

JAIPUR 21



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"

Adaa Sherwani
Student,
The Millennium
School

"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



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

SK Jhajharia
Professor
Manipal University
Jaipur



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



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



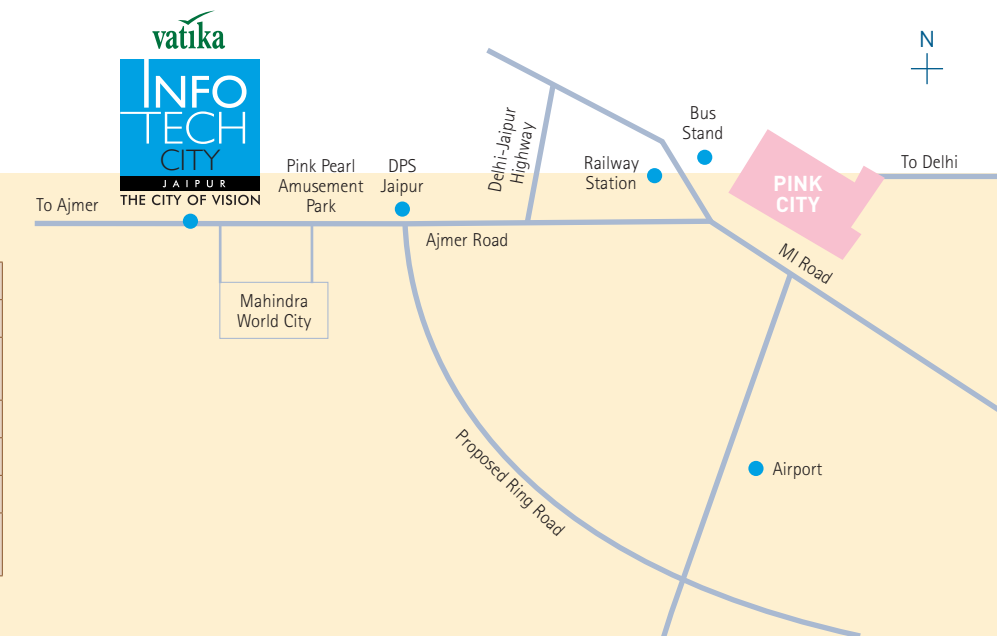
45 acres* of lush green parks planned, out of which 40 acres* is already developed



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. ■



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



JAIPUR 21

The apartment blocks are spread out over 8.5 acres*, and the innovative site layout further ensures that every window offers a grand view

The Future Begins From Here

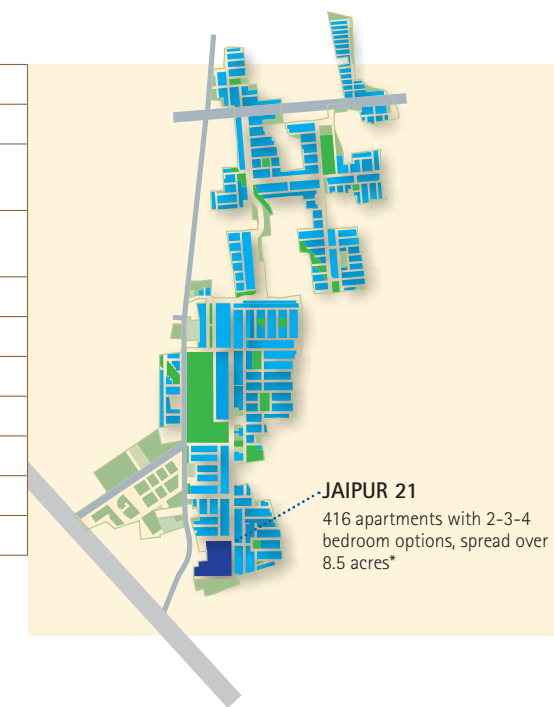
Spread over 8.5 acres* in Vatika Infotech City is a vision truly befitting the 21st century. Jaipur 21 – not just a futuristic fantasy, but a reality you will be able to touch, feel and enjoy living in.

Jaipur 21 is a gated community of high-rise apartment blocks designed by Warner Wong, the Singapore-based design house renowned for their fusion of Asian and Western design sensibilities. With its soaring towers, the complex is visually stunning – and you will find a distinct touch of Jaipur in the architecture.

The lifestyle on offer, though, is truly international. Vehicular movement is limited to the periphery, and the inner spaces are given over to landscaped lawns, walking tracks and kid's play areas. There is a Club, swimming pool with separate pool for kids, a crèche, banquet hall, tennis court and a retail store right on the premises too. ■

SITE AREA	8.5 acres*
LOCATION	Central Park Area
TOWER CONFIGURATION	High-rise (G+13) towers
APARTMENT CONFIGURATION	Choice between 2BHK, 3BHK, 4BHK+SR (Duplex)
AMENITIES	Club House Swimming pool Health club Kid's play areas Banquet hall Shops for daily needs Basement & Surface car parks

*1 acre = 0.404 hectare



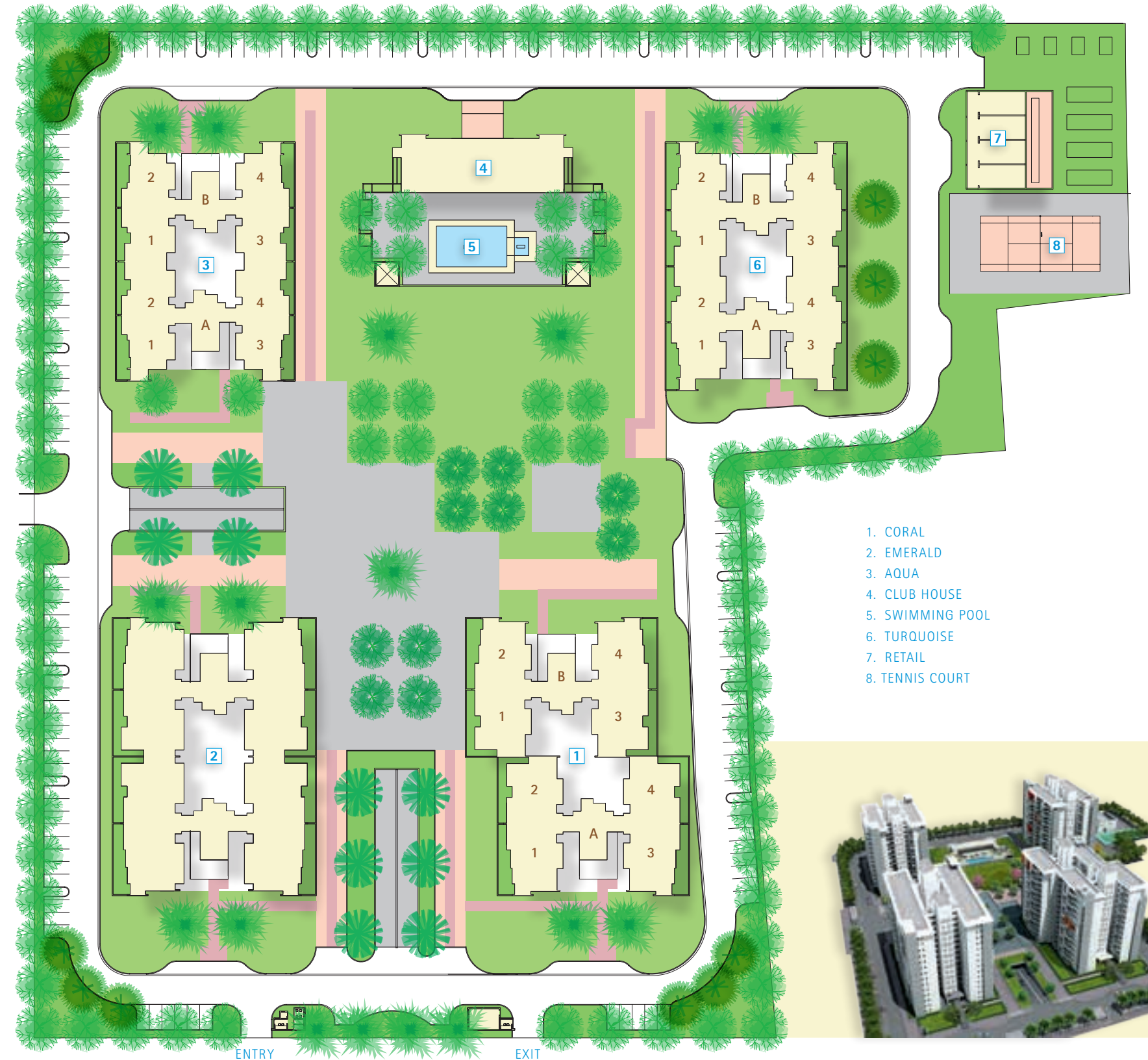


■ The club, with swimming pool having separate pool for kids and health club, will be one of the focal points of social activity at Jaipur 21

