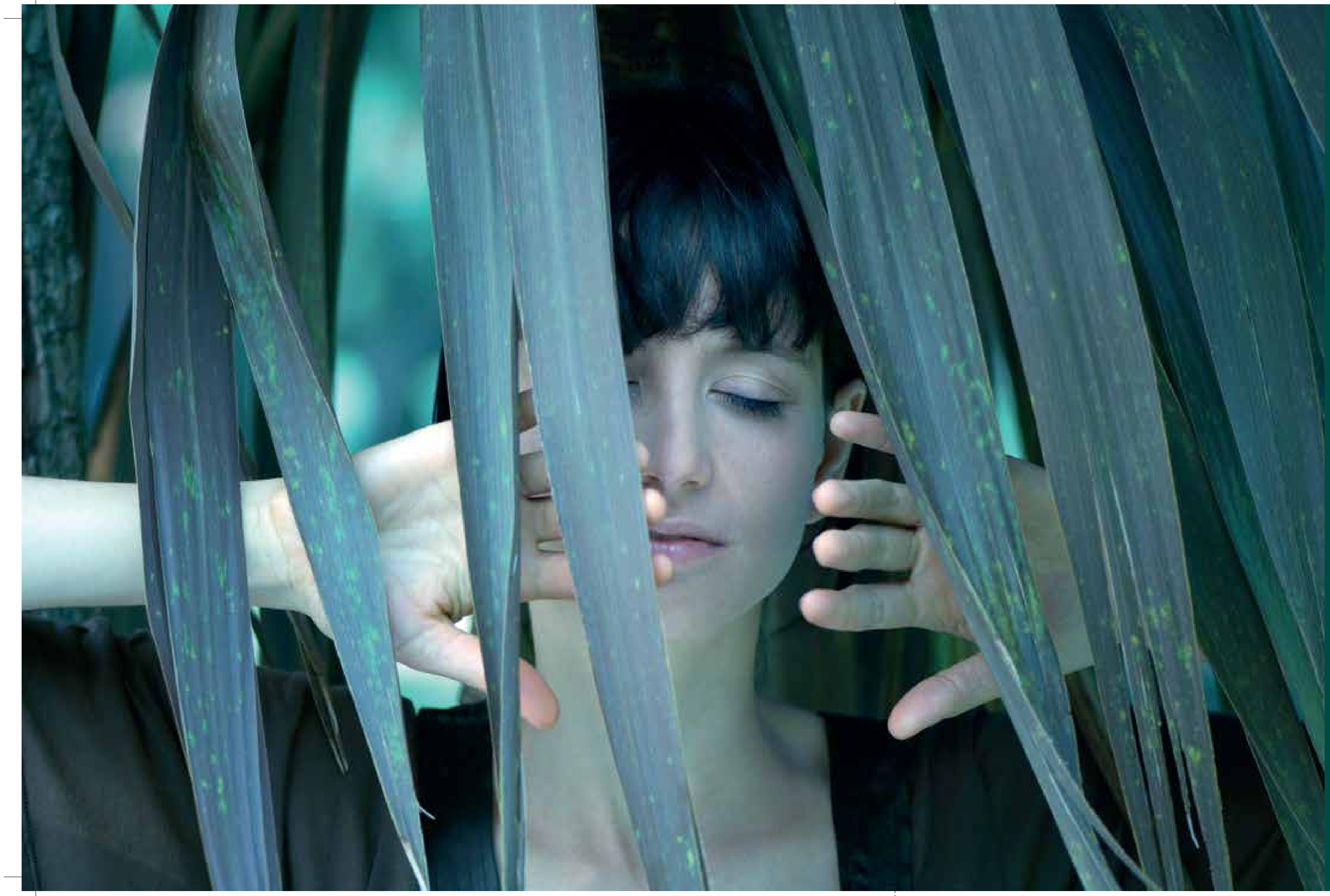


Primanti Brochure Cover



THE NEW LUXURY

Welcome to Primanti Garden Estate.
Premium residences in a parkland setting at
Southern Peripheral Road, Gurgaon.





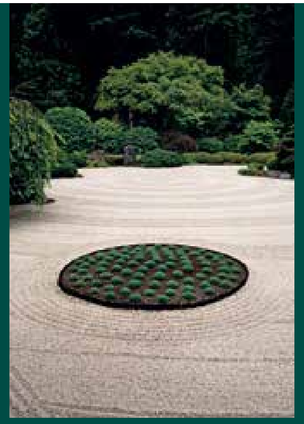
LIFE IN A VERDANT GARDEN ESTATE. IT GIVES LUXURY A WHOLE NEW MEANING.

Imagine life in a place where tree-lined boulevards wind their way through lush, wooded parks. Where picturesque pergolas and waterbodies, dappled with sunlight and shade, glimmer through the trees. And 80% of the property is open space that shelters and nurtures residents.

Primanti is designed around a series of interconnected orchards, meadows and gardens that span sinuously across the development. The rich flora forms dramatic patterns with stone structures and water features, inspired by Delhi's Mughal gardens.

Ensconced within this garden estate are premium apartments and duplexes, with courtyards, open terraces and private gardens. Green spaces meander from residential areas through manicured lawns to the luxurious clubhouse and spa, inviting residents to spend more time outdoors.

Discover a home where modern architecture merges seamlessly with the natural landscape. A retreat for the senses, within the city.



