



vivacity

RESIDENCY

Ghar Apna, Shehar Apna

21 HEIGHTS

THE PERFECT ADDRESS
FOR PERFECT LIFESTYLE

...just for you



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ABOUT SMART CITY

The first question is what is meant by a 'smart city'. The answer is, there is no universally accepted definition of a Smart City. It means different things to different people. The conceptualisation of Smart City, therefore, varies from city to city and country to country, depending on the level of development, willingness to change and reform, resources and aspirations of the city residents. A Smart City would have a different connotation in India. Some of the necessities which a smart city will deliver are



- ★ Adequate water supply
- ★ Assured electricity supply
- ★ Sanitation, including solid waste management,
- ★ Efficient urban mobility and public transport
- ★ Affordable housing, especially for the middle class Population
- ★ Robust IT connectivity and digitalization
- ★ Good governance, especially e-Governance and citizen participation
- ★ Sustainable environment
- ★ Safety and security of citizens, particularly women, children and the elderly, and
- ★ Health and education.





ABOUT VIVA SMART CITY (CGHS)

Viva City Group is the fizzing blended mixed development, housing business that has picked up a gigantic development in a short compass of time by a complete support of the Delhi development authority flats.

Presenting the dreams into reality in a segment of the sustained developing areas, we are a real estate space that has a quantity of land aggregation. Making the experience special, the innovative life is furnished with a consolidating knowledge by the flats in L zone Dwarka.

With the strong faith of our loyal client and qualified team of workforce we are counted one among the corporate and residential solution provider. Bringing the proper scrutinized flats in Dwarka with perfect education, hospitality and big name on the curve of growth and development we, provides flats at a comparatively cheaper price.

We are based on client centric approach and uncompromising estimations of business. On the off chance that you are searching for the entrenched property in L zone Dwarka then it's a flawless thought as all are planned by universal measures. Catering the need of all income group a smart city is built by the land pooling, Delhi that's going to operate soon.

Vision

We work with a vision to provide high quality and on-time delivery with the complete customized solution. We value the approach of the customer and so deal with the futuristic thinking.

Mission

With a strong mission to walk along shoulder-to-shoulder, making the dream of every common man to live in their own house, Viva City Group offer premier pricing solution. With the adjustment of the most recent procedure and looking towards the present property rates in Dwarka we give an intense test to other real-estate builders & developers.

Come and wind up your ideal dream by the by living in an enrolled and approved society in your city!

CGHS Back Ground Viva City is a Corporate Group Housing Society and it has generated a new customer base. The group focuses on corporate social responsibility and helps you to perform duties and obligations for the society. We provide you decent houses at the most affordable price for the low-income groups. The corporate housing sector is gaining credibility and provides the most adequate solution to meet the housing challenges of the country.



VIVA SMART CITY CONNECTING PEOPLE

The apartment has a well connectivity starting from metros to all required public transport, highways, expressway, and roads going towards city, airport and railways. With a great locality and all the facilities like school, colleges, Hotels and shopping malls to grocery stores located at reachable distance the place gives a perfect living.

Have a look towards the proximity and distance for better selection:

IGI Airport - 5 Km

Golf Course - 1 Km

Embassy - 1 Km

Aiims - 2 Km

I.P University - 3 Km

Engineering College - 1 Km

Diplomatic Enclave - 1 Km

Metro - 2 Km

Gurgaon - 0 Km



Size (sq. ft.)	Land Cost per sq. ft. (in Rs.)	Construction Cost per sq. ft. (in Rs.)	Total Cost per sq. ft.	Total Amount
900	1400	1800	3200	2880000
1050	1400	1800	3200	3360000
1200	1400	1800	3200	3840000
1350	1400	1800	3200	4320000
1600	1400	1800	3200	5120000
1800	1400	1800	3200	5760000
2100	1400	1800	3200	6720000

- ★ Construction cost and car parking charges are tentative and will be charged as per construction link payment plan.
- ★ Any other charges lived by any competent authority will be charged propositionally from members.
- ★ PLC, EDC, IDC Charges will be applicable as per DDA norms.
- ★ 2 parking's Space is compulsory for 3BHK flat holders.