A Home With a View

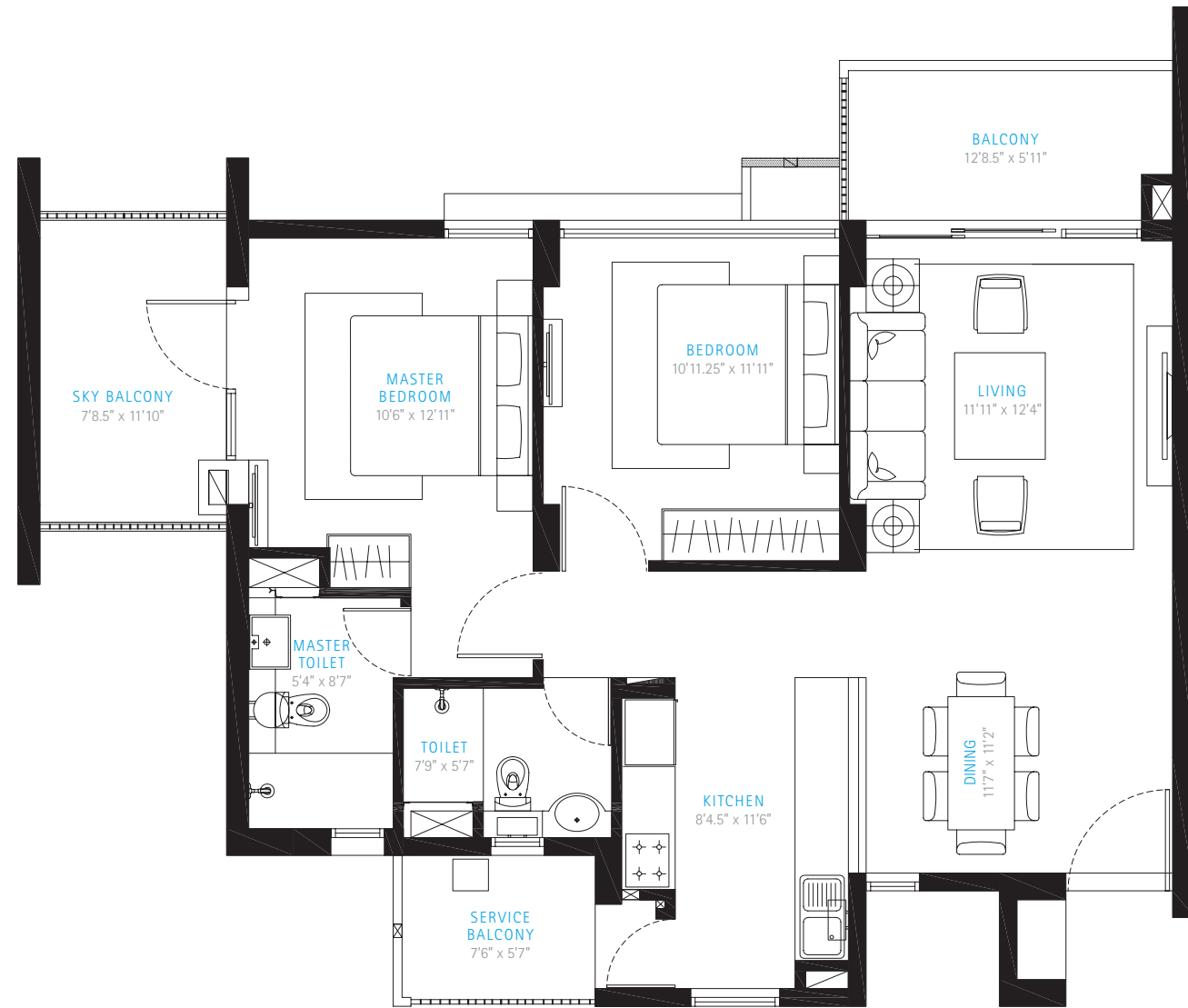
Jaipur 21 has 416 beautifully designed apartments spread over 1.0 million sq. ft. of space. The towers have artistically rendered exteriors that look as striking as the apartments are from within. The emphasis has been on creating an open-air feel and the view from the windows is truly amazing.

The apartments range from 1250 to 3650 sq. ft. in area, and have two to four bedrooms. A number of duplex apartments are available, too. With the natural beauty of its oases, its state-of-the-art architecture and its contemporary international lifestyle, Jaipur 21 offers a rich blend of attractions to its residents. ■



