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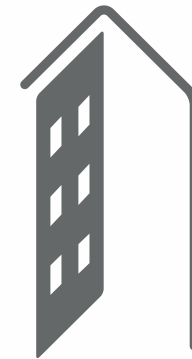


EDEN HEIGHTS



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by



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Indulge into
the world of
exquisiteness





Delhi Master Plan 2021

Delhi has witnessed a huge gap in the demand and supply of housing units. When the MPD was reviewed in 2006, it came to light that only 3.5 lac units are being provided by DDA whereas the need is for 35 lac units. This has forced the people to live in unauthorized colonies which are lacking basic civic amenities and moreover are still of agricultural land status.

The Government has realized this slackness and notified a new plan known as MPD 2021 vide Gazette Notification No. SO 141 dated 07/02/2007. MPD 2021 envisages involvement of private sector in the development of land and provision of infrastructure services as an improvement over the current scheme of large-scale development and acquisition of land entrusted to Delhi Development Authority (DDA).

The Delhi Master Plan 2021 has divided the National Capital Territory of Delhi into 15 zones for convenience and administration of development. In order to provision the population growth and infrastructure requirement of the city, these zonal plans have been developed with the approval of the Government of India.

Key highlights of Delhi Master Plan 2021

- New policy initiatives to develop and accelerate Delhi into a WORLD CLASS METROPOLIS
- Aims to address issues like accommodating larger population, strengthening of infrastructure, creation of more open spaces and redevelopment of congested areas
- Development of all zones as integrated townships with abundance of greens has been proposed
- Commercial redevelopment of industrial areas with adequate infrastructure
- Development of healthcare, educational and transportation facilities

Vision

Vision – 2021, the guiding principle for the framework, formulation and subsequent / forthcoming rollout / implementation of the Master Plan – Delhi – 2021 is to make “Delhi a global metropolis and a world class city”.

- Conducive atmosphere and infrastructure for people to conduct themselves in productive, qualitative and sustainable environment
- Provision of adequate housing and addressing the problems of small enterprises
- Dealing with the issues of slums and upgradation of old and dilapidated areas
- Conservation of the environment and preservation of Delhi’s heritage

Land Pooling Policy

Land Pooling Policy aims to prevent selling of land without the owner’s consent. This policy assures fundamental changes in the way of acquisition and development of land in Delhi.

- Policy approved by Urban Development Ministry on September 5, 2013
- Under the policy, landowners can surrender their land holding into the central pool and be a stakeholder to the development proposed
- Once the land is pooled, the landowner would get back 48 or 60 percent of total land as developable land
- DDA would retain the remaining land with them for the creation of infrastructure as well as to monetize it
- Fair process for everyone irrespective of the holding size

DDA Working with Private Sector

Acquiring land has become very difficult in Delhi in the past two decades and hence land acquisition and planned development has not kept pace with the increasing demands of urbanization.

- Process being constantly challenged by land owners due to low compensation as compared to market value
- Entrance of private sector in collaboration with land owner in land development
- Provision for developed patch of land back to the owner instead of compensation
- Consolidation of the private land by its owner through pooling and surrendering it to the DDA

DDA - L ZONE



The Zone L of West Delhi is contemplated to be a major hub for population in the near future. The zone covers an area of 22,979 hectares and is located in the South West Delhi, hence is closest to South Delhi. The zone shares boundary with Gurgaon and is in close proximity of IGI Airport. In order to meet the rising standard of living of the metro city life, the zone is decked with elite amenities and has access to the upcoming Delhi's largest Golf Course.

Location and Area

The zone covers an area of 22,979 hectares and is surrounded by the following:

- NH - 10/ Rohtak Road and Railway Line, in the North
- Zone 'K' mainly comprising of Dwarka - Sub City, in the East and
- The National Capital Territory of Delhi boundary on its southern and western sides

Key Highlights

- Green belt identified area along the NCT Delhi boundary and permission to farmhouses & villas
- Allotment of approx. 900 acres in L Zone for water reservoir
- Proposed to be planned for 20 lac population



Public & Semi Public Facilities

Healthcare Facilities: A hierarchy of health facilities / hospitals has been proposed to meet the requirement of 20 lac population of the zone and to provide 5 hospital beds per thousand population.

