TATA HOUSING

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.

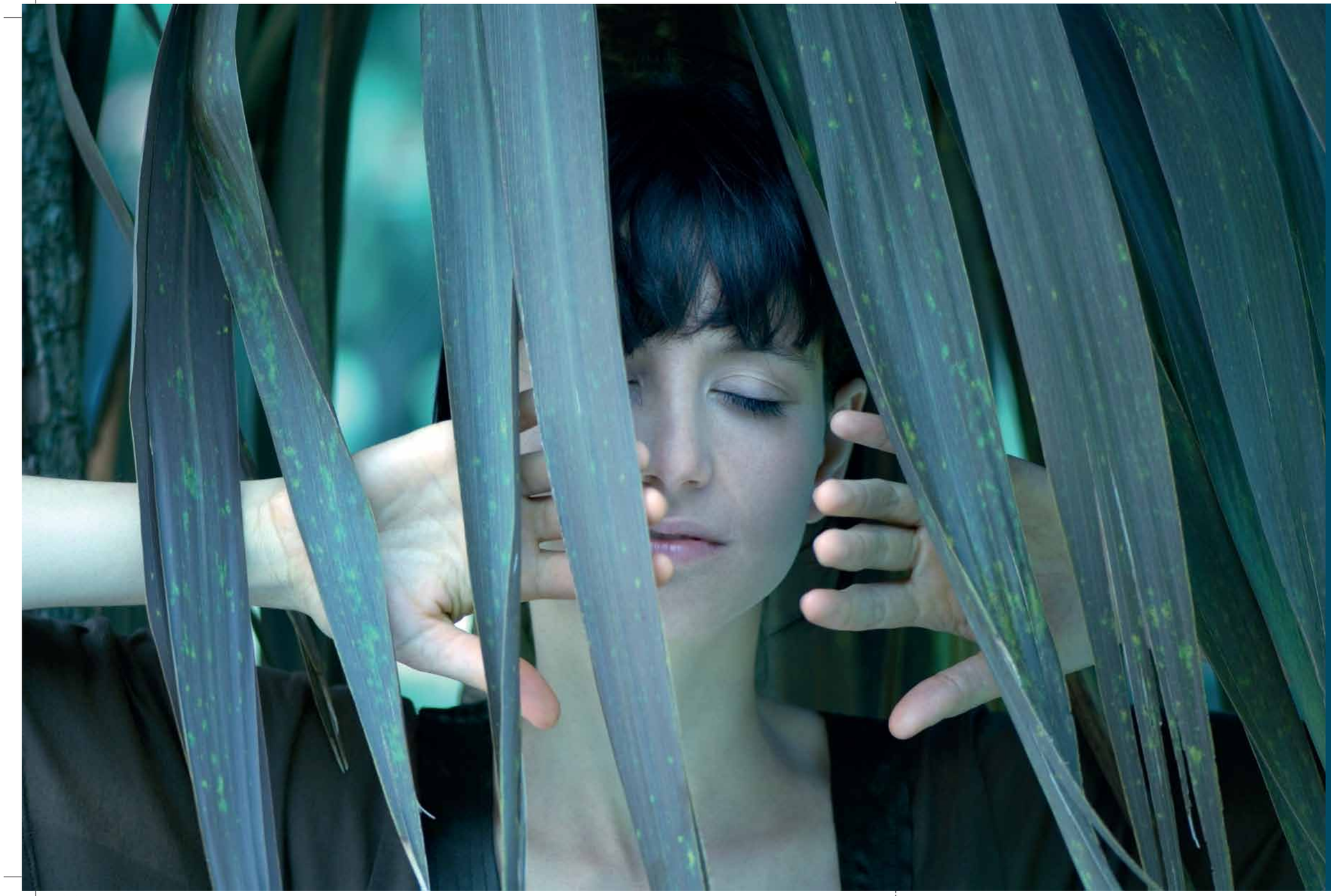
Primanti Brochure Back Cover

TATA

PRIMANTI

VILLAS AND RESIDENCES

Primanti Brochure Cover



THE NEW LUXURY

Welcome to Primanti,
a luxurious 36 acre residential development on
Southern Peripheral Road, Gurgaon.





Imagine living in a place where tree-lined boulevards wind their way through lush, wooded parks. Picturesque pergolas and water bodies, dappled with sunlight and shade, glimmer through the trees.

Primanti is envisioned in a way where nature's boundless beauty meets every luxury you'd expect. Be it walking to the spa through the manicured lawns or entertaining yourself in an outdoor pool amid lush greens, it's everything you have always dreamt of.

Ensconced within these landscaped gardens are premium villas, duplexes and luxurious tower residences, with elevated courtyards, open terraces and private gardens.

Discover a home where modern architecture merges seamlessly with the natural landscape, giving luxury a whole new meaning.

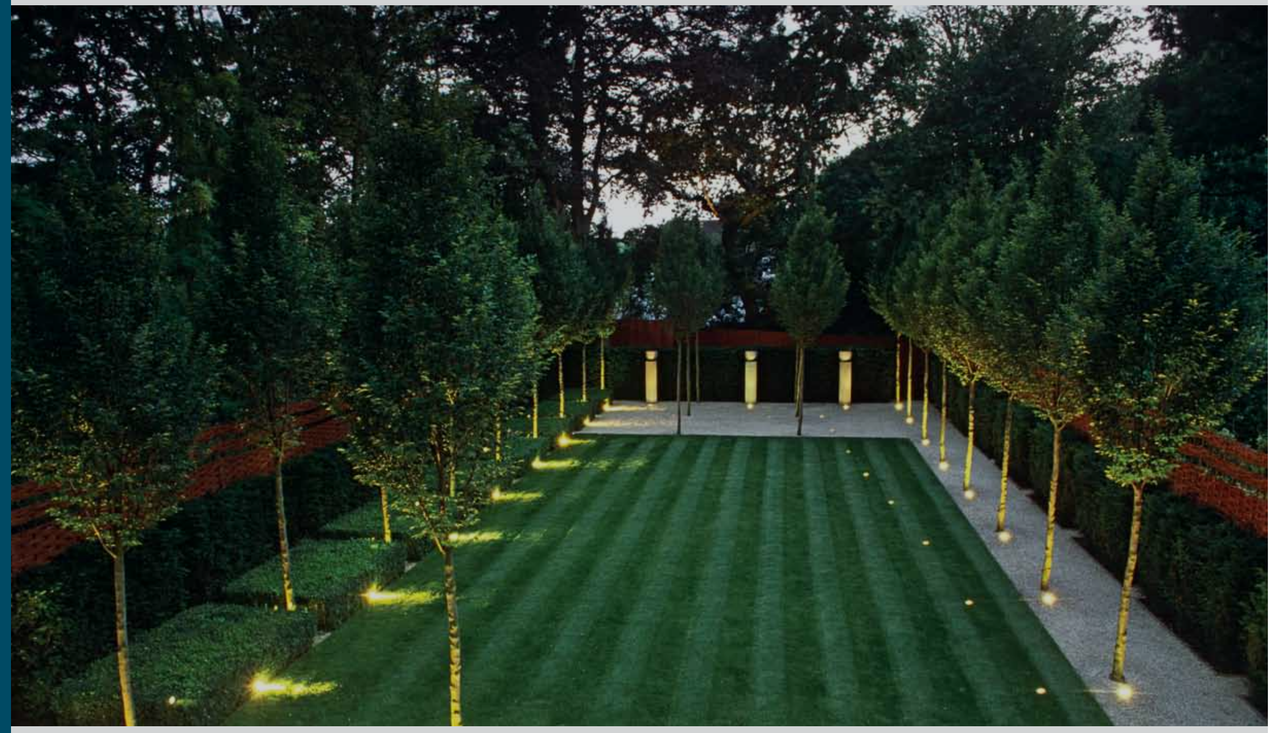


A LANDSCAPE DESIGNED TO NURTURE WELL-BEING.

