



URBAN VATIKA

Qualitative Living

2 & 3 BHK Apartments, Zirakpur, Mohali

LOCATION | QUALITY | DELIVERY





History, Inception & Vision

Home & Land Planners LLP Promoter's footprints into Land Development dates back to 1997. Slow, Steady and Sustainable growth has laid a path which is further turning the organization into a multifaceted Customer centric Target oriented Professional group that will cover milestones and conquer new pinnacles in the Land Development Sector.

Home & Land Planners LLP is and will keep on coming up with Innovative, Environment Friendly, Visionary Projects in Residential, Commercial & Industrial Streams of Land Development. We are geared up to out perform ourselves.

Urban Vatika

Urban Vatika is a perfect translation of futuristic vision, brilliant planning and impeccable intent into execution of a Marvelous Affordable Housing Township.

This Townships Stands out among the best because of Excellent connectivity of tricity, smart & startegic Location, highest construction quality and timely delivery. Living at Urban Vatika will be a blessing with blend of convenience, tranquility, joy, serenity and memorable experiences.

Highlights

- ✓ Smart & Strategic Locations (Behind Paras Down Town Mall)
- ✓ 35 Feet Wide Road
- ✓ Central Point of Tricity (Chandigarh, Panchkula & Mohali)
- ✓ Visionary Architectural Design (Natural Light & Ventilation)
- ✓ Structural Engineering (Earth Quake Resistant)
- ✓ Highest Construction Quality
 - AAC Block Work
 - Water Proofing on Roof Tops
 - Weather Proofs Paint on exterior walls
- ✓ Stilt Car Parking
- ✓ Gated Community
- ✓ World Class Lift in each Tower
- ✓ Wooden Cupboards in all Bedrooms
- ✓ Ample Water Supply
- ✓ Elegantly Designed Modular Kitchen
- ✓ Utility Room for Drivers & Servants

2 BHK



2 & 3 BHK 3D Arial view



3 BHK

FLOOR PLANS



3 BHK Floor Plan View
Plot Area: 141 sq yd. (Approx.)



2 BHK Floor Plan View
Plot Area: 120 sq yd. (Approx.)

SPECIFICATIONS



Living / Dining & Passage

Floor: Double Charged Vitrified Tiles with skirting

Walls: Plaster & Plastic Emulsion

Doors & Windows: Windows & Door in Hardwood Frame with Glazed/Wire Mesh Shutter in Exterior

Electrical: Modular Switches Legrand/ Goldmedal/ L&T or Equivalent with Copper Wiring Havells/ Shalimar/ Polycab or Equivalent. False Ceiling with Light in Drawing Room

Bed Rooms

Floor: Double Charged Vitrified Tiles with skirting

Walls: Plaster & Plastic Emulsion

Doors & Windows: Windows & Door in Hardwood Frame with Glazed/Wire Mesh Shutter in Exterior

Electrical: Modular Switches Legrand/ Goldmedal/ L&T or Equivalent with Copper Wiring Havells/ Shalimar/ Polycab or Equivalent.

Cupboard: Wooden Cupboards in all Bedrooms



Kitchen

Floor: Double Charged Vitrified Tiles with skirting

Walls: Plaster & Plastic Emulsion

Doors & Windows: Windows & Door in Hardwood Frame with Glazed/Wire Mesh Shutter in Exterior

Counter: Granite Counter Top with Designer Glazed Ceramic Tiles Upto 2' Height above Counter

Electrical: Modular Switches Legrand/ Goldmedal/ L&T or Equivalent with Copper Wiring Havells/ Shalimar/ Polycab or Equivalent.

Cabinet/ Counter: Modular Wooden Cabinets with Branded Fittings, Stainless Sink, Chrome Plated Brass Fittings for Hot & Cold Water Supply

Washrooms / Toilets

Floor: Satin/ Matt Finish Vitrified/ Ceramic Tiles on Floor with Skirting

Walls: Designer Glazed Ceramic Tiles upto Door Level

Doors & Windows: Windows & Door in Hardwood Frame with Glazed/Wire Mesh Shutter in Exterior

Fittings: Branded Ceramic WC, Wash Basin & Chrome Plated Fittings (Kohler, Grohe, Jaquar or Equivalent)

Electrical: Modular Switches Legrand/ Goldmedal/ L&T or Equivalent with Copper Wiring Havells/ Shalimar/ Polycab or Equivalent



