



*La VIDA*  
ESTATE RESIDENCES





*Reconnect with nature.*

*It's easy when you live amidst a thousand trees.*

*Spend less time  
commuting.*

*Because there are  
more important  
things to do.*



*Bask in the  
warmth  
of community.*

*La Vida is  
designed to bring  
people closer.*





*Find a life that's  
rich, fulfilling  
and expansive.*

*It's now  
within reach.*



*It's time  
to discover a  
life in sync.*

There's a reason La Vida spans 12 acres. This estate is designed to accommodate a lifestyle that's grander and fuller than what most experience in a city.

A life filled with nature, the warmth of community, and the luxury of time. A life that, despite offering all this, is comfortably within your means.

Come, discover a life with everything but compromises.

*Orchards, gardens and a  
tree-covered skywalk.*

*It's time to make room for  
nature in the city.*







Those who live in a city know what a privilege it is to have a home that overlooks a garden. Now imagine living in a place that is part of one. La Vida is designed to surround you with nature. This estate offers children a chance to grow up with fruit orchards, and makes greenery part of everyday life: a tree-canopied skywalk for idyllic morning walks, herb gardens for your summer coolers, and lily ponds and flowering trees to welcome you every time you return. All across a lush 12-acre estate.

- 80% of the estate will comprise of open spaces like gardens and waterbodies.
- A skywalk overlooking the central green.
- Fruit orchard and herb garden.
- Indigenous trees and flowering plants that make for a green and varied landscape.
- A mosaic of lawns and planting beds between verandas and walking paths.

*Spaces designed to foster  
a sense of community.*

*Because you were meant to live  
in the company of friends.*

City life often makes it difficult for neighbours to become more than just acquaintances. La Vida, on the other hand, is designed to bring people closer. At the heart of the estate is a terraced green that can be anything from an amphitheatre for events, to a venue for large garden parties. Outdoor lounges dot the landscape: by the reflective pools, in gardens, and at the skywalk. The clubhouse is a veritable melting pot with a healthy mix of leisure spaces and sports courts. Even the lobbies and corridors are designed like art gallery aisles to inspire conversations.





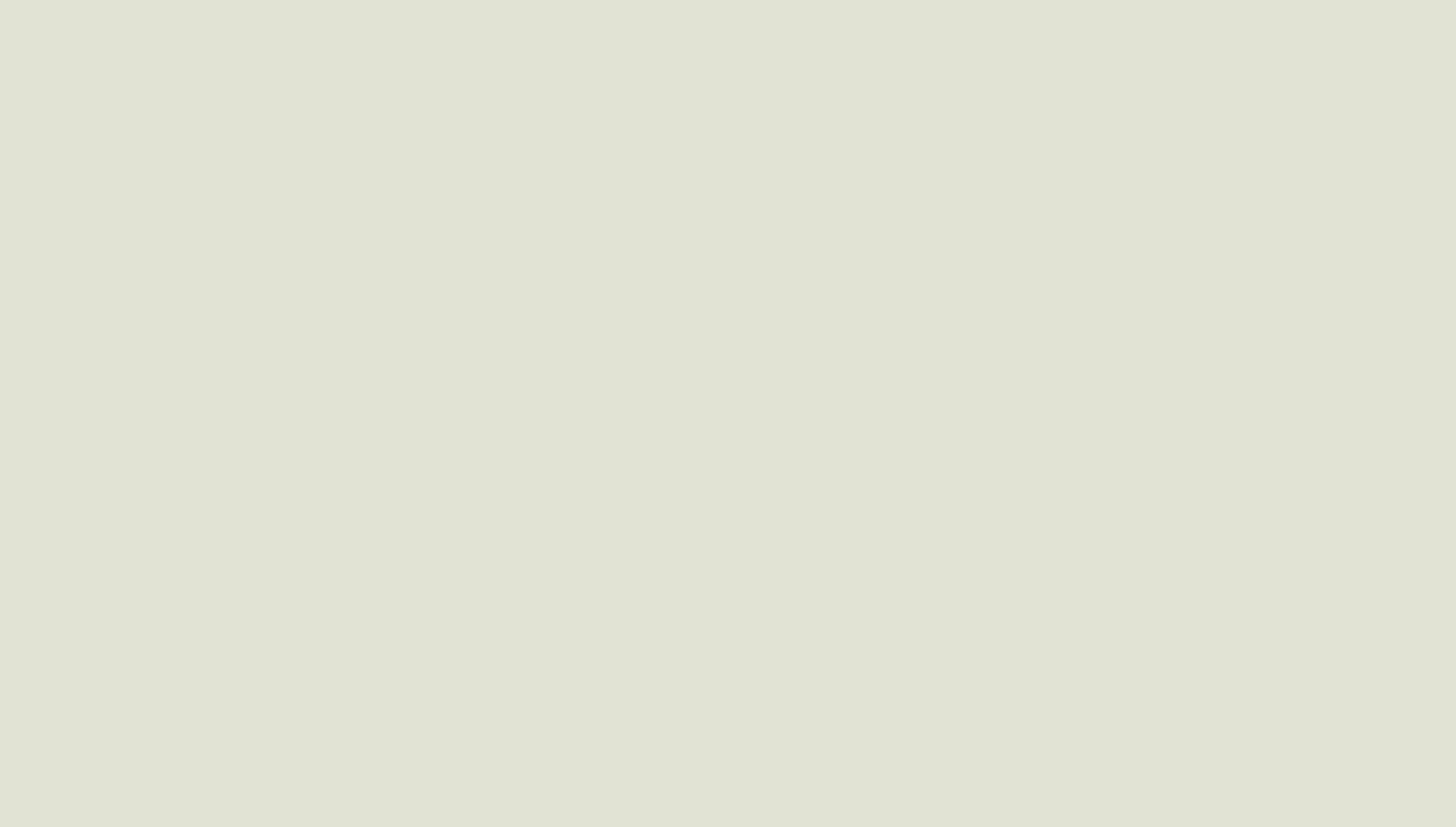
- About 1,38,000 sq. ft. (12,820 sq. m.) of open recreational spaces.
- A terraced, vehicle-free central green.
- A clubhouse with a private theatre, restaurant, coffee lounge, reading corner, health club, and a spa with a sauna and massage rooms.
- The health club at the clubhouse includes a gym, squash court, yoga room, billiards and card rooms, and a multipurpose hall.
- Party venues include a lawn.
- Sports and fitness zones including a swimming pool, cricket pitch, and basketball, tennis and badminton courts.
- Secure play areas for children.
- Art display areas including an installation plaza and lobbies to display the creations of resident artists.
- Picnic areas such as the barbeque corner.
- Outdoor lounges across the estate.
- Retail zone with convenience stores.



*Homes that offer something  
few residences in the city do:  
a lush, green view.*

As breathtaking as the verdant, terraced outdoors are, your beautifully designed home at La Vida will beckon you indoors. Every detail of these residences has been planned and designed with exquisite care. The entrances and windows are positioned just so, to invite an abundance of fresh air and sunlight. And while the fittings and finishes are impressively modern, the decks that overlook the gardens celebrate the timeless appeal of nature. These residences are designed to exude warmth, elegance and most of all, harmony.





- High-quality flooring and fitments in every residence.
- Residences designed to be well-lit and ventilated.
- Parking facilities for each residence. Designated parking areas for visitors and the physically challenged.
- Efficient fixtures to reduce energy consumption.
- A range of 2, 2.5 and 3 BHK residences across 8 towers.
- Well-ventilated lobbies with high-speed elevators.
- 100% power backup for the entire estate.
- Earthquake-resistant structure as per IS code.
- Video door phones in every home.

*Situated to offer easy access to key locations within the city.*

*And beyond.*

- Less than 0.5 km from Delhi, and 15 km from South Delhi.
- Indra Gandhi International Airport is 5 km away.
- Boutiques, restaurants and the other attractions of Ansal Plaza (Palam Vihar) are 4 km away.
- Close to major healthcare institutes. Columbia Asia Hospital is 4 km away, and Fortis Hospital 18 km away.
- Adjacent to Dwarka Expressway.
- The Dwarka Metro Station is 7 km away.
- 14 km away from Cyber City.
- The prestigious JNU campus is 22 km away.



*Designed to be gentle  
on the environment.*

*And your wallet.*

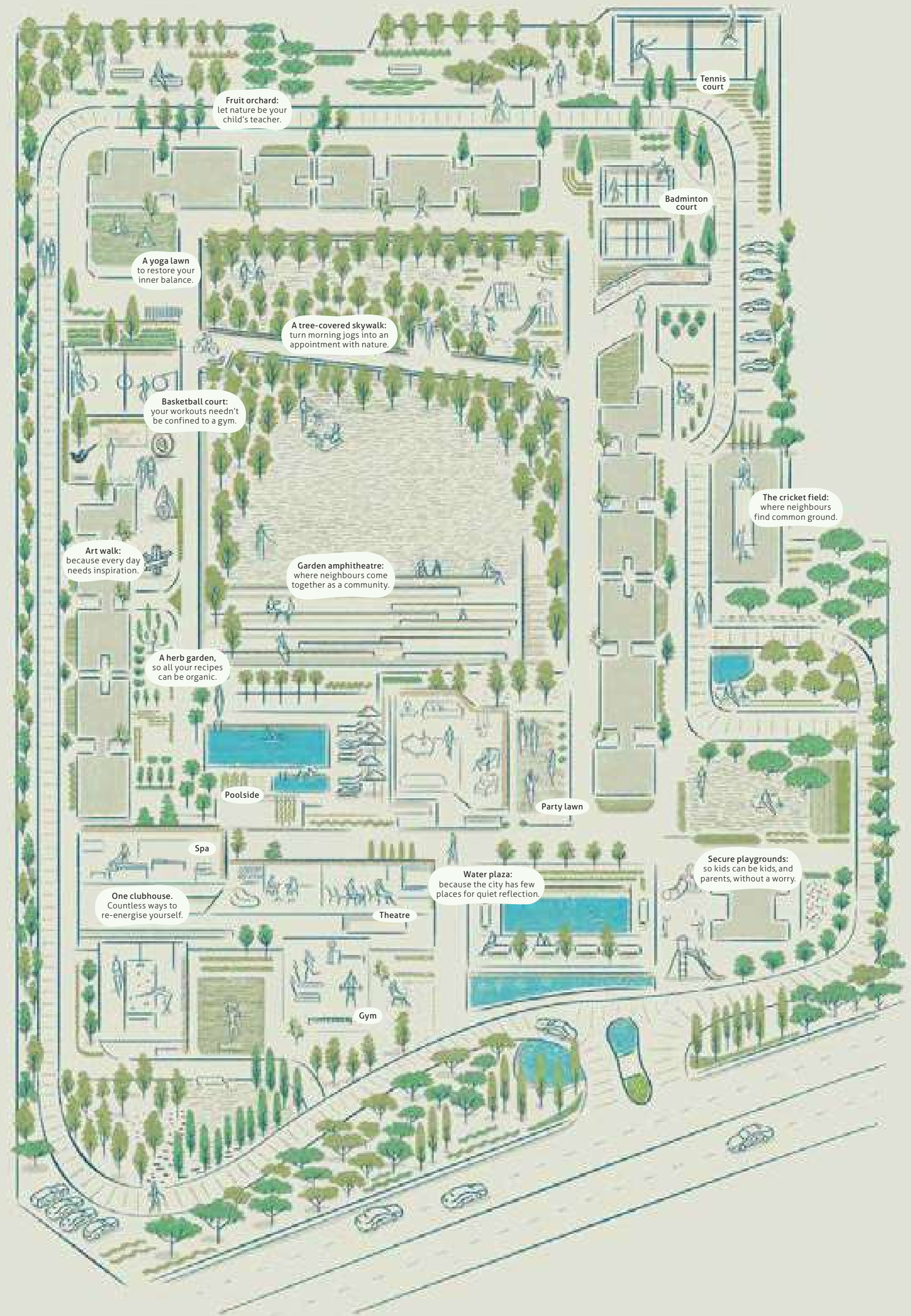
La Vida's sustainable design will have numerous far-reaching effects. Those who live here will have a green haven to return to, consume less resources, and save more on monthly expenses. For instance, solar-powered utilities will mean lower dependence on the city's electric supply and therefore a lower bill. Isn't it nice when what's good for the environment is good for you too?

- IGBC (Indian Green Building Council) pre-certified gold-rated building.
- Lower use of volatile organic compounds (VOC), to protect the environment and your health.
- Rainwater harvesting to reduce dependence on municipal water supply, and maintain the groundwater table.
- Waste water treatment: water will be reused for landscaping, and in water-efficient flushing systems.
- Use of indigenous plants across the landscape.
- Solar-powered common utilities.



*A 12-acre estate.*

*Every inch designed to improve your life.*





# DEVELOPMENT PLAN



- |                               |                                      |
|-------------------------------|--------------------------------------|
| 1 Main entry                  | 19 Kids' pool                        |
| 2 Guard room                  | 20 Swimming pool                     |
| 3 Lily pool                   | 21 Art installation plaza            |
| 4 Water plaza                 | 22 Seating                           |
| 5 Seasonal retention pond     | 23 Stepped seating and grass terrace |
| 6 Entry ramp                  | 24 Sunken garden                     |
| 7 Fruit tree bosque           | 25 Skywalk                           |
| 8 Club forecourt / tree plaza | 26 Kids' play area                   |
| 9 Tower drop-off point        | 27 Slide                             |
| 10 Basketball court           | 28 Barbeque lawn                     |
| 11 Sandpit                    | 29 Party lawn                        |
| 12 Car parking                | 30 Lawn                              |
| 13 Feature wall               | 31 Herbal garden                     |
| 14 Badminton court            | 32 Retail on ground floor            |
| 15 Lawn tennis court          | 33 Primary school G+2                |
| 16 Kids' play area            | 34 Nursery school G+1                |
| 17 Artificial cricket pitch   |                                      |
| 18 Exit ramp                  |                                      |



## SPECIFICATIONS

### ESTATE DETAILS

- Aesthetically designed entrance lobby.
- 2 elevators in Tower B and 3 in Tower A.
- Vitrified flooring for lift lobbies and reception areas.
- 100% power backup.

### SECURITY:

- Branded main entrance door lock.
- CCTV coverage for the entire premises.
- Boom barrier with access control.
- Colour video door phone with intercom facility.



### RESIDENCES DETAILS

- Marble flooring in living room and wooden flooring in bedrooms for Tower A. Vitrified tile flooring in both living room and bedrooms in Tower B.
- Oil-bound distemper on ceiling and plastic emulsion on walls.
- Aluminium or unplasticised PVC windows.
- Veneered flush main door at entrance, solid core-painted flush doors for other rooms.

### BALCONY:

- Anti-skid ceramic tile.
- Stainless steel and glass railing in Tower A, and mild steel railing with enamel paint in Tower B.

### BATHROOMS:

- Anti-skid ceramic tile flooring.
- Ceramic tile dado up to door height.
- Superior quality chrome-plated fittings and fixtures.
- Concealed plumbing.
- Premium quality western commode and washbasin.
- Geyser in master bathroom and provision for the same in other bathrooms.
- Exhaust fan.

### KITCHEN:

- Vitrified tile flooring.
- Granite platform with stainless steel sink and drain board.
- 2-feet-high ceramic tile dado above kitchen platform.
- Exhaust fan.