Primanti is a green haven with 80% of the property reserved for open spaces. A series of interconnected orchards, meadows and gardens, span sinuously across the complex. The rich flora forms dramatic patterns with stone structures and water features, inspired by Delhi's Mughal Gardens.

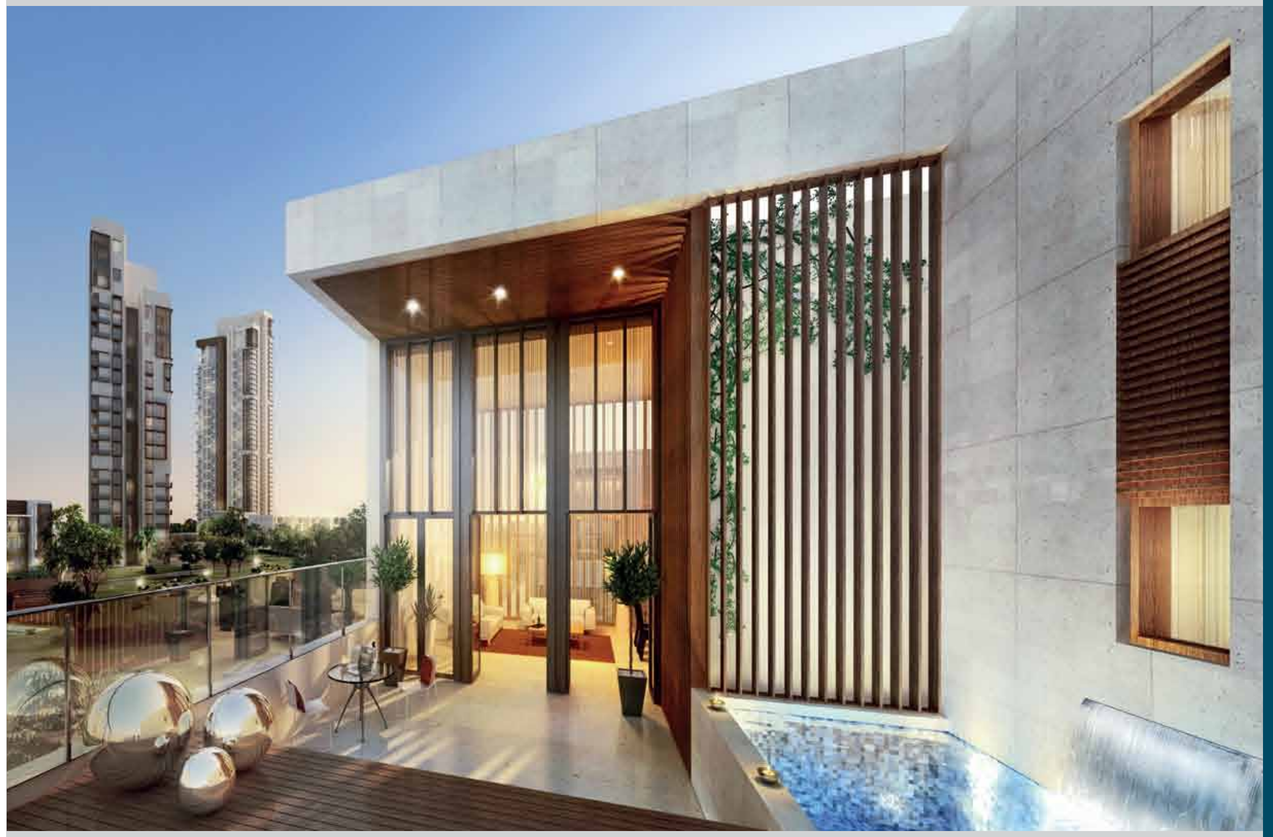
This creates a lush, parkland setting that invites residents to spend more time outdoors. Garden retreats with water cascades, pergolas and framed views, become spaces for socialising and rejuvenating amid nature. Groves of indigenous Banyan and Mulberry trees create areas of privacy. Footpaths wind past grassy knolls to reveal unexpected views as you explore the estate.

Ensconced within these fragrant gardens are residences designed to offer a living experience with the ideal balance.





VILLAS



PRIMANTI VILLAS:
A HAVEN OF PRIVACY AND LUXURY.

Turn the tree-lined boulevard into your own private basement carport. Let your private elevator whisk you into the triple-height entry foyer. And step into your grand glass-lined living and dining area overlooking the walled, private garden and pool.

These 7000 sq.ft. and 8500 sq.ft. villas are 5 level, 4 bedroom residences with an exclusive garden, private pool and gym area. An elevated courtyard on the first level floods the family lounge area with natural light. Its double height provides space for a vertical garden on the first floor. While a private terrace with elevator access also allows you to entertain under the stars.

A mix of single and double height provides a distinctive spatial character to this luxurious residence with one level looking out onto another. Natural light and surrounding greenery add a sense of balance and privacy. With ample room for living and working, and multiple entertaining venues, this truly is a new experience in luxury.





FEATURES & AMENITIES:

VRV air-conditioning • Private elevator • Private swimming pool
Italian marble flooring in living and dining areas • Wooden flooring
in master bedroom • Bathtub with jacuzzi jet in master bathroom
Family lounge on upper level • Entertainment lounge • Personal
gym area • Home automation and security controlled access
Basement parking space for 3 cars • Video door phone



RESIDENCES

EXECUTIVE FLOORS

Executive Floors are luxurious duplexes which are housed in exclusive 4-storey elegantly designed buildings. These 3250 sq.ft. ground + 1 units feature 4 spacious bedrooms and exclusive green landscaped gardens. While the larger 4500 sq.ft. duplex above has an open terrace with a roof garden and a personal plunge pool. Each comes with a separate servant's room.







FEATURES & AMENITIES:

VRV air-conditioning • Private plunge pool for top unit • Double height in select internal areas • Basement parking space • Italian marble flooring in living and dining areas • Wooden flooring in master bedroom • Bathtub with jaccuzi 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 3300 sq.ft., 4 BHK units feature a unique double height living area.

