

CORPORATE OFFICE
VATIKA LIMITED
VATIKA TRIANGLE, 7TH FLOOR
SUSHANT LOK, PHASE I, BLOCK A
MEHRAULI - GURGAON ROAD
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THE
SEVEN
LAMPS



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“AN HONEST
ARCHITECTURE
 IS THE ONE THAT DERIVES
 BEAUTY FROM THE NATURE
 AND IS THEN CRAFTED BY MAN”

JOHN RUSKIN

SACRIFICE

DEDICATION OF MAN'S
 CRAFT TO GOD, AS VISIBLE
 PROOF OF MAN'S LOVE AND
 OBEDIENCE

TRUTH

HANDCRAFTED AND
 HONEST DISPLAY
 OF MATERIALS AND
 STRUCTURE

BEAUTY

ASPIRATION TOWARDS
 GOD EXPRESSED IN
 ORNAMENTATION DRAWN
 FROM NATURE, HIS
 CREATION

POWER

BUILDINGS SHOULD BE
 THOUGHT OF IN TERMS OF
 THEIR MASSING AND REACH
 TOWARDS THE SUBLIMITY
 OF NATURE

LIFE

BUILDINGS SHOULD
 BE MADE BY HUMAN
 HANDS, SO THAT THE
 JOY OF MASONS AND
 STONECARVERS IS
 ASSOCIATED WITH THEM

MEMORY

BUILDINGS SHOULD
 RESPECT THE CULTURE
 FROM WHICH THEY HAVE
 DEVELOPED

OBEDIENCE

NO ORIGINALITY FOR ITS
 OWN SAKE

EDUCATION

MATRIKIRAN SCHOOLS
Sohna Road & Vatika India Next

TOWNSHIPS

VATIKA INDIA NEXT
Gurgaon

VATIKA INFOTECH CITY
Jaipur

VATIKA CITY CENTRAL
Ambala

HOSPITALITY

THE WESTIN RESORT & SPA
Sohna Road

THE WESTIN HOTEL
Gurgaon

ENVIRO
Facilities Management

BUSINESS CENTRES
*Gurgaon, Pune, Hyderabad,
 Bangalore, Mumbai*

RESTAURANTS
Fox, Jing, 56 & Coriander Leaf

COMMERCIAL

FIRST INDIA PLACE
Gurgaon

VATIKA TRIANGLE
Gurgaon

VATIKA MINDSCAPES
Mathura Road

VATIKA BUSINESS PARK
Gurgaon

VATIKA CITY POINT
Gurgaon

VATIKA ATRIUM
Gurgaon

PROFESSIONAL POINT
Gurgaon

VATIKA TOWERS
Gurgaon

Vatika India Next

TOWN SQUARE
 URBAN CENTRE
 INXT MARKET PLACE
 INXT CITY CENTRE

RESIDENTIAL

VATIKA CITY
Sohna Road, Gurgaon

JAIPUR 21
Vatika Infotech City, Jaipur

URBAN WOODS
Vatika Infotech City, Jaipur

Vatika India Next

Villas

SIGNATURE VILLAS

SIGNATURE TWO

SOVEREIGN RESIDENCES

Floors

INXT FLOORS

PREMIUM FLOORS

EMILIA, IRIS, PRIMROSE
 FLOORS

Plots

RESIDENTIAL PLOTS

GATED PLOTS

COMMERCIAL PLOTS

High-Rise & Condos

SOVEREIGN NEXT

THE SEVEN LAMPS

LIFESTYLE HOMES

GURGAON 21

CITY HOMES



THE WESTIN, GURGAON

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INSPIRATION

THE SEVEN LAMPS OF ARCHITECTURE EXPLAINS THE SUBSTANCE AND PURPOSE OF ARCHITECTURE, WHICH SEPARATES A DEVELOPMENT FROM A MERE BUILDING. THE SEVEN LAMPS PROVIDE LIGHT FOR HONEST ARCHITECTURE TO CREATE A LIVING ENVIRONMENT WHERE ARCHITECTURE AND NATURE EXIST IN PERFECT HARMONY AND THERE EXISTS INTIMATE BOND BETWEEN MAN AND HIS SPACE.

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Welcome to The Seven Lamps

AT VATIKA INDIA NEXT, GURGAON

A contemporary residential development set amidst 11.9 acres* of green expanse, is an ensemble of 7 towers which are configured in the form of three towers of one form and four towers of the other to inspire a perfect balance of life and peace in the fast paced world of today. Inspired by the Seven Lamps of Architecture, these towers are shaped by combining a distinctive design, immaculate planning and stunning landscapes.

Drive through the entrance court of Seven Lamps, and you enter a serene world. Manicured lawns, trees and meandering green bands follow you on your way home. This arrival experience continues further with layers of open, semi-open, covered and enclosed spaces through the hierarchy of the Drop-off, an Entrance Patio, an Entrance Lobby, the Lift Lobby and the Corridors into the private domain of one's own apartment. This will give the tower residents and their visitors a sense of arrival and individuality.

At Seven Lamps, you will discover a fine balance of form and function that fills your every need.

