

SPACE

the Ultimate Extravagance



SOVEREIGN PARK

TASHA
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OUTSIDE

As important as the inside



Open, green lawns stretching into the distance, parks that extend as far as the eye can see, and large balconies that bring the feeling of the outdoors to every floor – these are the parameters by which quality of life in luxury apartments will now be evaluated.

The quality of the space around a home has become just as important as the space inside it, and these external spaces are coming into focus now as the differentiating factors in residential projects.

They are the new standards being laid down at Vatika's Sovereign Park.

Sovereign Park is the latest in Vatika's Sovereign line of luxury residences. And like its illustrious predecessors Sovereign Apartments and Sovereign Next, Sovereign Park too is setting new benchmarks.

While many new projects talk about large green areas,

at Sovereign Park the entire project concept has been created around a large and continuous expanse of greenery. And the project's lifespace design is such that residents will experience and interact with these open areas every day.

With Sovereign Park, green truly becomes the new colour of luxury.





LOCATION

Beyond Compare

Sovereign Park is being built in Gurgaon's Sector 99, and is spread over more than 42,000 sq. mts. (about 10.5 acres).

The project has the further advantage of being located right on the Dwarka Expressway (also known as the Northern Peripheral Road). In fact, Sovereign Park will be the only residential project with direct access to the Dwarka Expressway, with its gates opening straight on the 150 metre wide Dwarka Expressway.

The 150 metre wide Dwarka Expressway will be an important link road between Gurgaon and New Delhi, and the area is seeing rapid real estate growth because of its centrality to future development in the region.

The site is a part of the Urban Complex 2031 Master Plan, and enjoys close proximity to the 100-acre district park in Sector 102 as well as to the proposed Metro line.





SPACIOUS By Design

3 BHK+Svt 2500-2610 sq. ft.

4 BHK+Svt 3230-3255 sq. ft.

Penthouses 4470-5755 sq. ft.

Sovereign Park is an exceptional residential project, with many distinguishing aspects. The availability and enjoyment of space is, however, the foremost among them.

From apartment layouts to the arrangement of the residential towers, there are many factors that enhance the feeling of spaciousness. The residents will get to enjoy large common areas and facilities.

There are only two apartments per floor, which will make the lift lobby seem like an almost private space. The apartments themselves are quite large and spacious. Three configurations are available – 3 BHK, 4 BHK and penthouses with floor areas ranging from 2,500 sq. ft. to 5,755 sq. ft. Each apartment has an adjoining servant unit, connected to the apartment through the kitchen, and direct access to the basement from the lift lobby.

The feeling of spaciousness continues with the design and the layout of the apartments. Importance has been given to maximizing natural light and ventilation, the

clear ceiling heights are in excess of 10 feet, and the doors too are high.

All the apartments are park facing, and have large balconies adjoining the bedrooms and the living room to foster a sense of oneness with the outdoors. All the bedrooms have attached dressing areas, which remove the need for cupboards in the bedrooms and thereby create even more usable space.





Swimming Pool

Exclusive Club

Multi-Purpose Hall

External Spaces for Functions

Children's Play Areas

Continuous Green Area

Walkways and Sit-outs

Sports Zone

Retail Facility

R E C R E A T I O N

And Community Spaces

The expansive green spaces of Sovereign Park provide an idyllic setting for the community's recreational areas. The project has the full complement of amenities and recreational facilities that you would expect from a high-quality residential project. And then there are some that you may not have expected.

There is a beautiful open-air swimming pool, centrally located in the project – comprising of a lap pool, a children's pool, and showers and changing rooms.

Also set in the central green area is the Sovereign Park Club, an exclusive facility for residents and their guests. The clubhouse includes a residents' lounge, a multi-purpose hall, a play area for children, a pantry, and external spill-over spaces for functions and parties.

The Health Club has a fully equipped gymnasium and lockers for residents. There are also separate facilities for tennis and basketball.

Perhaps the most beautiful aspect of Sovereign Park is the elegance and beauty of its gardens, landscaping and community spaces. These include a specially designed event court, apart from a plethora of walkways, courtyards, flowerbeds and shady trees.

There is a grand entry plaza to welcome visitors on arrival, and designated drop-off areas for every residential block. Several of the blocks have stilted areas at the ground level to ensure uninterrupted views of the project's immense central park.

A convenient retail facility is located within the complex to cater to the residents' daily domestic requirements.





ACRES

Of Green Living Space

At the heart of Sovereign Park is an immense green area from which the project gets its name. Rather than a conventional single space, the park is actually designed as a continuous series of overlapping greens. Apart from being aesthetically more interesting, this allows the various sections to be utilised for different purposes.

The Sovereign Park Club, the swimming pool, two courtyard gardens, a central plaza, the children's play area and a number of ornamental lawns are all integrated into the central green expanse. Attractive walkways connect these facilities, inviting residents to walk through the lovely parklands of Sovereign Park.

Vehicular traffic is limited to the periphery of the project along a circumscribing road. Drop-off areas have been designated at the entrance of each residential block. Ramps lead to a large parking area in the basement.

The project has a mix of high-rise and mid-rise blocks. Not only does this create choices in the types of residences available, it also gives the project a more varied skyline.



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LUXURY

You Can Touch

While large spaces are the primary attraction of Sovereign Park, everything that these spaces comprise will be of the highest quality. This is a luxury project, and excellence will be manifest in all that you see, touch or walk on.

Whether it is the extra height of the ceilings and doors, or the thoughtful provision of a powder toilet in each apartment, or even the spaciousness of the elevators, every detail is a reflection of the attention and the quality that are essential components of Sovereign Park.

STRUCTURE	RCC framed structure with infill brickwork, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements
	Combination of High-rise & Mid-rise blocks
PARKING	Provision for residents parking in two level basements with elevator access from the apartment lobbies
	Adequate parking for visitors on surface
HIGH CEILINGS	Floor to floor heights of 3.3 mtrs. provided to ensure very comfortable clear heights and headroom in all apartments
AIR CONDITIONING	Intelligent air-conditioning through energy efficient VRV / VRF systems in all bedrooms and living rooms
ENVIRONMENT & CONSERVATION	Rainwater harvesting
	Installation of Sewage Treatment Plant (STP)
	Recycled water for flushing to each apartment
	Recycled water for horticulture
ELEVATORS	Spacious elevators with pleasing interiors. High speed elevators for High-rise towers
LIVING/DINING AREAS, LOBBIES/PASSAGE	Flooring: Polished imported marble
	Wall Finishes: Premium emulsion paint on plastered wall with punning or putty for level and smoothness
BEDROOMS	Flooring: High quality wooden flooring in all bedrooms
	Wall Finishes: Premium Emulsion Paint on plastered wall with punning or putty for level and smoothness
KITCHEN	Flooring: Matt finished ceramic tiles
	Wall Finishes: 2' high Ceramic tiles dado above counter. Premium emulsion on plaster in remaining areas
	Fitments : The kitchen shall be fitted with fully furnished modular cabinets in aesthetically pleasing finishes and matching Granite counter top. A double bowl sink, mixer, a cook top & a chimney installation will be provided
	Provision for installation of Geyser and water purifiers by the owner
	Provision for supply of Piped Natural Gas / LPG supply to the kitchen
TOILETS	Flooring: Matt finished/anti-skid ceramic tiles
	Wall Finishes: Glazed / Matt finished ceramic wall tiles up to Dado level. Premium emulsion on plastered surfaces above Dado level
	Sanitary ware: Wash Basin and European Water Closet (EWC) of reputed makes and brands

	C.P. Fittings and Accessories: Basin Mixer, Shower mixer / Diverter with bath spout and overhead shower, Health Faucet along with necessary angle valves etc. of reputed makes and brands
	Glass Partition for shower area in toilets
	All toilet floors provided with suitable and adequate water proofing treatment
	Provision for installation of Geysers and exhaust fans by the owners
DOORS AND WINDOWS	Main Entrance Door: Polished Veneer Door with Polished Hardwood Frame
	Internal Doors: Tall internal door openings (approximately 8'-0") with painted hardwood frames and painted/laminated flush doors
	Hardware: Locks, Handles and Knobs from reputed makes and brands. High quality steel / brass hardware
	Windows and External glazing: Aluminum or Upvc frame windows with clear glass
BALCONIES	Flooring: Matt finished/anti-skid ceramic tiles
	Wall finishes: Exterior grade paint on plaster
SERVANT'S ROOM	Flooring: Matt finished ceramic tiles
	Wall finishes: Paint on plaster
SERVANT'S TOILET	Flooring: Matt finished ceramic tiles
	Wall finishes: Dado of glazed / matt finished ceramic wall tiles. (Paint on plastered surfaces above dado level for remaining areas)
	Sanitary ware: Wash Basin and European Water Closet (EWC) of standard makes
	C.P. Fittings and Accessories: Bib cock, Pillar cock, Ablution tap along with necessary angle valves etc. of standard makes and brands
EXTERNAL WALL FINISHES	External grade Anti Fungal/Anti Algal paint from reputed makes and brands
ELECTRICAL WIRING AND INSTALLATIONS	Fixtures and Fittings: IS Compliant Modular switches / sockets, switchgear and distribution boxes from standard makes and brand
	Wiring: IS Compliant Copper wiring in concealed conduits. Adequate provision for light points, fan points, receptacles and power points in all rooms
PLUMBING	IS Compliant CPVC water supply pipes with standard valves and accessories
	IS Compliant PVC waste pipes and traps
POWER BACK UP	100% power back up shall be provided for apartments and essential services and common areas such as Lobbies etc.
SAFETY AND SECURITY SYSTEMS	Gated Complex: Gated community with perimeter wall or fence for security. Guard posts on Entrance & Exit with 24hrs. security and CCTV surveillance
	Apartment Level: Apartment lobbies with access control. Video Door phone for all apartments
	Fire and Life Safety Systems: Advanced fire detection and fire suppression systems in compliance with Fire and life safety codes, including fire detectors, sprinklers and fire hose reels
	Provision of two staircases in each block for evacuation

Disclaimer: Specifications are indicative and are subjected to change as decided by the architect. Minor variations may be required during execution of work. Marble 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. The developer reserves the right to provide window or split air-conditioners in specific areas or room where air conditioning through VRV / VRF systems is not feasible. Glass partition may be omitted if there are space constraints in some toilets. Height of internal doors refers to the masonry opening of the doorways and may be reduced to approximately 7'0" in certain rooms.



