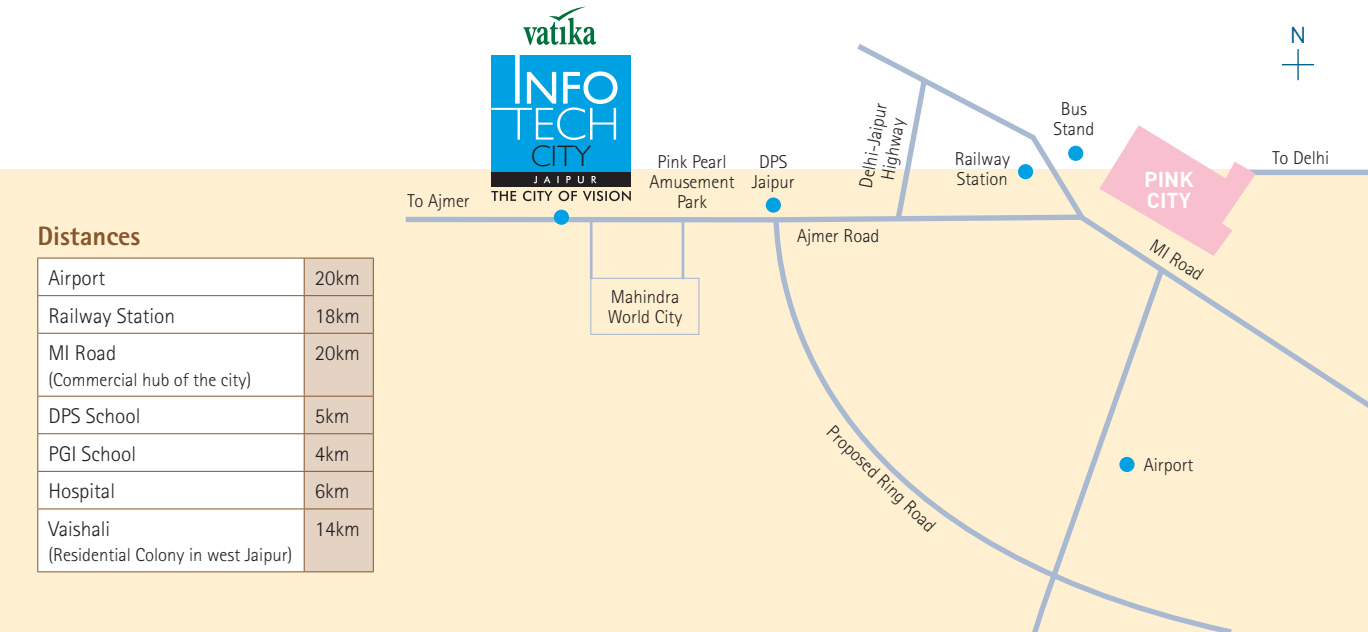
45 acres\* of lush green parks planned, out of which 40 acres\* is already developed



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



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





# 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. ■



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

### 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





Overlooking acres of rolling parkland, The Park Apartments offers a lifestyle that is cozy and, at the same time, expansive



life revolves around you

THE PARK APARTMENTS

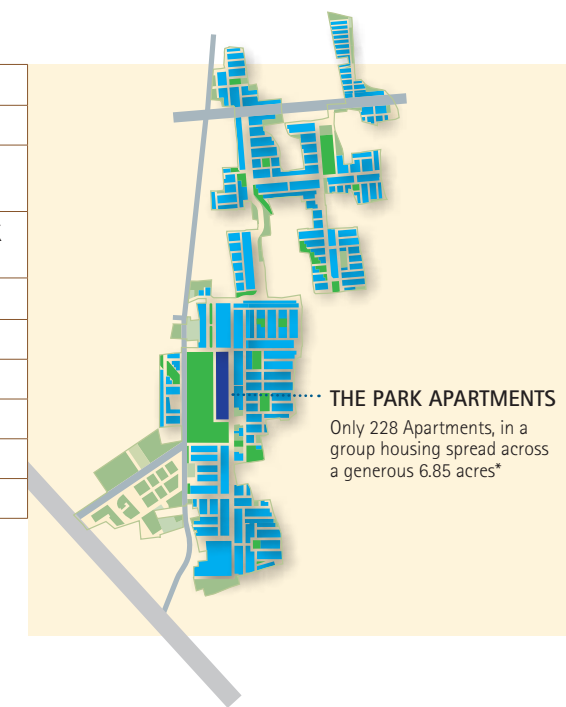
*Acres of Green, Uninterrupted Horizon*

All along the length of Vatika Infotech City's enormous Central Park runs a row of beautifully designed homes. Welcome to The Park Apartments, with a view that ranges over 23 acres\* of greenery. The Park Apartments is a unique, linear development with a high proportion of balconies and exposed walls to allow maximum cross ventilation, fresh air and beautiful views.

The Park Apartments are a mix of low-rise and mid-rise structures that provide an interesting mix of options from one to four bedroom apartments. The project has been designed by New York's award-winning Studio u+a and will indeed be a delight to live in. Apart from all the amenities of Vatika Infotech City, the residents of The Park Apartments have their own gymnasium and are well provided with captive retail centres, and ample enclosed parking. Landscaped gardens further enhance the living experience in this complex. ■

SITE AREA	6.85 acres*
LOCATION	Central Park Area
TOWER CONFIGURATION	Ranging from G+3 to G+5
APARTMENT CONFIGURATION	Choice between 1BHK, 2BHK, 3BHK, 3BHK +SR, 3BHK+Study+SR (Duplex), 4BHK
AMENITIES	Community Retail Health Club Community hall
SPECIAL FEATURES	Facing 23 acres* wide spread Central Park Landscaped Green Areas Basement Car Parks