GREEN & MONDRIAN LANDSCAPES

EACH BALCONY WITH A SPECTACULAR VIEW

LANDSCAPED ARRIVAL COURTS

DEDICATED DROP-OFF COURTS

INCLINED SURFACES FOR EASY MOBILITY

CLUB & COMMUNITY FACILITY

REGULAR POWER & WATER SUPPLY

ADEQUATE CAR PARKING

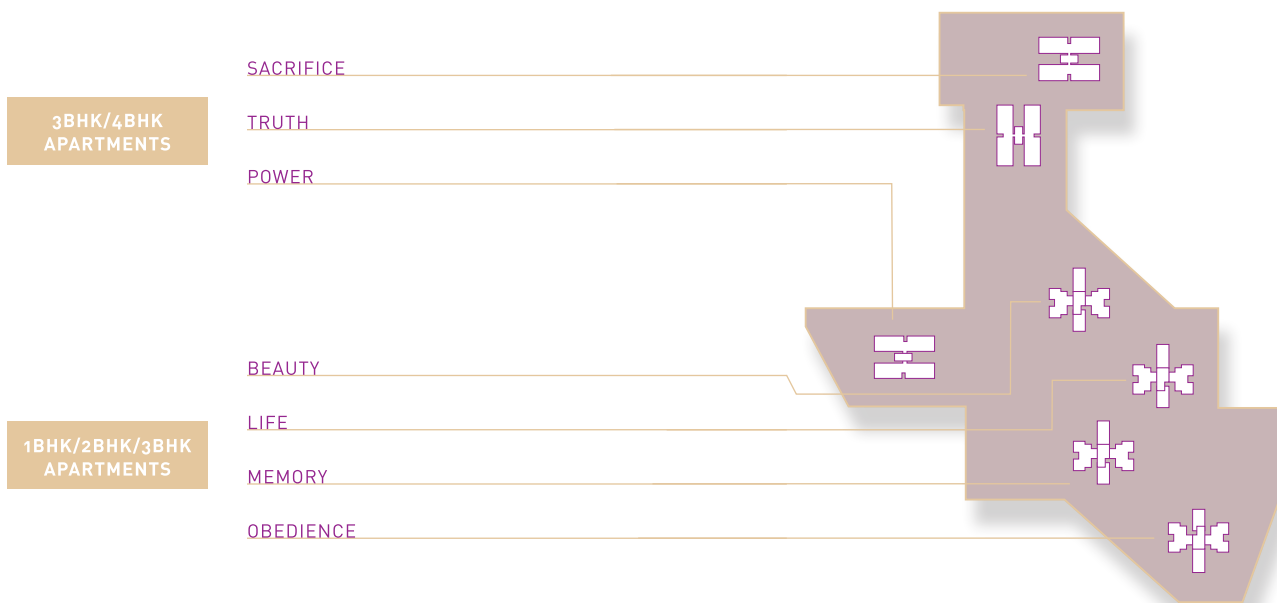
*1 ACRE = 0.404 HECTARE



BEAUTY, LIFE, MEMORY AND OBEDIENCE AS
SEEN FROM THE LAMPS AVENUE

The Seven Lamps are a bold new interpretation of urban living today. They capture the dynamism and the grand scale of city life while ensconcing you in a light-filled and peaceful haven. The grand entrance to The Seven Lamps is from a 24m wide road and the first tower – The Lamp of Power, a 17 storey high building will be the landmark “lighthouse” of the entire development which will be visible from all directions and lead the visitor to it.

The entrance is very carefully designed with the convenience shopping located right there with a free access and a public plaza area, so that the shopping is accessible to all from the neighborhood and gives an opportunity to the residents to hang around or pick up their daily needs just before they enter the complex. Beyond the Plaza, the entry to the complex will be manned by a security gate house to control the traffic and pedestrian movement in and out of the complex. This entrance driveway, with its strong axis, will lead to a landscaped arrival court, from where roads will branch off to the various towers and the amenities.





TRUTH, POWER AND BEAUTY,
LIFE AND MEMORY,
SACRIFICE AND OBEDIENCE,
IN A MONDRIAN LANDSCAPE

A World of Features & Amenities

Convenience of living is a central feature at The Seven Lamps, with location of neighbourhood retail at arm's length. A cluster of 8 to 10 shops right at the entrance plaza will provide residents everything they need on a daily basis – from groceries and milk to haircuts and beauty treatments – without even leaving the complex.

A fully featured Club, placed centrally within the complex, will be the hub of recreational and social activities. The swimming pool area is beautifully designed with separate outdoor pools for adults and children, and a poolside deck with shelters and kiosks. Overlooking the pools is a modern, well-equipped gymnasium. The Club also has a dedicated playroom for children, and a yoga terrace overlooking the pools that can be used for other functions as well.

Located in the Club, the multi-purpose hall is a large covered space that can be used by the residents for community gatherings, individual celebrations, and for organizing hobby classes like dancing, cookery, etc.

For physical pursuits, integrated within the landscaped green areas of the complex are a fenced lawn tennis court, a badminton court and a skating court. These three activity areas are in addition to a dedicated jogging track that threads the landscaped areas of The Seven Lamps.

SPORTS AMENITIES

LAWN TENNIS AND BADMINTON COURTS

SKATING COURT

RECREATIONAL AMENITIES

GYMNASIUM

OUTDOOR SWIMMING POOL

KID'S PLAY AREA

YOGA TERRACE

ESSENTIAL AMENITIES

COMMUNITY RETAIL

MULTI-PURPOSE HALL

CAR PARKING IN THE BASEMENT

COMMUNITY PARKS & OPEN SPACES



THE SEVEN LAMPS CLUB: CONVENIENCE
AND AMENITIES SCULPTED IN LANDSCAPE

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A Landscape To Live In

The Seven Lamps has been conceived as a seamless blend of greenery, grandeur and purpose. The landscape of the complex is a graceful amalgam of these three elements.

The Arrival Court is a grand drop-off zone for the surrounding residential towers. Covered walkways lead off from the Court to the different towers, giving the residents a sense of arrival and adding to the visual splendour of the Seven Lamps.

Community parks and open spaces are lush with carefully chosen plants that delight the eye. Grass bands and sitting areas between the towers are dotted with garden furniture, while walkways and a jogging track meander attractively through the complex. These open areas are conceived, functionally and aesthetically, to encourage residents to come out and utilise these spaces and make them key zones for social activity.

The limited surface parking for 125 cars and the entries and exits to the basement parking (with space for 867 cars) are also integrated thoughtfully into the overall landscape design. Seen from the high-rise towers, Seven Lamps has an asymmetric Mondrian landscape with a rich colour palette and consciously balanced components of greens, open spaces and construction.



- 1 RETAIL
- 2 EWS BLOCK
- 3 BASEMENT ENTRY/EXIT
- 4 ARRIVAL COURT
- 5 CLUB BUILDING
- 6 SWIMMING POOL
- 7 BADMINTON COURT
- 8 LAWN TENNIS COURT
- A ENTRANCE COURTS