FLOOR
NUMBER

UNIT
NUMBER

(TYPICAL FLOOR
NUMBERING SYSTEM)

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FLOOR PLANS

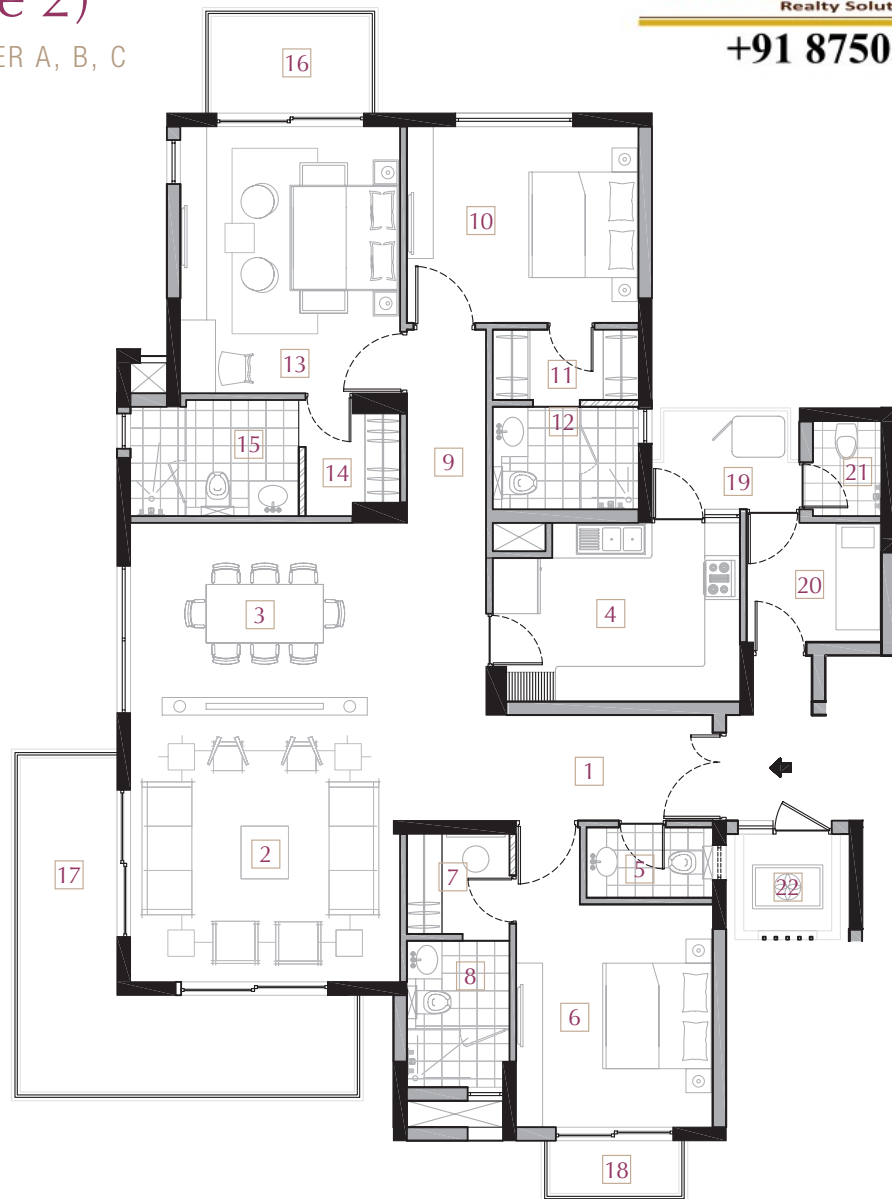


3BHK+S (Type 2)

TYPICAL FLOOR 2 – TOWER A, B, C



Saleable Area: 2610 sq.ft.



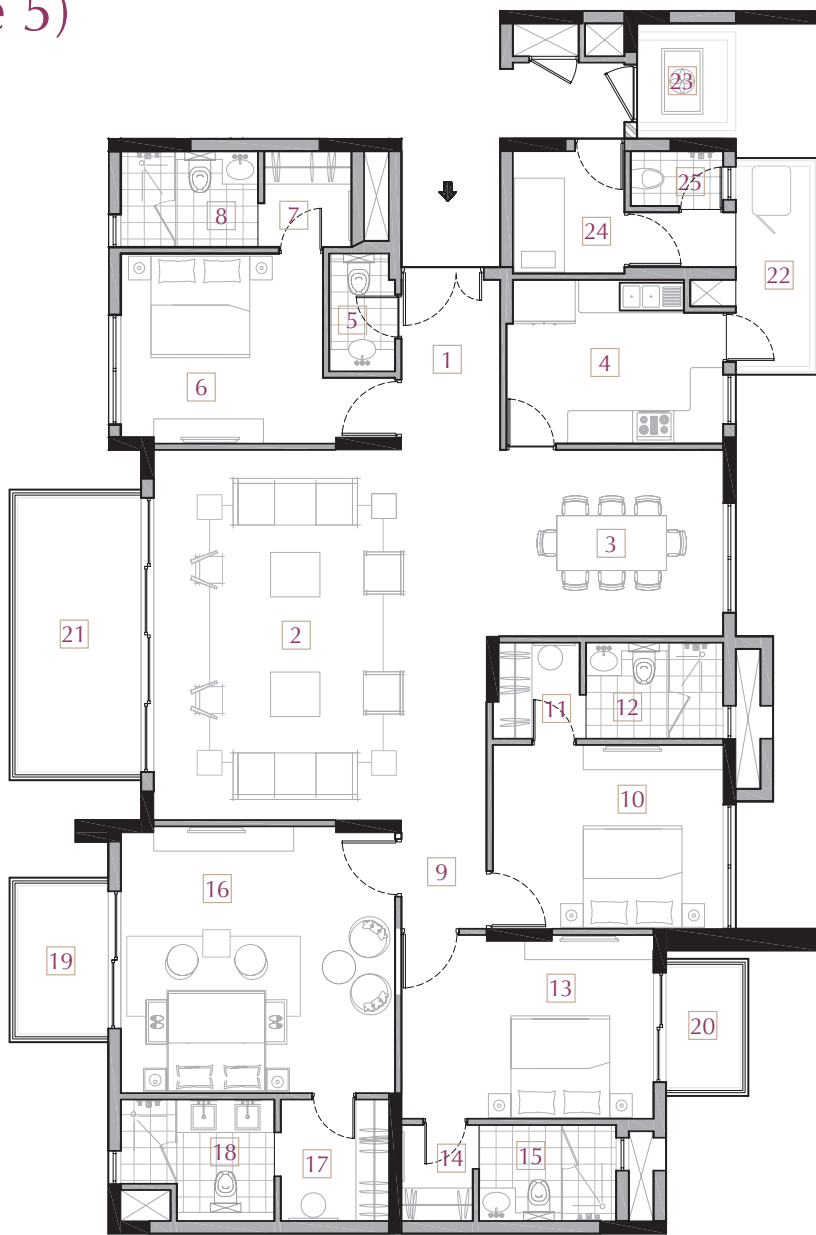
		mm	ft
1	Entrance Foyer	3865 X 1800	12'8" X 5'11"
2	Living Area	4600 X 4550	15'1" X 14'11"
3	Dining	6065 X 3280	19'11" X 10'9"
4	Kitchen	4215 X 3050	13'10" X 10'0"
5	Toilet	2150 X 1200	7'1" X 3'11"
6	Guest Bedroom	3350 X 3800	11'0" X 12'6"
7	Dress	1750 X 1705	5'9" X 5'7"
8	Toilet	1750 X 2500	5'9" X 8'2"
9	Corridor	1350 wide	4'5" wide
10	Bedroom 1	3950 X 3350	13'0" X 11'0"
11	Dress	2485 X 1200	8'2" X 3'11"
12	Toilet	2485 X 1750	8'2" X 5'9"
13	Master Bedroom	3750 X 4550	12'4" X 14'11"
14	Dress	1615 X 1980	5'4" X 6'6"
15	Toilet	2870 X 1980	9'5" X 6'6"
16	Master Balcony	3000 X 1800	9'10" X 5'11"
17	Living Room Balcony	4200/6000 X 7030	13'9"/19'8" X 23'11"
18	Guest Bedroom Balcony	2500 X 1050	8'2" X 5'4"
19	Utility Balcony	2215 X 1730	7'3" X 5'8"
20	Servant room	2300 X 2035	7'7" X 6'8"
21	Servant Toilet	1170 X 1615	3'10" X 5'4"
22	VRV Balcony	1800 X 1800	5'11" X 5'11"

