



Royal Town Heights

Life Beyond Expectation



REVANTA WELFARE SOCIETY

REG. No. - S/RS/SW/0924/2013







We are a registered Welfare Society by the name of Revanta Welfare Society. We aim to provide good quality housing at affordable prices to our members. Enclosed herewith is a copy of the registration certificate No. S/RS/SW/0924/2013.

Society Activity in Zone P, Delhi

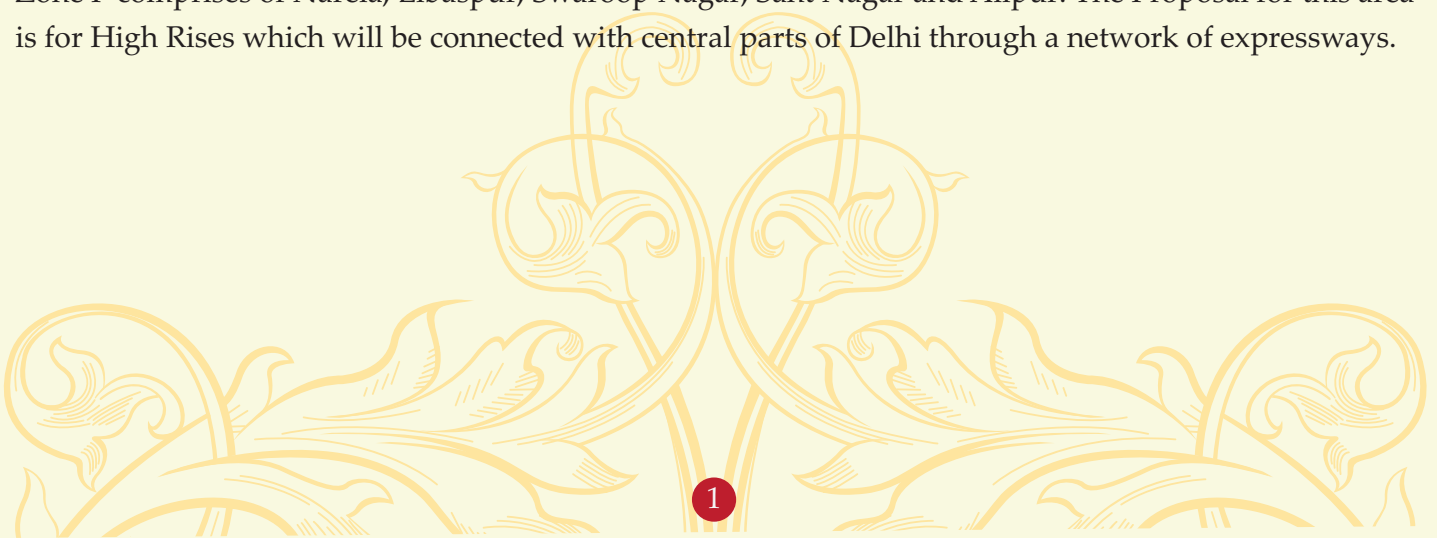
The Management of Revanta Welfare Society will be providing low cost, quality residential apartments in Delhi's newest Sub-City Zone P. This has been designated as Delhi's Employment Centre under the Master Plan 2021.

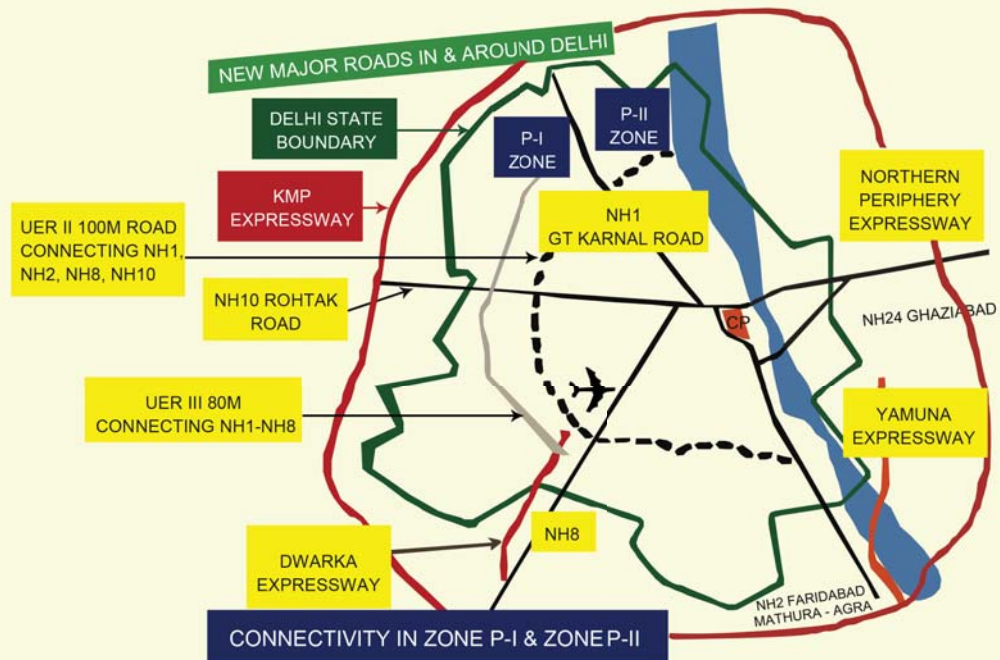
P Zone At A Glance

P Zone has been designated a High Rise residential zone under the Master Plan 2021 of Delhi. The directives of the MPD and Zonal Development Plans are directly being handled by the Ministry of Urban Planning through its executive arm, Delhi Development Authority (DDA). The execution of this much needed plan is being expedited through a combined effort of the Central and State Government to provide relief to the ever growing needs of India's capital city. Hence, for the first time, the plan has been launched on a Public Private Partnership mode.

The housing strategy for Zone P incorporates approaches for development of new housing area, upgradation and re-densification through re-development of existing housing area including unauthorized colonies. In view of limited availability of land and increased demand for housing, plotted residential development is being discouraged. This emphasis on High Rise development will allow for better planning and use of recreational and green areas, to include a Leisure Valley, River Front Boulevard, City Parks, Lake Complex, Amusement Park, Science Park and network of playgrounds and green spaces interconnected with pedestrian and cycle tracks.

Zone P comprises of Narela, Libaspur, Swaroop Nagar, Sant Nagar and Alipur. The Proposal for this area is for High Rises which will be connected with central parts of Delhi through a network of expressways.





Zone P-I is located in North West Delhi

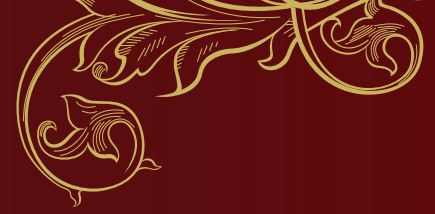
- North: NCTD/ Haryana Boundary
- South: Boundaries of Sub-zones C and H
- East: GT Karnal Road (NH-1)
- West: Western Yamuna Canal

Zone P-II is located in North Delhi

- North: NCTD/ Haryana Boundary
- South: NCTD Boundary/ Outer Ring (Road 90m)
- East: River Yamuna
- West: NH-1

Distance from Main Delhi Landmarks

- Connaught Place – 19 Km
- ISBT – 16 Km
- NH-1 -5 Km
- Karnal Bye Pass – 11 Km
- Airport through new UER-II 20 Minutes Drive

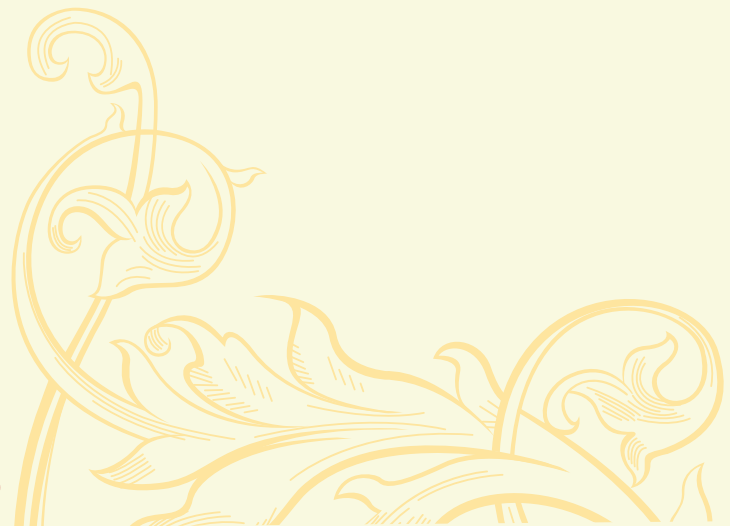


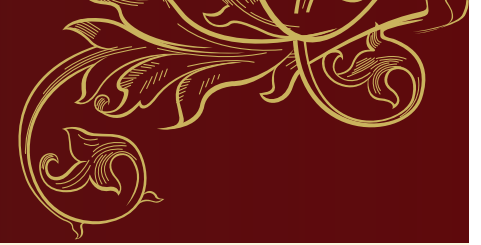
Unique Urban Design of Land Use Plan

According to MPD 2021, urban extension areas are to be planned with a density of 250-300 persons per hectare to accommodate the projected additional population. P-I Zone is estimated to accommodate 16.2 lakh and P-II Zone shall have a proposed population of 19 Lakh, including that of the existing settlements.

To achieve a more sustainable sub-city, the MPD and zonal plans have designated the land use keeping in mind a unique urban design.