AQUA

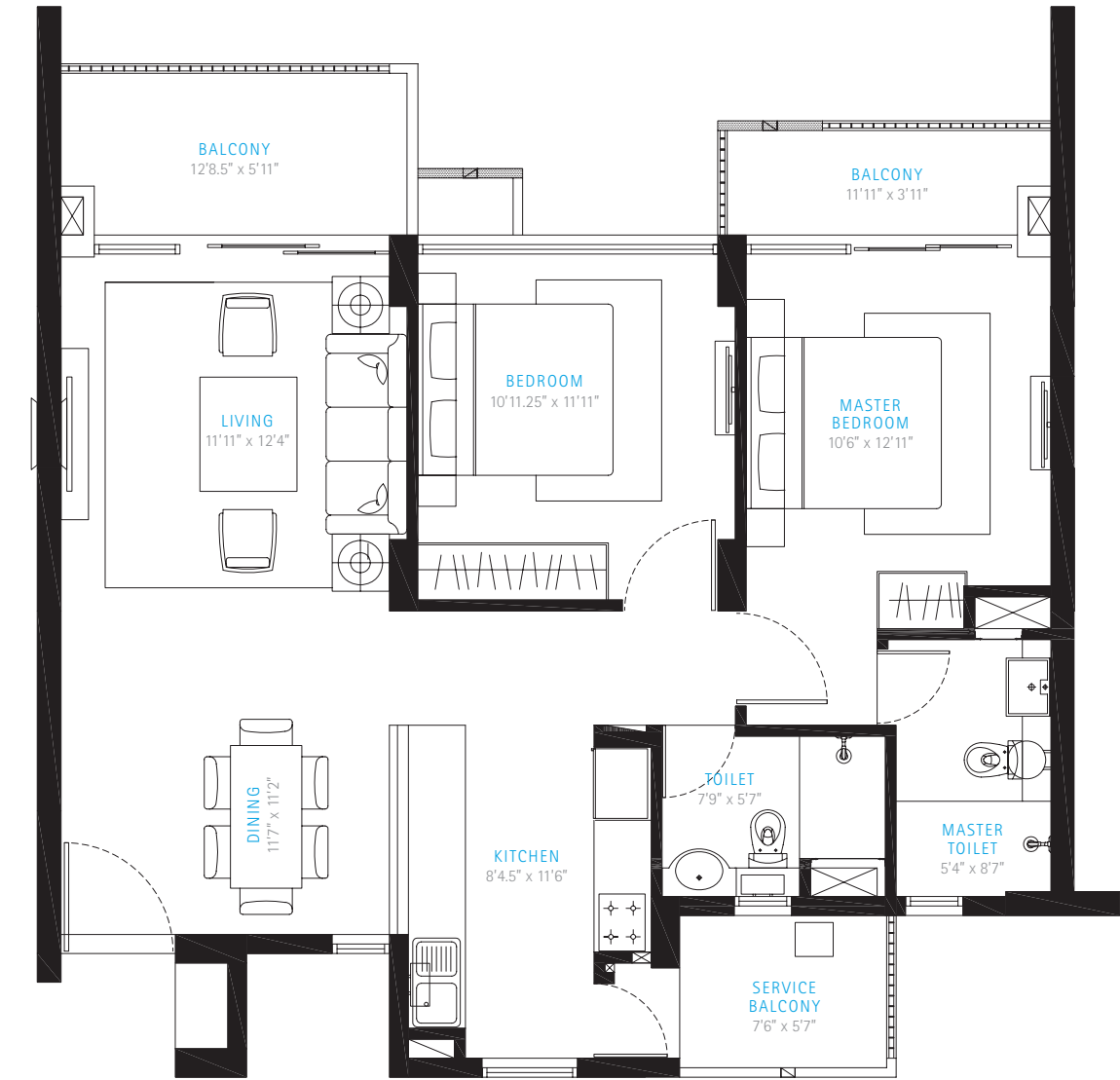
Sky Villa



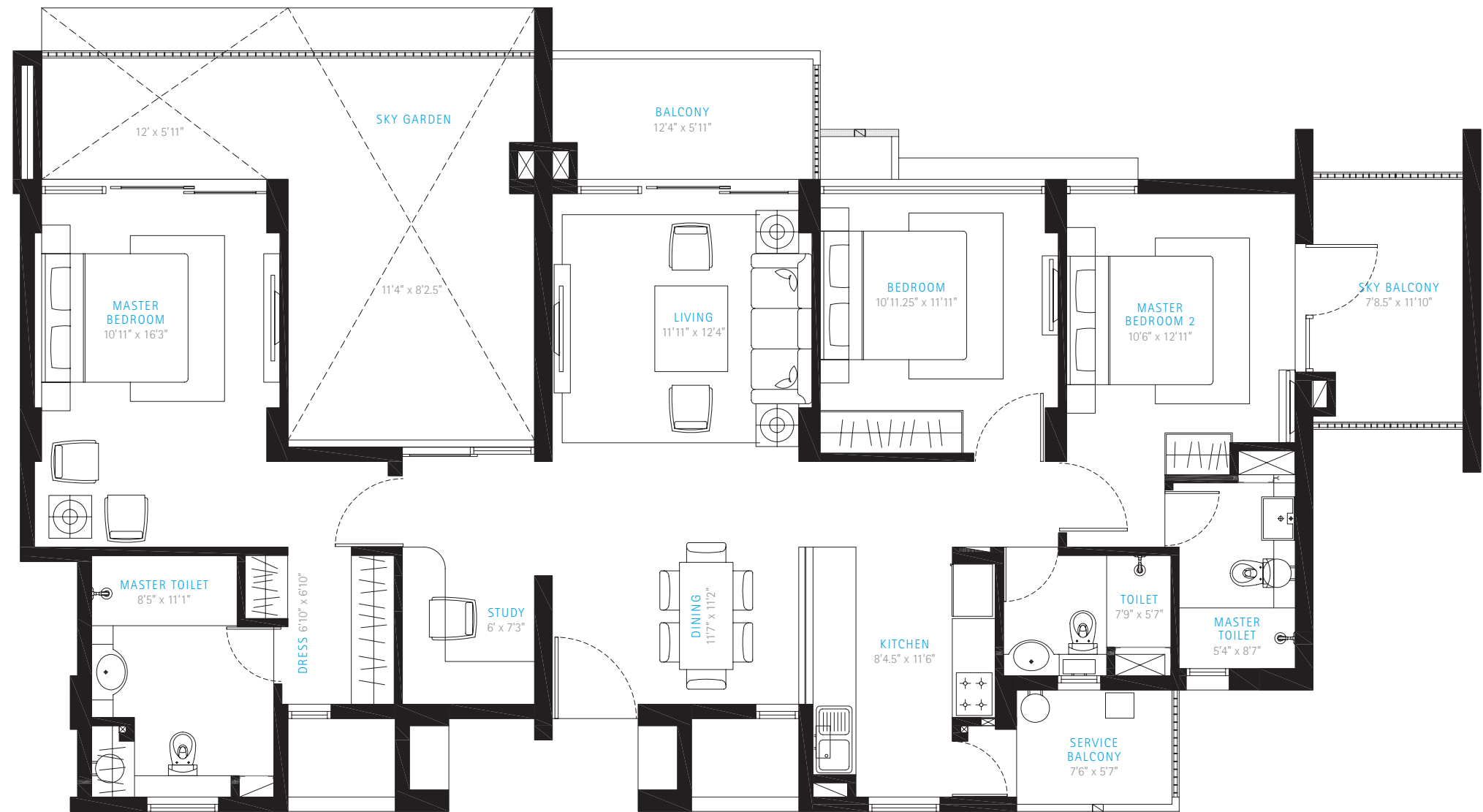
Unit Type	2 BHK
Super Area	1310 sq.ft.

AQUA

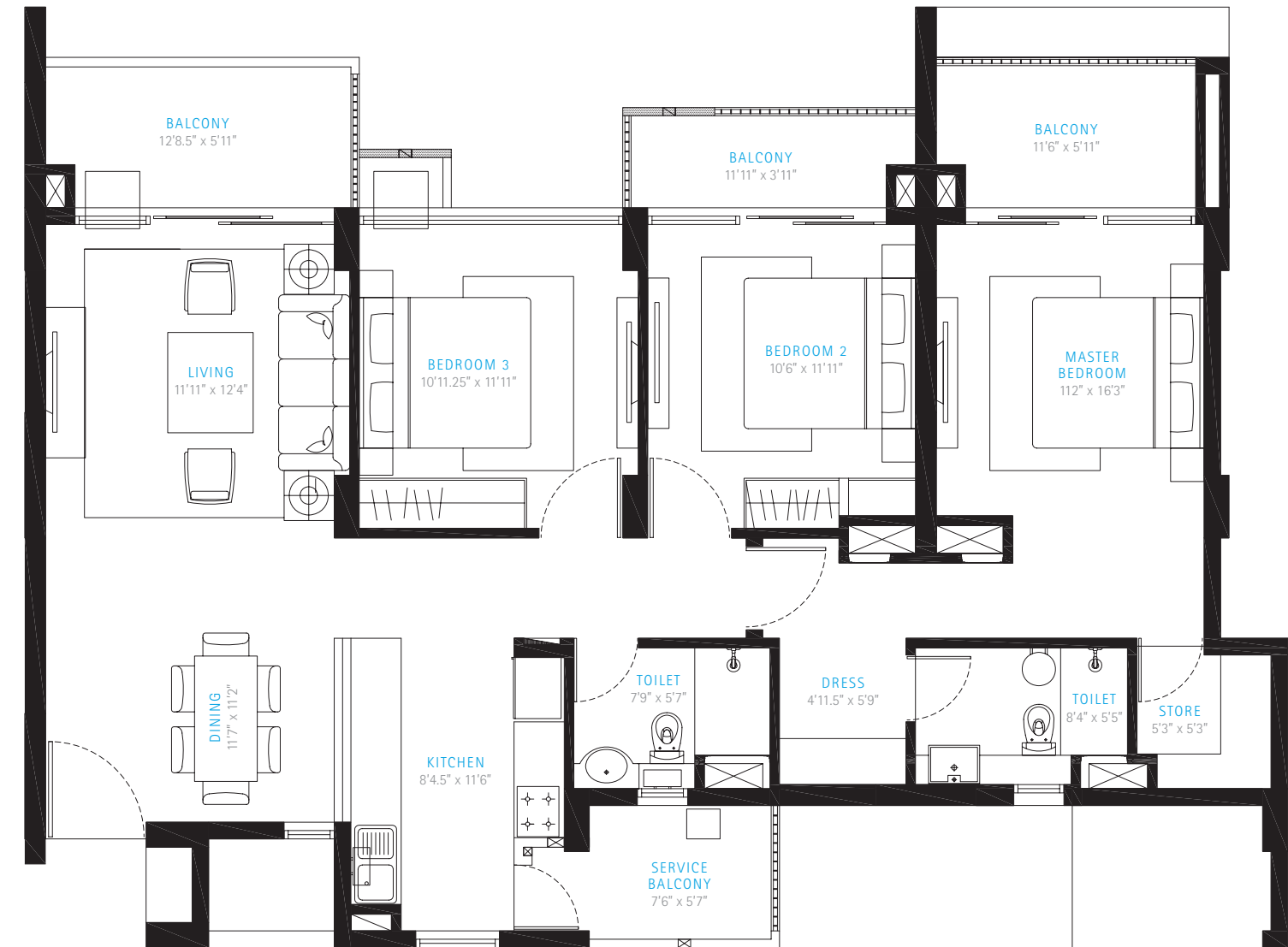
Typical Unit



Unit Type	2 BHK
Super Area	1275 sq.ft.



Unit Type	3 BHK + Study
Super Area	2070 sq.ft.



Unit Type	3 BHK
Super Area	1680 sq.ft.

