




THE
CRYSTAL
RESIDENCY





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BY



KAMP DEVELOPERS

Label For Lifestyle

DELHI, INDIA







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 people to live in unauthorized colonies which lack basic civic amenities and facilities. Moreover, most of these areas still hold 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 WORLDCLASS 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 green belt has been proposed
- ◆ Commercial redevelopment of industrial areas with adequate infrastructure
- ◆ Development of healthcare, educational and transportation facilities

NOT JUST
SMART BUT
A BRILLIANT
CITY





L ZONE, DELHI

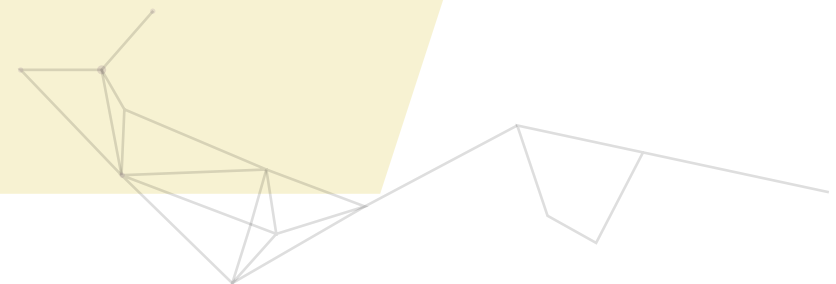
The Zone L of West Delhi is contemplated to be a major hub for population in the near future. The zone covers an area of 22,979 hectares and is located in the South West Delhi, hence is closest to South Delhi. The zone shares boundary with Gurgaon and is in close proximity of IGI Airport. In order to 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.