- Leisure Valley
- River Front Boulevard
- Specialized Institute / IT Complex corridor along with NH-1.
- City Park Complex
- Bhalswa 9 hole Golf Course
- Bhalswa Lake Complex – To cover approx 102 hectares. Land is proposed to be developed as an integrated tourist complex / city park, along with lake (22 hectares), amusement park (12 hectares), commercial (8 hectares), residential (12 hectares) and recreational (46 hectares).
- Green Belt – To make up 15-20% of the total land, extending from the NCTD boundary upto a depth of one peripheral revenue village, wherever possible, with permissible activities.
- Facility corridor – Commercial, public, semi-public uses and recreational uses to be developed along major transport networks as facility corridor along major arterial roads.
- Super tall building with Helipad facility – This zone is suitable for such development being far away from the Air Funnel. This will not only change the skyline of Delhi but also facilitate international investors to develop state of the art urban design projects.





Highlights of Masterplan Delhi 2021

The vision for 2021 is to make Delhi a global metropolis and a world class city, where all the people are engaged in productive work with a decent standard of living and quality of life in a sustainable environment. Hence the need for appropriate planning and action to meet the challenge of population growth and migration into Delhi; provision for adequate housing, particularly for the weaker sections of the society; upgradation of old and dilapidated areas of the city; provision of adequate infrastructure services.

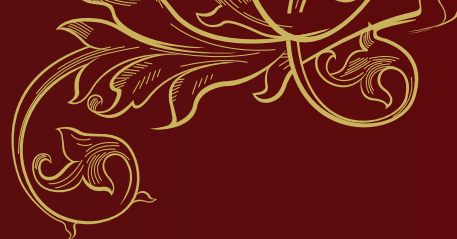
P Zone has been planned in line with these objectives and hence plotted development is out and high rises are the way to go. According to projections in the Masterplan, nearly 24 Lakh residential units are required for an estimated 23 million people by 2021. In the last 50 years, DDA has acquired 75,609 hectares and developed it for residential, recreational, commercial and institutional purposes. The DDA has earmarked land at Zone P-I and P-II for raising residential projects to cater for this surplus demand for residential units.

WHAT TO EXPECT IN ZONE P

Recreational

Satellite views show that Zone P has a very wide green coverage in the form of orchards, forest and farmlands. In addition, about 941 hectares of land in Zone P-II and 1290.9 hectares in Zone P-I has been proposed for Recreational and Green Use. This consists of district parks, city parks, community parks, playfields and roadside green. The 941 hectares also includes a recreational complex with a Lake and 9 hole Golf Course in Bhalswa Lake Complex. Also a City Park of 150 hectares to encourage Socio-cultural integration, having a Museum, Art Galleries, Library, Auditorium, Concert Hall, Open Air Theatre, Conventional Hall, Dance, Drama and Music Centres etc.





Green Area

The Green cover in this zone will make up 15-20% of the total. An Amusement Park of 20 hectares has been proposed in the green belt along the NH-1 at the junction of NH-1 and UER-I extension road.

- An area of about 50 hectares is also proposed for the development of an international exhibition cum fair ground on the lines of Pragati Madan on the north-eastern side of the sub-city, P-II zone.
- A National Science Park of 4 hectares has also been proposed near Kuraini as a major component to strengthen the overall attractiveness of the sub-city, P-I zone.
- A network of multipurpose grounds for holding marriages and other special functions has been proposed.
- As P-II zone is located along the River Yamuna, it is proposed to develop recreational areas, sports facilities, bio-diversity park, bird sanctuaries, boulevards etc. as part of the river front development.
- The existing land fill site in the corner of NH-1 and outer ring road junction on eastern side is proposed for zonal level recreational area which could be developed as a Millennium/Memorial Park to enhance the aesthetic image of the sub-city.

Industry

An area of 477 hectares in zone P-I has been proposed for industrial use which consists of 3 industrial clusters namely

- (i) Narela Industrial Area in Ph-I.
- (ii) Bawana Industrial Area Ph-II.
- (iii) Bhorgarh Industrial Area.

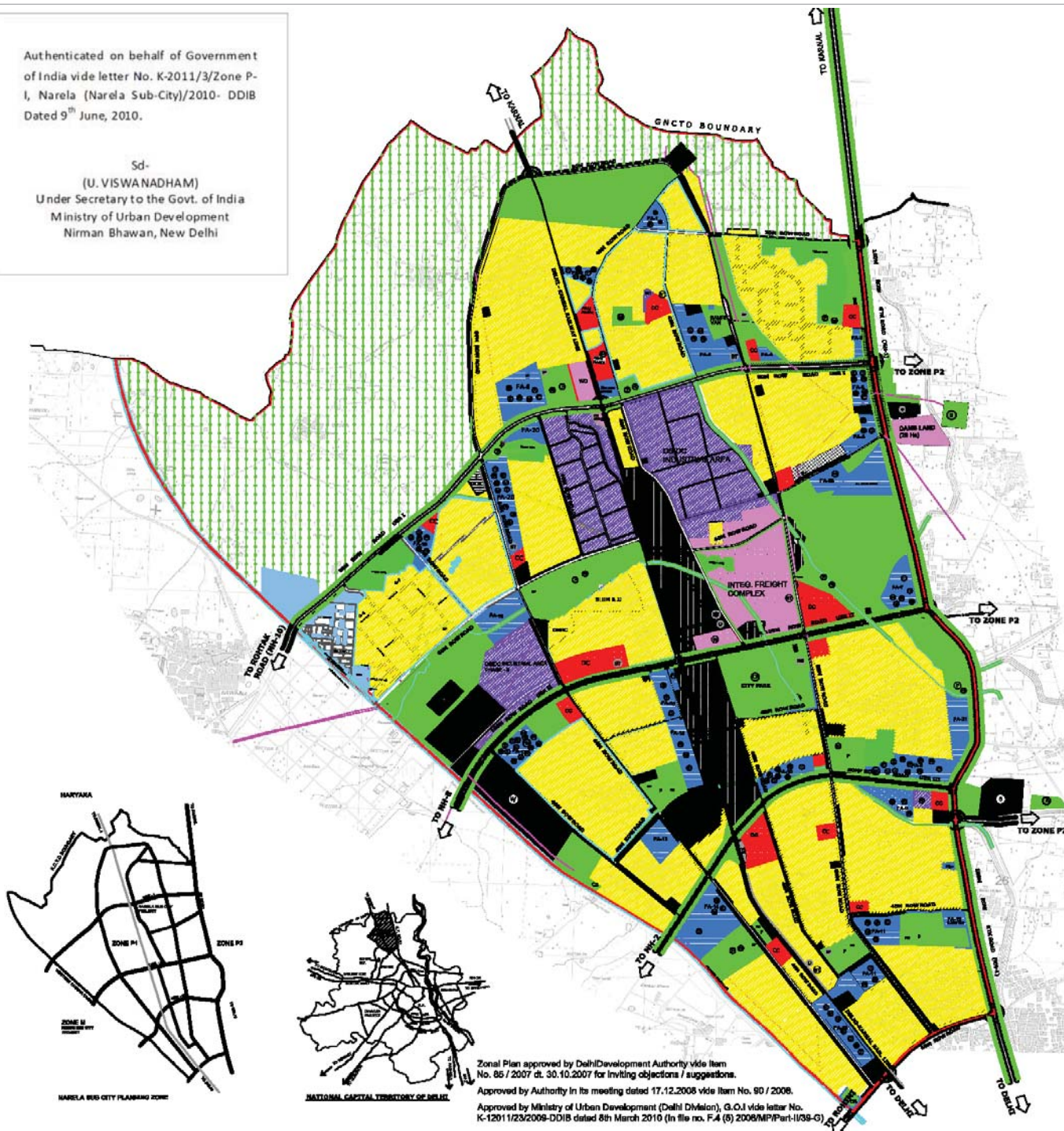
Also 266 hectares in Zone P-II has been proposed for hi-tech electronic industry along NH-I to provide city level specialized industry and to enhance the visual quality on NH-1 entry corridor.

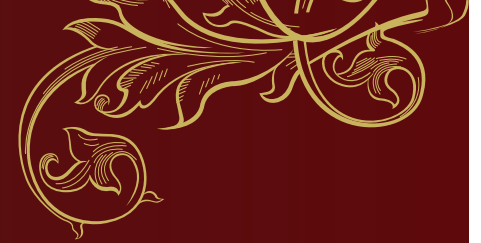
Transport

Major and Sub-Arterial roads have been carefully planned to make the Public Transport System in P zone accessible within 0.5 – 1 Km walking distance. The strengthening of the rail network supported by MRTS, would provide mass rapid transit corridor to the sub-city from the mother city. Together with a network of three major arterial roads UER I, II and III of 80m, 100m and 80m proposed between GT Karnal Road (NH-1) to Rohtak Road (NH-10) and NH-8 passing through Narela, Rohini and Dwarka.