Educational Facilities: To enable optimum utilization of resources and available education infrastructure, need to formulate policies and norms have been recognized in the Master Plan. Also, land measuring about 53.6 hectares is to be kept for higher education.

Sports Facilities: In the zone, a site of about 17 hectares already exists for Sports Training Institute. New sports facilities have to be provided in the zone in a hierarchy of divisional Sports Centre / Golf Course, District Sports Centre and Community Sports Centre.

Communication Facilities: Two plots of Head Post Office each 2500 sq mtr and two plots of Telephone Exchange each of 2500 sq mtr are to be provided. Remote subscriber units within radius of 3 km each of 300 sq mtr shall also be provided in the sector / scheme at appropriate location.

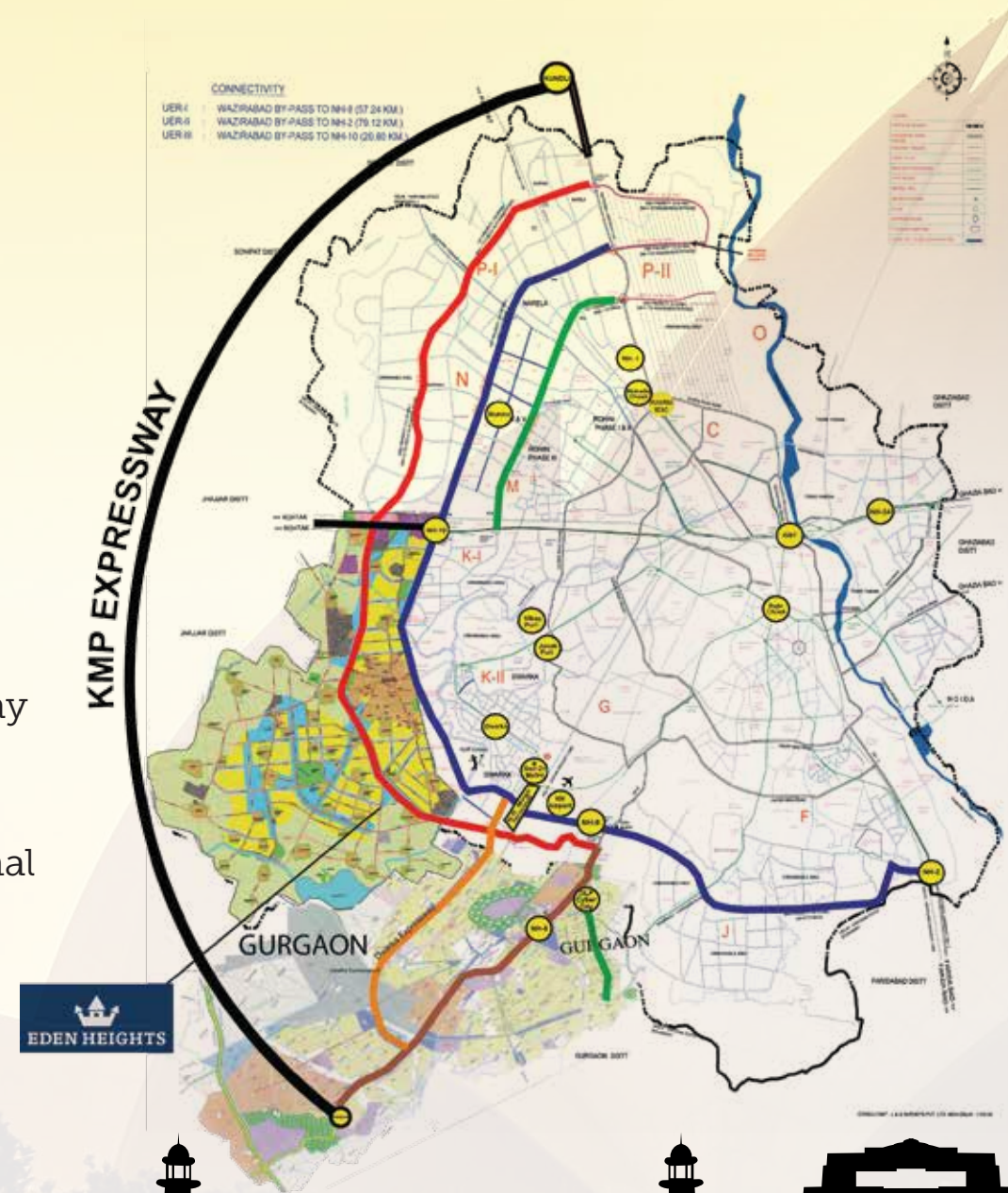
Security & Safety Facilities: Adequate number of Police Stations / Police Posts and Police Lines shall be provided in public use. The requirement of 13 hectares land for security facilities and 15 hectares for safety facilities such as Fire Station has been proposed.



