

**TATA HOUSING**<sup>®</sup>  
**TATA REALTY AND INFRASTRUCTURE LTD.**

Haryana RERA Registration No. 148/2017  
Available on <https://haryanarera.gov.in>

*La VIDA*  
LIFESTYLE RESIDENCES



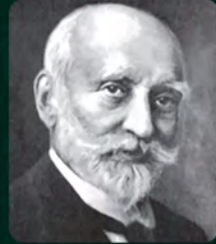
# FROM A VISION TO A GLOBAL ENTERPRISE

It all started with a vision. To give the country its independent future. To create opportunities, resources, livelihoods. The vision of Mr. Jamsetji Tata. Today, that vision represents one of modern India's most reputed enterprises. A conglomerate, built on the foundations of trust and transparency. A household name that touches millions across the globe, enriching their lives every day.

# VALUES AS STRONG AS OUR FOUNDATIONS



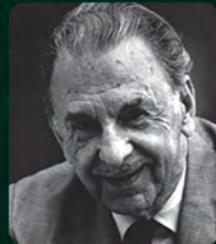
Jamsetji Tata



Sir Dorabji Tata



Nowroji Saklatwala



J.R.D. Tata



Ratan Tata

## INTEGRITY

We will be fair, honest, transparent and ethical in our conduct; everything we do must stand the test of public scrutiny.

## EXCELLENCE

We will be passionate about achieving the highest standards of quality, always promoting meritocracy.

## UNITY

We will invest in our people and partners, enable continuous learning, and build caring and collaborative relationships based on trust and mutual respect.

## RESPONSIBILITY

We will integrate environmental and social principles in our businesses, ensuring that what comes from the people goes back to the people many times over.

## PIONEERING

We will be bold and agile, courageously taking on challenges, using deep customer insight to develop innovative solutions.

The same stream of life that runs through my veins night and day runs through the world and dances in rhythmic measures. It is the same life that shoots in joy through the dust of the earth in numberless blades of grass and breaks into tumultuous waves of leaves and flowers. It is the same life that is rocked in the ocean - cradle of birth and of death, in ebb and in flow. I feel my limbs are made glorious by the touch of this world of life and my pride is from the life throb of ages dancing in my blood this moment.

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RABINDRANATH TAGORE



WELCOME TO LA VIDA. WELCOME TO A LIFE ABOVE PAR.

Breathe free in the lap of lush, serene surroundings. Rejuvenate in the company of a host of leisure facilities. Energize your lifestyle with world-class sports amenities. Embrace a way of life that's handcrafted to match your discerning taste. Step into a space that resonates with the finer side of urban living.

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2 & 3 BHK LIFESTYLE HOMES  
IN GURUGRAM



# LOCATION ABOVE PAR

Unlike common perception, the hallmark of high living can be quite accessible. Strategically located at Sector 113, near Dwarka Expressway, La Vida stands tall as the first residential development adjoining Dwarka. The project enjoys clear access from the 60 mtr wide Bajgera Road and seamless connectivity to HUDA City Centre via Palam Vihar & NH8. Being located at a prominent location, your home here, is surrounded with all modern-day conveniences. Be it shopping, entertainment, healthcare facilities or education for your kids, Everything good is within your reach.



## HOSPITALS

- COLUMBIA ASIA HOSPITAL, GURGAON
- MANIPAL HOSPITAL, DWARKA
- AAKASH HEALTHCARE, DWARKA



## SCHOOLS & COLLEGES

- DELHI PUBLIC SCHOOL
- NSIT, NLU • VASANT VALLEY SCHOOL
- IP UNIVERSITY • ITM UNIVERSITY (NSU)
- MOUNT CARMEL & VENKATESHWARA SCHOOL, DWARKA



## LANDMARKS

- DWARKA SECTOR 21 METRO STATION
- INTERNATIONAL AIRPORT (T3)
- TAJ VIVANTA | RADISSON BLU
- ITC WELCOME HOTEL, DWARKA
- INDIA INTERNATIONAL CONVENTION CENTER



## ENTERTAINMENT & SHOPPING

- DSOI CLUB
- VEGAS MALL, DWARKA
- ANSAL PLAZA
- AMBIENCE MALL, GURGAON



\*Map not to scale and is for representation purpose only.