Zonal Development Plan | Zone P-I

Sd-
(U. VISWANADHAM)
Under Secretary to the Govt. of India
Ministry of Urban Development
Nirman Bhawan, New Delhi





DELHI DEVELOPMENT AUTHORITY

LEGEND

LANDUSE

RESIDENTIAL

- RESIDENTIAL
- EXISTING ABADI AREA

COMMERCIAL

- DISTRICT CENTRE
- COMMUNITY CENTRE
- WHOLE SALE
- WAREHOUSING & DEPOT/IFC
- SERVICE MARKET
- INFORMAL BAZAR

INDUSTRIAL

- LIGHT AND SERVICE INDUSTRY
- SERVICE CENTER

RECREATIONAL

- CITY PARK
- DISTRICT PARK
- CITY FOREST
- COMMUNITY PARK/ MULTI PURPOSE GROUND
- HISTORICAL MONUMENT

TRANSPORTATION

- METROPOLITAN PASSENGER TERMINAL/ RAILWAY STATION
- RAILWAY LINE
- M.R.T.S ROUTE STATIONS
- BUS DEPOT / BUS TERMINAL
- FREIGHT TERMINAL/ TRUCK TERMINAL
- ROAD AS PER RIGHT OF WAY
- EXISTING/ PROPOSED GRADE SEPERATORS

UTILITY

- COMMAND TANK
- WATER TREATMENT PLANT
- SEWAGE TREATMENT PLANT
- ELECTRICITY (POWERHOUSE - SUB STN, ETC)/E.S.S.- 440/220/66KV's
- SOLID WASTE (SANITARY LANDFILL)
- DRAIN
- SEWAGE PUMPING STATION

GOVERNMENT

- GOVERNMENT OFFICE

PUBLIC & SEMI PUBLIC

- FACILITY AREA
- MULTI PURPOSE COMMUNITY HALL
- EDUCATION & RESEARCH
- HOSPITAL
- UNIVERSITY
- PUBLIC / SEMI PUBLIC
- COLLEGE/ MEDICAL COLLEGE/ENGINEERING COLLEGE
- WORKING HOSTEL
- MATERNITY HOME/ NURSING HOME/ POLYCLINIC
- VETINARY HOSPITAL
- POLICE HEADQUARTERS AND POLICE LINES
- FIRE STATION AND HEAD QUARTER
- DISTRICT JAIL
- TRANSMISSION SITE / TRANSMISSION CENTER
- TELEPHONE EXCHANGE
- HEAD POST OFFICE
- SOCIO CULTURAL CENTER (CULTURAL COMPLEX)
- CREMATION / BURIAL GROUND
- RELIGIOUS
- PLAY GROUND AND SPORTS COMPLEX
- DIVISIONAL SPORTS CENTER
- PARK AND PLAY GROUND

AGRICULTURE AND WATER BODY

- GREEN BUFFER /GREEN BELT
- CANAL - WATER BODY

BOUNDARIES

- NCTD BOUNDARY
- ZONE BOUNDARY

- FACILITIES SHOWN IN P & SP ARE INDICATIVE

ZONAL DEVELOPMENT PLAN ZONE P-1 (Narela Sub City)

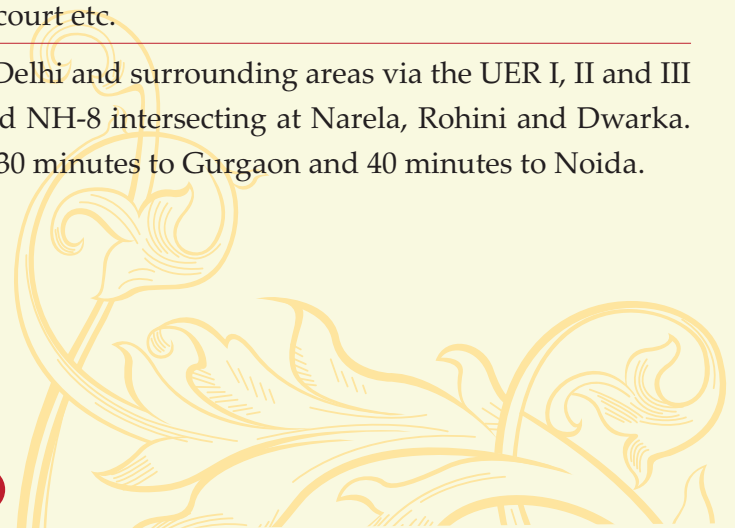
SCALE 500m 0 1000m 2000m 200m 4Ha			DRAWING NO. NP & C/ ZDP P-1/ 1
PLG D/MAN 	ASTT. DIR 	JOINT. DIR.(PLG) 	
PLG ASST 	ADDL. COMM.(PLG.) /JDP	COMMISSIONER (PLG)	
NARELA PROJECT			



Features of Zone P-I

The P-I Zone is located in North West Delhi. The total area of the zone is 9,866 hectares of which 7,365 can be developed. The remaining 2,501 hectares is under the green belt as per MPD 2021 land use plan. It is proposed for a population of 16.2 lakh including that of the existing settlements. The existing railway line has been proposed as the major mass transit movement corridor for this zone. The residential areas are proposed to be located on both sides of the railway line within a distance of 3-4 Kms. An integrated system of green linkages and circulation network will connect residential areas with work centres and various social cultural facilities. Residential land use shall make up 42.98% of the total land area for P-I Zone and when fully developed will provide housing facilities to over 3.6 Lakh families from all socio-economic backgrounds.

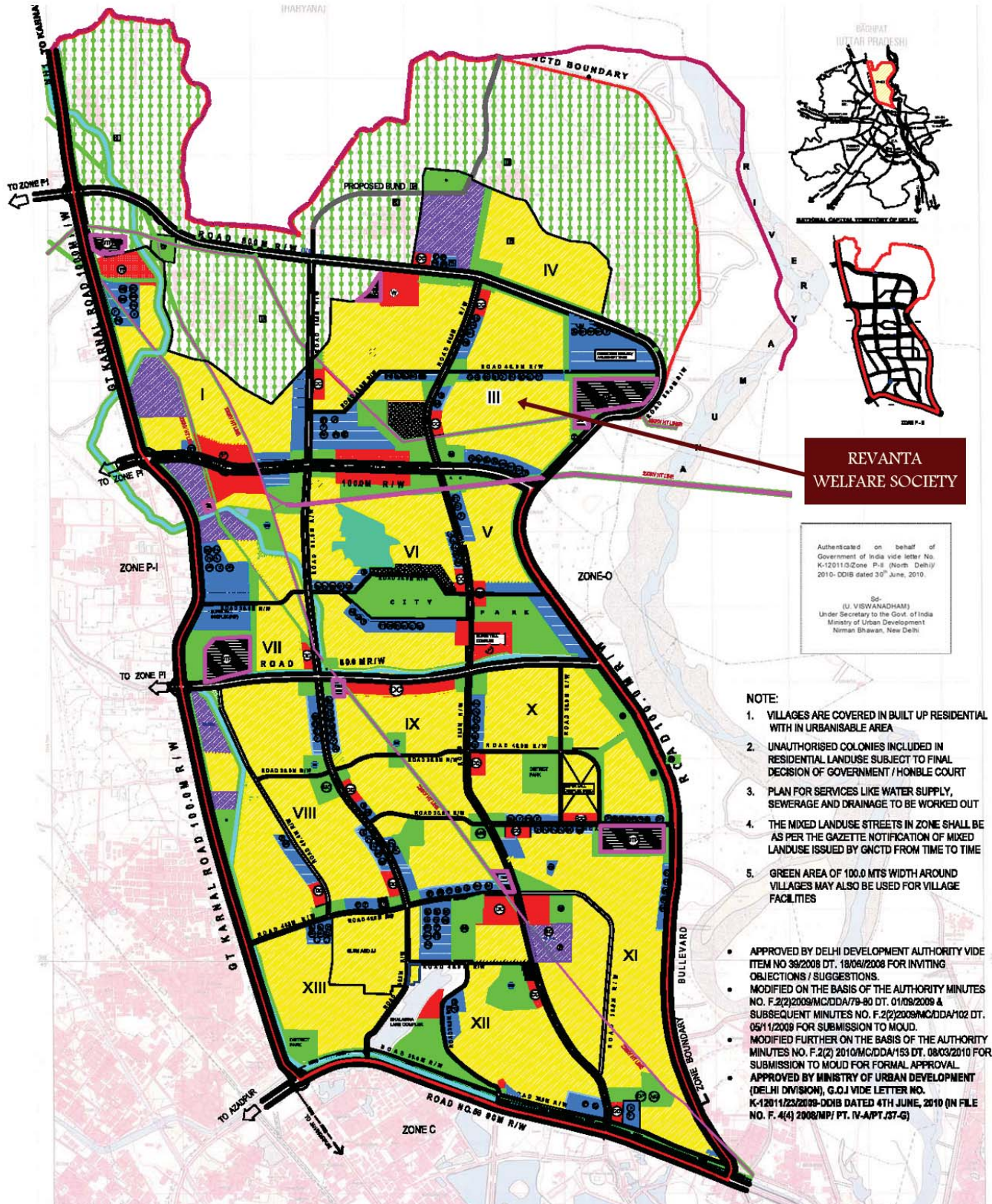
- Situated in North West Delhi in the Narela Urban Extension project.
- A large park and playfield along with community centre will form a nucleus of each community, accessible by pedestrian and cycle tracks.
- A number of education and entertainment amenities including a University Centre (1 No), Medical College (2 Nos.), Divisional Sports Centre (1 No), District Sport Centre (3 Nos.), International Exhibition cum Fair Ground (1 No), District Jail (1 No).
- A National Science Park of 4 hectares has also been proposed near Kuraini as a major component to strengthen the overall attractiveness of the sub-city.
- The Integrated Freight Complex (IFC) covering an area of 392 hectares accommodates the wholesale trade, district centre, metropolitan transport centre and ISBT, which form the focal point of the zone. The already existing Narela Udyog Vihar covers 247 hectares. Another major industrial area is proposed at Bawana accommodating 20,000 industrial plots.
- MPD 2021 anticipates a work force of about 6.2 Lakh with the IFC acting as a major source of employment, particularly white-collared jobs.
- An integrated Government office complex has been proposed in Sector B-3 (16 ha.) which will comprise the offices of GNCTD / local bodies district court etc.
- The zone offers easy access to all central parts of Delhi and surrounding areas via the UER I, II and III connecting with NH-1, NH-10 (Rohtak Road) and NH-8 intersecting at Narela, Rohini and Dwarka. Not to mention just 20 mins drive to the Airport, 30 minutes to Gurgaon and 40 minutes to Noida.