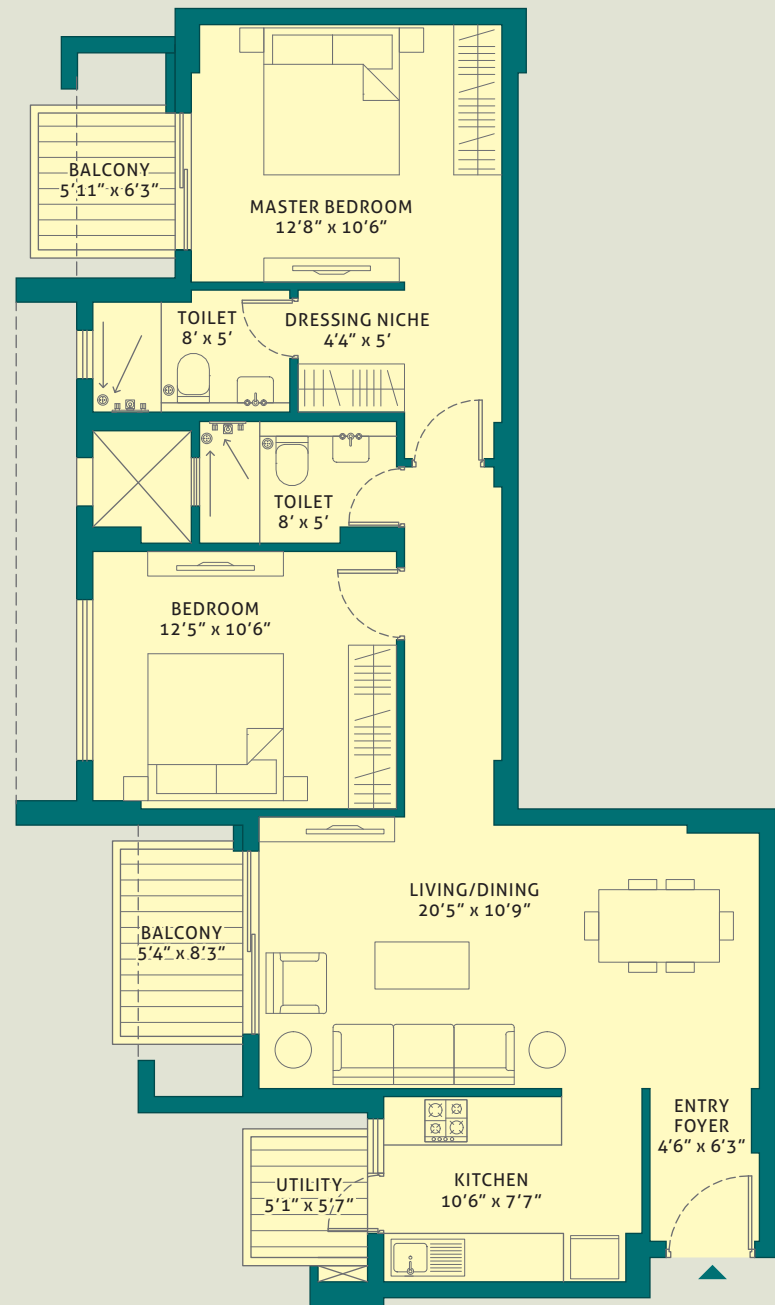
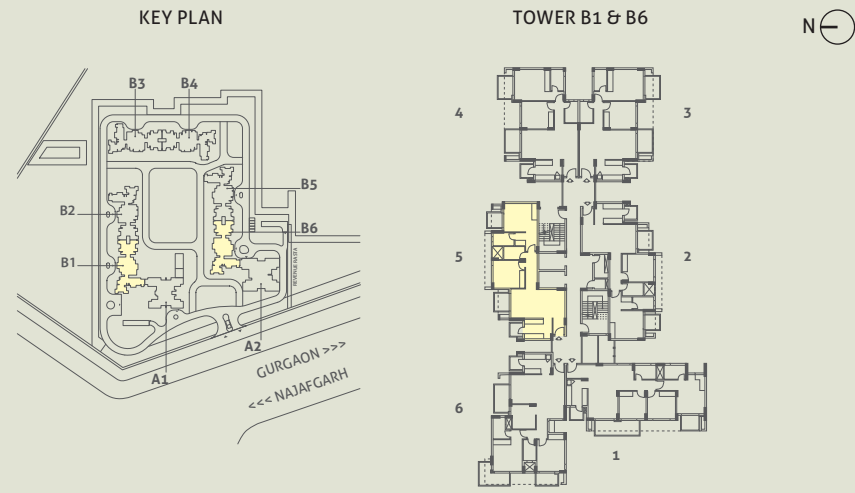
### ELECTRICAL FITTINGS:

- Modular switches (Schneider or equivalent).
- Sufficient points in all rooms.
- Concealed copper wiring.
- Provision for AC points in all living rooms and bedrooms. Living rooms in Tower A will have split ACs.
- Cable TV and telephone points in living room and all bedrooms.

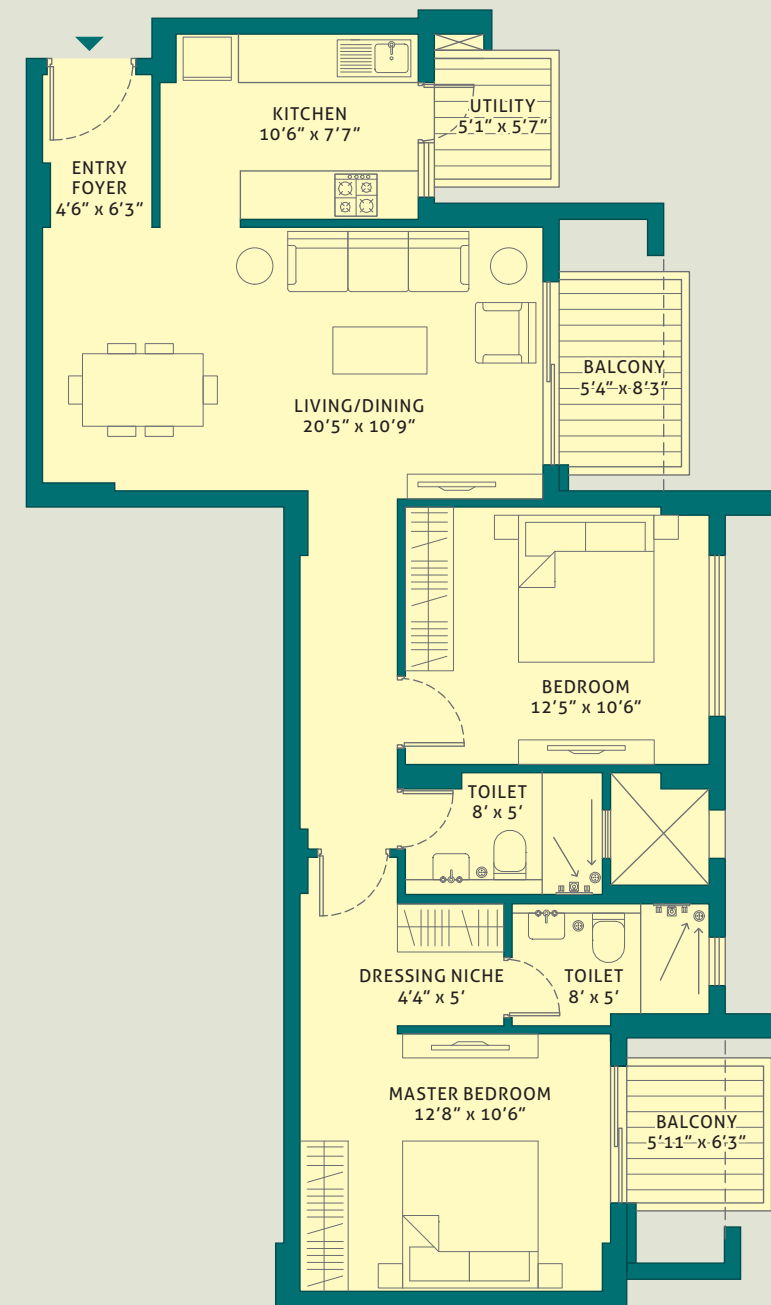


# UNIT PLANS

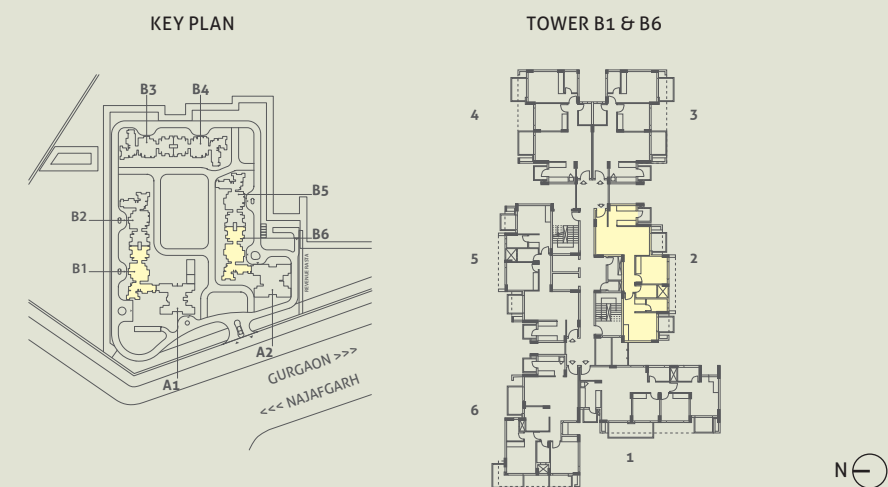
TOWER - B1 & B6  
 UNIT 5  
 2 BHK  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 73.91 SQ. M. (795.53 SQ. FT.)  
 BALCONY AREA - 10.13 SQ. M. (109.04 SQ. FT.)



This is a typical floor plan, subject to minor variations. The furniture, fixtures and fittings etc. are for representative purposes and do not constitute part of the final product or any part thereof. The room measurements are mentioned in meters.



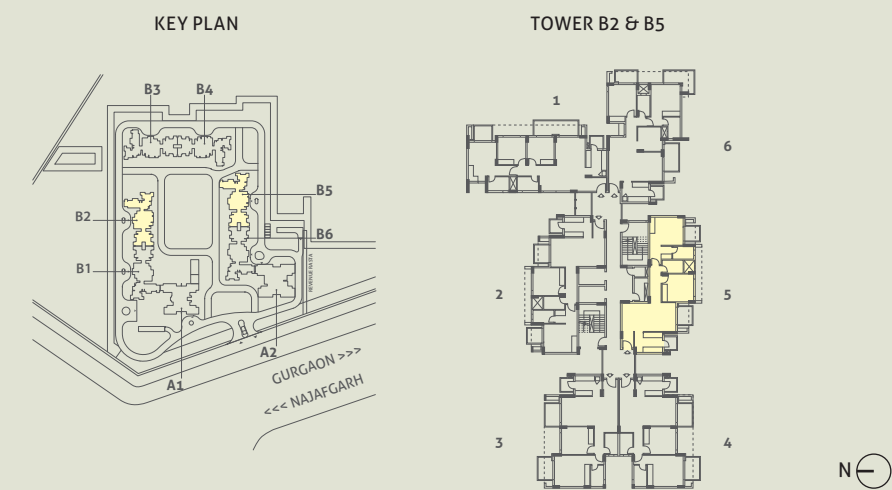
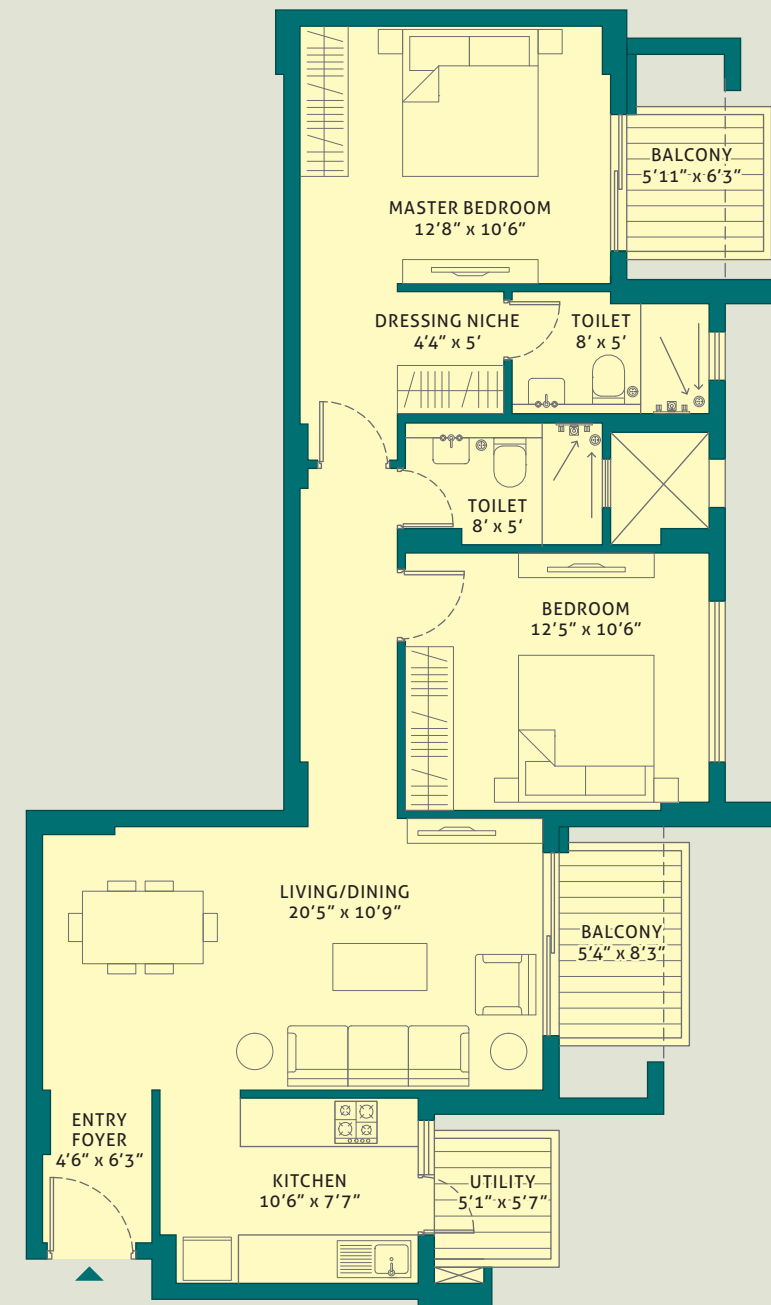
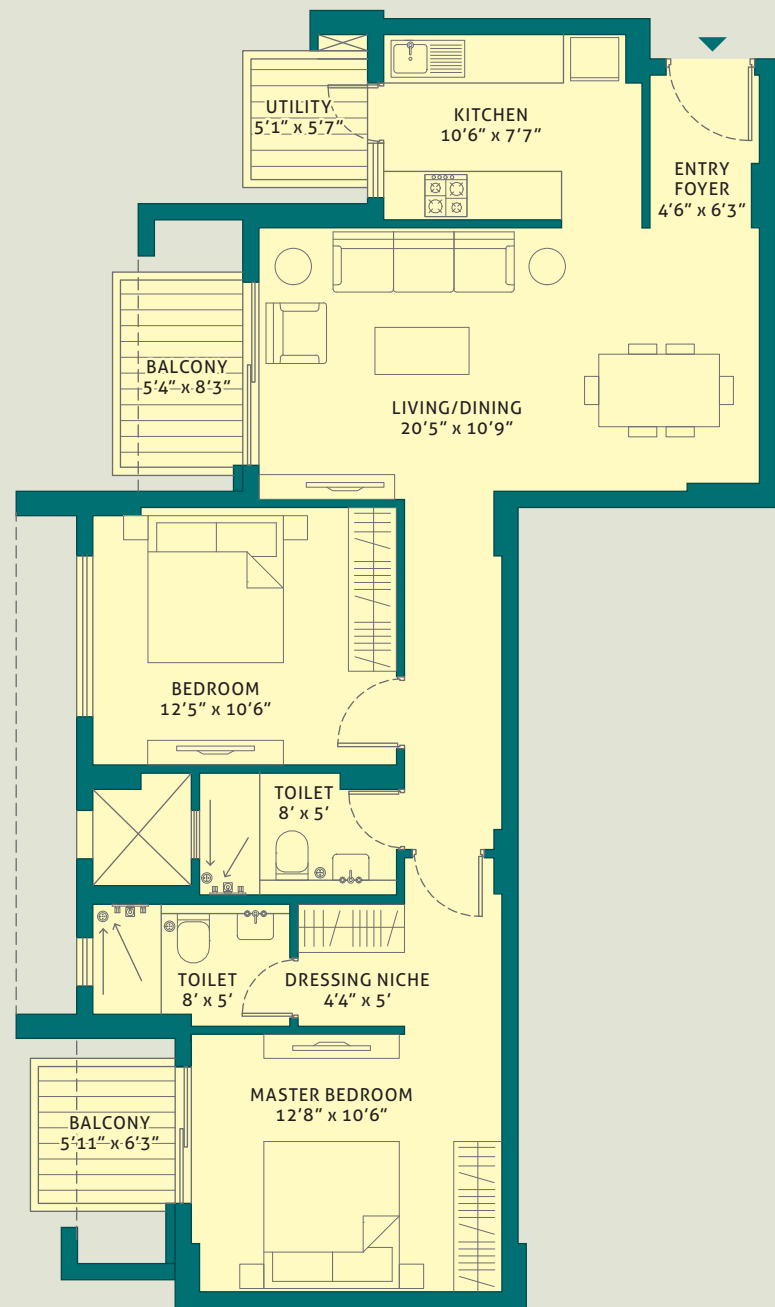
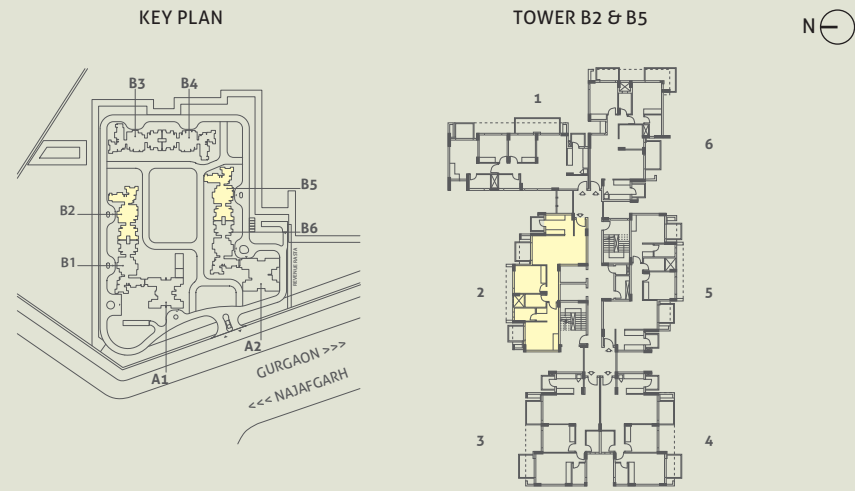
TOWER - B1 & B6  
 UNIT 2  
 2 BHK  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 73.91 SQ. M. (795.53 SQ. FT.)  
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# UNIT PLANS