STEP INTO A LIFE THAT CONNECTS  
TO YOU, SOULFULLY. A LIFESTYLE THAT  
BLISSFULLY PLACES YOU, ABOVE PAR.





Artistic Impression of Future Development.



A LANDSCAPED GATED  
COMMUNITY THAT  
BREAKS DOWN THE  
DOORS TO A LUXURIOUS  
LIFESTYLE



Artistic Impression of Future Development.



# REJUVENATION ABOVE PAR



Take the city out of your life by treading on the road to rejuvenation. Embrace a holistic living experience at our exclusive health club. Soothe your senses with a gentle spa regimen every evening. Workout those extra calories at our action-packed gymnasium and refreshing swimming pool. Come, pamper yourself like never before.

- YOGA ROOM
- GYMNASIUM
- SWIMMING POOL
- KIDS' PLAY AREA
- SPA WITH SAUNA & MASSAGE ROOM\*

## FITNESS ABOVE PAR



A sound mind rests in a sound body. Turn your lazy mornings into active ones at La Vida. Kickstart your days at our international styled courts, thoughtfully built to complement your love for outdoor sports. Watch your loved ones bat their way towards an active tomorrow. Chitchat and engage with your fellow La-Vidians over a table of cards. Live life in perfect sportsman spirit.

- 
- **TENNIS COURT**
  - **SQUASH COURT • BADMINTON COURT**
  - **BASKETBALL COURT**
  - **CRICKET PITCH**
  - **BILLIARDS & CARDS**

PAMPER YOURSELF WITH THE  
FINEST OF AMENITIES.  
LIVE IN PERFECT HARMONY  
WITH NATURE.



## LEISURE ABOVE PAR



Today's busy schedules and round-the-clock work culture have made people drift apart. La Vida, on the other hand, is designed to bring people closer; with a host of amenities that perfectly complement their moments of leisure. At the heart of the project is a terraced green that can easily be used to fit the requirement - from an amphitheatre for events, to a venue for large garden parties and much more. Beautiful landscapes with reflective pools, gardens, and a tree-canopied skywalk. All-in-all, there's so much more to give your family moments, a perfect place to be.

- **READING CORNER**
- **MULTIPURPOSE HALL • MINI THEATRE**
- **PICNIC AREAS**
- **PARTY VENUES**

## SERENITY ABOVE PAR



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 an IGBC gold pre-certified project that boasts landscaped central sunken garden. 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.

- 
- **SUNKEN GARDEN**
  - **FRUIT ORCHARD**
  - **HERBAL GARDEN**
  - **INDIGENOUS TREES**
  - **TREE-CANOPIED SKYWALK**
  - **LILY POND**

## LUXURY ABOVE PAR



- 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 differently-abled
- A range of 2, 2.5 and 3 BHK residences across 5 towers
- Well-ventilated lobbies with elevators
- Power backup for the entire estate
- Earthquake-resistant structure as per IS code
- Video door phones in every home.



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.

## SUSTAINABILITY ABOVE PAR



La Vida's sustainable design will have numerous far-reaching effects. Those who live here will have a safe haven to return to and will save more on monthly expenses. For instance, electric charging points for vehicles, maximizing recharging of ground water by bioswales.

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.
- Use of Low VOC materials to protect the environment and your health.
- Rainwater harvesting to recharge the groundwater levels.
- Wastewater treatment: Treated water from STP will be used for landscaping and in water-efficient flushing systems.
- Use of indigenous plants across the landscape.

# LA VIDA MASTER PLAN



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

Artist's impression subject to revision due to change of plans and final approval by competent authorities. Green areas for representation purposes only.

Received municipal approval, not applied for RERA(Phase II).