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







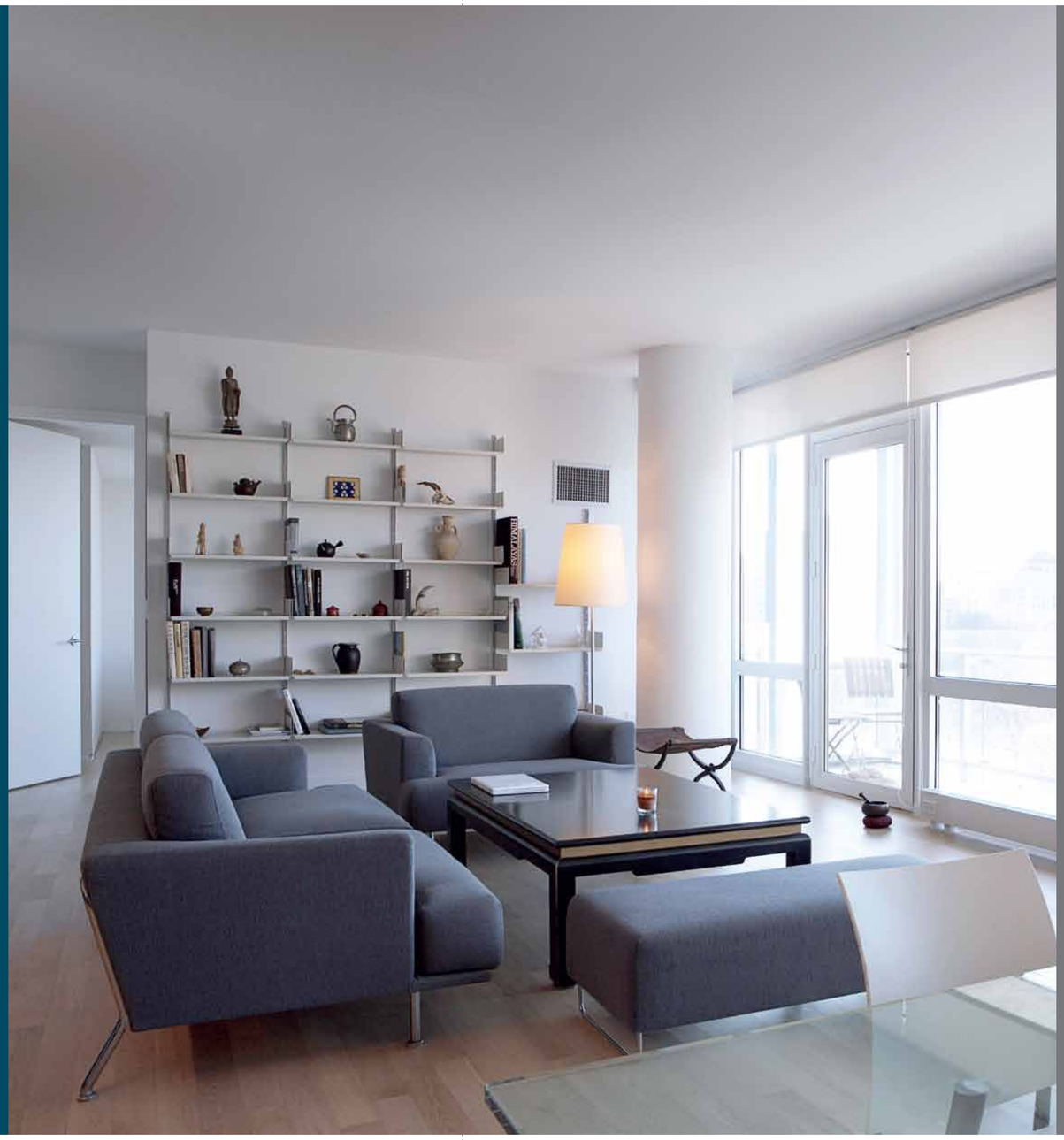
FEATURES & AMENITIES:

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

TOWER RESIDENCES

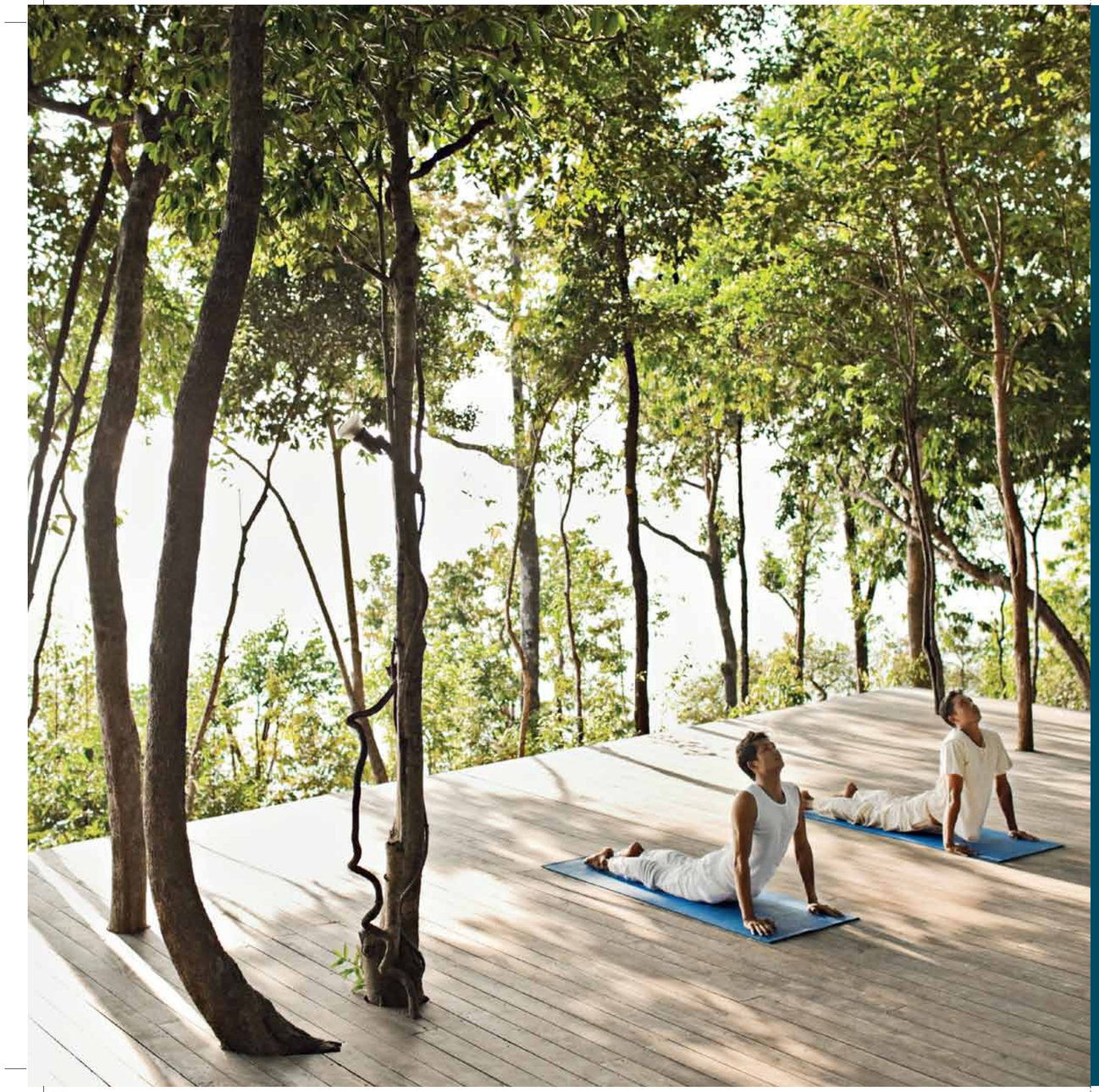
Tower Residences are luxurious 3 and 4 BHK apartments, surrounded by interconnected orchards, formal gardens and squares. These 22 to 40 storey, high rise towers offer you a breathtaking view of the surroundings. A winding path leads through the gardens to the clubhouse and spa areas, allowing residents to enjoy the best of nature.

The 2185 sq.ft., 3 BHK apartments are housed in separate towers with 4 apartments on each floor. 4 BHK towers will have a choice of two sizes of 4 apartments on each floor of the tower- larger 2905 sq.ft. units and smaller 2625 sq.ft. units. All the units shall have a servant's room.



FEATURES & AMENITIES:

VRV air-conditioning • Italian marble flooring in living and dining room • Efficiently conceptualised rooms • Wooden flooring in master bedroom • Bathtub with jaccuzi 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. 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. 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 gym to gaming and 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 bar
Fully 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
Male/female washrooms