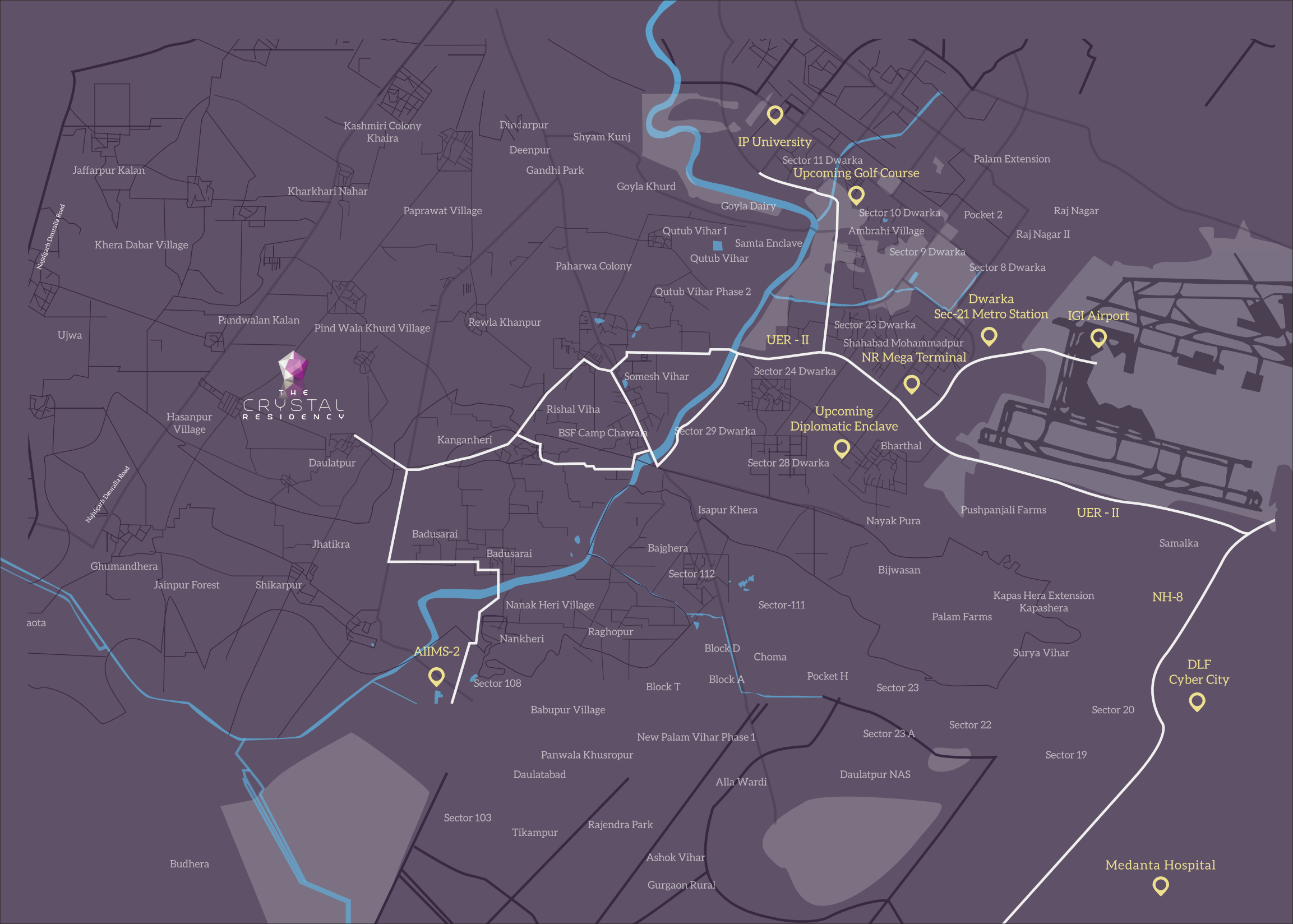
Location and Area

- ◆ Adjoining to Gurgaon & NH-10 on the North
- ◆ Zone 'K' mainly comprising of Dwarka - Sub City in the East
- ◆ 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 meet the requirement of 20 lac population





IP University

Upcoming Golf Course

THE CRYSTAL RESIDENCY

UER - II

Upcoming Diplomatic Enclave

Dwarka Sec-21 Metro Station

IGI Airport

NR Mega Terminal

UER - II

NH-8

DLF Cyber City

Medanta Hospital

AIIMS-2

Kashmiri Colony Khaira

Dindarpur

Shyam Kunj

Deenpur

Gandhi Park

Goyla Khurd

Goyla Dairy

Palam Extension

Raj Nagar

Pocket 2

Raj Nagar II

Kharkhari Nahar

Paprawat Village

Jaffarpur Kalan

Khera Dabar Village

Ujwa

Pandwalan Kalan

Pind Wala Khurd Village

Rewla Khanpur

Paharwa Colony

Qutub Vihar I

Samta Enclave

Qutub Vihar

Qutub Vihar Phase 2

Sector 10 Dwarka

Ambrahi Village

Sector 9 Dwarka

Sector 8 Dwarka

Hasanpur Village

Daulatpur

Somesh Vihar

Rishal Viha

BSF Camp Chawala

Sector 29 Dwarka

Sector 24 Dwarka

Sector 23 Dwarka

Shahabad Mohammadpur

Sector 28 Dwarka

Bharthal

Kanganheri

Badusarai

Badusarai

Bajghera

Sector 112

Isapur Khera

Nayak Pura

Pushpanjali Farms

Samalka

Ghumandhera

Jainpur Forest

Shikarpur

Jhatikra

Nanak Heri Village

Sector-111

Bijwasan

Palam Farms

Kapas Hera Extension

Kapashera

Surya Vihar

aota

Nankheri

Raghopur

Block D

Choma

Pocket H

Sector 23

Sector 108

Block T

Block A

Sector 20

Babupur Village

New Palam Vihar Phase 1

Sector 23 A

Sector 22

Sector 19

Sector 103

Daulatabad

Panwala Khusropur

Alla Wardi

Daulatpur NAS

Budhera

Tikampur

Rajendra Park

Ashok Vihar

Gurgaon Rural

Connectivity to L Zone

Living in L Zone means you are always close to where the action is. It is a location that a few can match, making L Zone the most sought after location for the urban population.

5 Minutes

- ◆ Dwarka sub city & Gurgaon
- ◆ Golf Course & Football Stadium
- ◆ Upcoming Diplomatic Enclave

8 Minutes

- ◆ Upcoming Dwarka-Gurgaon express way
- ◆ Dwarka sec-21 metro station
- ◆ IGI Airport, NH-8 & NR Mega Terminal

10 Minutes

- ◆ IP University, NSIT & NLU
- ◆ Medanta Hospital
- ◆ Forthcoming AIIMS-2

10 min. from
Forthcoming
AIIMS - 2

5 min. from
Golf Course

5 min. from
Upcoming
Diplomatic
Enclave

8 min. from
Dwarka sec-21
metro station

8 min. from
IGI Airport



A PROJECT BY
AWARD
WINNING
REALTOR,
KAMP
DEVELOPERS



ABOUT KAMP DEVELOPERS

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, undertake real estate development and 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 standards for the customer.

Our endeavor is 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.



Low Cost Housing of The Year
(North) Award
- Franchise India




Indian Achievers' Realty Award for
Affordable Housing of The Year
- The Indian Achievers Forum



Most Respected Developer Providing Quality &
Affordable Housing - Business Sphere Group
2014-2015



Certificate of Registration
for Quality Management System
- ISO 9001-2008



THE
CRYSTAL
RESIDENCY

The Crystal Residency is a luxurious residential project integrating a world of exclusive features and exciting new innovations.

The project provides well built residential units of 2 BHK, 3 BHK and 4 BHK apartments in a gated area. These homes offer elite indoor specifications along with special planning and architecture.