TOWER - B2 & B5  
 UNIT 2  
 2 BHK  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 73.91 SQ. M. (795.53 SQ. FT.)  
 BALCONY AREA - 10.13 SQ. M. (109.04 SQ. FT.)



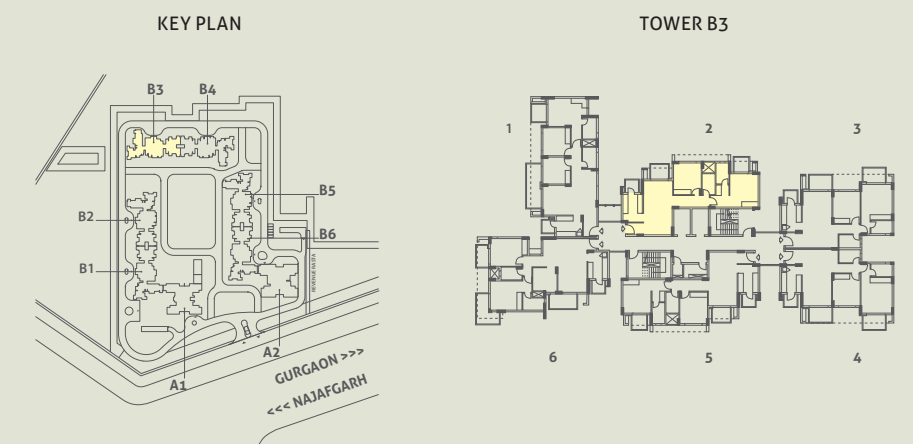
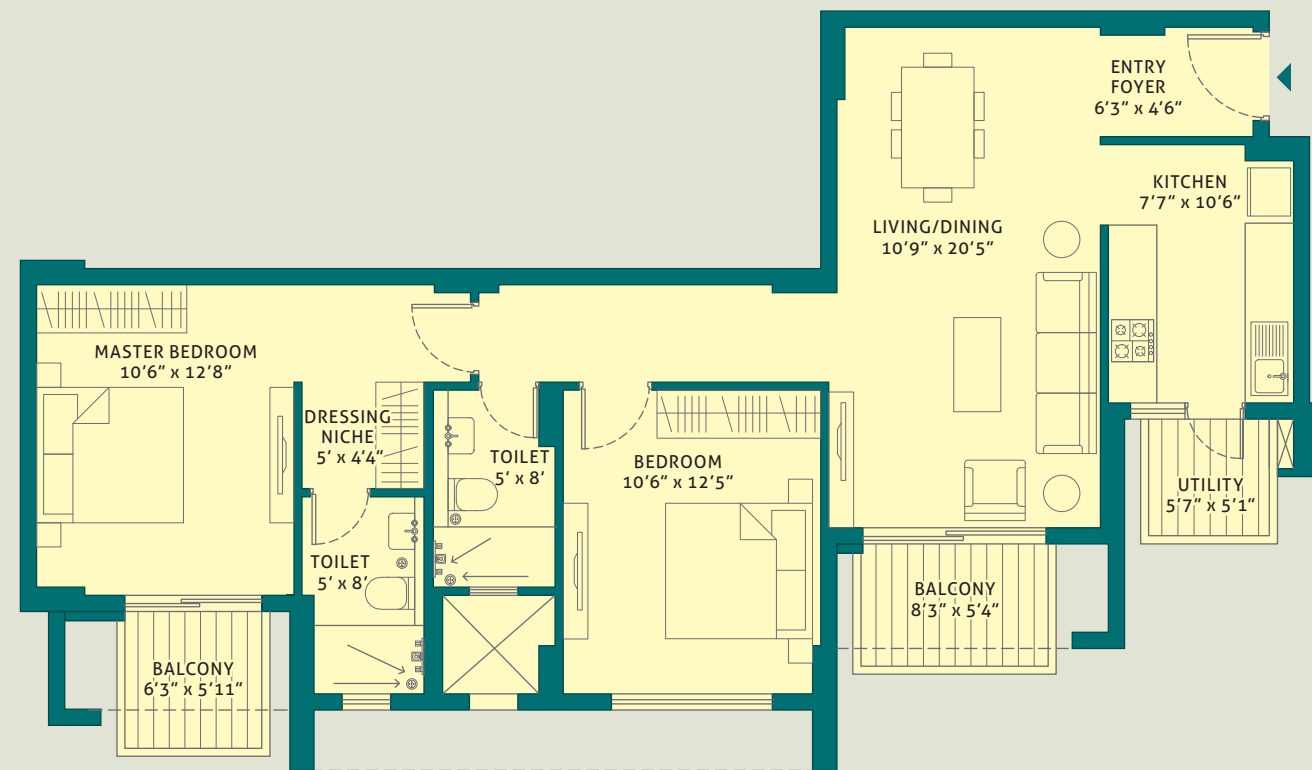
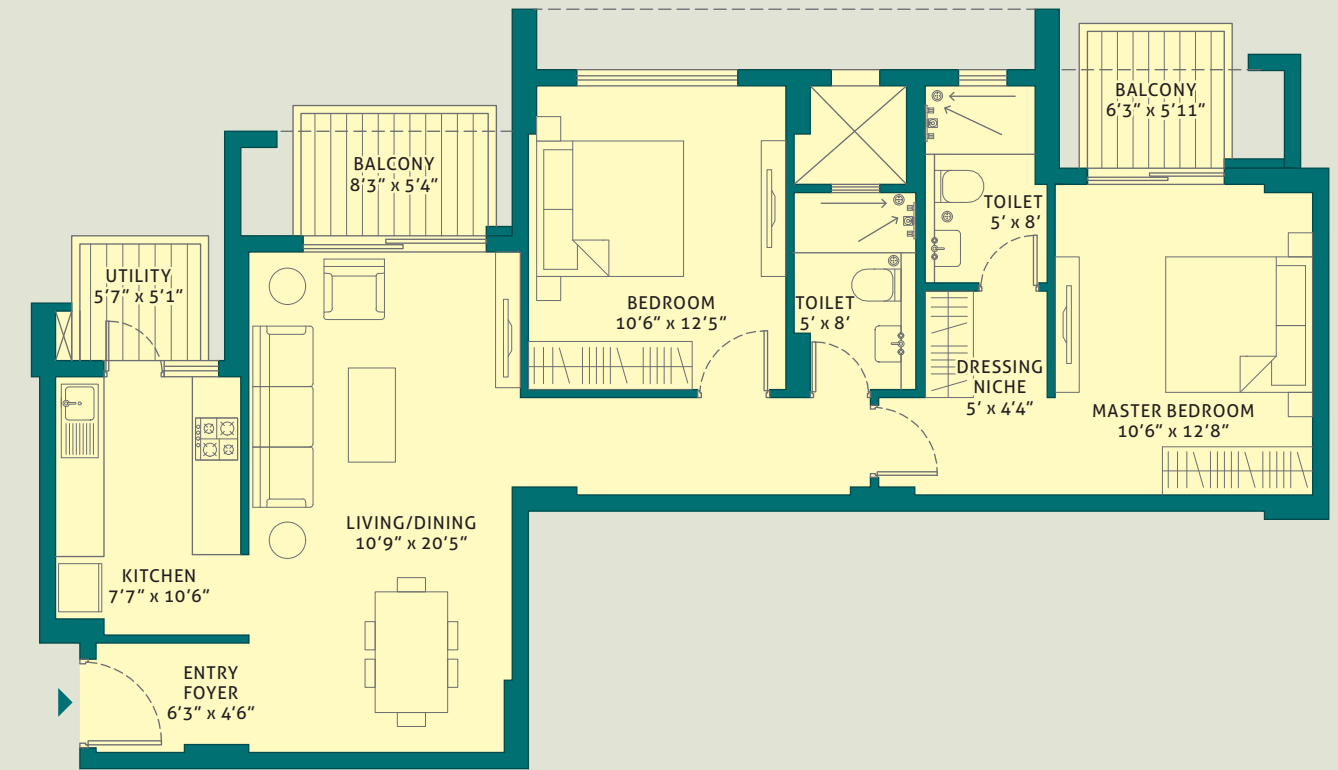
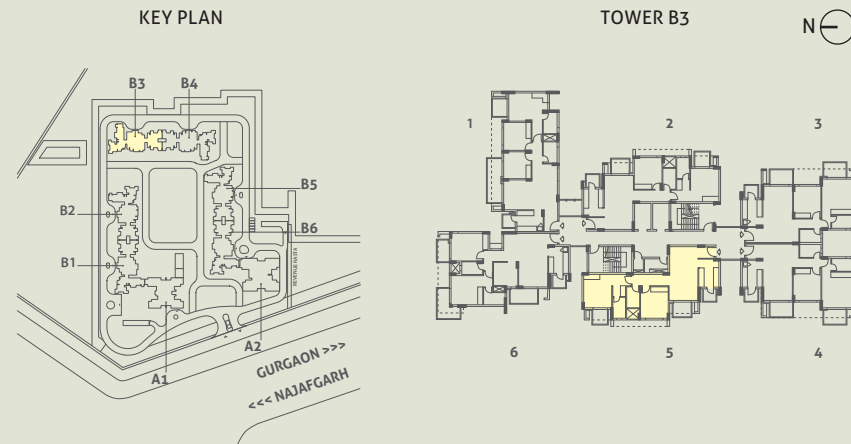
TOWER - B2 & B5  
 UNIT 5  
 2 BHK  
 LEVEL - GROUND TO 13th  
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# UNIT PLANS

TOWER - B3  
 UNIT 5  
 2 BHK  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 73.91 SQ. M. (795.53 SQ. FT.)  
 BALCONY AREA - 10.13 SQ. M. (109.04 SQ. FT.)