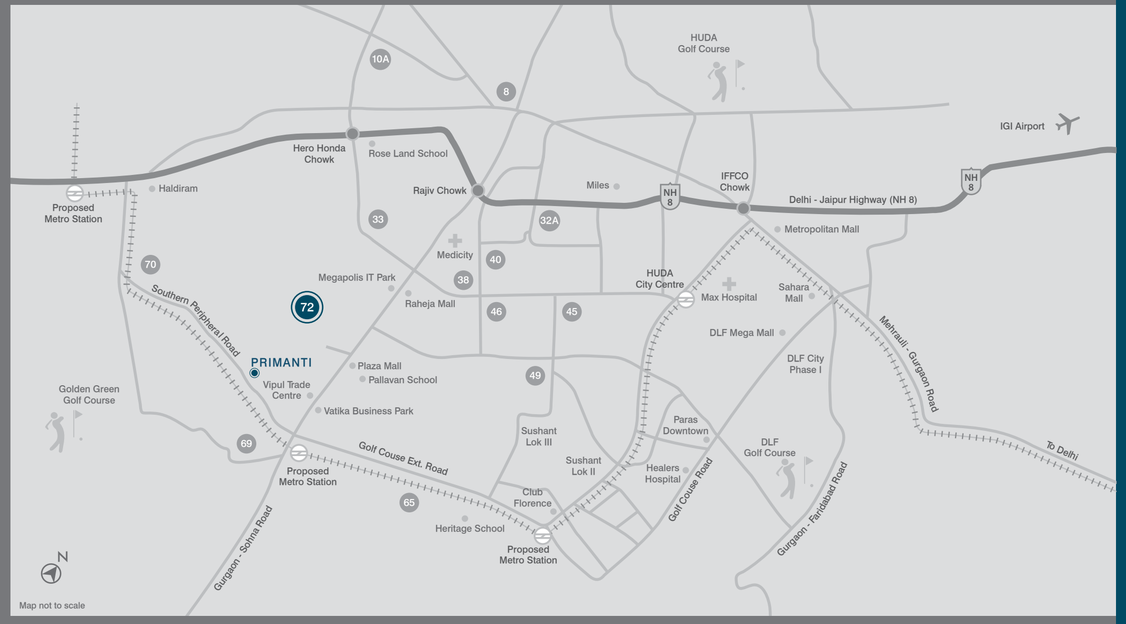
SPA

Take off your shoes and stroll through manicured lawns to the expansive spa. Escape into a 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 strives to achieve perfect harmony between your 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 into the site, connecting Sohna Road to NH 8. It's proximity to NH 8 gives you high speed access to airports, business centres, shopping malls and many other important destinations like New Delhi. Schools, healthcare facilities and entertainment areas are also a stone's throw away.

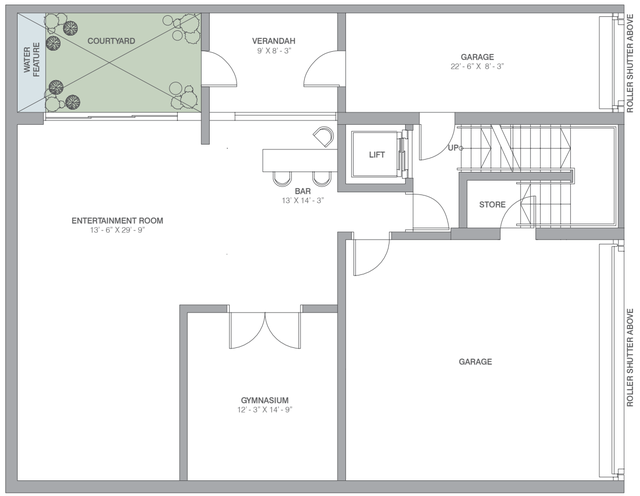
DISTANCES:

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

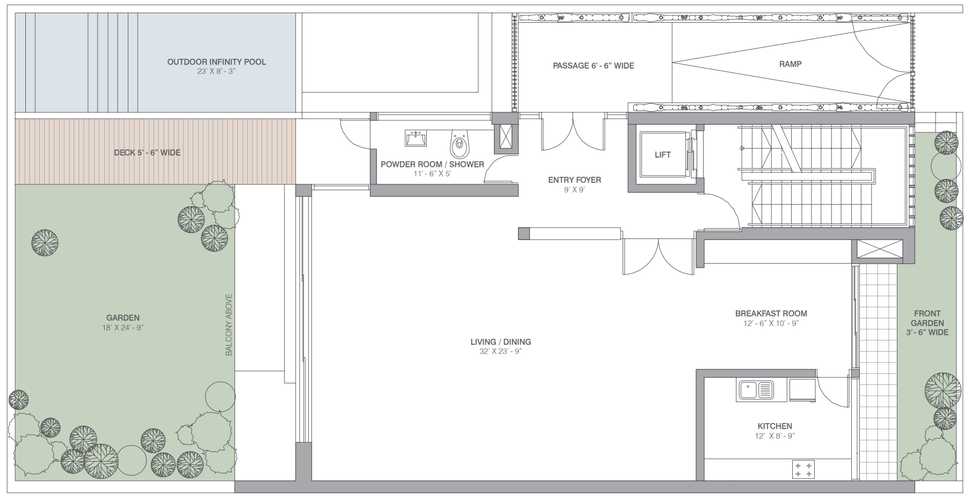
PLANS

VILLAS

LARGE - 8500 SQ.FT. (789.67 SQ.MTR.)



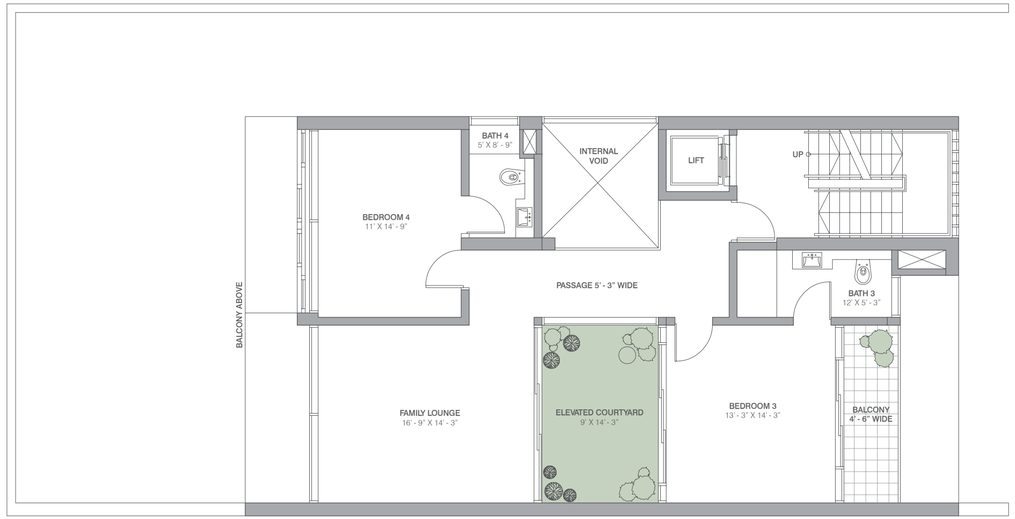
BASEMENT



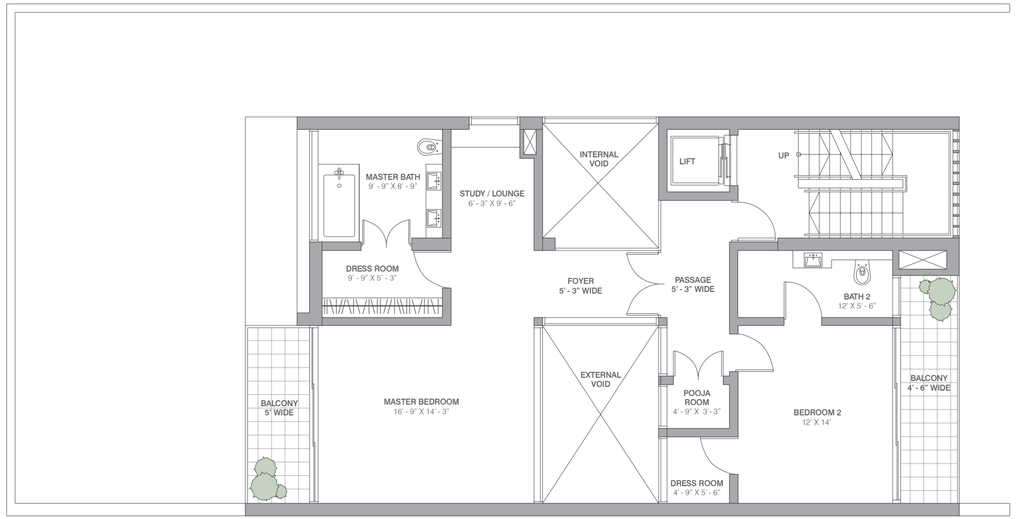
GROUND FLOOR

VILLAS

LARGE - 8500 SQ.FT. (789.67 SQ.MTR.)