\*1 acre = 0.404 hectare





# THE PARK APARTMENTS



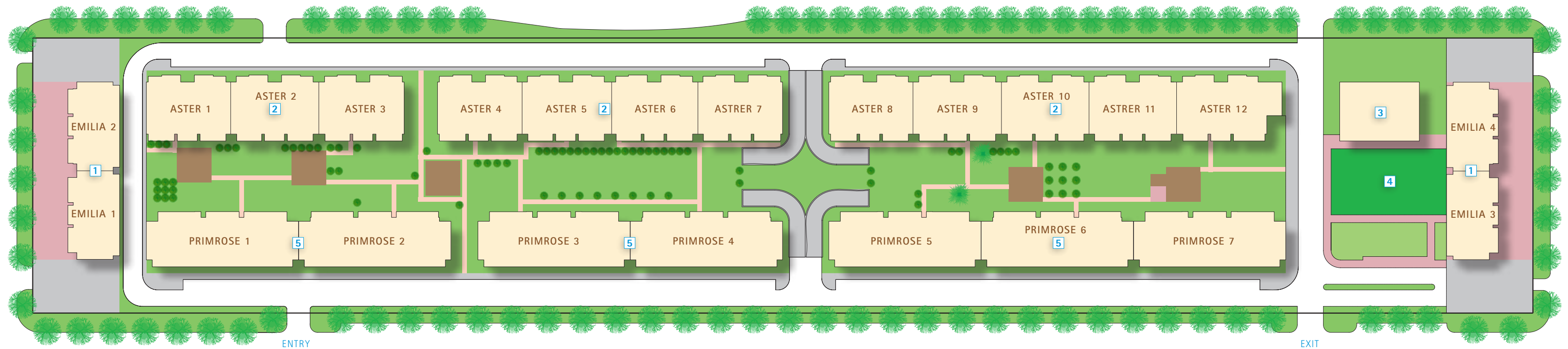
■ The dream is real – the infrastructure of The Park Apartments is in place, and the residences are ready for you to move into

## Take a Deep Breath

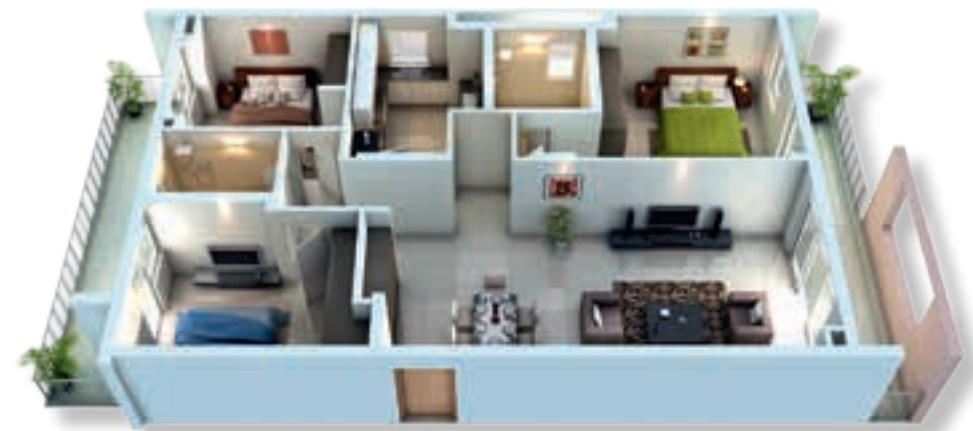
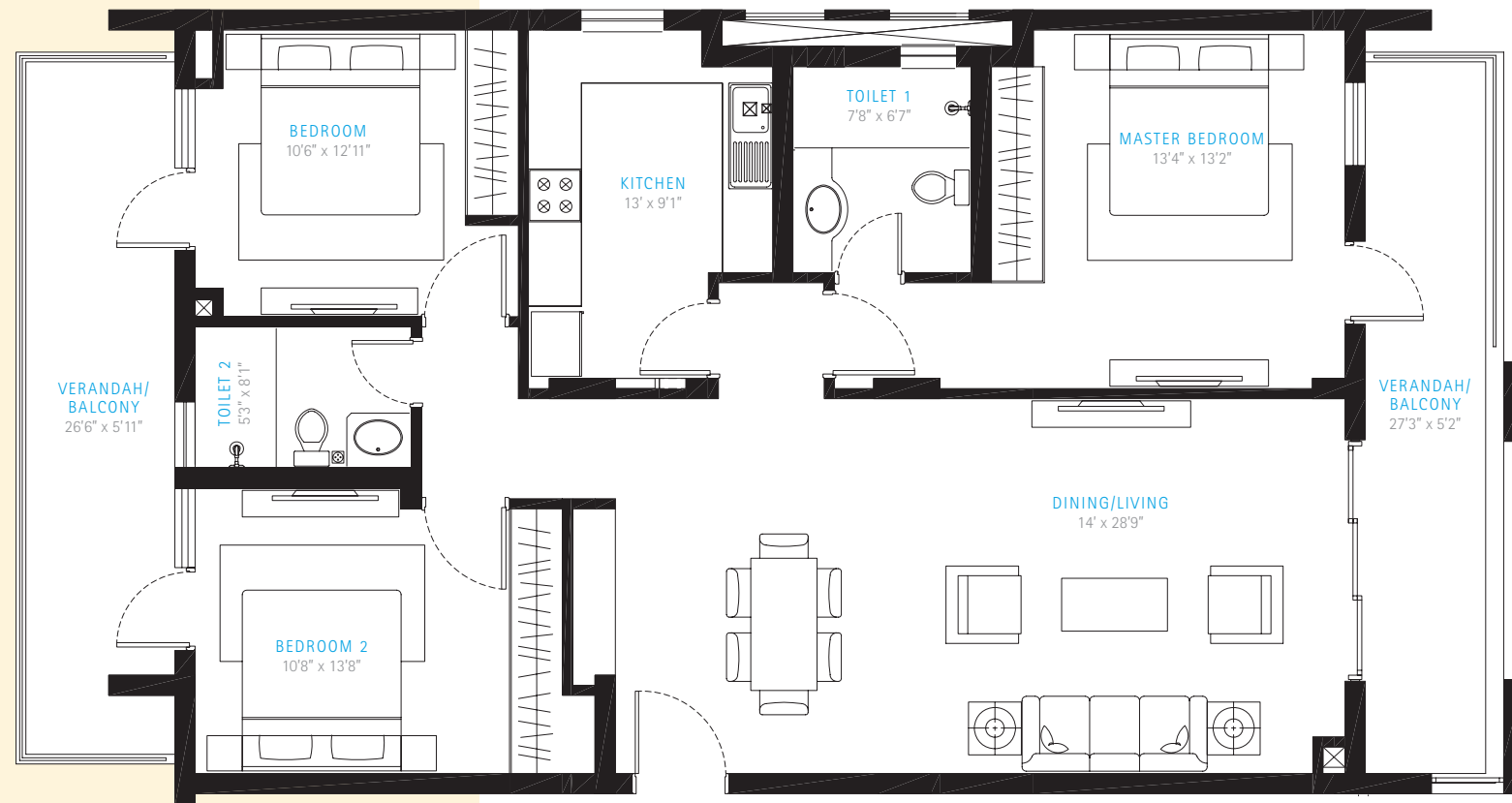
Living at The Park Apartments will truly be a one-of-a-kind experience. Waking up to birdsong, morning walks on dew-covered grass, crossing the street to go on a picnic; such are the joys that shall become daily treats for residents.