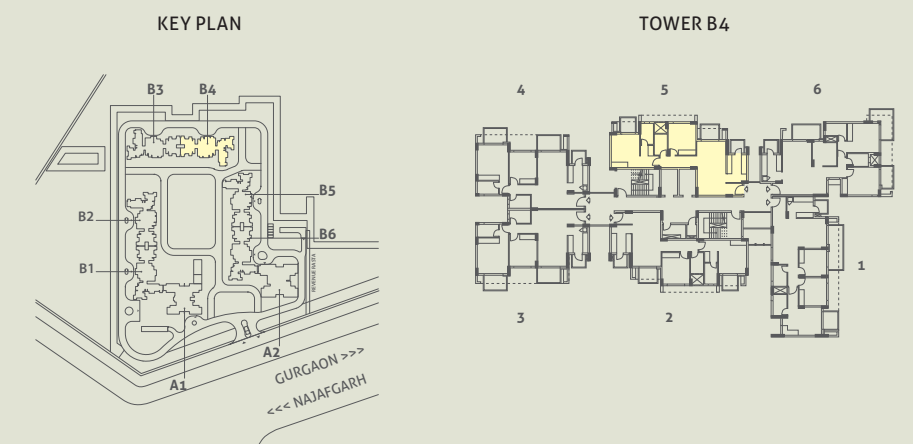
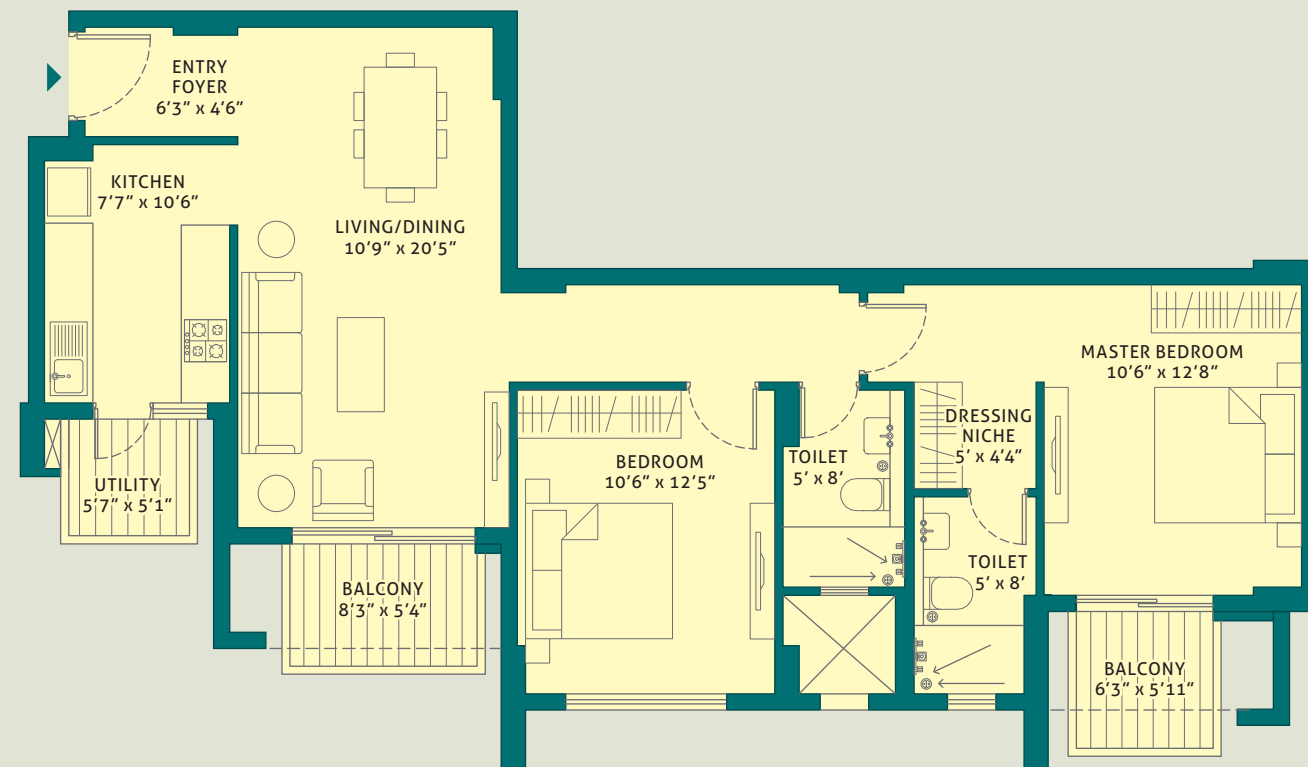
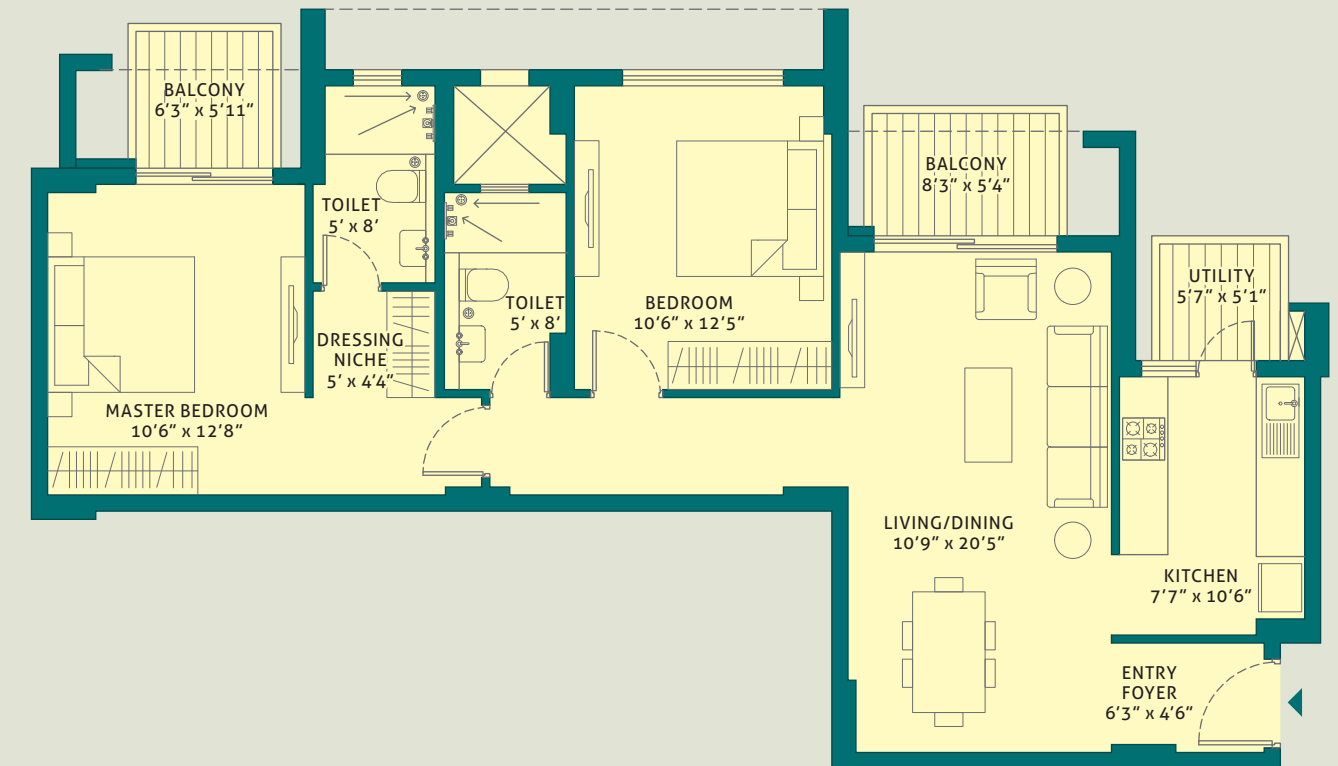
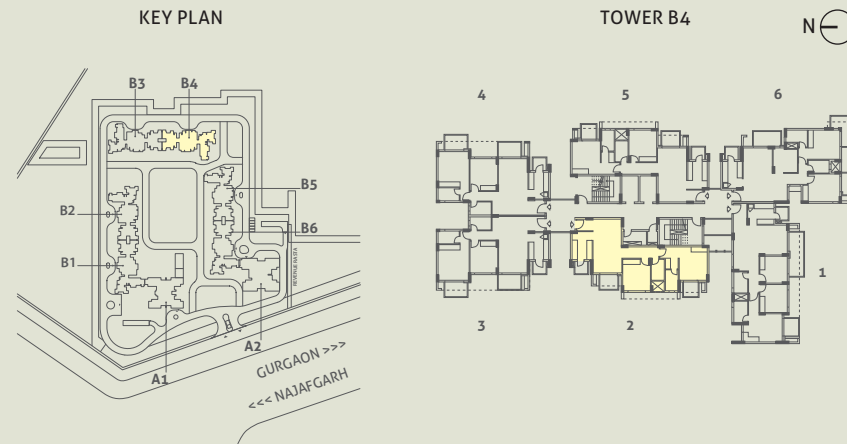
TOWER - B3  
 UNIT 2  
 2 BHK  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 73.91 SQ. M. (795.53 SQ. FT.)  
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# UNIT PLANS

TOWER - B4  
 UNIT 2  
 2 BHK  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 73.91 SQ. M. (795.53 SQ. FT.)  
 BALCONY AREA - 10.13 SQ. M. (109.04 SQ. FT.)



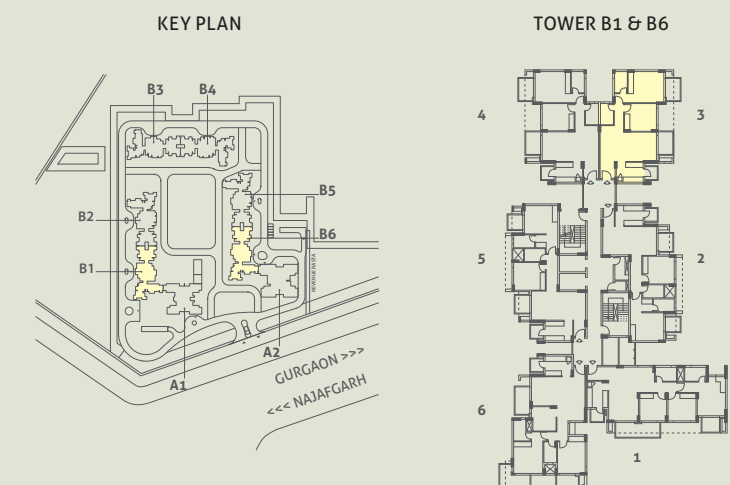
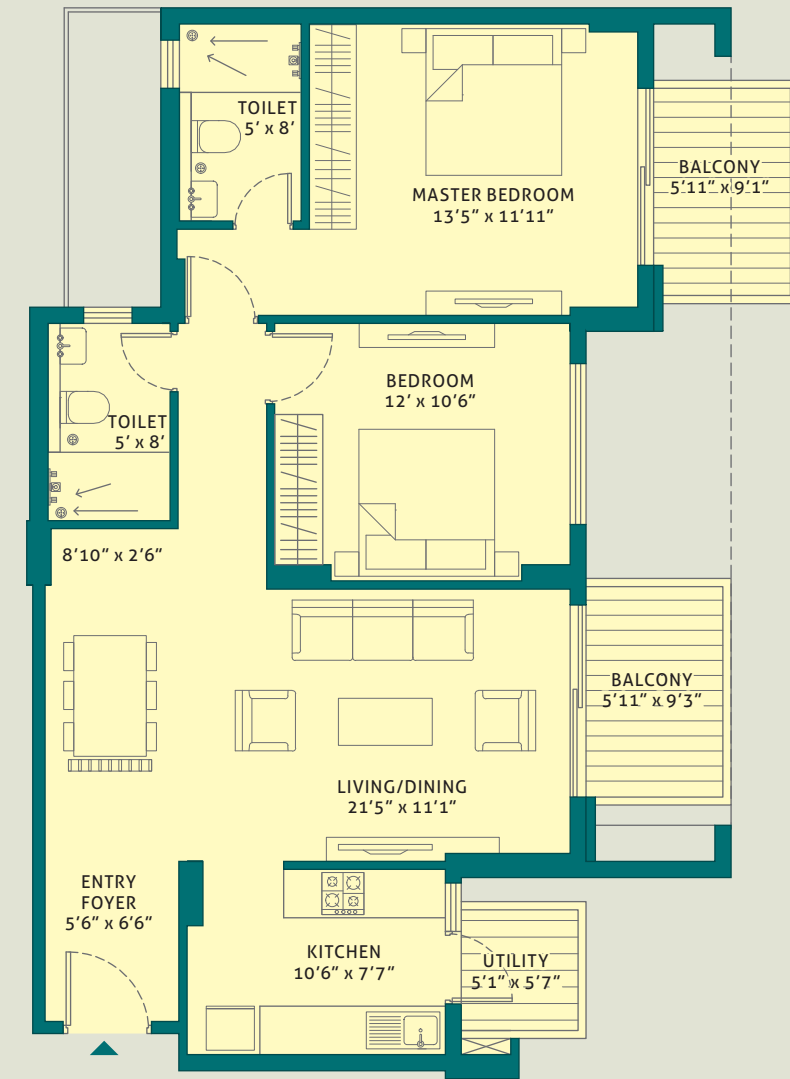
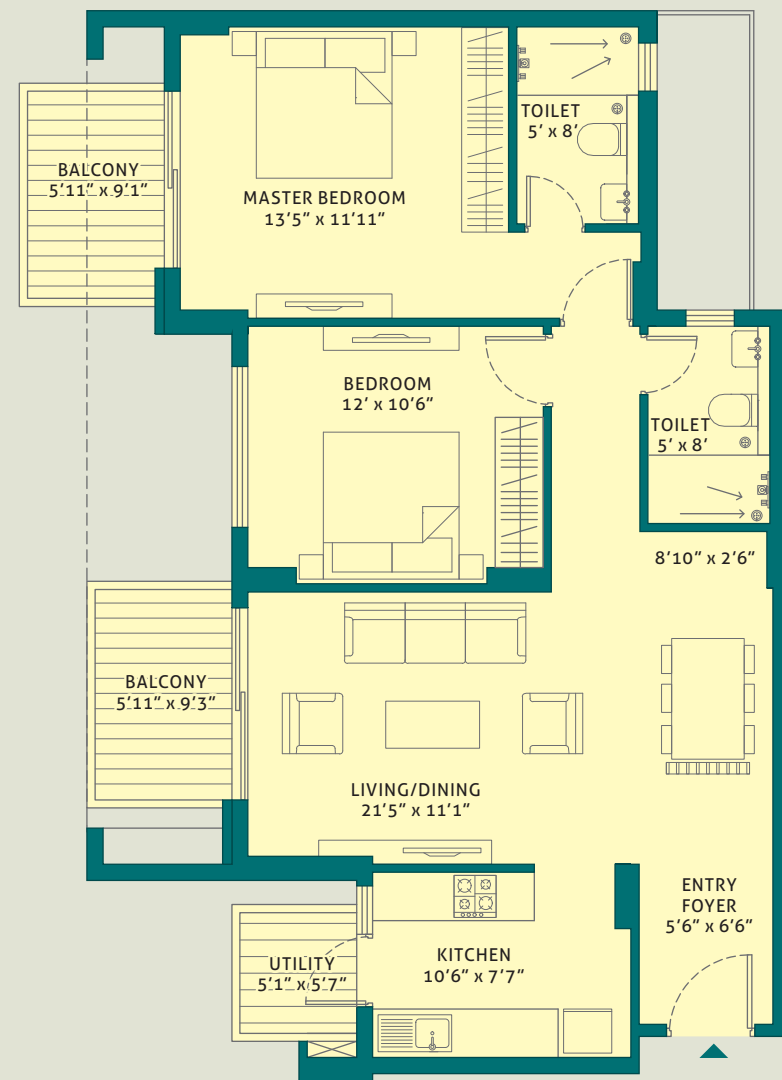
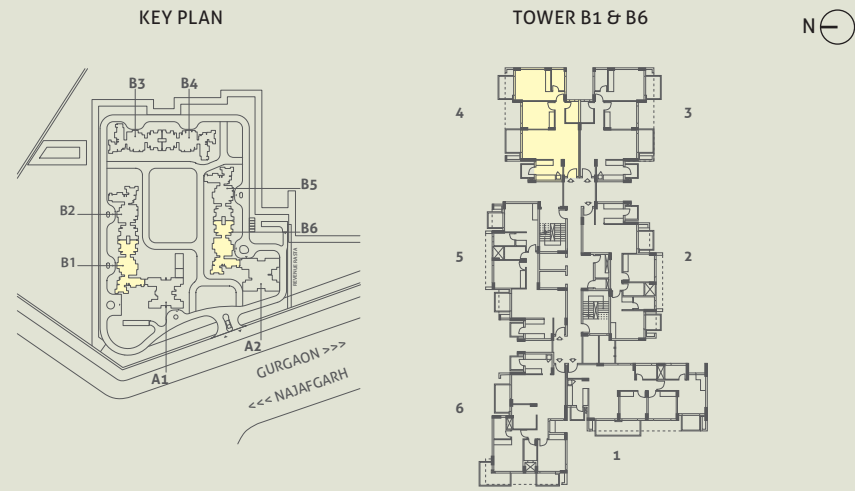
TOWER - B4  
 UNIT 5  
 2 BHK  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 73.91 SQ. M. (795.53 SQ. FT.)  
 BALCONY AREA - 10.13 SQ. M. (109.04 SQ. FT.)