ENTRY

EXIT

24M WIDE ROAD: LAMPS AVENUE

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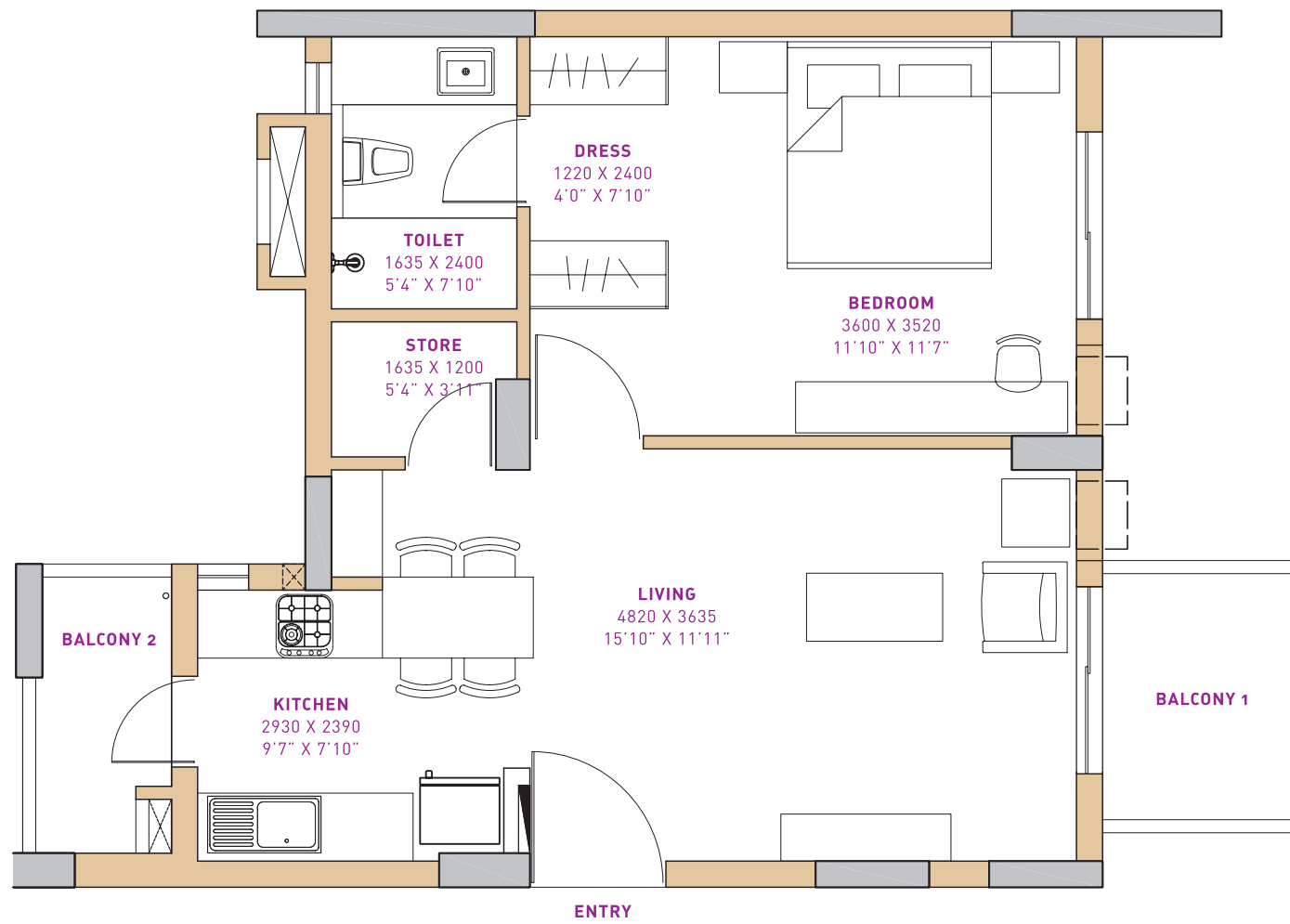


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THE SEVEN LAMPS DEFINING THE SKYLINE

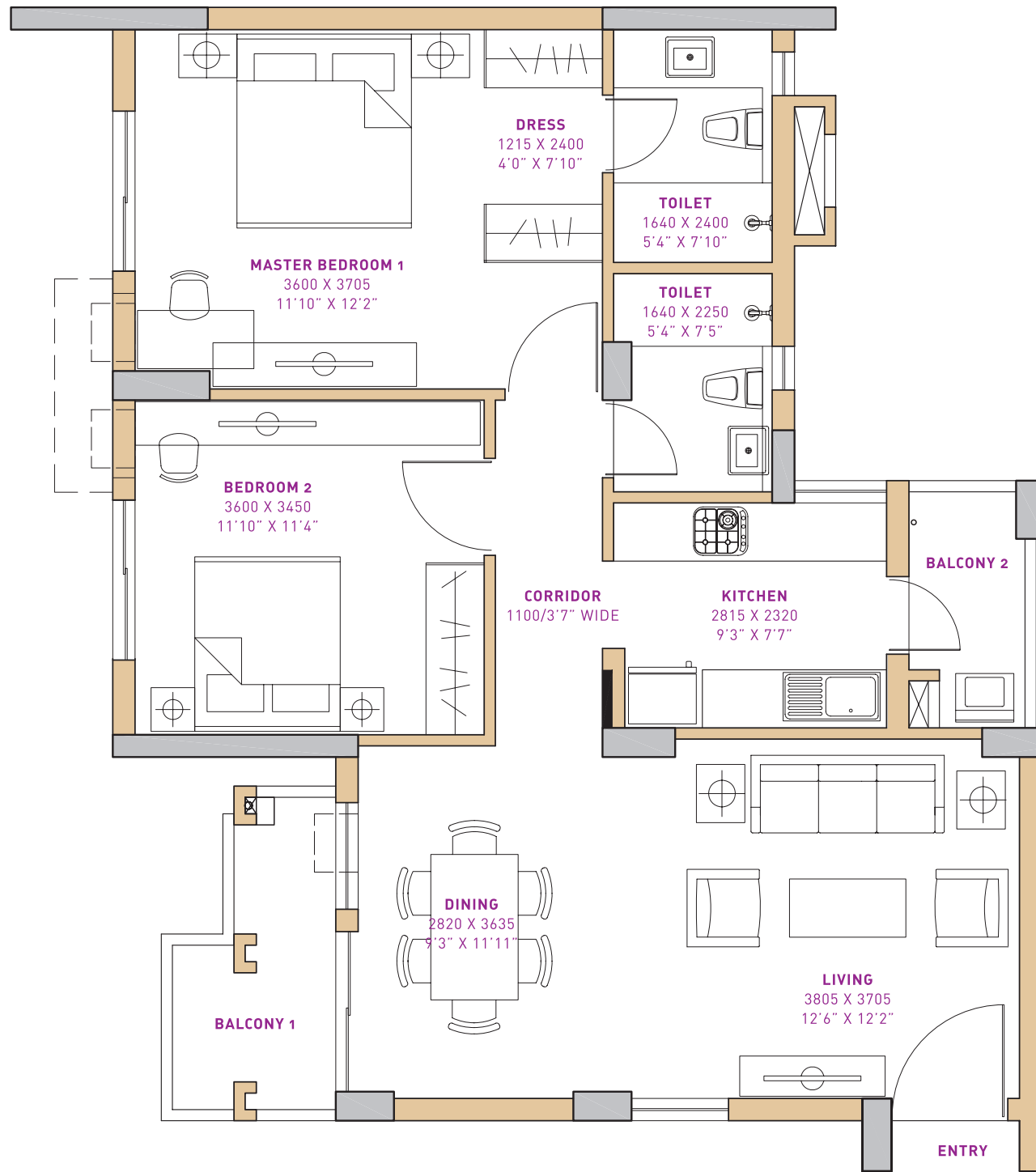
1BHK

SUPER AREA 907.62 SQ. FT.