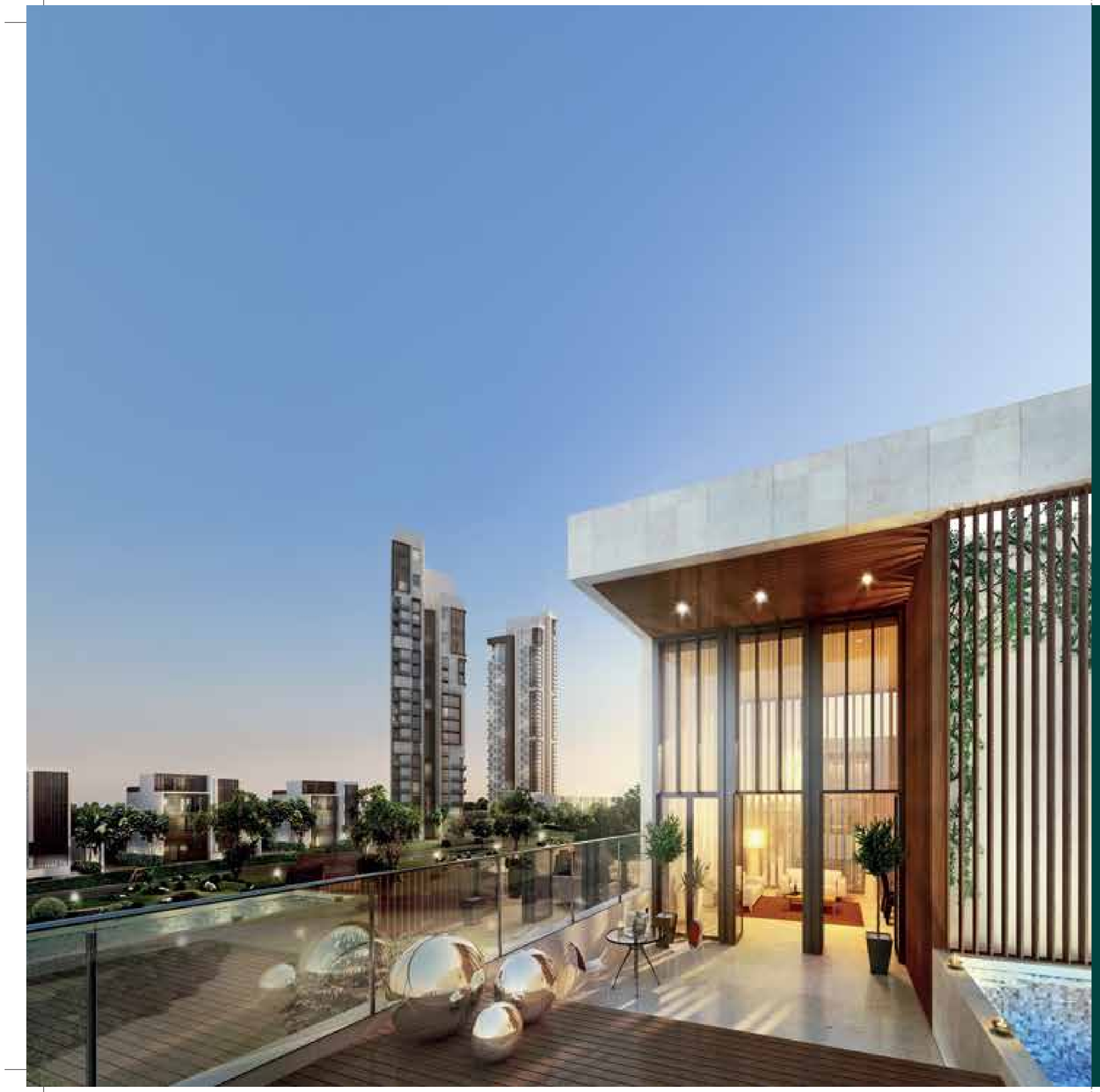
THE ESSENCE OF LIFE AT PRIMANTI GARDEN ESTATE: A CENTRAL PARK WITH UNTOLD EXPERIENCES.

At the heart of Primanti Garden Estate is a private central park – a lush green zone around which premium residences are built.

A shaded, sinuous central walkway divides the park into a series of spaces, each offering its own unique experience. A reflective pool and water-wall form a contemplative focal point that invites residents to pause and enjoy the outdoors. Orchard groves, planted with flowering and fruiting native trees, provide seasonal interest and colour. Sheltering tea pavilions become spaces for socialising and rejuvenating amid nature.

The central park offers residents a visual respite with views of greenery, while revealing unexpected experiences as you explore its idyllic environs.





RESIDENCES

EXECUTIVE FLOORS

Executive Floors are luxurious duplexes, housed in exclusive 3-storey elegantly designed buildings. The two, 4,250 sq. ft. ground +1 units feature 4 bedrooms and exclusive green landscaped gardens. While the larger 6,105 sq. ft. duplex above has an open terrace with a roof deck and a separate servant's room. Each duplex also comes with a private plunge pool exclusively for its residents.







FEATURES & AMENITIES:

VRV air-conditioning • Private plunge pool in all units • Double height in select internal areas • Basement parking space Imported marble flooring in living and dining areas • Wooden flooring in master bedroom • Bathtub with Jacuzzi jet in master bathroom • Premium modular kitchen • Premium brand fittings and fixtures • Video door phone



EXECUTIVE APARTMENTS

Executive Apartments are housed in G+9 and G+11 storey mid-rise buildings with just one apartment on each floor. All apartments are open on 3 sides. These 3,850 sq. ft. 4 BHK units feature a unique double-height living area.

The penthouse units on the top 2 levels have grand open terraces while the ground-floor units have 3 bedrooms with attached private garden areas. All Executive Apartments have a separate servant's room and a service elevator.