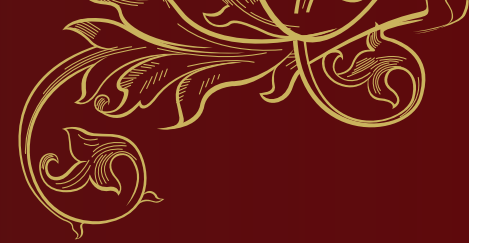


REVANTA WELFARE SOCIETY



Zonal Development Plan | Zone P-II





DELHI DEVELOPMENT AUTHORITY

LEGEND

LANDUSE

RESIDENTIAL

- RESIDENTIAL
- EXISTING ABADI AREA

COMMERCIAL

- DISTRICT CENTRE
- COMMUNITY CENTRE
- WHOLE SALE
- SERVICE MARKET
- INFORMAL BAZAR

INDUSTRIAL

- LIGHT AND SERVICE INDUSTRY
- SERVICE CENTER

RECREATIONAL

- CITY PARK
- DISTRICT PARK
- CITY FOREST
- COMMUNITY PARK/ MULTI PURPOSE GROUND
- AMUSEMENT PARK

TRANSPORTATION

- M.R.T.S ROUTE STATIONS
- BUS DEPOT / BUS TERMINAL
- ROAD AS PER RIGHT OF WAY
- EXISTING/ PROPOSED GRADE SEPARATORS

UTILITY

- WATER TREATMENT PLANT
- SEWAGE TREATMENT PLANT
- ELECTRICITY (POWERHOUSE - SUB STN. ETC)/E.S.S.- 440/220/66KV's
- SOLID WASTE (SANITARY LANDFILL)
- DRAIN
- SEWAGE PUMPING STATION

GOVERNMENT

- GOVERNMENT OFFICE

PUBLIC & SEMI PUBLIC

- FACILITY AREAS (FACILITY CORRIDOR)
- MULTI PURPOSE COMMUNITY HALL
- EDUCATION & RESEARCH CENTER
- SCIENCE CENTER
- HOSPITAL (CH/WH/HW)
- COLLEGE/ MEDICAL COLLEGE/ ENGINEERING COLLEGE
- WORKING HOSTEL
- OLD AGE HOME
- MATERNITY HOME/ NURSING HOME/ POLYCLINIC
- VETERINARY HOSPITAL
- POLICE HEADQUARTERS AND POLICE LINES
- FIRE STATION AND HEAD QUARTER
- TELEPHONE EXCHANGE
- HEAD POST OFFICE
- DISASTER MANAGEMENT
- SCIENCE CENTER
- EDUCATION AND RESEARCH CENTER
- CREMATION / BURIAL GROUND
- RELIGIOUS CENTER
- PLAY GROUND AND SPORTS COMPLEX
- DIVISIONAL SPORTS CENTER
- DISTRICT SPORTS CENTER
- PARK AND PLAY GROUND
- EXHIBITION GROUND

AGRICULTURE AND WATER BO

- GREEN BELT
- CANAL - WATER BODY

BOUNDARIES

- NCTD BOUNDARY
- ZONE BOUNDARY

* FACILITIES SHOWN IN P & SP ARE INDICATIVE

ZONAL DEVELOPMENT PLAN

(ZONE P-II)

(MODIFIED, 29-04-08)
(RE-MODIFIED, 27-05-09)
(FINAL-AS PER AUTHORITY
DECISION, NOV. 2009)
(MODIFIED FINAL-AS PER
AUTHORITY DECISION, 17.02.10)

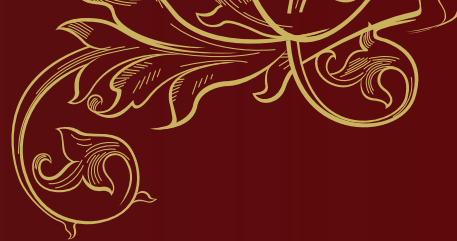
SCALE:



DRAWING NO.

NP & C/ ZDP P-II/ 1

DIRECTOR (PLG.)	ASSTT. DIRECTOR (PLG.)	JT. DIRECTOR (PLG.)	
ADDL. COMMISSIONER (PLG.)	COMMISSIONER (PLG.)		

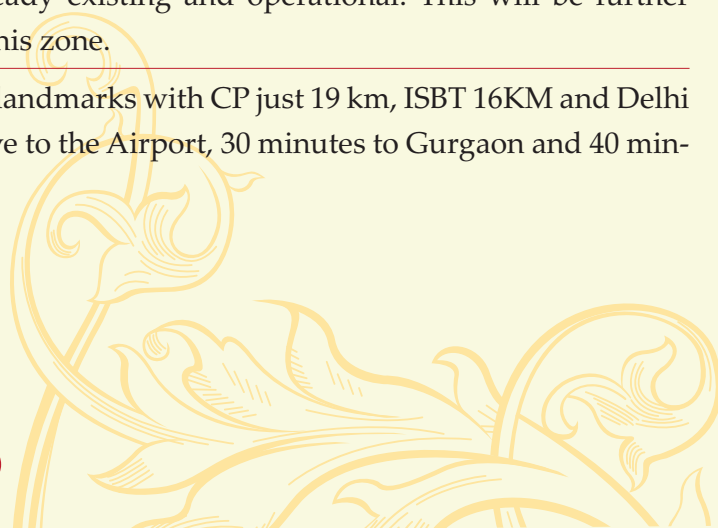


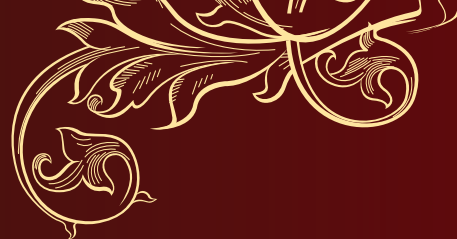
Zone P-II

The P-II Zone is located in North Delhi and comprises of 8,534 hectares in total. The MPD 2021 subdivides the entire urban area under P-II Zone into 13 Sectors for the purpose of development. Each sector contains multiple land use categories. The sub-city when fully developed will provide housing facilities to over 4.22 Lakh families from all income groups.

Approx 3,235 hectares has been declared as a residential zone with 1,100 hectares comprising existing settlements and the remainder 2,135 hectares proposed for new development.

- Located in North Delhi on the eastern side of NH-1.
- Land mass 40% larger than Dwarka sub-city.
- Near to Yamuna River. Ground water level sufficient to cater to 20L residents for the future needs.
- Three major connecting expressways named as Urban Extension I, II and III (80m, 100m & 80m) originating in this sector and connecting with NH-1, NH-10 (Rohtak Road) and NH-8 intersecting at Narela, Rohini and Dwarka.
- First metro reaching in DMRC Phase-III originating from Mukundpur in P-II to Yamuna Vihar. Additionally Metro Stations have been provisioned in each sector in MPD 2021.
- Mega Exhibition / trade fair on the lines of Pragati Madan near to Sector III. Similarly a mega Amusement Park adjacent to the Exhibition centre.
- Full blown River Front boulevard with Walk Ways and Cycle Paths with a Leisure Park along the river side boundary stretching 11.5 Km.
- Super tall structure buildings provisioned in Sector V and VI with huge City Park. These complexes of tall buildings will also have helipad facilities which will provide direct accessibility to various cities.
- A number of Medical Colleges/ Hospitals, general and Engineering colleges, as many as 135 Schools, along with Sports and Recreation Centres.
- Electrical sub-station, water treatment plant already existing and operational. This will be further expanded to cater to an increased population in this zone.
- This zone is well connected with important Delhi landmarks with CP just 19 km, ISBT 16KM and Delhi University 8 Km. Not to mention just 20 mins drive to the Airport, 30 minutes to Gurgaon and 40 minutes to Noida.