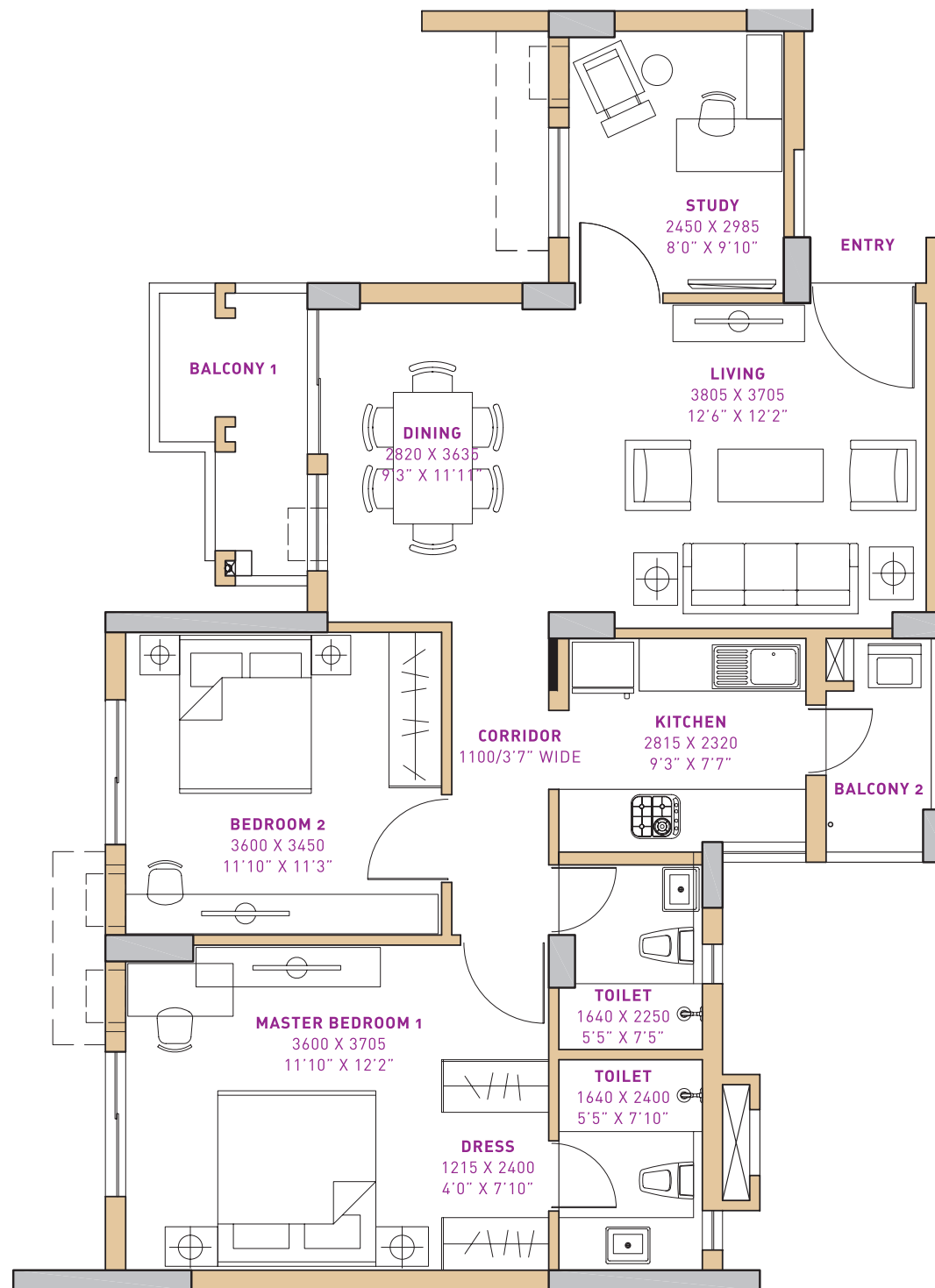
2BHK

SUPER AREA 1298.05 SQ. FT.



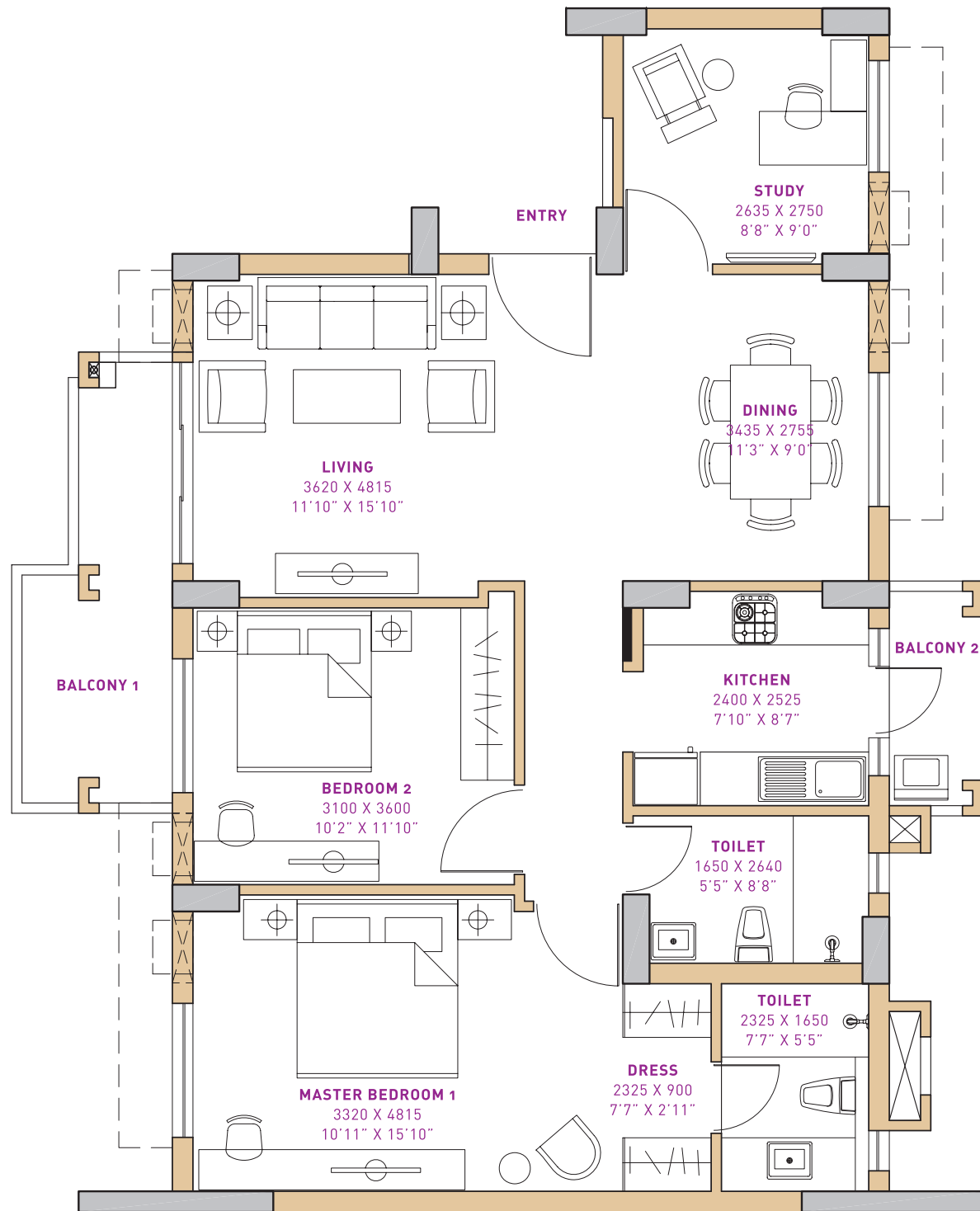
2BHK+STUDY (A)