CORAL

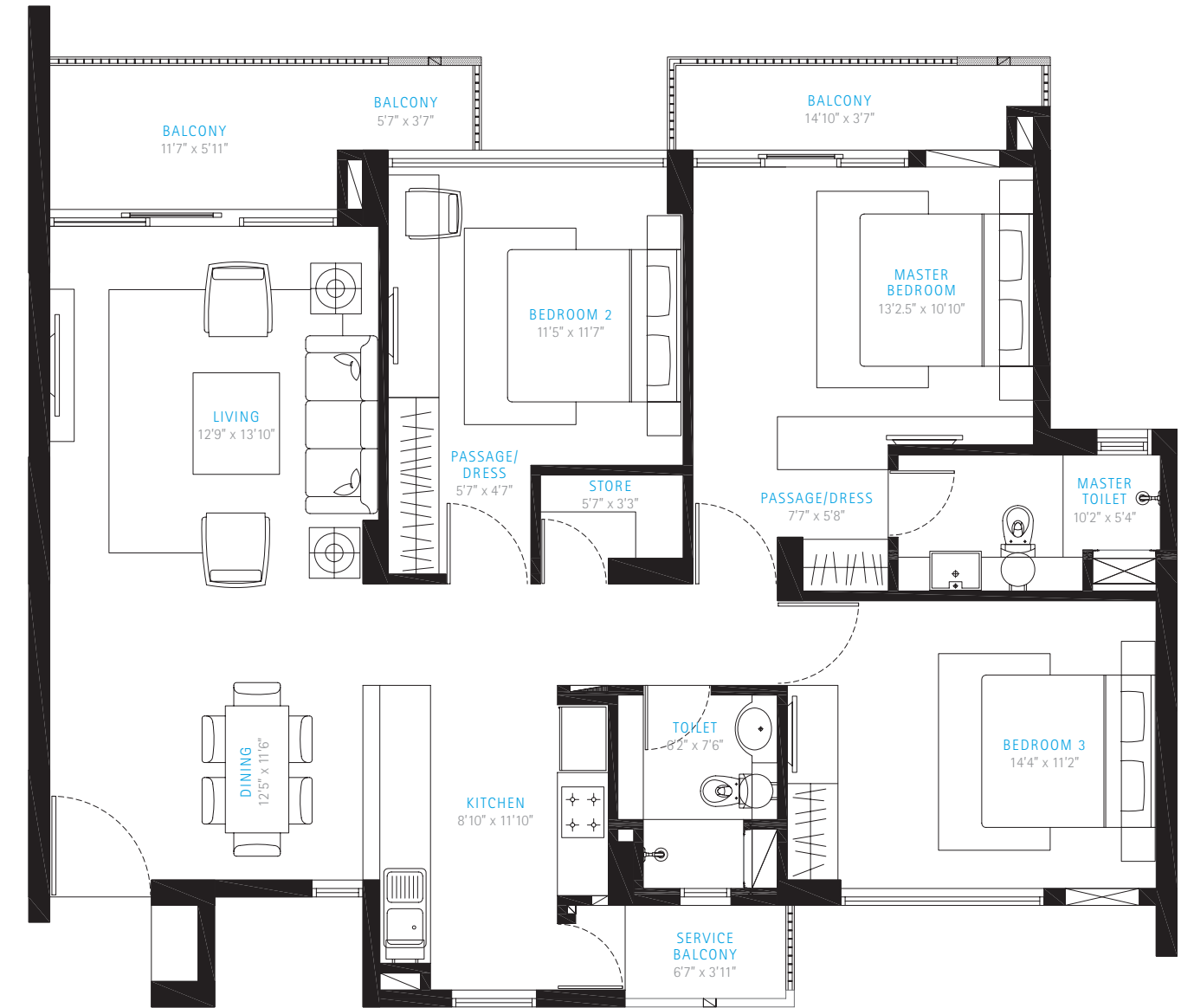
Sky Villa



Unit Type	3 BHK
Super Area	1760 sq.ft.

CORAL

Typical Unit



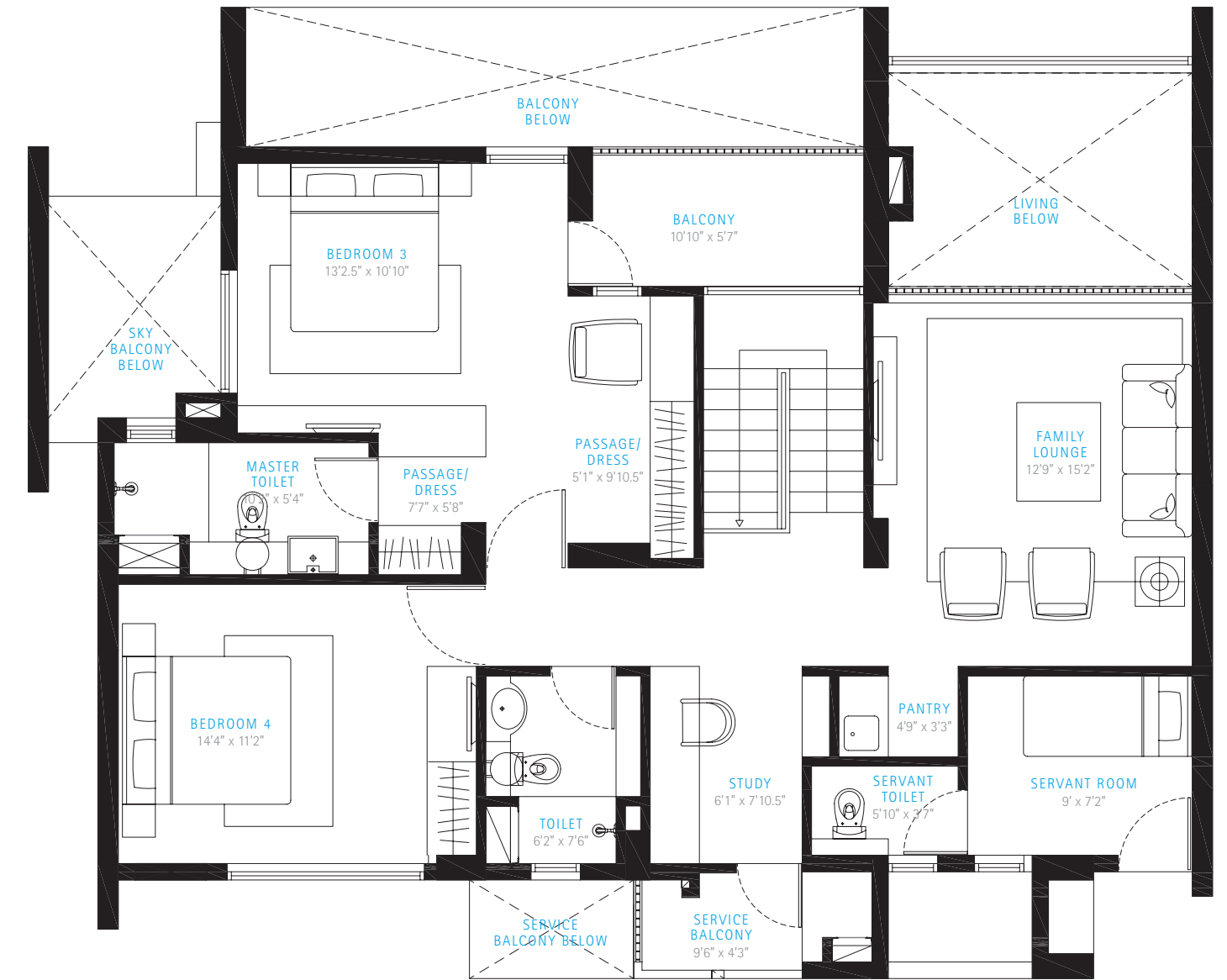
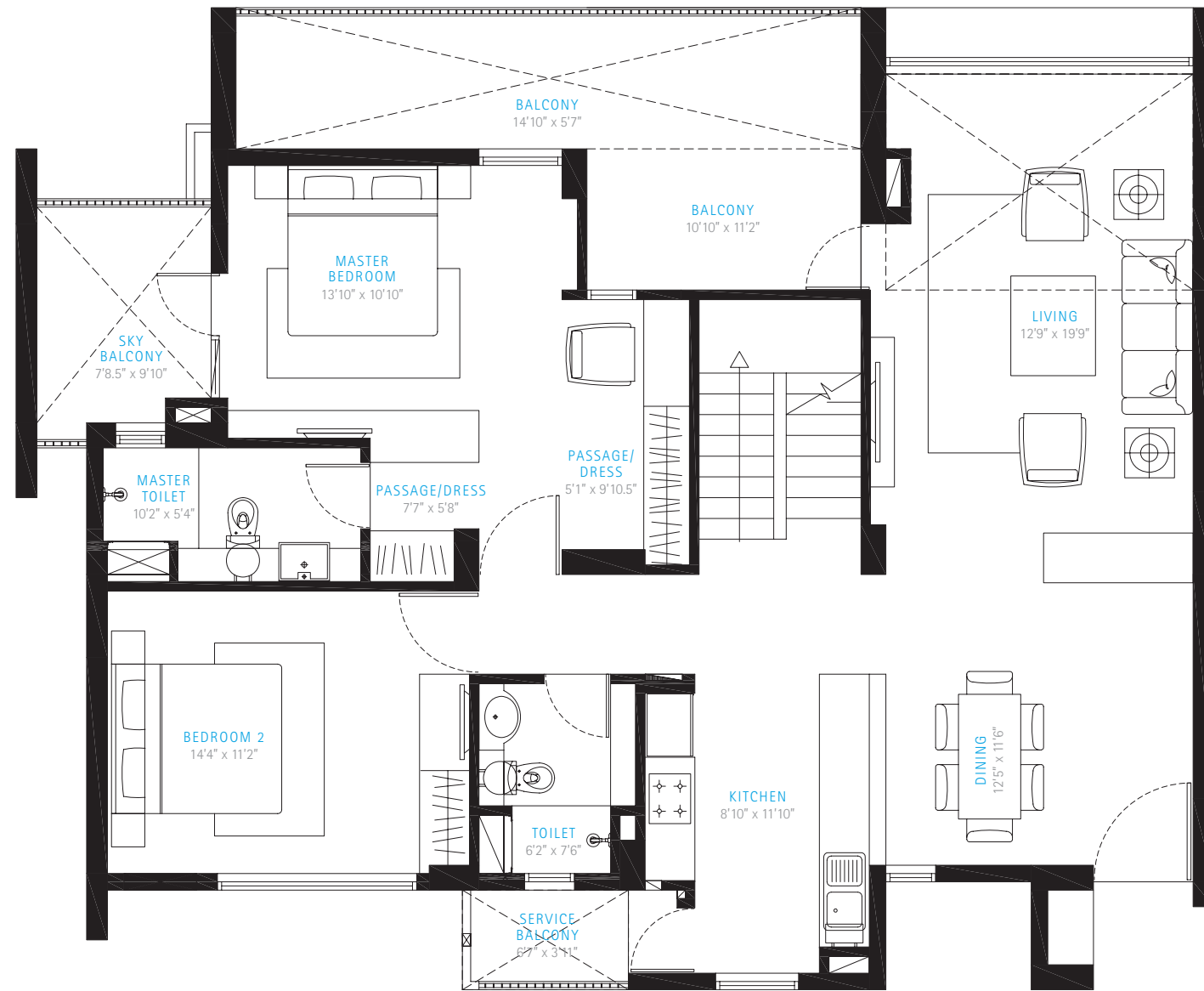
Unit Type	3 BHK
Super Area	1750 sq.ft.