Other Specifications

Staircase: Granite

Air Conditioning: Provision for Wiring & Conduits of split AC Units

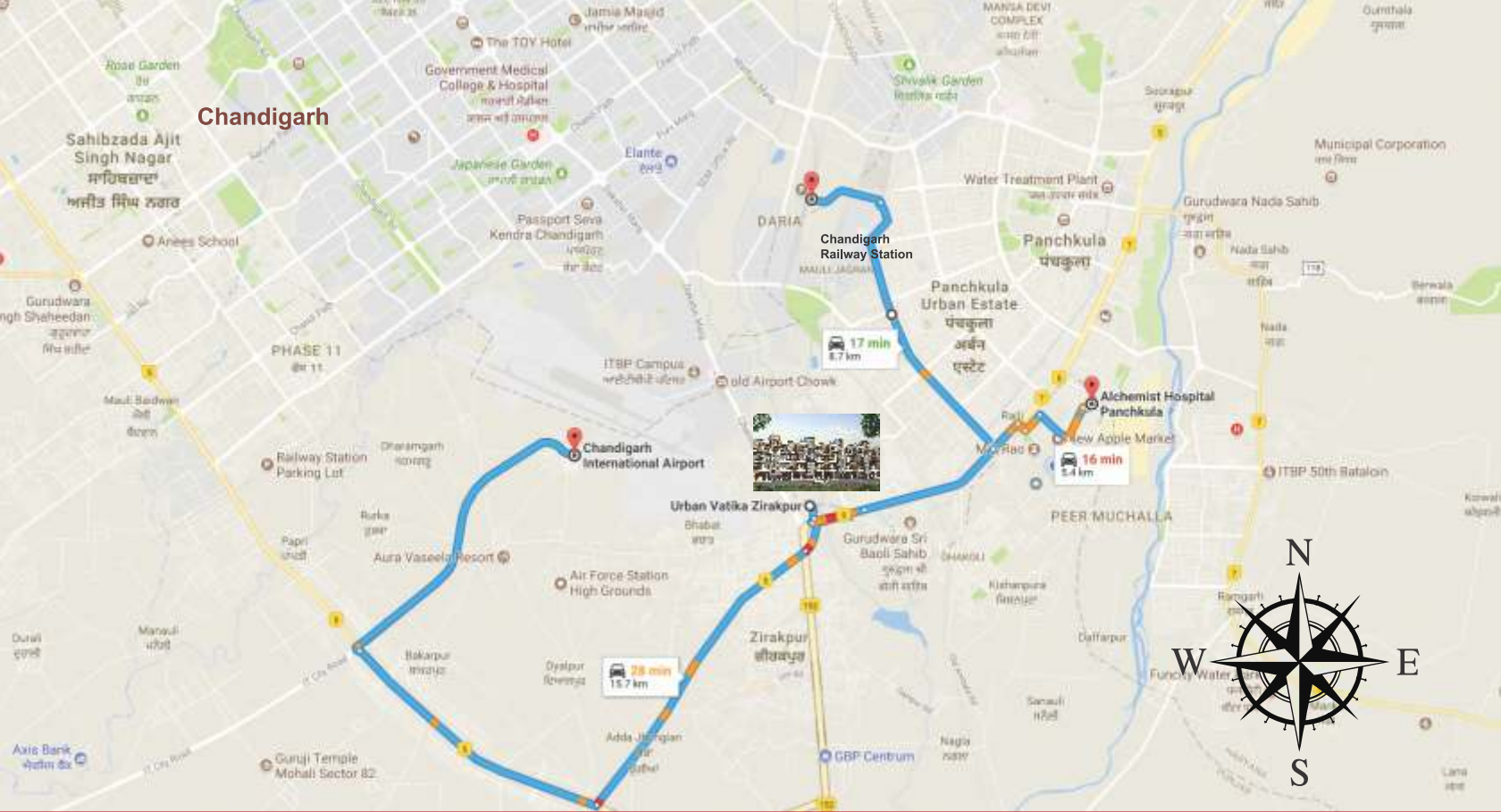
External Walls: Weather Proof Exterior Paint

Railing: S.S Railing with Paint on Stairs & Balconies

Electrical: Provision for Internal Cabling of TV

SITE PLAN





Smart & Strategically Located Residences

3 PRIMARY MODES OF TRANSPORTATION

- ✓ Road - Zirakpur Inter-State Bus Terminal - 0.3 kms
- ✓ Railway - Chandigarh Railway Station - 8.7 kms
- ✓ Air - Chandigarh International Airport - 15.7 kms

SHOPPING & ENTERTAINMENT

- ✓ Paras Down Town Square Mall - 0 kms
- ✓ Big Bazaar - 0 kms
- ✓ Park Plaza Zirakpur - 3.8 kms
- ✓ Best Price - 4 kms
- ✓ Metro Wholesale - 6 kms

EDUCATION

- ✓ IISER - 14 kms
- ✓ ISB- 14.2 kms
- ✓ Panjab University - 15.3 kms
- ✓ NIPER- 17.6 kms
- ✓ Chitkara University - 23.9 kms
- ✓ Chandigarh University - 41 kms

MEDICAL & HEALTH FACILITIES

- ✓ J.P. Hospital-1 kms
- ✓ Alchemist Hospital Panchkula - 5.4 kms
- ✓ GMCH Sector-32 - 9 kms
- ✓ Civil Hospital, Panchkula - 9 kms
- ✓ Ivy Hospital, Panchkula - 11 kms
- ✓ Fortis Hospital Mohali - 15 kms
- ✓ GMCH Sector-16 - 15 kms
- ✓ PGIMER - 17 kms

SPORTS FACILITIES

- ✓ Upcoming Sports Authority of India Stadium - 4.7 kms
- ✓ Panchkula Golf Club - 7 kms
- ✓ Chandigarh Swimming Academy, Sector 23 - 13.4 kms
- ✓ Chandigarh Golf Club - 13.5 kms
- ✓ PCA Stadium - 14.3 kms
- ✓ Chandigarh Hockey Stadium, Sector 42 - 14.3 kms
- ✓ Chandigarh Lawn Tennis Stadium - 16 kms
- ✓ GAMADA Sports Complex - 17.4 kms



Site Office: Urban Vatika, Opposite Bus Stand, Adjoining Paras Downtown Mall, Zirakpur-140603
Corporate Office: SCO 53, 1st Floor, Sector-82, Mohali-160055
urbanvatikainfo@gmail.com | www.urbanvatika.co.in

RERA Registration No. - PBRERA-SAS79-PR0105