Location

Connectivity to L-Zone

- 0 km from Dwarka sub city & Gurgaon
- 0 km from Golf Course & Football Stadium
- 5 min from Diplomatic Enclave
- 2 km from upcoming Dwarka-Gurgaon express way
- 2 km from Dwarka sec-21 metro station
- 10 min from IGI Airport, NH 8 & N. R. Mega Terminal
- 10 min from IP University, NSIT & NLU
- 10 min to forthcoming AIIMS-2



South West Delhi



- UNIVERSITY
- DELHI LARGEST GOLF COURSE
- FOOTBALL STADIUM
- METRO STATION
- IGI AIRPORT
- UPCOMING ISBT
- NR MEGA TERMINAL

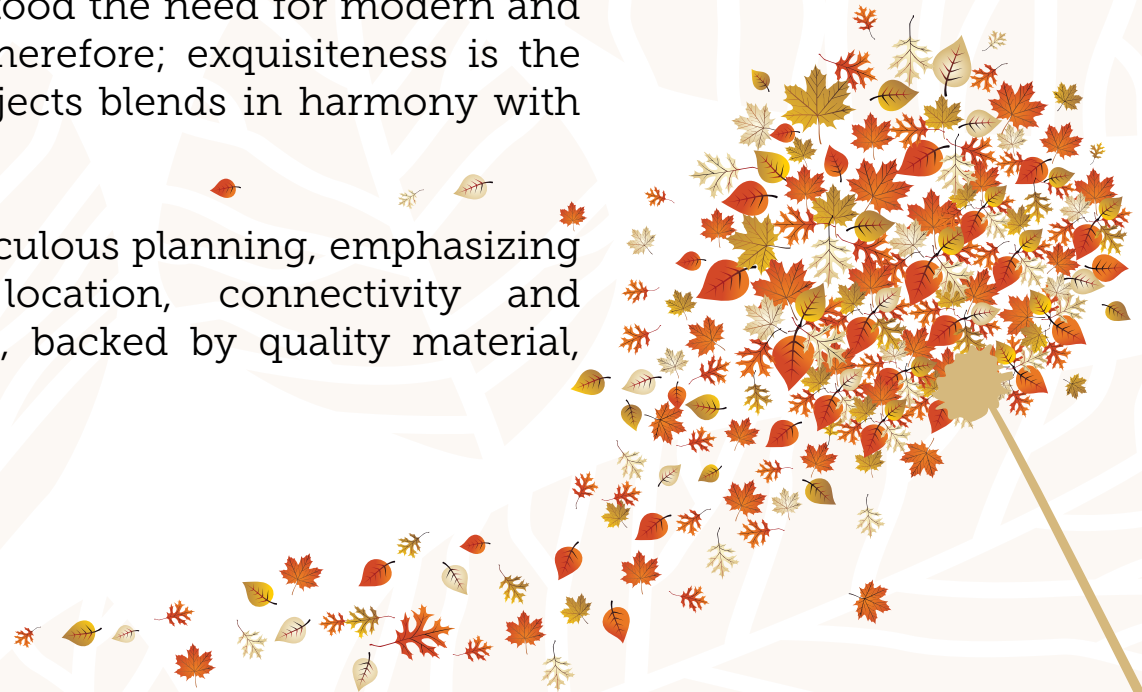


We put passion at work

At KAMP, we are passionate about delivering exceptional projects that meet the future expectations of our customers. Our purpose is to plan and construct large scale state of the art housing, industry and undertake real estate development, transforming pre-eminently in terms of comfort, durability, security, luxury and style. Our team is dedicated to deliver the finest large scale residential and commercial projects at par with global standard for the customer.