COMFORT,
SAFETY
AND MORE
THAN
JUST A
PLACE TO
LIVE

WORK
ON.
LIGHTEN
UP.
CHILL
OUT.

Business
Centre

RIGHT INSIDE THE CRYSTAL RESIDENCY WILL BE THE CITY'S BEST CLUB HOUSE FEATURING A WORLD-CLASS POOL, FULLY EQUIPPED SPORTS CENTER, BUSINESS CENTER AND A HOST OF RESTAURANTS & SHOPS.



Fully Equipped
Gymnasium



Sports
Centre



Banquet
Space



World Class
Pool

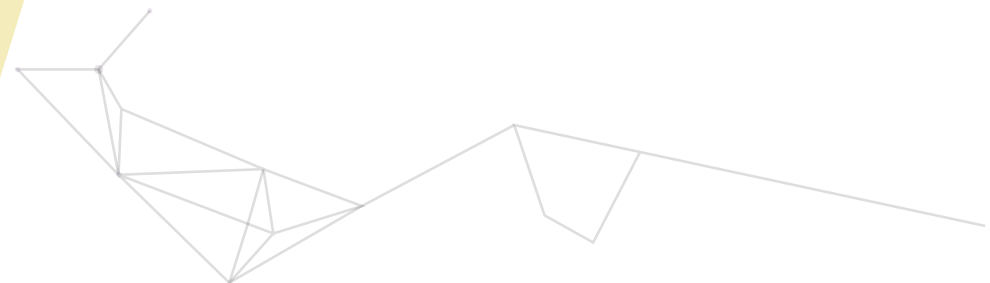
The Crystal Club House is a place where lifestyle, leisure and business comes together to set a new mark in luxury. The Club will feature everything from a perfect balance of body and soul, to a magical land where children can truly be children, to banquets that serve unforgettable experiences to a higher paradigm for business and pleasure.





AMENITIES

- ◆ Luxury Spacious Flats
- ◆ Designer Landscaping
- ◆ Jogging / Bicycle Lanes
- ◆ Children's Play Area
- ◆ Basketball / Tennis / Badminton Court
- ◆ Club House / Business Centre
- ◆ Yoga Area
- ◆ 24x7 Power Backup Facility
- ◆ CCTV Secured Township
- ◆ 3 Tier International Security System
- ◆ Rain Water Harvesting
- ◆ Designated Car Parking
- ◆ Modern Gymnasium
- ◆ Swimming Pool / Kids Pool




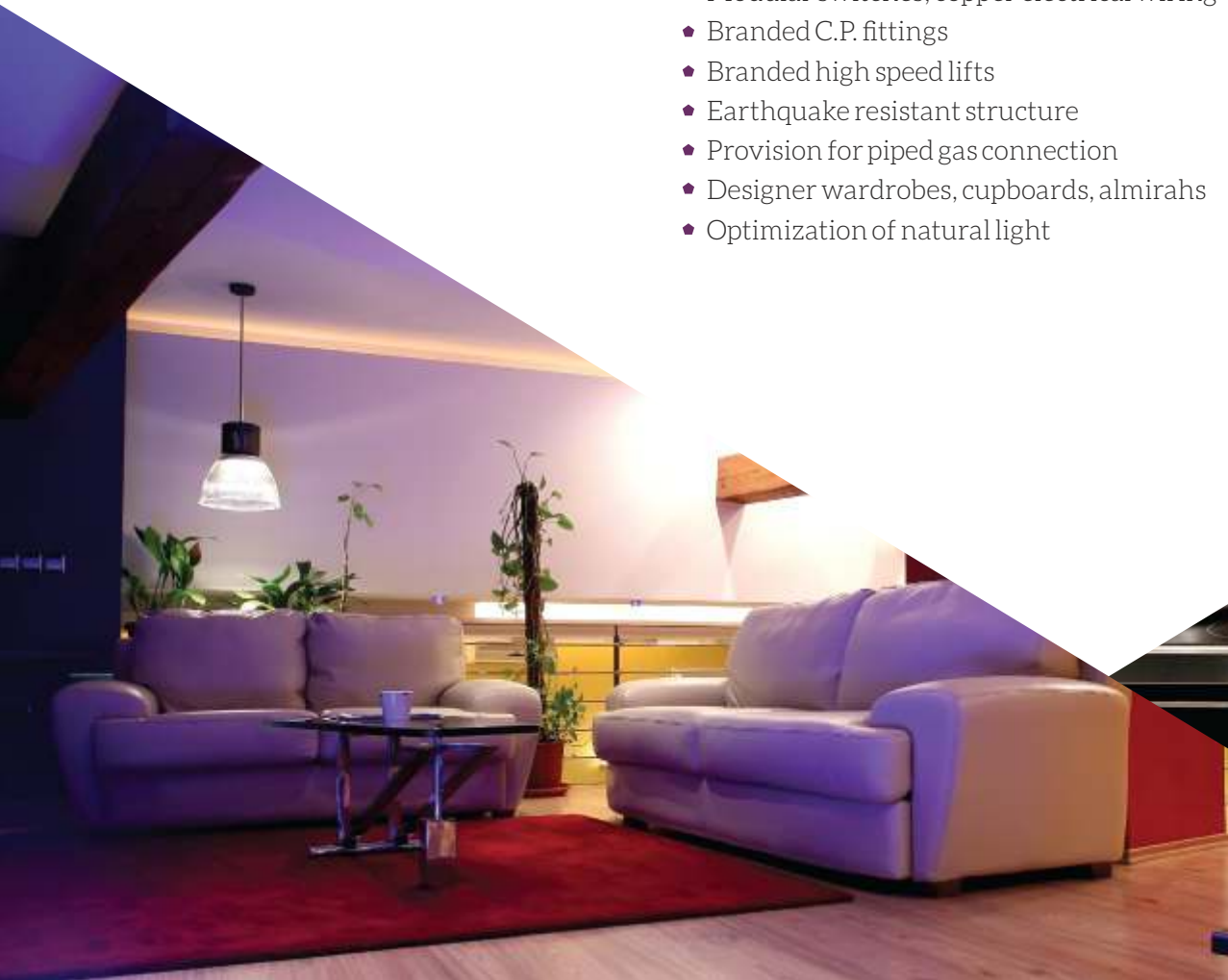
SURRENDER
TO THE
LUXURY
OF THE
CRYSTAL
LIFE