There are many options when it comes to choosing your home in The Park Apartments – ranging from low-rise to mid-rise and from 795 sq. ft. studio apartments to 4,100 sq. ft. penthouses. And whichever you choose, you are assured of a quality of life that can rival the best you ever dreamt of. ■

- 1. RETAIL + STUDIO APARTMENTS
- 2. LOW-RISE
- 3. HEALTH CLUB & COMMUNITY SPACE
- 4. KIDS PLAY AREA
- 5. MID-RISE



## Lowrise: Type A1



Unit Type	Simplex 3 bedroom + living/dining
Super Area	1865 sq.ft.

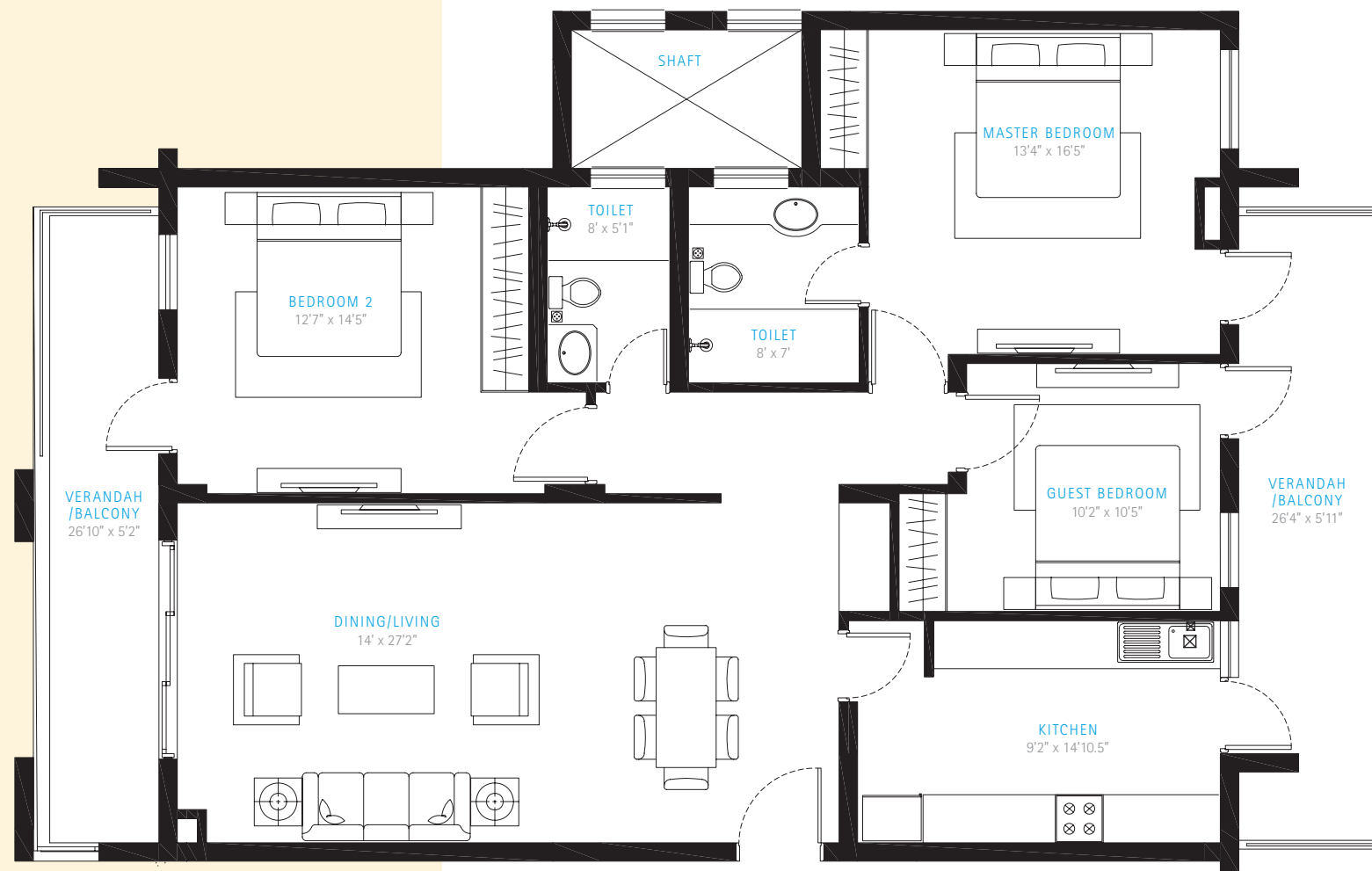
## Lowrise: Type A2



Unit Type	Simplex 3 bedroom + living/dining
Super Area	2140 sq.ft.