We endeavor to build commercial and residential complexes that represent the best in modern day architecture. We have understood the need for modern and hassle free living in the contemporary period, therefore; exquisiteness is the hallmark of our projects. Every aspect of our projects blends in harmony with nature and customer needs.

Our strength is delivery of promises through meticulous planning, emphasizing on essential requirements, importance of location, connectivity and convenience, budget limitation of the customer, backed by quality material, workmanship and after sales service.





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Impeccable Architectural Designs

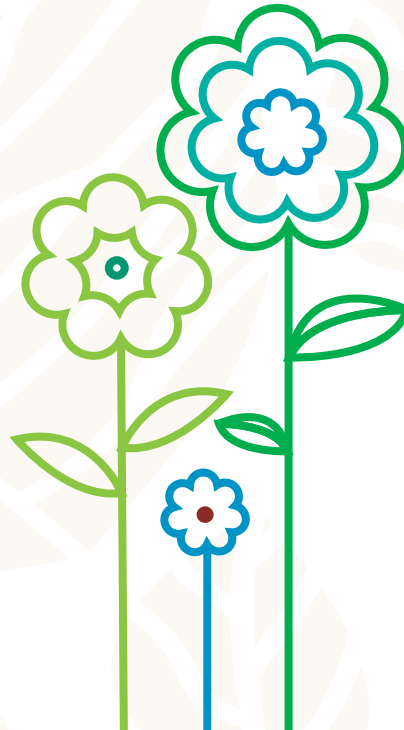
Pre-eminent Experience in Developing
Commercial & Residential Projects

Outstanding Track Record

Diligent Brand Promise







Amenities

Luxury Spacious Flats

Designer Landscaping

Vastu Compliant Structure

Jogging Track

Children's Play Area

Modern Gymnasium

Swimming Pool / Kids Pool

Basketball / Tennis / Badminton Court

Club House / Community Hall

Yoga Area

24x7 Power Backup Facility

CCTV Secured Township

Rain Water Harvesting

Designated Car Parking

Specifications

Imported marbles / laminated wooden flooring

POP with velvet paint on walls

Modular kitchen with designer ceramic wall tiles, hob and chimney

Designer POP ceilings

Anti-Skid flooring in balconies and staircase

Hardwood panel and European style doors with PU polish

Modular switches, copper electrical wiring

Branded chinaware & C.P. fittings

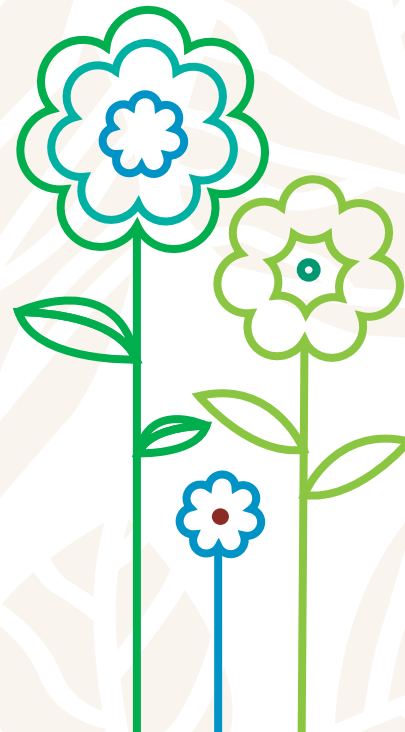
Branded high speed lifts

Earth-quake resistant structure

Provision for piped gas connection

Designer wardrobes, cupboards, almirahs

Optimization of natural light



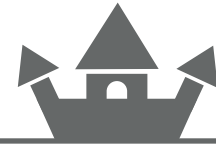


2 BHK
Super Area 1050 sq ft



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* All floor plan area dimensions and specifications are indicative and subjected to change as decided by any competent authority.
* These are conceptual images and the actual may vary.



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2 BHK + Study
Super Area 1250 sq ft

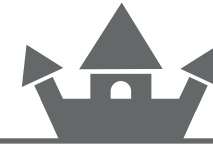
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3 BHK
Super Area 1650 sq ft



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4 BHK + Servant Quarter
Super Area 2150 sq ft

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Media Reports

The Delhi Development Authority (DDA) is all set to develop nearly 200 villages in the National Capital under its land pooling policy. The proposal includes conversion of 95 villages into 'development areas' and 88 into 'urban villages'.