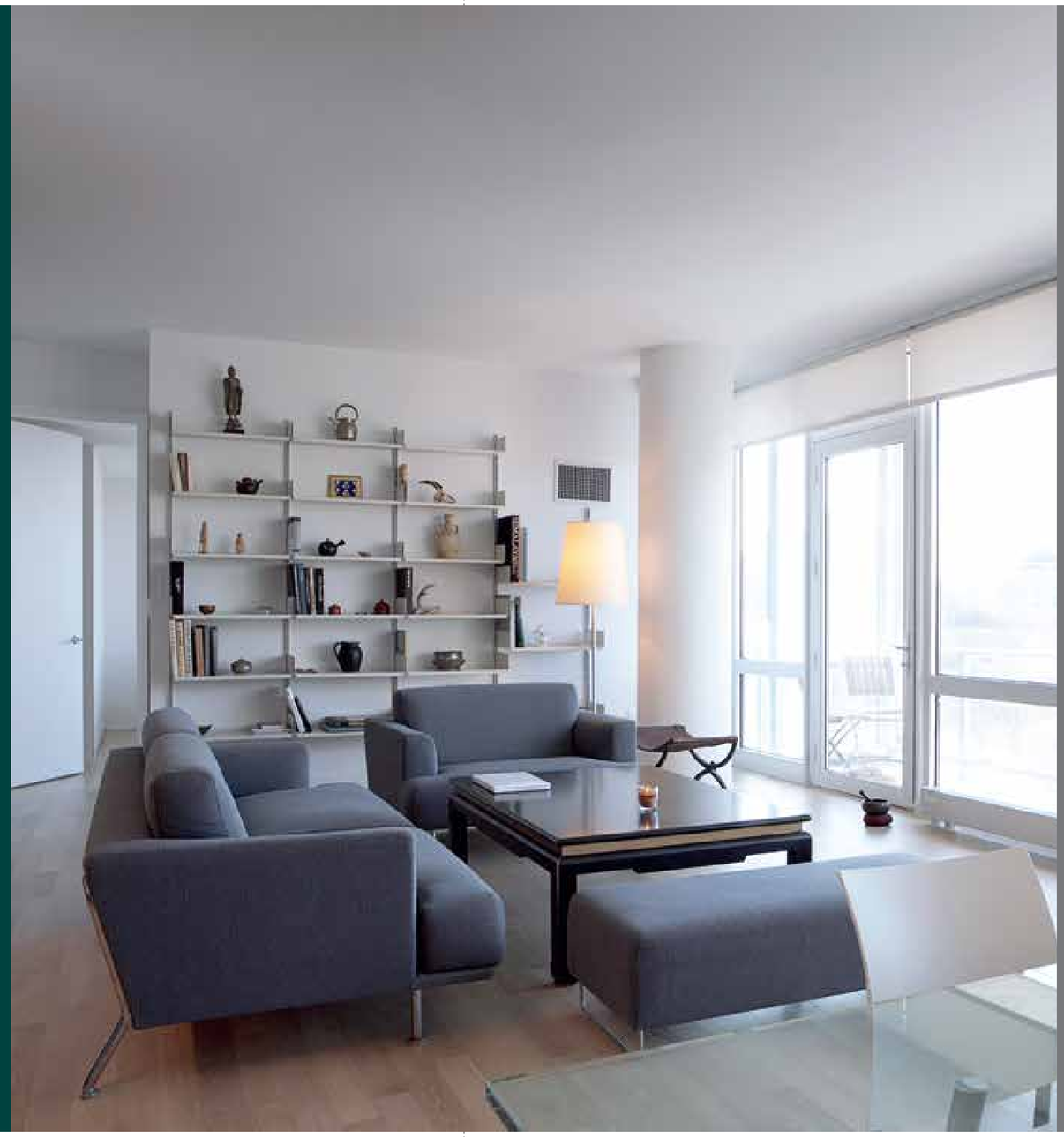
FEATURES & AMENITIES:

VRV air-conditioning • Service elevator • Double-height living area Designated parking space • Imported marble flooring in living and dining areas • Premium modular kitchen • Wooden flooring in master bedroom • Premium brand fittings and fixtures • Bathtub with Jacuzzi jet in master bathroom • Video door phone

TOWER RESIDENCES

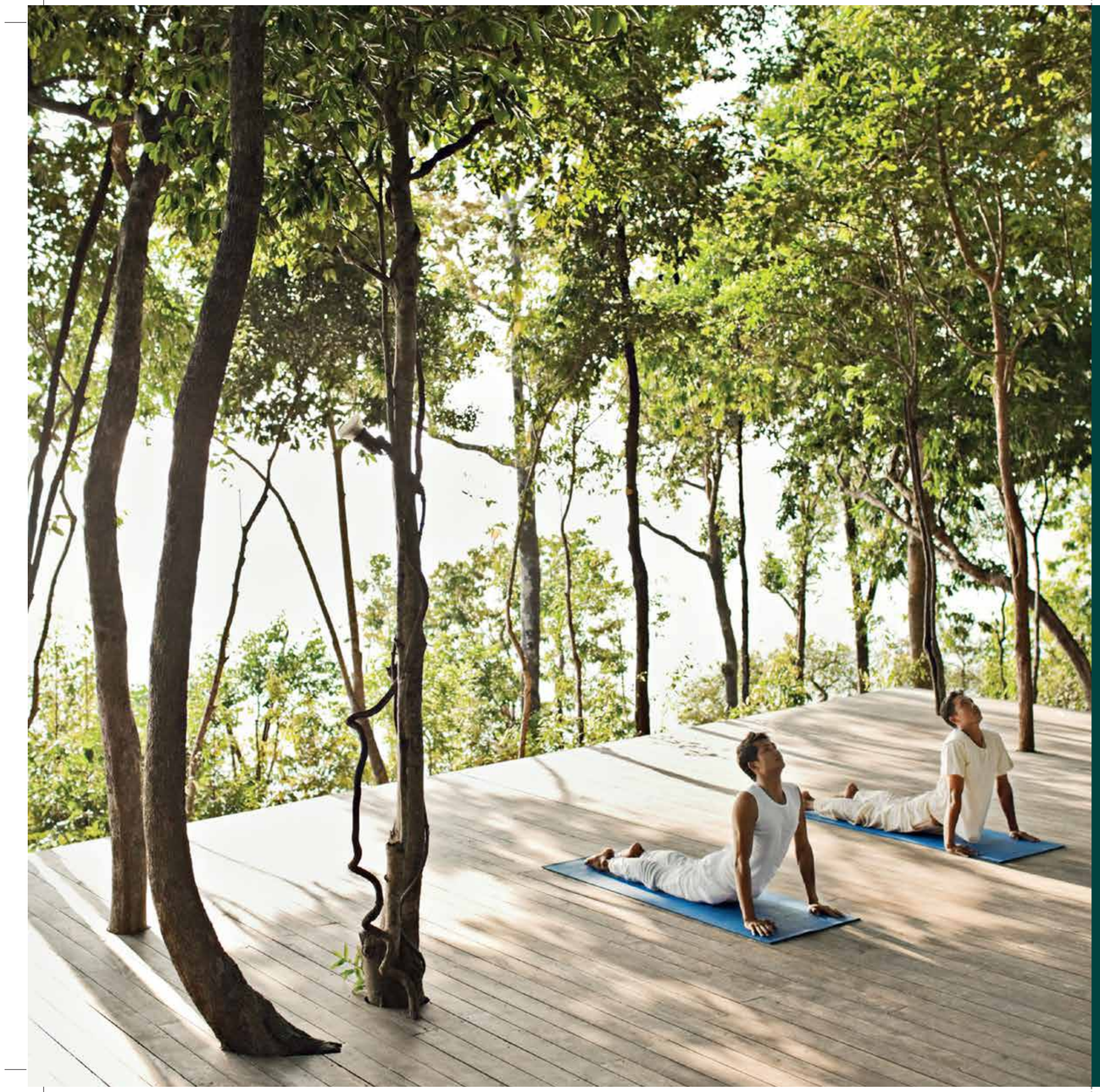
Tower Residences are luxurious 3 and 4 BHK apartments, surrounded by interconnected orchards, formal gardens and squares. These 30- to 40-storey high-rise towers offer you breathtaking views of the surroundings. A winding path leads through the gardens to the clubhouse and spa areas, allowing residents to enjoy the best of nature.