Public & Semi Public Facilities

Sector-I	Medical College (1 No), Hospital 'A' (1 No), Hospital 'B' (1 No), Education & Research Institute (1 No), Old Age Home (2 Nos) Police Station (1 No), Fire Station (1 No), Hospital 'C' (2 Nos), Hospital 'D' (2 Nos), Maternity Centre (2 Nos), Nursing Home (2 Nos), Multipurpose Community Hall (1 No), Parking Site (1 No).
Sector-II	Institutional Area (Multipurpose Use) – Police Station (1 No), Fire Station (1 No), Working Women –Man Hostel (1 No), Parking site (1 No), Bus Terminal (1 No), Recreational Club (1 No), Veterinary Hospital (1 No), Hospital 'C' (1 No), Hospital 'D' (1 No), Maternity Centre (1 No), Nursing Home (1 No),
Sector-III	College (1 No), Engineering College (1 No), ITI (1 No), Religious Centre (1 No), Hospital 'A' (1 No), Hospital 'B' (1 No), Hospital 'C' (3 Nos), Hospital 'D' (3 Nos), Maternity Centre (3 Nos), Nursing Home (3 Nos), Old Age Home (1 No), Veterinary Hospital (1 No), Parking Site (1 No), Fire Station (1 No), District Sport Centre (1 No), Multipurpose Community Hall (1 No).
Sector-IV	Police Station (1 No), Fire Station (1 No), Hospital 'B' (1 No), Parking Site (2 Nos), Hospital 'C' (1 No), Hospital 'D' (1 No), Nursing Home (1 No), Maternity Centre (1 No), Multipurpose Community Hall (1 No), Exhibition ground & Amusement Park (1 No).
Sector-V	Multipurpose Use (Commercial), Parking Site (1 No), Multipurpose Community Hall (1 No), Knowledge Park.
Sector-VI	Engineering College (1 No), Science Centre (1 No), College (2 Nos), ITI (1 No), Working Women / Man Hostel (1 No), Hospital 'B' (1 No), Hospital 'C' (2 Nos), Hospital 'D' (2 Nos), Maternity Centre (2 Nos), Nursing Home (2 Nos), Old Age Home (1 No), Police Station (1 No), Fire Station (1 No), Disaster Management Centre (1 No), Recreational Club (1 No), Parking Sites (1 Nos), Divisional Sport Centre (1 No).
Sector-VII	Medical College (1 No), Hospital 'A' (1 No), Old Age Home (1 No), Multipurpose Use (PSP) – Police Station (1 No), Fire Station (1 No), Telephone Exchange (1 No), Hospital 'C' (1 No), Hospital 'D' (1 No), Maternity Centre (1 No), Nursing Home (1 No), Head Post Office (1 No) Recreational Club (1 No) Divisional Sport Centre (1 No), Parking Site (1 No).
Sector-VIII	Engineering College (1 No), ITI (1 No), College (2 Nos), Hospital 'C' (1 No), Hospital 'D' (1 No), Maternity Centre (1 No), Nursing Home (1 No), Fire Station (1 No), Veterinary Hospital (1 No), Parking Sites (2 Nos), Multipurpose Community Hall (1 No), District Sports Centre (1 No).
Sector-IX	Engineering College (1 No), ITI (1 No), Hospital 'B' (2 No), Hospital 'C' (2 Nos), Hospital 'D' (2 Nos), Maternity Centre (2 Nos), Nursing Home (2 Nos), Multipurpose Community Hall (1 No), Police Station (1 No), Fire Station (1 No), Old Age Home (1 No), Parking (1 No), Recreational Club (1 No).
Sector-X	Hospital 'B' (1 No), Hospital 'D' (2 Nos), Maternity Centre (2 Nos), Nursing Home (2 Nos), Multipurpose Community Hall (1 No), Police Station (1 No), Fire Station (1 No), Working Women-Men Hostel (1 No), Parking Site (1 No), Old Age Home (3 Nos), Religious Centre (1 No) .
Sector-XI	Hospital 'B' (2 Nos), Hospital 'C' (2 Nos), Hospital 'D' (2 Nos), Fire Station (1 No), Maternity Centre (2 Nos), Nursing Homes (2 Nos), Veterinary Hospital (1 No), Parking Site (1 No), Multipurpose Community Hall (1 No), District Sport Centre (1 No).
Sector-XII	Institutional Area – Telephone Exchange (1 No), Head Post Office (1 No), Hospital 'C' (1 No), Hospital 'D' (1 No), Police Station (1 No), Maternity Centre (1 No) / Nursing Home (1 No), Fire Station (1 No), Working Women – Man Hostel (1 No), Recreational club (1 No), Parking Sites (1 No) Divisional Sport Centre (1 No), Multipurpose Community Hall (1 No).
Sector-XIII	Police Station (1 No), Fire Station (1 No), Hospital 'C' (1 No), Hospital 'D' (1 No) , Nursing Home (2 Nos), Multipurpose Community Hall (1 No), Parking Site (1 No), Maternity Centre (1 No).





Becoming a Member

Revanta Welfare Society is bringing Royal Town Heights comprising of 2 BHK + SQ, 3 BHK + SQ and 4 BHK + SQ. The number and category of apartments shall be decided after receiving sufficient number of bookings of apartments in specific categories. We do not levy any separate charges for EDC/ IDC/ PLC. Being a society registered under the Societies Act, we cannot make any preferential allotment with respect to particular floor or location. Allotment is purely on a Draw basis presided over by the registrar. We hope you will appreciate that every member must be given an equal footing. Hence, we shall not entertain any such requests from any member.

Availability of Membership

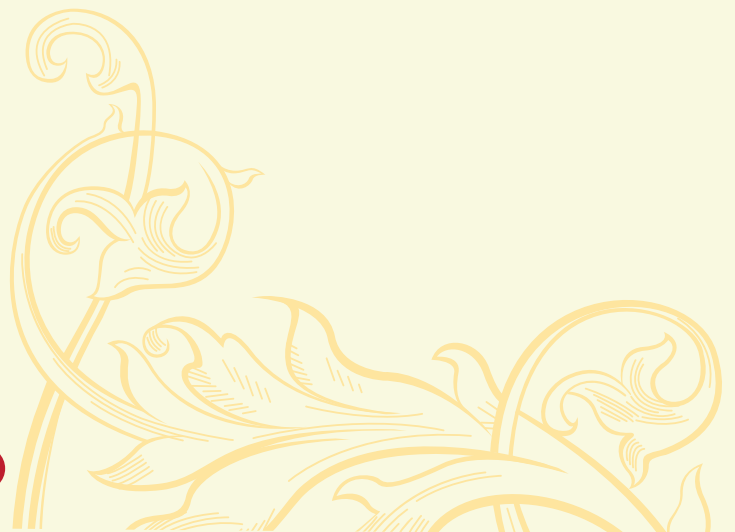
Allotment and approval of membership is purely on first come first serve basis.

Payment Schedule

The payment shall consist of two parts; Land Cost and Construction Cost. Payment towards the land cost will be deposited immediately along with application form duly filled in. Land cost is ₹900 per Sq Ft. Once construction commences a Construction Linked Payment Plan (CLPP) will be designed and all members shall adhere strictly to the said plan.

Cost Escalation

The Land Cost is fixed as on date. There will be no escalation on the Land Cost parameter. With regard to Construction Cost, we have taken into consideration our Architects estimation. The estimate is based on possible prices of construction material in the year 2014. However, any major escalation in the basic cost of the materials will be factored into the costing and shall be shared by all members proportionate to the category of flat chosen by them.





Estimated Timeframe for Completion and Possession

Going by current indications we have all the reasons to expect construction to begin by early 2014. Since this is a new project area with open land, the construction is likely to progress at a swift pace. Hence we estimate a completion time of 36 – 48 months from the start of construction.

Surrender of Membership

A member can surrender their membership by written application from the original member and the amount shall be refunded as follows:

Share Money: ₹ 100

Refund: Full amount including Land Cost, Construction Cost etc, shall be refunded to the member when any new member replaces him/ her, then only a refund shall be made.

Transfer: The member can transfer his/ her membership without paying any charges.

***An NOC will be required before the transfer of membership.**





SALIENT FEATURES

Freehold Property with Registry.



Fully fitted with high end home appliances.**



Will be ready to live in with international best features.



Finish includes POP, paint, flooring, ceiling, lights and fans.



Reception and waiting lounge in each tower.



3 Tier international standard security, CCTV and Video door phones.



Club house featuring Party room, Gymnasium, Swimming pool.



Power back-up.



Provision for piped gas.



Rain water harvesting.



Fire protection systems.



Passenger and Service elevators provisioned in each tower.

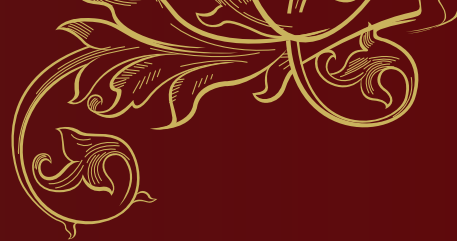


Well maintained gardens with playgrounds.



Outdoor amphitheatre and games area.

REVANTA WELFARE SOCIETY



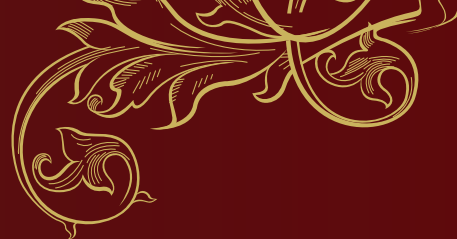
Standard Apartment Features

- Reception and waiting lounge in every tower
- Passenger and service elevators of Mitsubishi / OTIS or equivalent make in each apartment block

Living Room / Dining Room

- POP punning with plastic emulsion (velvet touch) paint
- Flooring would be a mix of Italian / Spanish Marble **
- Doors and Window frames shall be of Ivory Coast Teak
- Elegantly designed entrance door **





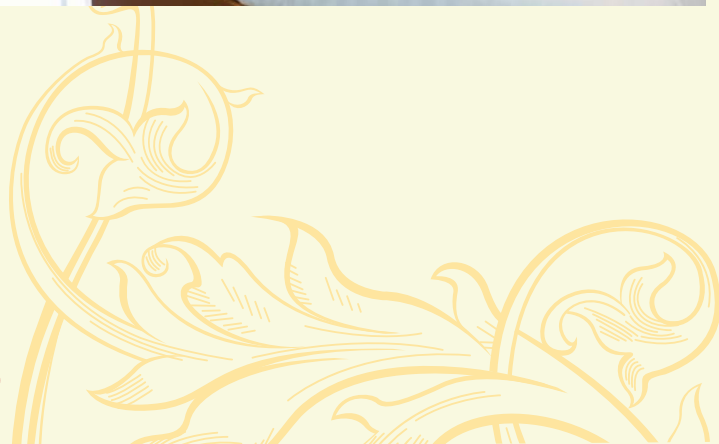
Kitchen

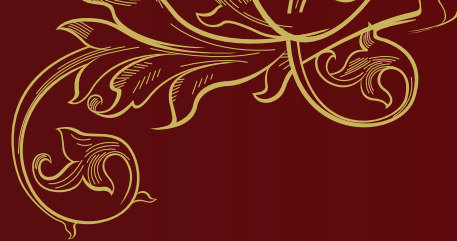
- Italian modular kitchen **
- Fully fitted with high end cooking appliances; Micro-wave oven, Refrigerator, R.O. System, Dishwasher, Washing machine with dryer etc.**
- Chimney with exhaust fan**
- Geysers of Venus heavy duty or equivalent make in kitchen**
- Designer / Modular woodwork and fittings**
- Floor / Walls shall feature a combination of high quality granite
- Counters shall feature Italian marble**
- Double bowl stainless steel sink with drain board
- Single lever hot and cold water
- Provision for piped gas supply
- Doors and Window frames shall be of Ivory Coast Teak