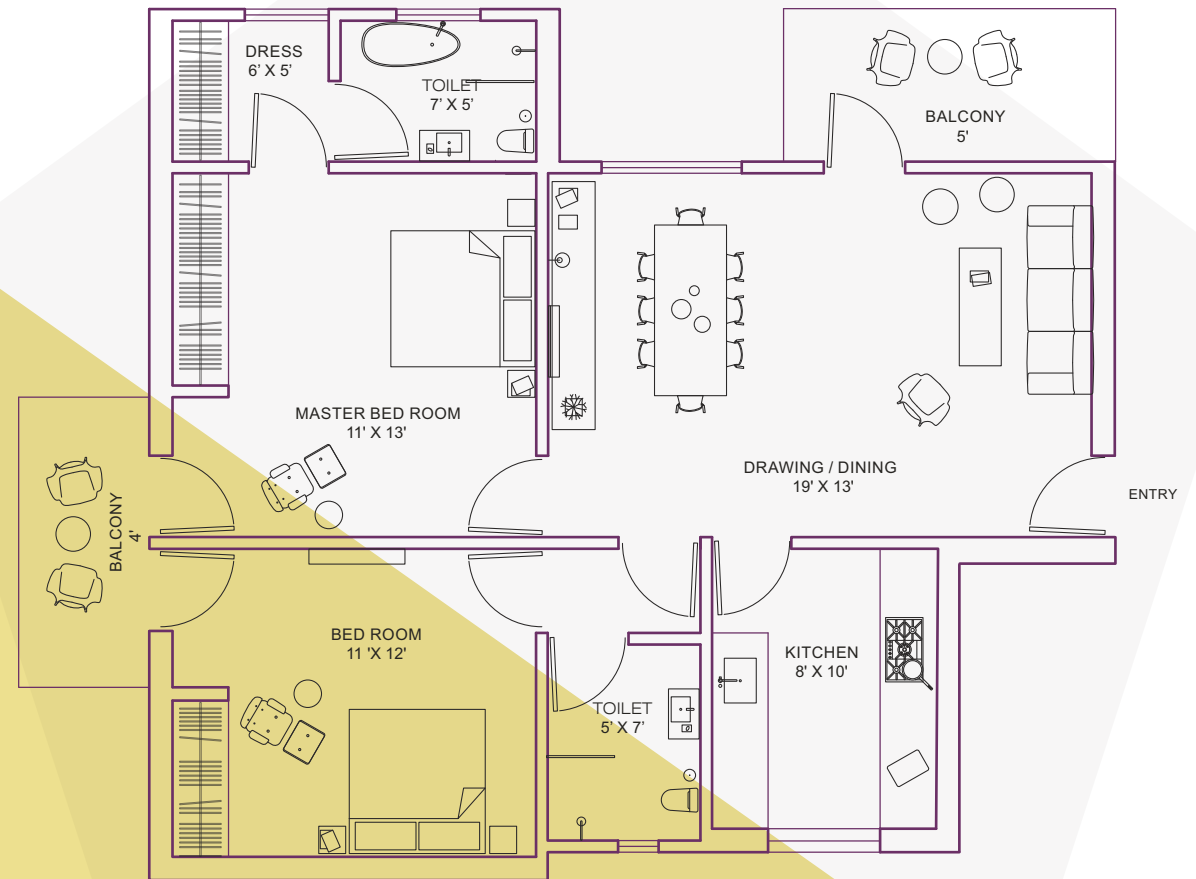
SPECIFICATIONS

- ◆ 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 C.P. fittings
 - ◆ Branded high speed lifts
 - ◆ Earthquake resistant structure
 - ◆ Provision for piped gas connection
 - ◆ Designer wardrobes, cupboards, almirahs
 - ◆ Optimization of natural light
- 