The 2,550/2,560 sq. ft. 3 BHK apartments are housed in separate towers with 4 apartments on each floor. 4 BHK towers will have a choice of 2 sizes of 4 apartments on each floor of the tower: larger 3,355 sq. ft. units and smaller 3,320 sq. ft. units. All the units will have a servant's room.



FEATURES & AMENITIES:

VRV air-conditioning • Imported marble flooring in living and dining room • Efficiently conceptualised rooms • Wooden flooring in master bedroom • Bathtub with Jacuzzi jet in master bathroom Premium modular kitchen • Separate servant's room • Separate access to servant's room



LIFESTYLE FACILITIES

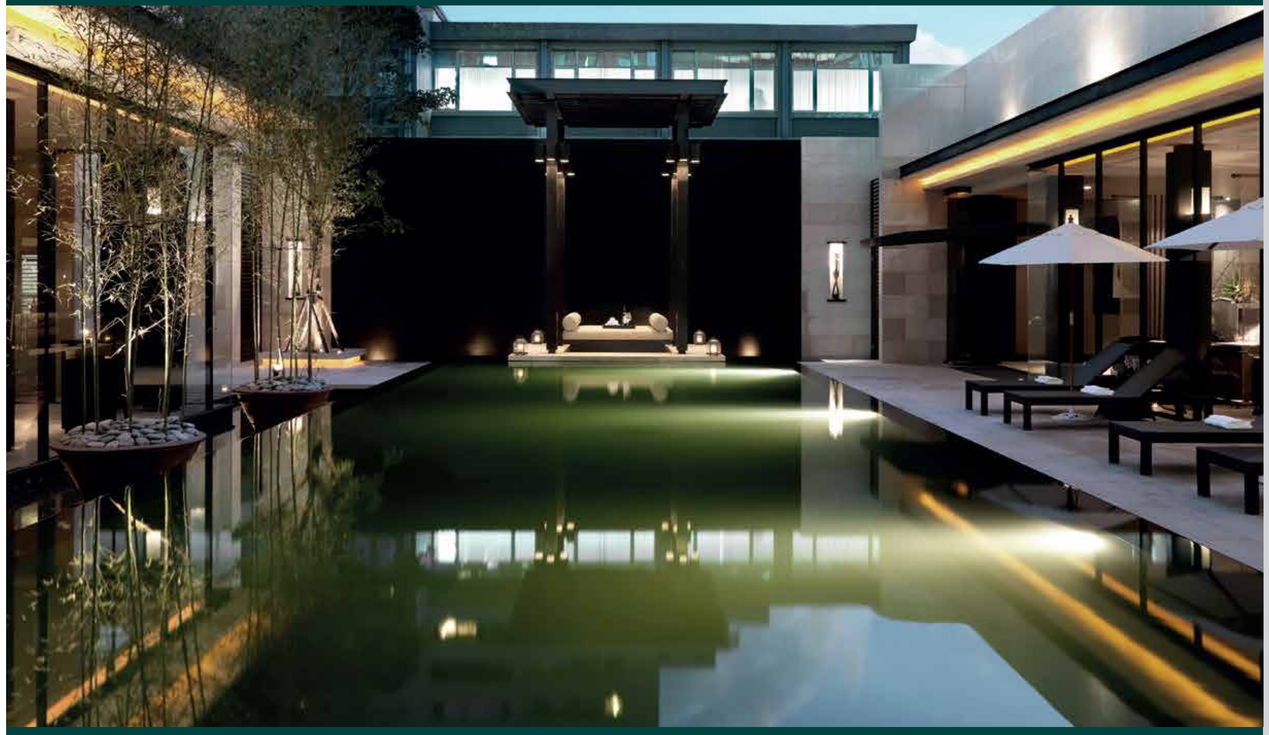


ROOFTOP RESTAURANT

The spa sweeps up to a rooftop restaurant on the 40th floor in Tower 2. Sip a hot cup of cappuccino as you enjoy open views of the Delhi Ridge. You'll find world-class cuisines cooked to perfection at this gourmet restaurant.

Residents will be able to relish the convenience of dining out without leaving the complex.





CLUBHOUSE

The 25,000 sq. ft. (approx) development features a state-of-the-art clubhouse and sporting zone where you'll find every facility: from an outdoor swimming pool, a temperature-controlled indoor pool and a gym to courts for tennis, basketball and other sports. An entertainment and relaxation complex contains a juice bar, entertainment venues and card rooms.

REJUVENATION ZONE:

Outdoor swimming pool
Indoor temperature-controlled pool
Poolside restaurant and juice bar
Well-equipped gymnasium
Sauna and steam
Aqua gym
Squash and badminton courts
Card room
Male/female changing rooms

REFRESHING ZONE:

Restaurant and juice bar
Entertainment room
Multipurpose hall with pantry
Table tennis and pool table
Badminton court
Male/female washrooms



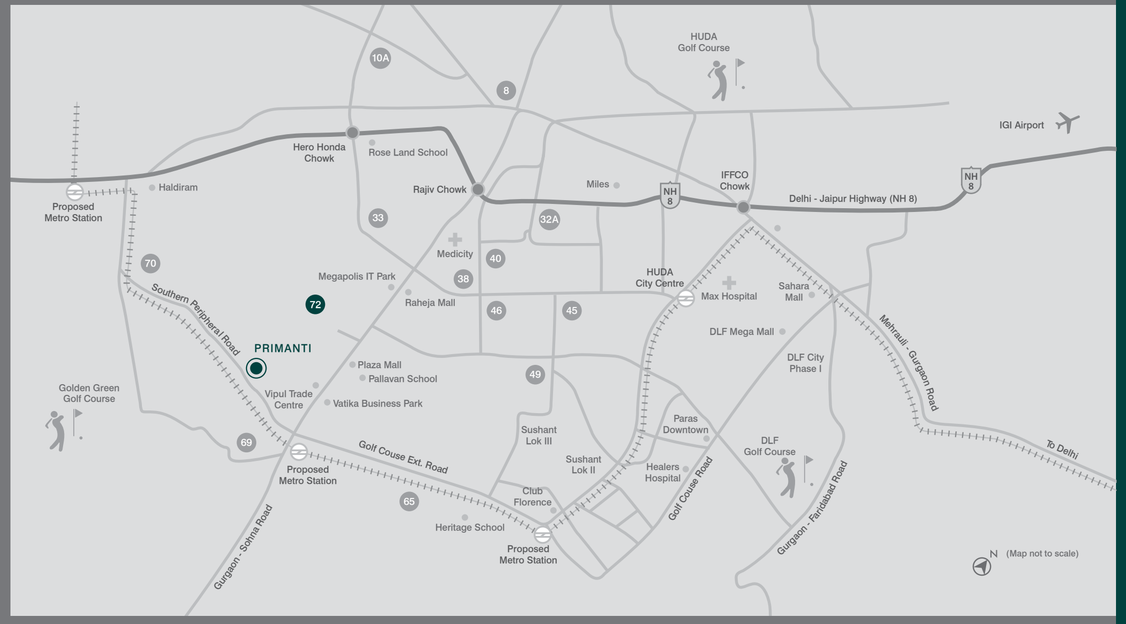
SPA

Take off your shoes and stroll through manicured lawns to the expansive spa. Escape into tranquil solitude as you experience a host of treatments and therapies in a contemporary setting. It is designed to provide the perfect ambience to de-stress and unwind, overlooking lush greenery.