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# UNIT PLANS

TOWER - B1 & B6  
 UNIT 4  
 2 BHK (L)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 75.26 SQ. M. (810.04 SQ. FT.)  
 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)



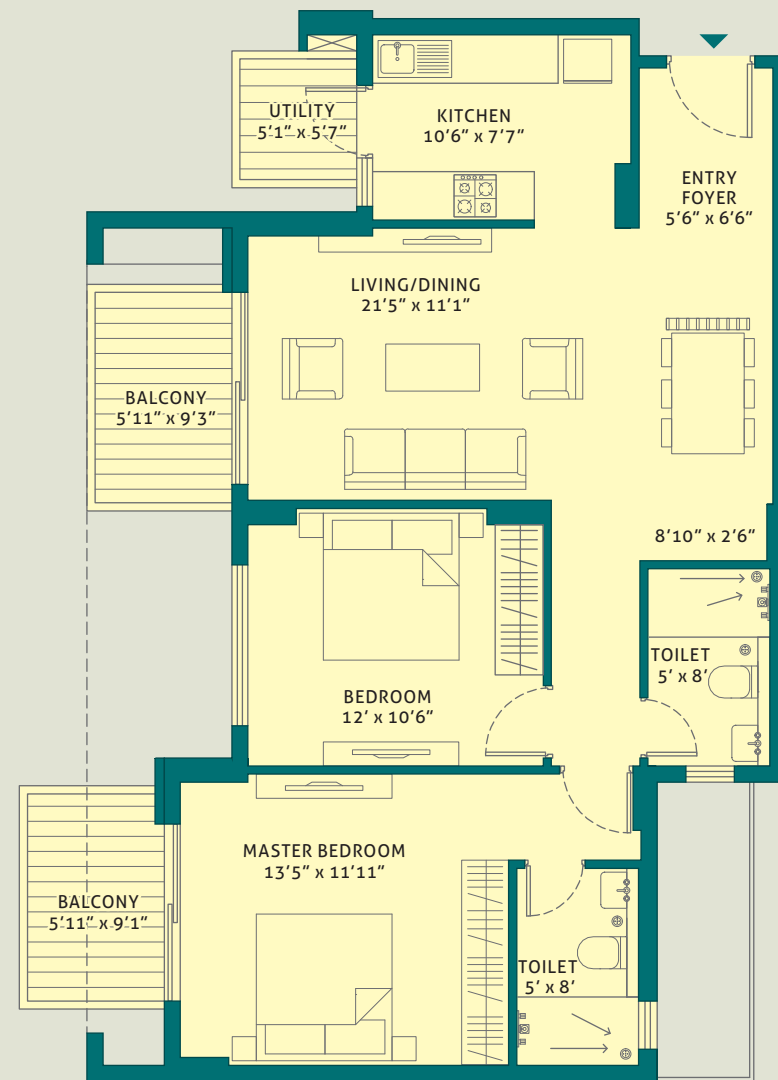
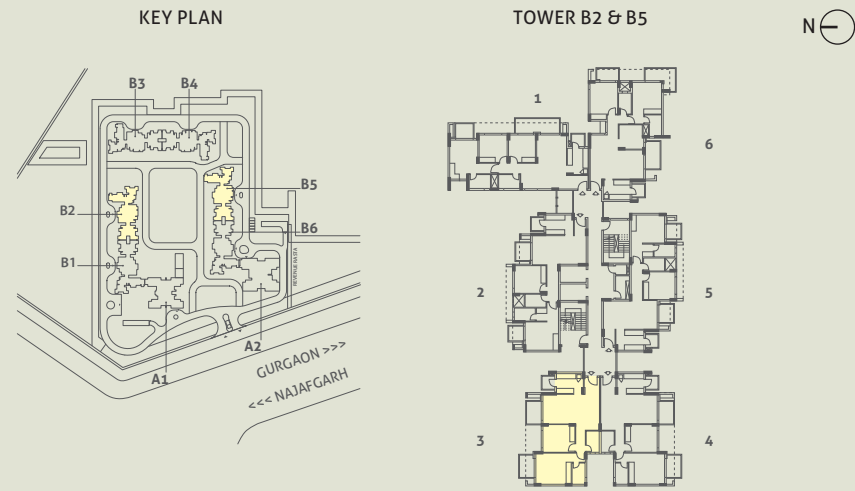
TOWER - B1 & B6  
 UNIT 3  
 2 BHK (L)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 75.26 SQ. M. (810.04 SQ. FT.)  
 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)

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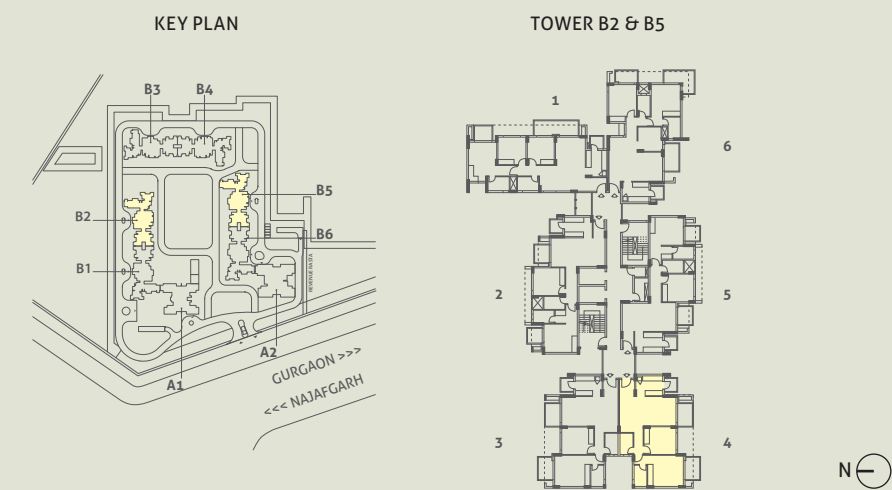
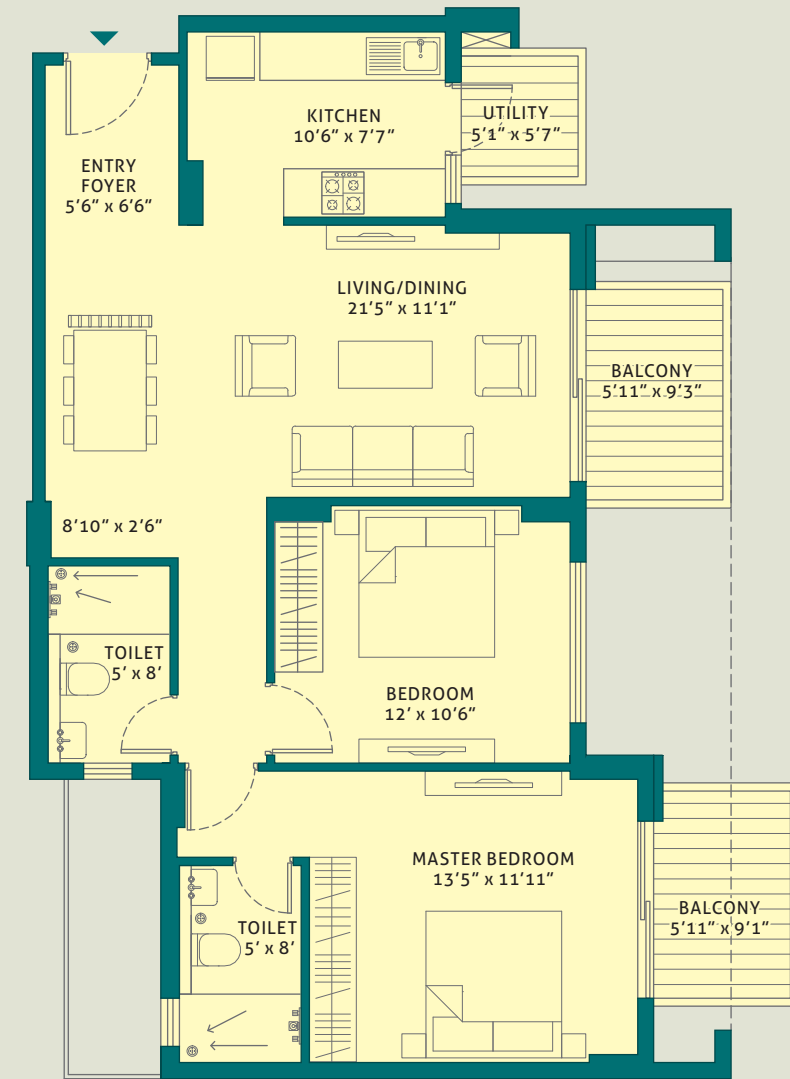
# UNIT PLANS

TOWER - B2 & B5  
 UNIT 3  
 2 BHK (L)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 75.26 SQ. M. (810.04 SQ. FT.)  
 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)



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TOWER - B2 & B5  
 UNIT 4  
 2 BHK (L)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 75.26 SQ. M. (810.04 SQ. FT.)  
 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)

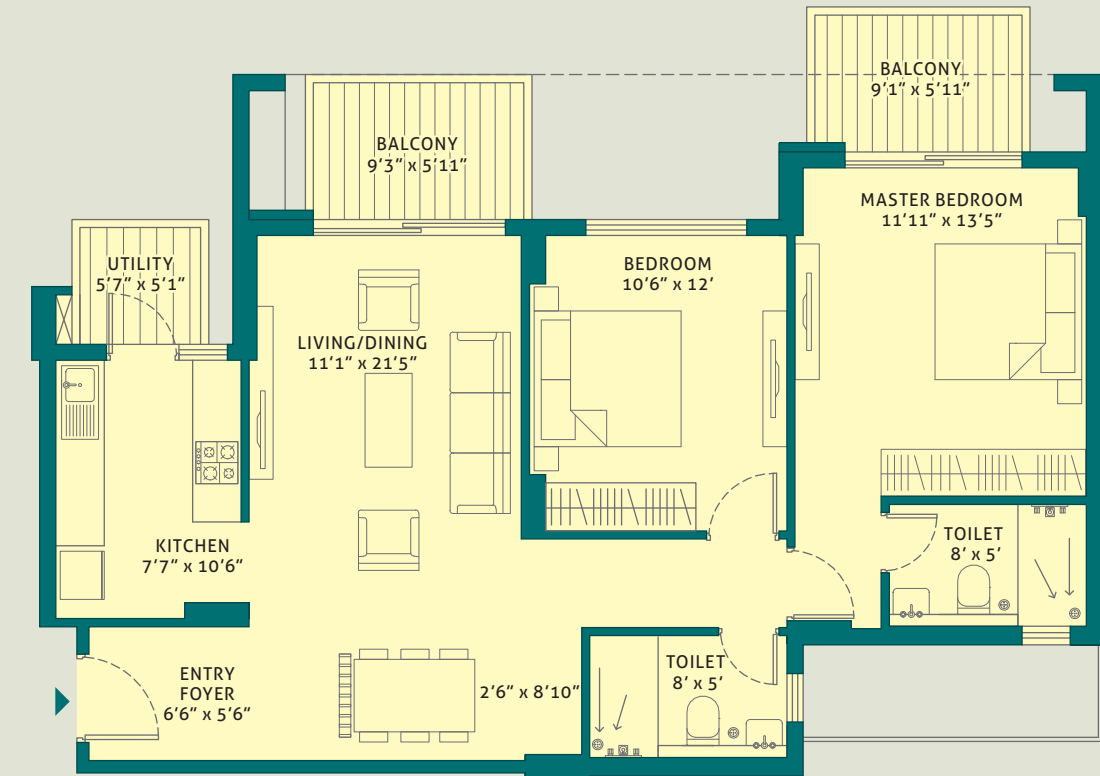
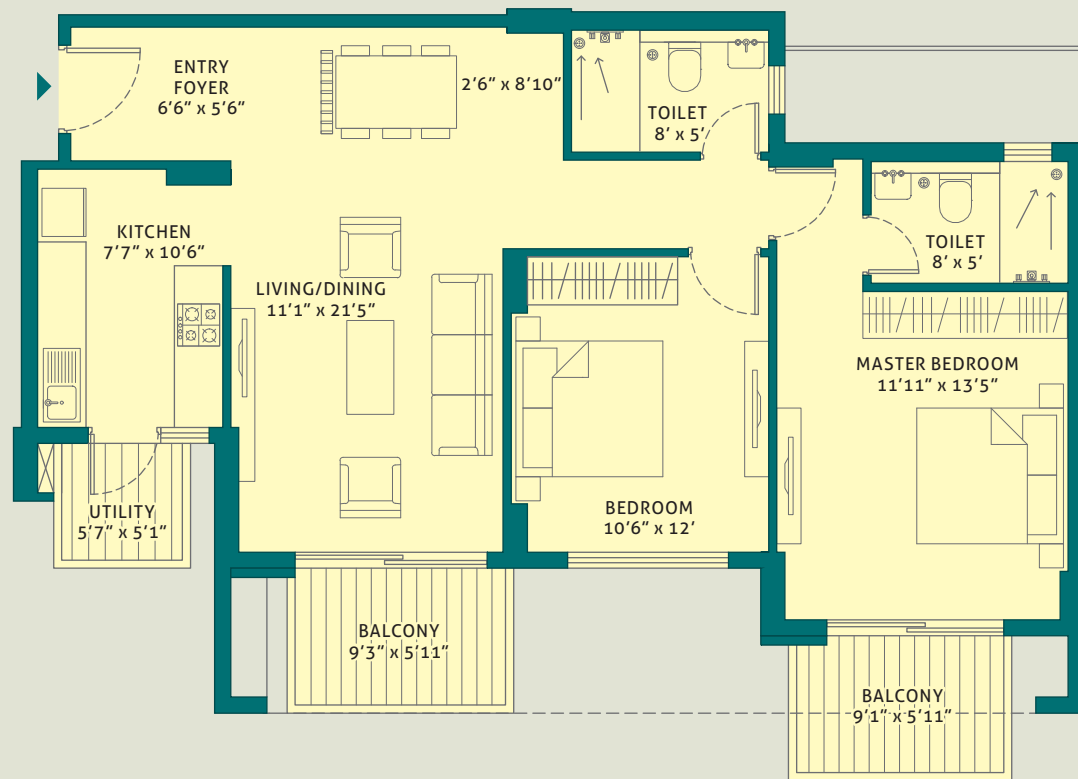
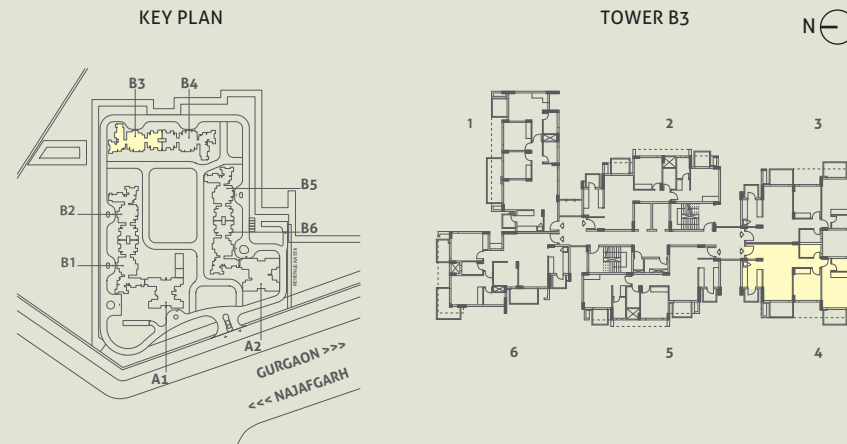


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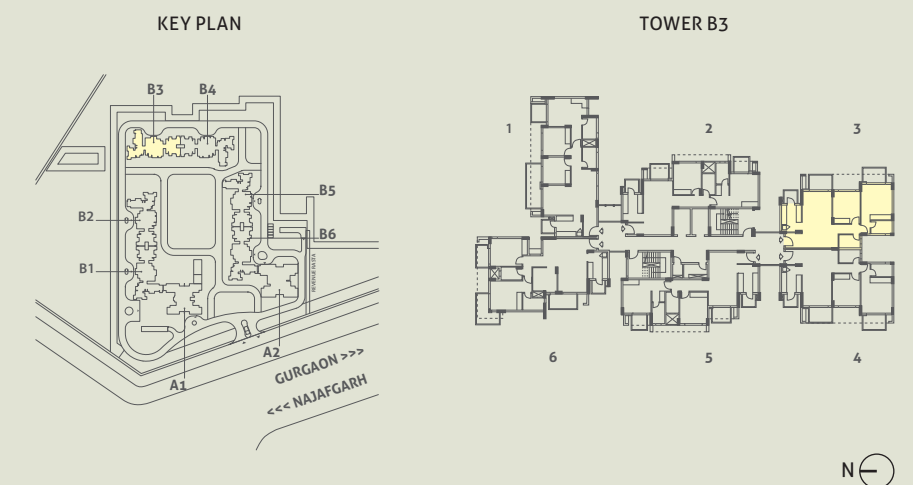


# UNIT PLANS

TOWER - B3  
 UNIT 4  
 2 BHK (L)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 75.26 SQ. M. (810.04 SQ. FT.)  
 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)