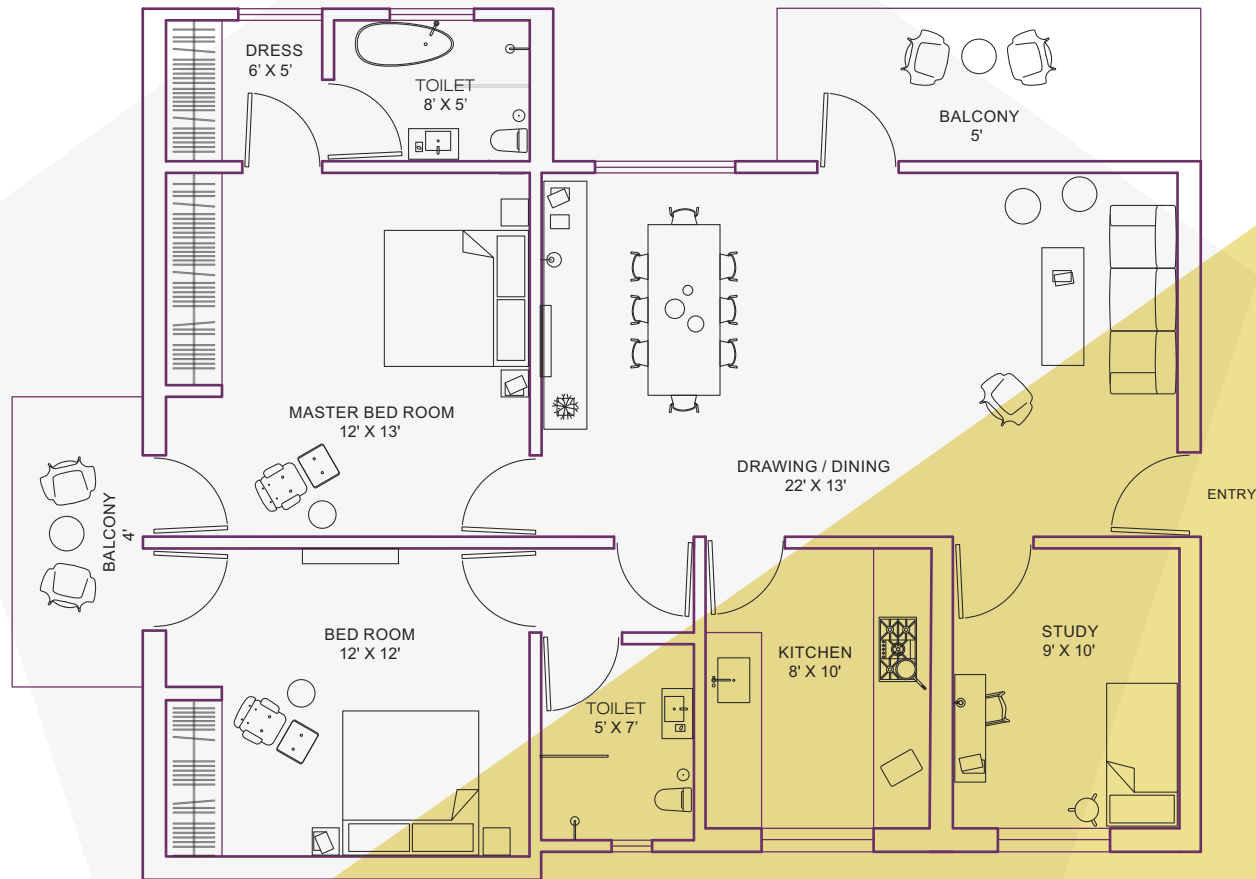
2 BHK

SUPER AREA 1000 SQ FT*



* 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.