MASTER PLAN 2021

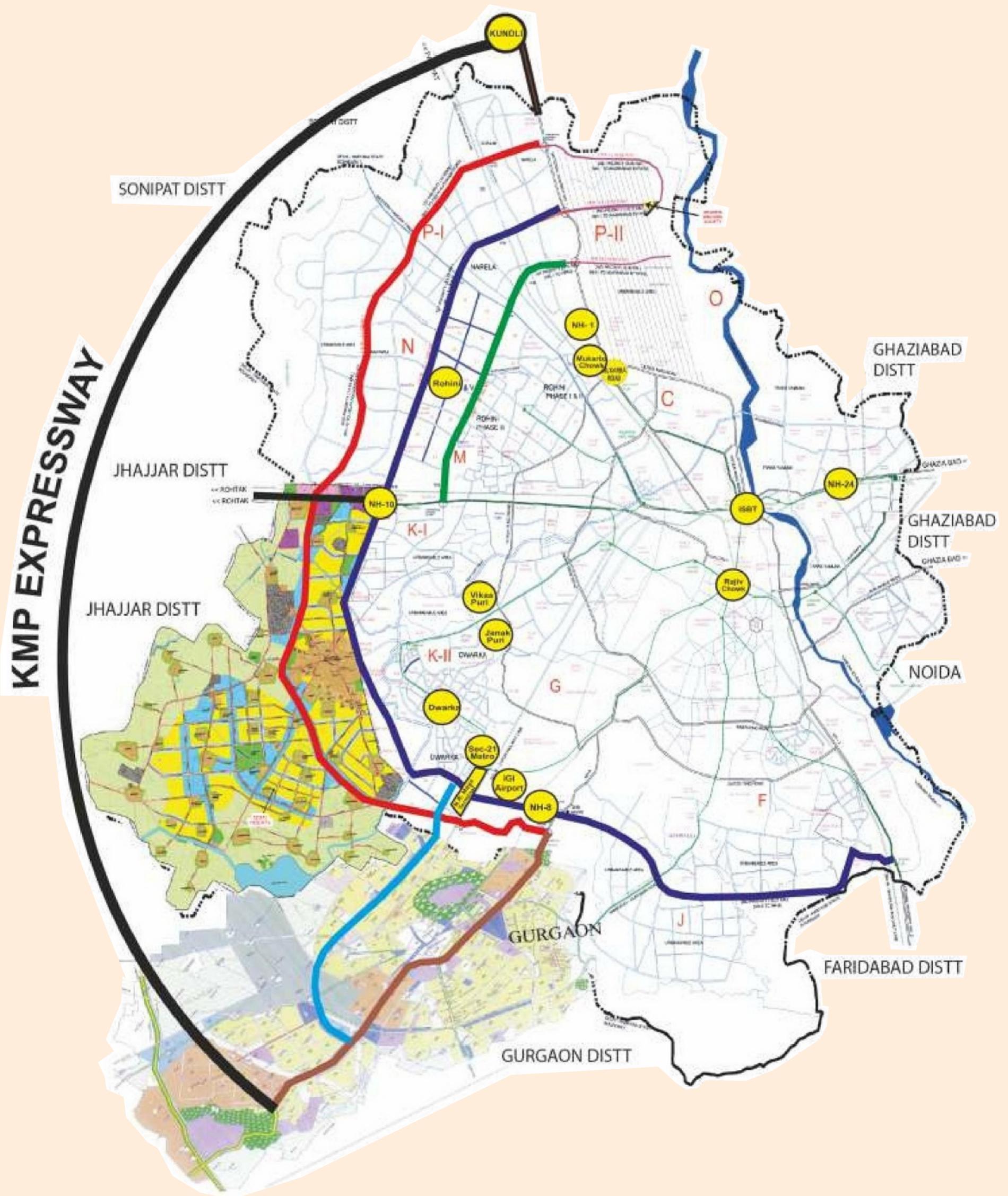
Delhi, the focus of the socio-economic and political life of India, a symbol of ancient values and aspirations and Capital of the largest democracy, is assuming increasing eminence among the great cities of the world. Growing at an unprecedented pace, the city needs to be able to integrate its elegant past as well as the modern developments into an organic whole, which demands a purposeful transformation of the socio-economic, natural and built environment. The city will be a prime mover and nerve centre of ideas and actions, the seat of national governance and a Centre of business, culture, education and sports.

High Lights of Mater Plan 2021

- ✦ Easy Connectivity
- ✦ Ecofriendly Design
- ✦ Development of health care education and transportation facilities
- ✦ To give opportunity to middle class population and economical week people
- ✦ Modern Industrial area
- ✦ Security



L-ZONE DWARKA



FAQS ABOUT L- ZONE DWARKA

What is L-Zone?