4BHK+S (Type 5)

TYPICAL FLOOR – BLOCK K



Saleable Area: 3250 sq.ft.



		mm	ft/in
1	Entrance Foyer	1800 X 3100	5'11" X 10'2"
2	Living Area	6065 X 6750	19'11" X 22'2"
3	Dining	4315 X 3400	14'2" X 11'2"
4	Kitchen	3950 X 2985	13'0" X 9'10"
5	Toilet	1200 X 2150	3'11" X 7'1"
6	Guest Bedroom	3685 X 3465	12'1" X 11'4"
7	Dress	1440 X 1750	4'9" X 5'9"
8	Toilet	2500 X 1750	8'2" X 5'9"
9	Corridor	1550 wide	5'1" wide
10	Bedroom 1	4200 X 3350	13'9" X 11'0"
11	Dress	1470 X 1750	4'10" X 5'9"
12	Toilet	2500 X 1750	8'2" X 5'9"
13	Bedroom 2	4595 X 3350	15'1" X 11'0"
14	Dress	1300 X 1750	4'3" X 5'9"
15	Toilet	2500 X 1750	8'2" X 5'9"
16	Master Bedroom	5000 X 4865	16'5" X 15'11"
17	Dress	1970 X 2215	6'4" X 8'0"
18	Toilet	2800 X 2215	7'3" X 8'0"
19	Master Balcony	1800 X 3000	5'11" X 9'10"
20	Bedroom 2 Balcony	1500 X 2500	4'11" X 8'2"
21	Living room Balcony	2400 X 5300	7'10" X 17'5"
22	Utility Balcony	1800 X 3925	5'11" X 12'11"
23	VRV Balcony	1800 X 1800	5'11" X 5'11"
24	Servant room	2035 X 2230	6'8" X 7'4"
25	Servant Toilet	1685 X 1000	5'6" X 3'3"

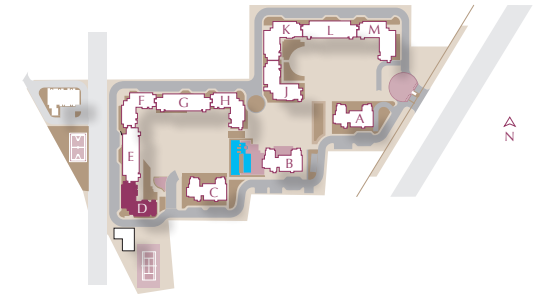
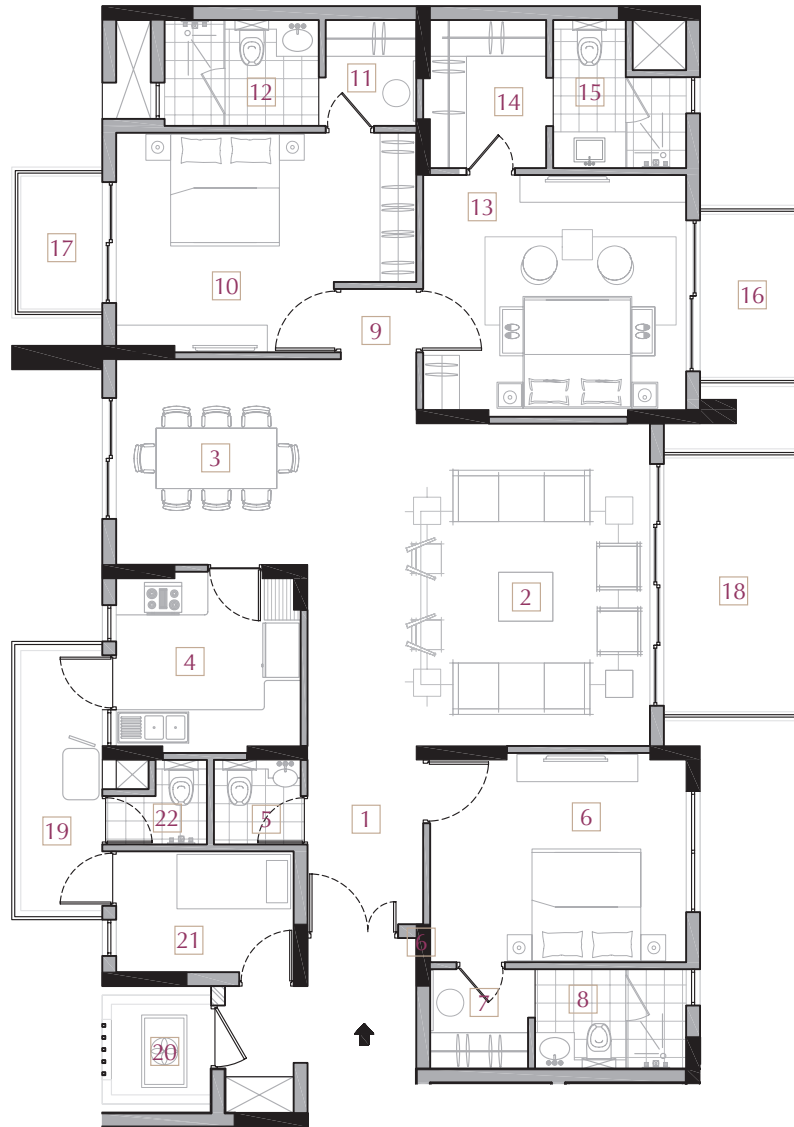
3BHK+S (Type 3)

TYPICAL FLOOR – BLOCK D

0 1 2 meter

Saleable Area: 2505 sq.ft.

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		mm	ft/in
1	Entrance Foyer	1915 X 2950	6'3" X 9'8"
2	Living Area	5665 X 5335	18'7" X 17'6"
3	Dining	3165 X 3400	10'5" X 11'2"
4	Kitchen	3050 X 3000	10'0" X 9'10"
5	Toilet	1435 X 1400	4'8" X 4'7"
6	Guest Bedroom	4235 X 3465	13'11" X 11'4"
7	Dress	1620 X 1650	5'4" X 5'5"
8	Toilet	2500 X 1650	8'2" X 5'5"
9	Corridor	1250 wide	4'1" wide
10	Bedroom 1	4965 X 3635	16'3" X 11'11"
11	Dress	1500 X 1750	4'11" X 5'9"
12	Toilet	2550 X 1750	8'4" X 5'9"
13	Master Bedroom	4350 X 4000	14'3" X 13'1"
14	Dress	1920 X 2450	6'4" X 8'0"
15	Toilet	2200 X 2450	7'3" X 8'0"
16	Master Balcony	1800 X 3000	5'11" X 9'10"
17	Bedroom 1 Balcony	1500 X 2500	4'11" X 8'2"
18	Living room Balcony	2400 X 4500	7'10" X 14'9"
19	Utility Balcony	1500 X 4605	4'11" X 15'1"
20	VRV Balcony	1800 X 1800	5'11" X 5'11"
21	Servant room	2935 X 2000	9'8" X 6'7"
22	Servant Toilet	1500 X 1400	4'11" X 4'7"



SOVEREIGN PARK

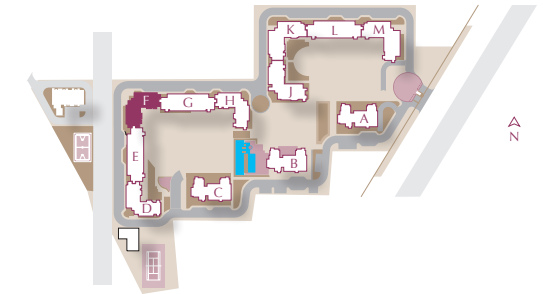
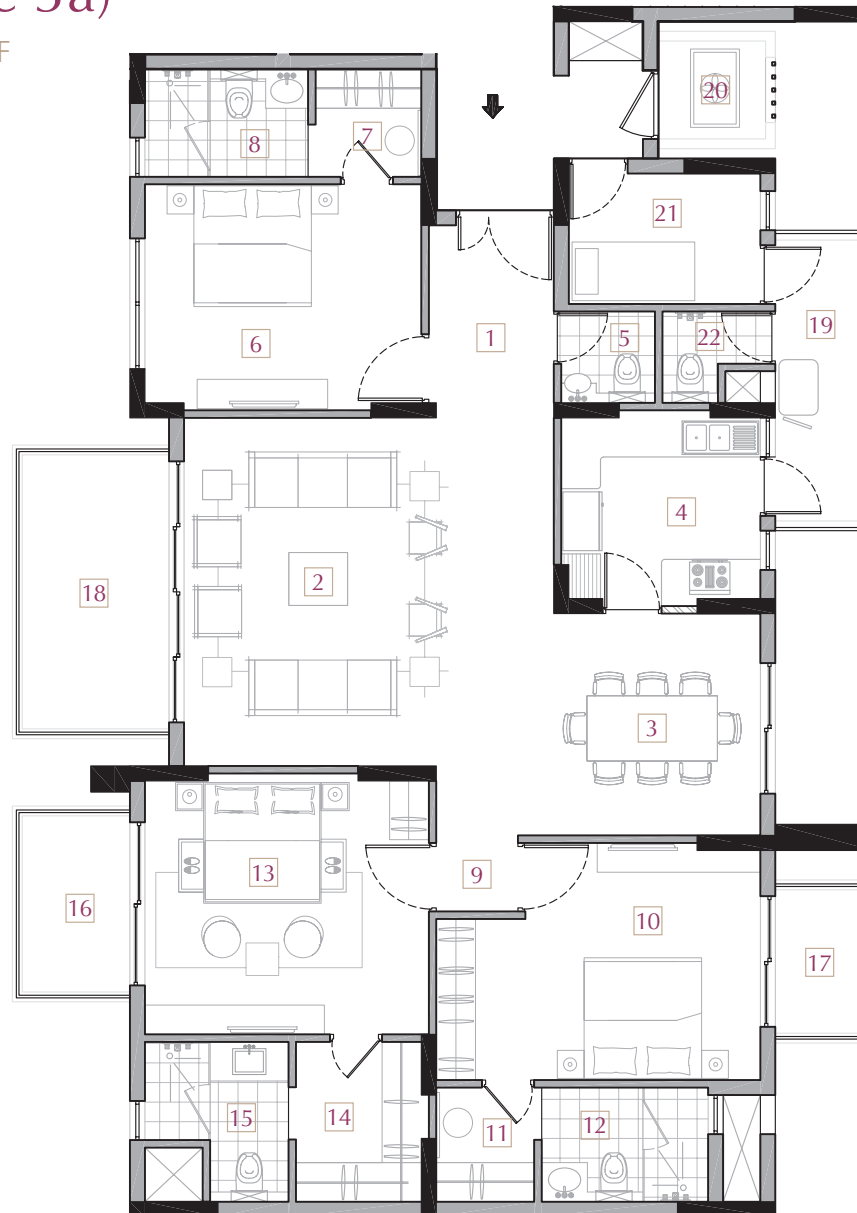
3BHK+S (Type 3a)