Bedrooms

- POP punning with plastic emulsion (velvet touch) paint
- Flooring would be Italian marble or imported wood**
- Designer wardrobes, cupboards, almirahs**
- Doors and Window frames shall be of Ivory Coast Teak
- High quality fittings of Indian / imported makes**





Bathrooms

- Single lever C.P. fittings Groe / Hans Grohe / Jaguar or equivalent make**
- Glass on patch fitting or cubical bathtub as per specially designed scheme**
- Master bedroom ensuite
- Chinaware, imported / high class wall hung W.C. and matching wash basin
- Fitted with exhaust fan, mirror, towel rack / rod and accessories**
- Geysers of Venus heavy duty or equivalent make in all attached bathrooms**
- Walls with blend of Italian marble and texture paint up to ceiling**

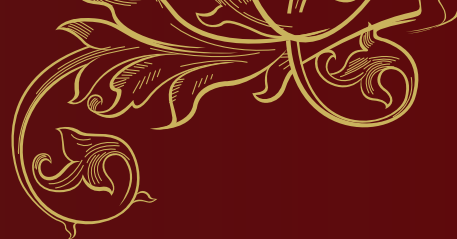


Balconies

- Italian marble flooring**
- External walls in texture paint with stone finish



REVANTA WELFARE SOCIETY



Domestic Facilities

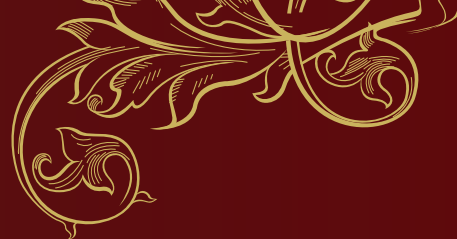
- Centrally air conditioned (optional) different block**
- Electric load appropriate for each apartment
- 100% Power back-up
- Wireless internet facilities provisioned for all apartments
- Hydraulic pressure water system
- Fire protection systems
- 24 hour treated water supply
- Water softening plant
- Modular range switches, sockets, MCBs, copper wiring
- One fan in each bedroom, lobby, kitchen and two fans in drawing / dining room
- Two wall lights fixed in each bedroom
- Ceiling lights in lobby, kitchen and dining room

Security and Technology

- 3 Tier international standard Security System
- CCTV and Video door phone**
- Integrated Music system **



REVANTA WELFARE SOCIETY



Recreational Facilities

- Health club facility equipped with unisex gym and cable TV / Dish TV
- Sports facility with swimming pool and games area.
- Club house with party room, multipurpose hall, billiards room and lounge**
- Outdoor amphitheatre and play area.

External Features

- Landscaping in common areas with proper street lighting
- External walls in texture paint with stone finish

Environmental Features

- State of the art waste water recycling plant
- Rain water harvesting
- Planned garbage treatment and solid waste disposal



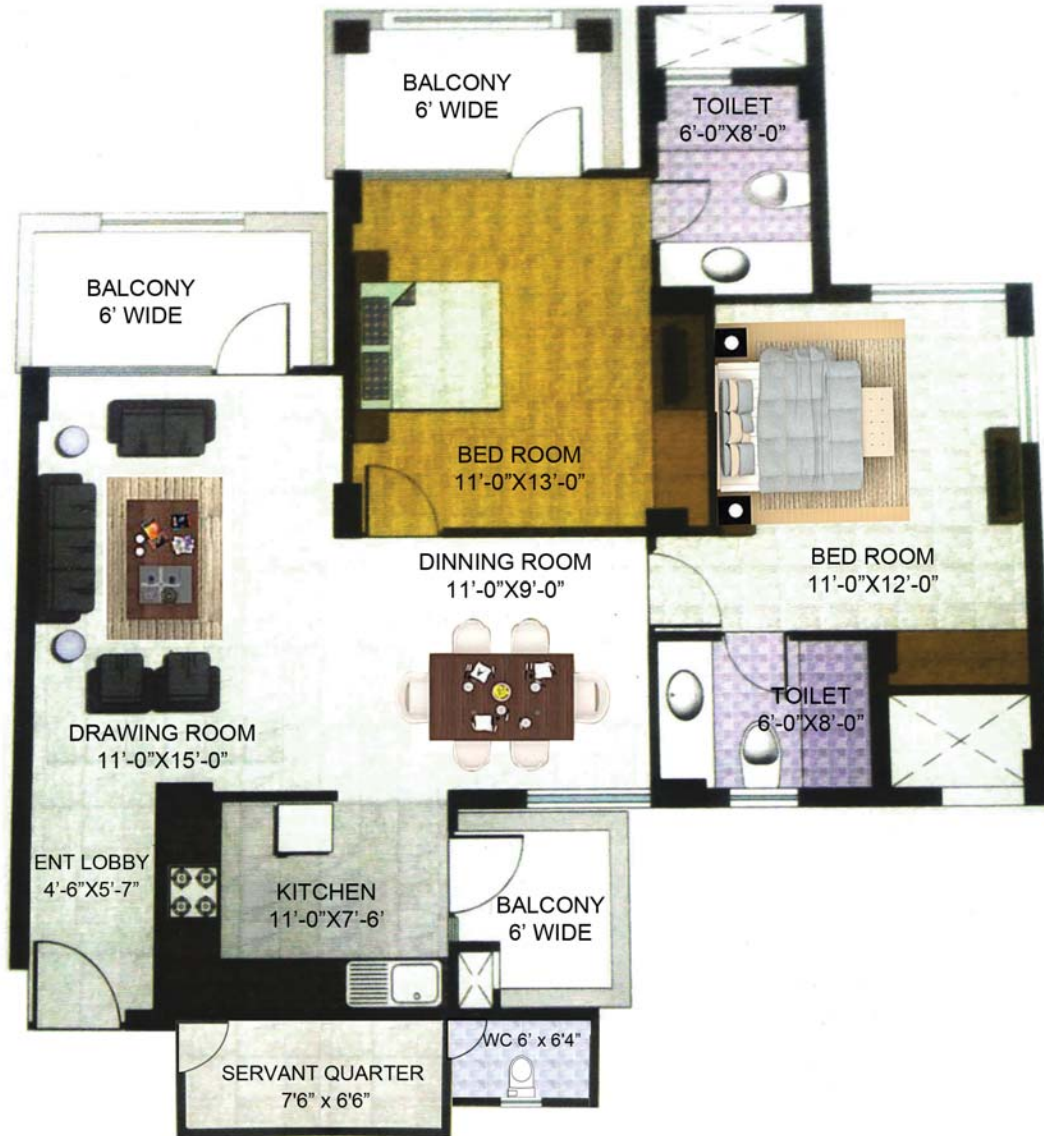
**SPECIFICATIONS ARE ON EXTRA COST BASIS, NOT STANDARD COST.

(Kitchen, appliances, fittings, flooring, doors, windows, wardrobes / almirahs, bathrooms, security and music systems etc.)





Tentative Floor Plan 2 Bedroom + Servant Quarter 1,250 Sq Ft * (Super Area)



- Land Cost @ 900 per Sq Ft = $1,250 \times 900 = ₹ 11,25,000$
- Construction Cost @ 1,600 per Sq Ft = $1,250 \times 1,600 = ₹ 20,00,000$
- Cost for Car Parking (One) @ 1,00,000 = ₹ 1,00,000
- Total Cost Per Apartment = ₹ 32,25,000 (2,580 per Sq Ft)

* All Floor Plan area dimensions and specification are indicative and subject to change as decided by any competent authority.