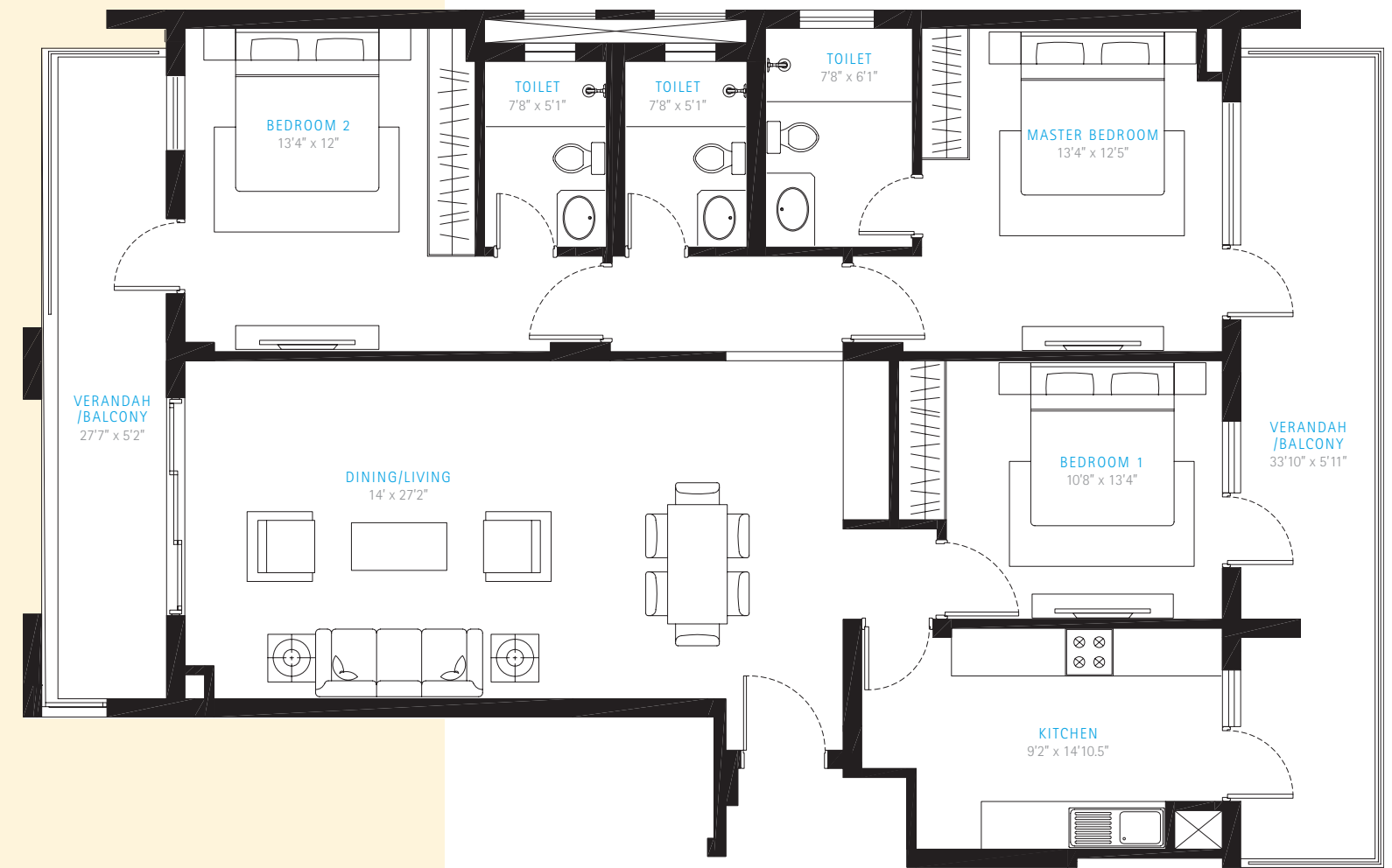


## Lowrise: Type A3



Unit Type	Simplex 3 bedroom + living/dining
Super Area	1990 sq.ft.

## Lowrise: Type A4



Unit Type	Simplex 3 bedroom + living/dining
Super Area	2025 sq.ft.

# Lowrise: Type A6



Unit Type	Simplex 3 bedroom + living/ dining
Super Area	2120 sq.ft.

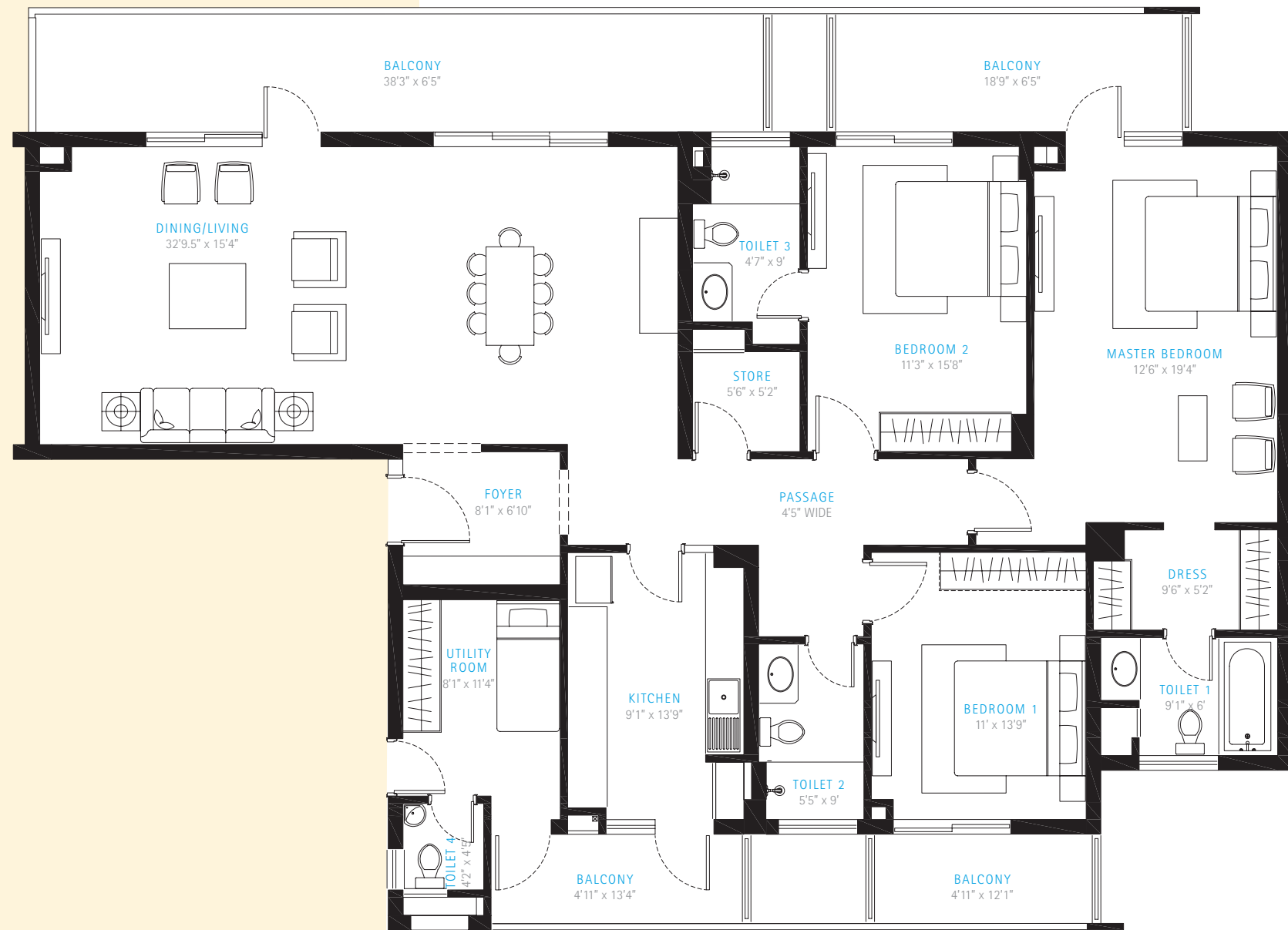


# Lowrise: Type A13



Unit Type	Simplex 4 bedroom + living/ dining + puja room
Super Area	2785 sq.ft.

## Midrise: Typical



Unit Type	Simplex 3 bedroom + living/ dining + servant room
Super Area	2895 sq.ft.