TYPICAL FLOOR – BLOCK F

0 1 2 meter

Saleable Area: 2515 sq.ft.

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		mm	ft/in
1	Entrance Foyer	1915 X 2950	6'3" X 9'8"
2	Living Area	5665 X 5335	18'7" X 17'6"
3	Dining	3165 X 3400	10'5" X 11'2"
4	Kitchen	3050 X 3000	10'0" X 9'10"
5	Toilet	1435 X 1400	4'8" X 4'7"
6	Guest Bedroom	4235 X 3465	13'11" X 11'4"
7	Dress	1620 X 1650	5'4" X 5'5"
8	Toilet	2500 X 1650	8'2" X 5'5"
9	Corridor	1250 wide	4'1" wide
10	Bedroom 1	4965 X 3635	16'3" X 11'11"
11	Dress	1500 X 1750	4'11" X 5'9"
12	Toilet	2550 X 1750	8'4" X 5'9"
13	Master Bedroom	4350 X 4000	14'3" X 13'1"
14	Dress	1920 X 2450	6'4" X 8'0"
15	Toilet	2200 X 2450	7'3" X 8'0"
16	Master Balcony	1800 X 3000	5'11" X 9'10"
17	Bedroom 1 Balcony	1500 X 2500	4'11" X 8'2"
18	Living room Balcony	2400 X 4500	7'10" X 14'9"
19	Utility Balcony	1500 X 4605	4'11" X 15'1"
20	VRV Balcony	1800 X 1800	5'11" X 5'11"
21	Servant room	2935 X 2000	9'8" X 6'7"
22	Servant Toilet	1500 X 1400	4'11" X 4'7"



SOVEREIGN PARK

3BHK+S (Type 4)

TYPICAL FLOOR – BLOCK D

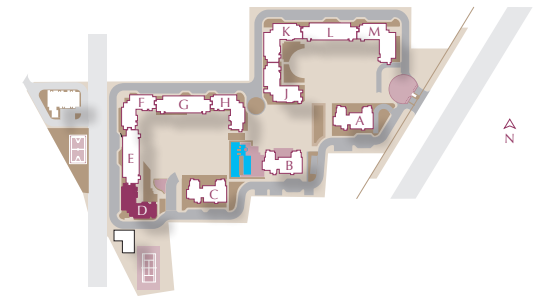
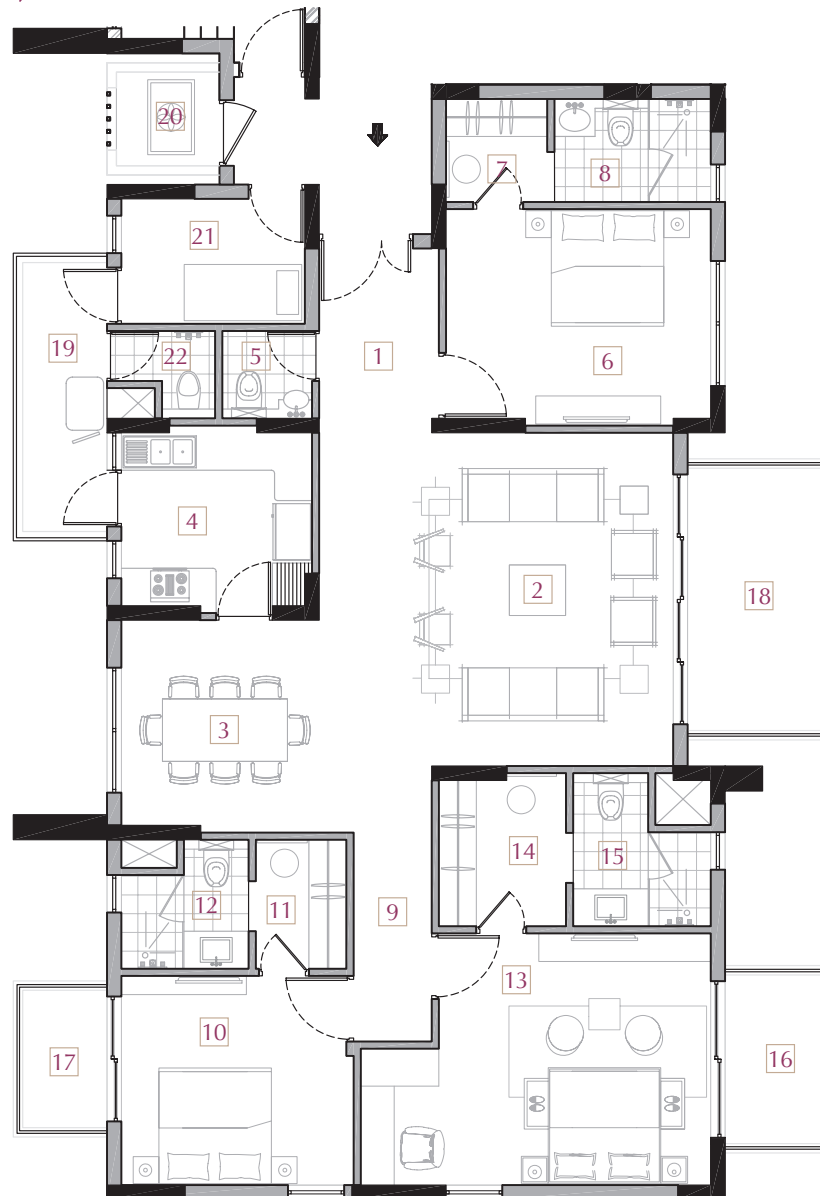
0 1 2 meter

Saleable Area: 2530 sq.ft.

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SOVEREIGN PARK



		mm	ft/in
1	Entrance Foyer	1915 X 2950	6'3" X 9'8"
2	Living Area	5665 X 5335	18'7" X 17'6"
3	Dining	3165 X 3400	10'5" X 11'2"
4	Kitchen	3050 X 3000	10'0" X 9'10"
5	Toilet	1435 X 1400	4'8" X 4'7"
6	Guest Bedroom	4235 X 3465	13'11" X 11'4"
7	Dress	1620 X 1650	5'4" X 5'5"
8	Toilet	2500 X 1650	8'2" X 5'5"
9	Corridor	1250 wide	4'1" wide
10	Bedroom 1	4965 X 3635	16'3" X 11'11"
11	Dress	1500 X 1750	4'11" X 5'9"
12	Toilet	2550 X 1750	8'4" X 5'9"
13	Master Bedroom	4350 X 4000	14'3" X 13'1"
14	Dress	1920 X 2450	6'4" X 8'0"
15	Toilet	2200 X 2450	7'3" X 8'0"
16	Master Balcony	1800 X 3000	5'11" X 9'10"
17	Bedroom 1 Balcony	1500 X 2500	4'11" X 8'2"
18	Living room Balcony	2400 X 4500	7'10" X 14'9"
19	Utility Balcony	1500 X 4605	4'11" X 15'1"
20	VRV Balcony	1800 X 1800	5'11" X 5'11"
21	Servant room	2935 X 2000	9'8" X 6'7"
22	Servant Toilet	1500 X 1400	4'11" X 4'7"