SUPER AREA 1428.08 SQ. FT.



2BHK+STUDY (B)

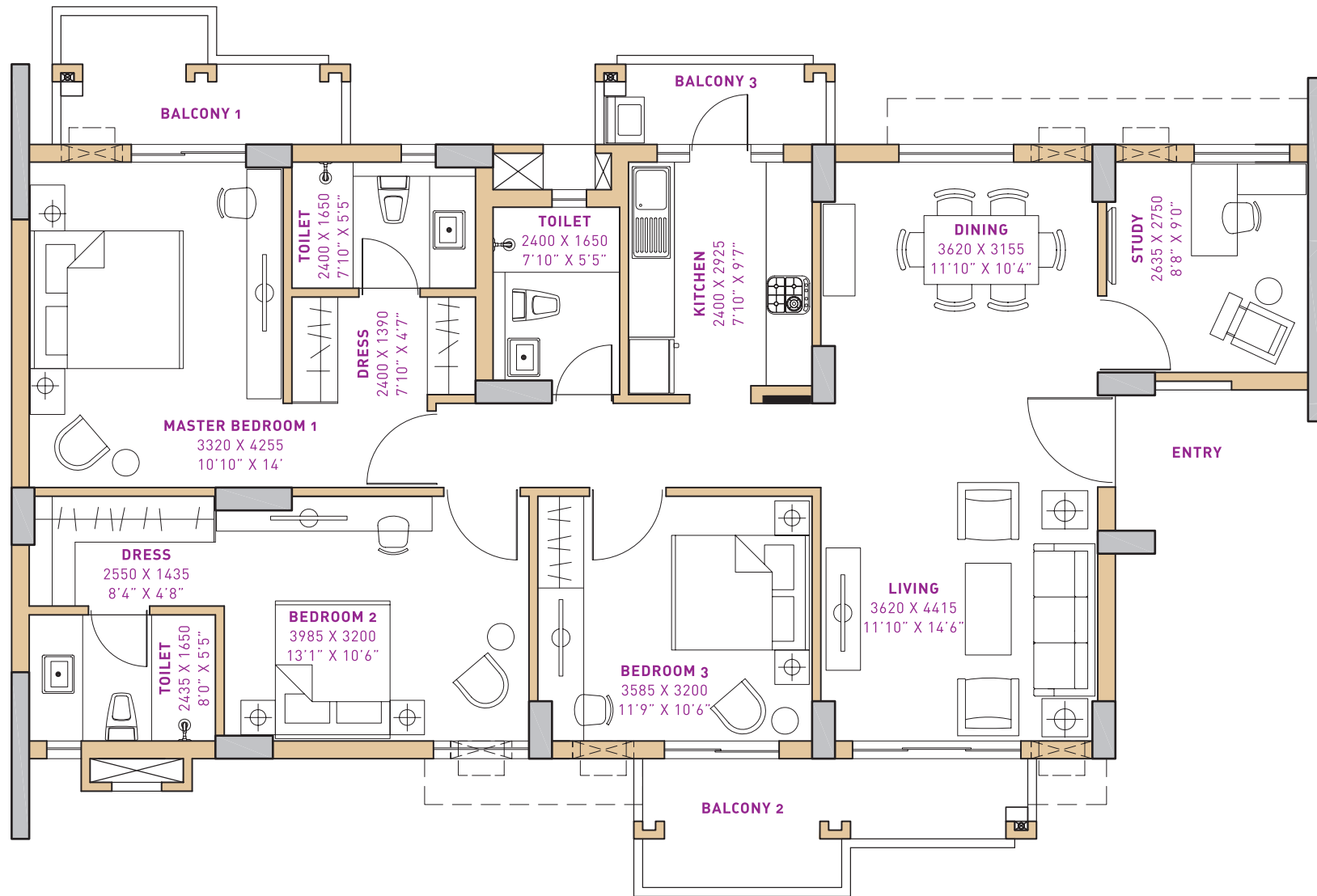
SUPER AREA 1430.39 SQ. FT.