## SPECIFICATIONS



### ESTATE DETAILS

- Aesthetically designed entrance lobby
- 2 elevators in Tower B
- Vitrified flooring for lift lobbies and reception areas
- Power backup

### SECURITY:

- Branded main entrance door lock
- CCTV for entry-exits of each tower
- Boom barrier with access control
- Colour video door phone with intercom facility

### RESIDENCES DETAILS

- 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
- 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-foot-high ceramic tile dado above kitchen platform
- Exhaust fan

### ELECTRICAL FITTINGS:

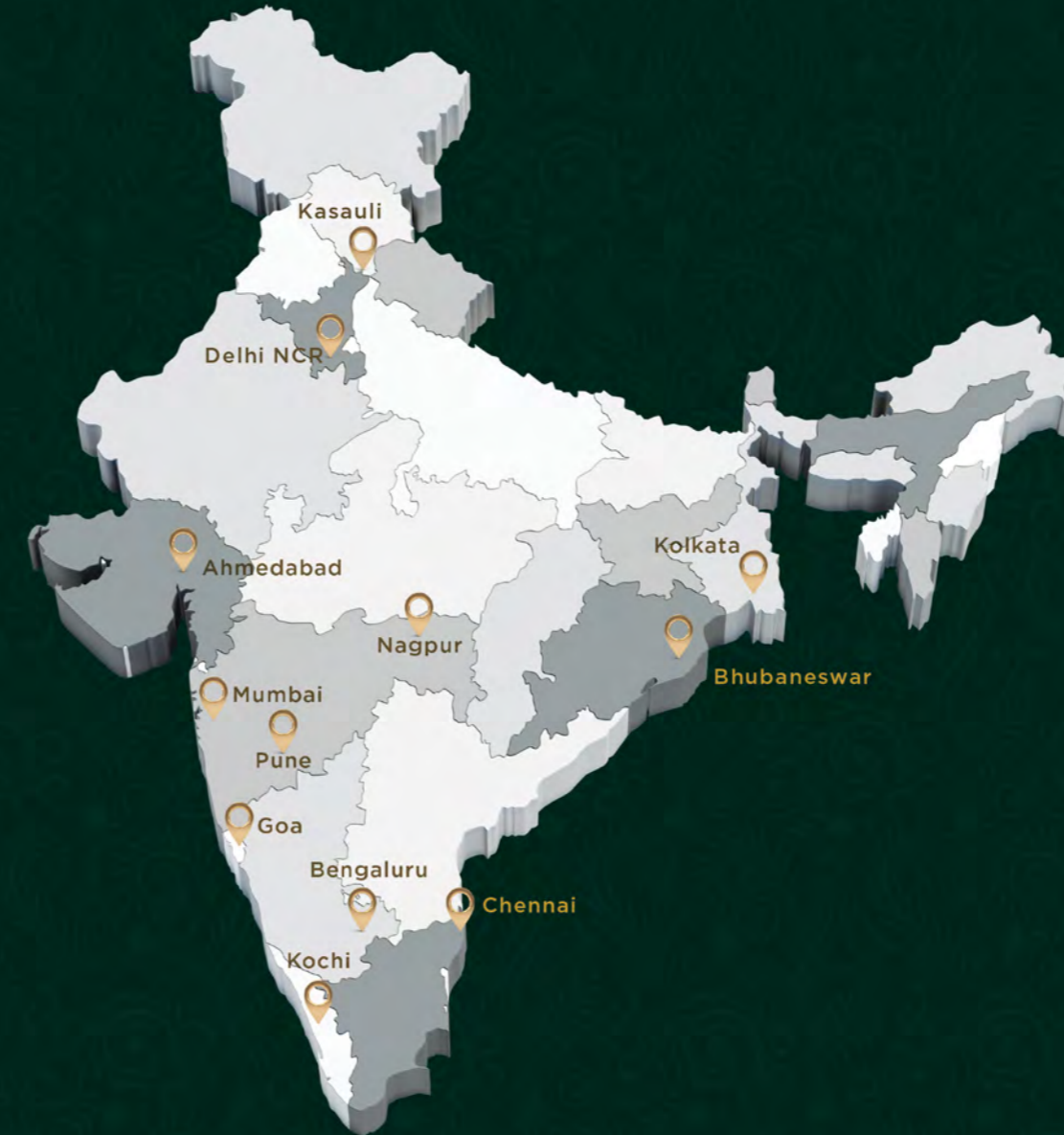
- Modular switches (Schneider or equivalent)
- Sufficient points in all rooms
- Concealed copper wiring
- Provision for AC points in all living rooms and bedrooms.
- Cable TV and telephone points in living room and all bedrooms