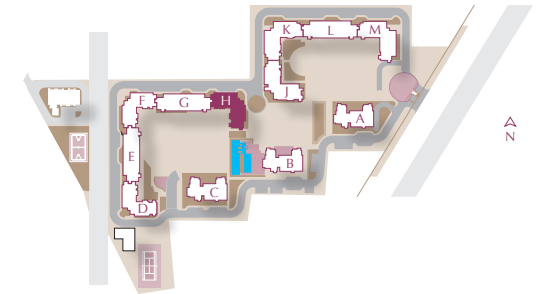
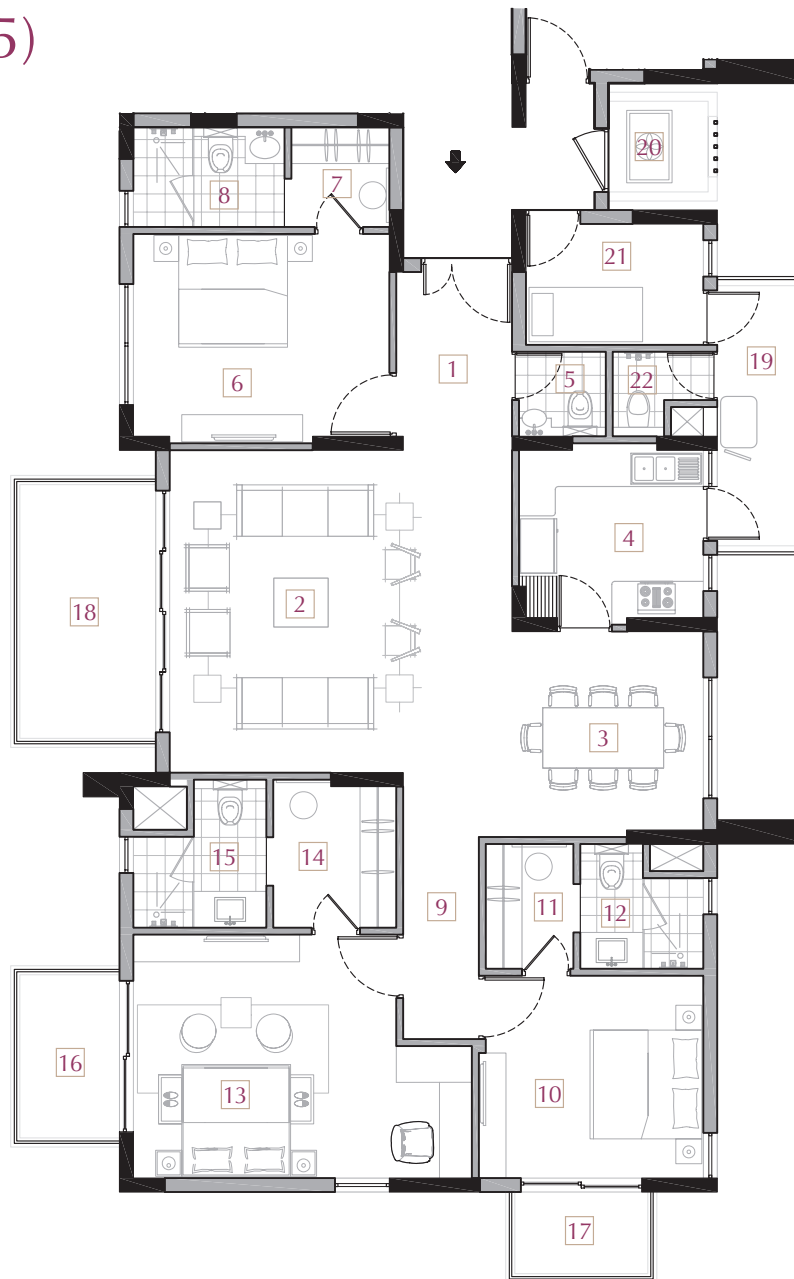
3BHK+S (Type 5)

TYPICAL FLOOR – BLOCK H

0 1 2 meter

Saleable Area: 2525 sq.ft.

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		mm	ft/in
1	Entrance Foyer	1915 X 2950	6'3" X 9'8"
2	Living Area	5665 X 5335	18'7" X 17'6"
3	Dining	3165 X 3400	10'5" X 11'2"
4	Kitchen	3050 X 3000	10'0" X 9'10"
5	Toilet	1435 X 1400	4'8" X 4'7"
6	Guest Bedroom	4235 X 3465	13'11" X 11'4"
7	Dress	1620 X 1650	5'4" X 5'5"
8	Toilet	2500 X 1650	8'2" X 5'5"
9	Corridor	1250 wide	4'1" wide
10	Bedroom 1	3715 X 3350	12'2" X 11'0"
11	Dress	1450 X 2065	4'9" X 6'9"
12	Toilet	2035 X 2065	6'8" X 6'9"
13	Master Bedroom	5600 X 4030	18'4" X 13'3"
14	Dress	2035 X 2335	6'8" X 7'8"
15	Toilet	2200 X 2450	7'3" X 8'0"
16	Master Balcony	1800 X 3000	5'11" X 9'10"
17	Bedroom 1 Balcony	2500 X 1500	8'2" X 4'11"
18	Living room Balcony	2400 X 4500	7'10" X 14'9"
19	Utility Balcony	1500 X 4605	4'11" X 15'1"
20	VRV Balcony	1800 X 1800	5'11" X 5'11"
21	Servant room	2935 X 2000	9'8" X 6'7"
22	Servant Toilet	1500 X 1400	4'11" X 4'7"



SOVEREIGN PARK

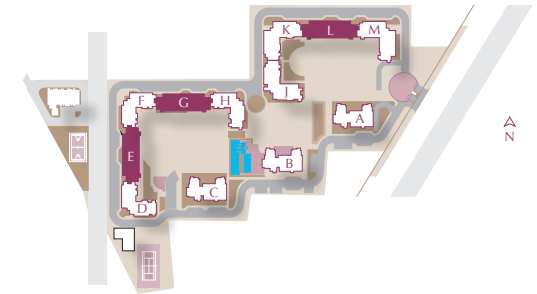
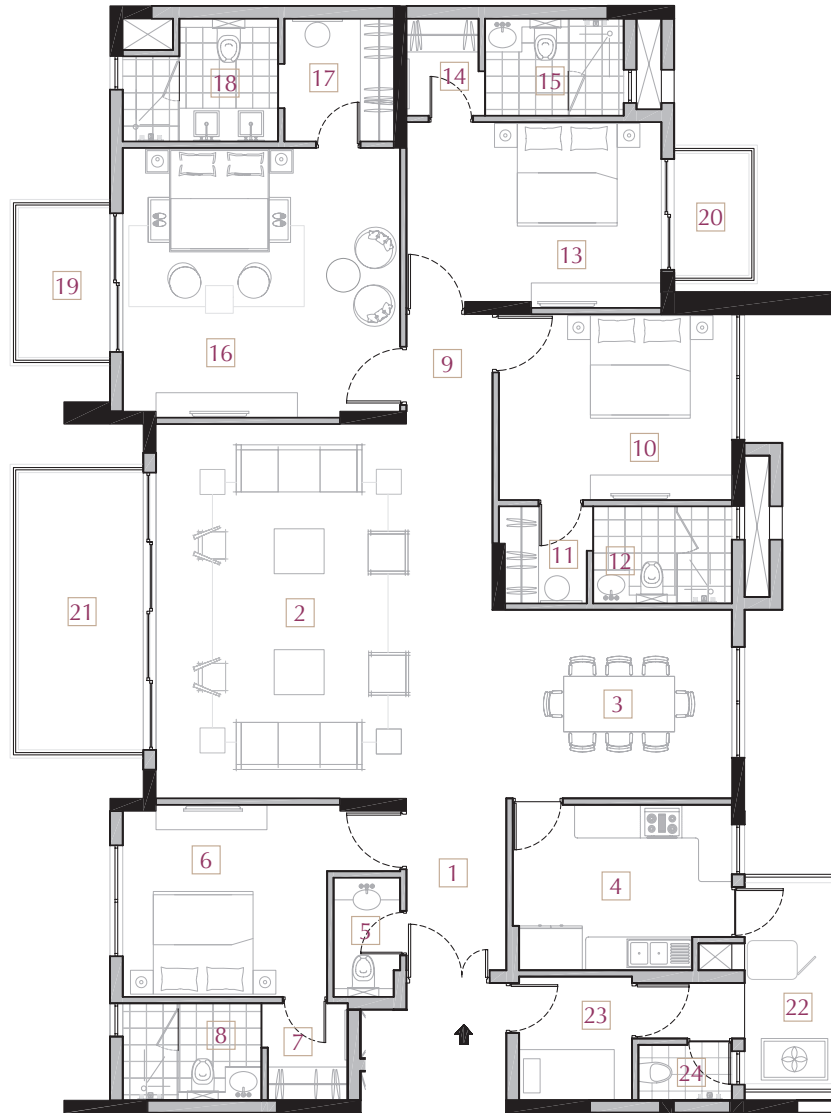
4BHK+S (Type 1)

TYPICAL FLOOR – BLOCK E, G, L

0 1 2 meter

Saleable Area: 3225 sq.ft.