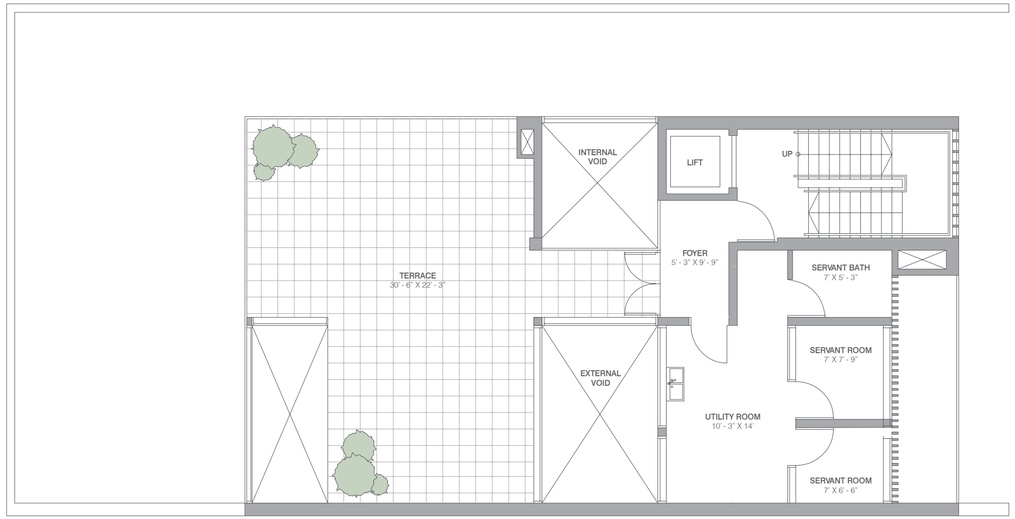
FIRST FLOOR



SECOND FLOOR

VILLAS

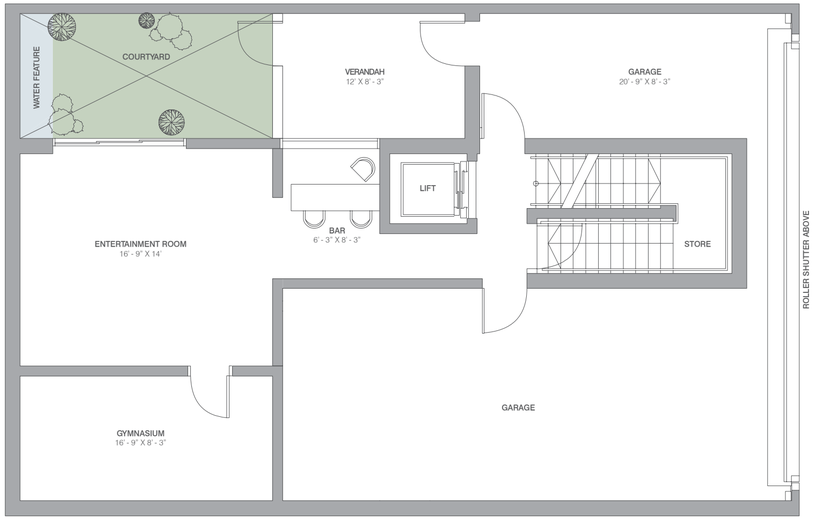
LARGE - 8500 SQ.FT. (789.67 SQ.MTR.)



TERRACE

VILLAS

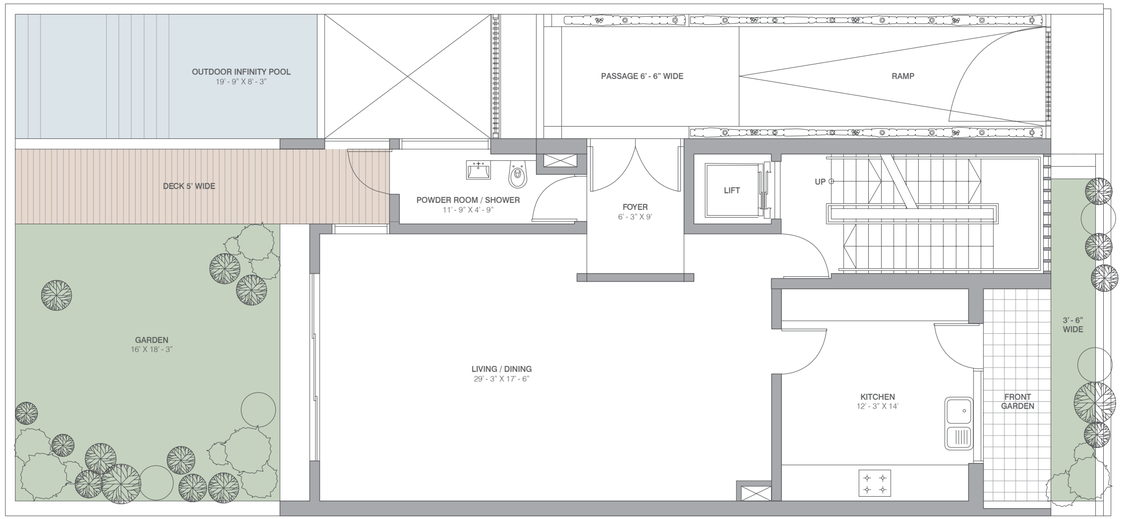
SMALL - 7000 SQ.FT. (650.32 SQ.MTR.)



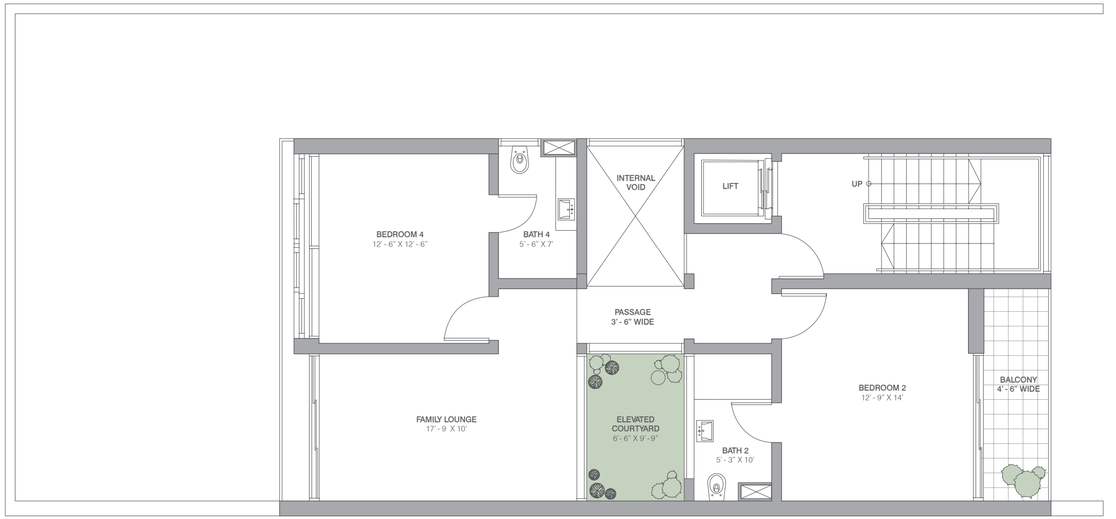
BASEMENT

VILLAS

SMALL - 7000 SQ.FT. (650.32 SQ.MTR.)