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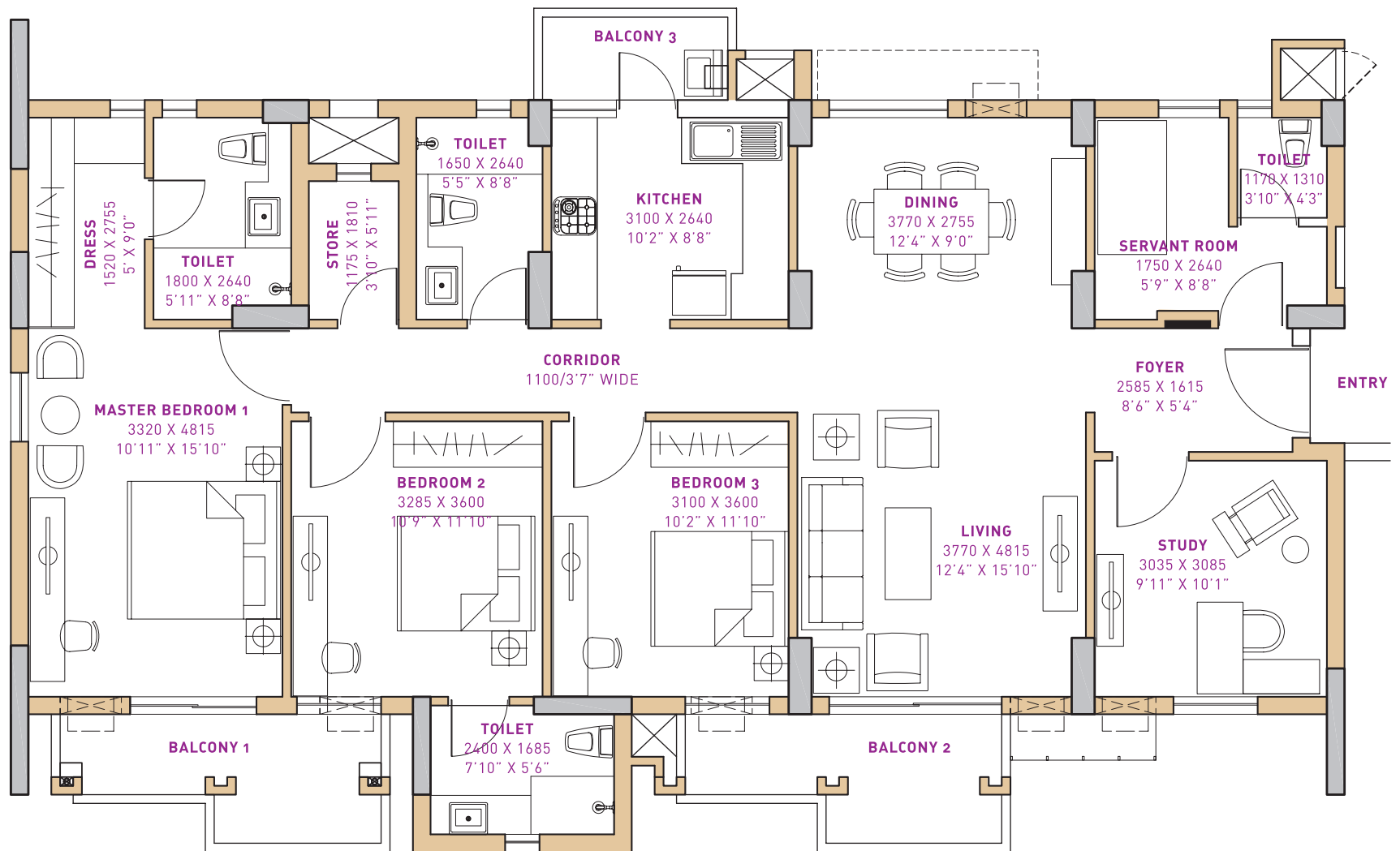
3BHK+STUDY

SUPER AREA 1877.53 SQ. FT.



3BHK+S+SQ

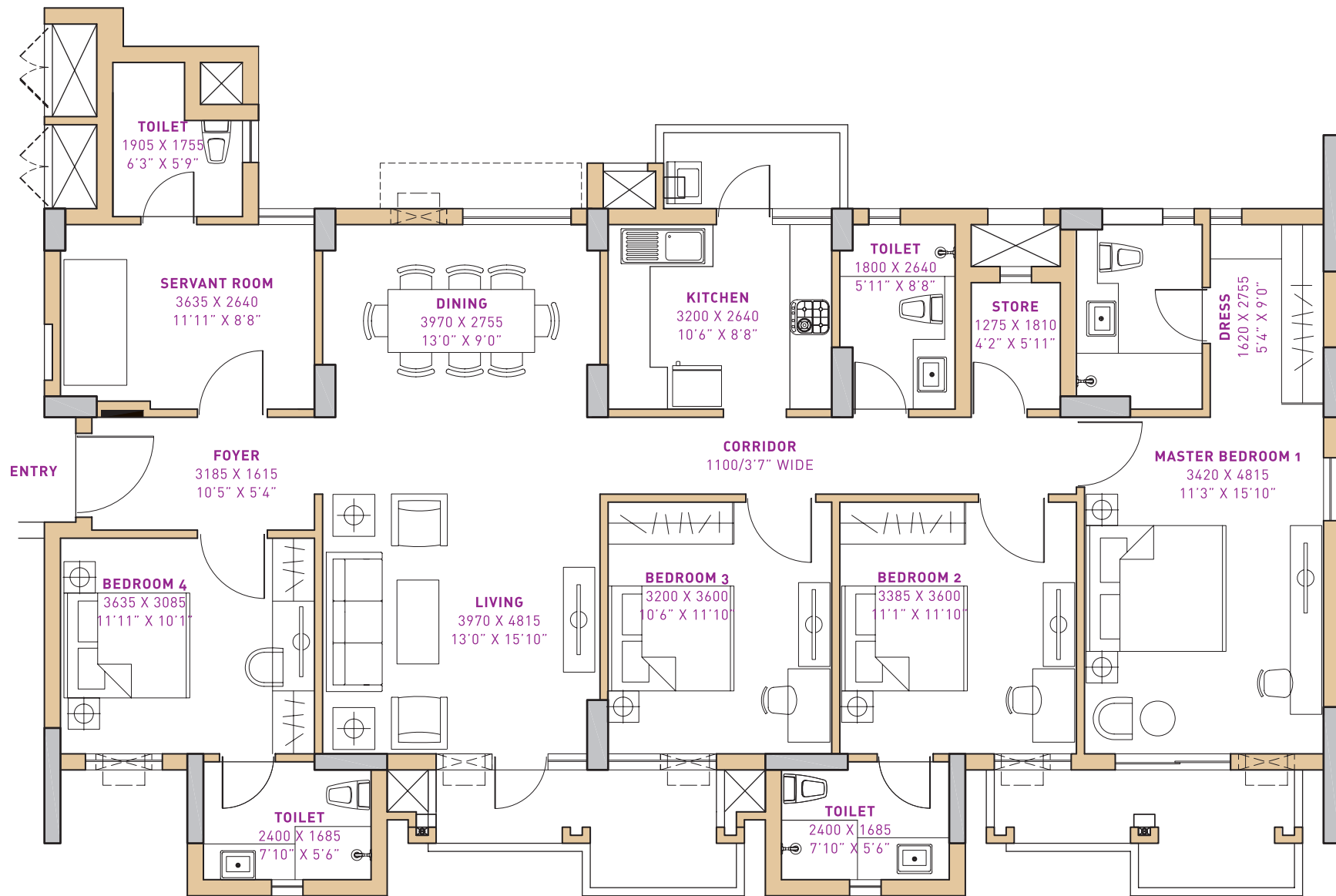
SUPER AREA 2158.33 SQ. FT.