Revitalise your senses with some of the signature massages or simply lie back, close your eyes and enjoy the soothing sense of stillness. It's an experience that achieves the perfect harmony between body and soul.

FEATURES:

Massage room
Sauna and steam
Relaxation areas
Cold and hot pools



LOCATION

Primanti is located at Sector 72 in Gurgaon on Southern Peripheral Road. A 150-metre-wide road leads to the site, connecting Sohna Road to NH 8. Its proximity to NH 8 gives you high-speed access to airports, business centres, shopping malls and many other important destinations like the schools in New Delhi; healthcare facilities and entertainment areas are also a stone's throw away.

DISTANCES:

Access to NH 8 - 5 km • International Airport - 22 km
Domestic Airport - 25 km • Shopping Malls - 3 km

MASTER PLAN | FLOOR PLANS



LEGEND:

1. Main Entrance
2. Mondrian Park
3. Clubhouse
4. Swimming Pool
5. Tennis Court/Basketball Court
6. Children's Play Area
7. Convenience Store
8. Proposed Primary School Plot
9. Proposed Nursery School Plot
10. EWS
11. Restaurant: 39th & 40th floor
12. ESS/Vermiculture

VA : Villa (Small)

VB : Villa (Large)

T1 : 38 Floors
Apts. 1, 4 : 4 BHK Large
Apts. 2, 3 : 4 BHK Small

T2 : 40 Floors
Apts. 1, 4 : 4 BHK Large
Apts. 2, 3 : 4 BHK Small

T3 : 22 Floors, 3 BHK

T4 : 26 Floors, 3 BHK

T5 : 30 Floors, 3 BHK

T6 : 34 Floors, 3 BHK

T7 : 40 Floors, 4 BHK Large

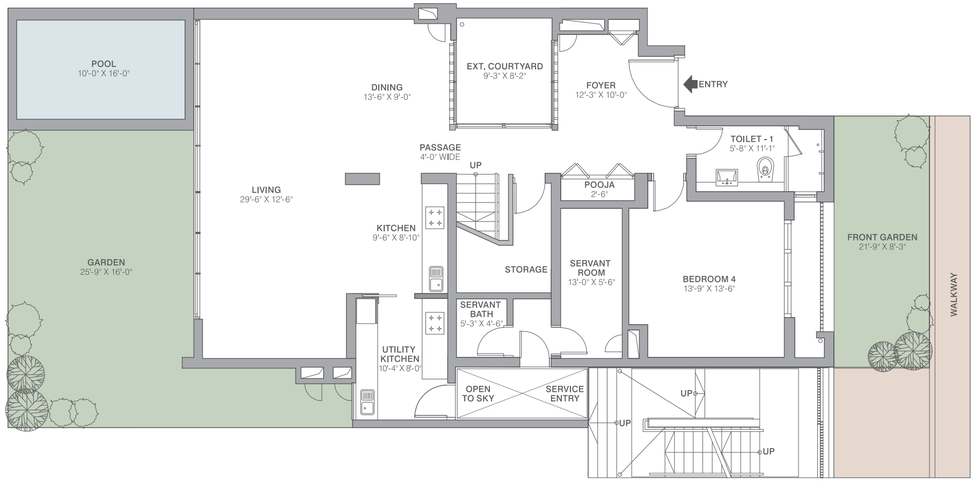
EA 1 - EA 6: G+9 Floors

EA 7 - EA 8: G+11 Floors

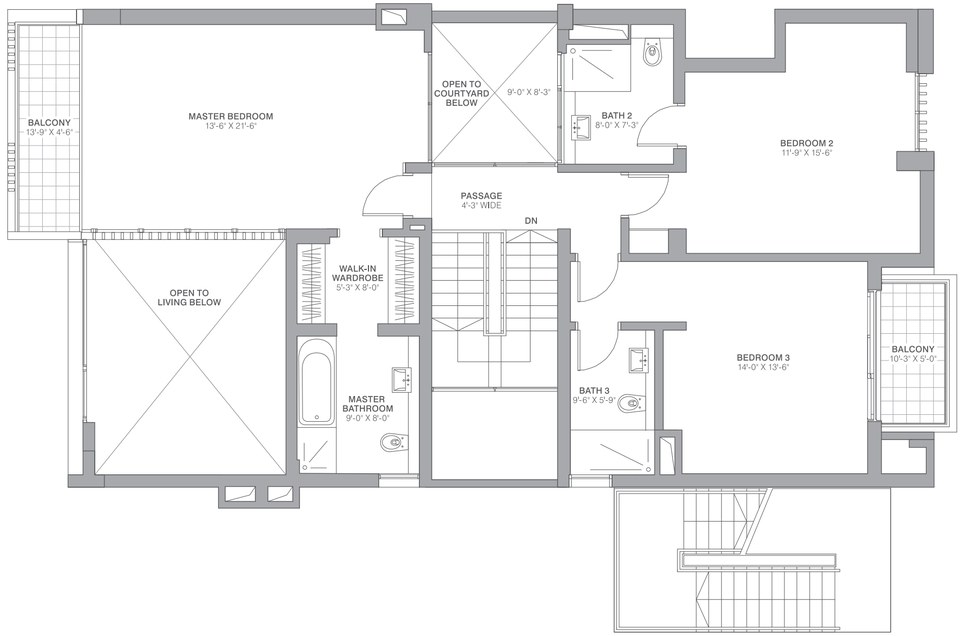
EF 1 - EF 31: G+3 Floors

EXECUTIVE FLOORS

DUPLEX UNITS - 4,250 SQ. FT. (394.84 SQ. M.)



