

Luxury at its maximum



SOVEREIGN PARK



When it comes to real estate, luxury is mostly a fancy term used in multiple contexts. It could either be impressive square feet numbers, numerous bedrooms with more than one master bedroom, fancy ornate ceilings or excessively expensive imported fittings. At Vatika, we believe luxury is when you have more of everything, without being overtly excessive. It's when you have a practical complementing of space, design and quality that luxury living gains true meaning. Which is why, every Vatika luxury home is more than just a fancy house. It is where you truly feel at home.



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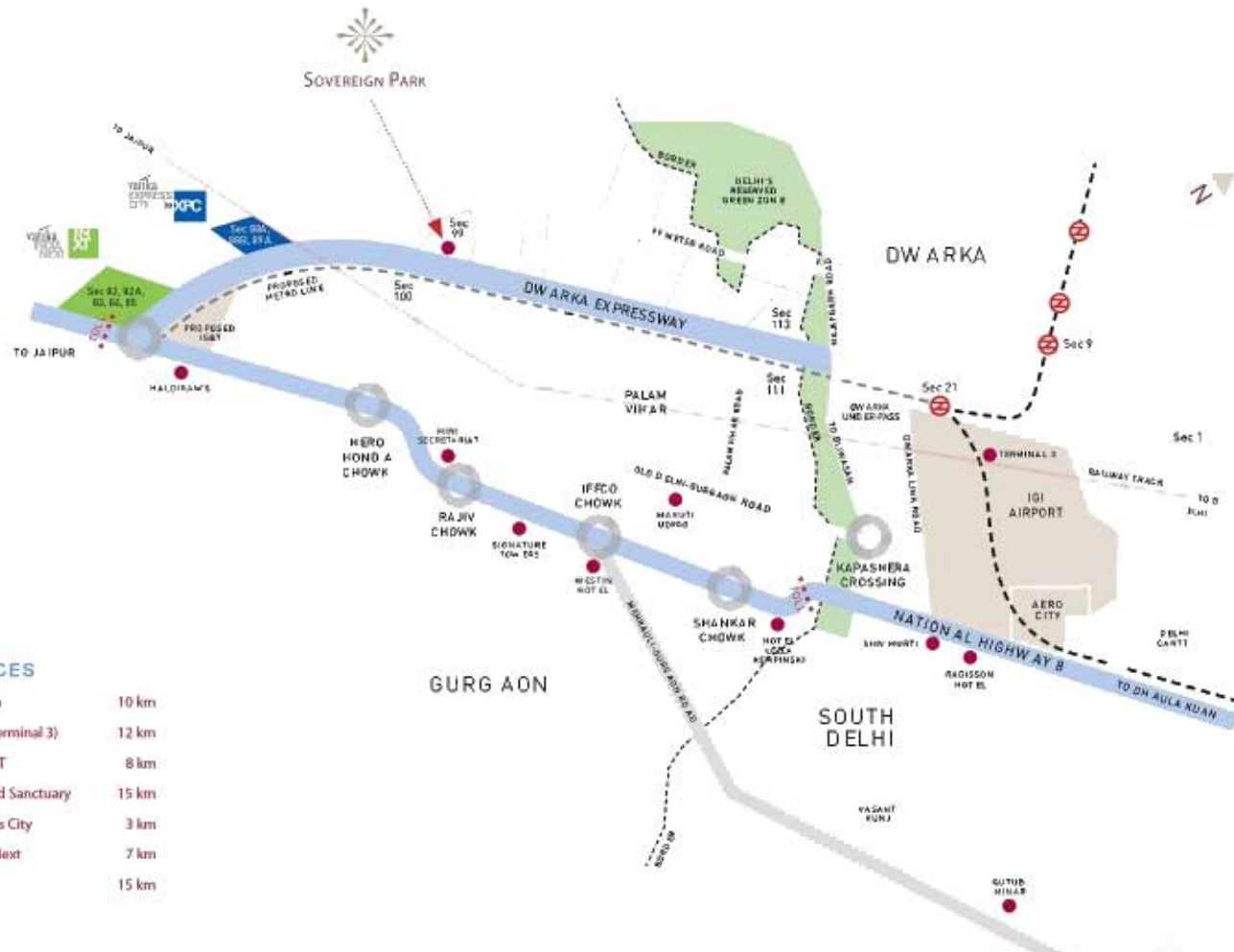
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DISTANCES