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		mm	ft/in
1	Entrance Foyer	1800 X 3100	5'11" X 10'2"
2	Living Area	6065 X 6750	19'11" X 22'2"
3	Dining	4315 X 3400	14'2" X 11'2"
4	Kitchen	3950 X 2985	13'0" X 9'10"
5	Toilet	1200 X 2150	3'11" X 7'1"
6	Guest Bedroom	3685 X 3465	12'1" X 11'4"
7	Dress	1440 X 1750	4'9" X 5'9"
8	Toilet	2500 X 1750	8'2" X 5'9"
9	Corridor	1550 wide	5'1" wide
10	Bedroom 1	4200 X 3350	13'9" X 11'0"
11	Dress	1470 X 1750	4'10" X 5'9"
12	Toilet	2500 X 1750	8'2" X 5'9"
13	Bedroom 2	4595 X 3350	15'1" X 11'0"
14	Dress	1300 X 1750	4'3" X 5'9"
15	Toilet	2500 X 1750	8'2" X 5'9"
16	Master Bedroom	5000 X 4865	16'5" X 16'0"
17	Dress	1970 X 2215	6'4" X 8'0"
18	Toilet	2800 X 2215	7'3" X 8'0"
19	Master Balcony	1800 X 3000	5'11" X 9'10"
20	Bedroom 2 Balcony	1500 X 2500	4'11" X 8'2"
21	Living room Balcony	2400 X 5300	7'10" X 17'5"
22	Utility Balcony	1800 X 3925	5'11" X 12'11"
23	Servant room	2035 X 2230	6'8" X 7'4"
24	Servant Toilet	1685 X 1000	5'6" X 3'3"



SOVEREIGN PARK

4BHK+S (Type 2)

TYPICAL FLOOR – BLOCK E, G, L

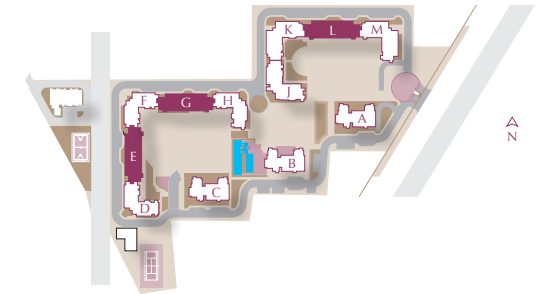
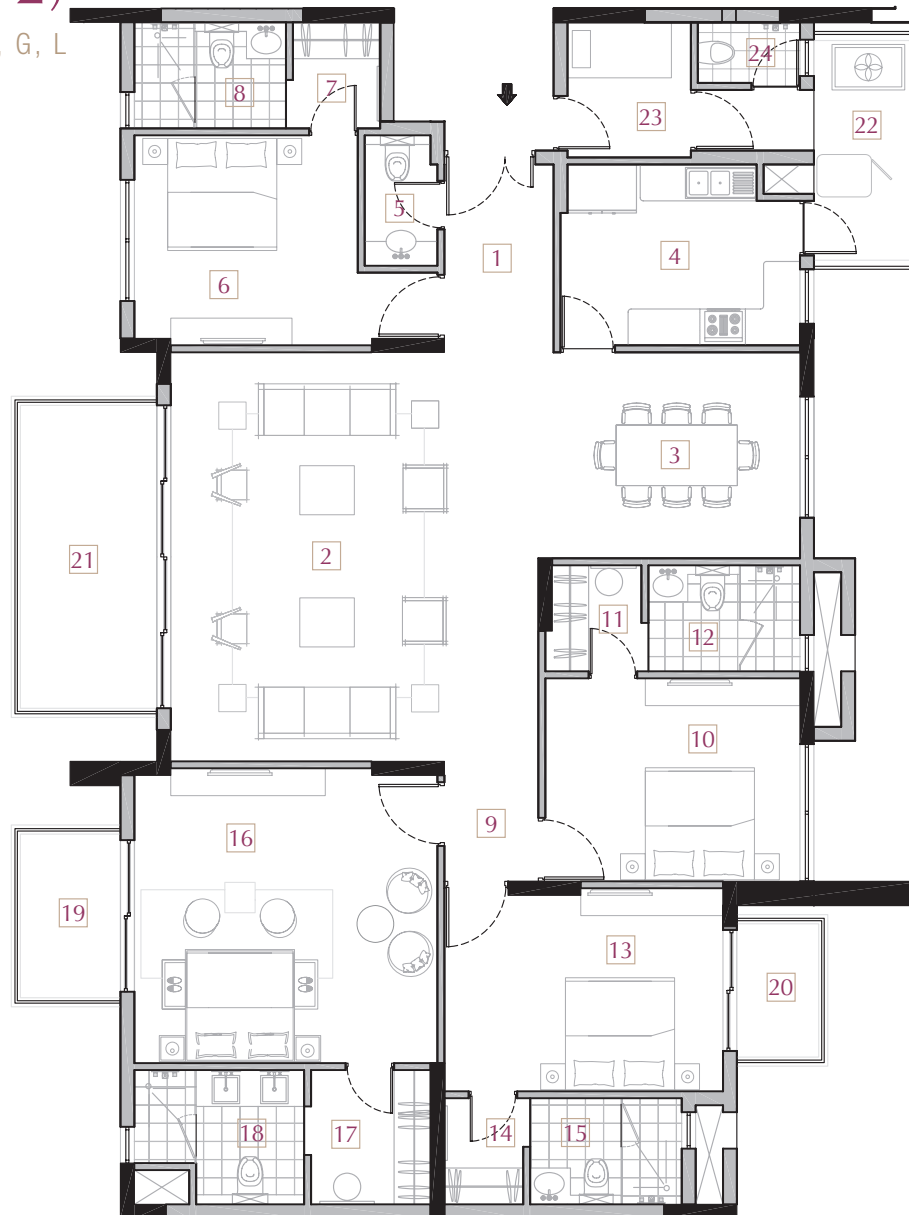
0 1 2 meter

Saleable Area: 3235 sq.ft.

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SOVEREIGN PARK



		mm	ft/in
1	Entrance Foyer	1800 X 3100	5'11" X 10'2"
2	Living Area	6065 X 6750	19'11" X 22'2"
3	Dining	4315 X 3400	14'2" X 11'2"
4	Kitchen	3950 X 2985	13'0" X 9'10"
5	Toilet	1200 X 2150	3'11" X 7'1"
6	Guest Bedroom	3685 X 3465	12'1" X 11'4"
7	Dress	1440 X 1750	4'9" X 5'9"
8	Toilet	2500 X 1750	8'2" X 5'9"
9	Corridor	1550 wide	5'1" wide
10	Bedroom 1	4200 X 3350	13'9" X 11'0"
11	Dress	1470 X 1750	4'10" X 5'9"
12	Toilet	2500 X 1750	8'2" X 5'9"
13	Bedroom 2	4595 X 3350	15'1" X 11'0"
14	Dress	1300 X 1750	4'3" X 5'9"
15	Toilet	2500 X 1750	8'2" X 5'9"
16	Master Bedroom	5000 X 4865	16'5" X 16'0"
17	Dress	1970 X 2215	6'4" X 8'0"
18	Toilet	2800 X 2215	7'3" X 8'0"
19	Master Balcony	1800 X 3000	5'11" X 9'10"
20	Bedroom 2 Balcony	1500 X 2500	4'11" X 8'2"
21	Living room Balcony	2400 X 5300	7'10" X 17'5"
22	Utility Balcony	1800 X 3925	5'11" X 12'11"
23	Servant room	2035 X 2230	6'8" X 7'4"
24	Servant Toilet	1685 X 1000	5'6" X 3'3"

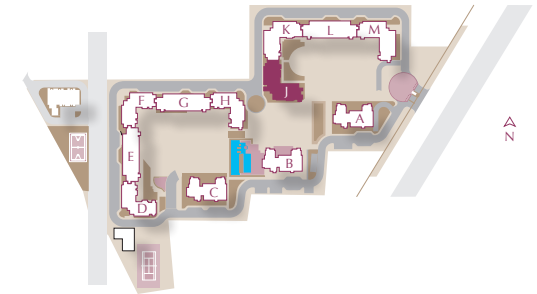
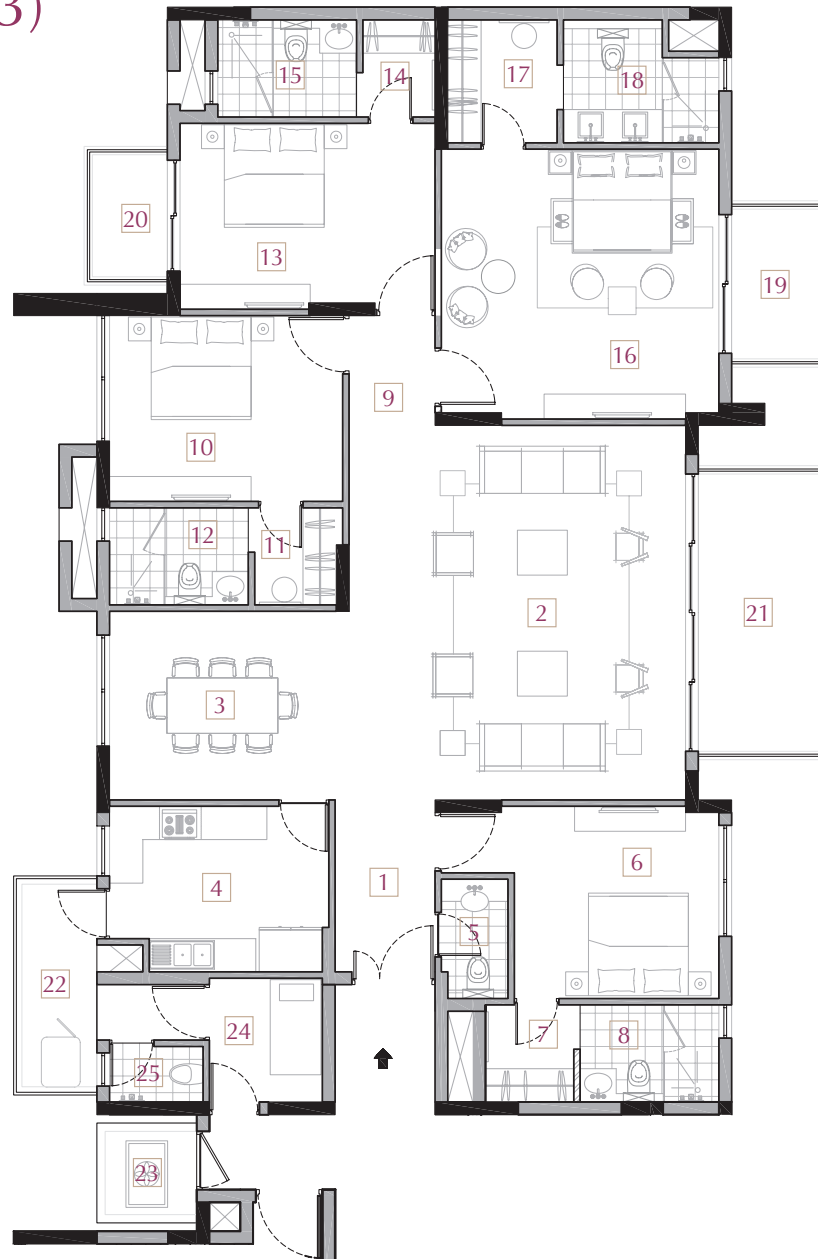
4BHK+S (Type 3)

TYPICAL FLOOR – BLOCK J

0 1 2 meter

Saleable Area: 3245 sq.ft.