2 BHK + STUDY

SUPER AREA 1250 SQ FT*

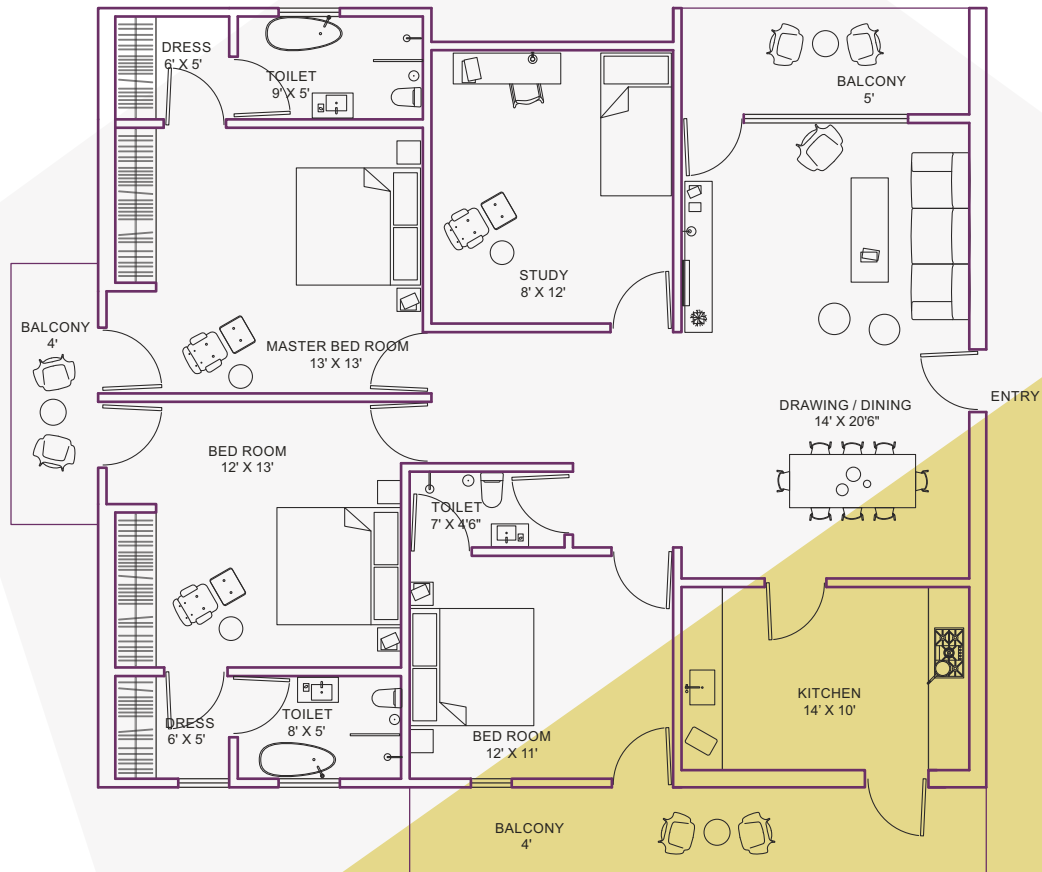
3 BHK

SUPER AREA 1500 SQ FT*



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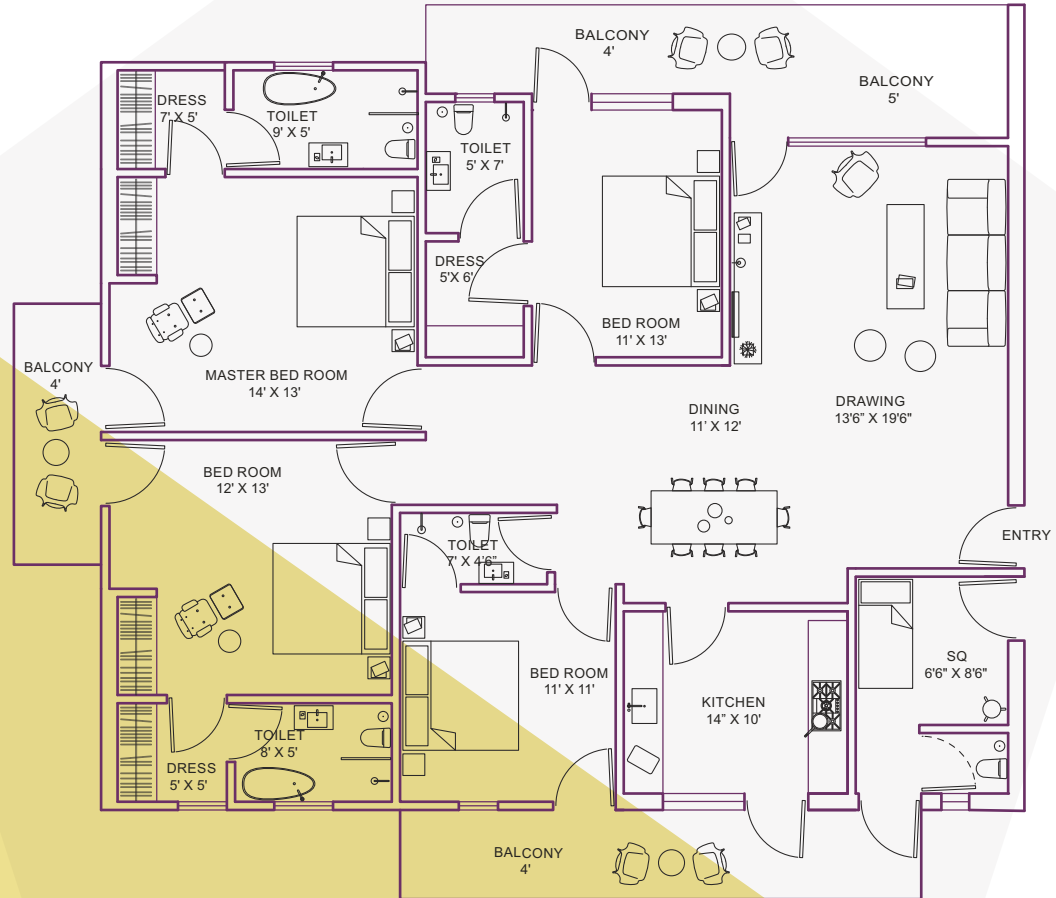
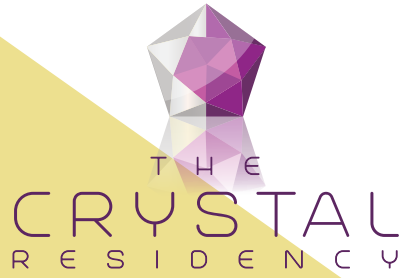