Delhi/Dwarka	10 km
IGI Airport (Terminal 3)	12 km
Proposed ISBT	8 km
Sultanpur Bird Sanctuary	15 km
Vatika Express City	3 km
Vatika India Next	7 km
Cyber City	15 km



3BHK+S (Type 1)

TYPICAL FLOOR 1 - TOWER A, B, C

0 1 2 meter

Salable 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	4065 X 3290	13'4" 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 2580	5'9" X 8'2"
9	Corridor	1350-wide	4'5" wide
10	Bathroom 1	3950 X 3350	13'0" X 11'0"
11	Dress	2485 X 1300	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 1080	5'4" X 6'6"
15	Toilet	2600 X 1080	8'5" X 6'6"
16	Master Balcony	7070 X 1800/1050	23'2" X 5'11"/3'5"
17	Living room Balcony	1900 X 7030	5'11" X 23'11"
18	Guest Bedroom Balcony	3500 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	Wtr Balcony	1800 X 1800	5'11" X 5'11"

3BHK+S (Type 2)

TYPICAL FLOOR 2 - TOWER A, B, C

0 1 2 meter

usable area 2610 sq.ft.



	mm	ft.
1 Entrance Foyer	3865 X 1800	12'8" X 5'11"
2 Living Area	4608 X 4550	15'1" X 14'11"
3 Dining	4065 X 3280	13'4" X 10'9"
4 Kitchen	4215 X 3050	13'10" X 10'0"
5 Toilet	2158 X 1200	7'1" X 3'11"
6 Guest Bedroom	3268 X 3800	11'0" X 12'6"
7 Dress	1758 X 1705	5'9" X 5'7"
8 Toilet	1758 X 2500	5'9" X 8'2"
9 Corridor	1358 wide	4'5" wide
10 Bedroom 1	3958 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	4200/6600 X 7038	13'9" / 21'8" 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"

3BHK+S (Type 3)

TYPICAL FLOOR - BLOCK D

0 1 2 meters
 usable area- 2505 sq.ft



	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	4325 X 3465	14'1" 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	1.250 wide	4'1" wide
10 Bedroom 1	4965 X 3635	16'3" X 11'11"
11 Dress	1500 X 1250	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 VIV Balcony	1800 X 1800	5'11" X 5'11"
21 Servant room	2905 X 2000	9'8" X 6'7"
22 Servant Toilet	1500 X 1400	4'11" X 4'7"

3BHK+S (Type 3a)

TYPICAL FLOOR - BLOCK F

0 1 2 meter

Saleable Area: 2515 sq.ft.



	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 3405	13'11" X 11'4"
7 Dress	1620 X 1650	5'4" X 5'5"
8 Toilet	3500 X 1650	8'2" X 5'5"
9 Corridor	1250 wide	4'1" wide
10 Bedroom 1	4065 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 4060	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	1900 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 VEV 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 4)

TYPICAL FLOOR - BLOCK D

0 1 2 meter

Saleable Area: 2530 sq.ft.



	mm	ft/in
1 Entrance Foyer	1915 X 2950	6'3" X 9'8"
2 Living Area	5665 X 5315	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	1455 X 1400	4'8" X 4'7"
6 Guest Bedroom	4255 X 3485	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 3835	16'3" X 12'7"
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 13'11"
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	1900 X 4600	6'3" X 15'11"
20 V/W Balcony	1800 X 1800	5'11" X 5'11"
21 Servant room	2415 X 2000	7'9" 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.



	mm	ft/in
1 Entrance Foyer	1915 X 2550	6'3" X 9'8"
2 Living Area	3665 X 5125	18'7" X 17'6"
5 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 4150	12'2" X 11'0"
11 Dress	1450 X 2065	4'9" X 6'9"
12 Toilet	2025 X 2065	6'8" X 6'9"
13 Master Bedroom	5600 X 4030	18'4" X 13'3"
14 Dress	2055 X 2335	6'9" X 7'8"
15 Toilet	2300 X 2450	7'5" X 8'0"
16 Master Balcony	1800 X 3000	5'11" X 9'10"
17 Bedroom 1 Balcony	2500 X 1900	8'2" X 6'11"
18 Living room Balcony	2400 X 4500	7'10" X 14'9"
19 Utility Balcony	1500 X 4605	4'11" X 15'1"
20 VVV Balcony	1600 X 1600	5'11" X 5'11"
21 Servant room	2935 X 2000	9'8" X 6'7"
22 Servant Toilet	1300 X 1400	4'11" X 4'7"