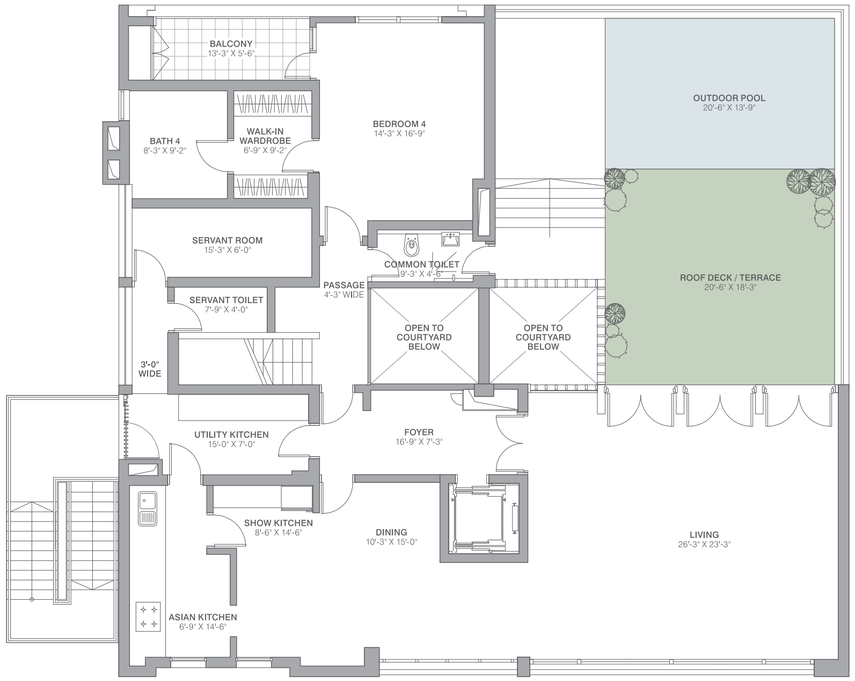
GROUND FLOOR | LOWER UNIT



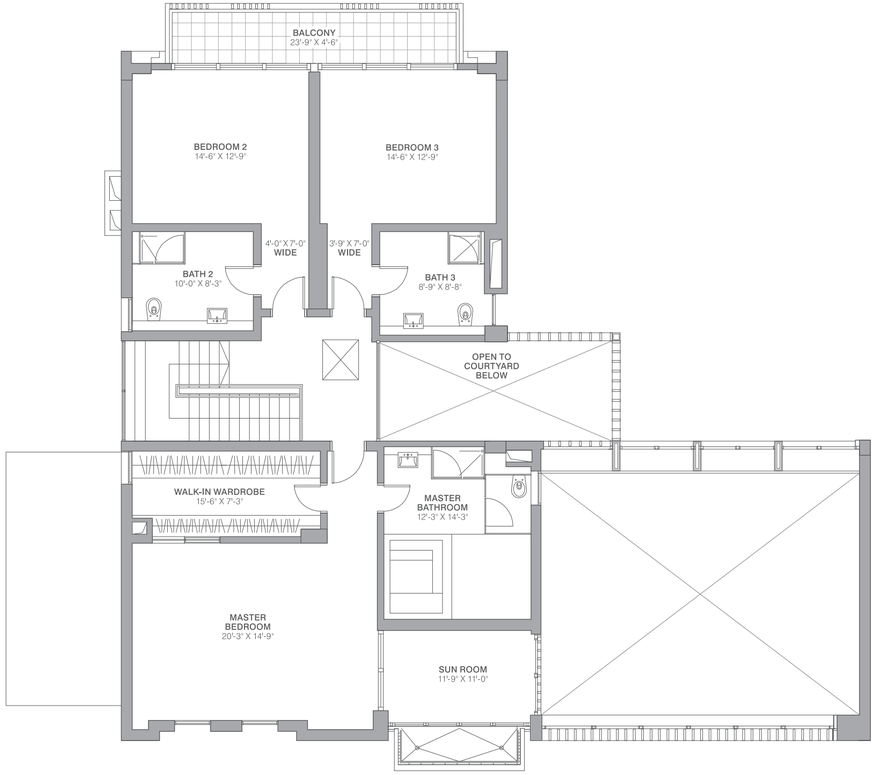
FIRST FLOOR | LOWER UNIT

EXECUTIVE FLOORS

DUPLEX UNITS - 6,105 SQ. FT. (567.17 SQ. M.)