TOWER - B3  
 UNIT 3  
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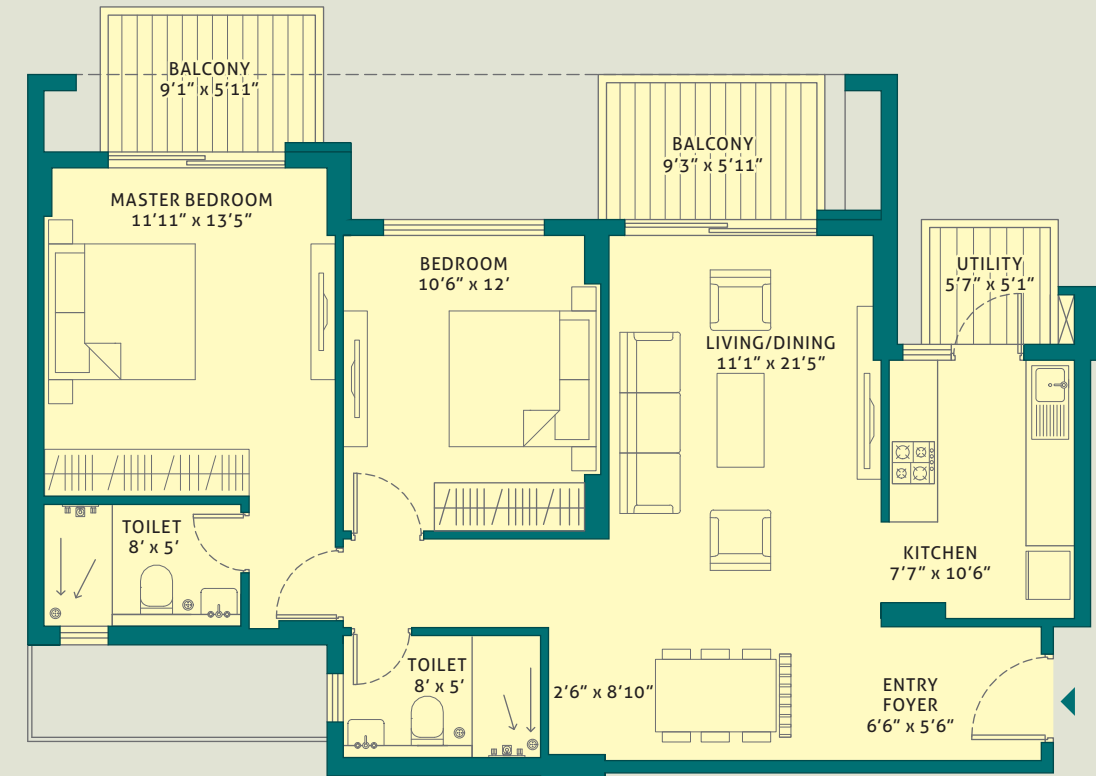
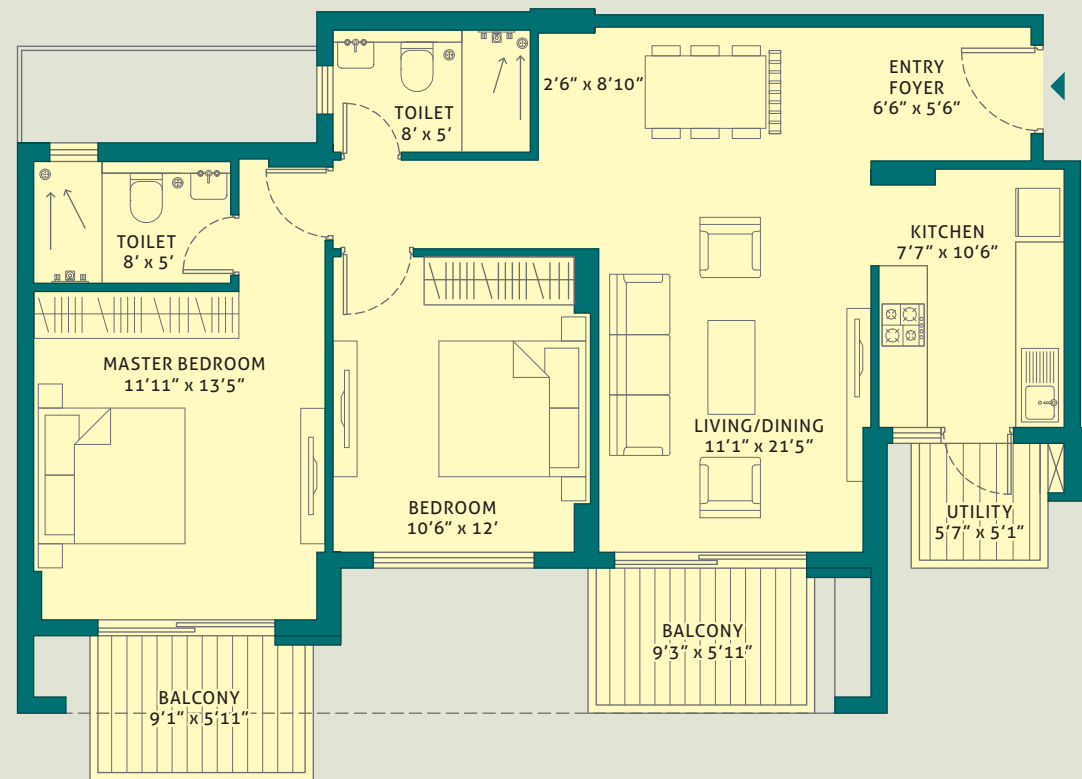
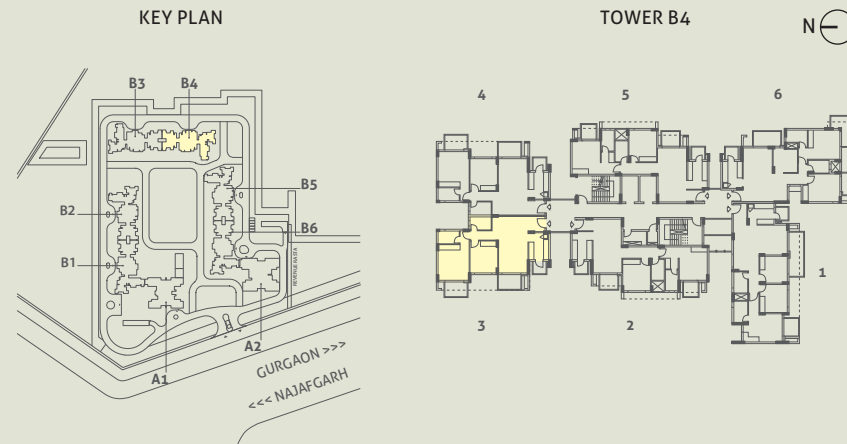


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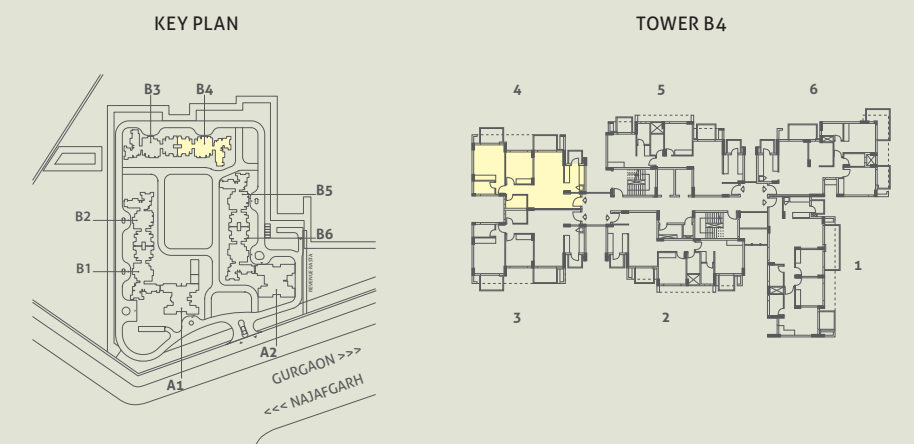
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# UNIT PLANS

TOWER - B4  
 UNIT 3  
 2 BHK (L)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 75.26 SQ. M. (810.04 SQ. FT.)  
 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)



TOWER - B4  
 UNIT 4  
 2 BHK (L)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 75.26 SQ. M. (810.04 SQ. FT.)  
 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)

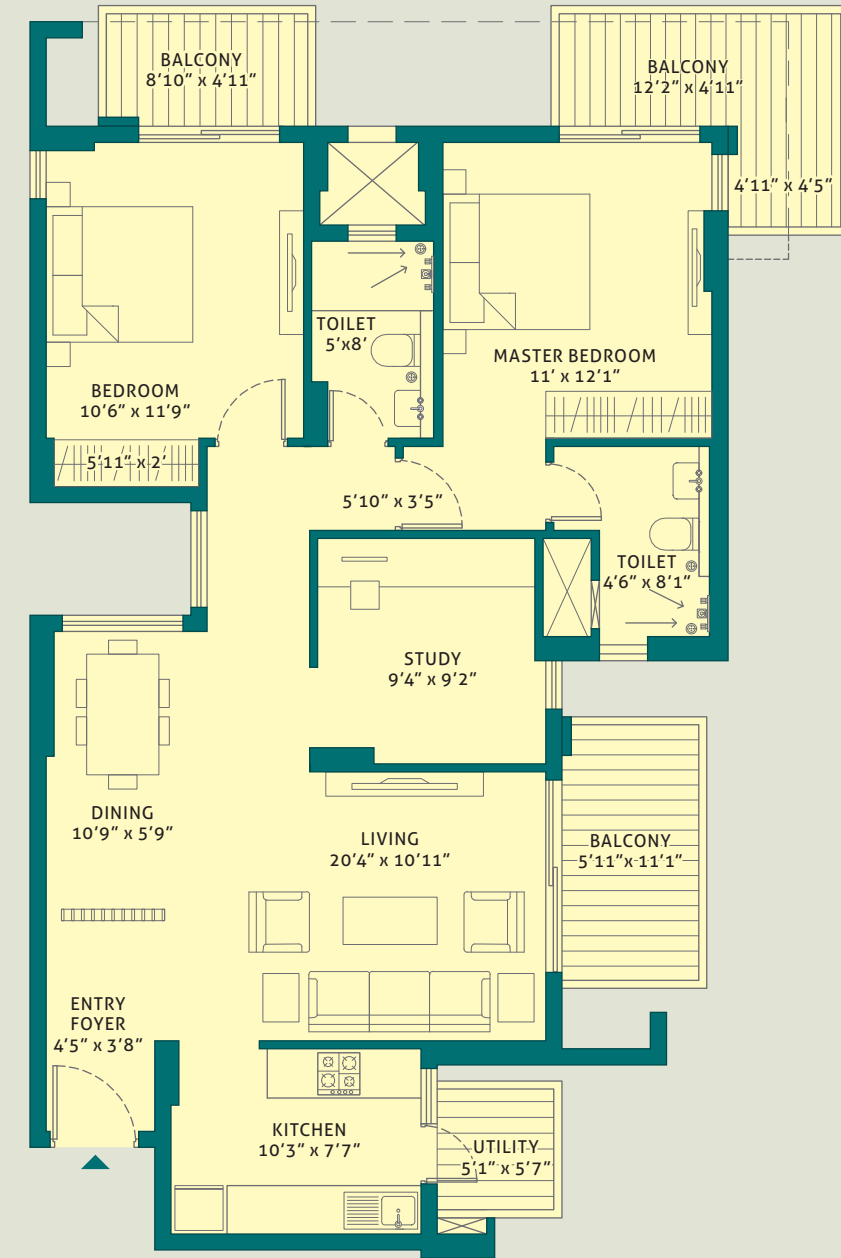
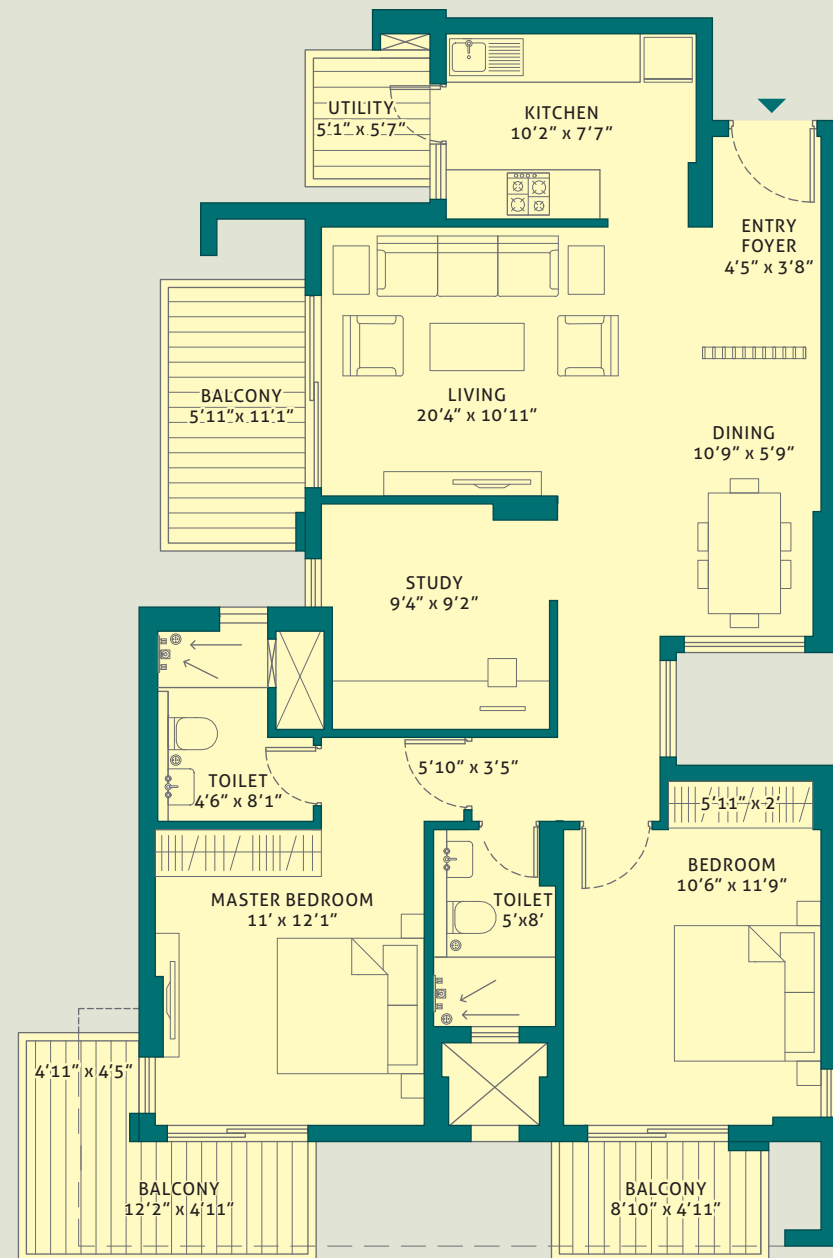
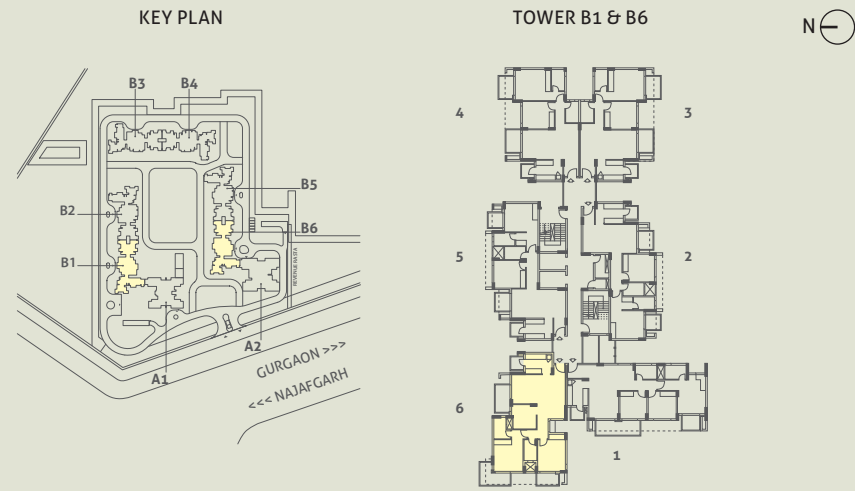


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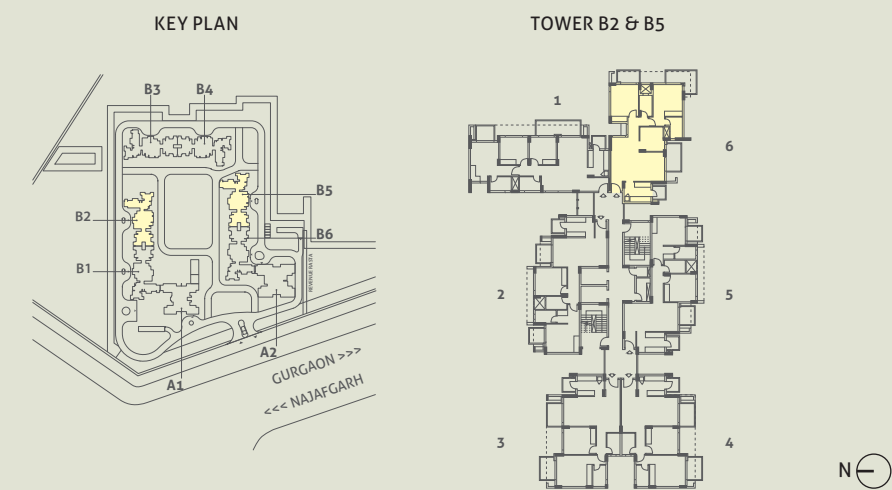
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# UNIT PLANS

TOWER - B1 & B6  
 UNIT 6  
 2 BHK (STUDY)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 83.99 SQ. M. (904.01 SQ. FT.)  
 BALCONY AREA - 20.18 SQ. M. (217.24 SQ. FT.)