Ans: L-Zone is a Sub-City of New Delhi, being carved out in Delhi MPD (Master Plan Delhi)-2021. It has 21933 Hectare Land (54832 Acres) earmarked for Residential, Farm House and Commercial township development. Zone-L is the largest of the proposed developments out of 15 zones of Delhi. Proximity to IGI Airport is major positive factor for this area.

Who can buy land and develop in L-Zone?

Ans: As notified under the proposed MPD 2021, Private Builders/Societies will be permitted to construct housing units/flats in L-Zone. The Societies or Private Builders will directly purchase land from the farmers and will hand over the land to DDA. De-facto this area will be developed by DDA, Private Builders and Societies, and the rules will primarily be governed by Gazette Notification for MPD-2021 dated 7th February 2007.

What is the methodology and understanding of Land-Pooling Policy?

Ans: Land –Pooling policy has been notified by Ministry of Urban Development vide S.O No: 2687 (E), on 5th Sept 2013. Land-Pooling Policy has been developed on PPP model. The policy enunciates the formula of development of total area through the help of Private partnership which include DDA, Private developers and Societies. In this method land can be purchased by Developers and Societies and given to DDA for getting in return the Licensed land, which would be in range of 40 to 60 % of total land. The returned land will be in the radius of 5 Kms from where the parties hold major parcel of land. The retained land by DDA will be used to create social infrastructure and monetization of it depending upon the needs of development of the area. The major advantage in this model is reduction of litigation and unnecessary delays on that count, which inadvertently increases the finished product price by much margin. This formula has been quite a success in Gujarat, Maharashtra and Andhra Pradesh.

What is the time frame of this investment getting fructified?

Ans: The minimum time bracket for which one needs to hold on to this investment is approx 2 -3 years. The moment we get the licensed land, it becomes tradable immediately.

Why do you think that current L-Zone can be best investment option for Real Estate in New Delhi?

Ans: L-Zone can be best investment option keeping in mind the prices in adjoining area of Dwarka and Gurgaon. The actual price of finished product in Gurgaon and Dwarka are hovering around Rs. 6000 to 10000/- psqft. In this Zone we can get a house starting Rs. 3500/- psqft. This can be major ROI generating avenue for end users as well as investors. Taking decision and investing at the opportune time can always yield higher returns.

What are the triggers which will increase the prices of houses in L-Zone?

Ans: Following are the triggers which can be major contributor to price rise:

The population of New Delhi as on date is 1.67 Crores which is likely to grow to 2.30 Crores upto 2021. The proximity to Airport, Dwarka, Diplomatic Enclave, Golf Course and Gurgaon is major factor for this area to grow. Connected through South Delhi & Dwarka through network of 100M, 80M, 60M and 45M road network. The 100 M UER II (Urban Exploration Resource= Ring Road) and 80 M UER I are part of the connectivity corridors of this Zone. Metro is readily available in Dwarka and in coming year it will be functional till Najafgarh.

2 SEZs (Gems and Jewellery and IT) are proposed to be located in this area. It will be fully integrated township consisting of Commercial Zones, Residential Zones, Primary Schools, Secondary Schools, Super-Specialty Hospitals, all modes of public transport including Delhi Metro, Local Shopping Complexes, Cultural and Information centers, Multi-Level parking, Community Halls, Fire Stations, Police Posts and all other amenities available in a respectable city. Delhi's Largest Green belt covering 10322 Ha (25805 Acres) of Land area for development of Farm Houses and Country homes.

Why are we investing in society format?

Ans: Private developers can only sell a dwelling unit when the necessary licenses are obtained for a given area as they are governed by various laws. Once DDA takes over the L Zone and starts allotment of land, area is bound to see a steep increase in prices and the rates will again be out of reach for most of the people. Whereas in a society format various members can pool in their money to buy a certain piece of land and block their units even now.

Why I should invest in a Society format?

Ans: The major benefits of investing in the society are as follows:

Society works for the mutual benefit of its members. Its non-profit nature is beneficial for all of them. The combined resource pooling of all the members is deployed to get the maximum benefit for the members. All members are treated as equal members having one voting right with him for all the major decisions of the society. The actual cost of the finished house will be much lower in comparison to Builder's flat in the same locality.