3 BHK + STUDY

SUPER AREA 1750 SQ FT*

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* These are conceptual images and the actual may vary.



4 BHK + SQ
SUPER AREA 2150 SQ FT*

* All floor plan area dimensions and specifications are indicative and subjected to change as decided by any competent authority.

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INVEST IN THE CRYSTAL RESIDENCY
AND AVAIL DUAL BENEFITS OF
INVESTMENT GROWTH & SECURITY

WITH AN INTEREST

@ 9% PER ANNUM

AFTER 3 YEARS OF YOUR INVESTMENT*

NO COST ESCALATION



PAYMENT PLAN

I - BSP - 4500/ SQ FT

At the time of Booking	10%
At the time of Land Transfer Certificate (LTC)	10%

* After this the payment plan will be construction linked

PREFERENTIAL LOCATION CHARGES (PLC)

Floor PLC	Rate	Facing PLC	Rate
1 st Floor	Rs.125/- per sq ft	Park Facing	Rs.100/- per sq ft
2 nd to 6 th Floor	Rs.100/- per sq ft	Road Facing	Rs.75/- per sq ft
Top 3 Floors	Rs.100/- per sq ft	Corner	Rs.100/- per sq ft

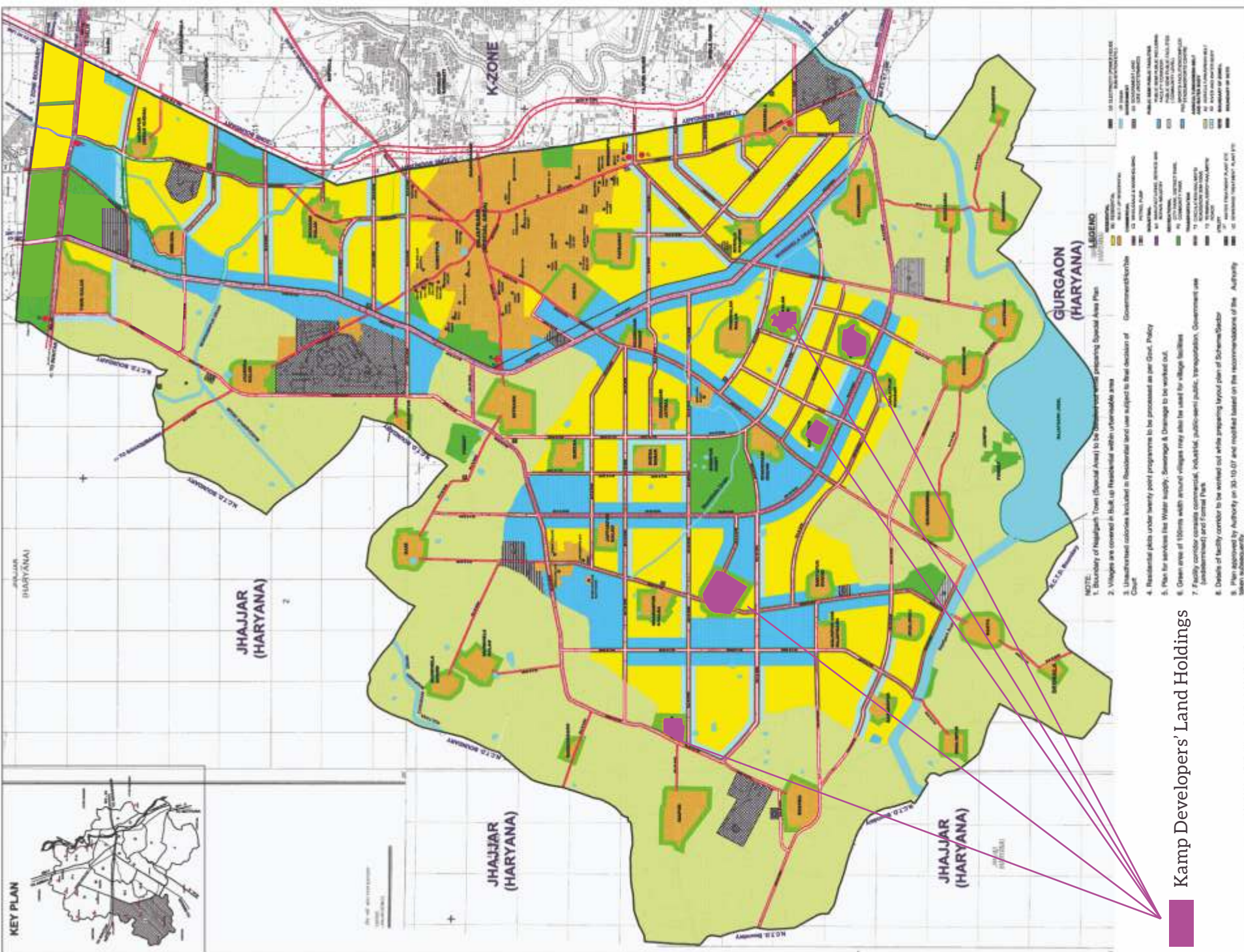
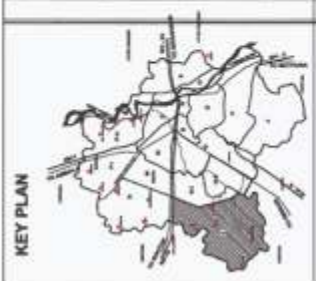
* PLC will be charged max. upto Rs.250/- per sq ft for single residential unit

