

The society with a school, fire team

SELF-SUFFICIENT Vatika City has solar panels, a sewage treatment plant and 55 rainwater harvesting pits



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GURUGRAM: The fragrance of the rose periwinkle, commonly known as the 'Sadhakhar' flower, engulfs your nose as you enter the Vatika City condominium located Sohna Road in Sector 49.

Several of the 68 towers in the 37-acre condominium are named after flowers — Emilia, Iris, Jasminum and Primrose, to name a few.

The condominium, which is the Vatika Group's first residential project, got its first occupant in 2007. SK Arora, a former president of the residents' welfare association who moved to Vatika City in 2008, recalls how the

AT THE SEWAGE TREATMENT PLANT, 1,200 KILOLITRES OF WATER ARE TREATED DAILY AND REUSED TO WATER THE GREEN BELT IN THE SOCIETY.

malis that dot the society's periphery today didn't exist then. "Sohna Road and Golf Course Extension Road were nothing but barren stretches of land," he said.

Vatika City has two indoor swimming pools, multiple parks, dedicated skating, cycling and walking tracks, a badminton court and a tennis court, which are maintained by a dedicated facility manager.

The condominium also has a green conscience. At the sewage treatment plant, 1,200 kilolitres of water are treated daily and reused to water the green belt in the society. Treated water was also used in the construction of Vatika India Next, the group's second residential project, in Sector 62.

Vatika City has 278kW solar panels, which supplement the power supply from the DHBVN, and also has LED lights in all common areas. These lights are controlled according to the duration of the day. "In the day, not all the lights are turned on. Lights are turned on in the basement, but only the least amount required," said Sudhir Singh, manager of the condominium.

The condominium also has 55 rainwater harvesting pits and five vermicompost pits. One tonne of compost is generated every year and is used to manure the plants in the society.

This summer, the children of Vatika City were shown how composting works. In front of every tower in the condo is a small garden with medicinal plants, such as lemon-grass and aloe vera.

Advanced technology has become commonplace in Gurugram's condominiums and Vatika City is no different.

Residents of the condominium have the option of paying their bills, reserving the club for events and raising issues via a mobile application.

Every apartment has an intercom and guests are verified at the gate, via calls. Entry to every tower is through access cards.

Vatika City has a fire team in place that acts as the first responders in the event of an emergency.

"In one instance, our own fire team doused a huge fire even before the district fire department had reached," said a staff member.

Vatika City also has a school spread across two acres. Matirikiran School is an English medium, co-educational school for grades pre-nursery to five.

Evenings in the society seem like a reunion of sorts. Everyone—from the young to the old—are out and about either cycling, running, playing cards or watching TV in the common area. "We have everything here. It's like being a part of an extended family," said Arora.



CONDO CARD
5,000
Number of residents
1,370 units, comprising 2,34 BHK flats, penthouses and duplexes
₹8,000-10,000
per sqft is the cost for flats
₹30,000
Monthly rental charge

₹2.59 per sqft
Maintenance charge
WhatsApp groups:
Vatika ke dost,
Vatika Residents

RWA
The condominium-nominated residents' welfare association (RWA) was constituted in 2012. The first set of elections was held in 2015, for a three-year-term. The RWA currently has 226 members and 11 post holders, with Gintaj Gupta presiding over the association. The next set of RWA elections is due for October this year.

WHAT'S UNIQUE



The condominium has a school from pre-nursery to class five on its premises. The school promotes limited air conditioning and is designed to accommodate as much fresh air flow as possible. Almost all processes in the condominium can be accomplished via an app — be it club bookings or raising a grievance. The society practises a self-sustainable model by using solar panels for electricity, treated sewage water for horticulture purposes and vermicompost for the manure.

ACTIVITY CLUBS AND FACILITIES



Gymnastic classes are held every evening for the children at 5:30pm in the main park. Zumba classes for adults are held in the club every morning. Children can also learn karate in the school in the evenings. There's plenty to do for senior citizens as well. A sports tournament for senior citizens is organised every year, with relay races, hammer throws, badminton and table tennis competitions. The card room of the clubhouse is packed with seniors in the evening. Regular events, such as meals for special occasions, are held at the Crescent Park. Residents set up their own stalls.



Located in Sector 49 along the Sohna Road, Vatika City is spread across 37 acres and comprises 68 residential towers, which are named after flowers, some of them being Emilia, Iris, Jasminum and Primrose. The green belt of the condominium extends along its periphery throughout.

SANJEEV VERMA/HT PHOTOS



(Clockwise from top left) Residents can beat the heat in the two indoor swimming pools of the complex. The tennis court and other sports facilities are maintained by a dedicated facility manager. A resident works out at the gymnasium inside the complex.

society superstars

RAJKUMAR VATSAL

At 72 years, Rajkumar Vatsal is the president of the senior citizens' welfare association, a group of 226 senior citizens of the condominium. Vatsal is the man behind the free health check-up camps held every three months in the condominium club. He has also helped conduct voter card and Aadhaar registration drives in the society. "I go door to door and make sure that no one has missed out on getting themselves registered for a voter identity card. Today, there is hardly anyone in the condominium who doesn't have a voter's ID card," Vatsal said. Also, Vatsal had approached the management team of the building to ask for a space for a library and also helped set it up.



TEKCHAND MADAN

Madan is the self-appointed librarian of the condominium. He solely manages the daily issue register. Madan is available at the library every morning and evening for two hours. The library currently has around 2,000 books, on topics such as religion, law and history, most of which were donated by residents of the society.



GUL ALI

Gul Ali is a home chef, residing at Vatika City for the last eight years. Her food stalls of kebabs, biryani and other delicacies are a regular feature and a hit at any festivity in the condominium. "Whenever I put up a stall, rest of the residents make sure they come early because they know the food will be over soon," she said. Every Eid, Ali receives food orders in bulk from fellow residents. "People keep calling me to know when Eid is, so that they can place their orders at the earliest," she said. This Eid, she cooked zafarani kheer, mutton and chicken biryani, zarda and sheer khurma. "The best part about Gul's food is that it is made with love," said Sahifa Mehta, a Vatika City resident.