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		mm	ft/in
1	Entrance Foyer	1800 X 3100	5'11" X 10'2"
2	Living Area	6065 X 6750	19'11" X 22'2"
3	Dining	4065 X 3400	13'4" X 11'2"
4	Kitchen	3950 X 2985	13'0" X 9'10"
5	Toilet	1200 X 2150	3'11" X 7'1"
6	Guest Bedroom	3685 X 3465	12'1" X 11'4"
7	Dress	1590 X 1750	5'3" X 5'9"
8	Toilet	2500 X 1750	8'2" X 5'9"
9	Corridor	1550 wide	5'1" wide
10	Bedroom 1	4200 X 3350	13'9" X 11'0"
11	Dress	1470 X 1750	4'10" X 5'9"
12	Toilet	2500 X 1750	8'2" X 5'9"
13	Bedroom 2	3350 X 4595	11'0" X 15'1"
14	Dress	1750 X 1300	5'9" X 4'3"
15	Toilet	1750 X 2500	5'9" X 8'2"
16	Master Bedroom	5000 X 4865	16'5" X 16'0"
17	Dress	1970 X 2215	6'4" X 8'0"
18	Toilet	2800 X 2215	7'3" X 8'0"
19	Master Balcony	1800 X 3000	5'11" X 9'10"
20	Bedroom 2 Balcony	1500 X 2500	4'11" X 8'2"
21	Living Room Balcony	2400 X 5300	7'10" X 17'5"
22	Utility Balcony	1500 X 3950	4'11" X 13'0"
23	VRV Balcony	1800 X 1800	5'11" X 5'11"
24	Servant room	2035 X 2230	6'8" X 7'4"
25	Servant Toilet	1685 X 1000	5'6" X 3'3"



SOVEREIGN PARK

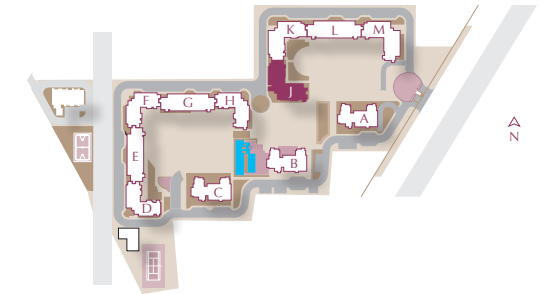
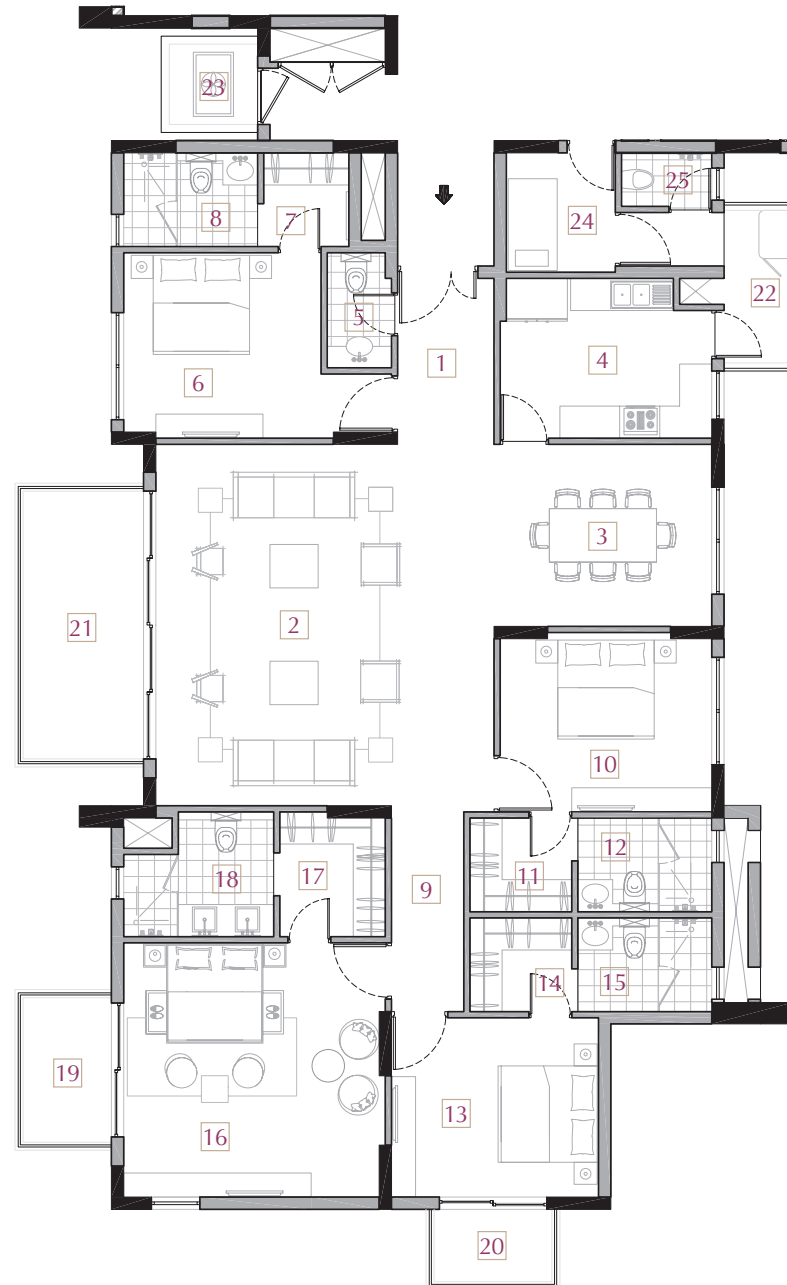
4BHK+S (Type 4)

TYPICAL FLOOR –BLOCK J

0 1 2 meter

Saleable Area: 3230 sq.ft.

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		mm	ft./in
1	Entrance Foyer	1800 X 3100	5'11" X 10'2"
2	Living Area	6750 X 6315	22'2" X 20'9"
3	Dining	4065 X 3400	13'2" X 11'2"
4	Kitchen	3950 X 2985	13'0" X 9'10"
5	Toilet	1200 X 2150	3'11" X 7'1"
6	Guest Bedroom	3685 X 3465	12'1" X 11'4"
7	Dress	1440 X 1750	4'9" X 5'9"
8	Toilet	2500 X 1750	8'2" X 5'9"
9	Corridor	1550 wide	5'1" wide
10	Bedroom 1	3950 X 3350	13'0" X 11'0"
11	Dress	1900 X 1750	6'3" X 5'9"
12	Toilet	2500 X 1750	8'2" X 5'9"
13	Bedroom 2	3865 X 3350	12'8" X 11'0"
14	Dress	1900 X 1750	6'3" X 5'9"
15	Toilet	2500 X 1750	8'2" X 5'9"
16	Master Bedroom	4750 X 4885	15'7" X 16'0"
17	Dress	1970 X 2330	6'4" X 7'8"
18	Toilet	2800 X 2330	9'7" X 7'8"
19	Master Balcony	1800 X 3000	5'11" X 9'10"
20	Bedroom 2 Balcony	2500 X 1500	8'2" X 4'11"
21	Living room Balcony	2400 X 5300	7'10" X 17'5"
22	Utility Balcony	1800 X 3925	5'11" X 12'11"
23	VRV Balcony	1800 X 1800	5'11" X 5'11"
24	Servant room	2035 X 2230	6'8" X 7'4"
25	Servant Toilet	1685 X 1000	5'6" X 3'3"