4BHK+S (Type 1)

TYPICAL FLOOR - BLOCK E, G, L

0 1 2 meter

Service Area: 3225 sq.ft.



	mm	ft/in
1 Entrance Foyer	1800 X 9100	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 2865	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 1850	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 3550	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	1600 X 3000	5'11" X 9'10"
20 Bedroom 3 balcony	1500 X 1500	4'11" X 8'2"
21 Living room Balcony	2400 X 1300	7'10" X 17'5"
22 Utility balcony	1800 X 1925	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 2)

TYPICAL FLOOR - BLOCK E, G, L

0 1 2 meter

Servant's Room: 3235 sq.ft.



		mm	ft/in
1	Entrance Foyer	1800 X 3100	5'11" X 10'2"
2	Living Area	4085 X 6750	13'5" 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 3468	12'1" X 11'4"
7	Dress	1440 X 1750	4'8" 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 3390	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	3085 X 2230	10'1" 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

Usable Area: 3245 sq.ft.



	mm	ft/in
1 Entrance Foyer	1800 X 3100	5'11" X 10'2"
2 Living Area	6065 X 4750	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 1465	12'11" 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	550 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 4995	11'0" X 16'11"
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 3215	7'3" X 8'0"
19 Master Balcony	1800 X 3000	5'11" X 9'10"
20 Bedroom 3 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 W/W 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"

4BHK+S (Type 4)

TYPICAL FLOOR - BLOCK J

0 1 2 meter

Subplot Area: 3230 sq ft.



		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 3490	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	4'8" X 5'8"
8	Toilet	2500 X 1750	8'2" X 5'8"
9	Corridor	1550 wide	5'1" wide
10	Bedroom 1	3950 X 3350	13'0" X 11'0"
11	Dress	1400 X 1750	6'3" X 5'8"
12	Toilet	2500 X 1750	8'2" X 5'8"
13	Bedroom 2	3865 X 3350	12'8" X 11'0"
14	Dress	1880 X 1750	6'5" X 5'8"
15	Toilet	2500 X 1750	8'2" X 5'8"
16	Master Bedroom	4750 X 4885	15'7" X 16'0"
17	Dress	1070 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	1880 X 3925	6'11" X 12'11"
23	VRV Balcony	1800 X 1600	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"

4BHK+S (Type 5)

TYPICAL FLOOR - BLOCK K

0 1 2 meter

Salable Area: 3250 sq.ft.



	mm	ft/in
1 Entrance Foyer	1800 X 5100	5'11" X 16'2"
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	3500 X 1750	8'2" X 5'9"
9 Corridor	1550 wide	5'1" wide
10 Bedroom 1	4200 X 3350	13'8" 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 2235	6'4" X 8'0"
18 Toilet	2800 X 2235	7'3" X 8'0"
19 Master Balcony	1800 X 8000	5'11" X 26'10"
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 1925	5'11" X 12'11"
23 VRV Balcony	1800 X 1800	5'11" X 5'11"
24 Servant room	2835 X 2230	9'4" X 7'4"
25 Servant Toilet	1685 X 1000	5'6" X 3'3"

4BHK+S (Type 6)

TYPICAL FLOOR 1 - BLOCK M

0 1 2 meter

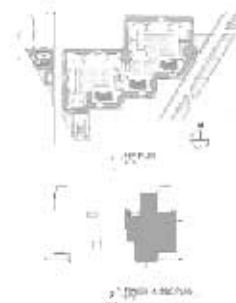
Saleable Area: 3255 sq.ft.