All the villages combined, along with some more that are expected to be clubbed in, are expected to release 29,000 hectares or just over 70,000 acres of real estate in the capital.

06htestates
BHOJSTER TIMES, NEW DELHI, SATURDAY, FEBRUARY 02, 2013

CAPITAL GAINS

NEW YEAR BUMPER ISSUE

A guide to MPD 2021

Master Plan basics
It is a document that lays down the vision of a balanced and city-based incremental population, taking into account its infrastructure and recreational space requirements. In short, it lays down the overall framework. Master Plans for cities are worked out on a cyclical basis with a 10- to 20-year outlook.

MPD's basic tenets
The Master Plan Delhi (MPD) 2021 envisages increase in the supply of dwelling units in the city through private sector participation. This is the paradigm shift to a private plan. It encourages development of infrastructure and knowledge-based industries in Delhi. This will create skilled job opportunities and improve the quality of life in Delhi.

This MPD is different
This is seemingly the last Master Plan of Delhi in terms of landmass. The Master Plan covers the landmass of the city area - 1483 sq km. Such an opportunity for land to be put to use in the future will not arise in the future as work on redevelopment and higher development will continue.

Status of the Master Plan 2021

- MPD 2021 notified vide gazette notification number 50441 in February 2012
- 10 zonal plans notified in June 2012
- Sub-zone for central plans currently under development
- Policy of land pooling through public-private partnership currently under public debate
- Farmhouses/Country Homes policy notified. Among 60-day objective period
- Leading developers/financial institutions/REs have already acquired land parcels for large developments
- UEEP already selected. Construction started
- UEEP likely to be notified soon

Three main policies under Master Plan Delhi 2021

THE WAY AHEAD

- Master Plan-2021 projects that an additional 24 lakh houses will be needed by 2021
- With public-private partnership nearly 14 lakh new residential units will come up in five new zones
- Master plan provides for greater floor area ratio paving the way for vertical growth in these areas
- The developer can construct and sell flats on 40 per cent of the land surrendering 60 per cent to the DDA for infrastructure development if the land size is between 3 and 20 hectare. For plots larger than 20 hectare, constructions can be done on 60 per cent of the plot

FOR OWNERS

DDA clears land pool policy, paves way for housing projects

TIMES PROPERTY
GLITTERING GREENS OF NORTH
Real Estate News You Can Rely On

Thanks to the new land-pooling policy incorporated in the MPD-2021, people who always wanted to buy a house in Delhi, but could not owing to the affordability factor, can now secure a permanent address in the national capital. **PROPERTY NEWS**