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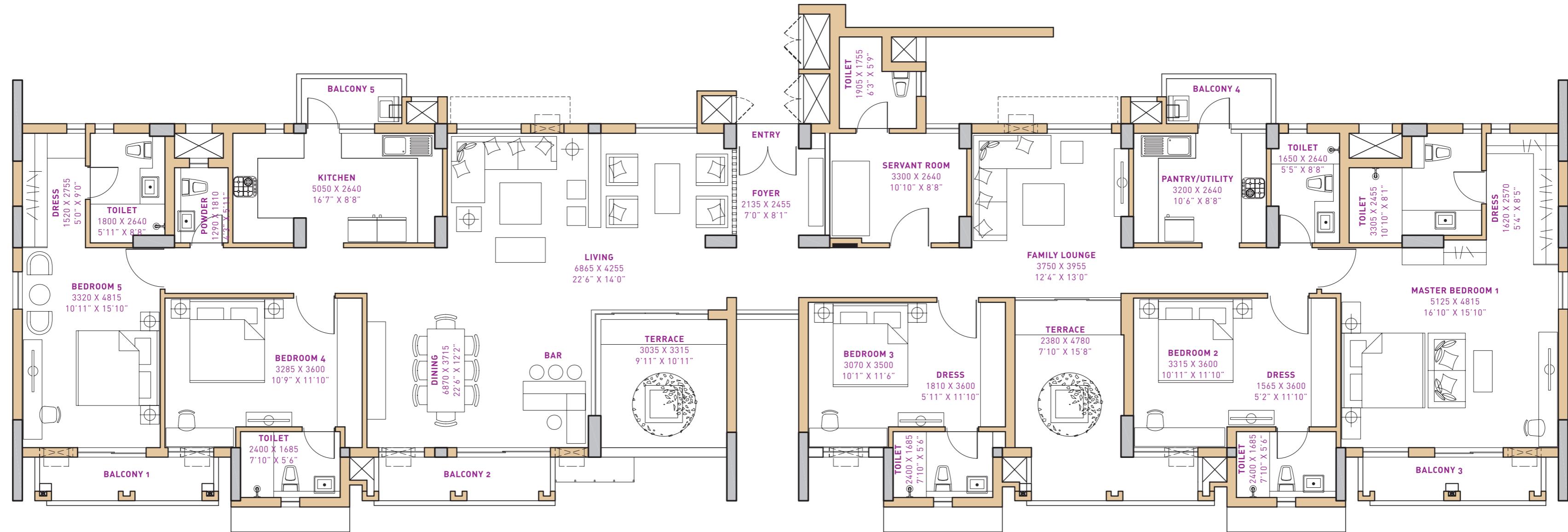
4BHK+SQ

SUPER AREA 2423.17 SQ. FT.



PENTHOUSE

SUPER AREA 4567.02 SQ. FT.



THE SEVEN LAMPS

An unrivaled Location

The Seven Lamps embodies a new chapter in the most distinctive setting of Sector 82, Vatika India Next – Gurgaon. The residential haven stands tall by a neighborhood of low-rise independent floors and villas on all sides. The Seven Lamps will rise majestically to create a new landmark and define a new sky-line, which will be visible from far and wide. At night, The Seven Lamps will glow like “beacon” and catch the eye of the traveller even on NH8 and the 60m Sector Road.

Savour the best of amenities in the finest surroundings of Vatika India Next. The nearby areas offer world-class educational and healthcare facilities, spectacular recreational avenues, while being only a short drive away from the corporate hub of Gurgaon.

VATIKA INDIA NEXT IS SPREAD THROUGH THE PRIME SECTORS 82, 82A, 83, 84, 85 ON NH8, GURGAON

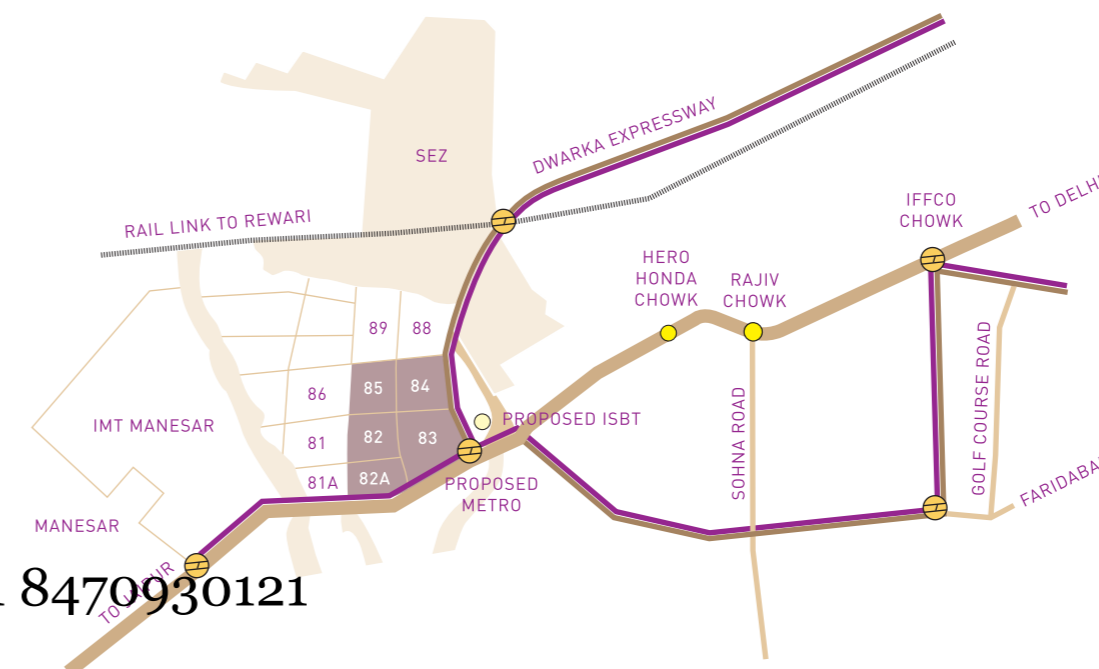
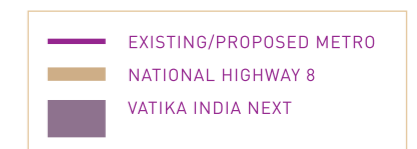
STRATEGICALLY LOCATED ON THE INTERSECTION OF TWO 8 LANE EXPRESSWAYS – THE NH8 AND THE UPCOMING 150M WIDE DWARKA EXPRESSWAY