Society Membership is fully transferrable; hence liquidity of your investment is always there. Entry barrier will extinguish at this point of time in Society format in comparison to Builder's flat. This will pave way for larger growth of your Investment, which you are doing at the inception stage. Operational cost is very less for Society Members thereby reducing the total cost of the Apartment. The transparency in functioning of the Society will ensure safety of your Investment, whereas you can't access any of the Builders record, which can jeopardize your Investment. It will be different from the previous society development one is used to seeing in Delhi. Here you will get all the benefits of community living such as club, swimming pool, power backup, convenient shopping etc.

What is the guarantee that you will deliver what you are promising when other Realty majors have failed.

Ans: You are not buying anything from a builder, you are creating your own group of people (or we are creating a group for you) for developing your abode. It will all depend on us which includes me and you both to create this place and everybody will have a say on the pace of work which is required to be executed. So, there is no question of a delay or denial. Also here we pay as we construct.

Why should we invest in L Zone instead of investing in Noida Extn, Greater Noida, Raj Nagar or Crossing Republic? These areas will also get metro connectivity with coming time.

Ans: We are getting a Delhi address that too in the heart of South Delhi where the land is itself the most expensive commodity. If you compare the realty rates of Delhi and these other locations, it does not stand anywhere. Even the most distant located house of the smallest size in Delhi would not cost less than 1 Crore.

It is a very long horizon, why should we invest?

Ans: This horizon offers you the payment flexibility. if you check the areas which have given maximum returns in Real Estate then you will see for yourself that the horizon has been at least 7-10 years. We are giving you a horizon of 2-3 years initially to take the first exit and if you want to multiply your investment then you will have to stay for a longer period of time. Nevertheless, the area will develop as a nice address to stay.

What if the new Government of Delhi does not develop the areas?

Ans: It has been in planning since 2005 and the Gazette has been signed and approved by the President of India vide S.O No: 2687 (E), on 5th Sept 2013 to start the development procedure. The plan is not dependent on any government now as it has been passed by centre.

What if the farmers oppose the land acquisition in this area?

Ans: The government is not acquiring the land in this zone due to large scale agitation by farmers over acquisition issues. It will be acquired directly by the Private Developers/Societies and other interested parties after thorough due diligence and will be given to the DDA for allotment.

Who will develop the Infrastructure of L-Zone?

Ans: DDA will be the authority who would be developing the area's Infrastructure from the Land acquired from Developers and Societies.

What will be the time frame of Land Acquisition?

Ans: Society will be able to get a complete transfer in its name within 4-6 months from now.

Is the Token Money refundable or not?

Ans: Membership is only refundable in the case when the promoter members are not able to acquire the complete land in the given time frame. Once any member signs the letter of intent he/she can only take the money back if he/she gives another replacement in place of him/her or the society is able to find a suitable replacement.

MEDIA REPORTS

केंद्रीय शहरी विकास मंत्रालय ने दिल्ली में लैंड पूलिंग पॉलिसी को मंजूरी दी

डीडीए 25 लाख प्लैट बनाने की तैयारी में

लैंड पूलिंग | सिटी

केंद्रीय शहरी विकास मंत्रालय ने मंत्रालय को दिल्ली की लैंड पूलिंग पॉलिसी को पंच संशोधनों के साथ मंजूरी दे दी। ऐसे में दिल्ली विकास प्राधिकरण (डीडीए) ने अपने पहले चरण में 25 लाख प्लैट बनाने की तैयारी की है। मंत्रालय के द्वारा दिल्ली में डीडीए परिसरों के अंदर ही रहकर ही भूखंडों को खरीदने और उन्हें लैंड पूलिंग पॉलिसी के तहत विकसित करने की तैयारी की जा रही है।

लैंड पूलिंग पॉलिसी को मंजूरी

20 अक्टूबर को लैंड पूलिंग पॉलिसी को मंजूरी दे दी गई। इस पॉलिसी के तहत डीडीए को 25 लाख प्लैट बनाने की तैयारी करनी होगी।

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अगले माह लागू हो सकती है लैंड पूलिंग पॉलिसी

द्वारका, रोहिणी व नरेला में खाली पड़ी जमीन पर विकसित की जाएगी स्मार्ट सिटी

20 अक्टूबर को लैंड पूलिंग पॉलिसी को मंजूरी दे दी गई। इस पॉलिसी के तहत डीडीए को 25 लाख प्लैट बनाने की तैयारी करनी होगी।