TOWER - B2 & B5  
 UNIT 6  
 2 BHK (STUDY)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 83.99 SQ. M. (904.01 SQ. FT.)  
 BALCONY AREA - 20.18 SQ. M. (217.24 SQ. FT.)

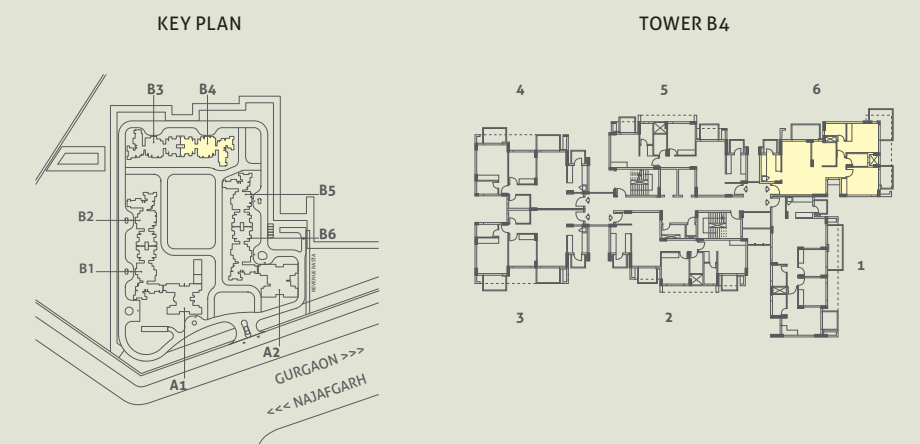
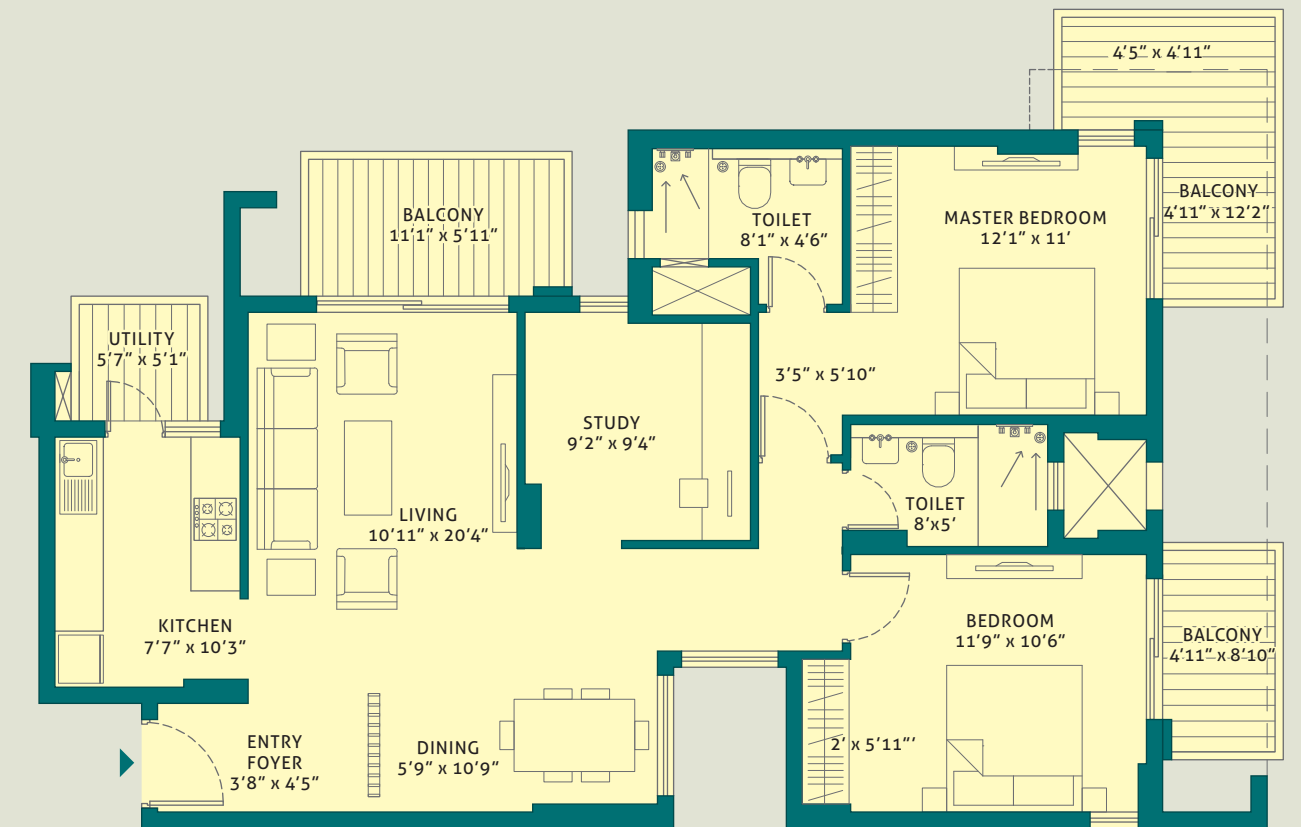
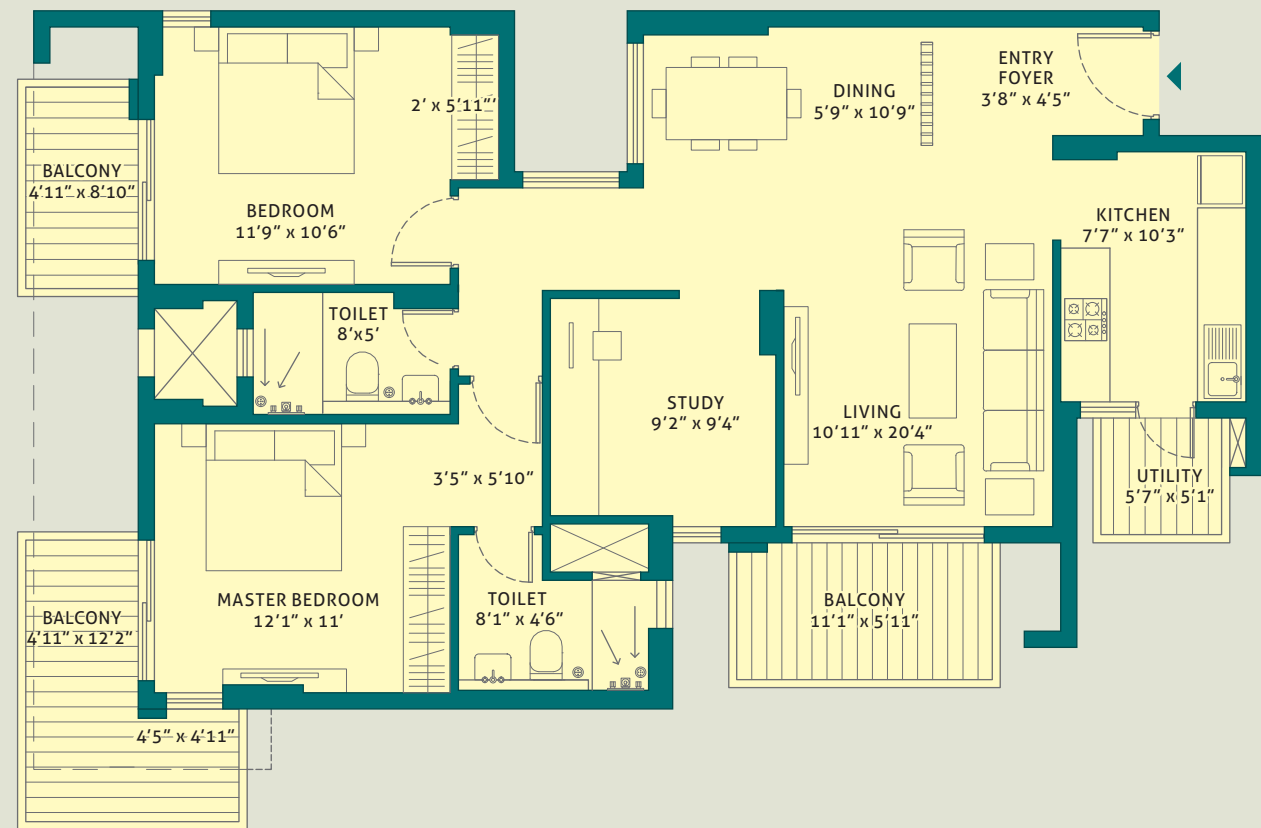
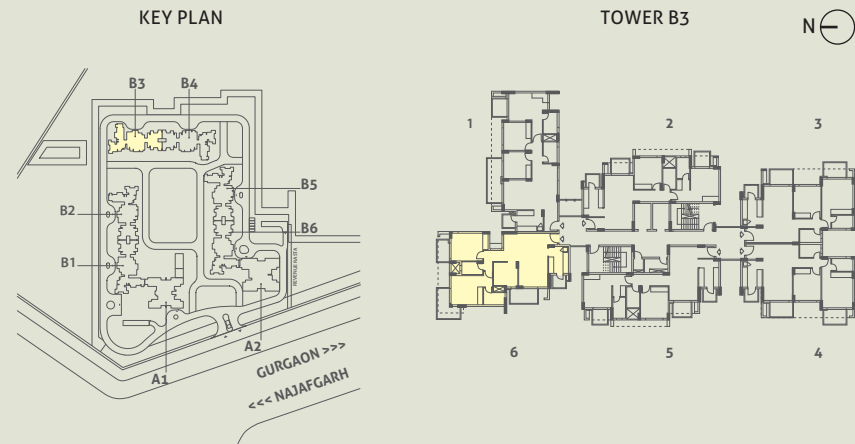


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# UNIT PLANS

**TOWER - B3**  
**UNIT 6**  
 2 BHK (STUDY)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 83.99 SQ. M. (904.01 SQ. FT.)  
 BALCONY AREA - 20.18 SQ. M. (217.24 SQ. FT.)