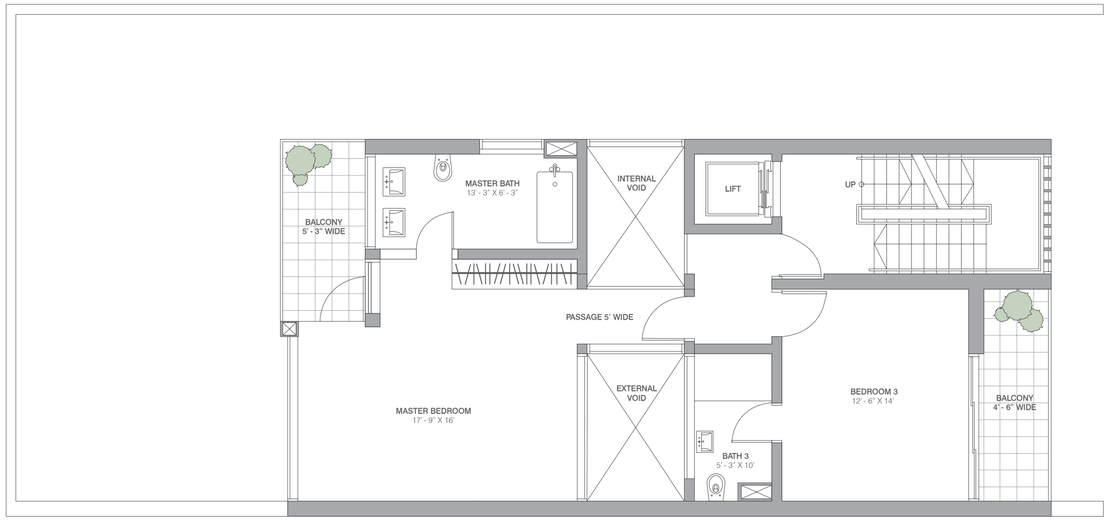
GROUND FLOOR



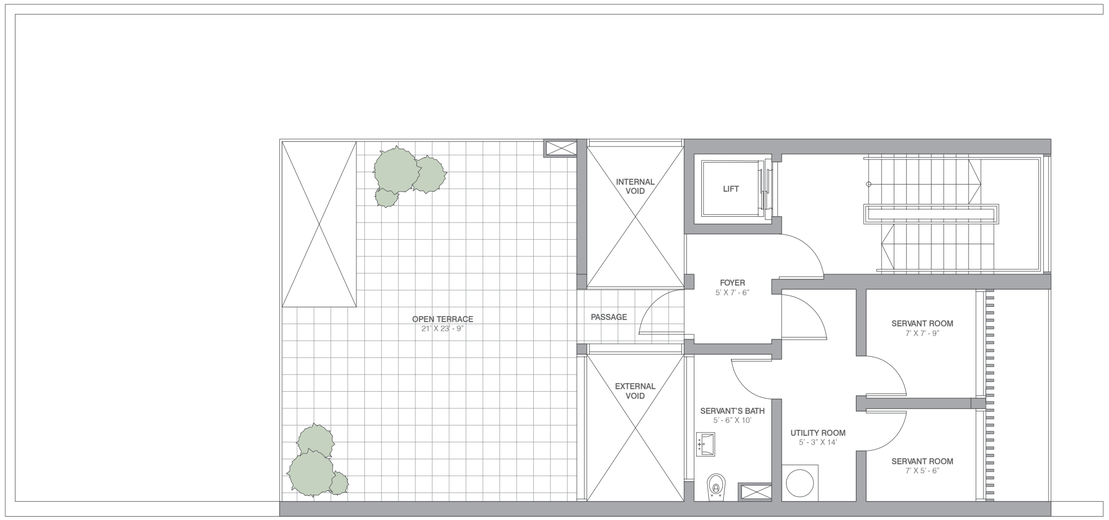
FIRST FLOOR

VILLAS

SMALL - 7000 SQ.FT. (650.32 SQ.MTR.)



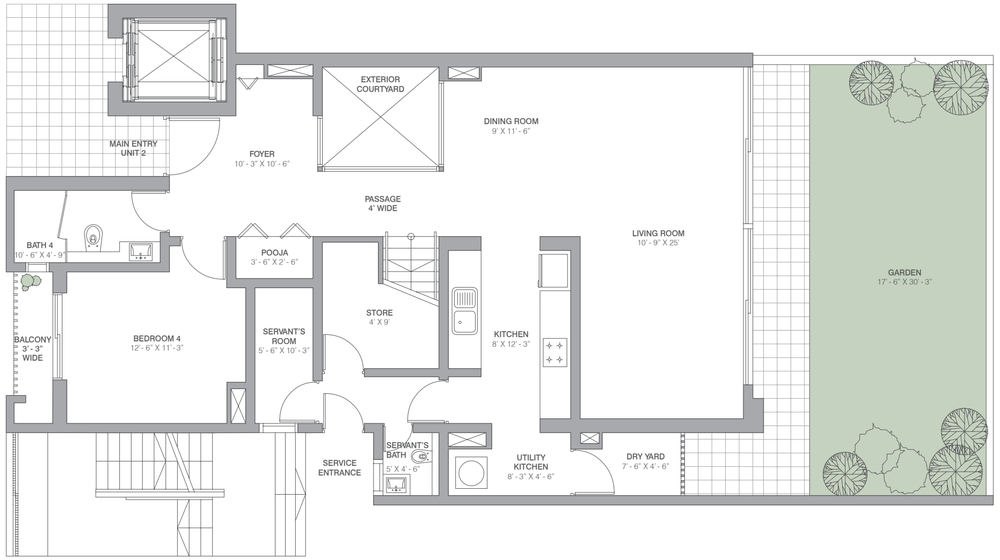
SECOND FLOOR

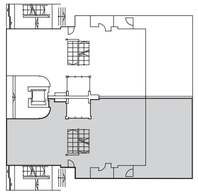


TERRACE

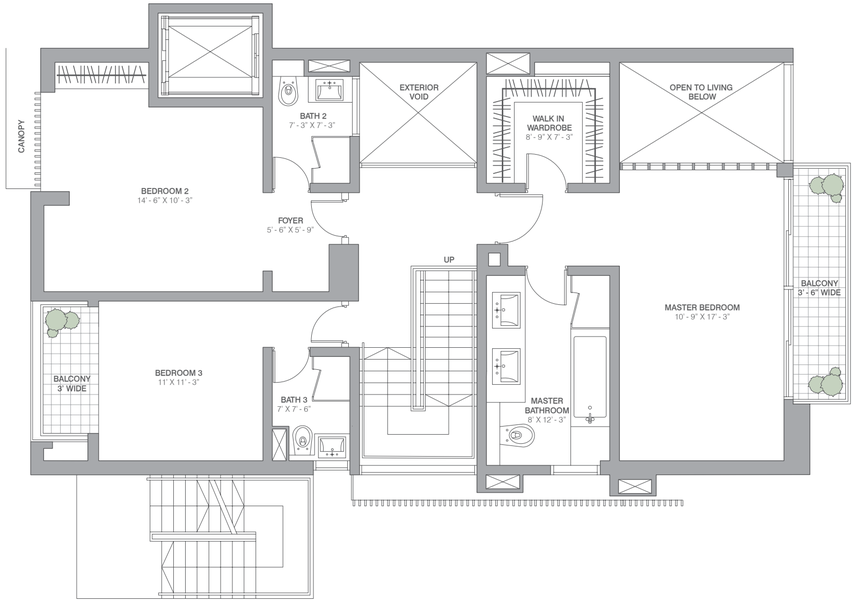
EXECUTIVE FLOORS

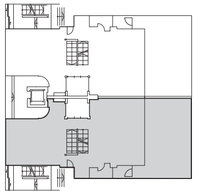
DUPLEXE UNITS - 3250 SQ.FT. (301.93 SQ.MTR.)