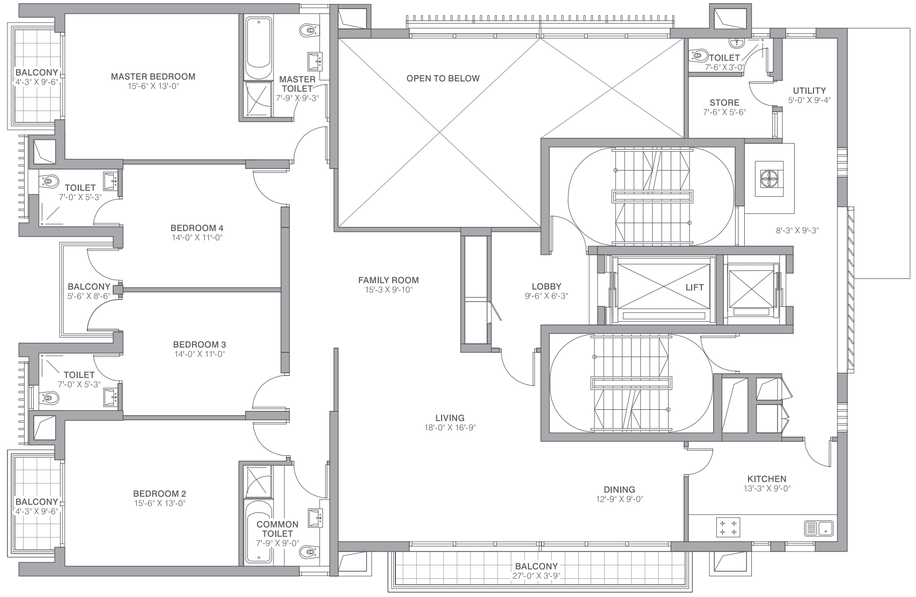
SECOND FLOOR | UPPER UNIT



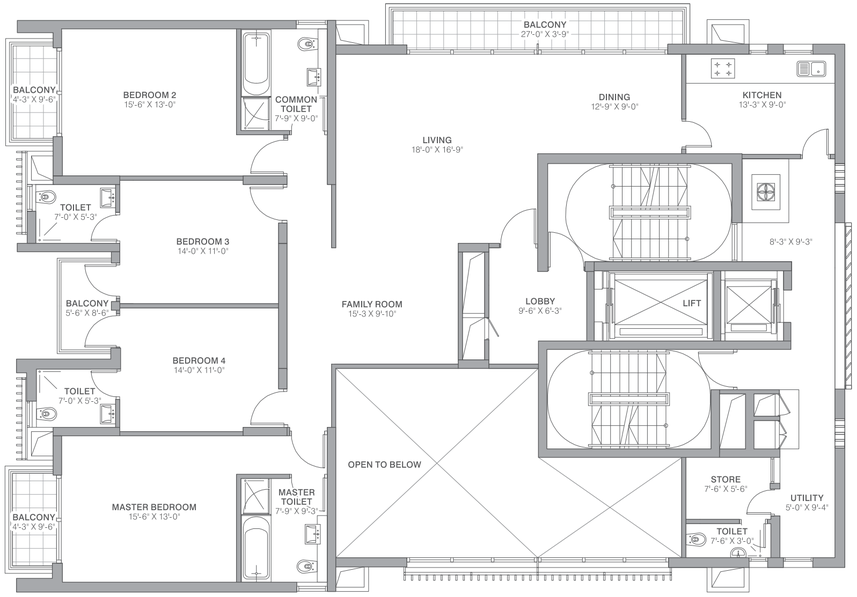
THIRD FLOOR | UPPER UNIT

EXECUTIVE APARTMENT

TYPE 1 - 3,850 SQ. FT. (ODD FLOOR UNIT) (357.68 SQ. M.)

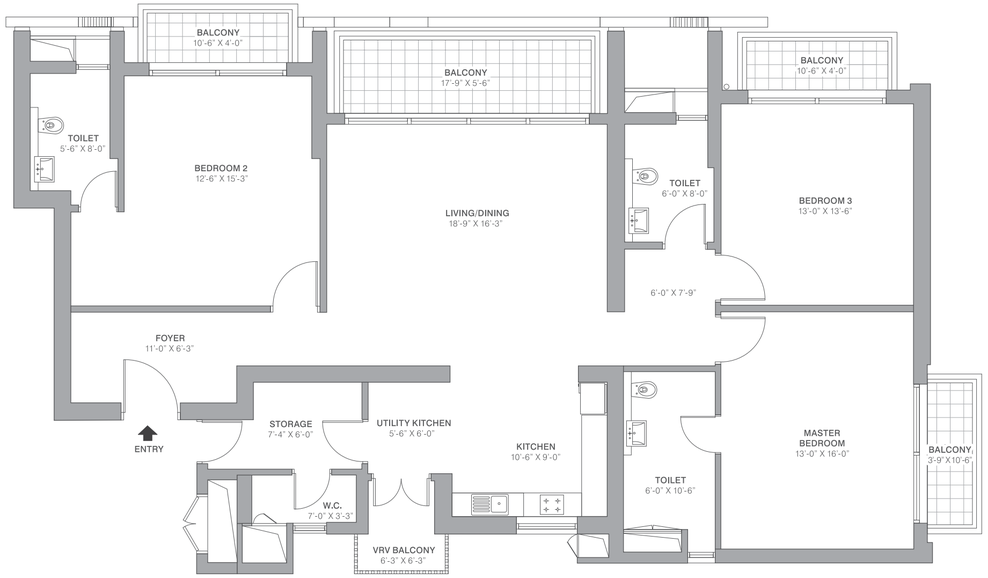


TYPE 1 - 3,850 SQ. FT. (EVEN FLOOR UNIT) (357.68 SQ. M.)