		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	1580 X 1750	5'2" 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 2213	6'6" X 8'0"
18	Toilet	2800 X 2215	7'5" 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 3050	4'11" X 10'0"
23	WV Balcony	1800 X 1800	5'11" X 5'11"
24	Service room	2035 X 2230	6'8" X 7'4"
25	Service Toilet	1685 X 1000	5'6" X 3'3"



LEGEND			
Sl. No.	DESCRIPTION	DIMENSION (mtr)	DIMENSION (M/Ft)
1	ENTRANCE COVER	4332 x 3415	14 2'8" x 11'2"
2	LIVING AREA	6562 x 6542	19 11'3" x 21'5"
3	DINING AREA	6403 x 7792	21'2" x 25'4"
4	KITCHEN	3330 x 3802	11 0'8" x 12 5'
5	TOILET	1170 x 1014	3 8'3" x 3 4'
6	CORRIDOR	1369 WIDE	4 5' WIDE
7	BEDROOM 1	3600 x 3350	12 0'8" x 11 0'
8	DRESS	2468 x 1200	8 1'2" x 3 11"
9	TOILET	2468 x 1250	8 1'2" x 3 8'
10	TERRACE	3600 x 4700	12 0'8" x 15 5'
11	LIVING ROOM BALCONY	4300/9700 x 1500	14 1'0" x 5 0" / 11'
12	UTILITY BALCONY- 01	2215 x 1230	7 3'3" x 4'
13	UTILITY BALCONY- 02	2600 x 1050	8 6" x 3 4'
14	SERVANT ROOM	2300 x 2000	7 6" x 6 6'
15	SERVANT TOILET	1170 x 1014	3 8'3" x 3 4'
16	VRV BALCONY	1800 x 6986	5 11' x 23 11"



SOVEREIGN PARK
AT SEC. 99 DRAKKA EXPRESSWAY, GURGAON

LOWER PENTHOUSE FLOOR- TOWER A, B&C

PENTHOUSE 1

0 05 10 20 METERS

LEGEND		
S.No	DESCRIPTION	DIMENSIONS (M) DIMENSIONS (FT)
1	FAMILY LORGE	430 x 370 14'2" x 12'3"
2	BEDROOM 1	390 x 515 12'8" x 16'9"
3	DRESS	170 x 170 5'6" x 5'7"
4	TOILET	170 x 100 5'6" x 3'2"
5	CORRIDOR	124 WIDE 4'0" WIDE
6	BEDROOM 2	260 x 230 8'6" x 7'6"
7	DRESS	240 x 130 7'9" x 4'3"
8	TOILET	240 x 140 7'9" x 4'6"
9	MASTER BEDROOM	400 x 400 13'1" x 13'2"
10	DRESS	18'5" x 10'0" 5'7" x 3'3"
11	TOILET	20'0" x 10'0" 6'6" x 3'3"
12	TERRACE	47'5" x 4'0" 15'6" x 13'2"
13	BEDROOM 2 BALCONY	120 x 450 3'11" x 15'0"
14	BEDROOM 1 BALCONY	210 x 100 6'9" x 3'3"
15	UTILITY BALCONY	32'5" x 12'8" 10'8" x 4'2"
16	SERVANT ROOM	330 x 500 10'8" x 16'5"
17	SERVANT TOILET	4'7" x 6'1" 1'5" x 2'0"