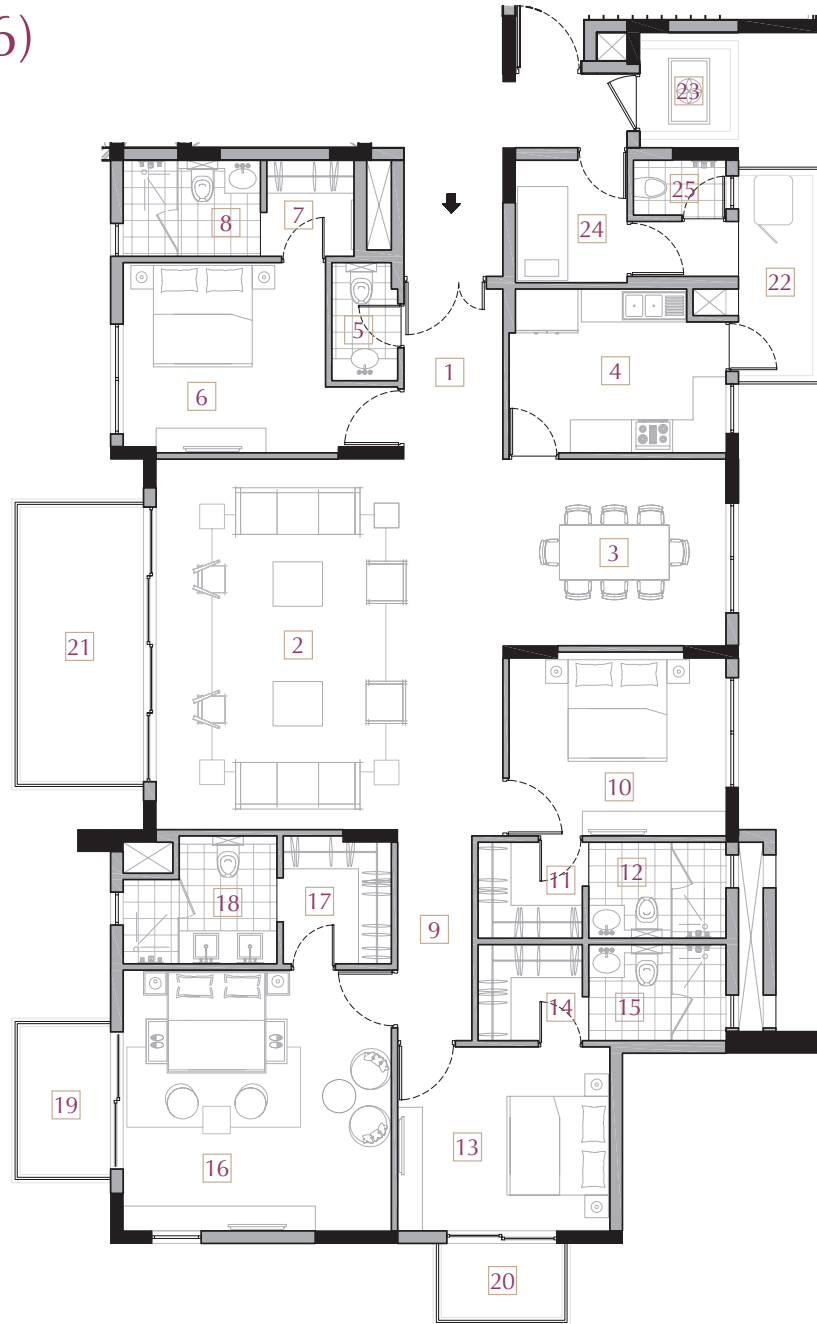
SOVEREIGN PARK

4BHK+S (Type 6)

TYPICAL FLOOR 1 – BLOCK M

0 1 2 meter

Saleable Area: 3255 sq.ft.



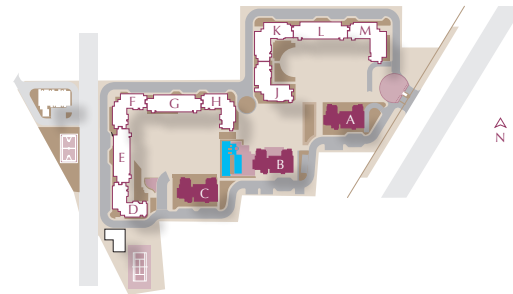
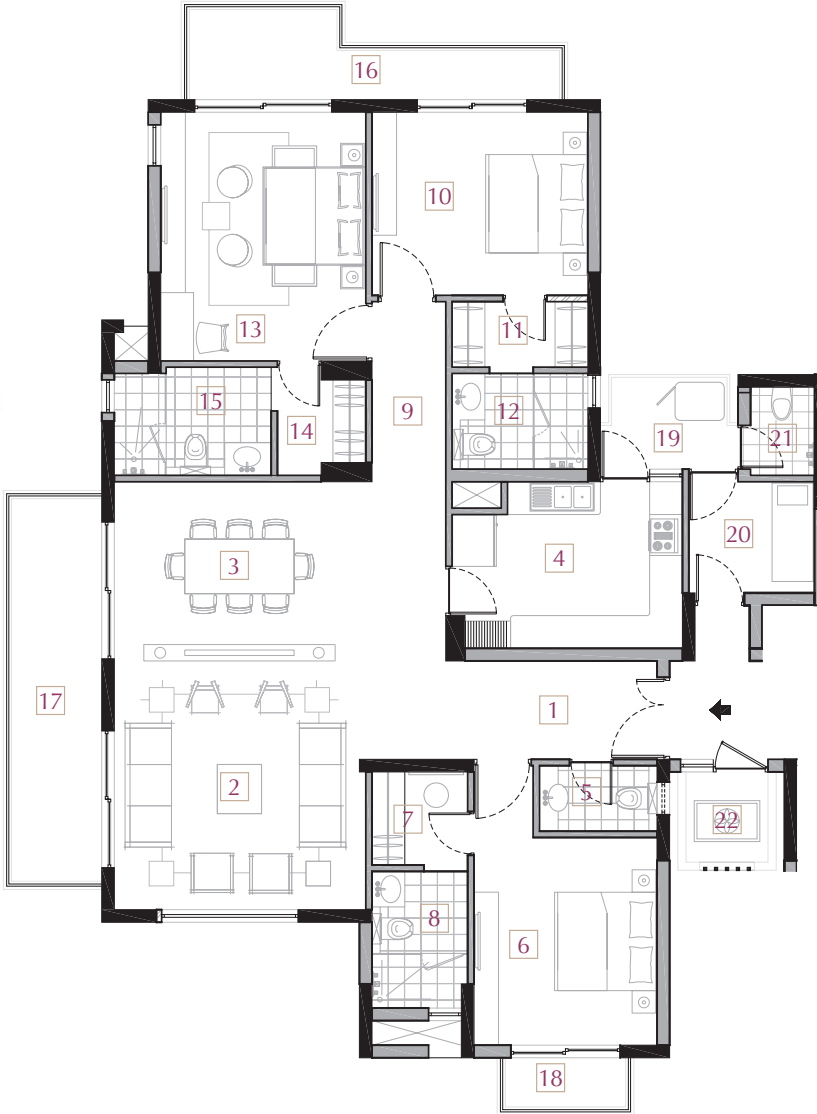
		mm	ft./in
1	Entrance Foyer	1800 X 3100	5'11" X 10'2"
2	Living Area	6315 X 6750	20'9" X 22'2"
3	Dining	4065 X 3400	13'4" X 11'2"
4	Kitchen	3950 X 2985	13'0" X 9'10"
5	Toilet	1200 X 2150	3'11" X 7'1"
6	Guest Bedroom	3685 X 3465	12'1" X 11'4"
7	Dress	1590 X 1750	5'3" X 5'9"
8	Toilet	2500 X 1750	8'2" X 5'9"
9	Corridor	1550 wide	5'1" wide
10	Bedroom 1	4200 X 3350	13'9" X 11'0"
11	Dress	1470 X 1750	4'10" X 5'9"
12	Toilet	2500 X 1750	8'2" X 5'9"
13	Bedroom 2	3350 X 4595	11'0" X 15'1"
14	Dress	1750 X 1300	5'9" X 4'3"
15	Toilet	1750 X 2500	5'9" X 8'2"
16	Master Bedroom	5000 X 4865	16'5" X 16'0"
17	Dress	1970 X 2215	6'4" X 8'0"
18	Toilet	2800 X 2215	7'3" X 8'0"
19	Master Balcony	1800 X 3000	5'11" X 9'10"
20	Bedroom 2 Balcony	1500 X 2500	4'11" X 8'2"
21	Living Room Balcony	2400 X 5300	7'10" X 17'5"
22	Utility Balcony	1500 X 3950	4'11" X 13'0"
23	VRV Balcony	1800 X 1800	5'11" X 5'11"
24	Servant room	2035 X 2230	6'8" X 7'4"
25	Servant Toilet	1685 X 1000	5'6" X 3'3"

3BHK+S (Type 1)

TYPICAL FLOOR 1 – TOWER A, B, C

0 1 2 meter

Saleable Area: 2600 sq.ft.



		mm	ft
1	Entrance Foyer	3865 X 1800	12'8" X 5'11"
2	Living Area	4600 X 4550	15'1" X 14'11"
3	Dining	6065 X 3280	19'11" X 10'9"
4	Kitchen	4215 X 3050	13'10" X 10'0"
5	Toilet	2150 X 1200	7'1" X 3'11"
6	Guest Bedroom	3350 X 3800	11'0" X 12'6"
7	Dress	1750 X 1705	5'9" X 5'7"
8	Toilet	1750 X 2500	5'9" X 8'2"
9	Corridor	1350 wide	4'5" wide
10	Bedroom 1	3950 X 3350	13'0" X 11'0"
11	Dress	2485 X 1200	8'2" X 3'11"
12	Toilet	2485 X 1750	8'2" X 5'9"
13	Master Bedroom	3750 X 4550	12'4" X 14'11"
14	Dress	1615 X 1980	5'4" X 6'6"
15	Toilet	2870 X 1980	9'5" X 6'6"
16	Master Balcony	7070 X 1800/1050	23'2" X 5'11"/3'5"
17	Living room Balcony	1800 X 7030	5'11" X 23'11"
18	Guest Bedroom Balcony	2500 X 1050	8'2" X 5'4"
19	Utility Balcony	2215 X 1730	7'3" X 5'8"
20	Servant room	2300 X 2035	7'7" X 6'8"
21	Servant Toilet	1170 X 1615	3'10" X 5'4"
22	VRV Balcony	1800 X 1800	5'11" X 5'11"

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