Tentative Floor Plan

3 Bedroom + Servant Quarter 1,775 Sq Ft * (Super Area)

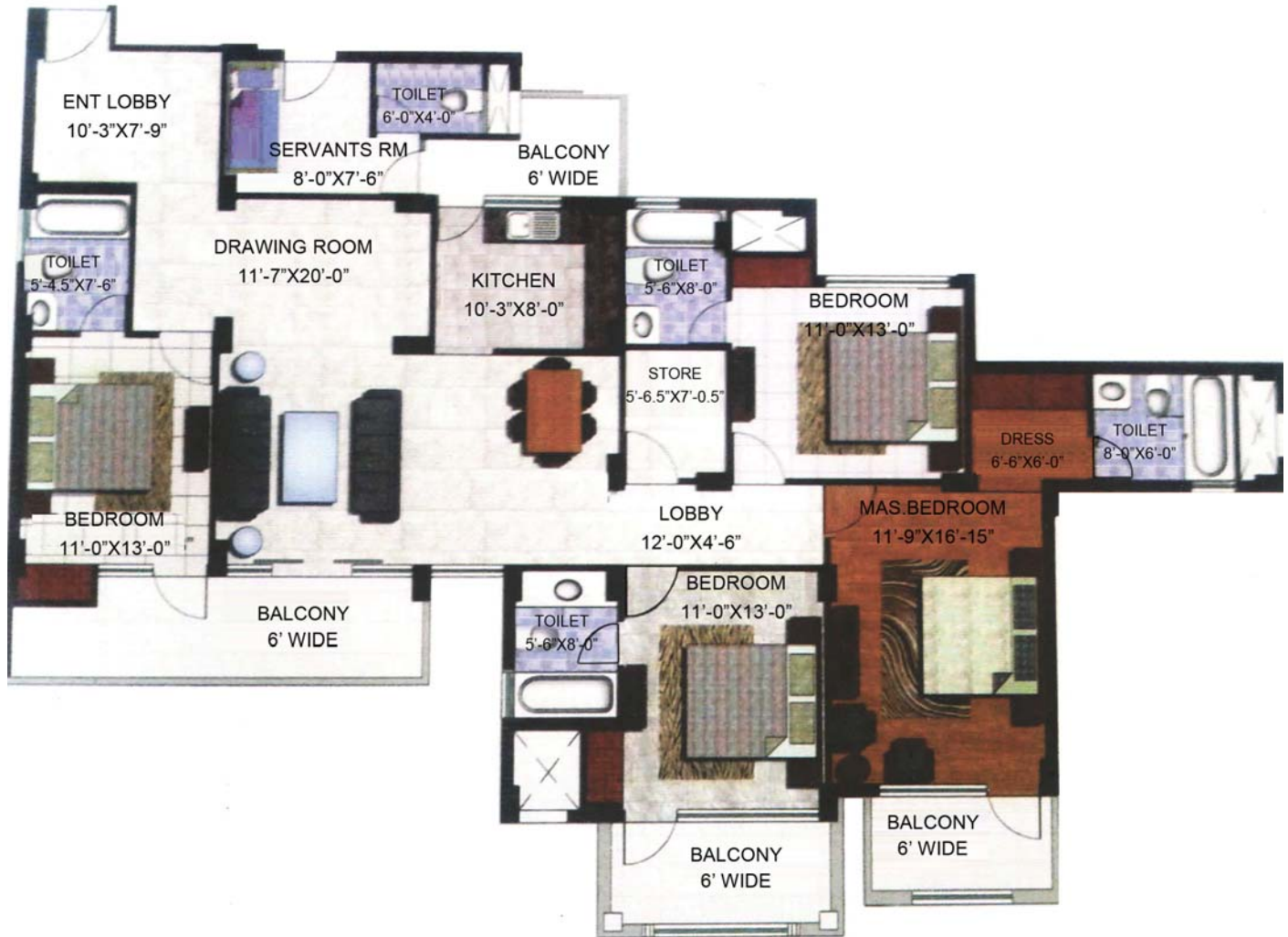


- Land Cost @ 900 per Sq Ft = $1,775 \times 900 = ₹ 15,97,500$
- Construction Cost @ 1,600 per Sq Ft = $1,775 \times 1,600 = ₹ 28,40,000$
- Cost for Car Parking (One) @ 1,00,000 = $2 \times 1,00,000 = ₹ 2,00,000$
- Total Cost Per Apartment = ₹ 46,37,500 (2,613 per Sq Ft)

* All Floor Plan area dimensions and specification are indicative and subject to change as decided by any competent authority.



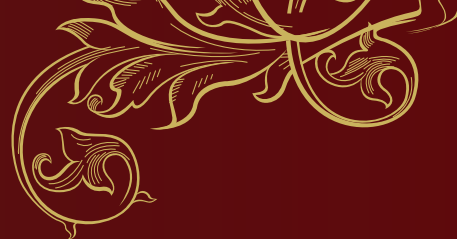
Tentative Floor Plan 4 Bedroom + Servant Quarter 2,100 Sq Ft * (Super Area)




- Land Cost @ 900 per Sq Ft = $2,100 \times 900 = ₹18,90,000$
- Construction Cost @ 1,600 per Sq Ft = $2,100 \times 1,600 = ₹33,60,000$
- Cost for Car Parking (One) @ 1,00,000 = $2 \times 1,00,000 = ₹2,00,000$
- Total Cost Per Apartment = ₹54,50,000 (2,595 per Sq Ft)

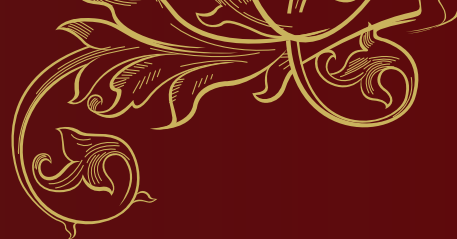
* All Floor Plan area dimensions and specification are indicative and subject to change as decided by any competent authority.





Gazette Notification of Zone P - II

	DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION) 6 th Floor, Vikas Minar, New Delhi	
NOTICE	
<u>Notice under Section 11 of the</u> <u>Delhi Development Act, 1957</u> <u>(61 of 1957)</u>	
a) The Central Government under Sub-Section (2) of Section 9 of the Delhi Development Act, 1957 has approved Zonal Development Plan for Zone P-II (North Delhi) under MPD-2021.	
b) A copy of the plan as approved may be inspected at the office of Director (Planning) NP & 'C' Delhi Development Authority, DDA Office, 11th floor, Vikas Minar, I.P. Estate, New Delhi between the hours of 11.00 A.M. to 3.00 P.M. on all working days.	
File No. F.4(4)2008/MP/Pt.IV A/Part Dated: 02/08/2010 New Delhi.	
<div style="text-align: right;">sd/- (D.SARKAR) COMM.-CUM - SECRETARY, DELHI DEVELOPMENT AUTHORITY</div>	
Please "Visit DDA website : dda.org.in " or Dial 39898911	



CERTIFICATE OF SOCIETY REGISTRATION



CERTIFICATE OF REGISTRATION
UNDER SOCIETIES REGISTRATION ACT XXI OF 1860
REGISTRATION NO. S/RS/SW/ 0924 /2013

I hereby certify that "REVANTA WELFARE SOCIETY"

Located at "H. No. 21/2, Mandir Enclave, Pochan Pur Enclave, Najafgarh, New Delhi - 110043" is registered under.

SOCIETIES REGISTRATION ACT OF 1860.

Given under my hand at Delhi on this **22TH DAY OF MARCH, 2013.**

Fee of Rs. 50/- Paid.

Seal



Registrar of Societies
Delhi

(JAI BHAGWAN)
REGISTRAR OF SOCIETIES
DISTRICT SOUTH WEST
GOVT. OF NCT OF DELHI
NEW DELHI

o/c

* This documents certifies registration under the society Registration Act, 1860. However, any Govt. department or any other association/Person may kindly make necessary verification (On their own) of the assets and liabilities of the society before entering into any contract/assignment with them.*

Dehi Master Plan What's in it for you?

Creation of five new sub-cities on the lines of Dwarka and Rohini is envisaged under Master Plan 2021. This is expected to unlock 60,000 hectares for development and redevelopment and create a large supply of housing in all categories – plotted, high-end and mid-end apartments, industrial housing and EWS within the city, says **Vandana Ramnani**



MPD 2021 facts

- Zone I is expected to contribute around five to six lakh dwelling units
- Zone N includes a knowledge-based industrial park
- Zones P1 and P2 will be major economic and employment generation centres
- In zone J, a transit-oriented development project is expected to come up
- In zones K1 and K2, two SEZs are proposed to be developed by DSIDC

Zones P I: 9866ha & P II: 8534ha

Employment centres

P1 and P2 zones are located on either side of NH1. P1 comprises the Narela sub city. This zone covers 7365 hectares of urbanisable land. Around 20,000 units are expected to be created by the government in this zone in phase 1. Around 500 unauthorised colonies are part of this area. The main advantage of these zones is industrial activity. The total area of 477 hectares has been identified for industrial use zone out of which 247 hectares has already been developed by Delhi State Industrial Development Corporation and is operational. The zone P1 is very well connected by major roads and highways and ideal for urban development. The entire sub-city has good natural drainage system. Land for utilities such as water treatment plant, roads, ESS, part of Integrated Freight Complex has been acquired and is being developed. Integrated Freight Complex (IFC) covering an area of 397.21 hectares is a major economic and employment generation centre. This will

create white-collar jobs. MPD-2021 anticipates that the workforce in the Narela sub-city will work out to be about 62 lakh. Due to the location of industries in area, the commutative component is about 35-40%, i.e. in all a generation of about six lakh workers. The Master Plan anticipates a workforce of about 562 lakh for zone PII. The proposed population for this zone is 19 lakh, including existing settlements. The housing strategy for this zone incorporates approach for development of new housing area, upgradation and re-development of existing housing area, including unauthorised colonies.

Zone J: 15178 hectares

Transit development

This zone is located in South Delhi and characterised by farmhouses in areas such as Sushanti and Mehrauli. Availability of contiguous land and the Supreme Court ruling in 2000 on land acquisition in 13 villages are the impediments when it comes to faster urbanisation in this zone. The National Buildings Construction Corporation (NBCC), a Central government undertaking, is expected to construct flats on a plot spread over nearly 42 acres near Ghitorni. There is a pilot project for mixed land use abutting national highways and transit-oriented development project expected to come up in this zone. There are plans to develop a seven km area along the Gurgaon Metro corridor as multi-use complex with residential and commercial units. The Delhi Metro has been asked by the union urban development ministry to conduct a study along the Metro stretch from Chhatrapati to Arjanagarh stations for development of a multi-modal inter-change and street connectivity. The study is confined to 1500 metres catchment from Delhi Metro stations like Chhatrapati, Sushanti, Ghitorni and Arjanagarh where development of commercial and residential complexes could be considered. The current population in this zone is eight to nine lakh. It is expected to house 21 lakh people. It is difficult to evaluate the progress made in annual development plans because of the existing dwelling units, ASI monitored structures and large areas reserved for parks and institutions. The biggest challenge is the land cost.