CORAL

Duplex Lower

CORAL

Duplex Upper



Unit Type	4 BHK + Study + Servant's Room
Super Area	3390 sq.ft.

EMERALD

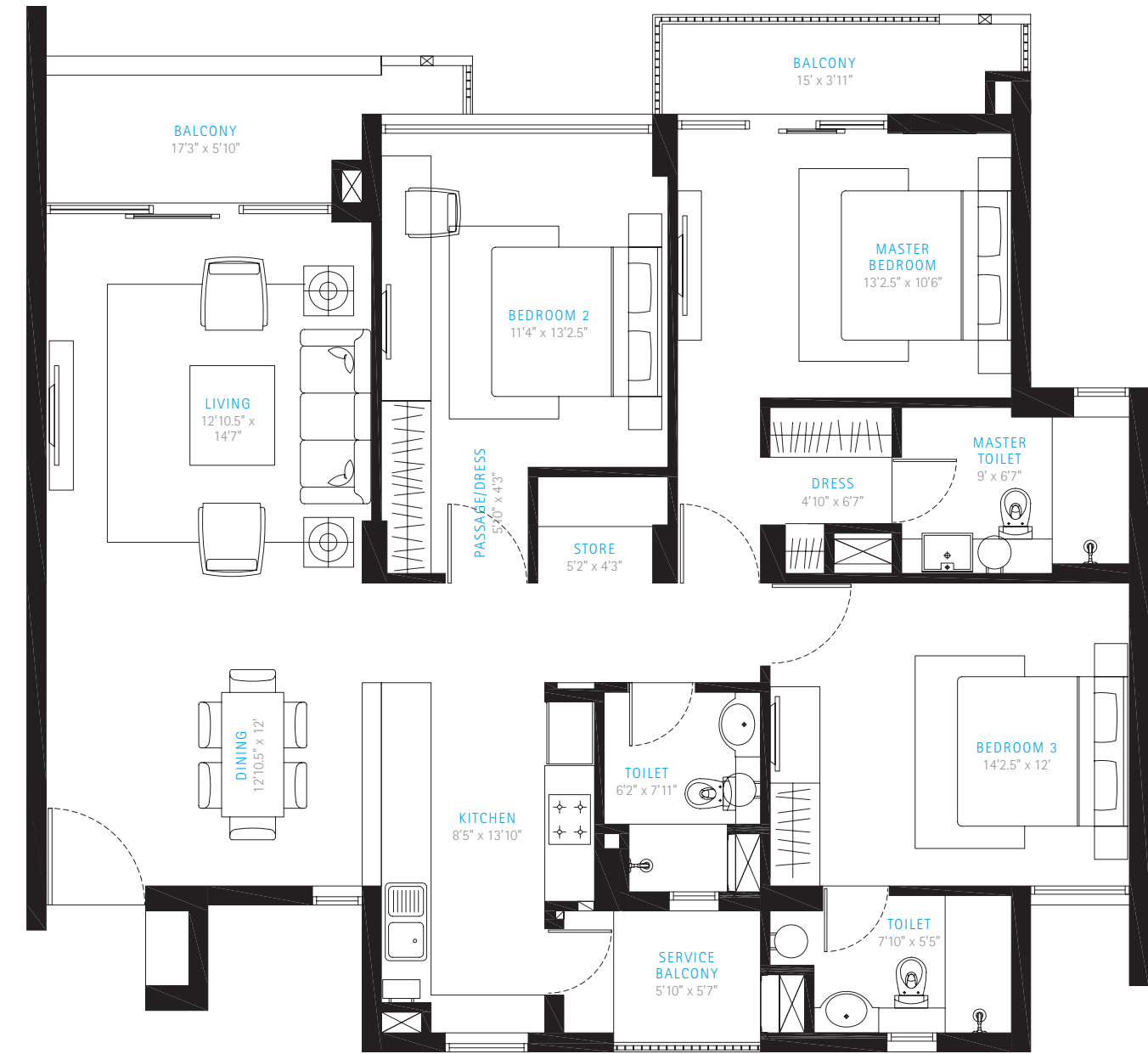
Sky Villa



Unit Type	3 BHK
Super Area	1960 sq.ft.