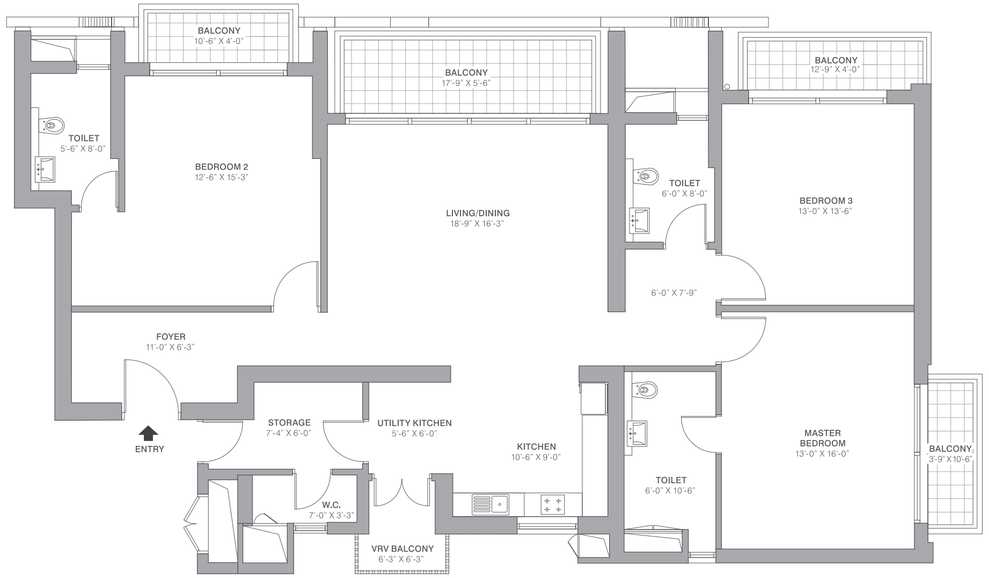


TOWER RESIDENCES

3 BHK - 2,550 SQ. FT. (TYPE 1) (236.90 SQ. M.)

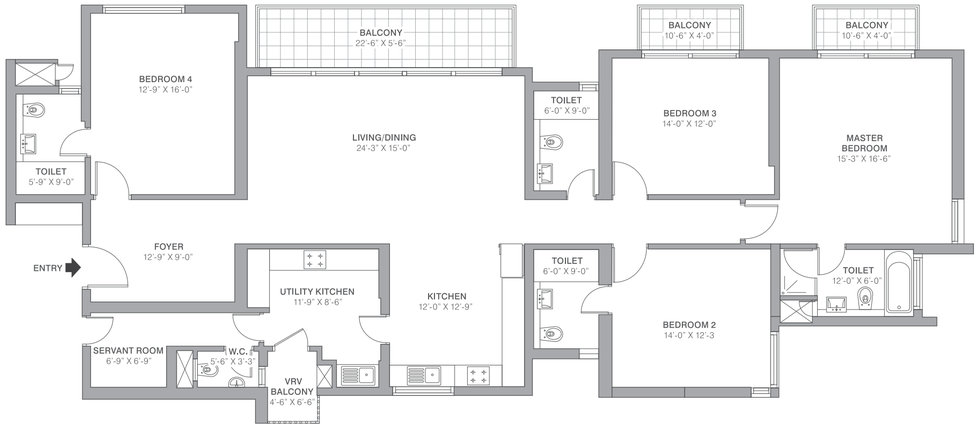


3 BHK - 2,560 SQ. FT. (TYPE 2) (237.83 SQ. M.)

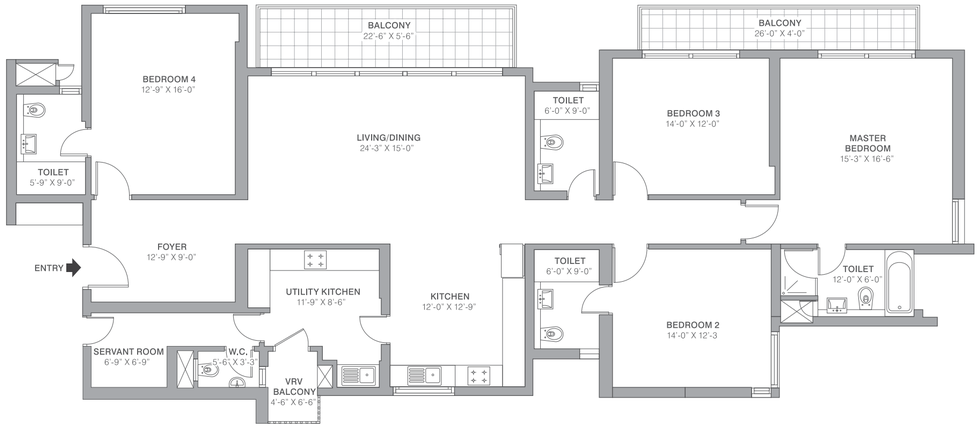


TOWER RESIDENCES

4 BHK - 3,320 SQ. FT. (EVEN FLOOR) (308.44 SQ. M.)



4 BHK - 3,355 SQ. FT. (ODD FLOOR) (311.69 SQ. M.)





LEGEND:

1. Government land substation
2. Others' land
3. Retail
4. EWS
5. Proposed school

Aerial view of the verdant garden estate.



Evening view of the Primanti residences.



Executive Floors with private plunge pools.

THE DEVELOPERS

TATA HOUSING

Established in 1984, Tata Housing Development Company Ltd. is a fully owned subsidiary of Tata Sons Limited. Tata Housing has stood out in the industry with its ethical business practices, rapidly acquiring a public image of a reliable, quality conscious developer. Every conceptualised project is designed and implemented in association with architects and landscape designers who are the best in the business. On-time delivery, low operating costs and an international standard of design has led to various accolades, including the prestigious Asia Pacific Property Award, 2009.

GREEN HOMES INITIATIVE:
BUILDING HOMES, PRESERVING THE ENVIRONMENT.

At Tata Housing, we aim to create a clean, sustainable environment for our residents after careful consideration of the following parameters: energy and water conservation, site selection, indoor air quality and the use of environment -friendly materials.

These parameters are in strict accordance with the Indian Green Building Council (IGBC).

Tata Housing's foray into green buildings began with Xylem – Bengaluru's first green IT park – which was awarded a Gold LEED rating by USGBC. The group has since had many residential projects, like Raisina Residency in Gurgaon (awarded a Gold Pre-Certification from the Indian Green Building Council).

PROJECT CONSULTANTS

ARCHITECTURAL DESIGN: KPF, UK

Kohn Pedersen Fox Associates is an international practice headquartered in New York, with offices in London, Shanghai, Hong Kong, Seoul, and Abu Dhabi. The firm provides architectural, interior, urban design as well as programming and master planning services for their clients in both public and private sectors.

At the core of our architectural practice is design excellence. Winning over 300 awards KPF has earned recognition as one of the most respected architectural design practices in the world. Its body of work has been widely exhibited and is also the subject of 13 monographs.

Some of their famous works include projects like the Gold Coast Towers in Australia, Marina Towers in Lebanon, Mandarin Oriental in Las Vegas and the Ritz Carlton in Toronto amongst many others.

LANDSCAPE DESIGN: CAPTIVA LOVEJOY, UK

Capita Lovejoy is one of the UK's largest multifaceted consultancies, delivering infrastructure projects on local, national and international levels.

Capita Lovejoy has a staff of over 4,500 people spread across 63 offices in the UK and other international countries. They offer a vast range of professional and technical expertise across an unrivalled number of services.

The company believes in being a strategic partner to their clients and supports them at all stages of a project. Capita Lovejoy understands the key risks and challenges in their clients' businesses and ensure to put their efforts where it's most needed.

Some of their previous work includes Disneyland Paris, Royal Ascot Racecourse, Sheldon Square Paddington, the Canary Riverside Four Seasons Hotel and a residential development at London's Canary Wharf.

Licence no.: 155 of 2008 and 200 of 2008. | **Conversion Factor:** 1 sq. m. = 10.764 sq. ft.

Disclaimer: Internal dimensions mentioned in the floor plans include wall finish material thickness like plaster/paint/tiles. These plans are for representation purpose only and do not form a part of any agreement or legal binding on part of the company. Balcony dimensions are up to the outer edge of balcony slab.

Shown views are not a part of the actual deliverables. These are artistic representations only. Soft furnishing/furniture, gadgets are not part of the offering. The product and technology displayed if any, or referred to is for representation only and the company does not guarantee the use of all of them. Marble/Granite being natural material have inherent characteristics of colour and grain variations. Specifications are indicative and are subject to change as decided by the company or competent authority. Marginal variation may be necessary during construction. The extent/number/variety of the equipment/appliances and their brand thereof is tentative and liable to change at sole discretion of the company. Applicant/allottee shall not have any right to raise objection in this regard.

TATA HOUSING

TATA

Corporate Office: 12th Floor, Times Tower, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai 400013. **www.tatahousing.in/primanti**
Regional Office: 3, Ground Floor, Naurang House, 21 K. G. Marg, New Delhi 110001. T. 011 46004100 | **Site Office:** Primanti, Sector 72, Southern Peripheral Road, Gurgaon.

Primanti Brochure Back Cover