OTHER CHARGES

1. Club Membership charges @ Rs.50,000/ family.
2. Car parking @ 3 lac per slot (mandatory car parking for 2 & 3 BHK will be 1 and for 4 BHK will be 2).

*EDC & IDC will be charged according to Government Norms.

Disclaimer : This Floor Plan booklet is purely conceptual and not a legal offering. The information and specifications are subject to change and may vary from the actual development. This publication should not be construed in any way as legal offer or invitation to offer. All images are an artistic conceptualization and do not purport to replicate the exact product.



GURGAON (HARYANA)

LEGEND

001	UNDEVELOPED LAND	001	INDUSTRIAL
002	RESIDENTIAL	002	COMMERCIAL
003	GREEN SPACES	003	WATER BODIES
004	ROADS	004	UNDEVELOPED LAND
005	ROADS	005	UNDEVELOPED LAND
006	ROADS	006	UNDEVELOPED LAND
007	ROADS	007	UNDEVELOPED LAND
008	ROADS	008	UNDEVELOPED LAND
009	ROADS	009	UNDEVELOPED LAND
010	ROADS	010	UNDEVELOPED LAND
011	ROADS	011	UNDEVELOPED LAND
012	ROADS	012	UNDEVELOPED LAND
013	ROADS	013	UNDEVELOPED LAND
014	ROADS	014	UNDEVELOPED LAND
015	ROADS	015	UNDEVELOPED LAND
016	ROADS	016	UNDEVELOPED LAND
017	ROADS	017	UNDEVELOPED LAND
018	ROADS	018	UNDEVELOPED LAND
019	ROADS	019	UNDEVELOPED LAND
020	ROADS	020	UNDEVELOPED LAND

- NOTE:**
1. Boundary of Najafgarh Town (Special Area) to be determined while preparing Special Area Plan.
 2. Villages are covered in full up Residential within viable area.
 3. Unauthorised colonies included in Residential and user subject to final decision of Government/Urban Dept.
 4. Residential plots under twenty point programme to be processed as per Govt. Policy.
 5. Plan for services like Water supply, Sewerage & Drainage to be worked out.
 6. Green area of 1500m with around villages may also be used for village facilities.
 7. Facility corridor consists commercial, industrial, public-serv public, transportation, Government use (unauthorised) and Forest Park.
 8. Details of facility corridor to be worked out while preparing layout plan of Scheme/Cluster.
 9. Plan approved by Authority on 30.10.07 and modified based on the recommendations of the Authority Urban Sub-Committee.

Kamp Developers' Land Holdings

PROPOSED LANDUSE
DRAFT ZONAL PLAN - L
 (as per MPD - 2021)

SCALE	1:100,000	DATE	10/10/2021
Prepared by	...	Checked by	...
Approved by	...	Signature	...
Authority	DWARKA PROJECT	Designation	...
DELHI DEVELOPMENT AUTHORITY			



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