GROUND FLOOR

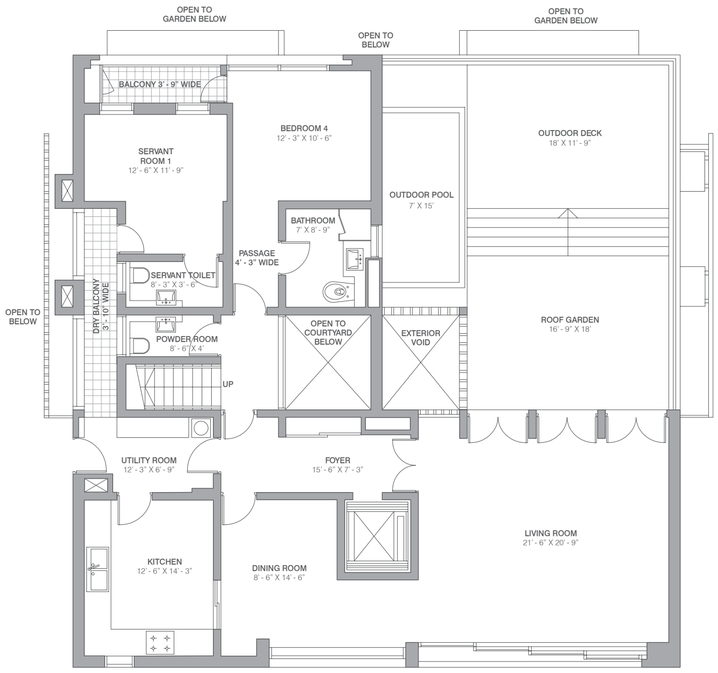




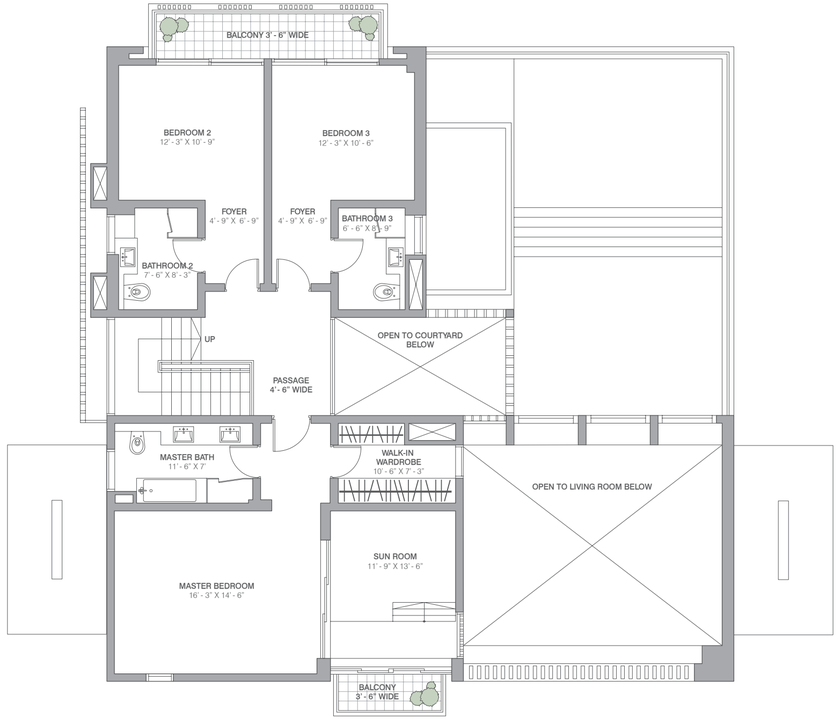
FIRST FLOOR

EXECUTIVE FLOORS

DUPLEXE UNITS - 4500 SQ.FT. (418.06 SQ.MTR.)



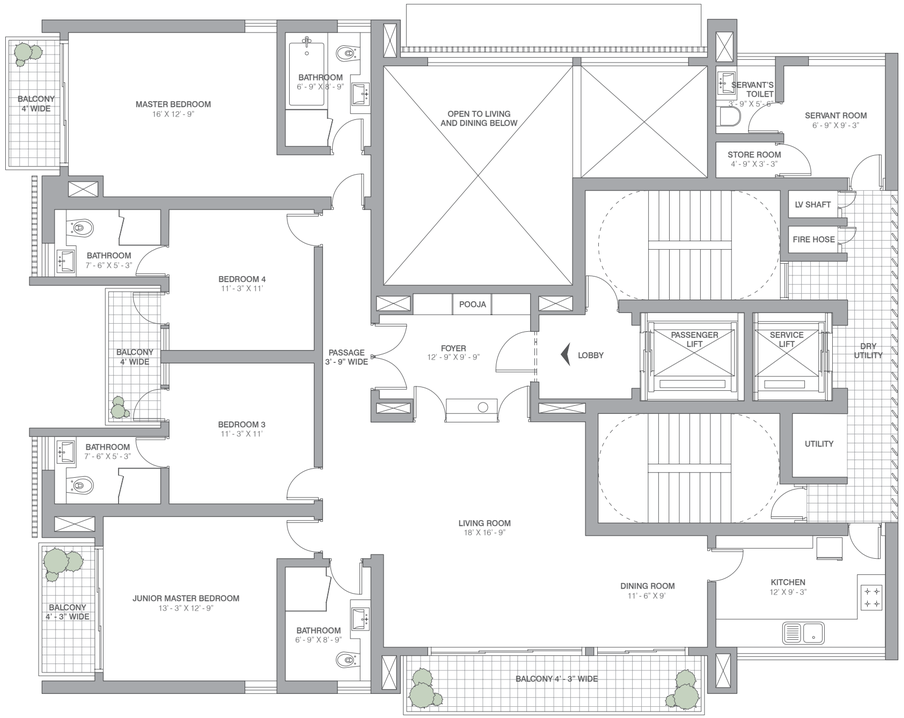
SECOND FLOOR



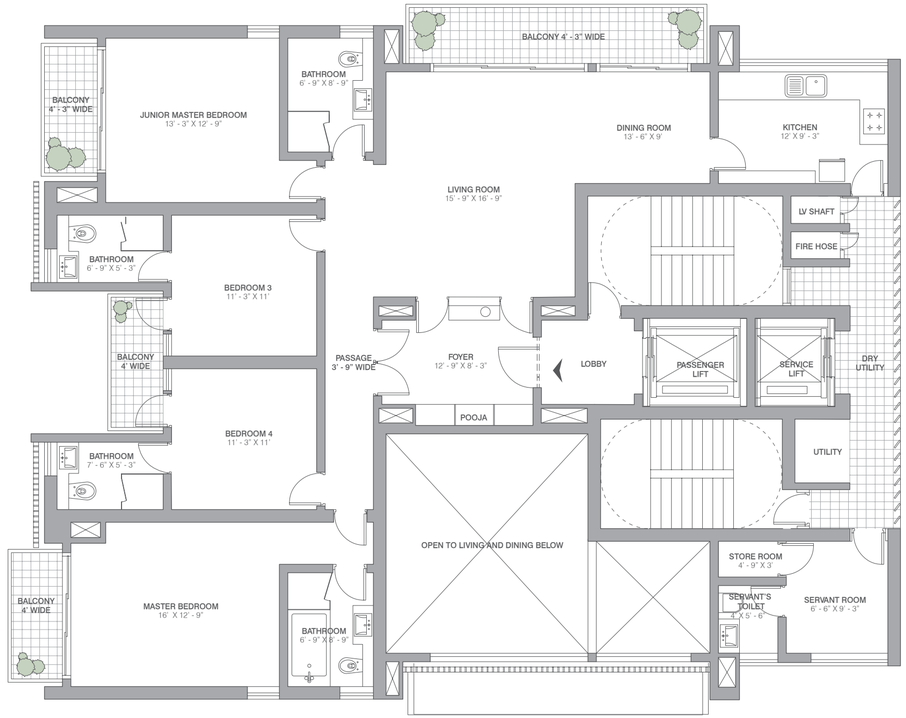
THIRD FLOOR

EXECUTIVE APARTMENTS

TYPE 1 - 3300 SQ.FT. (ODD FLOOR UNIT) (306.58 SQ.MTR.)