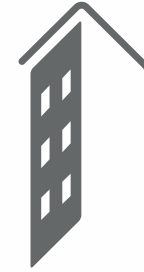
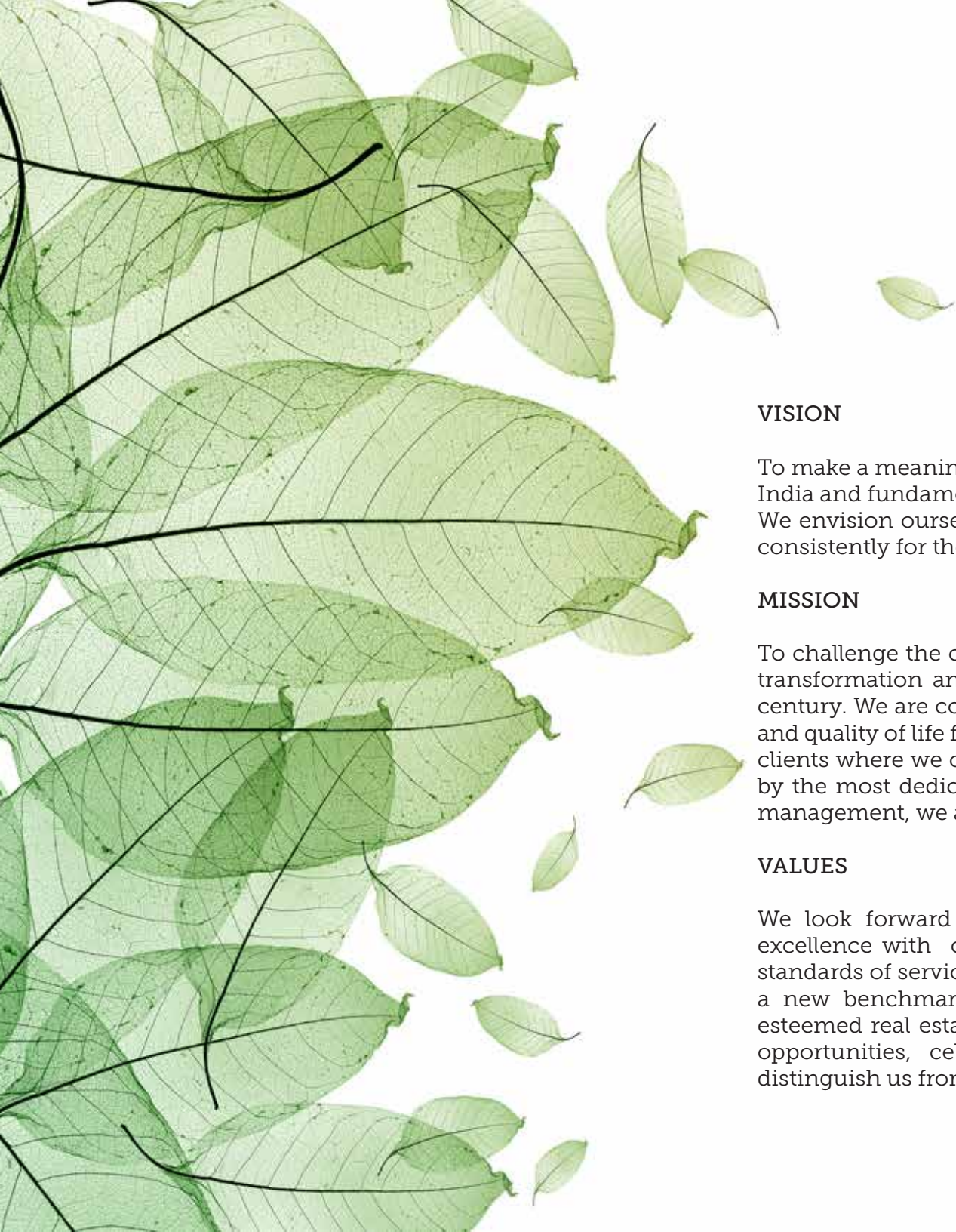
DDA to release 21,000 HECTARES FOR HOUSING

property index
PROPERTY INDEX: APRIL 2012 INDEX

Citywise Index: 100 (Base)

Delhi: 105.5
Mumbai: 102.5
Bangalore: 101.5
Chennai: 100.5
Hyderabad: 100.5
Kolkata: 100.5
Lucknow: 100.5
Pune: 100.5
Rajkot: 100.5
Surat: 100.5
Vadodra: 100.5

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VISION

To make a meaningful contribution in the reinvention of the real estate industry in India and fundamentally change the way we live and work in urban environments. We envision ourself as a diversified company specialized in real estate that works consistently for the profitability of the investors and shareholders.

MISSION

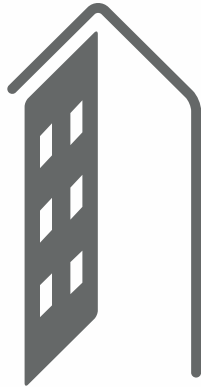
To challenge the conventional notions of the urban lifestyle through a significant transformation and to bring down the environmental impact of life in the 21st century. We are committed to achieve our goals by encouraging social dynamism and quality of life for the people of India. We strive to create an environment for our clients where we can learn, grow and succeed together. Through the efforts made by the most dedicated professionals supported by innovative business plans and management, we are committed to create an enjoyable real estate transaction.

VALUES

We look forward to achieving the highest levels of leadership, integrity and excellence with constant hard work and sustained efforts. We provide the best standards of service in order to ensure client satisfaction. We are determined to set a new benchmark in property development and aspire to become the most esteemed real estate company. At KAMP, we respect each other, work for mutual opportunities, celebrate individual success and fulfil our core values that distinguish us from the others in the industry.

Disclaimer

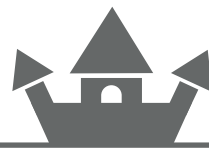
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We aspire to bring harmony into living spaces where one can be awaken to a dawn of privilege and peace.



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