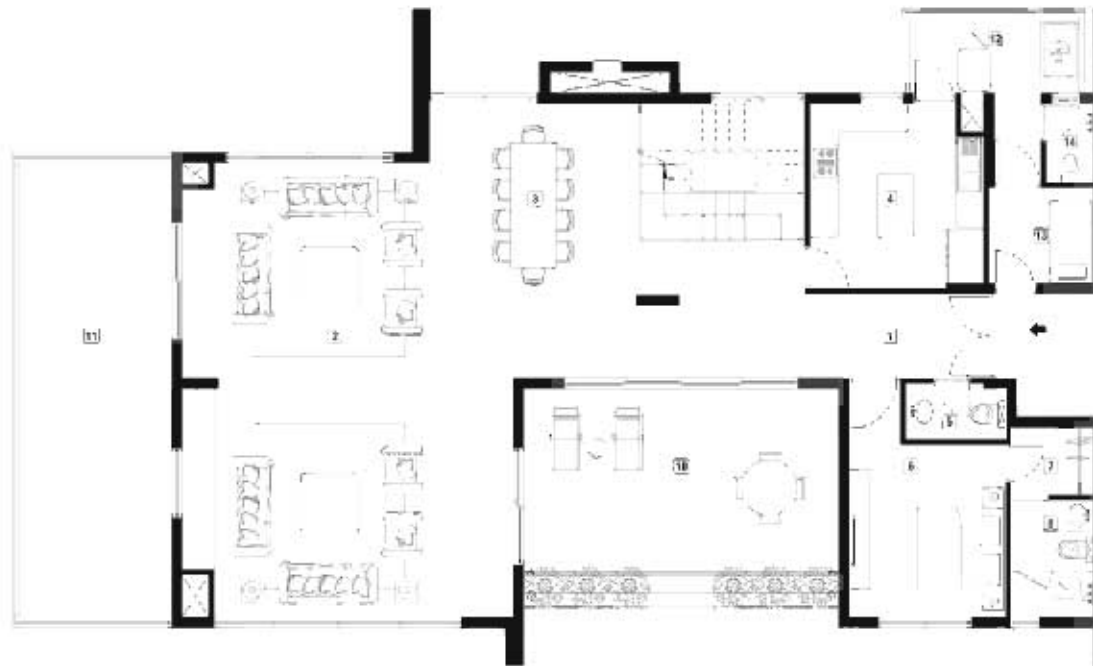


SOVEREIGN PARK
AT SEC 50 DWARKA EXPRESSWAY GURGAON

UPPER PENTHOUSE FLOOR- TOWER A, B&C

PENTHOUSE 1





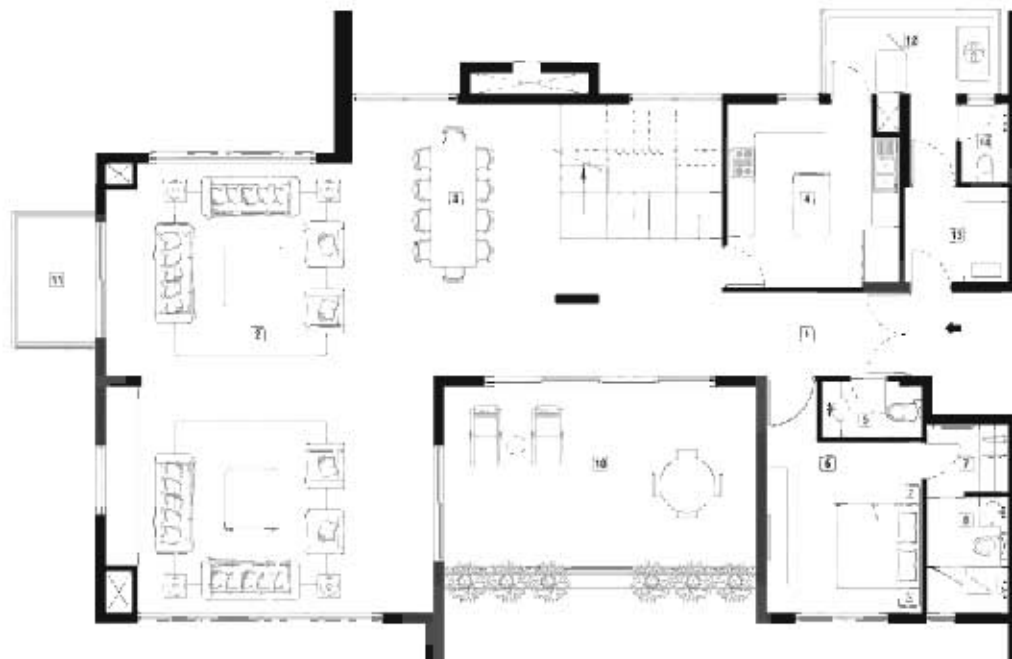
LEGEND			
Sl.No.	DESCRIPTION	DIMENSION (MM)	DIMENSION (FT/IN)
1	BALANCE - OVER	3050 X 1800	10' 0" X 5' 11"
2	LIVING AREA	3300 X 3915	10' 8" X 12' 8"
3	DINING AREA	4445 X 2885	14' 7" X 9' 6"
4	KITCHEN	3715 X 3000	12' 2" X 9' 10"
5	BEDR1	2950 X 1200	9' 8" X 3' 11"
6	BEDR2 BEDROOM	3300 X 3855	10' 8" X 12' 6"
7	BATH	1750 X 1400	5' 8" X 4' 6"
8	BEDR3	1260 X 2510	4' 1" X 8' 2"
9	LIVING TERRACE	2150 X 1415	7' 0" X 4' 6"
10	LIVING TERRACE 2	2000 X 1000	6' 6" X 3' 3"
11	UTILITY BALCONY	2625 X 1800	8' 7" X 5' 11"
12	BEDR4VANT ROOM	2200 X 2510	7' 2" X 8' 2"
13	BEDR4VANT TOILET	1000 X 1000	3' 3" X 3' 3"