- Salient features**
- Current prices from ₹8 crore to ₹20 crore per acre
 - Farmhouses may be redeveloped into multi-dwelling units
 - Close to airport, Gurgaon and Central Delhi

Zones K I: 12439ha & K II: 5924ha

High on SEZ activity

These zones are located south of Noida adjoining Dwarka sub-city. The topography of the Zone K1 has gentle slope towards the Najafgarh drain, thereby causing the flow of all the natural storm drain from the area around Najafgarh railway line, Manikla, Ramkela (Safar), Bhakrawala, Narela and other villages in the built-up area/ unauthorised colonies towards the Najafgarh drain. The zone covers a total of 6441 hectares. About 2627 hectares include built-up areas/unauthorised colonies. As per MPD-2021, the holding capacity of Zone KII, part of Dwarka, has been proposed for a population of 13 lakh. There is an increase in area of this zone from 5648 hectares to 5924 hectares by adding the land in between Dhasan road and the NCTD boundary. In Dwarka the new housing area units are proposed in part of sector 10, 24 and 26. These sectors are to be developed in low density areas. Nearly 677 hectares of new housing expected in K1 and K2 forms

- Salient features**
- It is located south of Noida
 - Area of 5439 hectares
 - Low supply of new residential land parcels. Has unauthorised colonies
 - New SEZs proposed to be developed by DSIDC - IT, gems and jewellery

Zone of opportunity, infrastructure a challenge



Zones P I: 9866ha & P II: 8534ha

Employment centres

P1 and P2 zones are located on either side of NH1. P1 comprises the Narela sub city. This zone covers 7365 hectares of urbanisable land. Around 20,000 units are expected to be created by the government in this zone in phase 1. Around 500 unauthorised colonies are part of this area. The main advantage of these zones is industrial activity. The total area of 477 hectares has been identified for industrial use zone out of which 247 hectares has already been developed by Delhi State Industrial Development Corporation and is operational.

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Master Plan Development 2021

ZONE OF GREAT OPPORTUNITY

The L Zone could be an attractive investment hotspot, but putting in infrastructure could be a big challenge, says Vandana Ramnani

DELHI'S L ZONE

The L Zone is a large area in the eastern part of Delhi, bounded by the Yamuna river to the east and the NCTD boundary to the west. It is a key area for development under the Master Plan 2021.

takefive

land ahoj

1. Unlocking land: Under MPD 2021, five new sub-cities have been proposed for the Capital
2. Land bonanza: Delhi would throw up almost 60,000 hectares for development/redevelopment under the Master Plan
3. Great opportunities: The city's population is expected to rise to 230 lakh by the end of this decade, which means more units for additional population
4. Private builders welcome: The new Master Plan seeks to provide for the entry of private developers so that they can acquire and develop land
5. New zones: The '90s saw the NCR market largely catering to the spillover demand from Delhi. That is likely to change



- Farmhouses/Country Homes policy notified. Awaiting 90-day objection period
- Leading developers/financial institutions/HNIs have already aggregated land parcels for future development
- UER2 already tendered, Construction started
- UER1 likely to be notified soon

INCREASED FAR PO

Delhi has 11,000 hectares of land under the green belt. The city has to accommodate a population of one crore within the urbanisable area of L, M and N zones over the next couple of decades. To create dwelling units and commensurate infra-

structure become a state that is mulling floor area 400 to 200. M be cre

and pot

DELHI

Zone J

- High-end development proposed
- Current prices from **₹10 crore** to **₹20 crore** per acre
- Farmhouses may be redeveloped into multi-storied units
- Close to airport, Gurgaon and Central Delhi

Zone P-I, P-II

- Located next to N-1
- Land prices vary from **₹2 crore** to **₹5 crore** per acre
- 100 metres skyscrapers to originate in this zone

Zone K-I, K-II

- It is located south of N-1
- Area of 12.4M hectares
- Low supply of new residential land parcels. Has unauthorised colonies
- Two SEZs proposed to be developed by 2000

Source: Urban Capital

Kamal Nath moots higher floor area ratio in new master plan for 2021

Delhi's skyline could resemble Manhattan's or Shanghai's if urban development minister Kamal Nath has his way. The minister has mooted verticalisation of Delhi in the new master plan for 2021 by allowing higher floor area ratio in the city, which is expected to increase housing stock considerably and rejuvenate some old commercial areas.

"Property prices in Delhi are too high today and the only way they can come down are by increasing supply," says Anshuman Magazine, chairman and managing director (south Asia) at property advisory firm CB Richard Ellis.

So far, what has stopped the Delhi government from allowing higher FAR is the possible strain on infrastructure, like roads, water, power, sewerage that will follow such densification, but that worry still remains.

The city's infrastructure is creaking. Infrastructure like power, water and roads are already stretched to the hilt due to decades of poor planning. Many areas in Delhi still face frequent power cuts and shortage of water, both pota-



With almost all areas of the Capital out of reach, the contours of the new development policy under the MPD 2021 is keenly awaited

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राह आसान : दिसंबर तक बन जाएंगे 4 लेन के तीन नए कॉरिडोर



222

डीडीए की एक्सटेंशन सड़क, आउटर रिग पर एक और रोड

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नहीं रहगा फ्लेटों

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 ओडिशा सरकार ने
 'ओडिशा' नाम का
 नया नगर बनाया

पुस्तक विमर्श की शृंखला

● **गैर-आयुर्वेदिक** दवाओं का उपयोग न करें।
● **गैर-आयुर्वेदिक** दवाओं का उपयोग न करें।
● **गैर-आयुर्वेदिक** दवाओं का उपयोग न करें।

Il più grande in provincia

100% **REPUTATION**

UD minister presses for vertical growth

Favours Increasing Floor Area Ratio, Indicates Major Changes In Delhi Master Plan-2021

Times News Network

New Delhi: Urban development minister Kamal Nath on Friday made a strong pitch for liberalising floor area ratio restrictions for Delhi as part of a revised master plan that will be a boon to developers and property owners but may subject the capital's creaking civic amenities to even greater stress.

Nath's populist announcements were intended to boost Congress's prospects in next year's Delhi assembly election. The FAR proposals aimed at spurring a construction boom that could result in more high-rises in commercial and residential areas.

The minister cited a growing mismatch between demand and supply of housing to press for going vertical and also offered a sweeping amnesty for unauthorised colonies, saying these living in such settlements cannot be asked to go away.

Arguing that a widening mismatch between demand and supply of housing has resulted in a steep rise in property prices, Nath indicated major changes in Delhi Master Plan 2021 to push housing and commercial projects. He also said the plan should be "driven by market forces", an indication of a large role for developers.

Nath made nearly two dozen announcements with many aimed to appeal to Congress's vote banks - whether it was government's "in principle" stand

DEVELOPMENT VISION

Amendments finalized for Master Plan 2021 review 23

- Accommodating community requirements within residential group housing projects by increasing the allotment from the current 400 sq m to 1200 sq m (outside FAR)
- Adopting workers' housing projects in industrial areas
- Making norms for educational facilities more flexible by defining residential/housing/building/play areas
- Building hospitals up to 100 beds on industrial plots
- Making norms more flexible for re-development of clusters of industrial concentration in non-conforming areas



Proposed additional FAR

- Higher FAR for hospitals, hotels etc
- Recognition of extension of Lal Dora
- Simplification of building approval process
- Norms to build multi-gyms in parks

- Suggestions under consideration**
- A separate chapter on transit-oriented development
- Review of negative list of industries
- Promotion of green building design by

against demolition of illegal colonies or the promise of houses for poor on a massive scale. The decisions, Congress leaders hope, will arrest the slide in support that the 2011 municipal polls revealed with BJP was voted back despite an indifferent record.

Looking to two rural voters, the minister said the government is examining extension of Lal Dora (village habitation) areas. This means villages which have overgrown earlier notified boundaries will be exempted from building by-laws.

Besides residential colonies, the minister said an additional

list of unplanned industrial areas already notified by Delhi government can be regularized as well. This will end uncertainty of thousands of small industrial units. "This will directly impact people's lives and livelihoods and help Congress regain ground," said a source.

The minister pointed to New York and Hyderabad as examples of cities that don't have FAR restrictions and said, "You may have to go higher... We are looking at more FAR for community service. There has to be an incentive to build higher and the higher FAR will help with the funding of the community facilities too."

He justified higher FARs for hospitals and hotels. "There is huge shortage of land. We are considering more FAR for these buildings subject to conditions such as adequate parking facilities and clearances from fire department," the minister said.

Paving the way for intense development in more remote areas of Delhi, the minister said in next two weeks four transport corridors could be added to the Master Plan.

Justifying radical shifts in policy, Nath said the current Master Plan could not keep pace with the growth of the city.

htestates **MASTER PLANS** **SPECIAL ISSUE**

Harnessing land potential

Master Plan Delhi 2021 envisages creation of five new sub-cities, to unlock 60,000 hectares for development and redevelopment for throwing up a large supply of housing within the city

Master Plan Delhi 2021 envisages creation of five new sub-cities, to unlock 60,000 hectares for development and redevelopment for throwing up a large supply of housing within the city

There are typically a few stages of planning process...

Sub-city I

Sub-city II

Sub-city III

Sub-city IV

Sub-city V

Sub-city VI

Sub-city VII

Sub-city VIII

Sub-city IX

Sub-city X

Sub-city XI

Sub-city XII

Sub-city XIII

Sub-city XIV

Sub-city XV

Sub-city XVI

Sub-city XVII

Sub-city XVIII

Sub-city XIX

Sub-city XX

Sub-city XXI

Sub-city XXII

Sub-city XXIII

Sub-city XXIV

Sub-city XXV

Sub-city XXVI

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Sub-city XXIX

Sub-city XXX

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REVANTA WELFARE SOCIETY

Society Reg. No. S/RS/SW/0924/2013

1003, 10th Floor, Pearl Business Park, Netaji Subhash Place,
New Delhi-110034

T: +91 (0) 11 42384040 | M: +91 (0) 9212921283, 9560163939

E: info@revantawelfaresociety.com

W: www.revantawelfaresociety.com