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MASTER PLAN-2021 ESTIMATES

- 1,380 million gallon daily (MGD) of water will be required against the 650 MGD in 2001
- 1,100 MGD sewerage disposal capacity will be needed against 512 MGD in 2001
- 8,800 MW power supply will be needed against 2352 MW in 2001
- 55,000 km of roads will be required as against 28,000 km roads in 2001

चार स्मार्ट सिटीज का प्लान फाइनल

डीडीए करेगा लैंड पूलिंग, जमीन की पहचान पूरी

लैंड पूलिंग पॉलिसी को मंजूरी दे दी गई। इस पॉलिसी के तहत डीडीए को 25 लाख प्लैट बनाने की तैयारी करनी होगी।

लैंड पूलिंग

डीडीए को लैंड पूलिंग पॉलिसी को मंजूरी दे दी गई। इस पॉलिसी के तहत डीडीए को 25 लाख प्लैट बनाने की तैयारी करनी होगी।

स्मार्ट सिटी का मॉडल, हर चीज सिटी के अंदर

स्मार्ट सिटी का मॉडल, हर चीज सिटी के अंदर। डीडीए को लैंड पूलिंग पॉलिसी को मंजूरी दे दी गई। इस पॉलिसी के तहत डीडीए को 25 लाख प्लैट बनाने की तैयारी करनी होगी।

DDA clears land pooling policy

DDA has cleared its land pooling policy, which will allow it to acquire land for residential development in the next five to seven years and will moderate prices.

Glare on religious places earning rent

The PAC has asked the urban development ministry to consider snapping electricity and water connections of religious and charitable structures in Delhi that have rented out or are commercially using their premises. These organizations get land at subsidized rates.

FLOOR MAP



Super Area 900 Sq Ft*

2 BHK

1 st Bed Room	11" X 10"
2 nd Bedroom	11" X 10"
1 st Toilets	5" X 7"
2 nd Toilets	5" X 7"
Living Room/Drawing Room	16" X 11"
Kitchen	10" X 7"
Balcony	4" Wide

Super Area 1050 Sq Ft*

2 BHK

1 st Bed Room	11" X 13"
2 nd Bedroom	12" X 11"
1 st Toilets	5" X 7"
2 nd Toilets	5" X 7"
Living Room/Drawing Room	19" X 11"
Kitchen	10" X 7"
Balcony	5" Wide



Super Area 1200 Sq Ft*

2 BHK

1 st Bed Room	14" X 12"
2 nd Bedroom	15" X 13"
1 st Toilets	5" X 6"
2 nd Toilets	5" X 6"
Living Room/Drawing Room	14" X 15"
Kitchen	10" X 8"
Balcony	4" Wide



Super Area 1350 Sq Ft*

2 BHK

1 st Bed Room	11" X 14"
2 nd Bedroom	12" X 11"
3 Rd Bedroom	11" X 13"
1 st Toilets	5" X 7"
2 nd Toilets	5" X 7"
3 Rd Toilet	5" X 7"
Living Room/Drawing Room	11" X 12"
Kitchen	10" X 7"
Balcony	5" Wide



★ All images & Designs are subjected to change



Super Area 1600 Sq Ft*

3 BHK

1 st Bed Room	13" X 11"
2 nd Bedroom	15" X 10"
3 rd Bedroom	11" X 12"
1 st Toilets	8" X 8"
2 nd Toilets	8" X 8"
3 rd Toilet	8" X 8"
Living Room/Drawing Room	11" X 12"
Kitchen	11" X 8"
Balcony	5" Wide

Super Area 1800 Sq Ft*

3 BHK

1 st Bed Room	12" X 14"
2 nd Bedroom	15" X 11"
3 rd Bedroom	13" X 11"
1 st Toilets	8" X 6"
2 nd Toilets	8" X 6"
3 rd Toilet	8" X 6"
Living Room/Drawing Room	11" X 12"
Kitchen	11" X 8"
Balcony	5" Wide



Super Area 2100 Sq Ft*

4 BHK

1 st Bed Room	14" X 12"
2 nd Bedroom	17" X 12"
3 rd Bedroom	13" X 12"
Servant Room	11" X 9"
1 st Toilets	8" X 7"
2 nd Toilets	8" X 7"
3 rd Toilet	8" X 7"
Living Room/Drawing Room	12" X 20"
Kitchen	11" X 10"
Balcony	5" Wide

★ All images & Designs are subjected to change





VIVACITY HOUSING SOCIETY

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