SOVEREIGN PARK
41 SEC. 59 DWARKA EXPRESSWAY, GURGAON

LOWER PENTHOUSE FLOOR- BLOCK L

PENTHOUSE 3





LEGEND		
SLAB	DESCRIPTION	DIMENSION IN METRE DIMENSION IN FT/IN
1	ENTRANCE PORCH	3000 x 1800 12'-0" x 5'-11"
2	LIVING AREA	7000 x 9710 22'-0" x 31'-10"
3	DINING AREA	4145 x 5885 13'-5" x 19'-2"
4	KITCHEN	4765 x 3360 15'-6" x 11'-0"
5	KITCHEN	2750 x 1400 9'-1" x 4'-6"
6	GUEST BEDROOM	3300 x 3000 10'-8" x 9'-8"
7	DRESS	1150 x 1440 3'-8" x 4'-6"
8	TOILET	1150 x 2300 3'-8" x 7'-6"
9	STORE	800 x 1150 2'-6" x 3'-7"
10	TERRACE TERRACE	4150 x 4950 13'-7" x 16'-3"
11	LIVING BALCONY	1800 x 2300 5'-11" x 7'-6"
12	UTILITY BALCONY	3000 x 1800 9'-11" x 5'-9"
13	SEWAGE ROOM	2200 x 2000 7'-2" x 6'-6"
14	SERVANT TOILET	1000 x 1000 3'-3" x 3'-3"

SOVEREIGN PARK
AT SEC 39 DWARKA EXPRESSWAY GURGAON

LOWER PENTHOUSE FLOOR- BLOCK E&G

PENTHOUSE 2

0 5 10 20



SLAB	DESCRIPTION	DIMENSION IN MM	DIMENSION IN FT/IN
1	ENTRANCE PORCH	3401 X 1818	11' 2" X 6' 0"
2	FAMILY LOUNGE	3400 X 4800	11' 2" X 15' 8"
3	STUDY ROOM	3500 X 3000	11' 6" X 9' 8"
4	BEDROOM 1	3000 X 3000	9' 8" X 9' 8"
5	DRESS	2000 X 1400	6' 7" X 4' 6"
6	TOILET	1800 X 1000	5' 9" X 3' 3"
7	COPY DECK	1800 X 600	5' 9" X 2' 0"
8	BEDROOM 2	3000 X 3000	9' 8" X 9' 8"
9	DRESS	1200 X 1200	3' 9" X 3' 9"
10	TOILET	1200 X 1000	3' 9" X 3' 3"
11	MULTI-BED ROOM	4200 X 3000	13' 8" X 9' 8"
12	DRESS	2000 X 1100	6' 7" X 3' 6"
13	TOILET	2000 X 1000	6' 7" X 3' 3"
14	MULTI-BED BALCONY	3000 X 1800	9' 8" X 5' 9"
15	BEDROOM BALCONY	3000 X 1000	9' 8" X 3' 3"
16	MULTI-BED BALCONY	3000 X 1800	9' 8" X 5' 9"
17	SERVANT ROOM	2200 X 2000	7' 3" X 6' 6"
18	SERVANT TOILET	1200 X 1000	3' 9" X 3' 3"

SOVEREIGN PARK

BY CCP, AN MHADA ENGINEERING DIVISION

UPPER PENTHOUSE FLOOR- BLOCK E, G&L

PENTHOUSE 2 & 3



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
KITCHEN	Wall Finishes: Premium Emulsion Paint on plastered wall with punning or putty for level and smoothness
	Flooring: Matt finished ceramic tiles
	Wall Finishes: 2' high Ceramic tiles dado above counter Premium emulsion on plaster in remaining areas
	Filments : 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/Allowees 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.



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SOVEREIGN PARK