## Midrise: Ground Floor

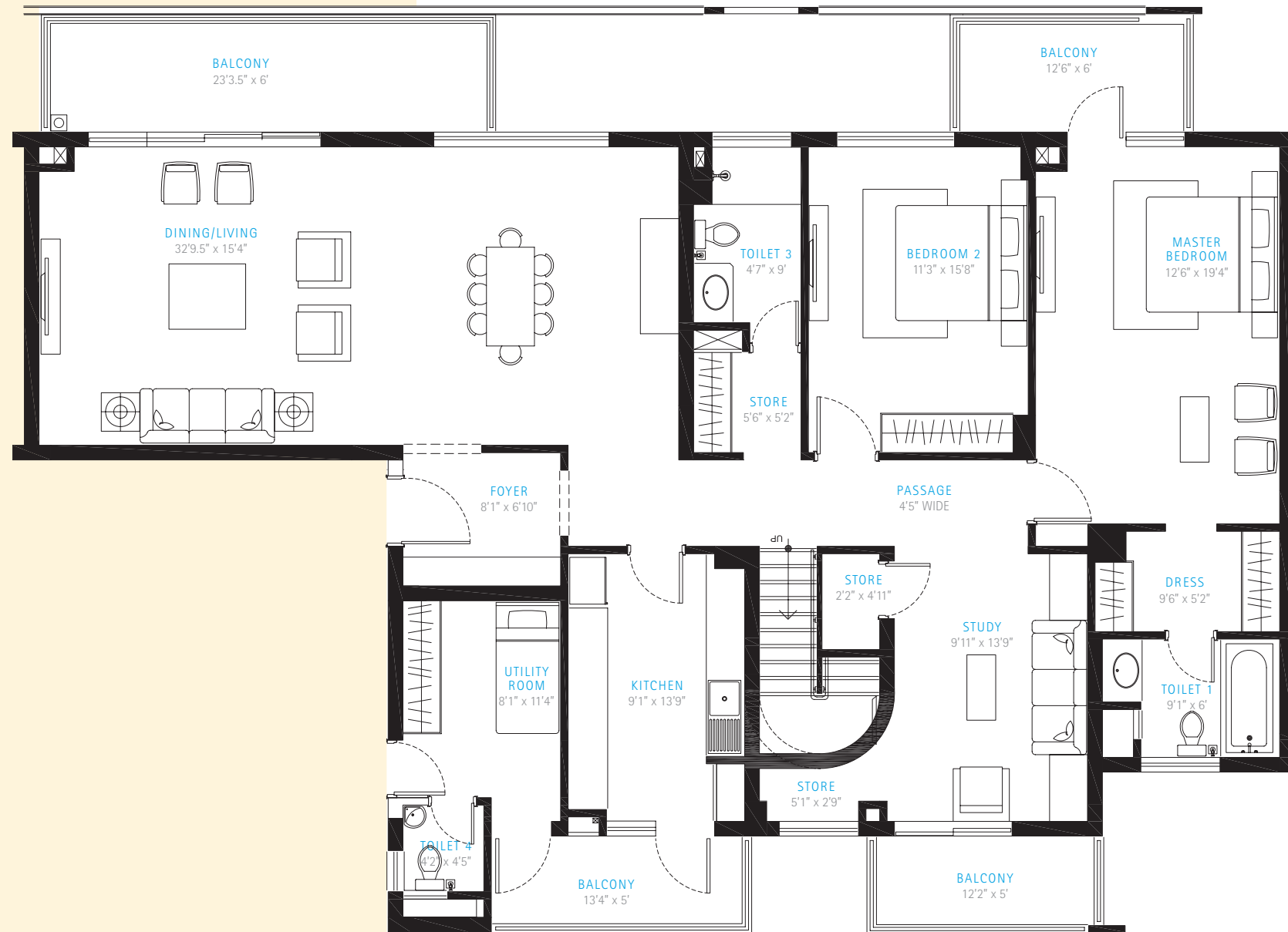


Unit Type	Simplex 3 bedroom + living/ dining + servant room
Super Area	2770 sq.ft.