EMERALD

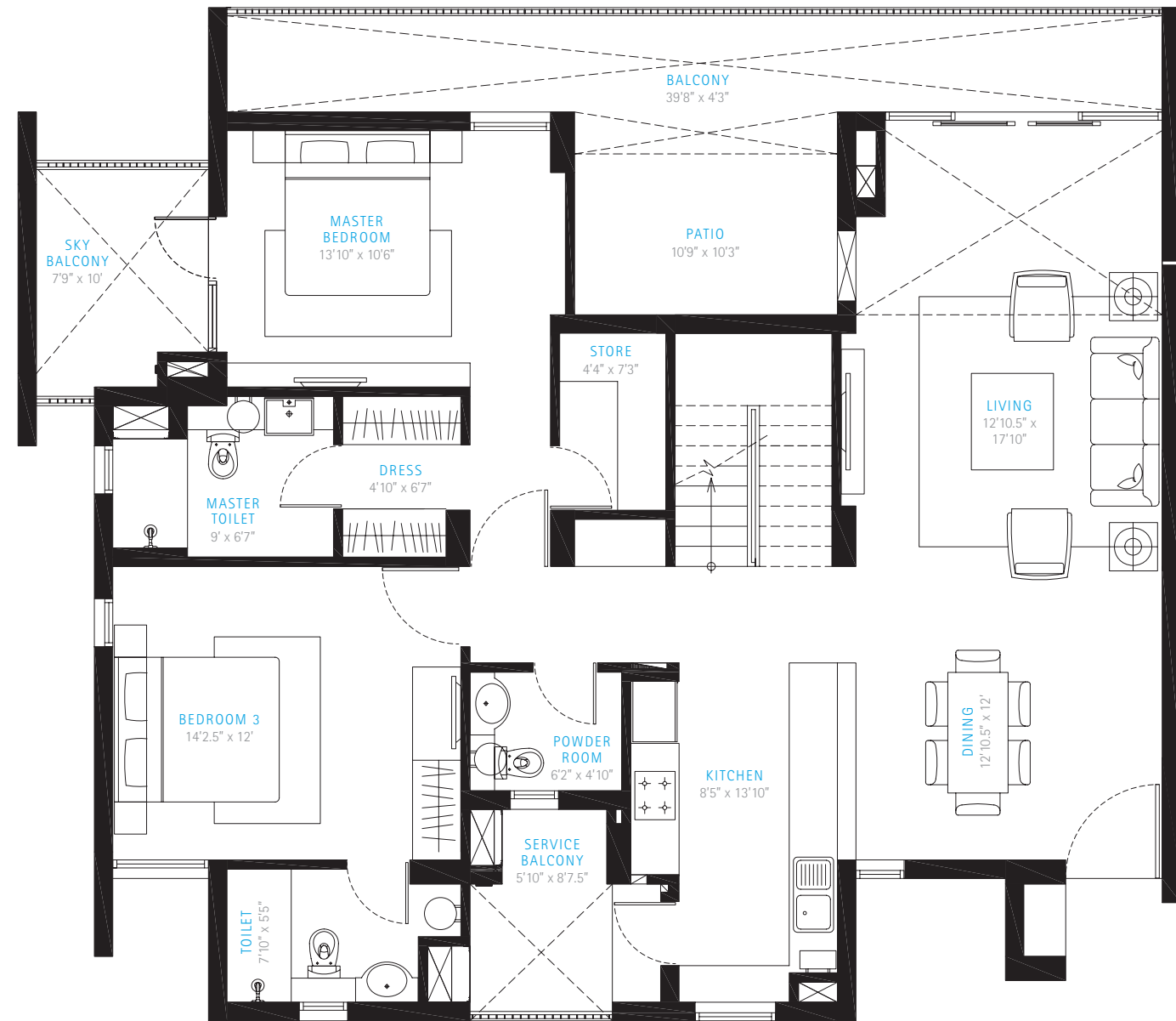
Typical Unit



Unit Type	3 BHK
Super Area	1945 sq.ft.