# TATA HOUSING®

Our journey began in 1984, on a road paved more than 150 years ago. Tata Housing Development Company Limited (THDC) follows the same DNA as our parent group. Something that governs our very core. Enabling us to leave a mark on the real estate development industry through ethical operations, transparency, and unparalleled quality of service.

Since our revival in 2006, we have now established a strong foothold across the Nation, Besides India, our footprints are now also visible in global markets such as Maldives and Sri Lanka.

Today, our aim is to provide the best services in the real estate domain comprising land acquisition, design, planning, execution and property management, benefitting both our customers and the environment. Which is why, all our projects are sustainable green developments and are certified by the Indian Green Building Council (IGBC). All this and more, because it's not a house we're building. We're building homes.



## DELIVERING A FEELING CALLED **HOME** ACROSS INDIA

With projects across all regions, Tata Realty And Infrastructure is rapidly changing the face of real estate in India. Other areas of interest include projects of the different Tata companies. Tata Realty and Infrastructure Limited is also exploring market opportunities such as infrastructure projects focusing on airports, urban transport, roads and bridges and special economic zones. However, real estate projects continue to remain as the initial focus area, backed by an offshore fund of \$1 Billion which was specifically setup to finance the real estate initiatives. Tata Realty And Infrastructure Limited is in the business of creating value and assets in the real estate and infrastructure space. And this is just the beginning.

### OTHER DELIVERED PROJECTS

- ARIANA - BHUBANESWAR
- AQUILA HEIGHTS - BENGALURU
- AVENIDA - KOLKATA
- EDEN COURT - KOLKATA
- INORA PARK - PUNE
- PRIMANTI - GURUGRAM
- RAISINARESIDENCY - GURUGRAM
- GURGAON GATEWAY - GURUGRAM
- MYST - KASAULI

# *La* VIDA

LIFESTYLE RESIDENCES

La Vida: Haryana RERA registration no. 148/2017 available on <https://haryanarera.gov.in/>.

License no. 105 of 2011, License no. 85 of 2012 and License no. 86 of 2012 issued by the Director, Town and Country Planning (DTCP), Haryana, Chandigarh. Building Plan approval dated 3 June, 2016 bearing no. ZP-766/SD(BS)/2016/11348. Occupation certificate for Tower B2 to B5, Community Building, Upper Basement have been received vide Memo no. ZP-766/SD(DK)/2021/ 27780 dated 28.10.2021

Above RERA registration is for towers B1 to B5. The Project is being developed by 'Sector 113 Gatevida Developers Private Limited' (Developer), a joint venture between CSN Estates Pvt. Ltd and Tata Housing Development Company Limited. The project is financed by State Bank of India. Sale is subject to the terms of application form and agreement for sale. Sale price is exclusive of all taxes, statutory charges and other charges. The amenities are common and shall be used by residents of the entire project. The furniture – fixtures and other items shown in the images do not form part of Agreement for Sale. All images are for representative purposes only. Proposed developments to be done by third parties are subject to approval. The approvals can be checked at the site office and at the office of the Developer. Please refer to the latest brochure and sales documents before investing in the project. 'TATA' and 'TATA Housing' are the registered trademarks of Tata Sons Private Limited. For more information, please contact sales team at La Vida, Sector 113, Bajghera Road, Near Dwarka Expressway, Gurugram – 122017. Visit <https://www.tatarealty.in/project/la-vida/>