# Midrise: Duplex

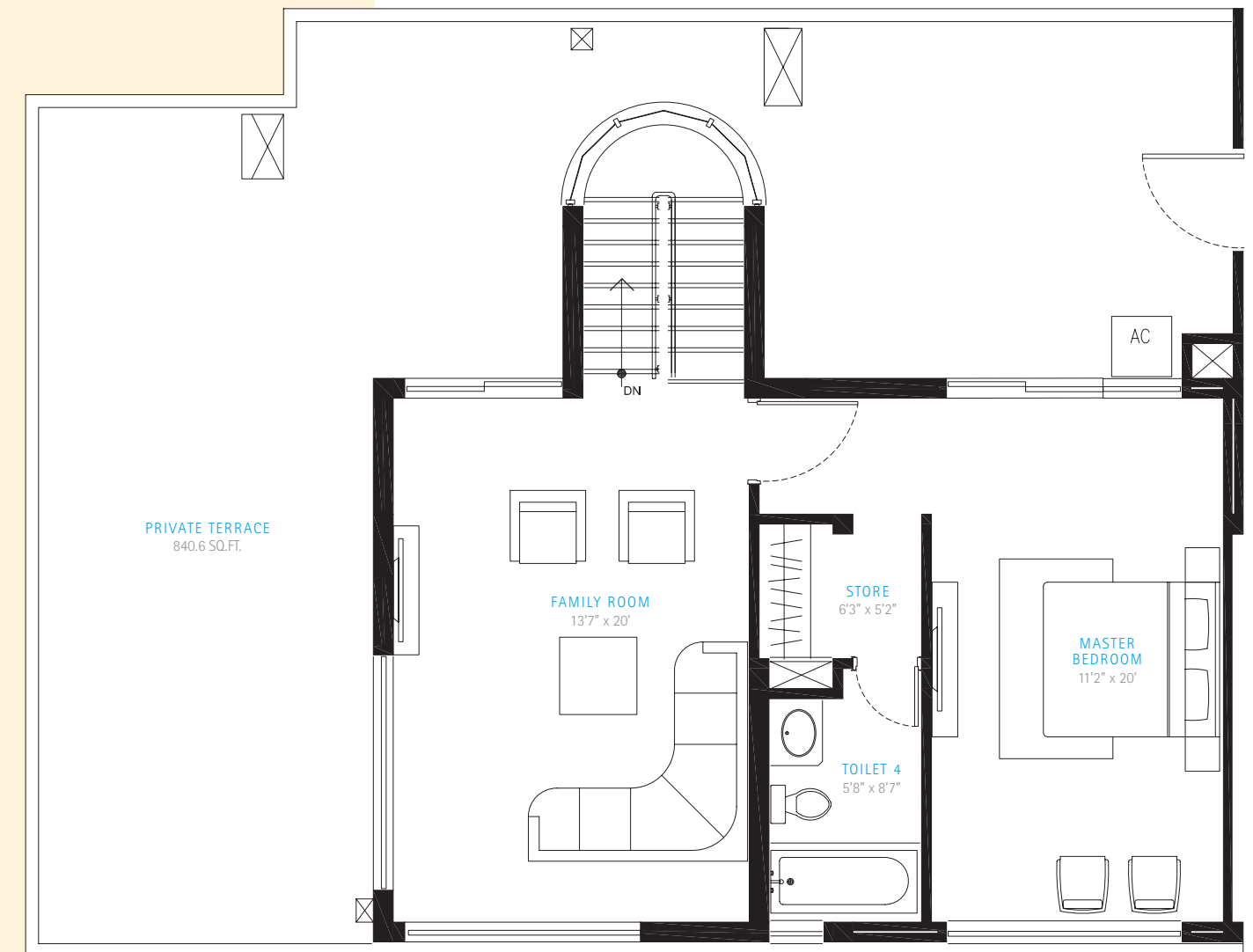
## Lower Floor



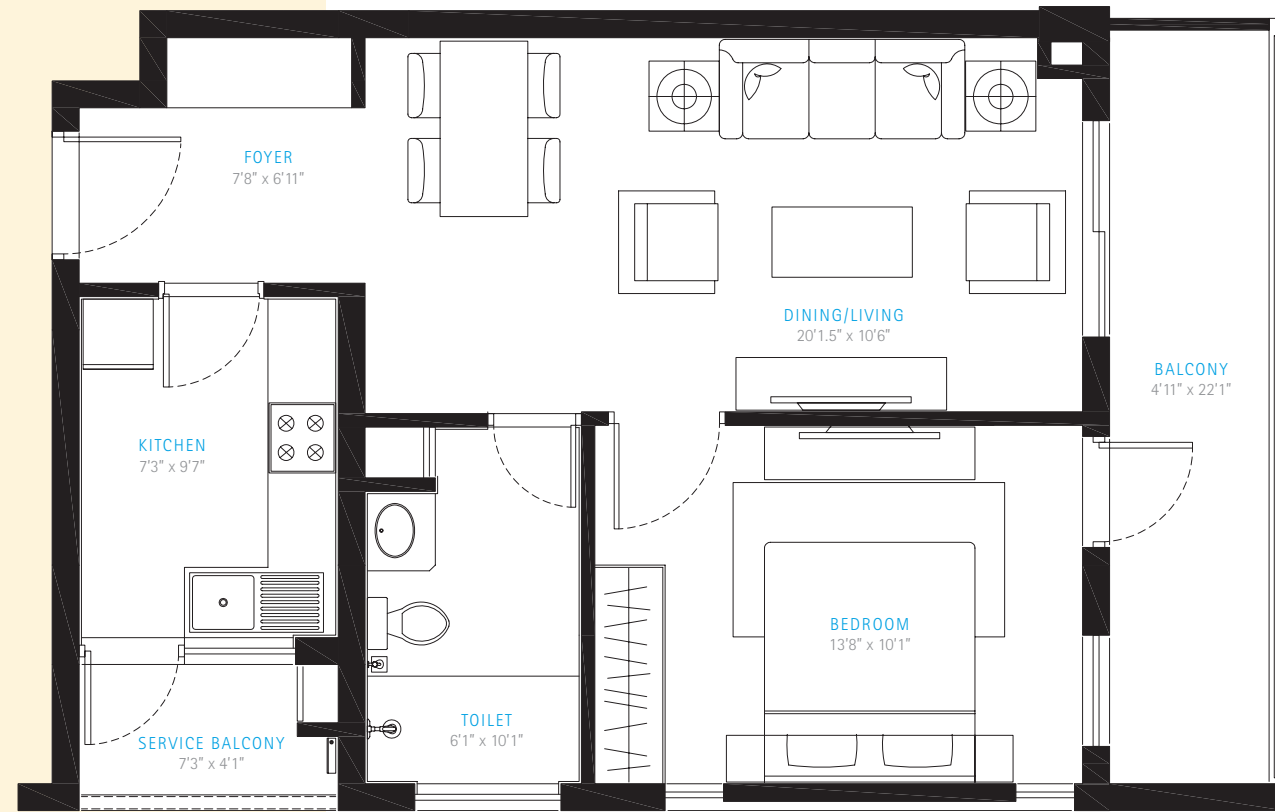
Unit Type	Duplex 3 bedroom + living/ dining + study + family room + servant room
Super Area	4095 sq.ft.