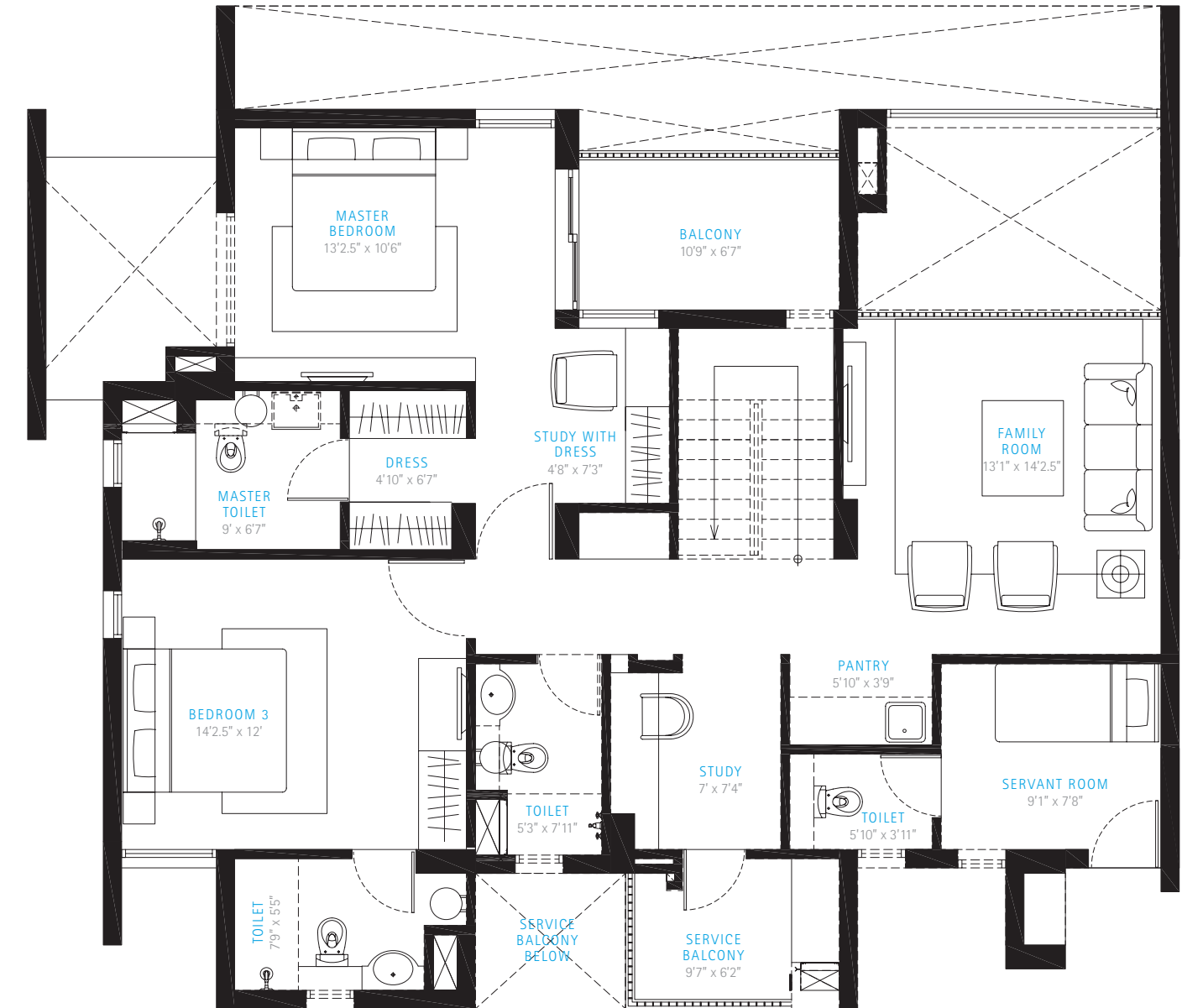
EMERALD

Duplex Lower



EMERALD

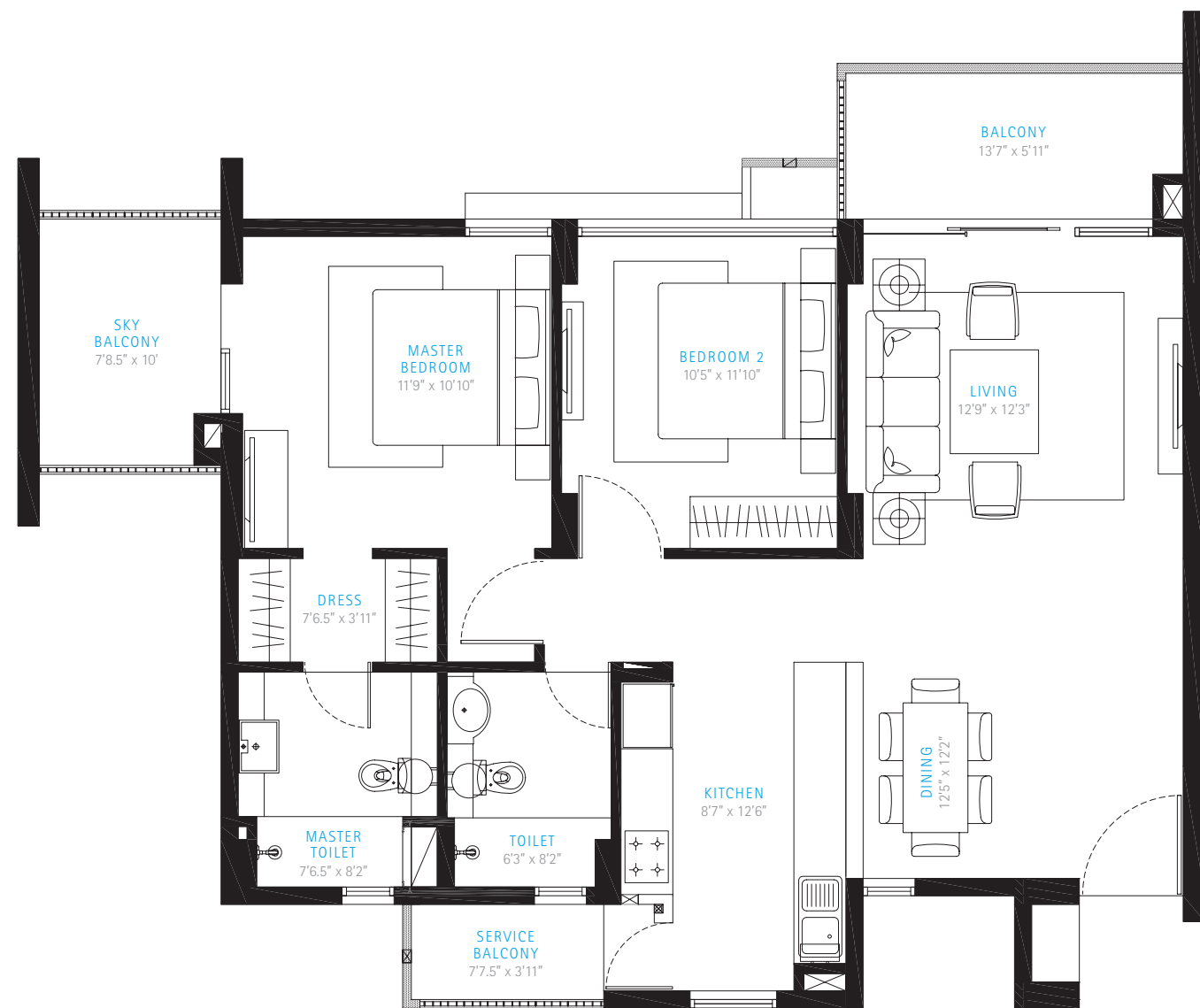
Duplex Upper



Unit Type	4 BHK + Study + Servant's Room
Super Area	3650 sq.ft.

TURQUOISE

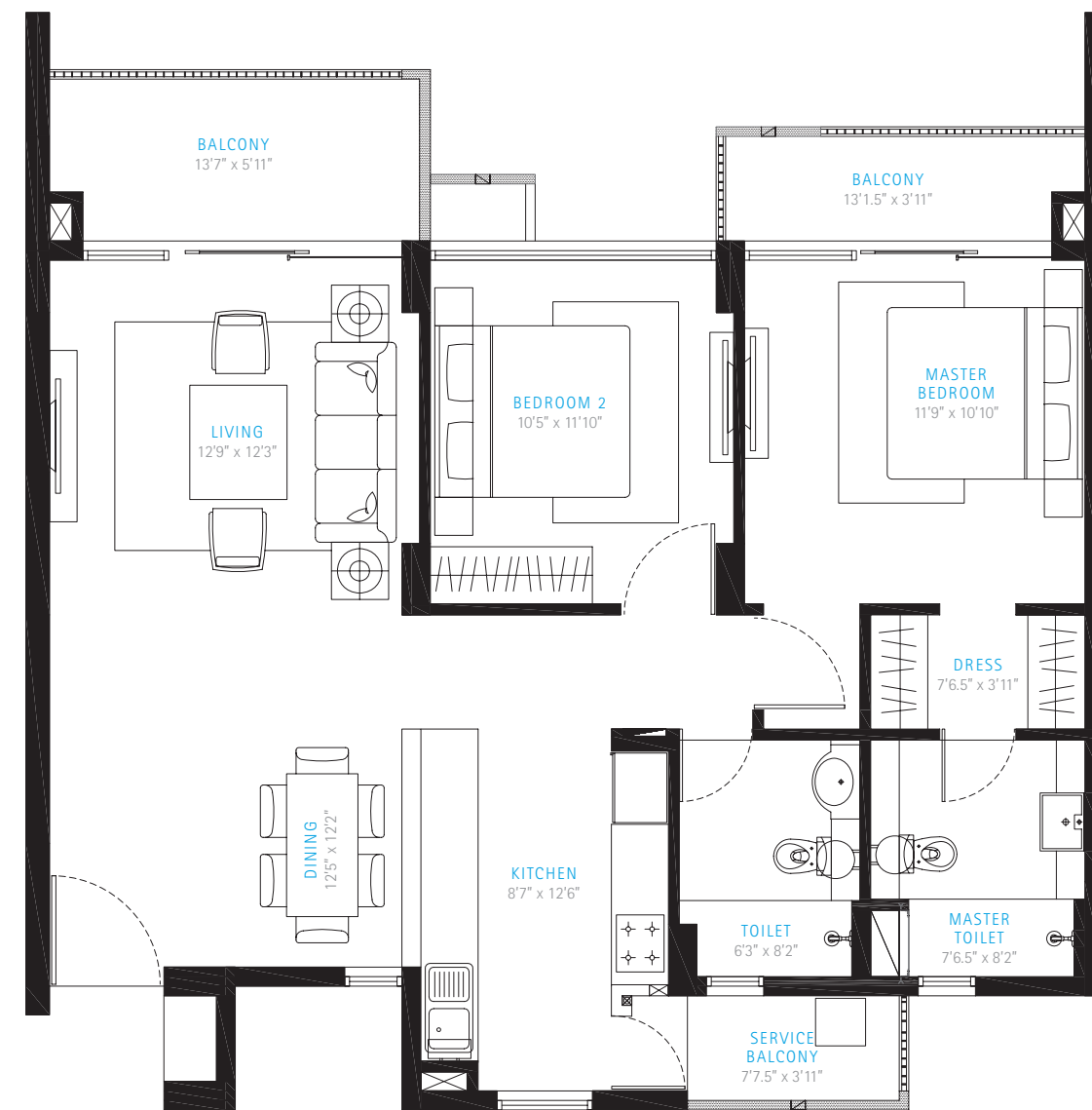
Sky Villa



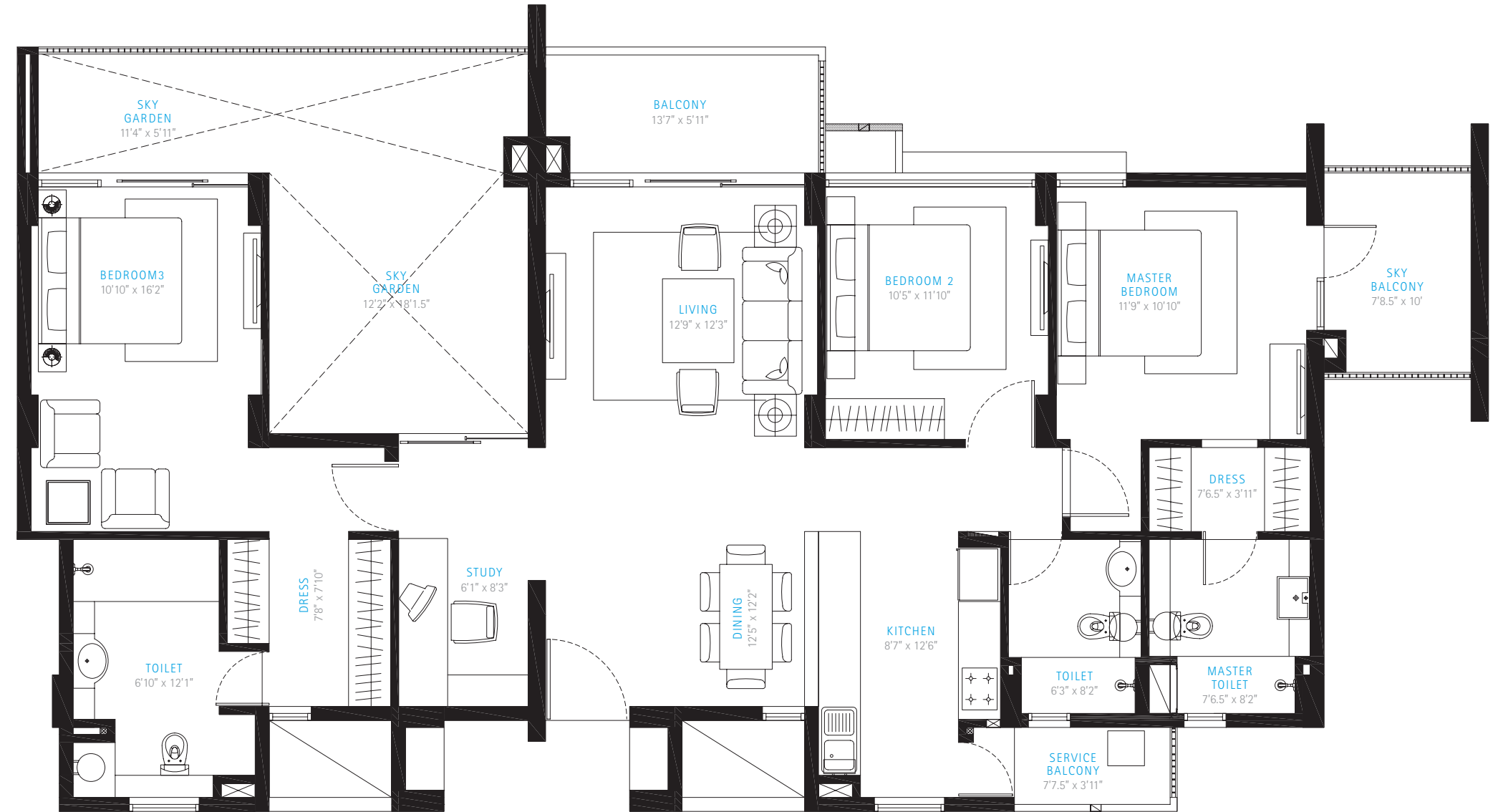
Unit Type	2 BHK
Super Area	1430 sq.ft.