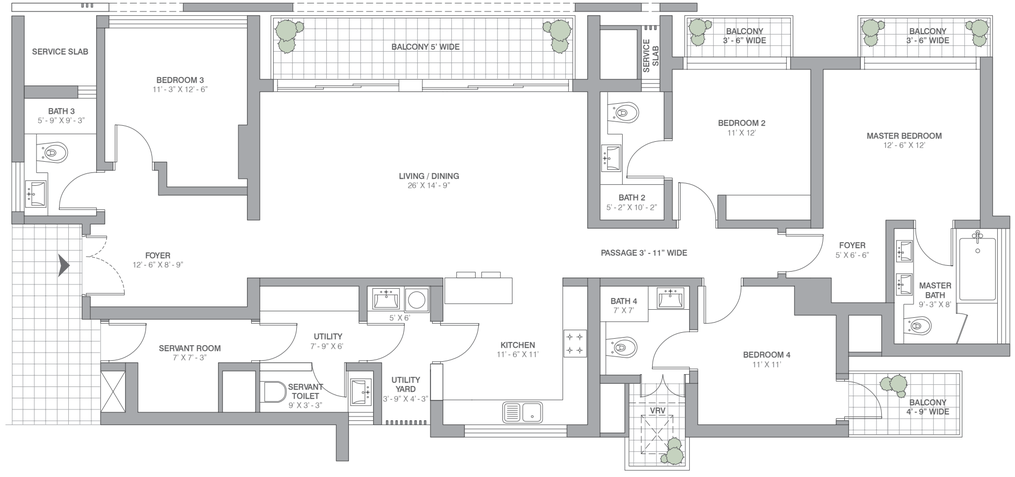


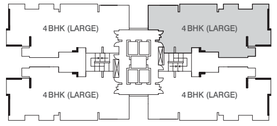
TYPE 2 - 3300 SQ.FT. (EVEN FLOOR UNIT) (306.58 SQ.MTR.)



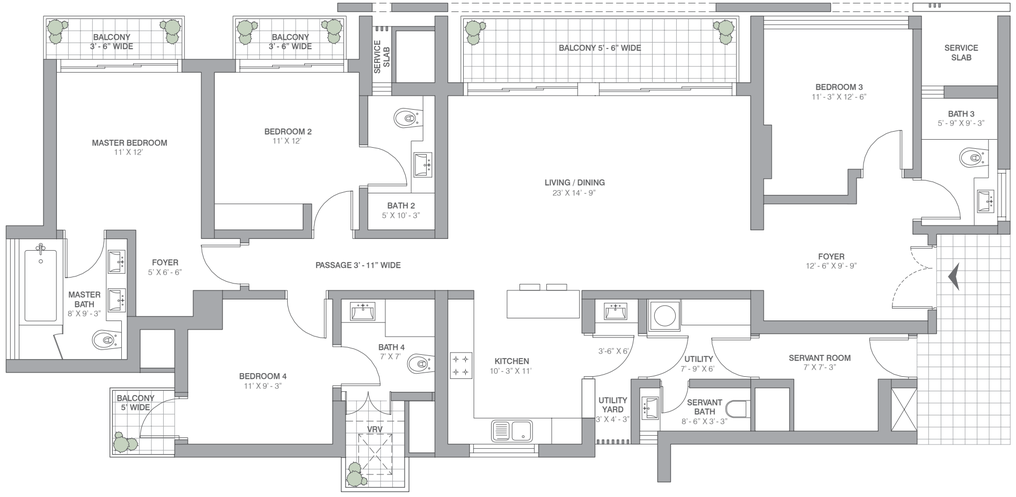
TOWER RESIDENCES

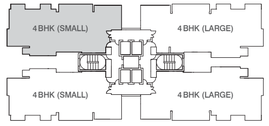
4 BHK LARGE - 2905 SQ.FT. (269.88 SQ.MTR.)
AVAILABLE IN TOWER 1, 2 AND 7





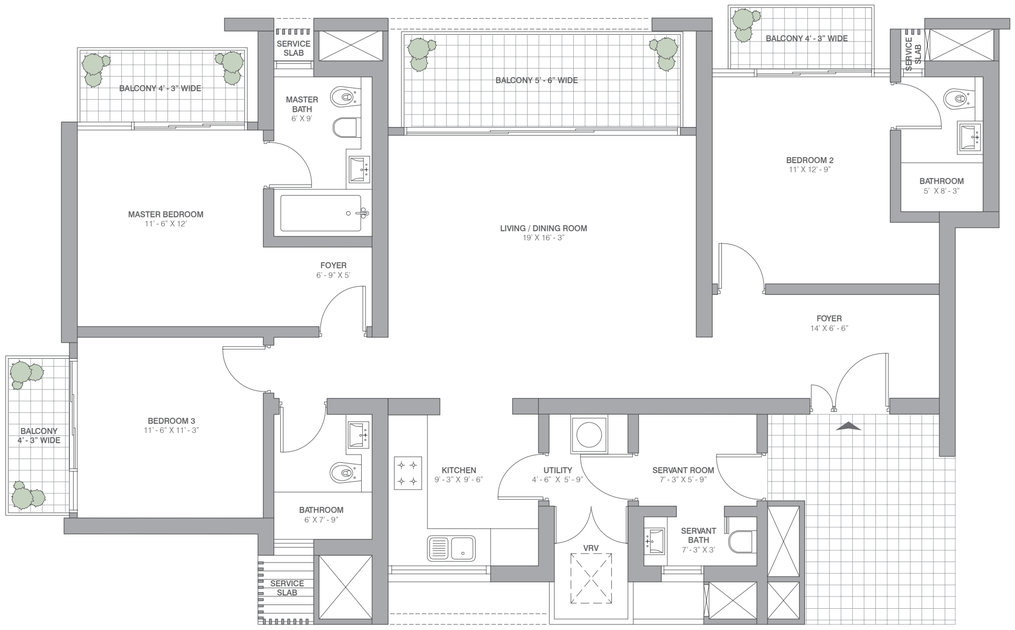
4 BHK SMALL - 2625 SQ.FT. (243.87 SQ.MTR.)
AVAILABLE IN TOWER 1 AND 2

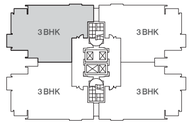




TOWER RESIDENCES

3 BHK - 2185 SQ.FT. (202.99 SQ.MTR.)
AVAILABLE IN TOWER 3, 4, 5 AND 6





MASTER PLAN



LEGEND:

1. Main Entrance
2. Mondrian Park
3. Clubhouse
4. Swimming Pool
5. Tennis Court/ Basketball Court
6. Children's Play Area
7. Community Shopping
8. Proposed Primary School
9. Proposed Nursary School
10. EWS

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 : 38 Floors, 4 BHK Large

EA 1 - EA 5 : G + 9 Floors

EA 6 - EA 9 : G + 11 Floors

EF 1 - EF 25 : G + 3 Floors

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 ENVIRONMENTS.

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 LEED (Leadership in Energy and Environmental Design), US Green Building Council (USGBC), Tata Energy and Resources Institute (TERI) and the Indian Green Building Council (IGBC).

Tata Housing's foray into green buildings began with Xylem - Bengaluru's first Green IT park, which has been 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 a 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 UK's largest multifaceted consultancies, delivering infrastructure projects on a local, national and international scale.

Capita Lovejoy has a staff of over 4,500 people spread across 63 offices in 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 client's business 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.

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 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 characteristic of colour and grain variations. Specifications are indicative and are subject to change as decided by the company or the 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 or any person shall not have any right to raise objection in this regard.