# Midrise: Duplex

## Upper Floor

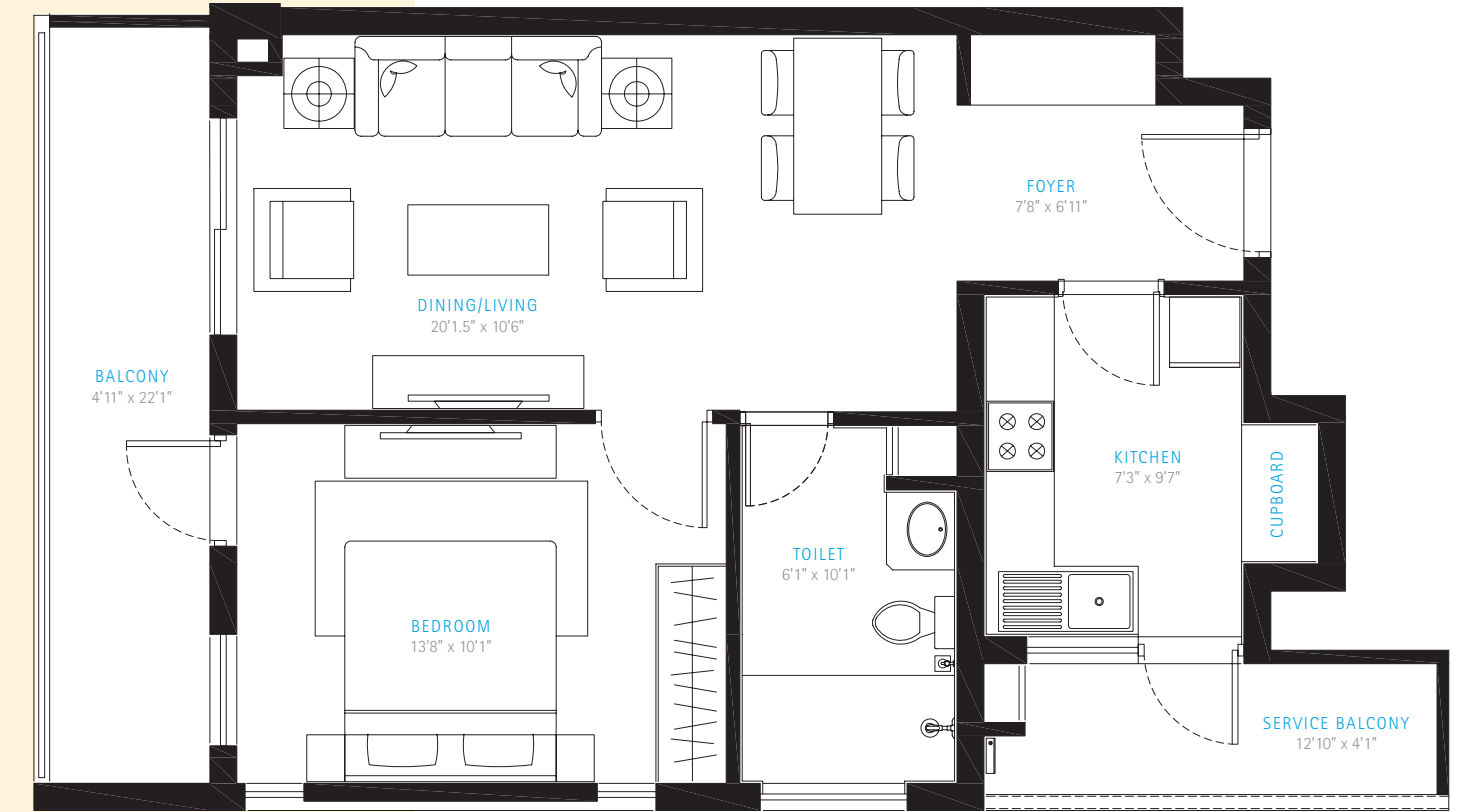


## Studio: Type A Corner



Unit Type	Studio Apartment - 1 BHK
Super Area	900 sq.ft.

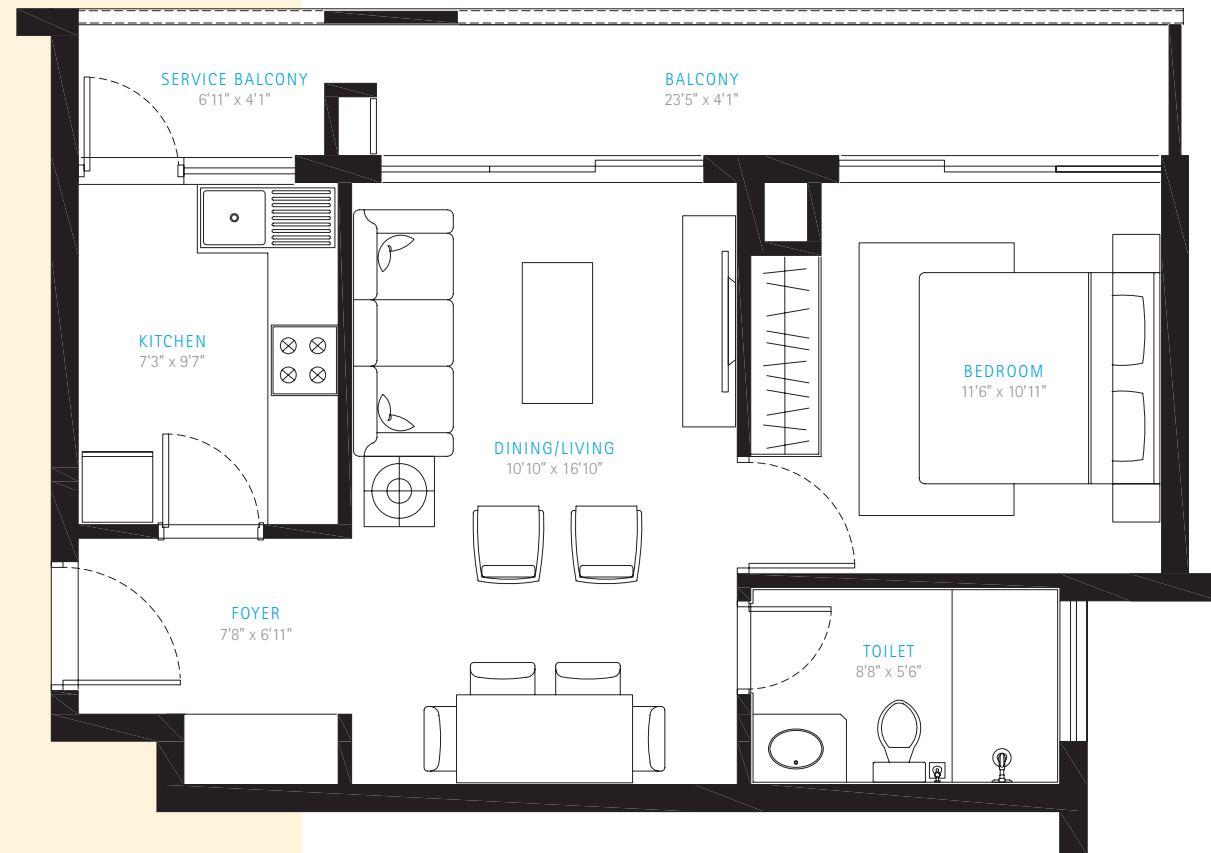
## Studio: Type B Corner



Unit Type	Studio Apartment - 1 BHK
Super Area	920 sq.ft.