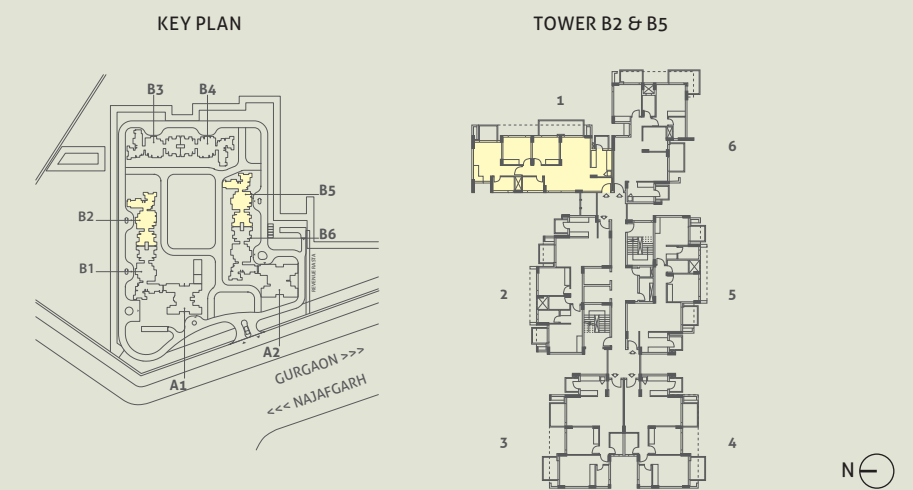
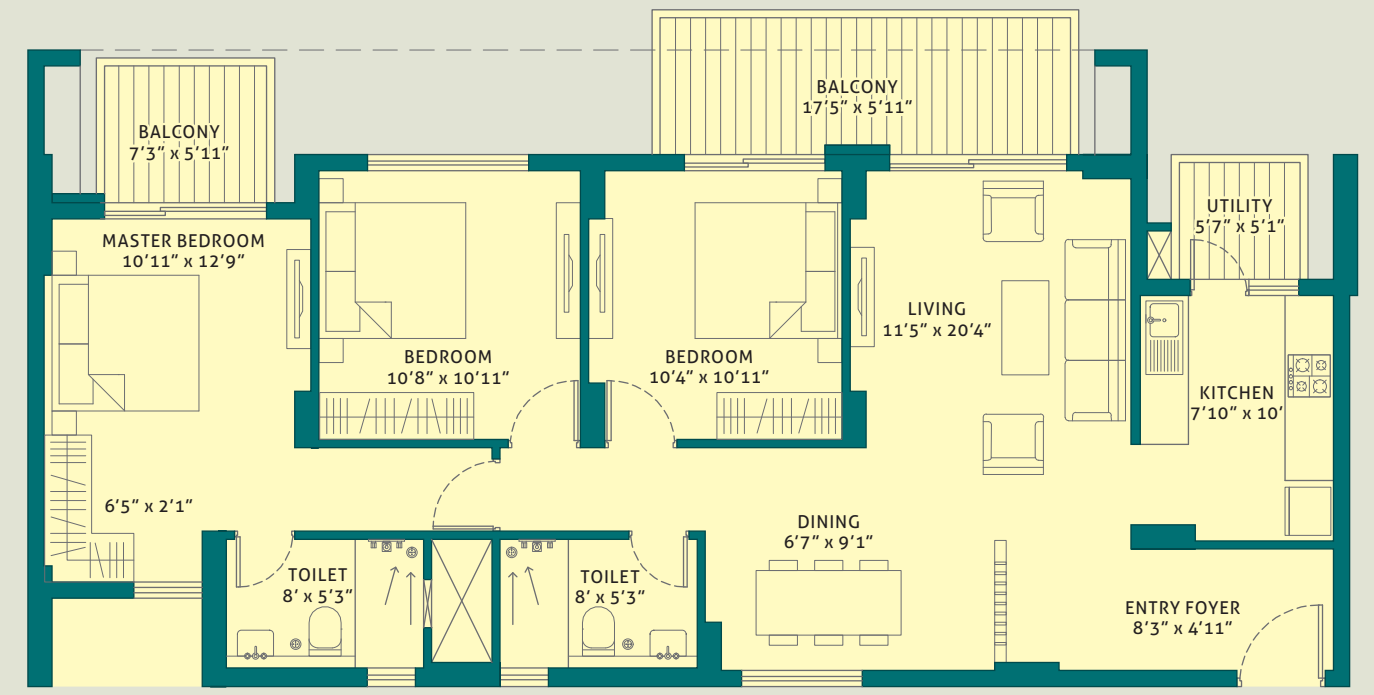
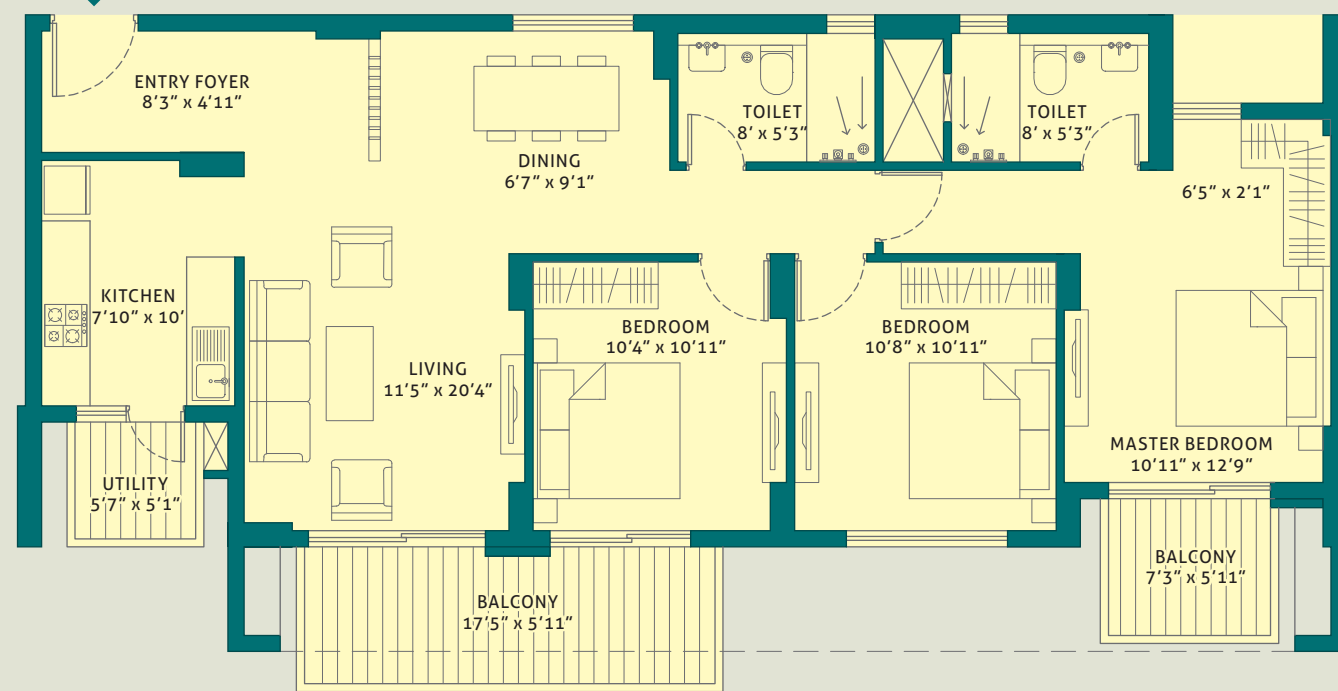
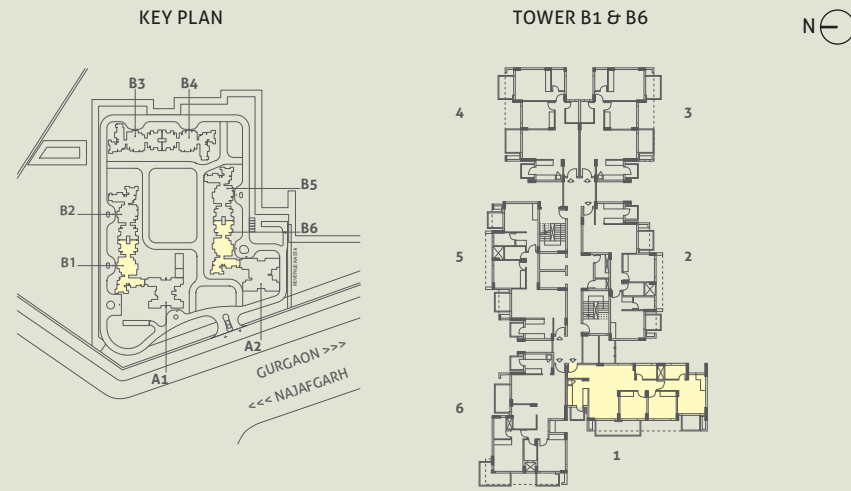
**TOWER - B4**  
**UNIT 6**  
 2 BHK (STUDY)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 83.99 SQ. M. (904.01 SQ. FT.)  
 BALCONY AREA - 20.18 SQ. M. (217.24 SQ. FT.)

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# UNIT PLANS

TOWER - B1 & B6  
 UNIT 1  
 3 BHK (C)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 88.39 SQ. M. (951.43 SQ. FT.)  
 BALCONY AREA - 16.06 SQ. M. (172.85 SQ. FT.)



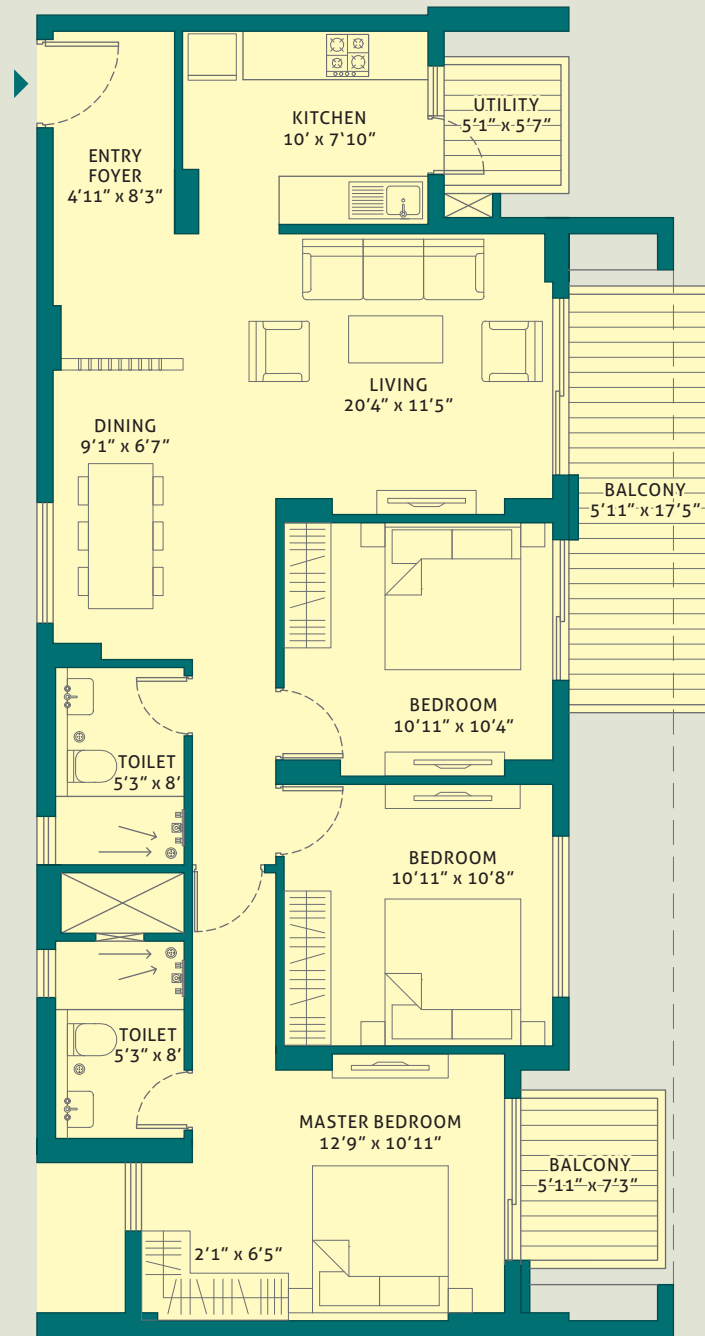
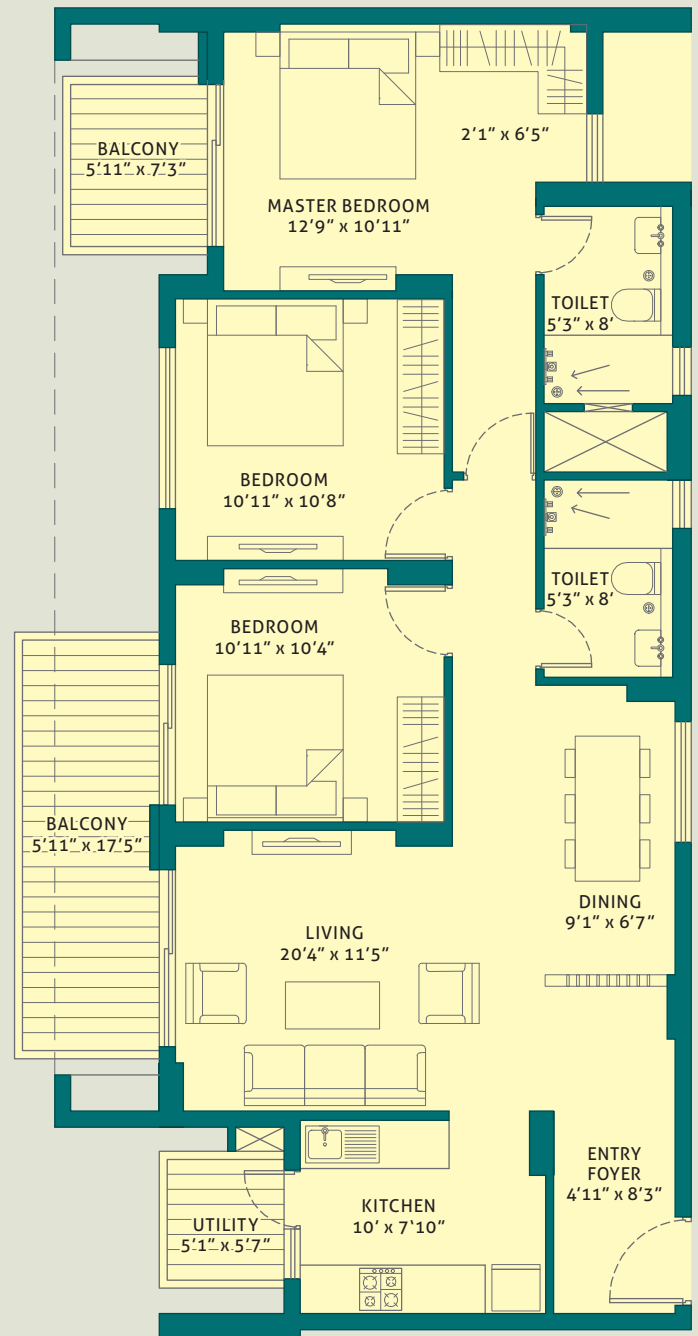
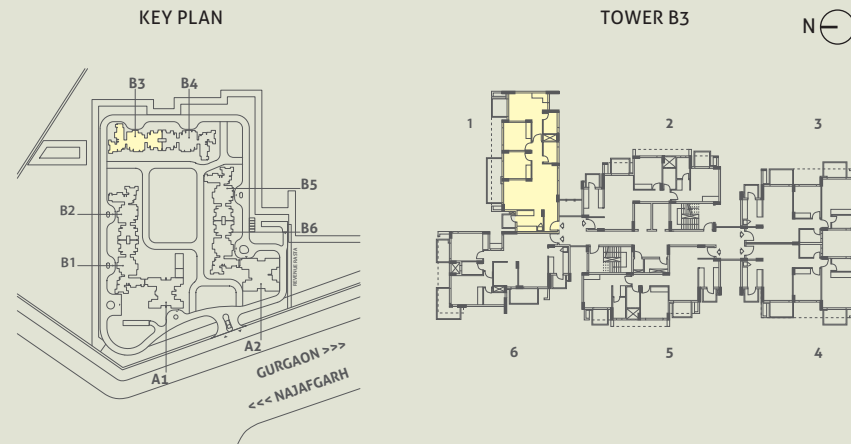
TOWER - B2 & B5  
 UNIT 1  
 3 BHK (C)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 88.39 SQ. M. (951.43 SQ. FT.)  
 BALCONY AREA - 16.06 SQ. M. (172.85 SQ. FT.)

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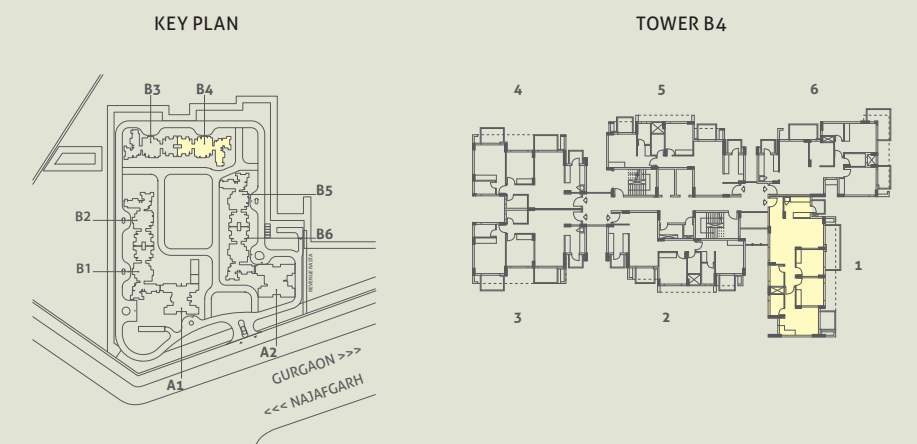
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# UNIT PLANS

TOWER - B3  
 UNIT 1  
 3 BHK (C)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 88.39 SQ. M. (951.43 SQ. FT.)  
 BALCONY AREA - 16.06 SQ. M. (172.85 SQ. FT.)



TOWER - B4  
 UNIT 1  
 3 BHK (C)  
 LEVEL - GROUND TO 13th  
 RERA CARPET AREA - 88.39 SQ. M. (951.43 SQ. FT.)  
 BALCONY AREA - 16.06 SQ. M. (172.85 SQ. FT.)



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Site address: La Vida, Sector 113, Bajghera Road, near Dwarka Expressway, Gurugram - 122017.  
Regional Office: 3, 4 Naurang House, Kasturba Gandhi Marg, Connaught Place, New Delhi, Delhi 110001. Call: 1800 3004 8282. [www.tatahousing.in/lavida](http://www.tatahousing.in/lavida)

Disclaimer: Sec 113 Gatevida Developers Pvt. Ltd. (formerly known as Lemon Tree Land Developers Pvt. Ltd.) A JV between Tata Housing and CSN Estates Pvt. Ltd. Group Housing License No. 105 of 2011 dated 11.12.2011, 85 and 86 of 2012 dated 29.08.2012 in favour of CSN Estates Pvt. Ltd. for land area about 21.04 acres in the revenue estate of Village Bajghera, Sector 112-113 District Gurugram. Layout plan approval no. ZP-766/SD(BS)/2016/11348 dated 03.06.2016. This is not an offer or an invitation for offer. The image is for representative purposes only. The area, price, and booking is subject to the terms and conditions in the application form / agreement. The Company is in the process of registering the project with Real Estate (Regulation & Development) Authority within the prescribed time under the Act. Location of site is La Vida, Sector 113, Bajghera Road, near Dwarka Expressway, Gurugram - 122017. For further information, please contact our sales team at 1800 300 48282 or [marketinginfo@tatahousing.com](mailto:marketinginfo@tatahousing.com).

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