WALKING DISTANCE FROM PROPOSED METRO HUB** AT THE INTERSECTION OF SOUTH DELHI – GURGAON METRO LINE AND DWARKA METRO LINE

PROPOSED ISBT PROJECT COMING UP IN CLOSE VICINITY

FLY-OVER COMING UP AT THE ENTRY POINT TO VATIKA INDIA NEXT, WHICH SHALL MAKE THE ACCESS TO THE TOWNSHIP EASIER & FASTER

WORLD-CLASS FACILITY MANAGEMENT SERVICES BY VATIKA



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Distances from Vatika India Next

In Kms



0
8
RAJIV CHOWK
MEDICITY

14
IFFCO CHOWK

19
DWARKA

25
INTERNATIONAL AIRPORT

Vatika India Next

Spread over 700 Acres*

Vatika India Next is spread through the prime sectors 82, 82A, 83, 84, 85 on NH8, Gurgaon

Strategically located on the intersection of two 8 lane expressways – the NH8 and the upcoming 150m wide Dwarka Expressway

Walking distance from proposed metro hub** at the intersection of South Delhi-Gurgaon metro line and Dwarka metro line

Proposed ISBT project coming up in close vicinity

Fly-over coming up at the entry point to Vatika India Next, which shall make the access to the township easier and faster

World-class facility management services by Vatika

*1 ACRE = 0.404 HECTARE

** AS PER GURGAON-MANESAR URBAN COMPLEX, 2025 MASTER PLAN

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SPECIFICATIONS

STRUCTURE

RCC Framed structure with infill brickwork, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements.

LIVING/DINING AREAS, LOBBIES/PASSAGE

| | |
|------------------|--|
| Flooring | Matt finished stain and abrasion resistant vitreous tiles/polished vitrified tiles |
| Wall Finishes | Acrylic emulsion on plaster |
| Ceiling Finishes | Oil bound distemper on plaster |

BEDROOMS

| | |
|------------------|--|
| Flooring | Matt finished stain and abrasion resistant vitreous tiles/polished vitrified tiles/wooden flooring |
| Wall Finishes | Acrylic emulsion on plaster |
| Ceiling Finishes | Oil bound distemper on plaster |

KITCHEN

| | |
|------------------|--|
| 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 or Marble |
| Fixtures | Stainless Steel Sink and mixer of standard makes and brands. Provision for installation of Geysers |

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 & European Water Closet (EWC) of standard makes & brands |
| C.P. Fittings & Accessories | Basin mixer, Shower mixer/diverter 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 |

BALCONIES

| | |
|---------------------|--|
| Flooring | Matt finished/anti-skid ceramic tiles |
| Wall Finishes | Exterior grade paint on plaster |
| Ceiling Finishes | Exterior grade paint on plaster |
| Handrail & Parapets | Combination of parapet walls and M.S. Handrails as per the functional and elevation requirements |

SERVANT'S ROOM

| | |
|------------------|--------------------------------|
| Flooring | Matt finished ceramic tiles |
| Wall Finishes | Oil bound distemper on plaster |
| Ceiling Finishes | Oil bound distemper on plaster |

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 | Wash Basin and Indian Water Closet (IWC/Oriassa Pan) of standard makes |
| C.P. Fittings & Accessories | Bib cock, Pillar cock, Ablution tap along with necessary angle valves etc. of standard makes and brands |

STAIRCASE

| | |
|---------------|--|
| Flooring | Polished Indian Stone/Indian Marble on Treads, Risers and Landings |
| Railing | Painted M.S. handrails and balustrades |
| Wall Finishes | Oil bound distemper on plaster |

COMMON PASSAGE

| | |
|------------------|-------------------------------------|
| Flooring | Polished Indian Stone/Indian Marble |
| Wall Finishes | Oil bound distemper on plaster |
| Ceiling Finishes | Oil bound distemper on plaster |

ROOF, DOORS, WINDOWS AND EXTERNAL WALL FINISHES

| | |
|------------------------------|---|
| Roof | PCC finish over suitable waterproofing and insulation treatment (COBA or equivalent) |
| 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 and External Glazing | Powder coated aluminum frame or uPVC frame windows with clear glass |
| External Wall Finishes | External grade anti Fungal/anti Algal paint from reputed makes & brands |

ELECTRICAL WIRING AND INSTALLATIONS

| | |
|---------------------|---|
| 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 power backup |
| Fixtures & Fittings | IS Compliant Modular switches/sockets, distribution boxes and circuit breakers from standard makes & brands |

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.

A Space for Life...

Vatika believes in delivering value to all our stakeholders by creating products and services that enhance the value of life. While real estate is our business, we consider ourselves a service industry... and our service is to design for life —your life. We aim to create spaces that enable you to focus on the things you consider important —whether it is building a business, growing a family, connecting with friends, or simply finding the time and space to pursue your dreams.

We are proud to be associated with international stakeholders such as Goldman Sachs and Baer Capital who share our vision of creating homes, schools, hotels, restaurants, retail spaces, commercial spaces, and business centres that uphold unparalleled quality and reflect timelessness.

Our enviable portfolio of impressive projects covers residential, commercial, hospitality, education and facilities management... a breadth of vision and scale that covers the range from expansive integrated townships to trendy speciality restaurants to world-class learning environments.

We will continue to harness the power of information, technology, design and our people to create environments that embody the hopes and aspirations of millions, while conducting business with integrity and transparency.



25 YEARS OF TRUST

2.1 MILLION SQ. FT. OF COMMERCIAL SPACE DELIVERED

15 MILLION SQ. FT. OF RESIDENTIAL SPACE DELIVERED

800 ACRES* TOWNSHIP IN JAIPUR

700 ACRES* TOWNSHIP IN GURGAON

*1 ACRE = 0.404 HECTARE

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