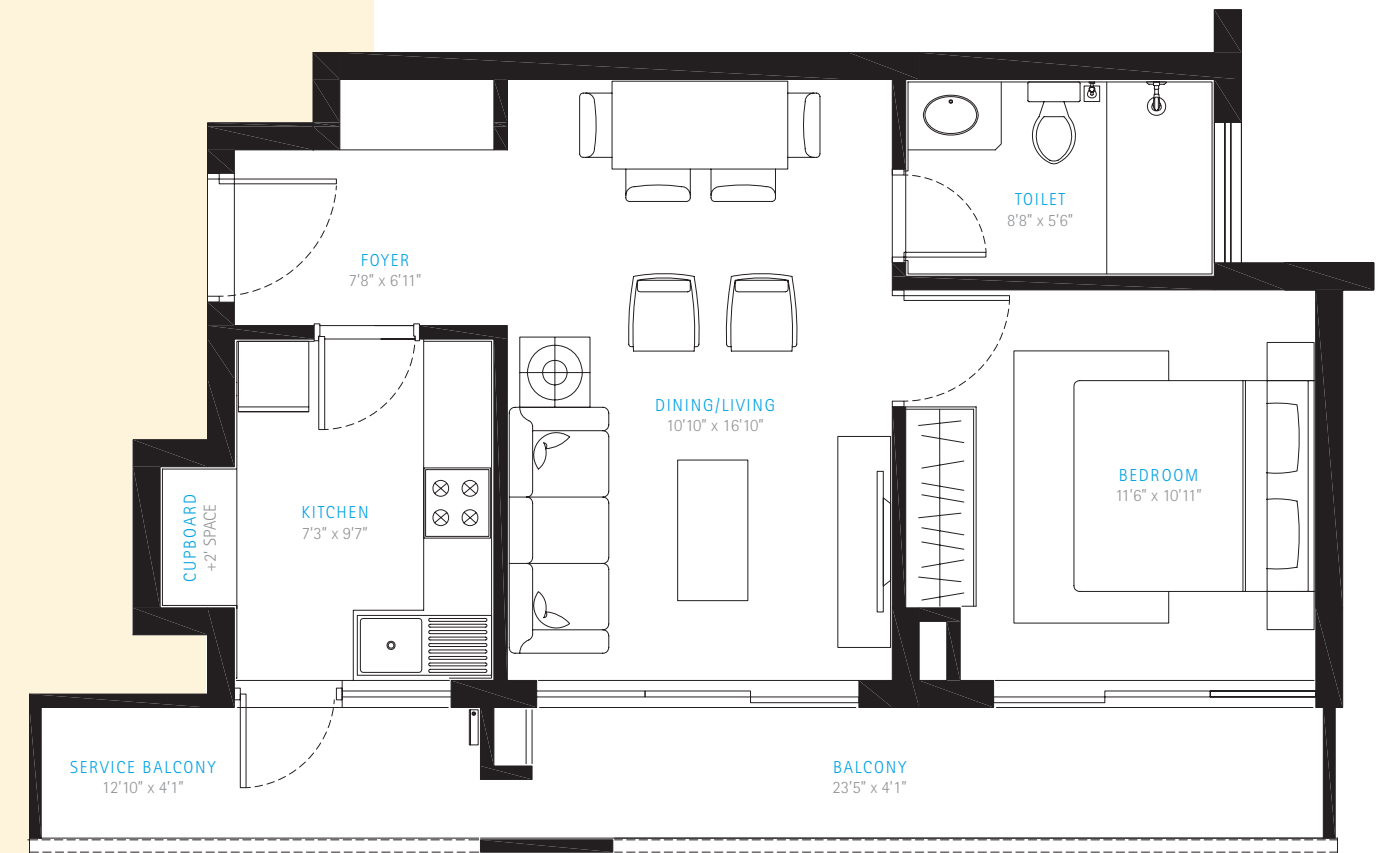


## Studio: Type A Middle



Unit Type	Studio Apartment - 1 BHK
Super Area	795 sq.ft.

## Studio: Type B Middle



Unit Type	Studio Apartment - 1 BHK
Super Area	820 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 on Plaster
	Ceiling Finishes	Oil Bound Distemper on Plaster
03	<b>BEDROOMS</b>	
	Flooring	Matt finished stain and abrasion resistant vitreous tiles
	Wall Finishes	Acrylic Emulsion on Plaster
	Ceiling Finishes	Oil Bound Distemper on Plaster
04	<b>KITCHEN</b>	
	Flooring	Matt finished ceramic tiles
	Wall Finishes	2' high Ceramic tiles dado above counter. Oil Bound Distemper over plaster in remaining areas.
	Ceiling Finishes	Oil Bound Distemper on Plaster
	Counter	Polished Indian granite
	Fixtures and Fittings	Stainless Steel Sink and mixer of standard makes and brands.
		Provision for installation of Geyser.
05	<b>TOILETS</b>	
	Flooring	Anti-skid ceramic tiles.
	Wall Finishes	Glazed ceramic wall tiles upto Dado level (approximately 2100mm). Oil Bound Distemper on plastered surfaces above Dado level.
	Ceiling Finishes	Oil Bound Distemper on Plaster
	Vanity Counter	Indian Stone / Indian Granite
	Sanitaryware	Wash Basin and European Water Closet (EWC) of standard makes and brands.
	C.P. Fittings Et 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	Matt finished ceramic tiles
	Wall Finishes	Oil Bound Distemper on Plaster
	Ceiling Finishes	Oil Bound Distemper on Plaster
08	<b>SERVANT'S TOILET</b>	
	Flooring	Matt finished ceramic tiles.
	Wall Finishes	Dado of glazed / matt finished ceramic wall tiles. (Oil Bound Distemper on plastered surfaces above dado level for remaining areas)
	Ceiling Finishes	Oil Bound Distemper on Plaster
	Sanitaryware	European Water Closet (EWC) of standard makes.
	C.P. Fittings and Accessories	Bib cock, Ablution tap along with necessary angle valves etc. of standard makes and brands.

09	<b>STAIRCASE</b>	
	Flooring	Udaipur Green Marble and Opal White 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 on Treads, Risers and Landings.
	Railing	Painted M.S. Handrails and balustrades.
	Wall Finishes	Acrylic Emulsion on Plaster.
11	<b>PUJA ROOM</b>	
	Flooring	Matt finished stain and abrasion resistant vitreous tiles
	Wall Finishes	Acrylic Emulsion on Plaster.
	Ceiling Finishes	Oil Bound Distemper on Plaster.
12	<b>STUDY</b>	
	Flooring	Matt finished stain and abrasion resistant vitreous tiles.
	Wall Finishes	Acrylic Emulsion on Plaster.
	Ceiling Finishes	Oil Bound Distemper on Plaster.
13	<b>COMMON PASSAGE</b>	
	Flooring	Udaipur Green Marble.
	Wall Finishes	Oil Bound Distemper on Plaster.
	Ceiling Finishes	Oil Bound Distemper on Plaster.
14	<b>ROOF</b>	
	PCC finish over suitable waterproofing and insulation treatment (COBA or equivalent).	
15	<b>DOORS AND WINDOWS</b>	
	Main Entrance Door	Polished Hardwood frame with Polished 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 Et external glazing	Powder Coated Aluminum Frame windows with clear glass.
16	<b>EXTERNAL WALL FINISHES</b>	
	External grade Anti Fungal / Anti Algal paint from reputed makes and brands.	
17	<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 at appropriate locations.
18	<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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