TURQUOISE

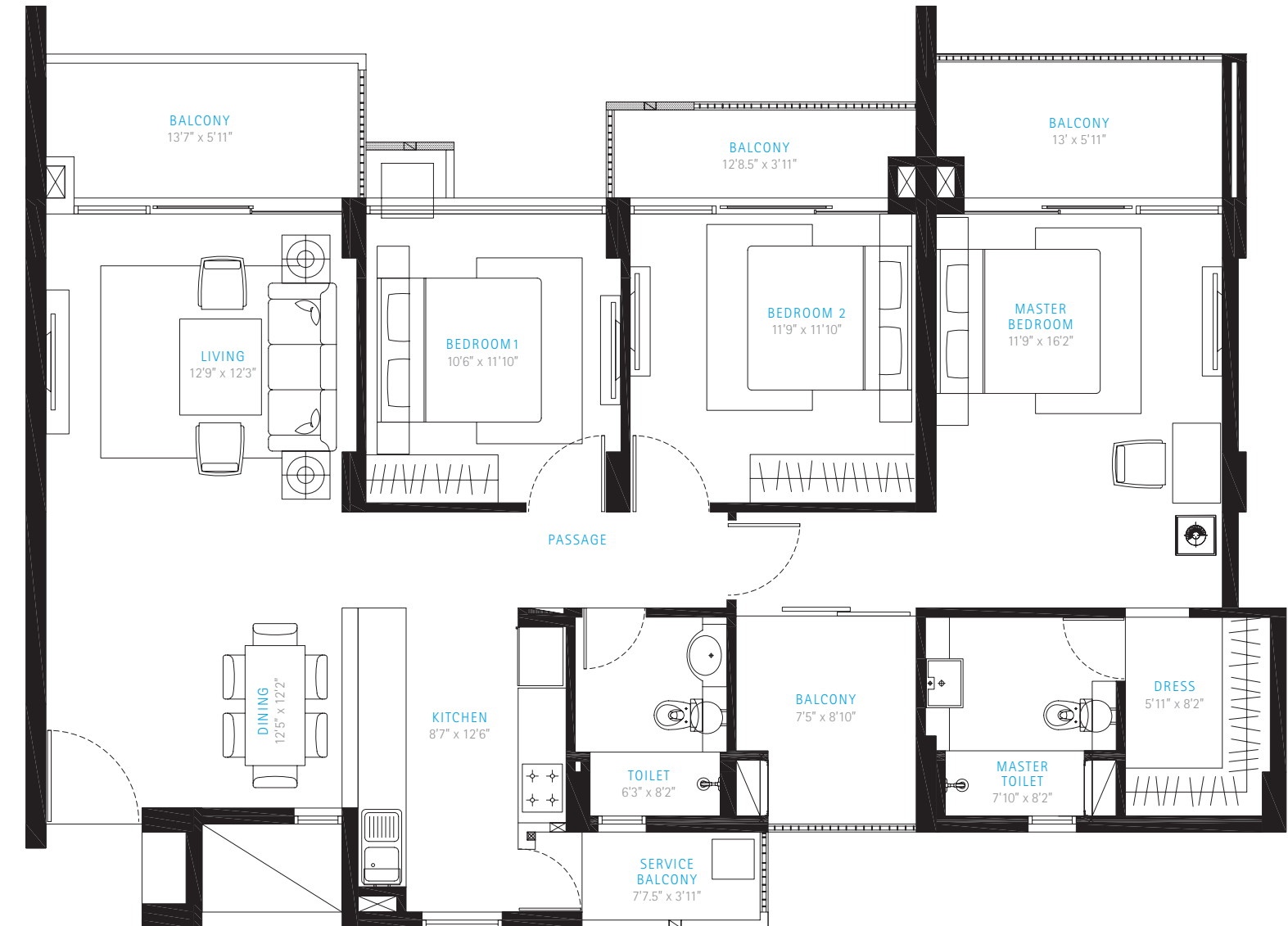
Typical Unit



Unit Type	2 BHK
Super Area	1400 sq.ft.



Unit Type	3 BHK + Study
Super Area	2245 sq.ft.



Unit Type	3 BHK
Super Area	1840 sq.ft.

SPECIFICATIONS

01	STRUCTURE	RCC Framed structure with infill brickwork, designed in compliance with Seismic Zone II, adequately fulfilling all earthquake safety requirements.
02	LIVING / DINING AREAS, LOBBIES / PASSAGE	
	Flooring	Matt finished stain and abrasion resistant vitreous tiles.
	Wall Finishes	Acrylic Emulsion on Plaster.
	Ceiling Finishes	Oil Bound Distemper on Plaster.
03	BEDROOMS	
	Flooring	Matt finished stain and abrasion resistant vitreous tiles.
	Wall Finishes	Acrylic Emulsion on Plaster.
	Ceiling Finishes	Oil Bound Distemper on Plaster.
04	KITCHEN	
	Flooring	Matt finished stain and abrasion resistant vitreous tiles.
	Wall Finishes	2' high Ceramic tiles dado above counter. Acrylic Emulsion over plaster in remaining areas.
	Ceiling Finishes	Oil Bound Distemper on Plaster.
	Counter	Polished Indian granite or Marble.
	Fixtures and Fittings	Stainless Steel Sink and mixer of standard makes and brands.
		Provision for installation of Geyser.
05	TOILETS	
	Flooring	Matt finished/anti-skid ceramic tiles.
	Wall Finishes	Glazed/Matt finished 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 Marble.
	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 Et overhead shower, Health Faucet along with necessary angle valves etc. of standard makes Et brands.
		All Toilet floors provided with suitable and adequate water proofing treatment. Provision for installation of Geysers.
06	BALCONIES/TERRACES	
	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	SERVANT'S ROOM	
	Flooring	Matt finished ceramic tiles.
	Wall finishes	Oil Bound Distemper on Plaster.
	Ceiling finishes	Oil Bound Distemper on Plaster.
08	SERVANT'S TOILET	
	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 Et Accessories	Bib cock, Ablution tap along with necessary angle valves etc. of standard makes and brands.
09	STAIRCASE	
	Flooring	Polished Indian Stone on Treads, Risers and Landings.
	Railing	Painted M.S. Handrails and balustrades.
	Wall finishes	Oil Bound Distemper on Plaster.

10	STUDY	
	Flooring	Matt finished stain and abrasion resistant vitreous tiles.
	Wall Finishes	Acrylic Emulsion on Plaster.
	Ceiling Finishes	Oil Bound Distemper on Plaster.
11	INTERNAL STAIRCASE	
	Flooring	Polished Indian Stone/Indian Marble on Treads, Risers and Landings.
	Railing	Painted M.S. Handrails and balustrades.
	Wall finishes	Acrylic Emulsion on Plaster.
12	STORE	
	Flooring	Ceramic tiles.
	Wall Finishes	Oil Bound Distemper on Plaster.
	Ceiling Finishes	Oil Bound Distemper on Plaster.
13	PANTRY	
	Flooring	Matt finished stain and abrasion resistant vitreous tiles.
	Wall Finishes	Oil Bound Distemper on Plaster.
	Ceiling Finishes	Oil Bound Distemper on Plaster.
	Counter	Polished Indian granite or Marble.
	Fixtures and Fittings	Stainless Steel Sink and sink cock of standard makes and brands.
14	COMMON PASSAGE	
	Flooring	Polished Indian Stone/Indian Marble.
	Wall finishes	Oil Bound Distemper on Plaster.
	Ceiling finishes	Oil Bound Distemper on Plaster.
15	ROOF	
		PCC finish over suitable waterproofing and insulation treatment (COBA or equivalent).
16	DOORS and WINDOWS	
	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.
17	EXTERNAL WALL FINISHES	
		External grade Anti Fungal / Anti Algal paint from reputed makes and brands.
18	ELECTRICAL WIRING AND INSTALLATIONS	
	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.
19	PLUMBING	
		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.